



*Integrated Planning and Partnership Model
for Brownfield Regeneration*

Introduction to the Skoone Bastion-Telliskivi Area

Tallinn Case Study

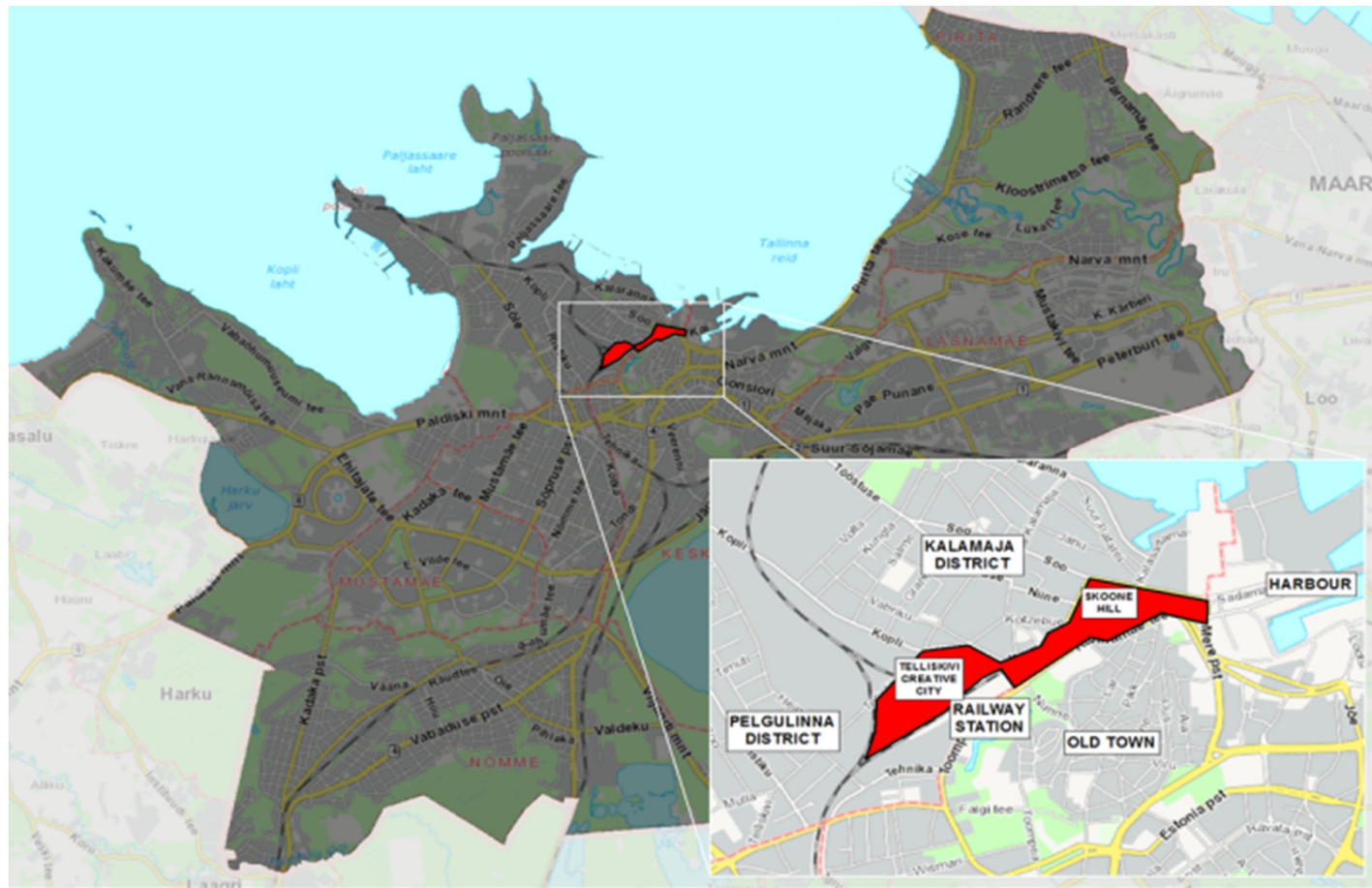
Anna Semjonova, Jaak-Adam Looeer,
Mihkel Kõrvits





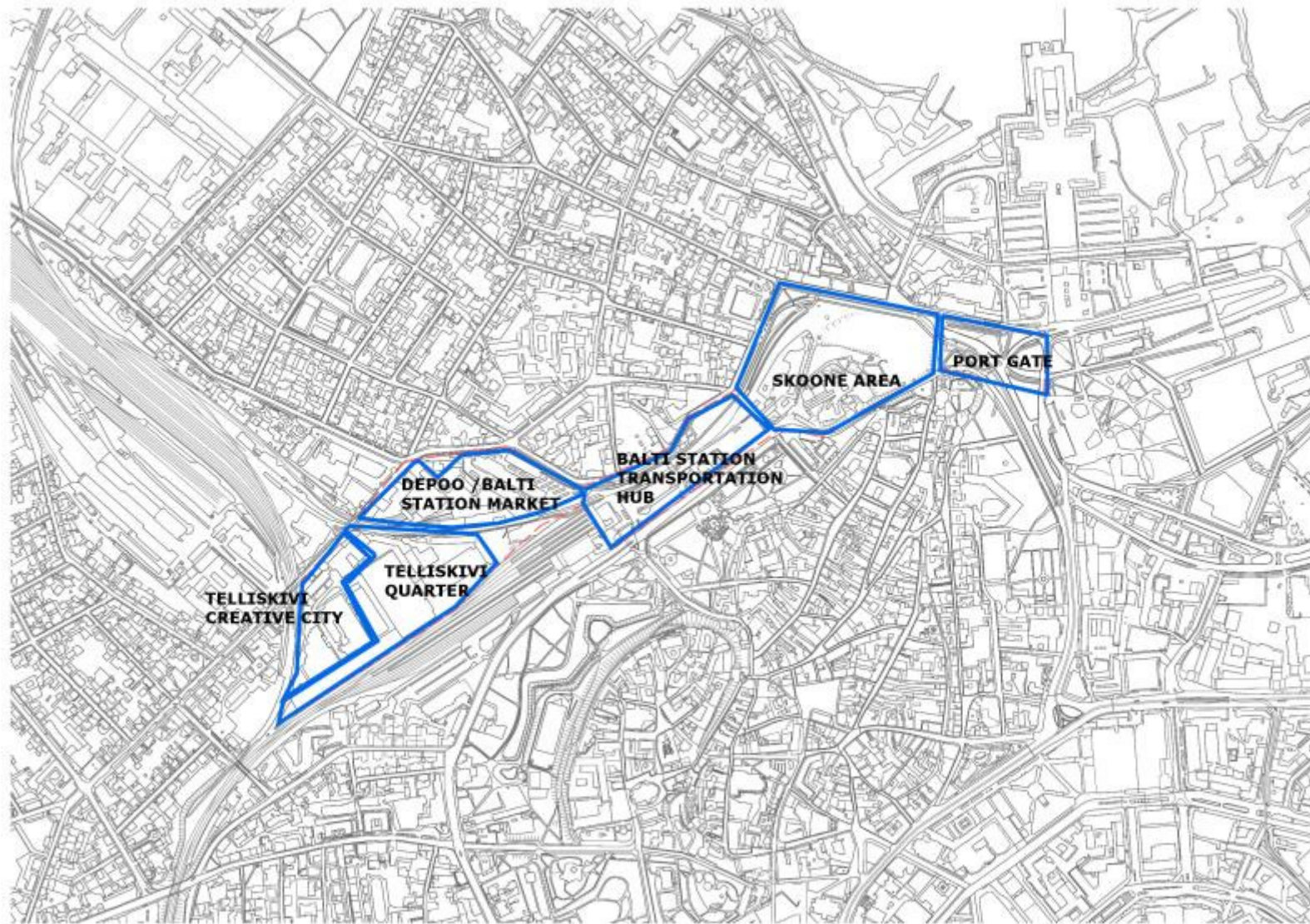
Introduction to the Skoone Bastion – Telliskivi Area

Overview of the Pilot Site planning





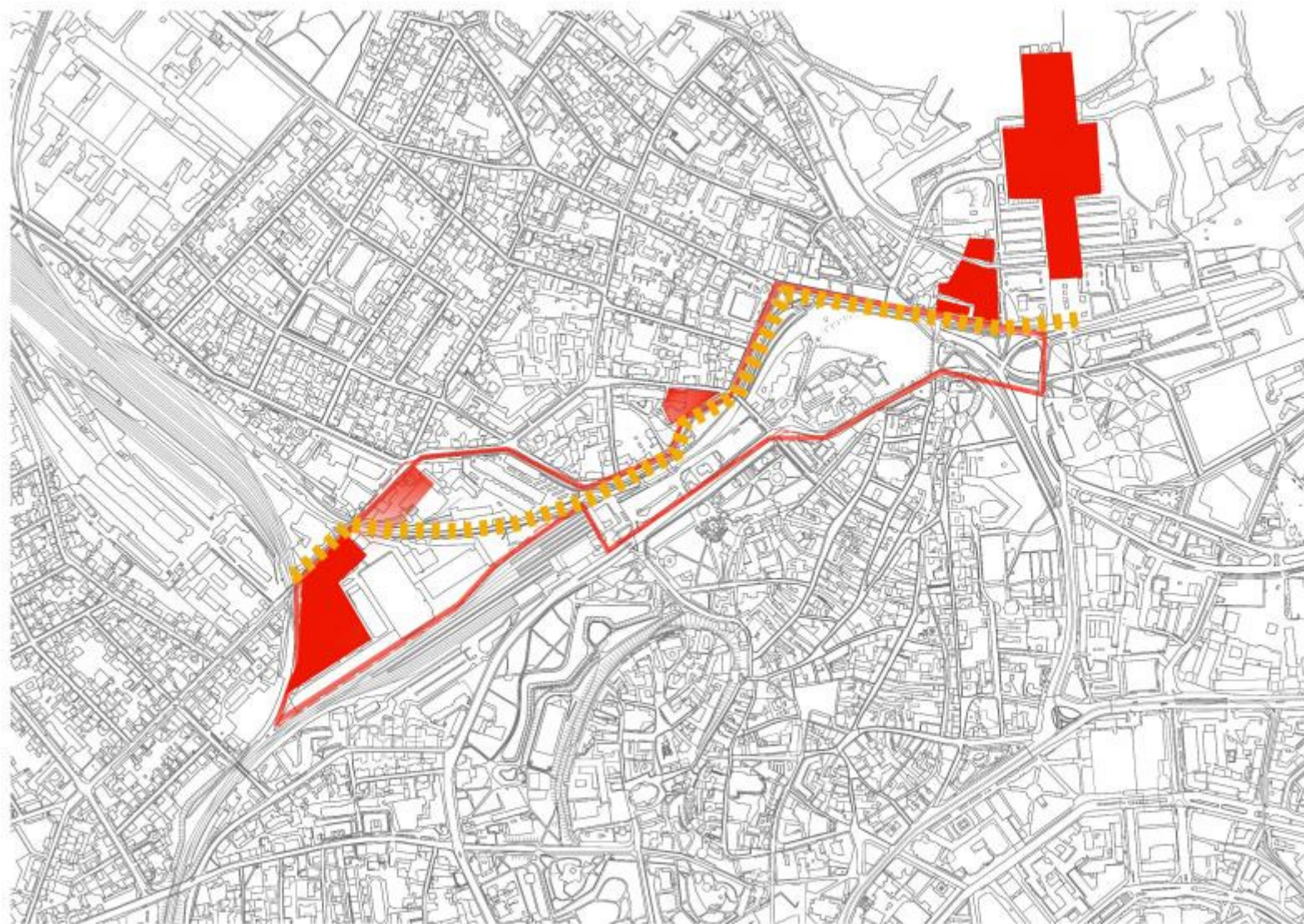
Historic view of the Skoone area



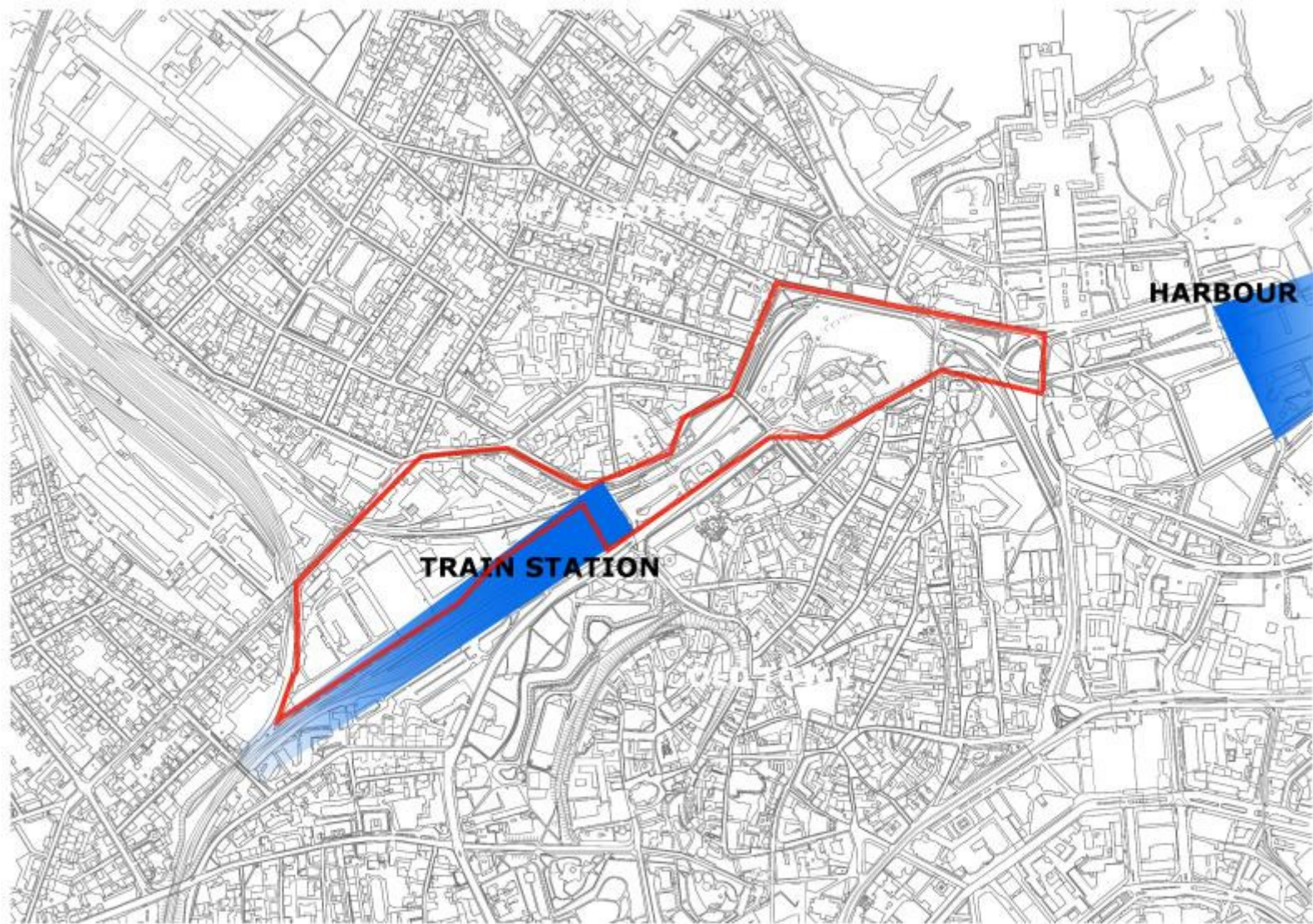
Division of the area



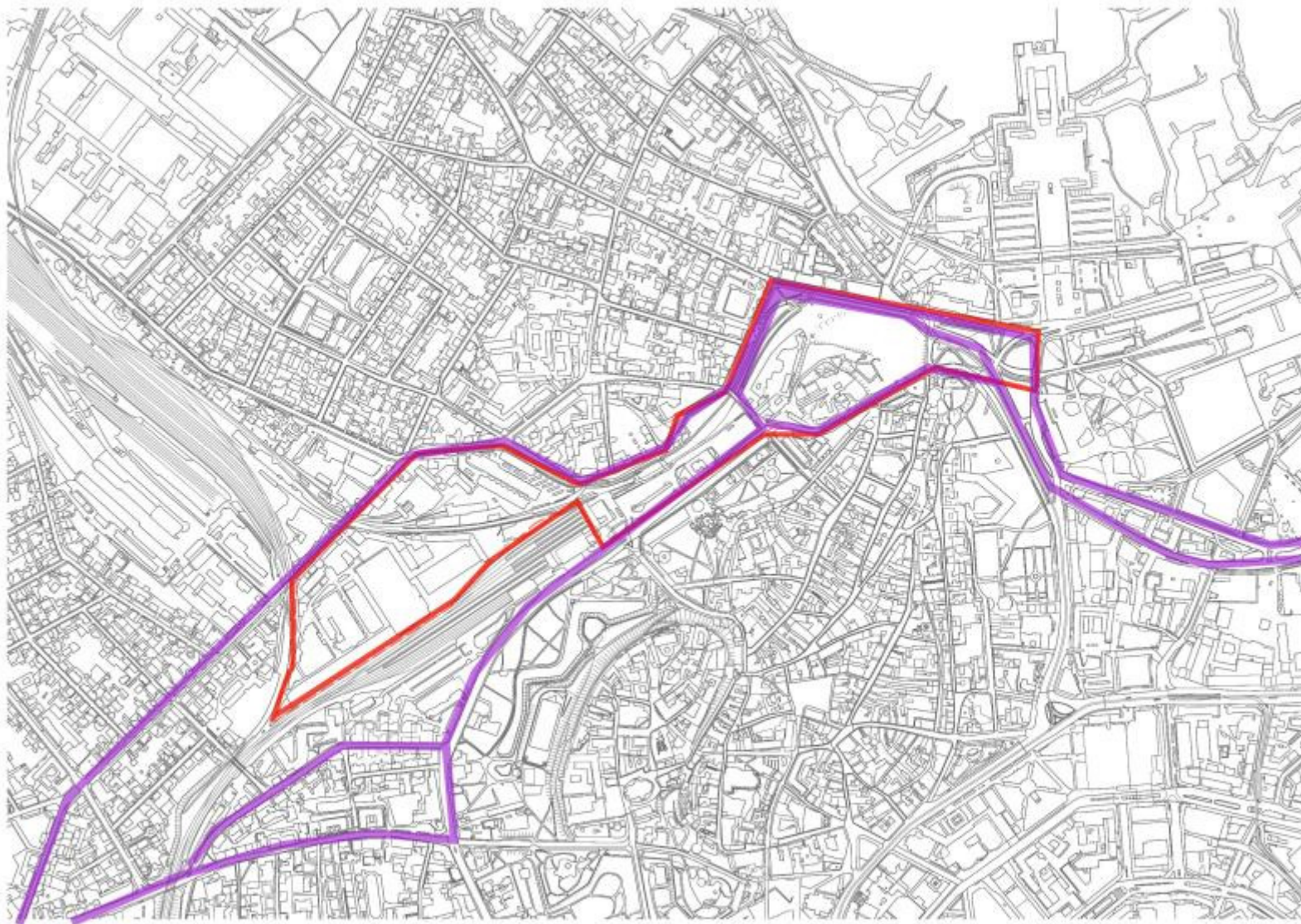
The Bastion Belt



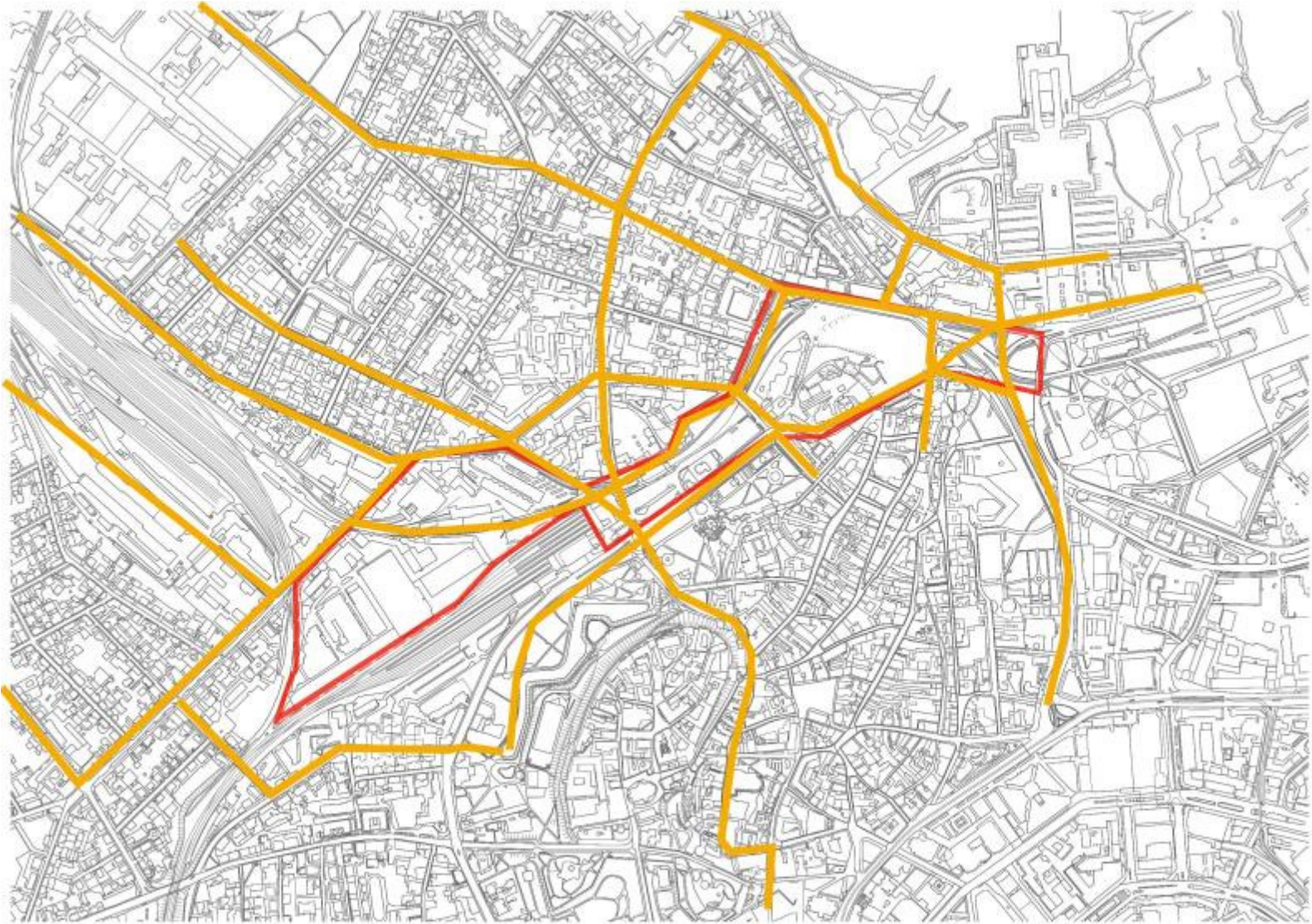
Culture promenade



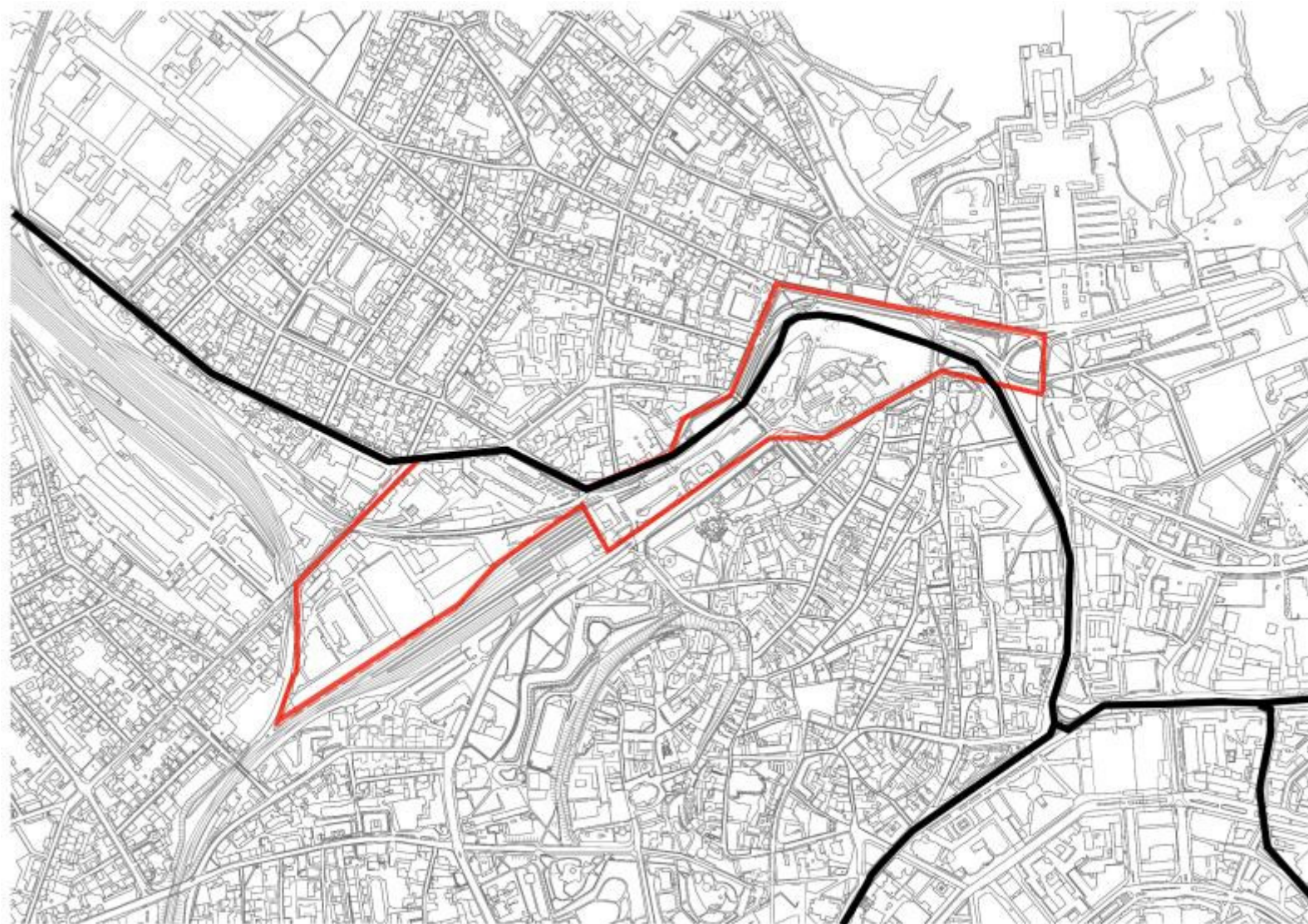
Train station and Tallinn Port



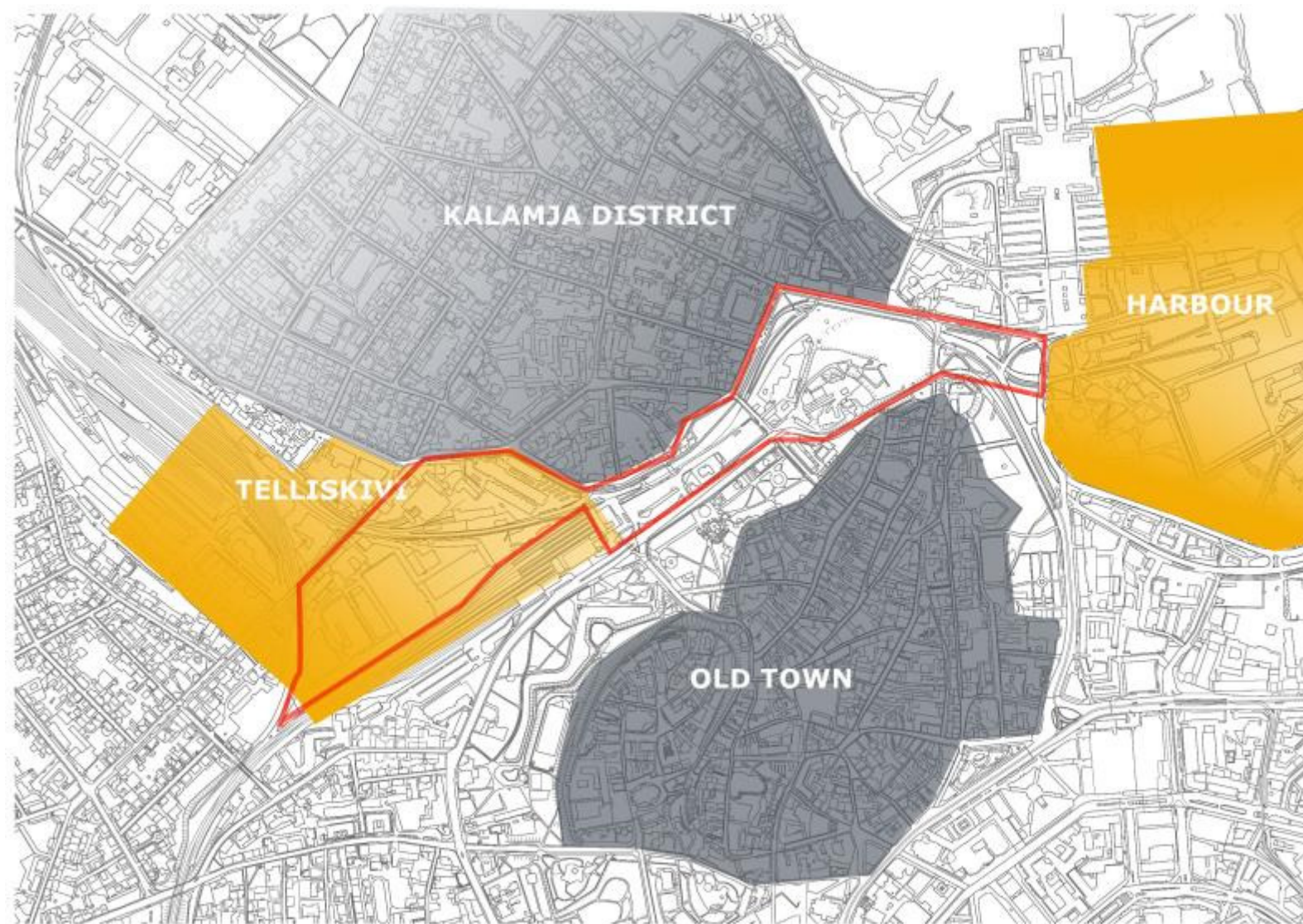
Main car transit routes



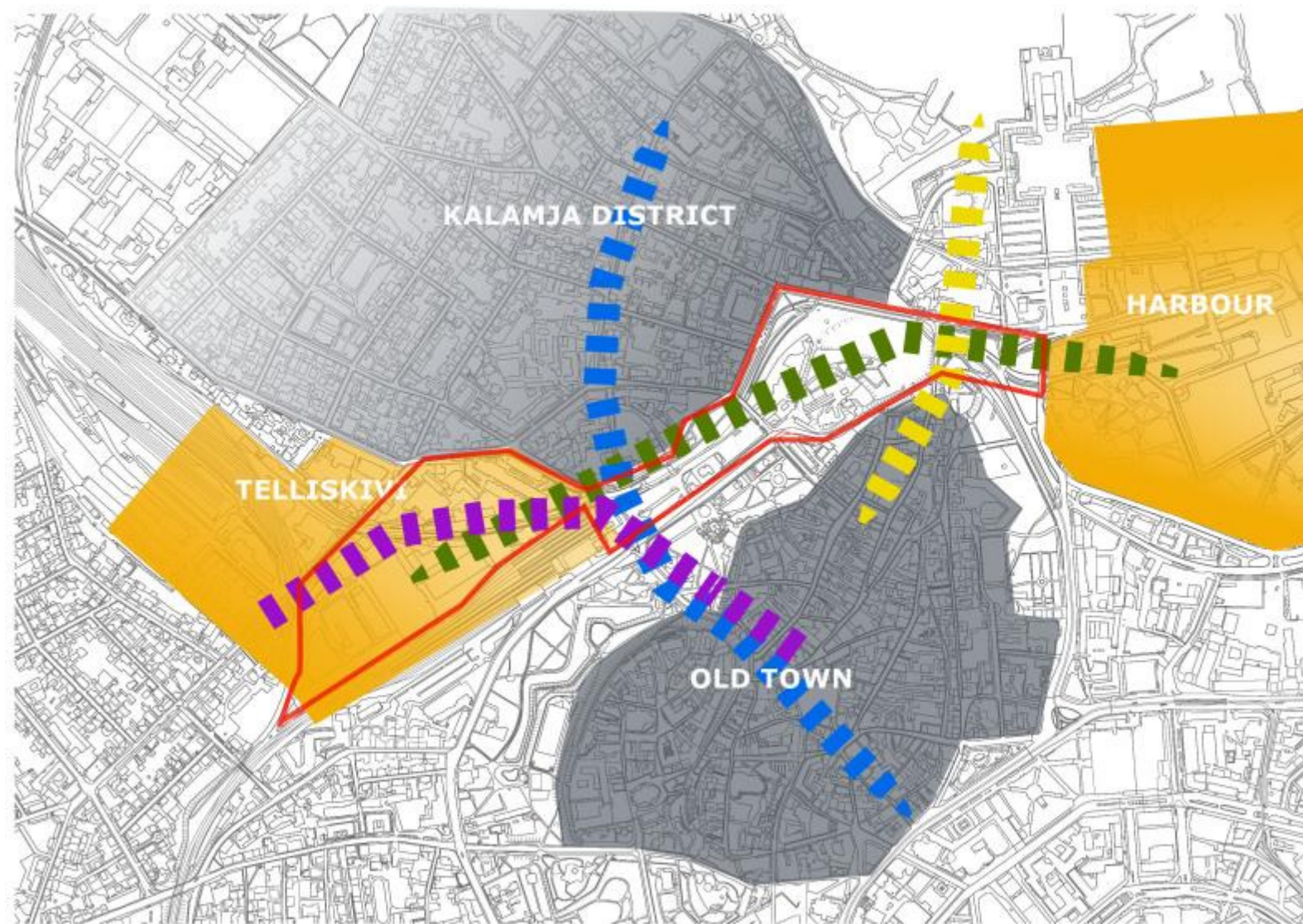
Main bike routes



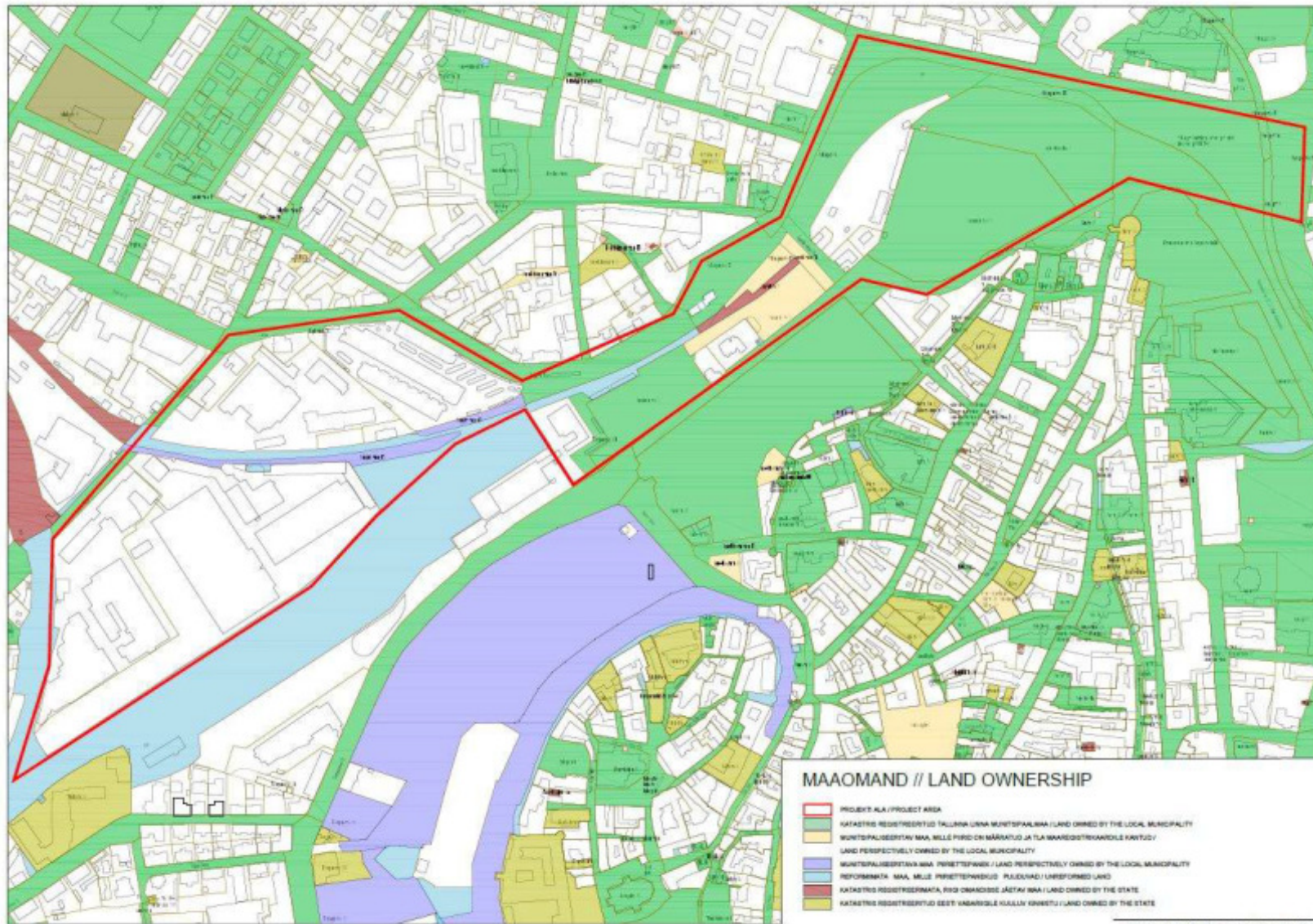
The tramline



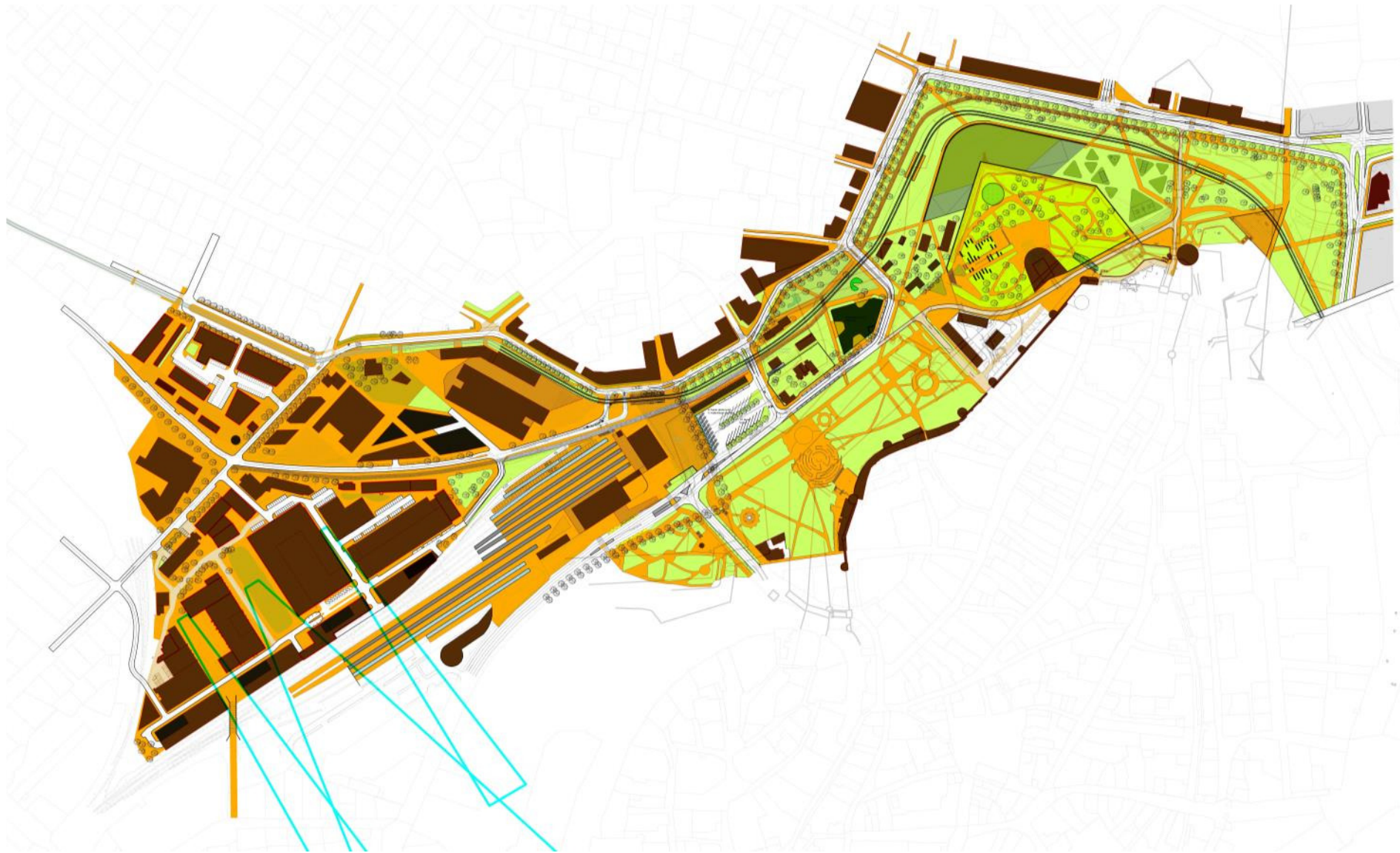
Main directions of pedestrian movement



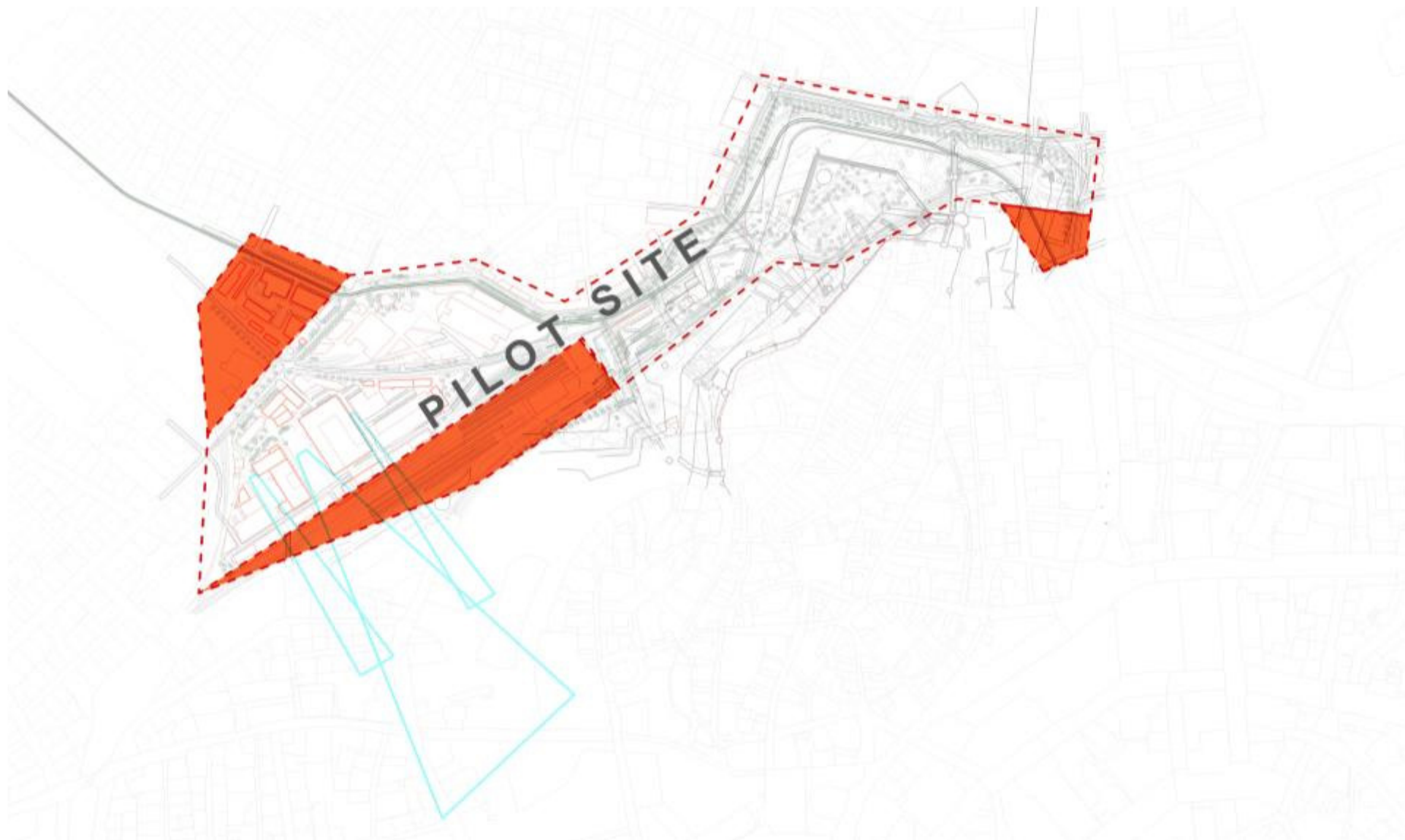
Main directions of pedestrian movement



Land ownership



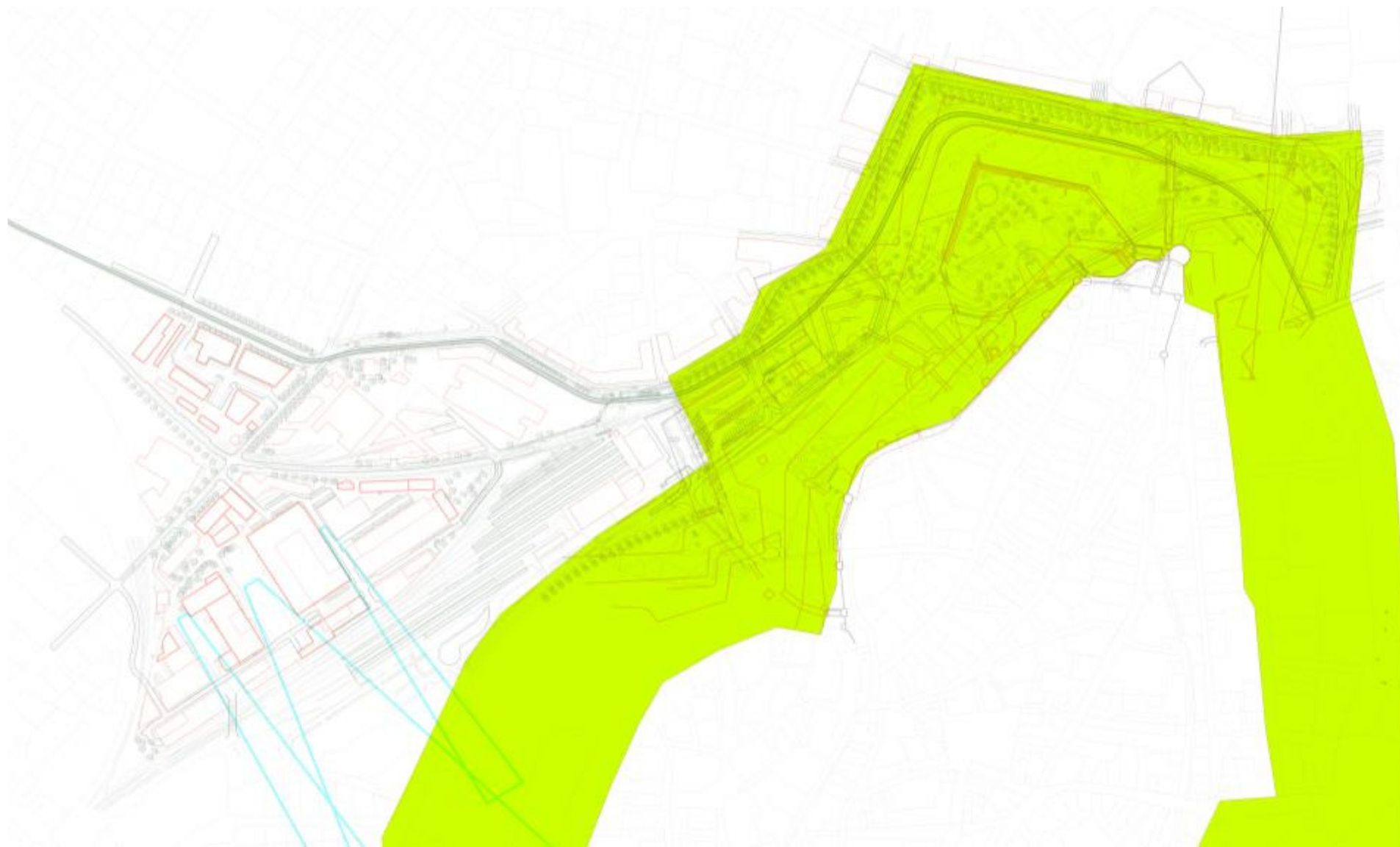
Development Plan Draft for the Pilot Site



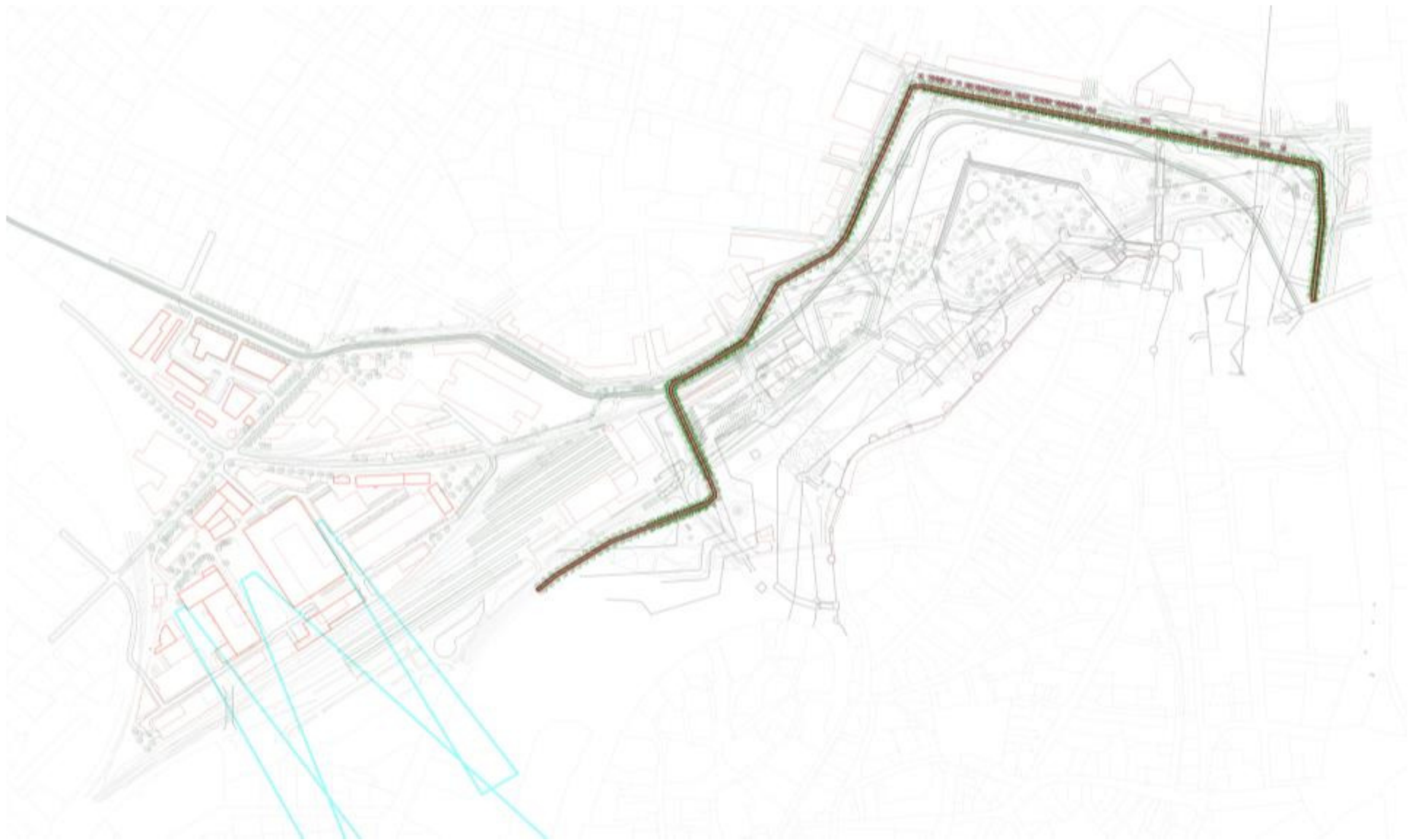
Enlargement of the Pilot Site



Opening the City to the Sea



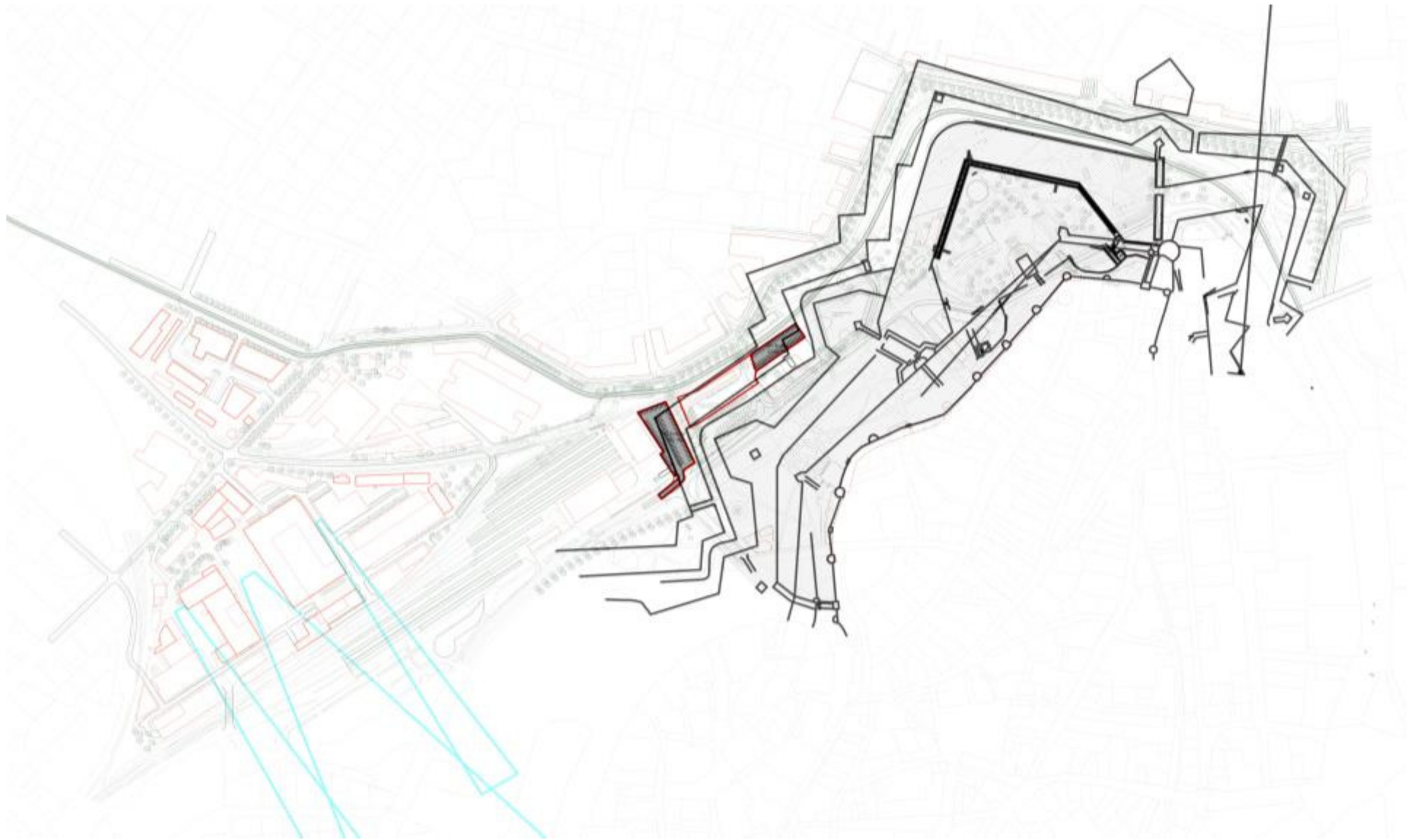
The Bastion Belt



The Glassii Alley



The Bastion elements



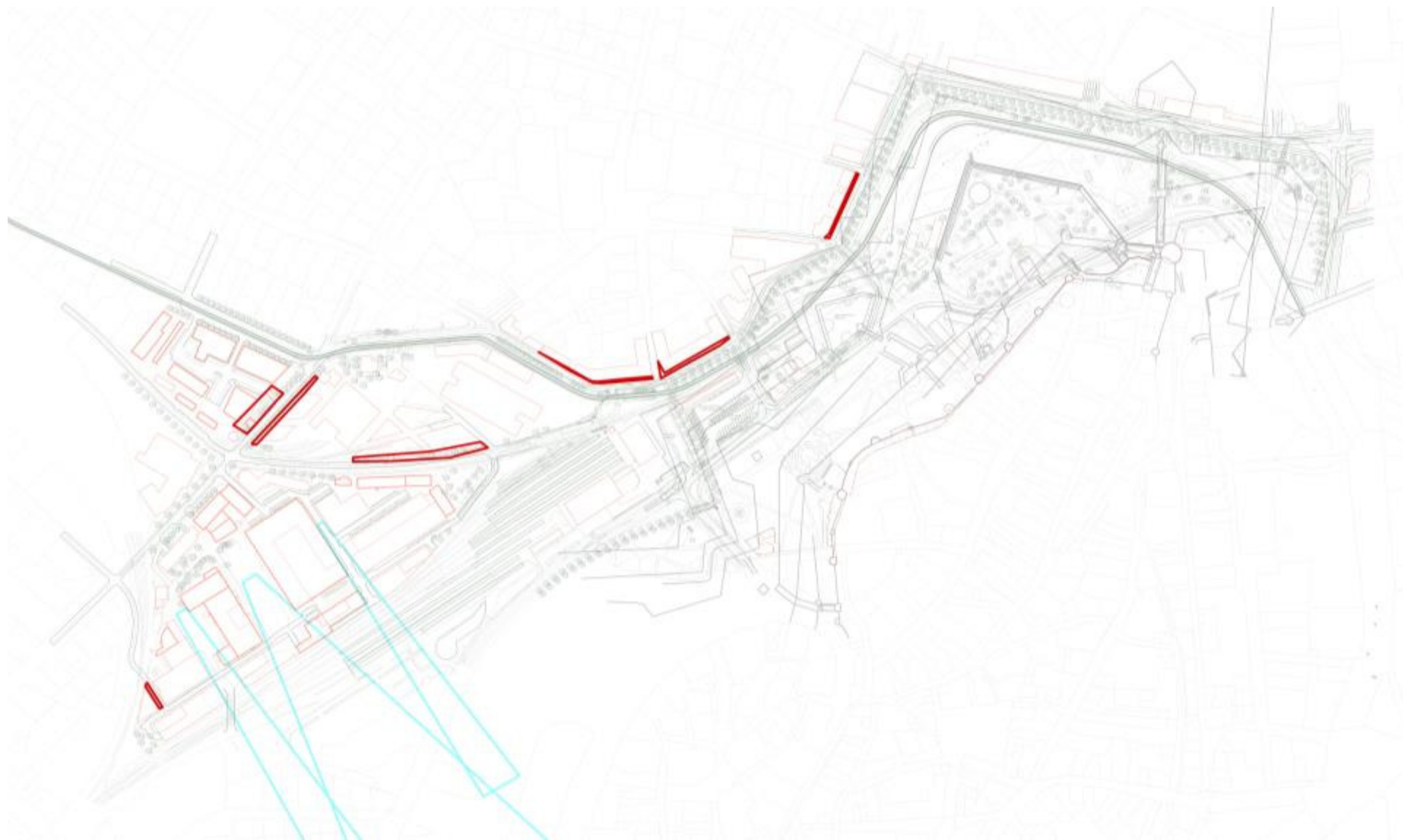
Underground Buildings Outside Bastion Heritage



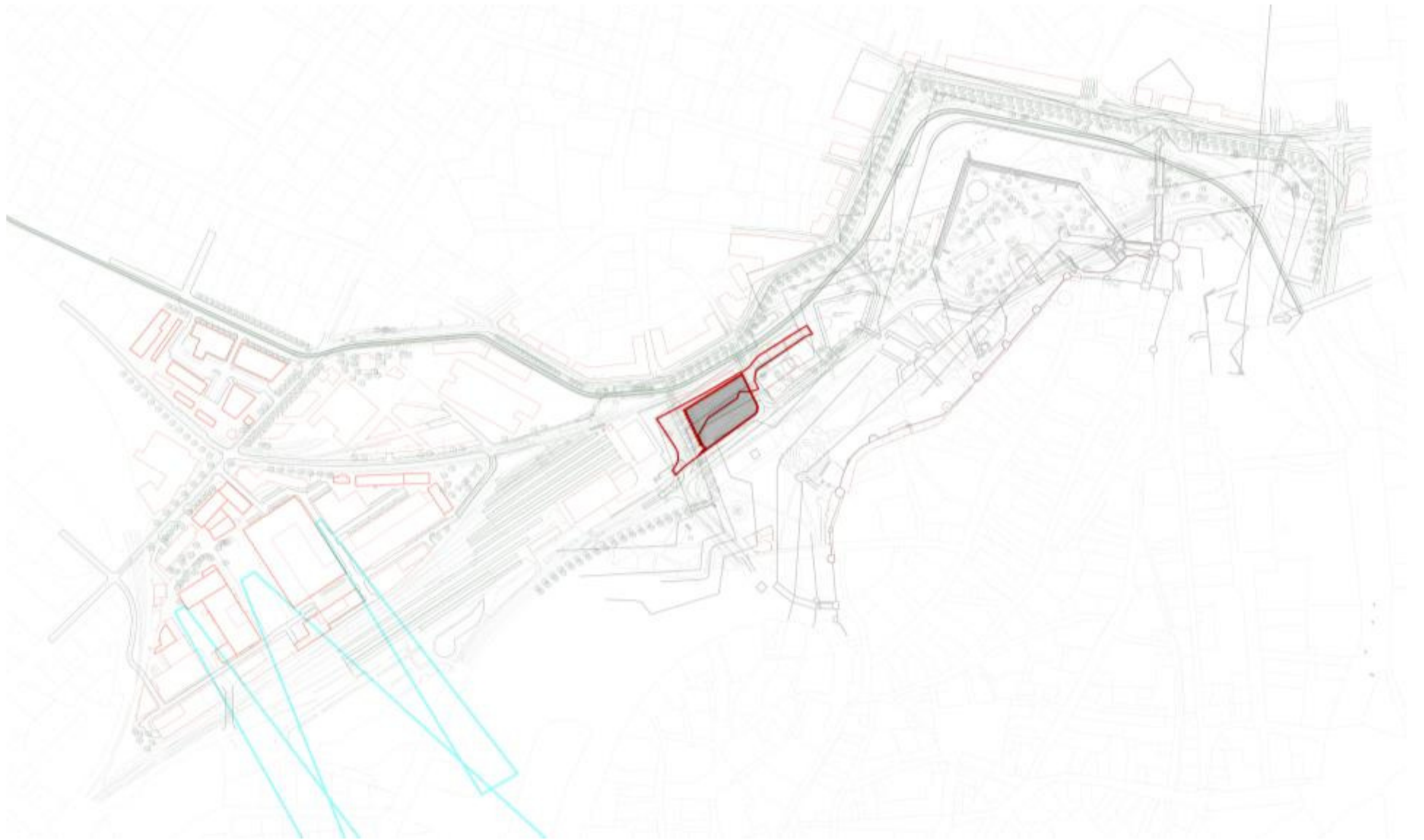
New Tramway



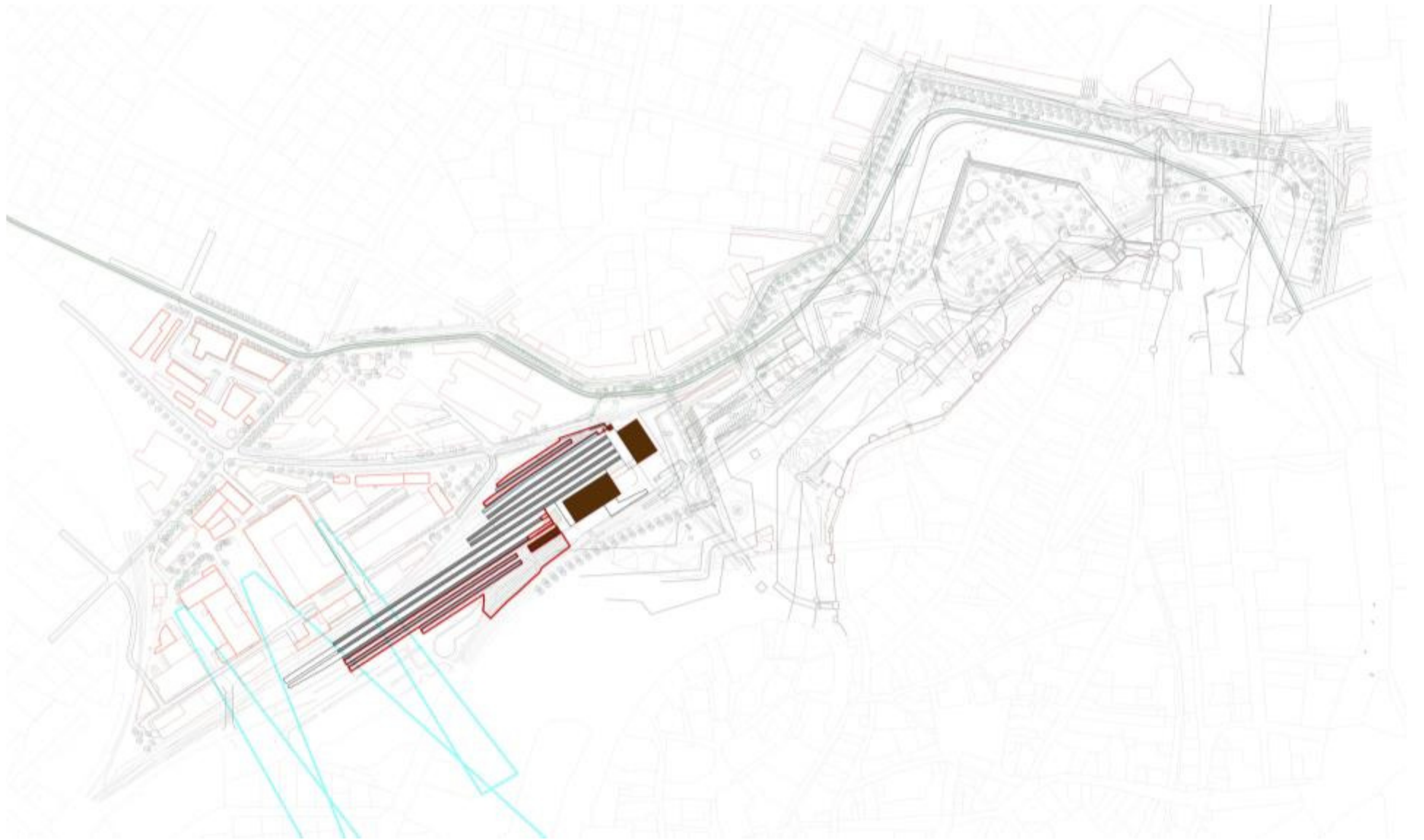
New Passages



New Building lines



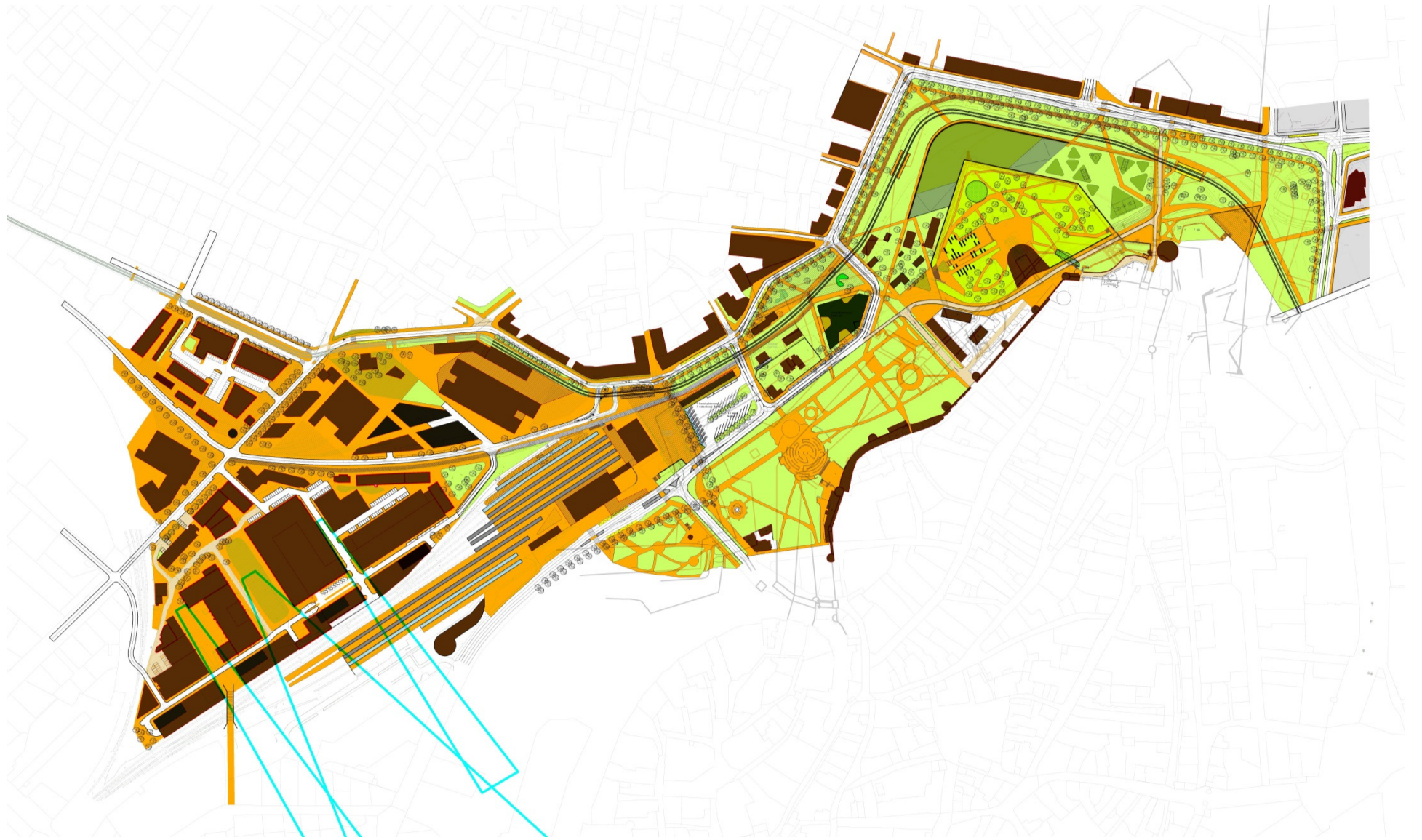
The New Bus Terminal Configuration



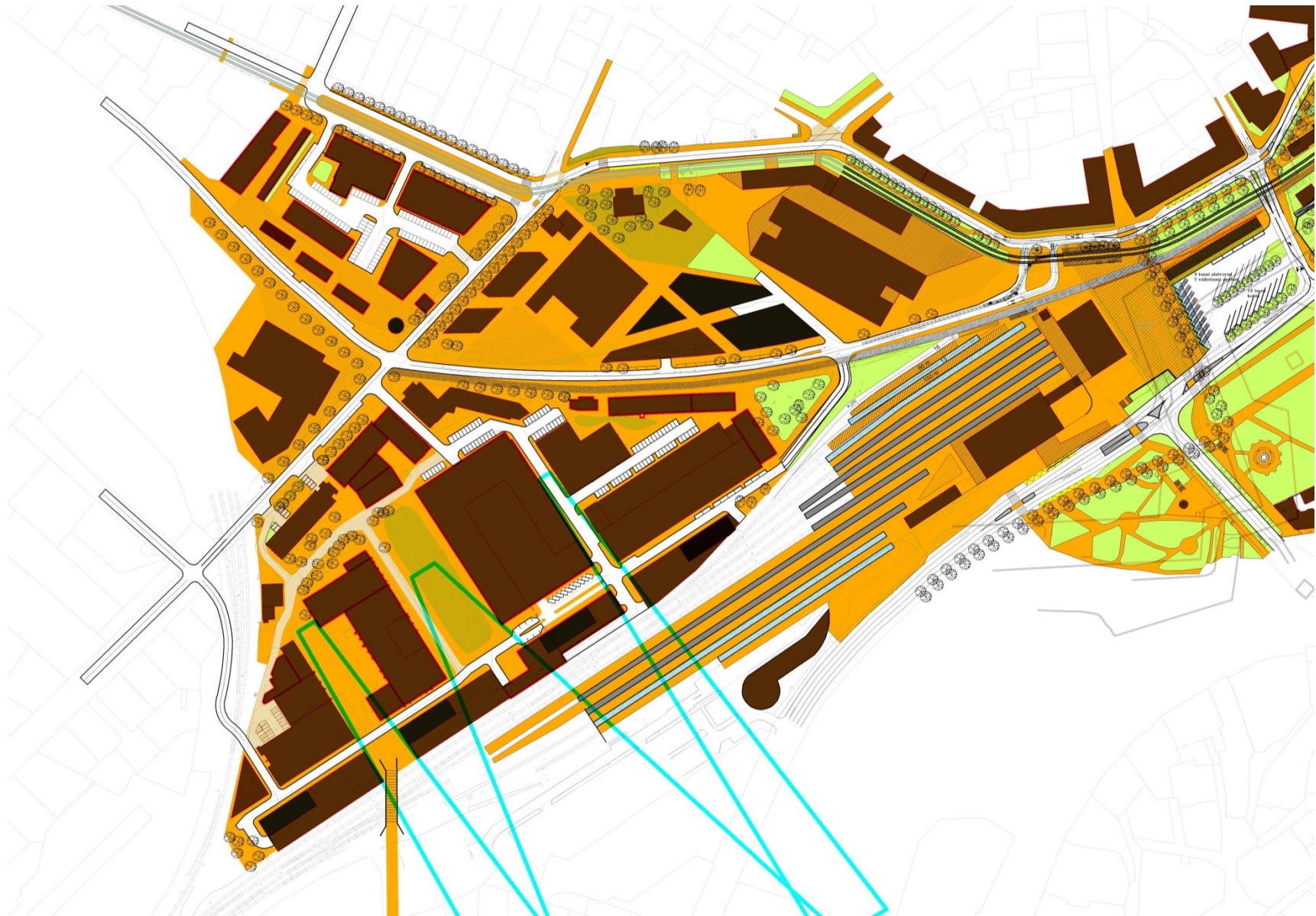
Extension of the Train Station



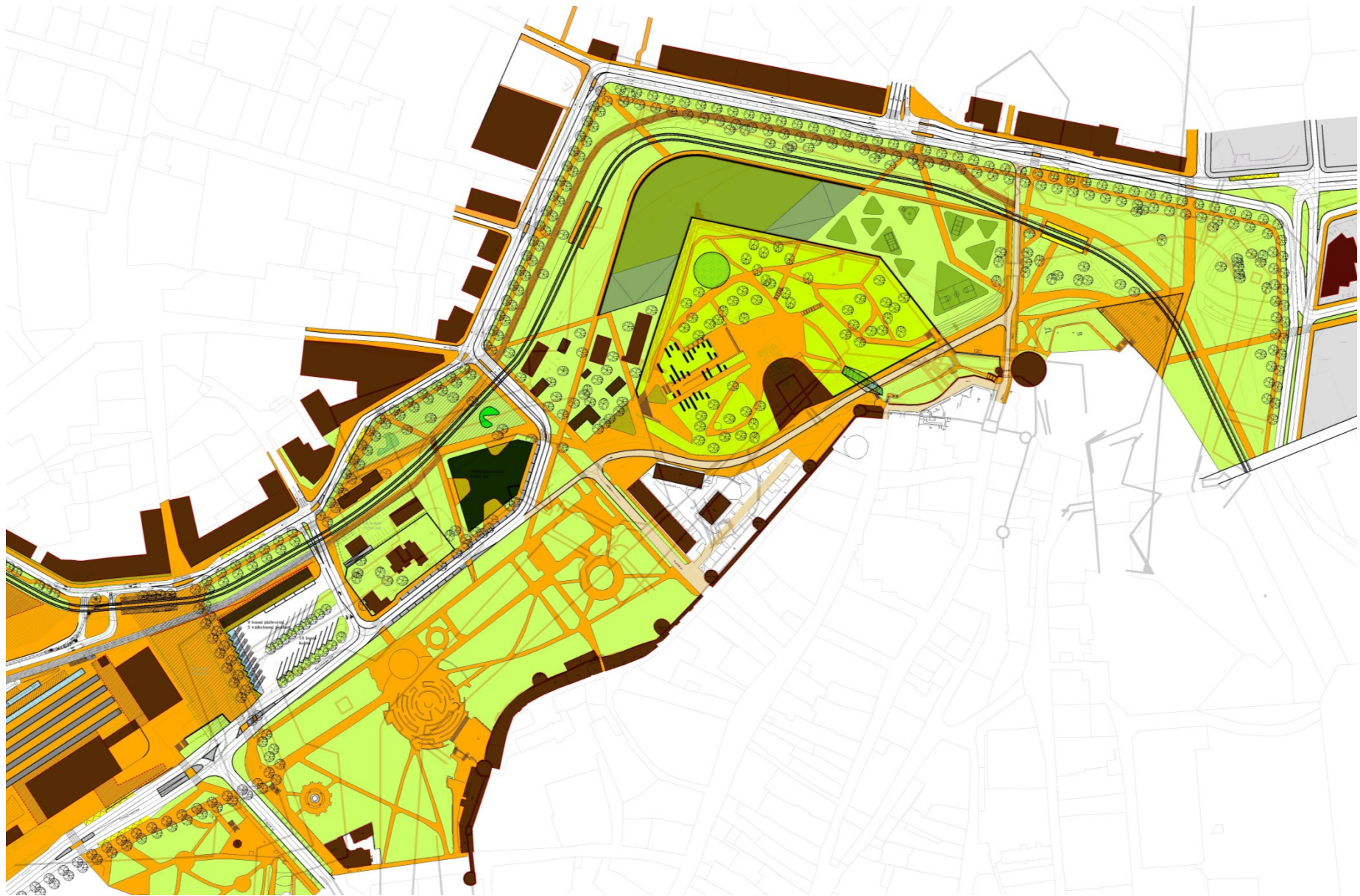
New Building Volumes / Temporary Buildings



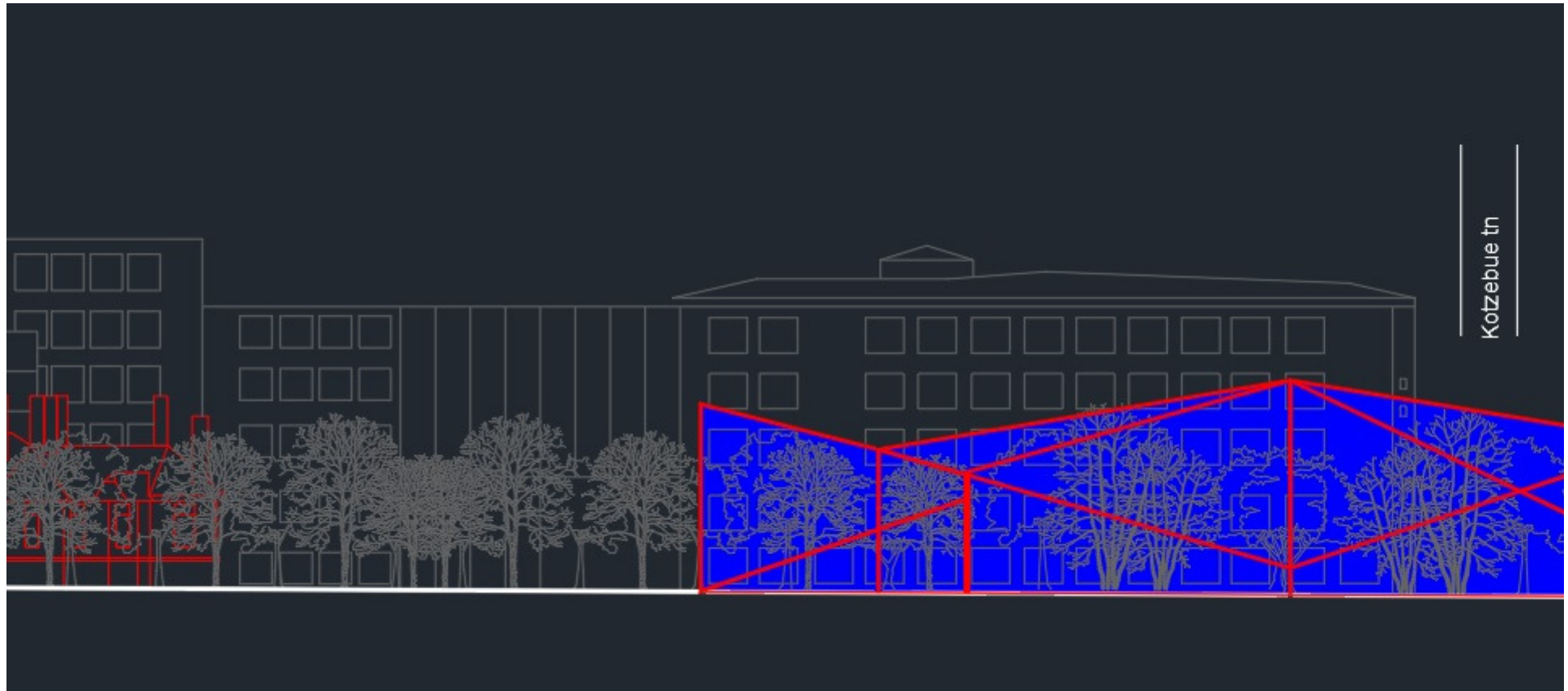
The Development Plan



The Telliskivi Area



The Skoone Area



The Section



How do we have come to this point

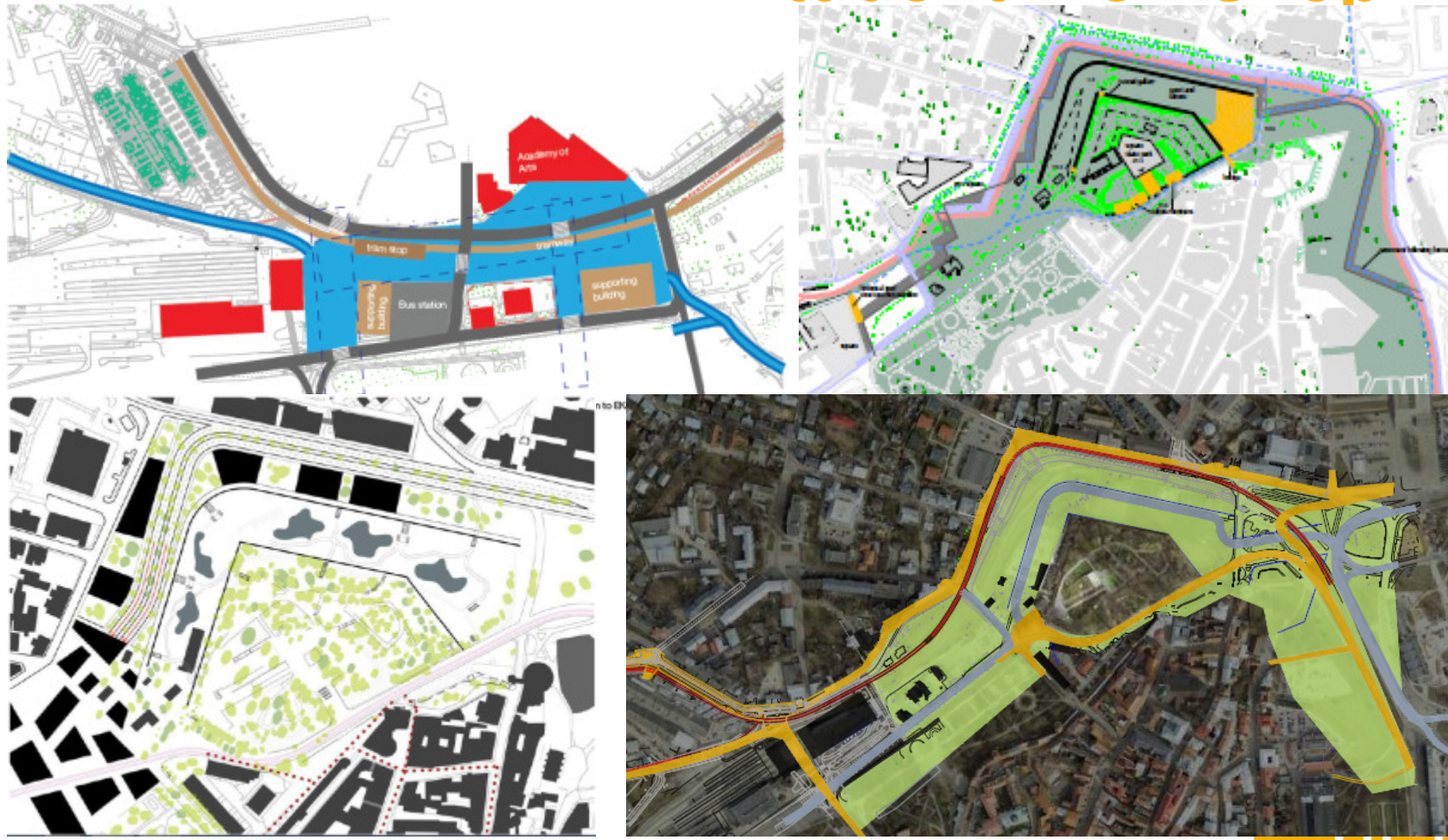
- **Data collection** on Pilot site (dendrology, archeology, pollution, detail plans/visions traffic solutions)
- **Collaboration with stakeholders** - organising meetings about Pilot site visions (ongoing)
- **Testing new involvement methods** – creating a public GIS map application for input for Northern 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





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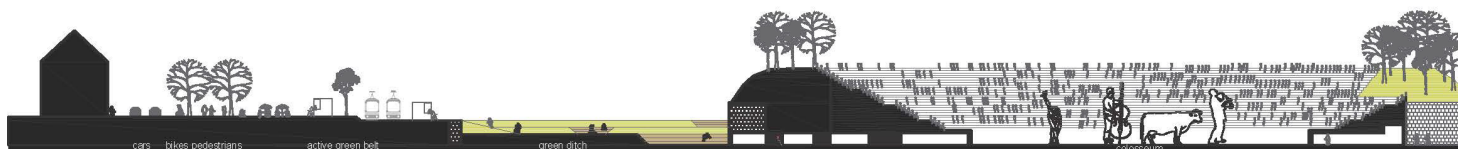
Skoone Activity Belt Student Workshop





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Skoone Activity Belt Student Workshop





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Practical Achievements Till Now

The tramway design

- Adjusting the new tramway location, the stops
- Planning an additional stop to the north of the pilot site
- Relocating the heating pipelines to ensure the bastion ditch opening / exposing

Vana – Kalamaja street redesign

- Competition task preparation according to the development plan draft

Temporary events

- Planning the temporary pedestrian path on the place of the existing tramway „Cultural mile“
- Organizing the urban gardening on the Skoone hill.





Introduction to the Skoone Bastion – Telliskivi Area

The Challenges - By Process

PPPP involvement process implementation

- City is used to present to the public only internally (different departments) approved solutions. Possible ban to openly discuss the development plan draft in early phase.

Private investors finding and involvement





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The Challenges – By Themes

Contradicting demands of the City Departments

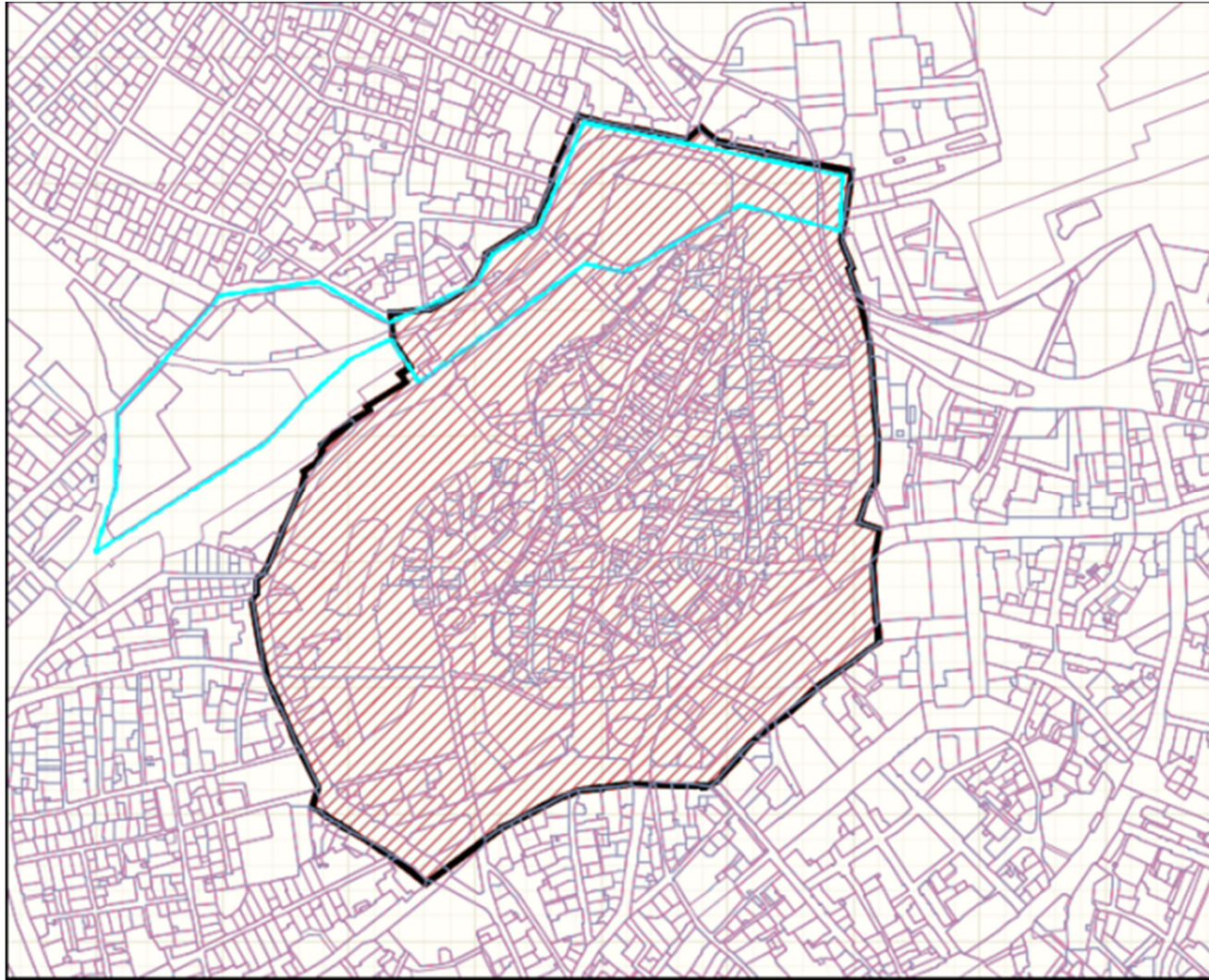
- Heritage Protection - possible building volumes ban
- Environmental Protection – possible Glassii alley replacement ban
- Traffic Management – possible traffic reorganization restrictions

Contradicting wishes of the landowners

- Property Issues – possible disagreement key landowners

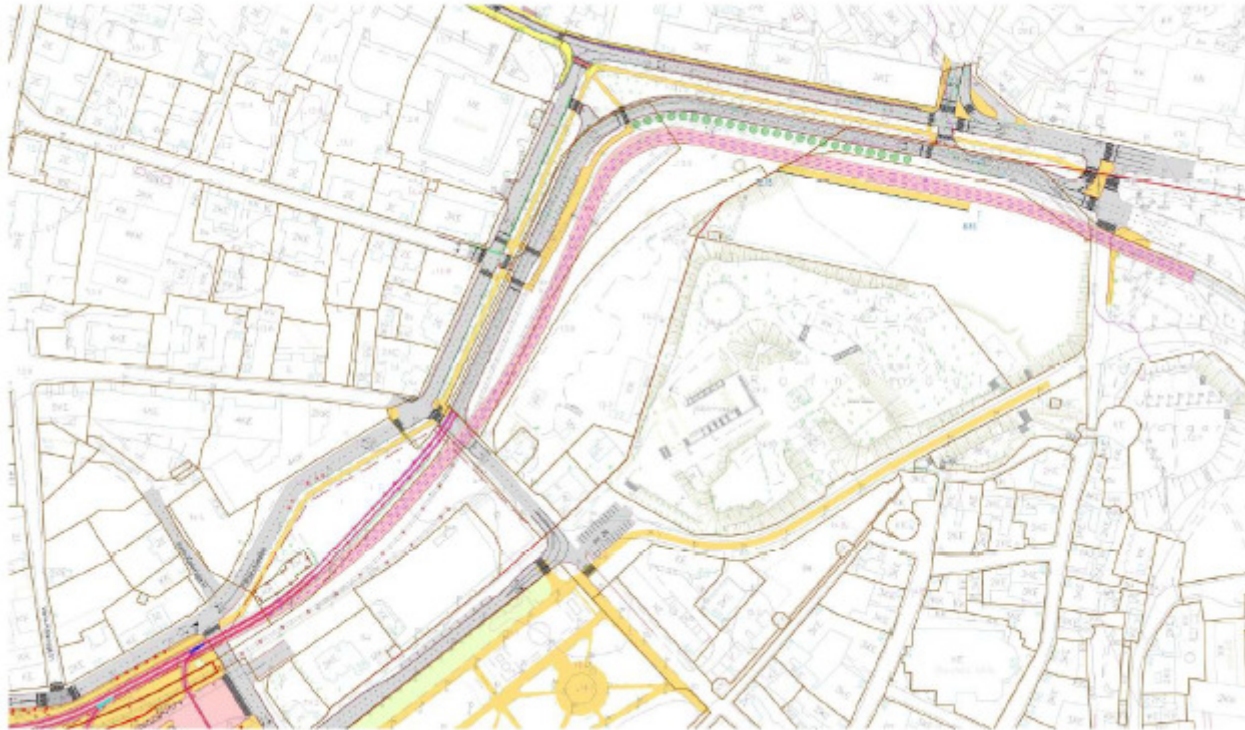


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Future Steps

SPRING

- Exposing the Development Plan Draft on the BUL website
- Stakeholder meetings about Pilot site Draft (ongoing)
- Ordering expertise/surveys on key topics
- Ordering cost analysis for the Skoone area

SUMMER

- Internal testing and improvement of mobile smart app
- Finalizing Development Plan proposal for the Pilot Site
- Ordering 3D visualization / video for the Development Plan

AUTUMN

- Public smart app testing in Pilot Site
- Adjusting Development Plan proposal for the Pilot Site according to public feedback
- Stakeholder meetings about Pilot site Draft
- Proposing a Strategic Plan for implementation





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Thank You

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