



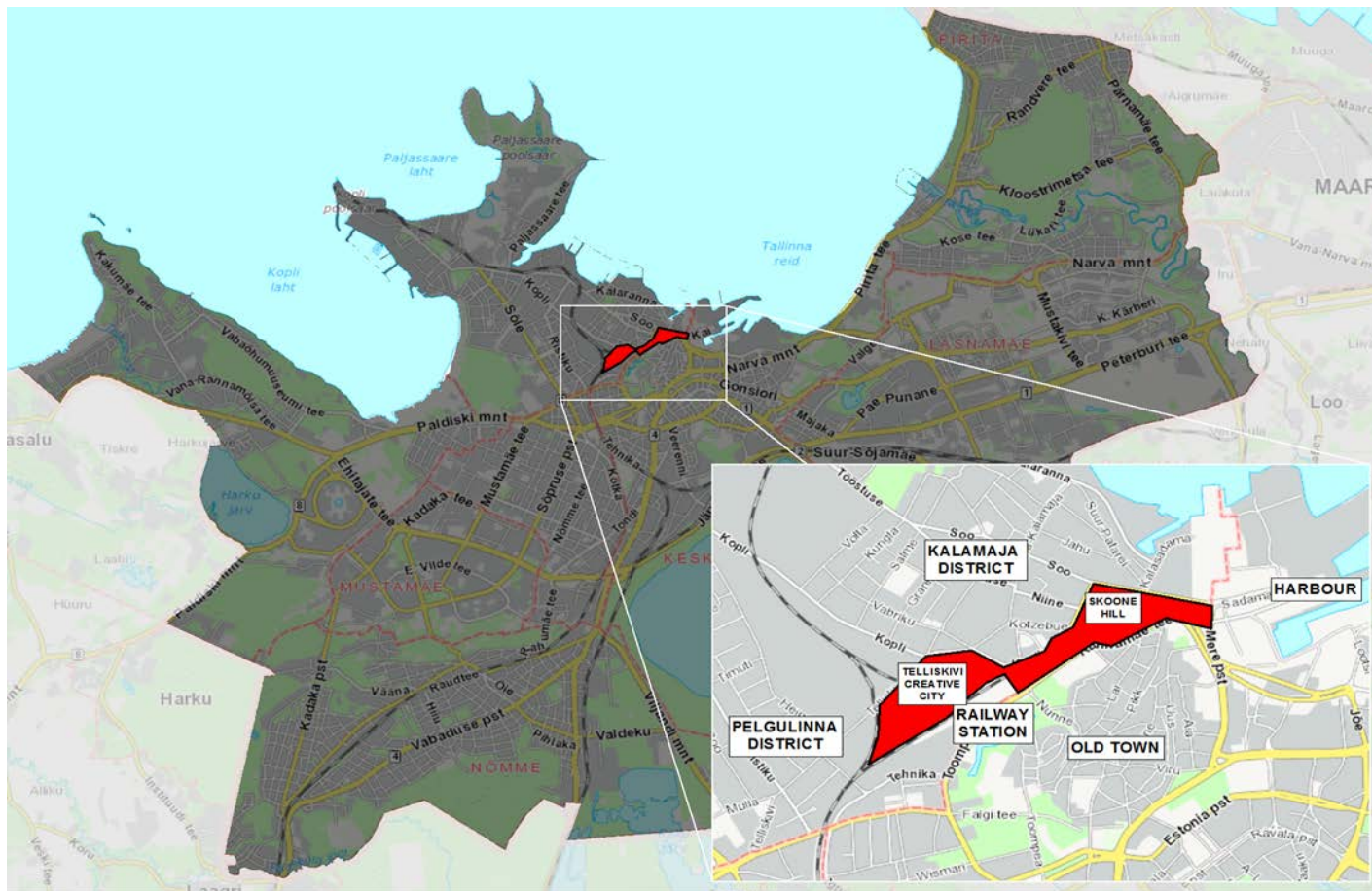
*Integrated Planning and Partnership Model  
for Brownfield Regeneration*

# Combaining historical usage with temporary and contemporary uses, The Tallinn Skoone Bastion area case

Jaak-Adam Looveer, Mihkel kõrvits



## Overview of the Pilot Site planning



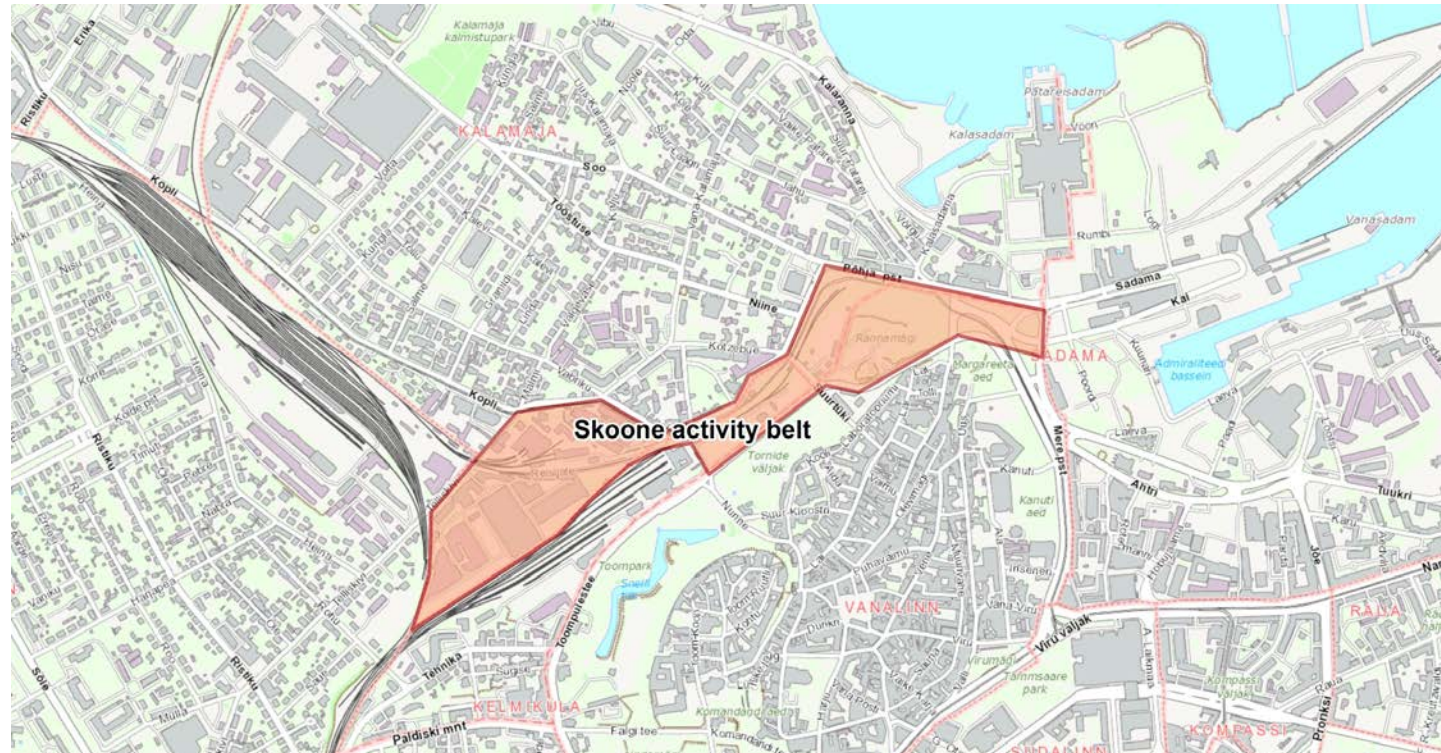
**Size: Telliskivi Creative City 14 ha; Skoone bastion area 13 ha**

**Location: in the city center**

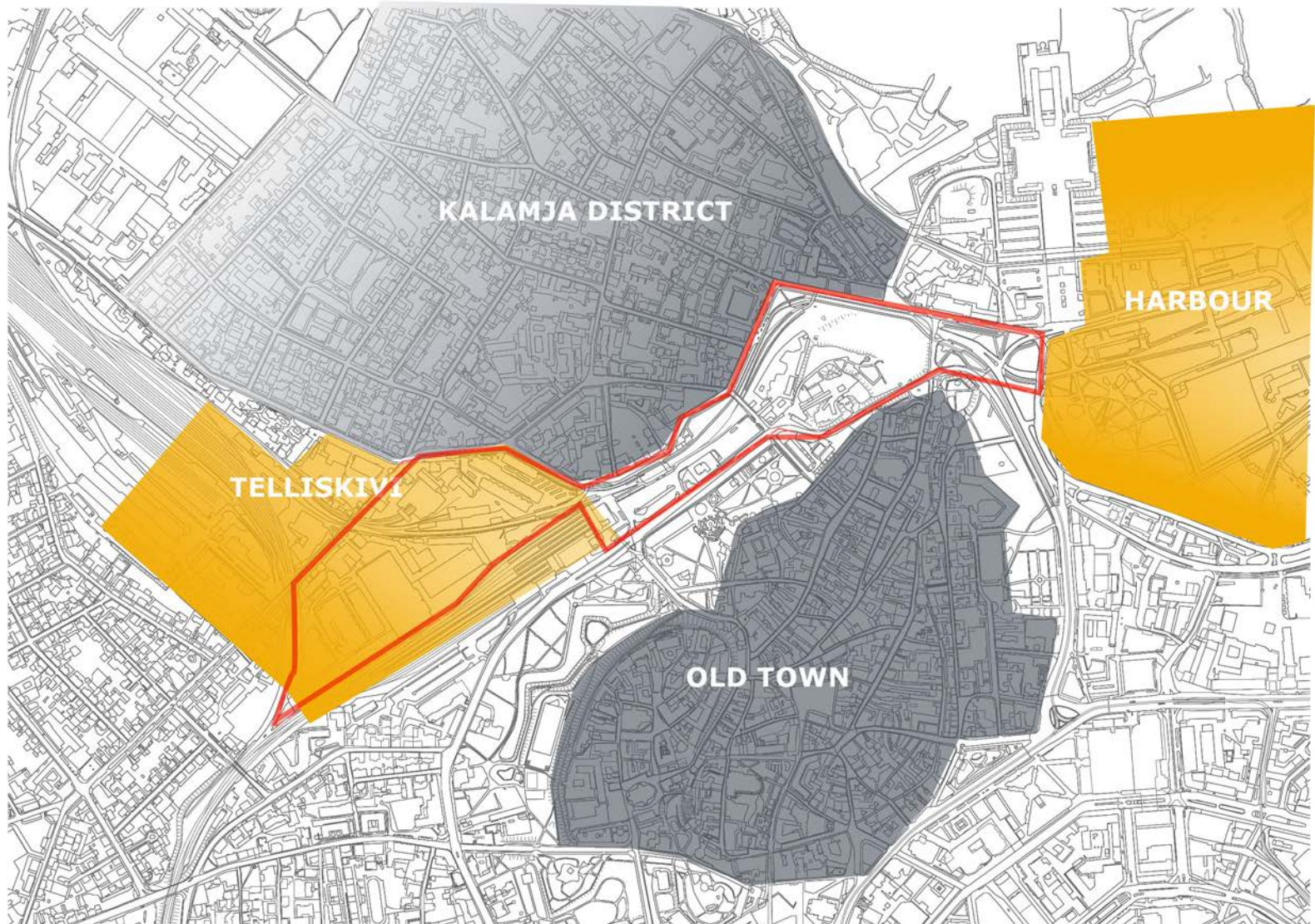
**Land ownership structure:**

**Telliskivi Creative City - private land, four landowners;**

**Skoone bastion area - mainly municipal land, state land, unreformed land & randomly situated small private land plots**

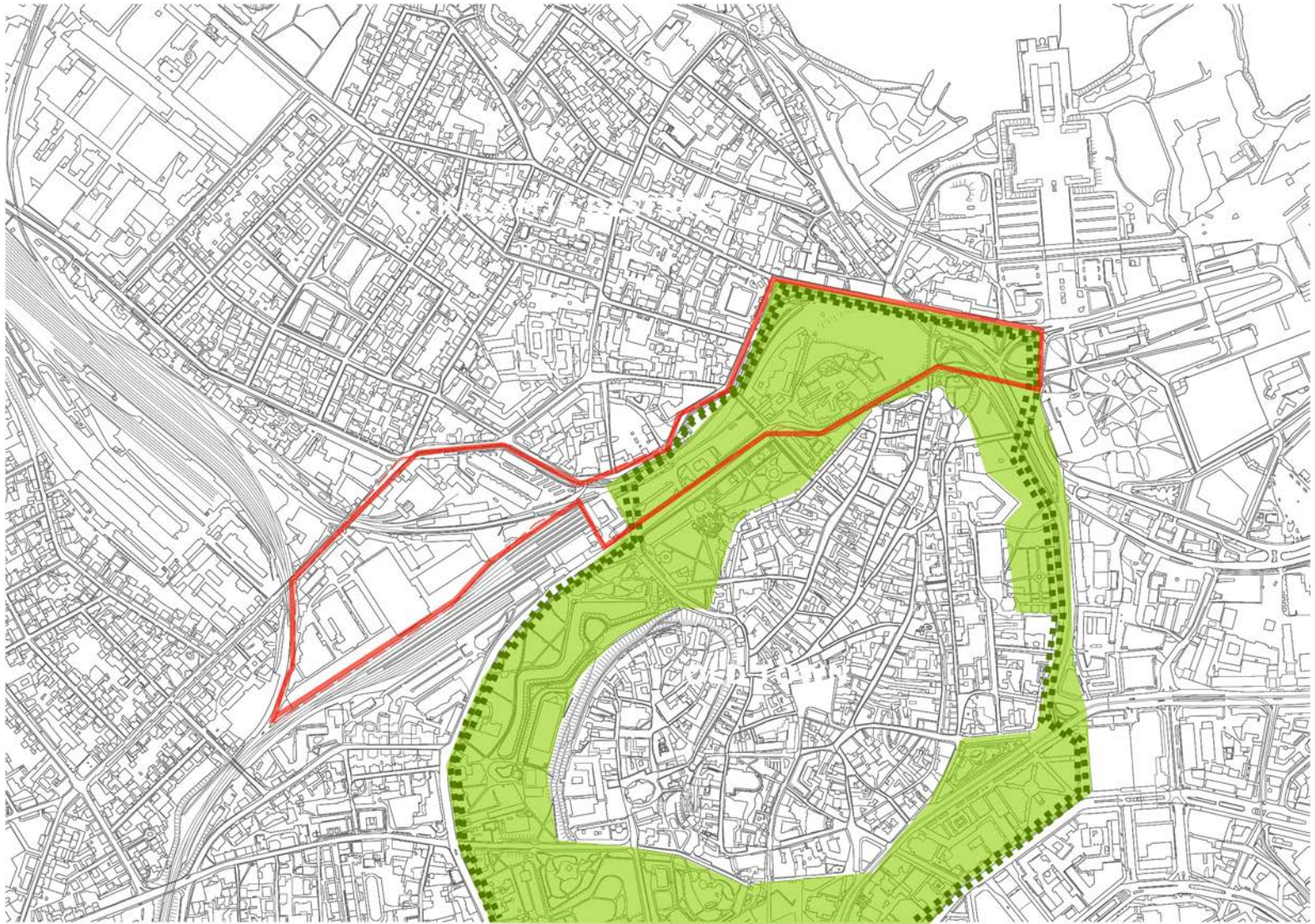






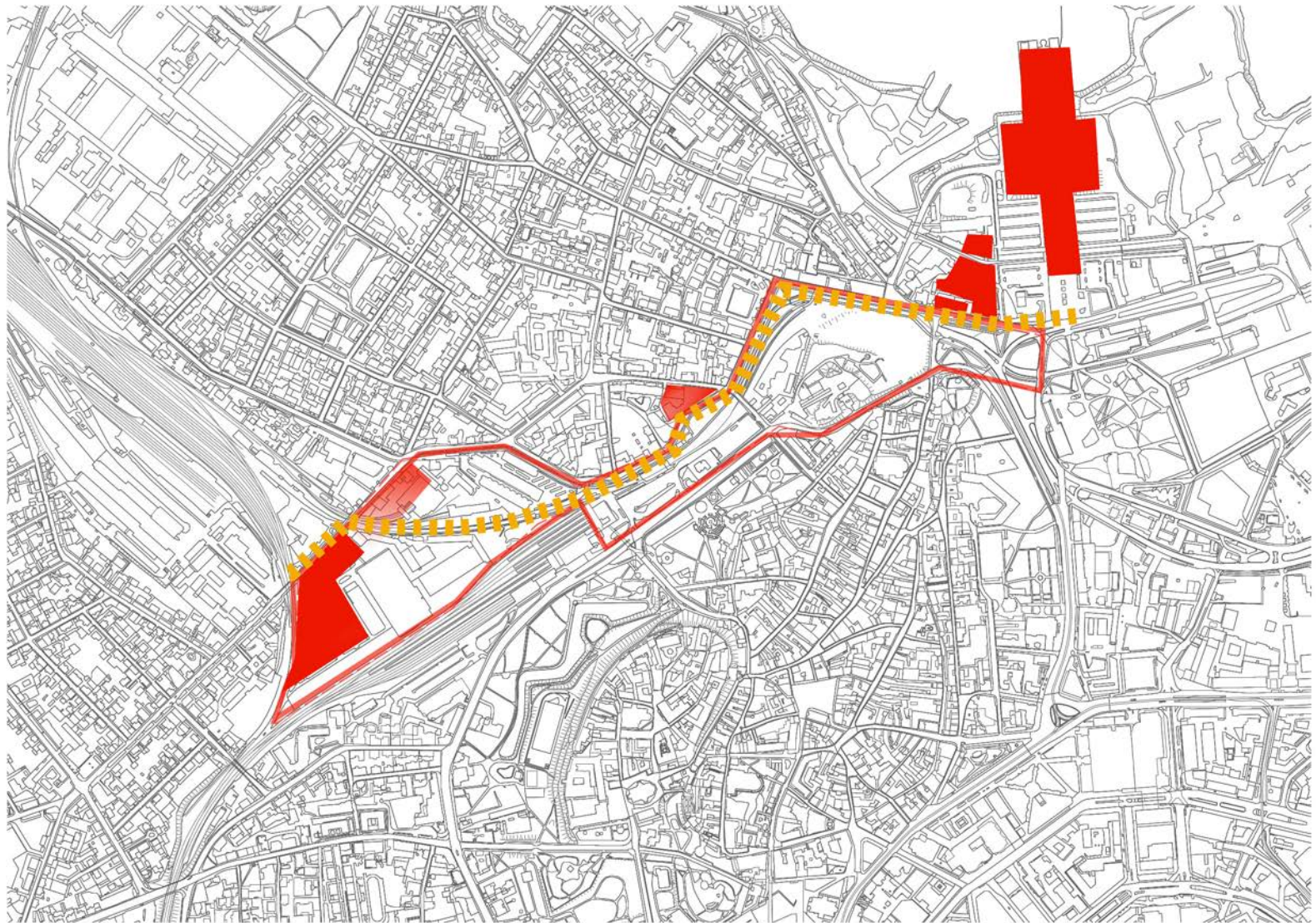
**Main directions of pedestrian movement**





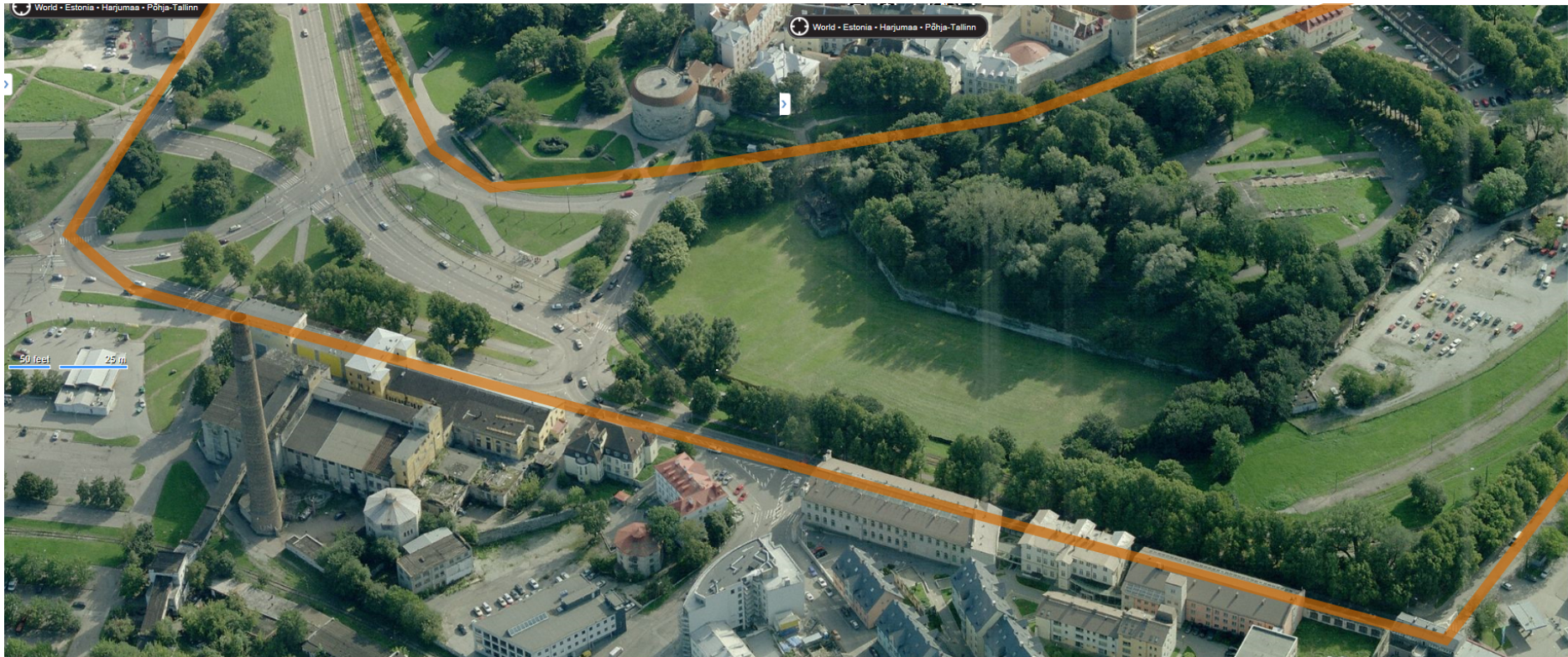
**The bastion belt, the UNESCO area**





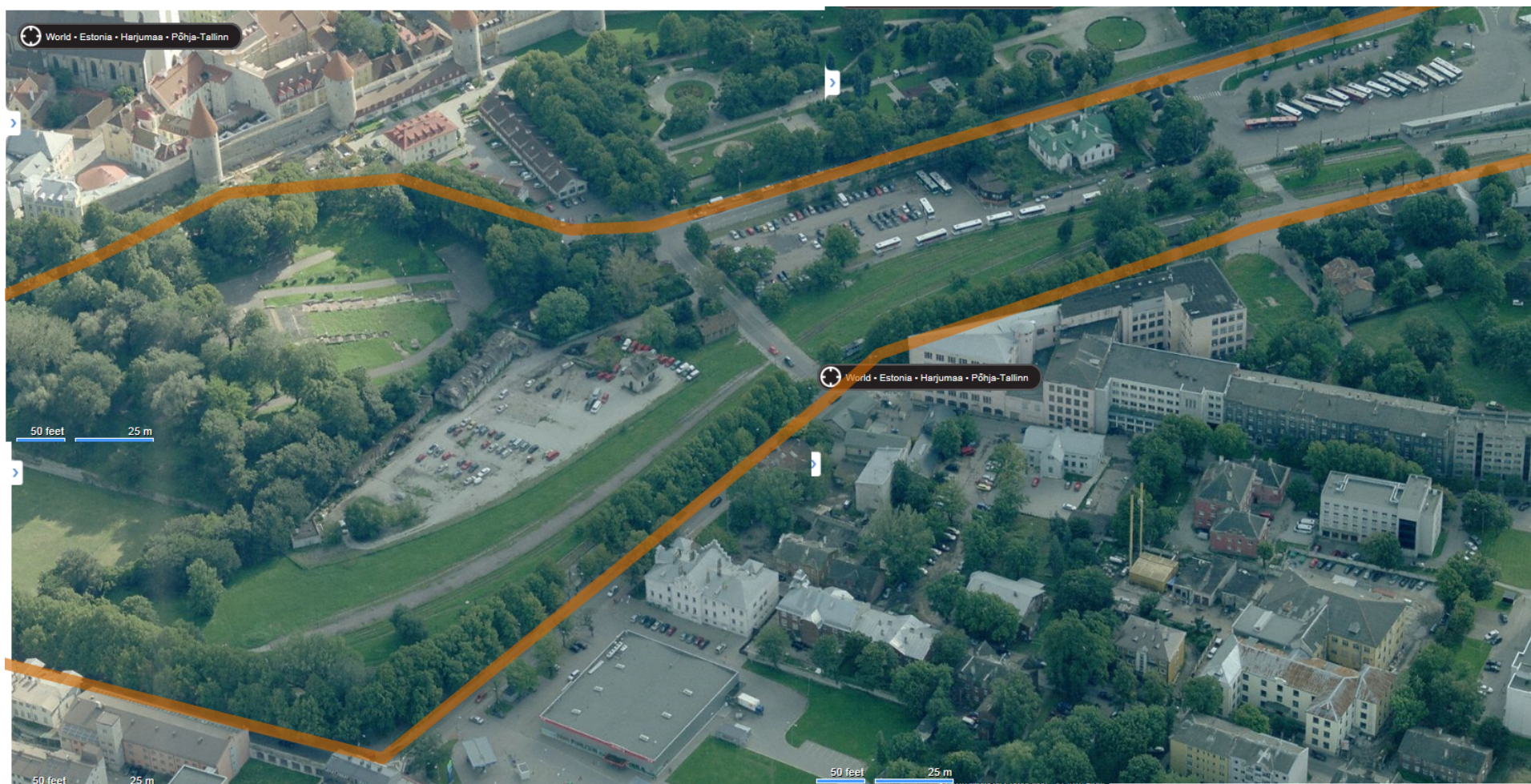
**The pedestrian flow and the public buildings**





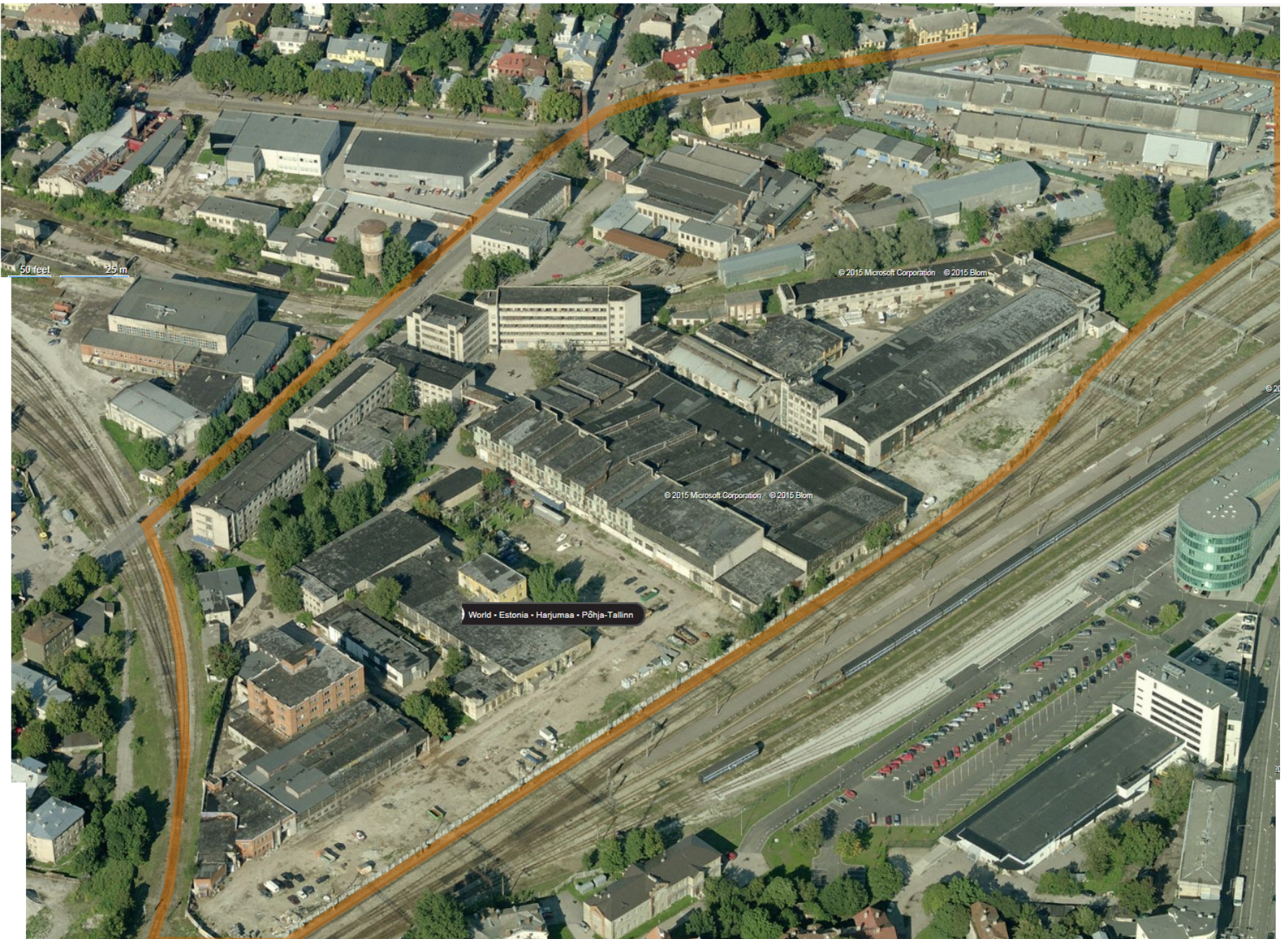
**Skoone bastion area**





**Skoone bastion area**





**Telliskivi Creative City quarter and market quarter**





**Skoone bastion area**





**Telliskivi Creative City quarter – a lively place**





**Telliskivi Creative City quarter – a lively place**



# The historic layer

**Historic view of the Skoone area**





**Historic view of the Skoone area**





**The street construction through the fortifications**





**The street splitting the fortifications**





**Soviet era summer theater**





**The Straw Theater on Skoone Bastioni, 2011**





**The Straw Theater on Skoone Bastioni, 2011**





**The Skoone Bastion**





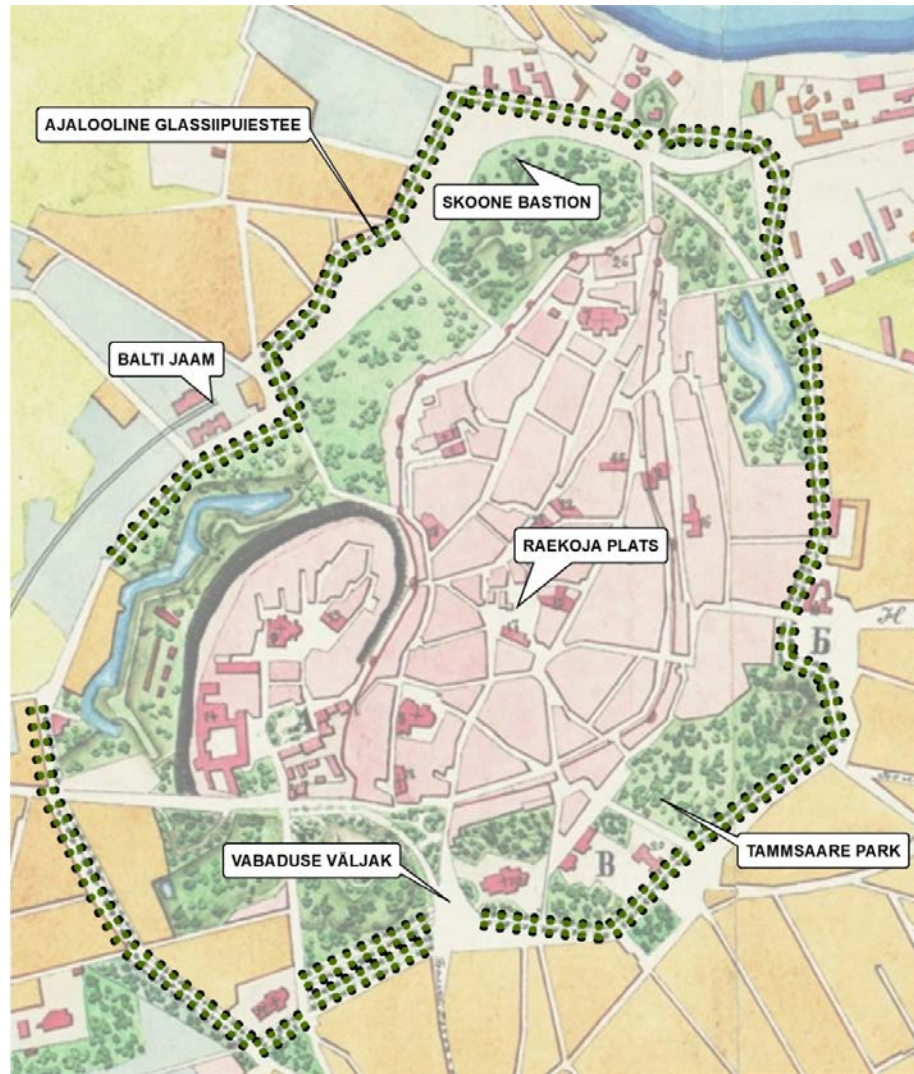
**The Skoone bastion**





**A initial vision of Skoone Bastion reconstruction by the heritage departemnet**





**A historical tree alley surrounding old town**



# The Vision plan

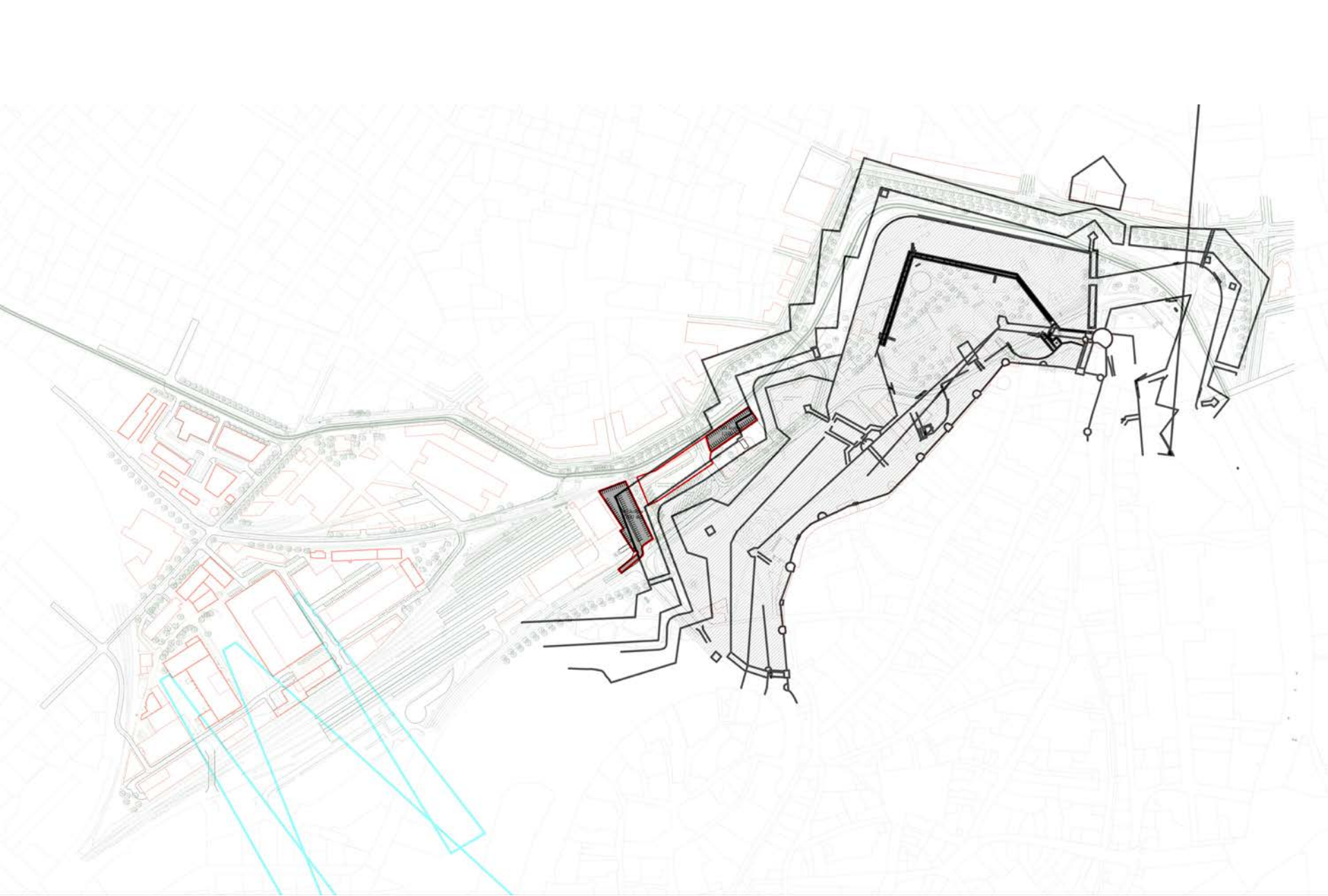






**The Skoone long term vision plan**





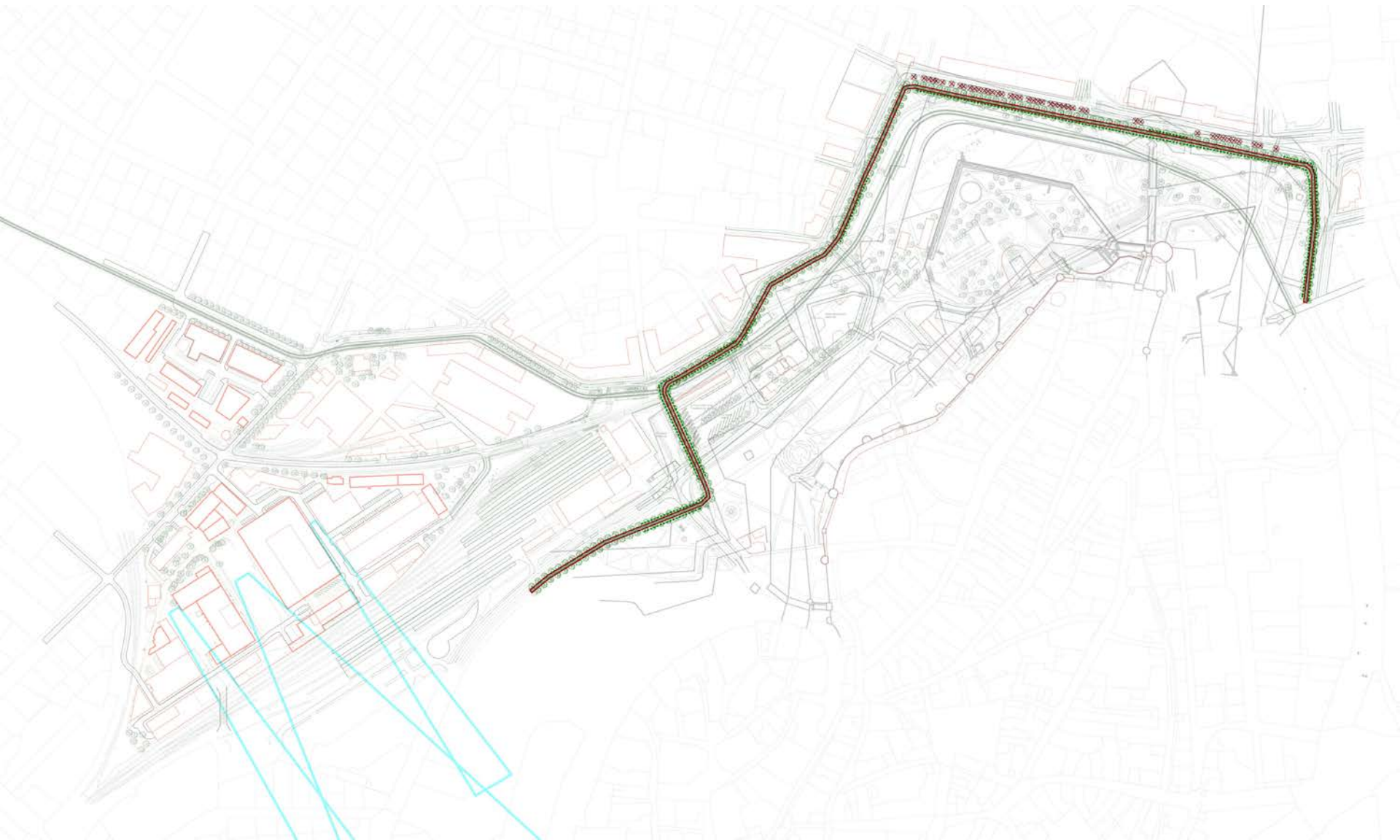
**Underground Buildings Outside Bastion Heritage**





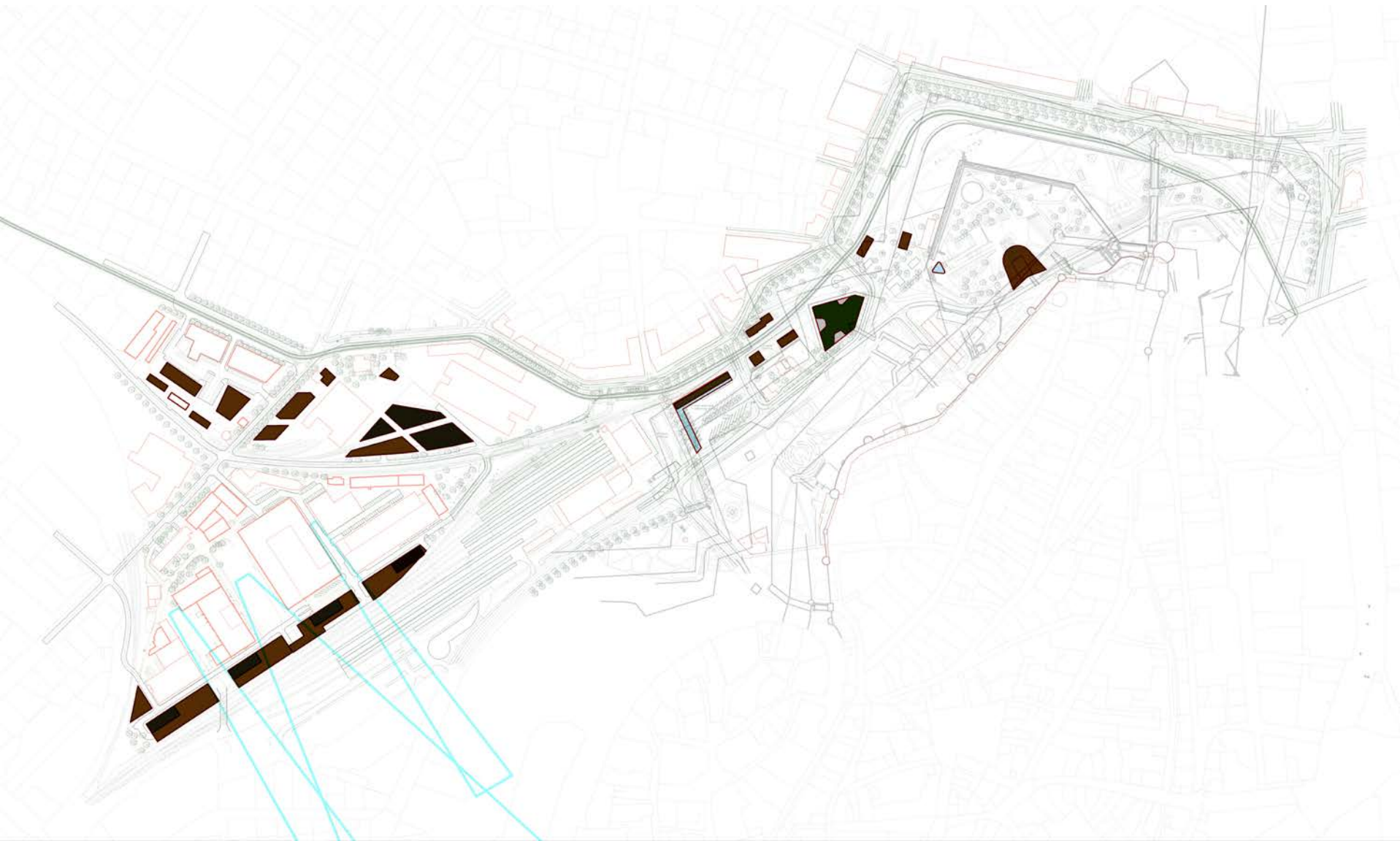
**The Bastion elements**





**The Glassii Alley**



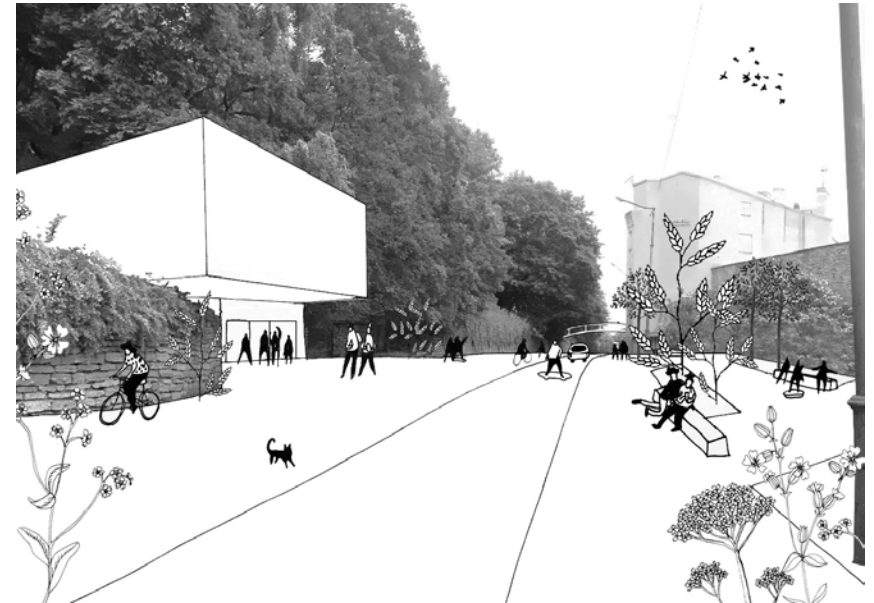


**New Building Volumes / Temporary Buildings**





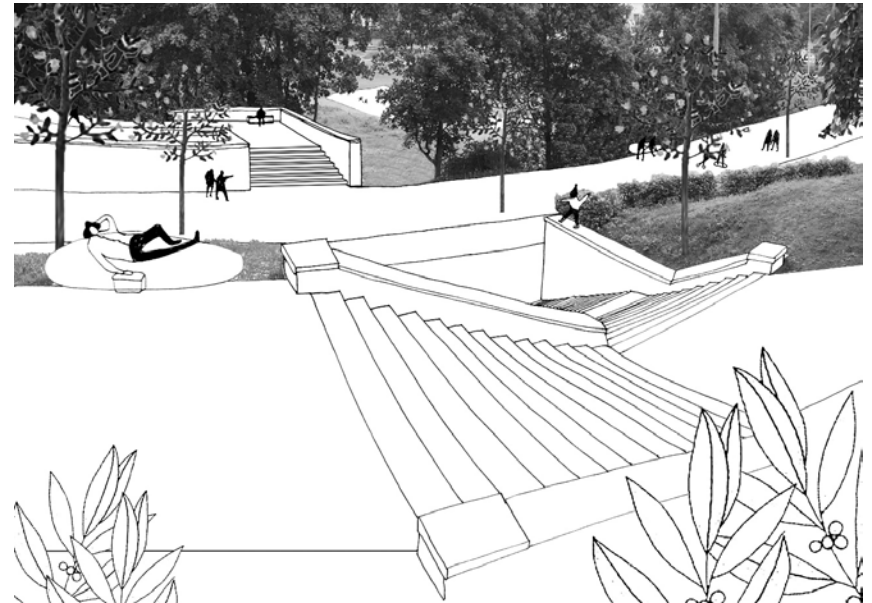
*Illustratsioon: Ahti Sepsivart*



**Rannamäe street as a pedestrian and cyclists street**



*Illustratsioon: Ahti Sepsivart*



**Reconstructing the historic stairs**





*Illustratsioon: Ahti Sepsivart*



**Skoone bastion as a festival arena**



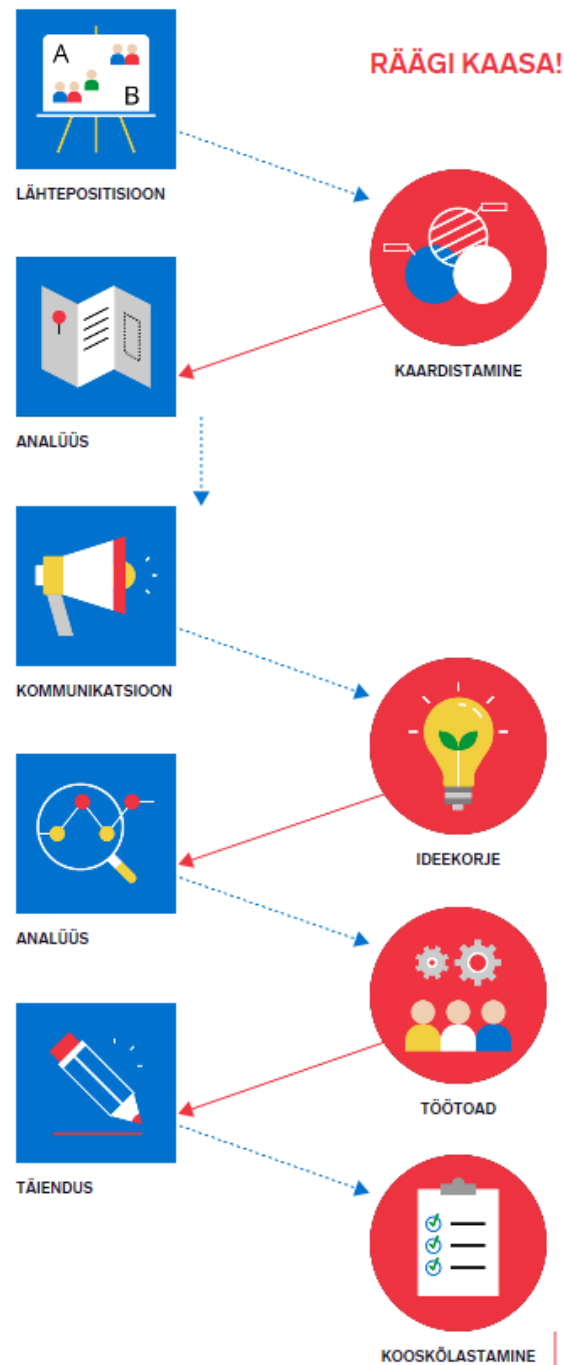
## How do we have come to this point

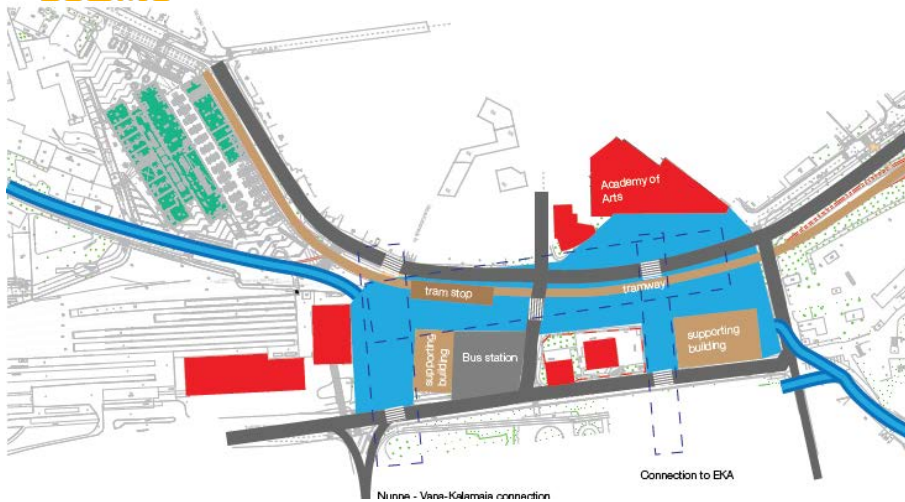
- **Data collection** on Pilot site (dendrology, archeology, pollution, detail plans/visions traffic solutions)
- **Collaboration with stakeholders** - organising meetings about Pilot site visions
- **Testing new involvement methods** – creating a public GIS map application for input for Northern Tallinn General Plan („idea gathering“)
- Stakeholder **workshop no 1** – three day workshop for elaborating ideas for Pilot Site Development Plan together with interested stakeholders and Universities.
- Stakeholder **workshop no 2** - presenting the draft of the Developement Plan to the students involved to the workshop 1
- **Motivation meeting** with the landowners next to the pilot site, enlarging the development plan area





# 4P model – interactive citizen/stakeholders involvement process scheme









## *Introduction to the Skoone Bastion –Telliskivi Area*



**Student Workshop**





[Avalehele](#)



[Eelmine](#)

[Järgmine](#)



#### **Teele Pehk**

Innovatsioon linnaplaneerimises: joonised ja skeemid muutust ootavas kohas, mitte planeerijate koosolekulaual. Pildil Skoone, Balta ja loomelinnaku vahelise ala struktuurplaani arutelu vabas õhus rongiperroonil. — koos [Jube Juss](#) (eemalda), [Mihkel Kõrvits](#), [Toomas Paaver](#), [Mihkel Kõrvits](#) (eemalda) ja [Jaak Looveer](#)

16. veebruar 2017. a. · Avalik · Albumis [Üleslaadimised mobiililt](#)  
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**Sina, Anni Müüripeal ja 46 teist**

#### **Liis Vahter**

**Väga äge!**

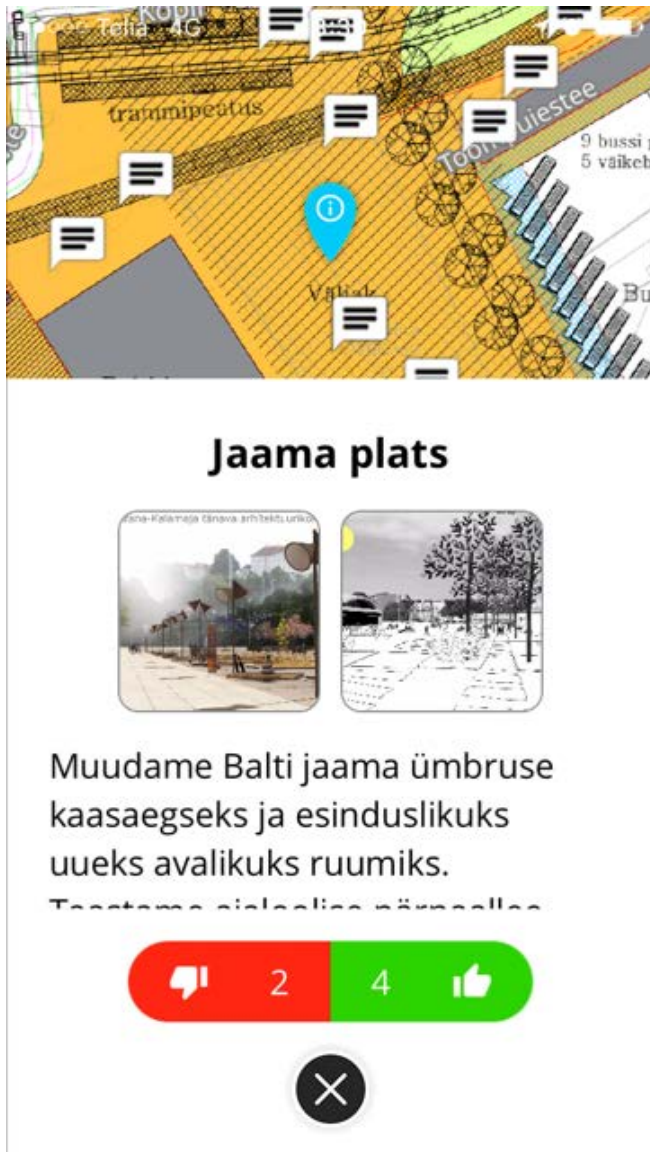
[Meeldib](#) · [Reageeri](#) · [Vasta](#) · [Esita kaebus](#) · 16. veebruar 2017. a.

**Stakeholder meetings**

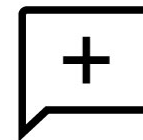




## Workshops



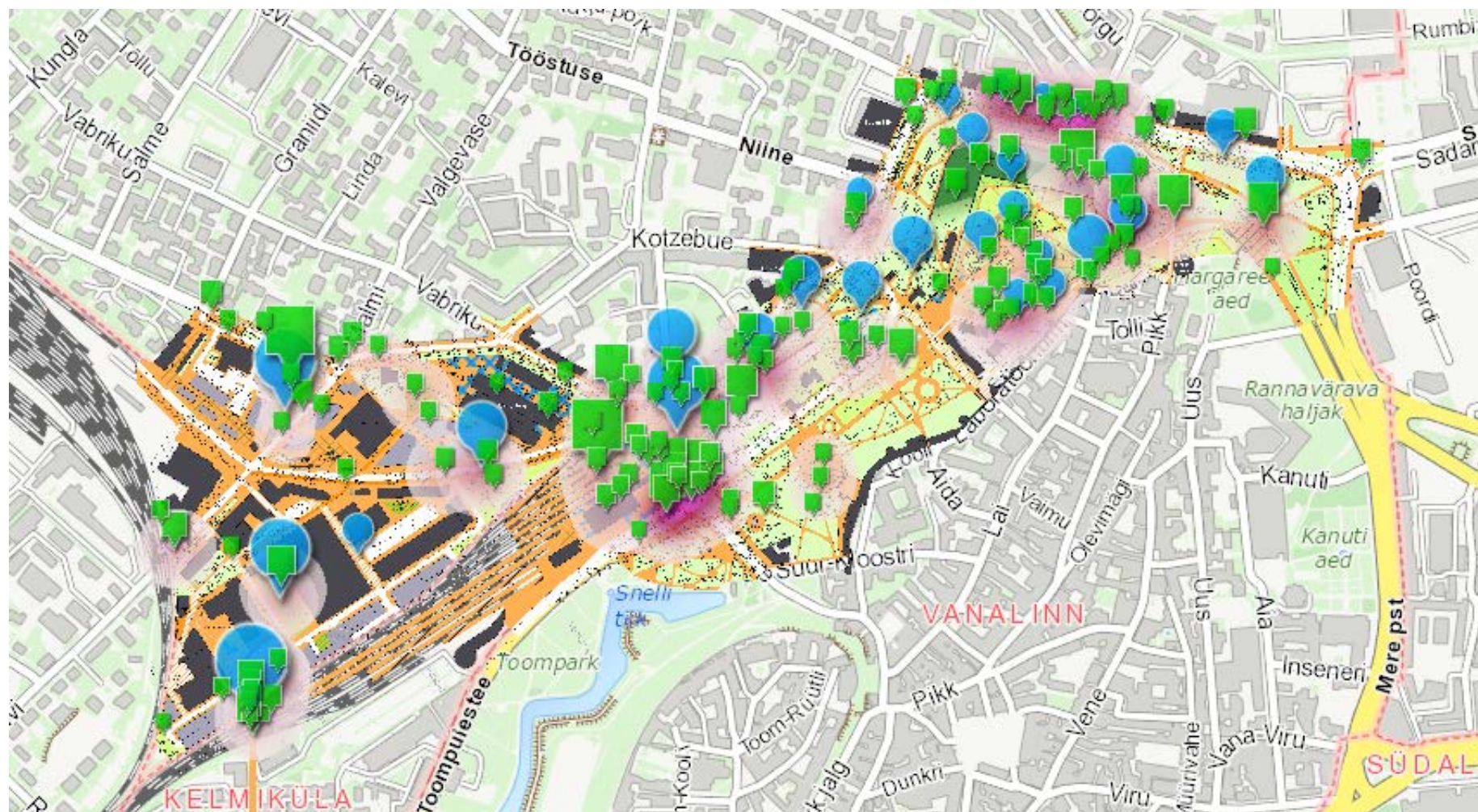
# Fun!



## AvaLinn

Mobile participation tool - AvaLinn app



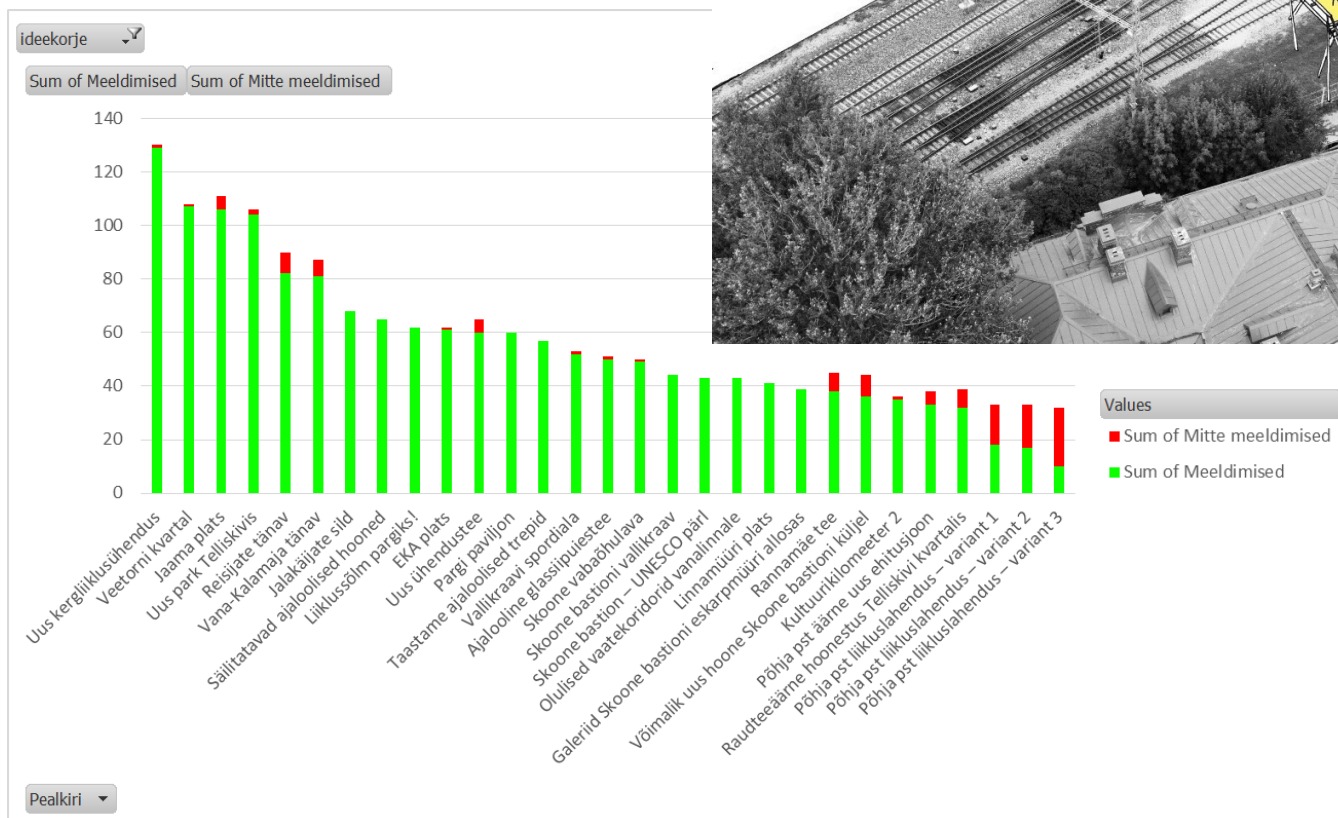
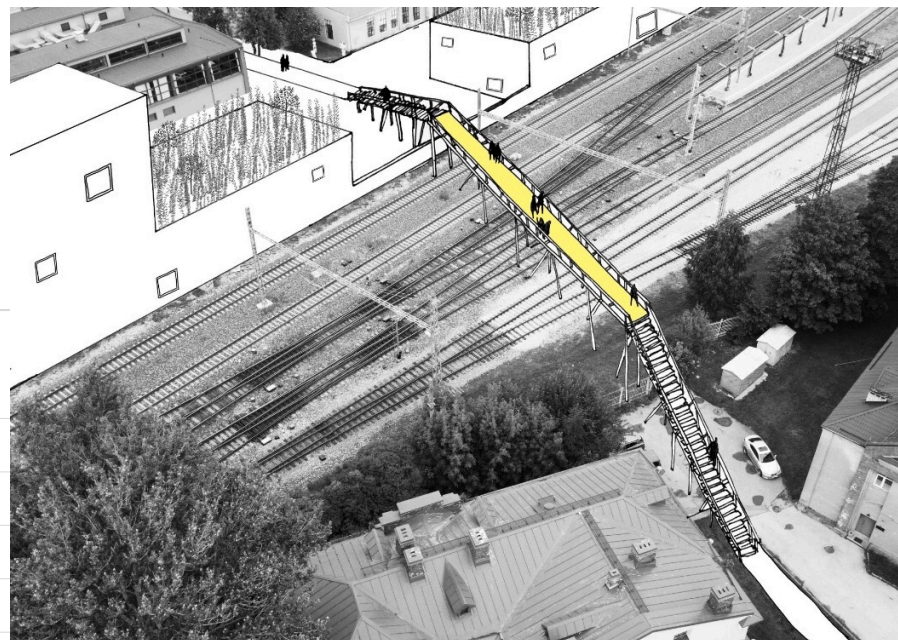


AvaLinn feedback

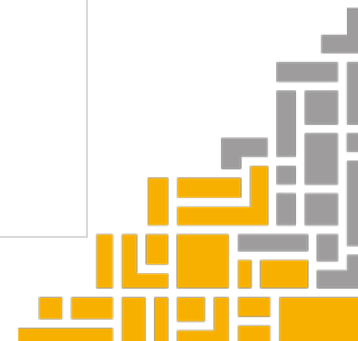




New involvement mobile app AvaLinn



AvaLinn feedback







*Introduction to the Skoone Bastion –Telliskivi Area*

# The Challenges – By Themes

## **Contradicting demands of the City Departments**

- Heritage Protection - possible building volumes ban
- Environmental Protection – possible Glassii alley replacement ban
- Traffic Management – possible traffic reorganization restrictions
- The Public space

























*Final update of the Tallinn city pilot*

## **Traffic workshop with stakeholders** **(June 12th 2018)**

**Goal:** achieve mutual agreement on the best urban space solution around Skoone bastion incl. traffic.

**Keywords:** human scale city, pedestrian friendly, keeping the principles of Tallinn Bicycle Strategy, restoring the historical alley of trees around old town.

**Results:** none of the alternative 3 traffic solution weren't perfect, alternative solution no 3 will be further elaborated.

**Final agreement:** area will be developed in two phases, with **short and long term interventions**.





# Future is happening (NOW!)

## Temporary use as:

- a strategy
- a promotion
- a short term plan / action plan







# Curating urban development and temporary use:

**The tramway design, additional stop**

**Central Station Square design**

**Temporary events**

ect



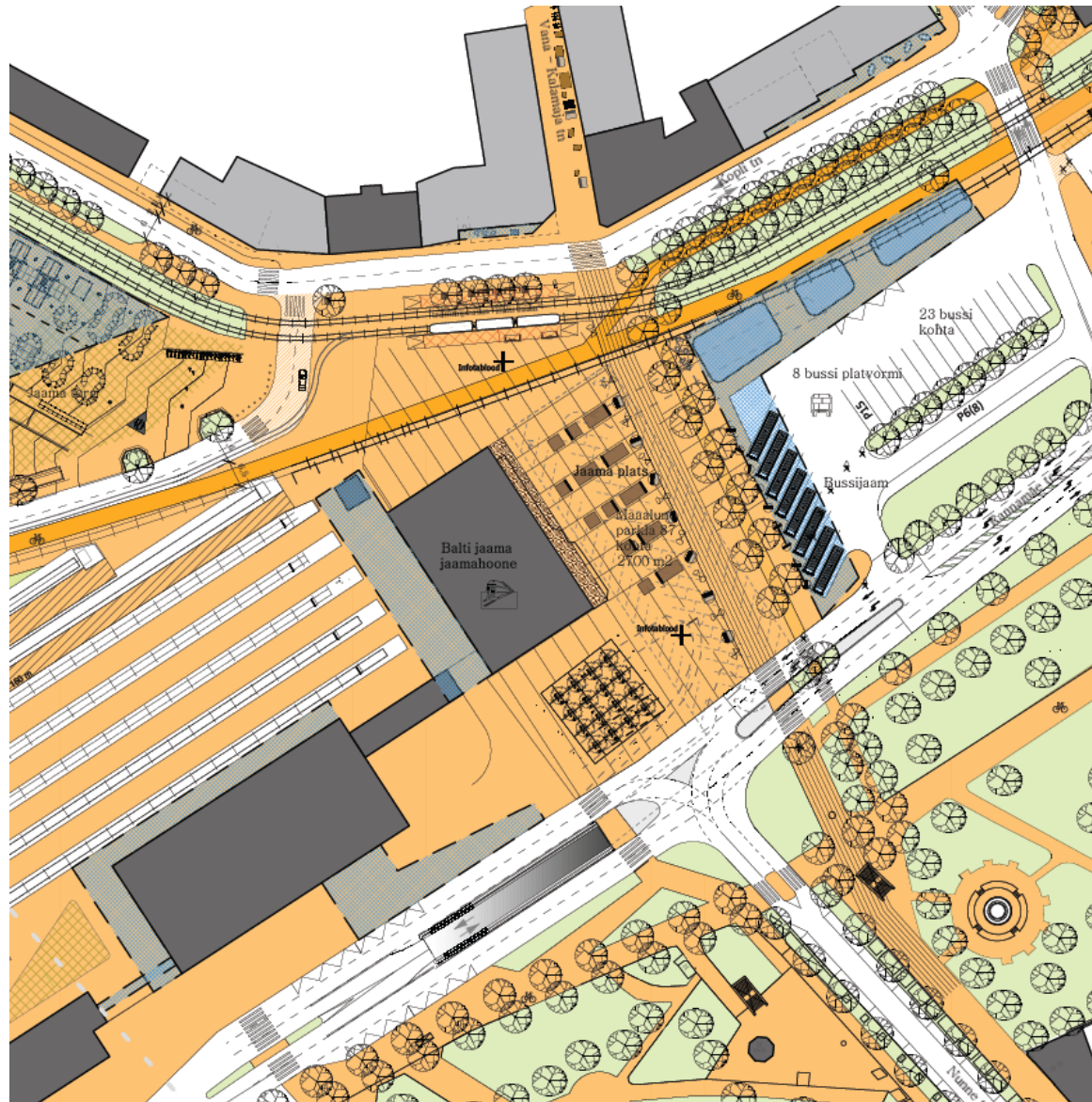


**Additional stop „Salme“ has been created, Station stop has been designed according to the plan.**





**Heat pipeline location refinement**



***Central Station Square will be built according to the vision plan***





*Central Station Square today*



***Central Station Square will be built according to the idea competition***







**The temporary walkway „Culture kilomeeter“**





**The temporary walkway „Culture kilomeeter“**

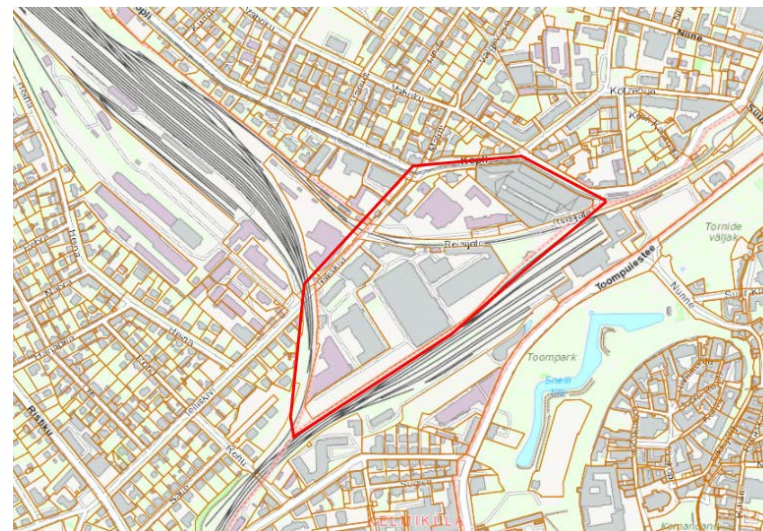


**Motivating and activating landowners / cafe developers**





**Motivating and activating landowners / cafe developers**



**Agreement on creating a car-free area, first in Tallinn**





**Supporting urban gardening project on Skoone hill**



**Initiating the Skoone Bastioni curatorial contest for entrepreneurs, meetings with potential investors**





# Curated urban planning means:

**Urban planning as a continuous, multi targeted process which is guided dynamically accordingly to a flexible vision plan by a group of experts.**

- A flexible plan or detailed plan unfinished to rely on and modify;
- Expert(s) being actively involved in all of the developments in the area;
- Supporting piloted actions and temporary usage;
- Proposing sub visions in a number of fields;
- Carrying motivation meetings with stakeholders;
- Involving the public and the media in spreading the word;



## Lessons learned from the project

- *Public involvement helped us to achieve better spatial solutions.*
- *Involvement tools collect and visualize public opinion but can be used as promotion tool as well.*
- *Curating an area is highly beneficial for the smoothness of implementation.*
- *Temporary usage is beneficial to take abandoned areas into public use, but also to make areas attractive and speed up developments.*
- *Heritage is a value but also an challenge.*







*the Skoone Bastion-Telliskivi Area*

# Paldies ! Thank You !

**MIHKELS KÖRVITS and  
JAAKS – ADAMS LOOVEERS**

Tallinn City Planning Department

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