DESIGNING A MESS
Contributing to vitality and functional diversity in post-soviet city

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Monopoly - out of our market!
Established 1875 (1900 officially).
How to develop areas in the city center of Vilnius by integrating the informal market as a generator of vitality for new interventions?
Our guy

USSR
1962
Important part of growing up - summers in the countryside. Here he learns about *individuality, food*, importance of *property* such as land.
Important part of growing up - influence of soviet ideology.
Here he learns about equality, unimportance of property and individuality.
Our guy
Here he re-discovers the importance of property and individuality.
Here he defends the importance of property and individuality.
The structure of the city in 2013.
The structure of the city in 2025.
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“Independence is a condition of a nation, country, or state in which its residents and population, or some portion thereof, exercise self-government, and usually sovereignty, over the territory. The opposite of independence is a dependent territory.” (Oxford English Dictionary)
Prisons. Currently there are 2 prisons in the city center. These compounds consume relatively large territories, however functionally they do not contribute to the vital city life. At the same time, these facilities have reached their sufficient capacities and have to be relocated outside the city. These areas can be potentially redeveloped.

Factory. During the soviet occupation several factories were established in the city center. Currently these areas are brownfields.

Train station logistical area was first developed around XVII, currently logistical facilities area relocated outside the city center leaving this industrial legacy vacant.

Incomplete city blocks are also areas providing possibilities to propose new developments.
urb of Stockholm, Sweden, chairman.

hood The UK government would remove the obligation on property transactions in 2,000 towns.

over to declare enterprise zones in Government, Planning and Minister Heseltine. The aim was to by exempting industrial and in rates, simplifying planning the providing 100 per cent spending. More than 30 zones with a 10-year life. The Isle of London Docklands prompted Wharf. The enterprise zones traced back to the proposal by Peter Hall and Cedric Price for Peter Hall has denied that this they had in mind) and, more proposed by Peter Hall in 1977. concept was copied in the USA

ment zone Designed in a

ments to be carried out independently.

enviro-crime One that inflicts damage on the environment. Examples at a local level include GRAFFITI and VANDALISM.

vironics The study of ways of influencing behaviour by controlling the environment.

environment 1 The physical surroundings, including land, air and water, in which people, plants and animals live. In the language of planners and urban designers, 'the local environment' means the characteristics of a place. The environment of something usually means its surroundings. (Surroundings, being a word in commoner currency, is often a better one to use.) In the language of professionals, the environment is divided into the built environment and the natural environment. (When Nigel Taylor [1998] writes that 'the effects of town planning actions on the environment were not a major concern of planning theorists throughout the 1970s', presumably he means the natural, not the built environment). The built environment is supposed to be the concern of built environment professionals (such as planners, urban designers, architects and surveyors), while the natural environment is the habitat of the flora and non-human fauna. The distinction is of limited use. Cities, towns and villages can be understood fully only in the light of their land form, watercourses, green areas, ecology, plant and animal life.
Tower of office complex "Europa" - 143m
Block type_1
Land coverage - 10%
FAR - 0.8
Number of storeys - 12
Number of flats - 72

Block type_2
Land coverage - 10%
FAR - 1.5
Number of storeys - 20
Number of flats - 120

Block type_3
Land coverage - 10%
FAR - 2.5
Number of storeys - 30
Number of flats - 180

Block type_4
Land coverage - 25%
FAR - 0.5
Number of storeys - 1-2

Block type_5
Land coverage - 20%
FAR - 0.63
Number of storeys - 3-6

Block type_6
Land coverage - 40%
FAR - 2.5
Number of storeys - 3

Block type_7
Land coverage - 35%
FAR - 3
Number of storeys - 5-12

Block type_8
Land coverage - 35%
FAR - 4
Number of storeys - 12

Block type_9
Land coverage - 50%
FAR - 1.5
Number of storeys - 3

Block type_10
Land coverage - 50%
FAR - 2.5
Number of storeys - 4-5

Block type_11
Land coverage - 50%
FAR - 2.6
Number of storeys - 3-6

Block type_12
Land coverage - 100%
FAR - 3
Number of storeys - 4-6

Block type_13
Land coverage - 100%
FAR - 4.3
Number of storeys - 4-15

Block type_14
Land coverage - 100%
FAR - 4.3
Number of storeys - 4-30
1. Housing type_block forming housing unit

Building type: housing unit with commercial functions in the ground floor and underground parking.
Block type: 10
Land coverage: 50%
FAR: 2.5
Number of storeys: 4-6
Size of unit: 65 m²
Depth of building: 12 m
Open spaces: inner courtyard, balconies, logias.
Parking: underground.

2. Housing type_Urban infill house

Building type: housing unit filling the empty space of the city block.
Block type: 6
Land coverage: 40%
FAR: 2.5
Number of storeys: 3-4 + attic
Size of unit: 65 m²
Depth of building: 12 m
Open spaces: yard, balconies, logias.
Parking: underground.

3. Housing type_solitary structures and block mixture

Building type: housing unit with groundfloor forming a city block and free standing units on top of the plinth.
Block type: 13
Land coverage: 100%
FAR: 3-4,3
Number of storeys: 4-6
Size of unit: 65 m²
Depth of building: 20 m
Open spaces: rooftop terrace, balconies, logias.
Parking: ground floor.

Building type: housing unit with groundfloor forming a city block and free standing units on top of the plinth.
Block type: 13
Land coverage: 100%
FAR: 3-4,3
Number of storeys: 4-6
Size of unit: 65 m²
Depth of building: 20 m
Open spaces: courtyards, balconies, logias.
Parking: ground floor and underground.
4. Housing type_housing tower

Building type: housing tower above retail cluster.
Block type: 14
Land coverage: 100%
FAR: 5
Number of storeys: 12-22
Size of unit: 65 m²
Depth of building: 12 m
Open spaces: balconies, logias.
Parking: underground.

5. Housing type_space enclosing structures

Building type: housing units forming perimeter of the city block and enclosed spaces.
Block type: 12
Land coverage: 100%
FAR: 3
Number of storeys: 3-4 + attic
Size of unit: 65 m²
Depth of building: 12 m
Open spaces: inner courtyard, balconies, logias.
Parking: ground floor and underground.

6. Housing type_detached house

Building type: single family houses and duplex
Block type: 4
Land coverage: 25%
FAR: 0.3
Number of storeys: 2-3 + attic
Size of unit: 300 m²
Depth of building: 12 m
Open spaces: inner yard.
Parking: street, yard.

Building type: duplex houses forming a city block
Block type: 12
Land coverage: 50%
FAR: 9
Number of storeys: 3-4 + attic
Size of unit: 120 m²
Depth of building: 12 m
Open spaces: inner courtyard, balconies, logias.
Parking: street.
Borough market
London, UK;
10,000 m²

Santa Caterina market
Barcelona, Spain;
Market - 4,000 m²
Housing - 7x2,000 m²

Blaak market
Rotterdam, Netherlands;
Market - 10,000 m²

Mercati generali
Rome, Italy;
Market - 80,000 m²
Administration: 890 m²
Cargo area: 830 m²
Car parts: 1,000 m²
Charcuterie: 970 m²
Fish: 970 m²
Meat and poultry: 970 m²
Clothes: 3,400 m²
Fruits and vegetables: 1,800 m²
Food kiosk: 4,500 m²
Domestic goods: 6,800 m²
Lunch times: 1,800 m²
Grab and go: 350 m²
Bars and restaurants: 1,500 m²
Ecological products market: 1,500 m²
Flea market: 1,000 m²
Other products: 800 m²

Parking: 4,000 m²
Market: 22.100 m²