



Best practices and lessons learned: conversion of brownfields as a vitality option for the Lithuanian cities

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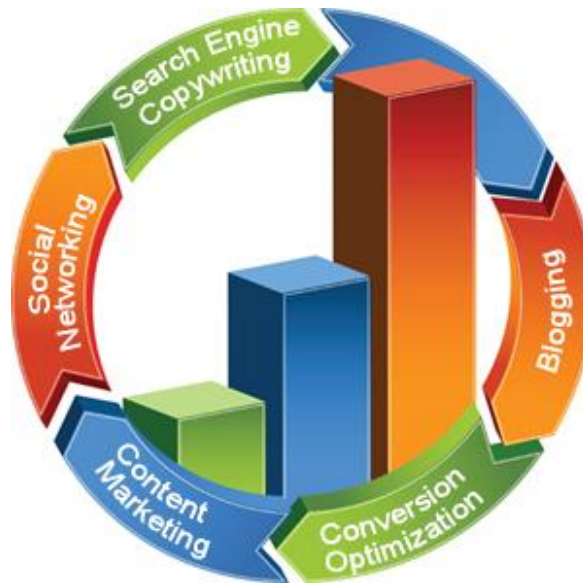
Latvija-Lietuva

European Regional Development Fund



EUROPEAN UNION

Definition



Something that is transformed from one state or form to another has had a **conversion**

<http://www.vocabulary.com/dictionary>

Definition in urban planning

In urban planning, a **brownfield site (brownfield)** is land, previously used for industrial purposes or some commercial uses. The land may be contaminated by low concentrations of hazardous waste or pollution, and has the potential to be reused once it is cleaned up.

http://en.wikipedia.org/wiki/Brownfield_land



Definition by LT law

Conversion – new or secondary use for development of uneffectively maintained territories (polluted and ineffective industrial ones in the city centers and their surroundings)

State territory planning norm

City development models

Suburban expansion

Inner city (compact)

Suburban expansion

Advantages

- Easy accessible new resources
- Low land price
- Less restrictions and requirements
- Customers need for a larger living space
- Similar social environment

Challenges

- Long distance from the city infrastructure
- Inevitable private car ownership due to lack of public transport network
- Low access to social infrastructure and services
- Challenges of gated communities

Compact city

Advantages

- Easy access to urban infrastructure
- Engineering and public transportation within a short reach
- Existing cultural and social environment
- Public spaces, active communities

Challenges

- Higher prices of the property
- Heritage protection
- Challenges meeting Master plan requirements
- Local communities attitude, NIMBY'sm

Preconditions

- State urban policy
- Municipalities must become real owners of the city and have tools for solving the development issues
- Active local communities
- Clear and professional heritage protection policy, with a “protecting while using” attitude
- Favorable tax policy
- Public attitude

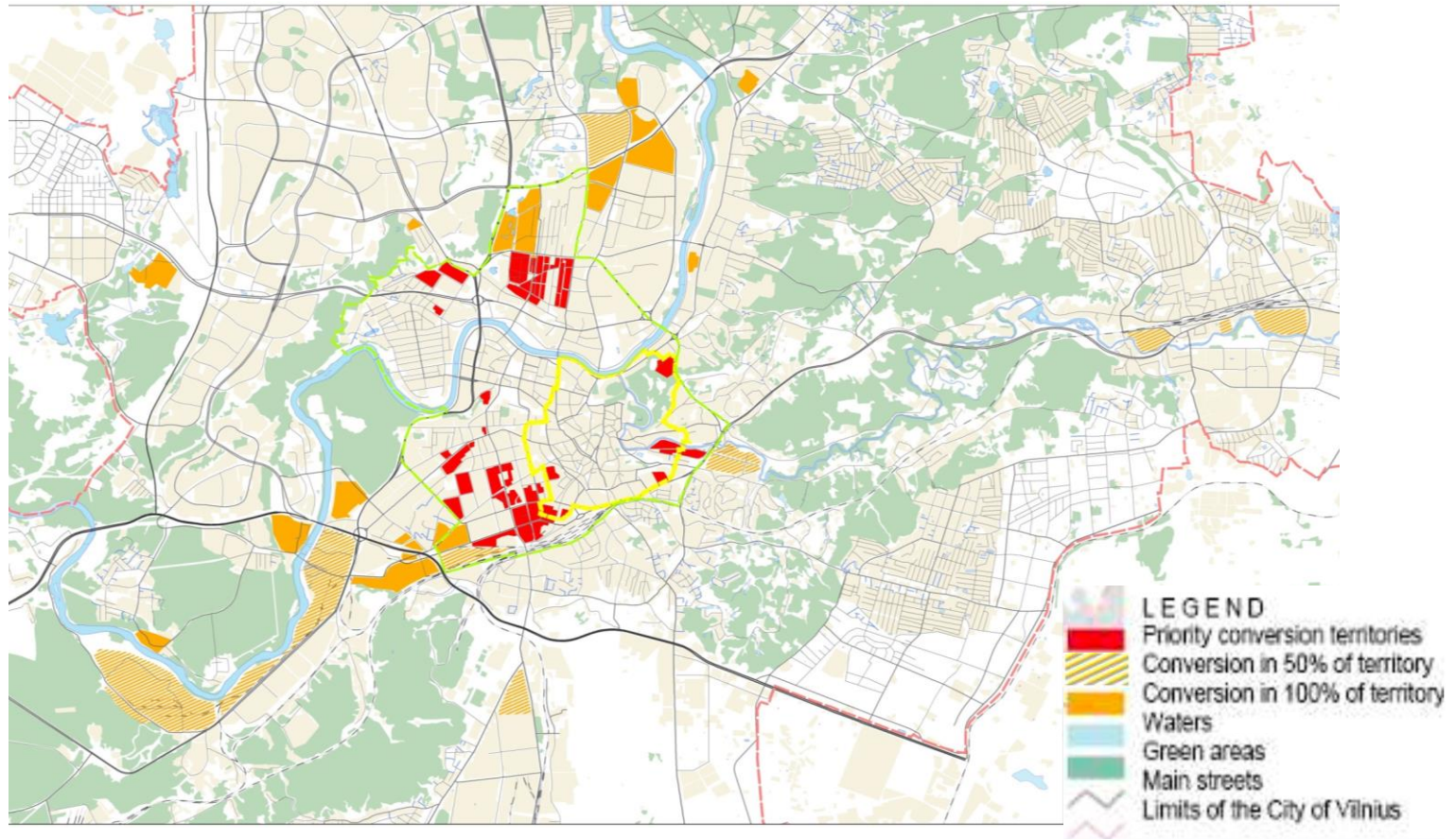
Preconditions

- Multifuncional use of the territories
- Public buildings
- Possibility to transform territories and buildings
- Suitable urban and architectural environment

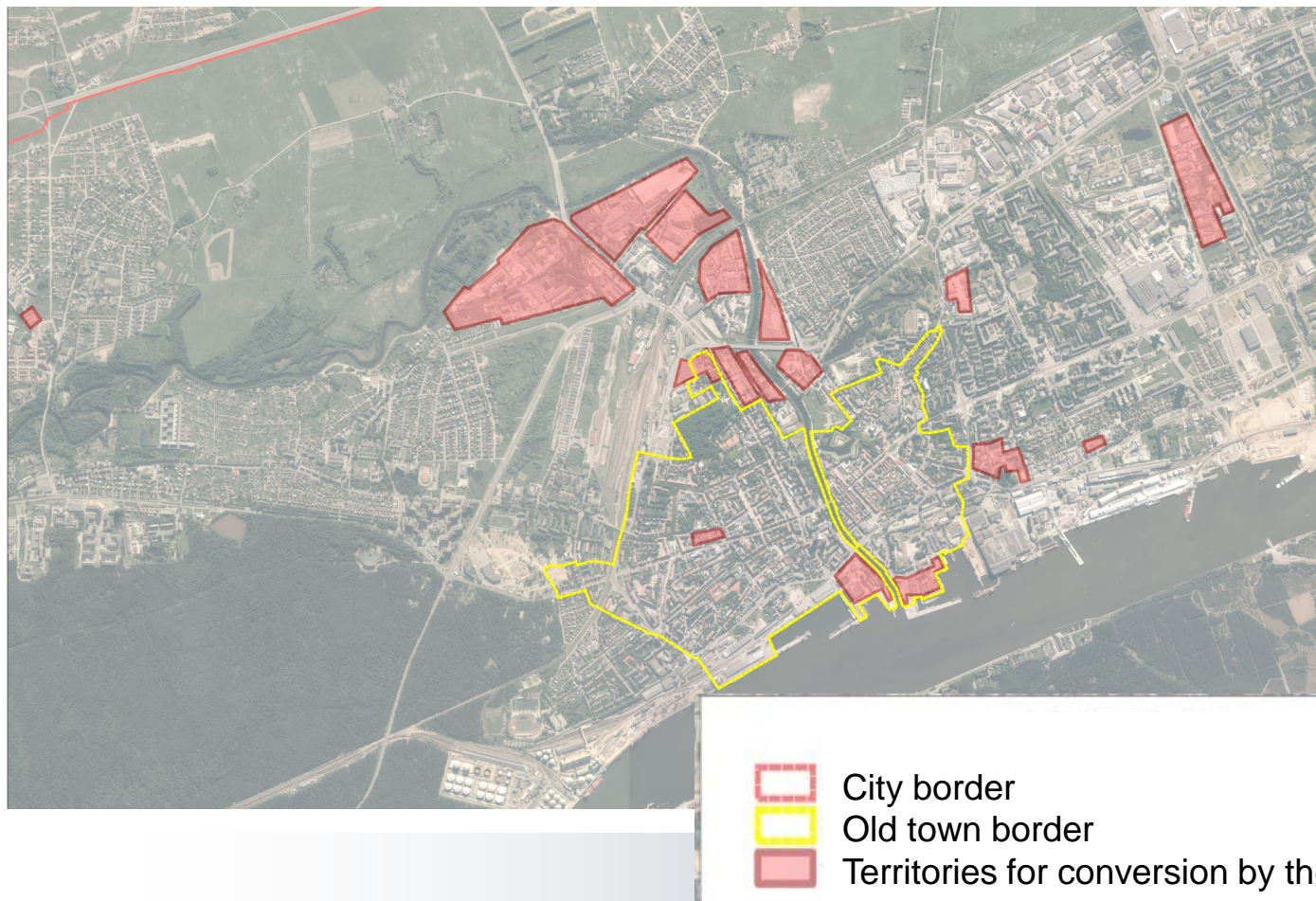
Challenges

- Pollution
- Fragmented property ownership
- Urban structure quality

Vilnius city potential



Klaipėda city potential



„NORTHTOWN“



- Military base was established in XIX century
- 53 hectares territory
- Idea for conversion- to establish a multifunctional district with a special focus to commercial/retail use
- In 1998 JSC “Northtown” was established with a rental lease agreement for the whole plot

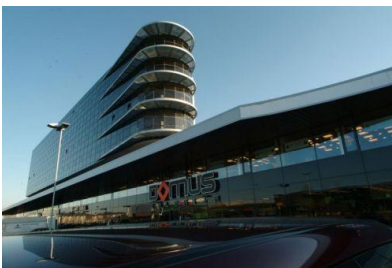
„NORTHTOWN“



„North star“



„Ogmios city“



„Domus gallery“

- In 1998-2005 most of the former buildings were demolished and a network of inner streets was formed (Ulonų, P. Lukšio, J. Kubiliaus, S. Žukausko, Žygio and other streets)
- Some of the area in the south part of the territory was dedicated for residential development, leaving other territories for the commercial use.
- Territories were sub-leased to private investors and developers. The lease and infrastructure taxes were used to build a street network and communications.

Bussiness triangle, Vilnius



1997-2005
transformation of
former shoe factory
“Victoria” into
commercial district

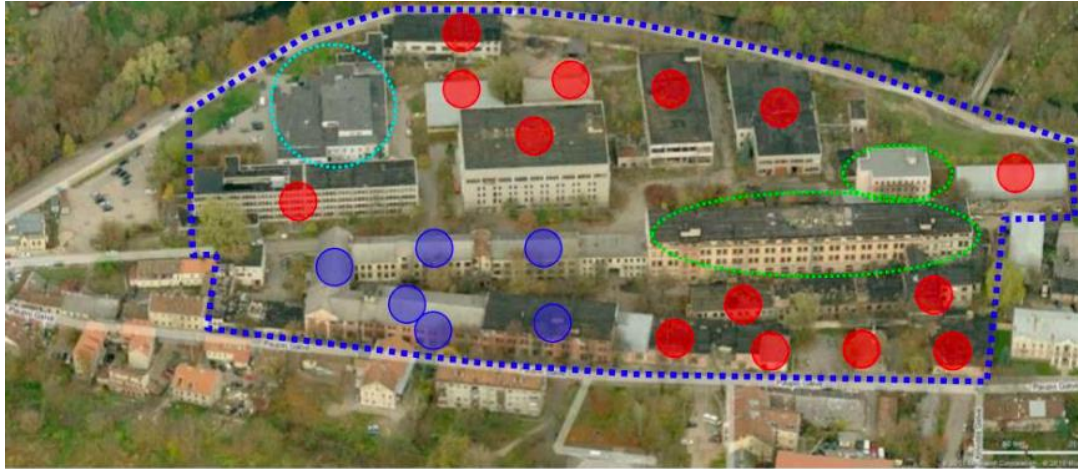
Žvėrynas namai, Vilnius







1997-2005
transformation of
former factory
“Pergale” into
residential district



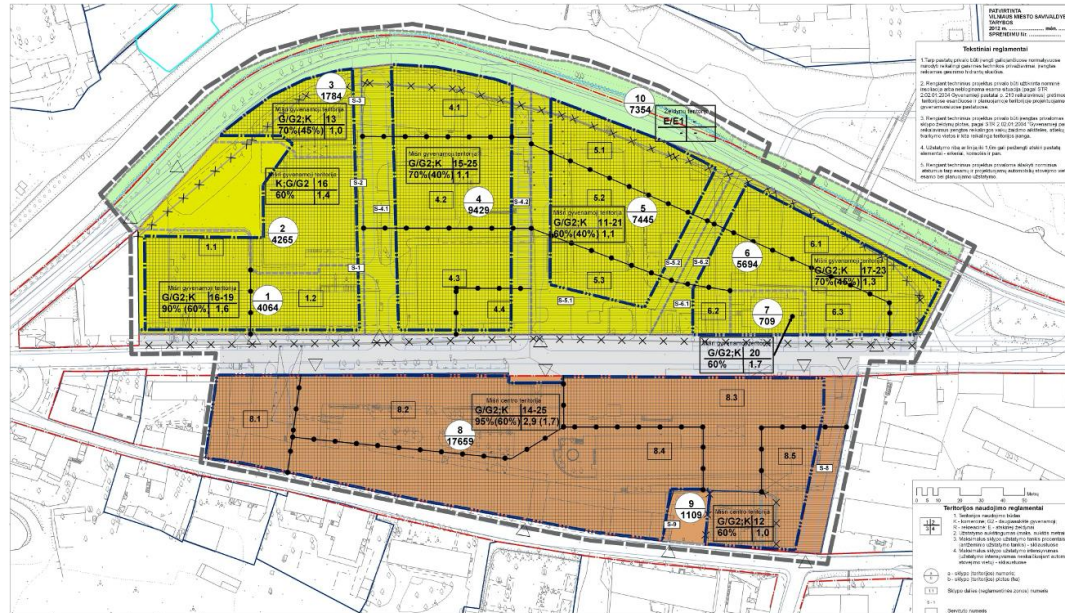
“Architecture park” in Paupys, Vilnius



-  - Remaining buildings
-  - Reconstruction, maintaining the volume and valuable characteristics
-  - Other owners
-  - Demolition and new construction



Paupys, Vilnius



Landplot are	53 000 sq. m.
Building density	60-80 proc.
Building intensity	1.0 -1.7
Overall building area	upto 60 - 65000 sq. m.
No. of flats	960
New residents	2200
Car parking places	1200

Paupys, Vilnius



Juozapaviciaus 13, Kaunas



- Former 5 hectars military area in Šančiai district, build in XIX century.
- Current use – mixed purpose residential, commercial, retail, educational and public.
- Planned investment – over 30 mln EUR



Future large scale developments



- New AKROPOLIS in Vilnius – new retail, commercial and residential development in former industrial area near the Vingis park
- Total investment – over 350 mln. EUR

Thank You

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