

Population
370,792

Location
Paevälja district in Lasnamäe quarter

Study area
34.2 ha

Site area
6.4 ha

Theme

All the elements of urban life should be intertwined, but balanced. It is necessary to contemplate an area for living, working and leisure, where public and private space are in right relation and diversity is supported by varied architecture. The aim is to find out an optimal solution for satisfying principal needs of the future residents. As the area is virginally untouched, it is possible here to implement the innovative ideas of living to a full extent. Structures could be created with diverse types of buildings, buildings could be given novel programmes and solutions, living could be discovered from the viewpoint of new technologies.



Conurbation

In the conurbation of Tallinn, the competition area is located in the district of Lasnamäe, which is with its 109000 residents the largest residential area. The city district was planned in the 1970s as a model of a futuristic ideal city, but has not fully been completed by today. The so-called "micro-areas" on both sides of the trunk road running as an axle and the location of apartment buildings under free planning, without any private space in between buildings, create a city that once symbolized "progress" and "democracy".

Site

The site is located in Paevälja, at the seaside area of Lasnamäe, situated on a limestone bank which is flat, windy, unimproved and has poor flora. The strong geological foundation does not impose any restrictions on the number of storeys of buildings. The relative height of the bank is 20 metres and it is a natural obstruction for the city in between the sea and the bank. Future main streets, with a nature park on the edge of the bank, are planned to south and north from the site. Development projects are also being prepared for neighbouring areas - Loopealse and Paekalda.



Programme

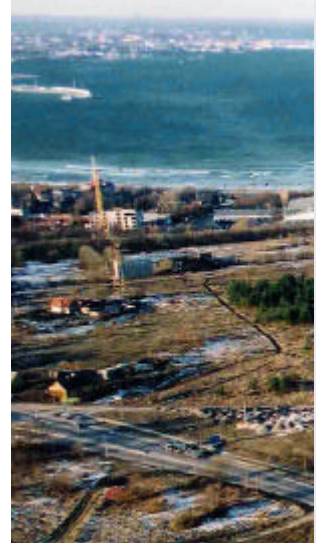
The planning and architecture have to create a new urban structure, quality, diversity with intertwined functions, safety and cosiness - a challenge to the district of today's Lasnamäe. The competition area should be provided with a precise solution of residential buildings and other functions, in the study area developments should be described more generally. The percentage of the built area to the total size of its lot arises from its specific solution, but may be in the range of 15-30%. The apartment buildings may be 3-16 storeys.

Issues

functional: Different functions must be balanced, even intertwined. The main issue is housing and recreation. The competition area should be provided with a kindergarten, youth centre, family doctor's practice and information point; the study area with a centre of the local services or cultural enterprise.

social: Characteristic is the growth of households and shortage of modern apartments. The target groups are smaller families, young families, senior citizens, middle class residents seeking to improve quality of life, "nomads", i.e. travelling specialists.

perceptual: Development advantages of the site are proximity to the town centre, long-distance views to the sea and downtown and an unlimited possibility to implement free and innovative ideas.







theme

conurbation / site

programme / issues

screens 1 / 2 / 3 / 4



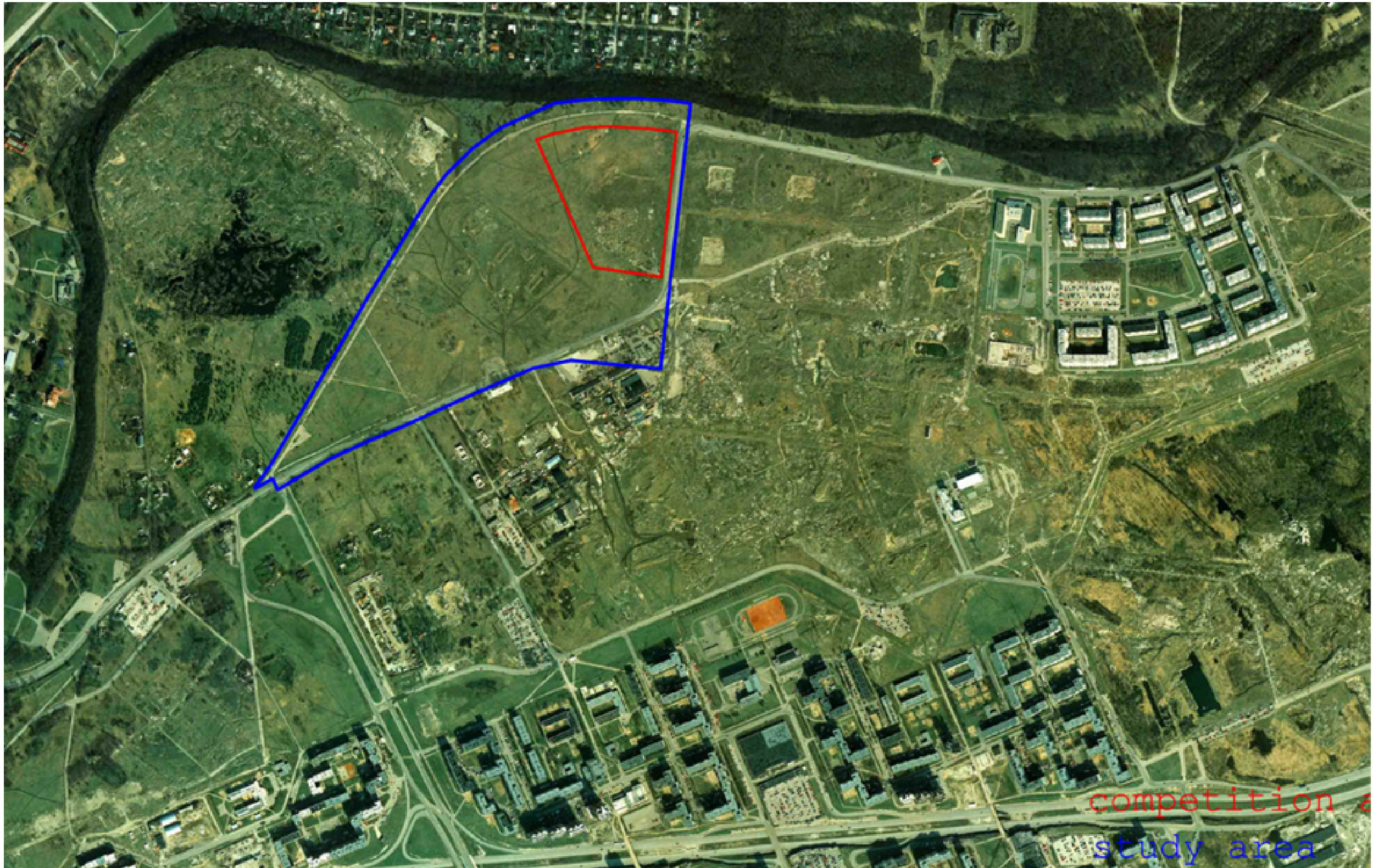
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competition
study area