

Recovery strategy for Vilnius



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Wild year 2000

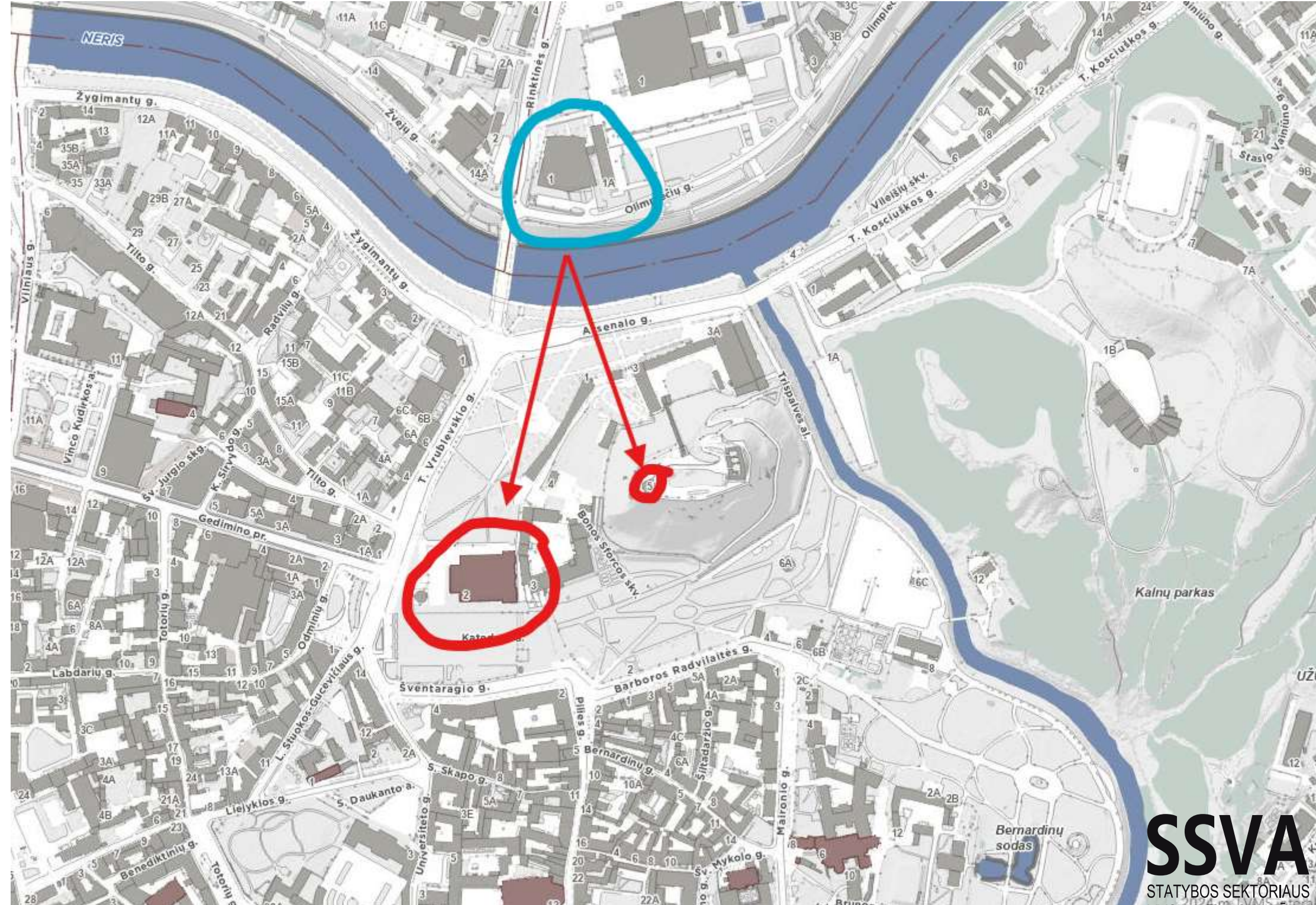
Why to live in the city center?

•

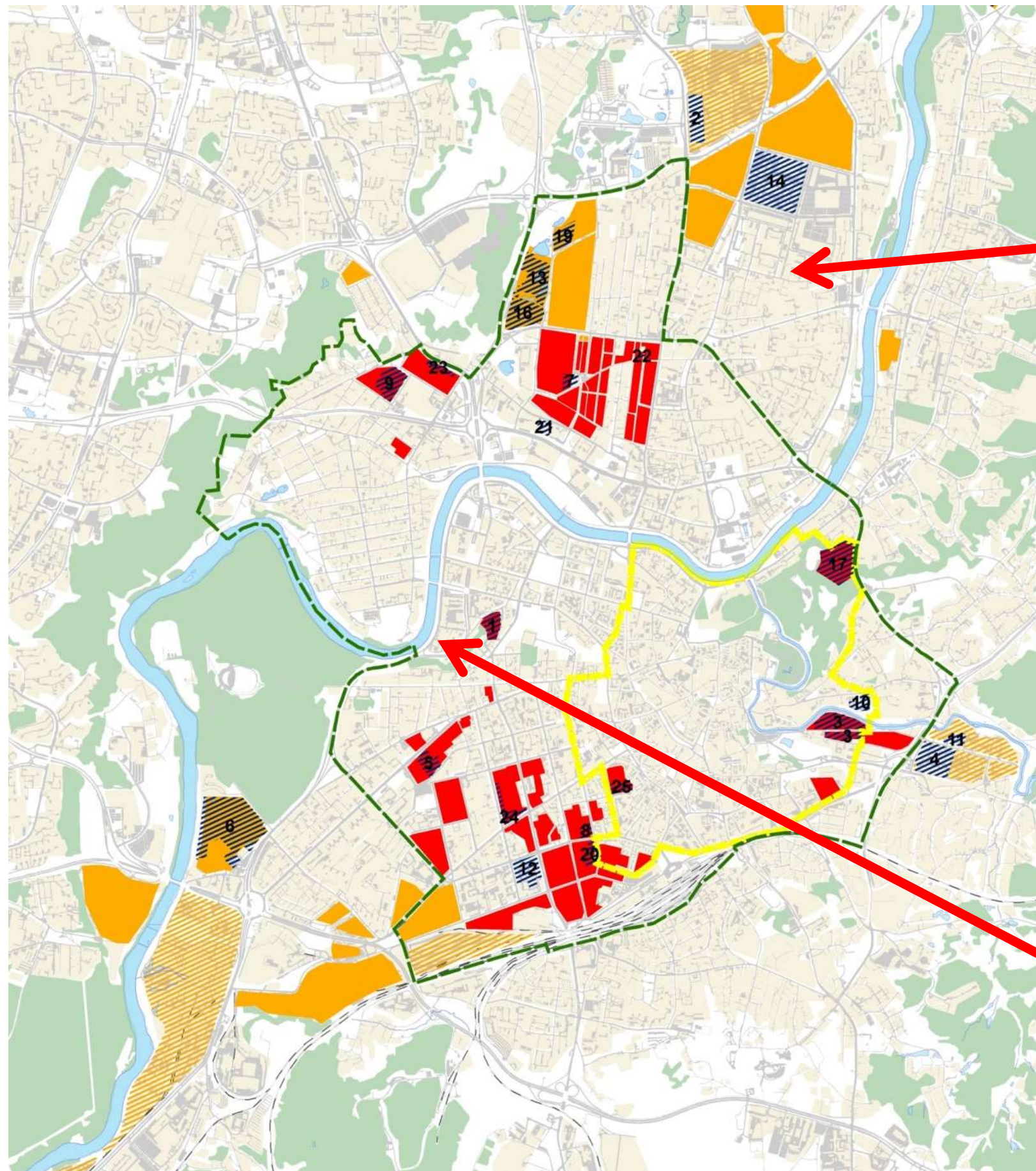
Because of a room with a view 😊



2000: The first bigger scale development in Vilnius city center

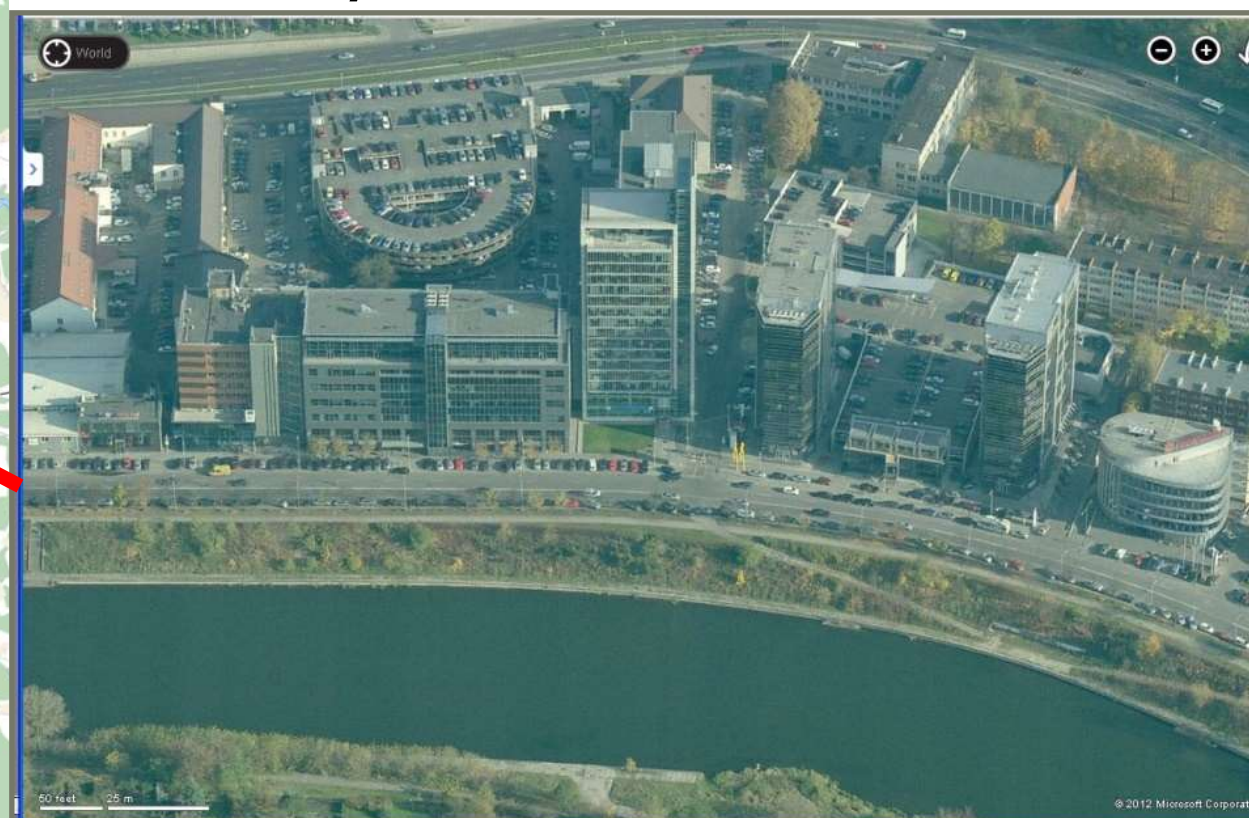


Potential of inner development



Potential - 500 ha

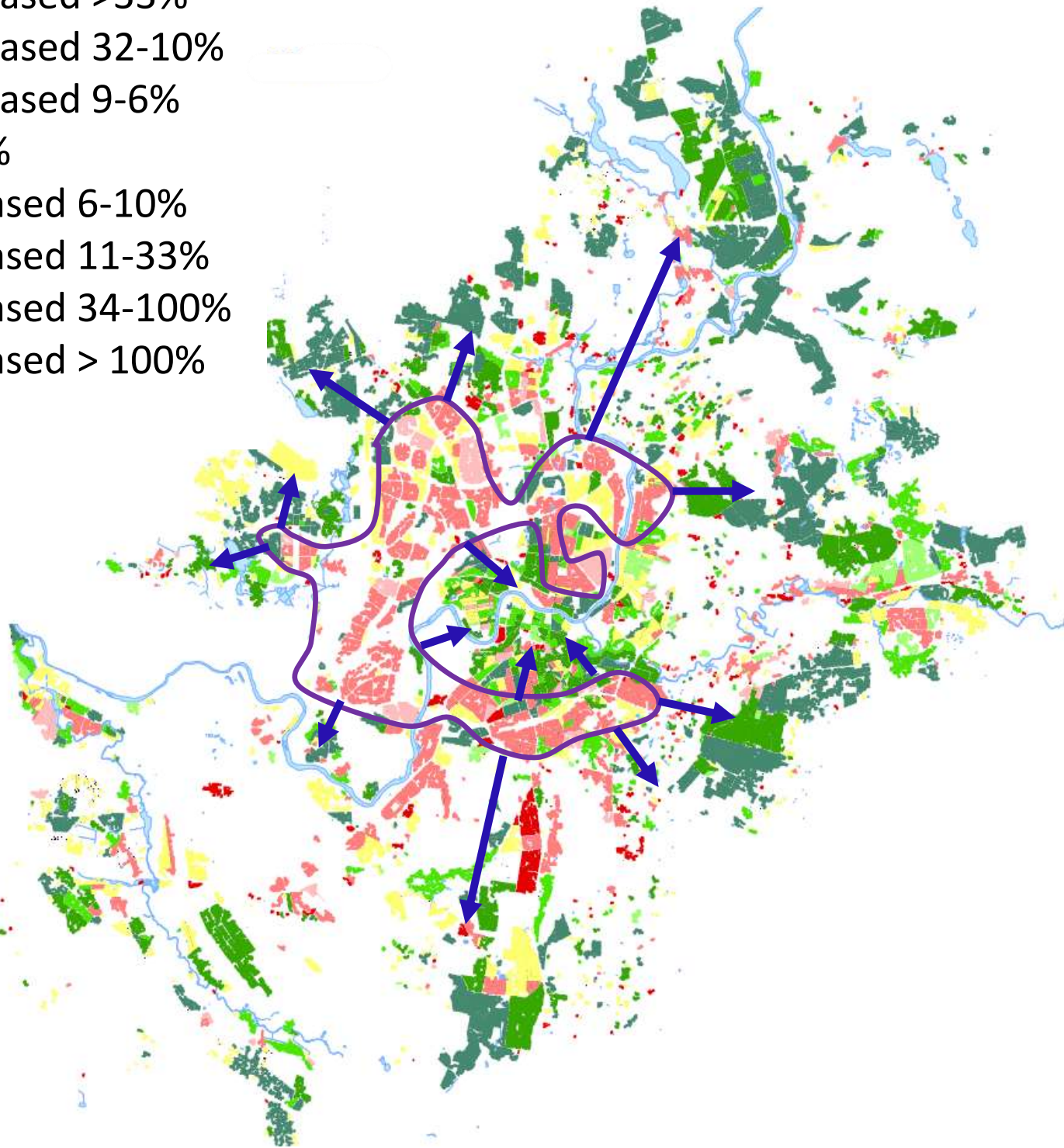
In the city center- 120 ha





Quantity of inhabitants 2011-2022 (%)

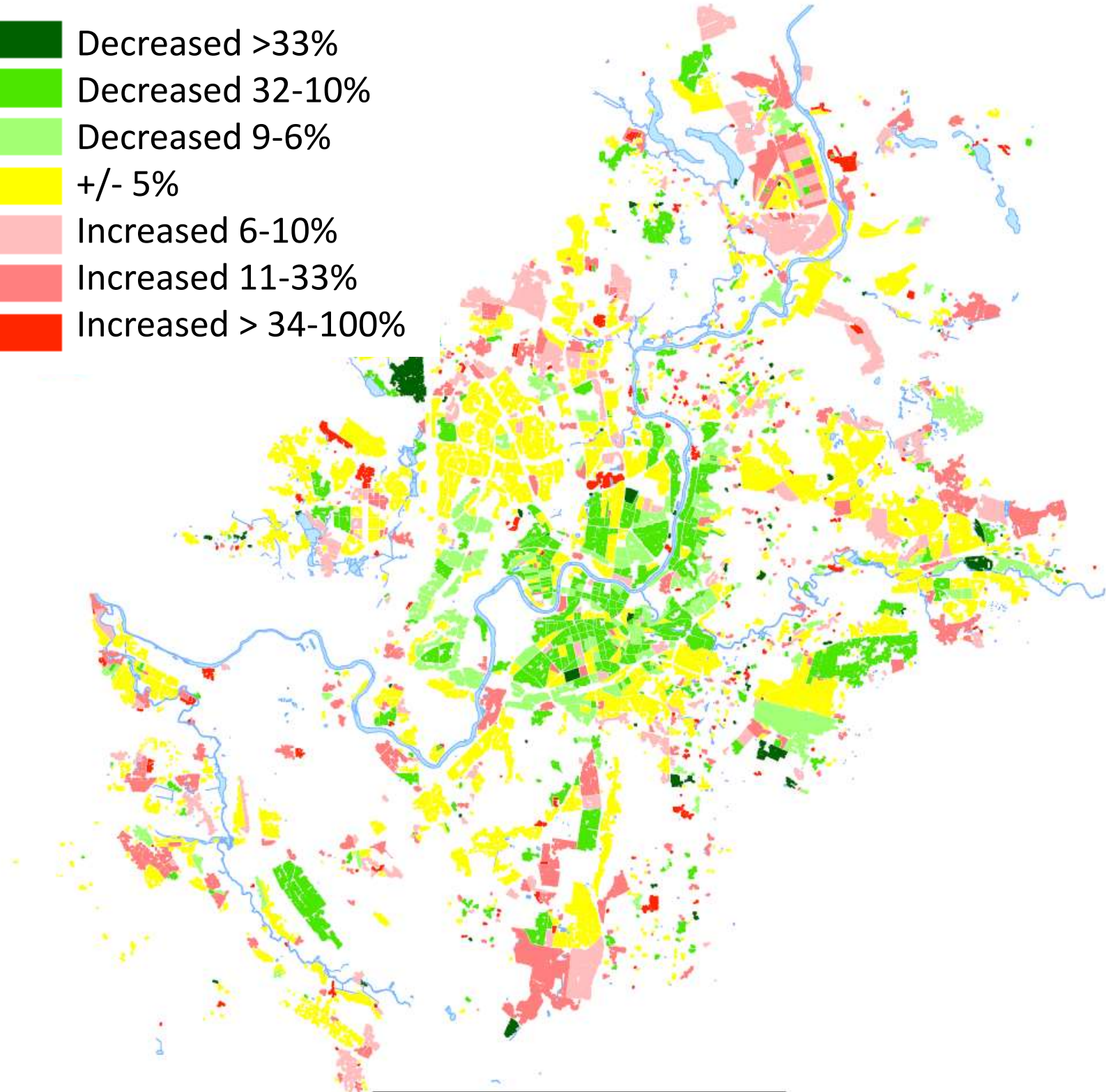
- Decreased >33%
- Decreased 32-10%
- Decreased 9-6%
- +/- 5%
- Increased 6-10%
- Increased 11-33%
- Increased 34-100%
- Increased > 100%



Center + 13 000
Soviet districts – 27 000

Age of inhabitants 2011-2022 (%)

- Decreased >33%
- Decreased 32-10%
- Decreased 9-6%
- +/- 5%
- Increased 6-10%
- Increased 11-33%
- Increased > 34-100%

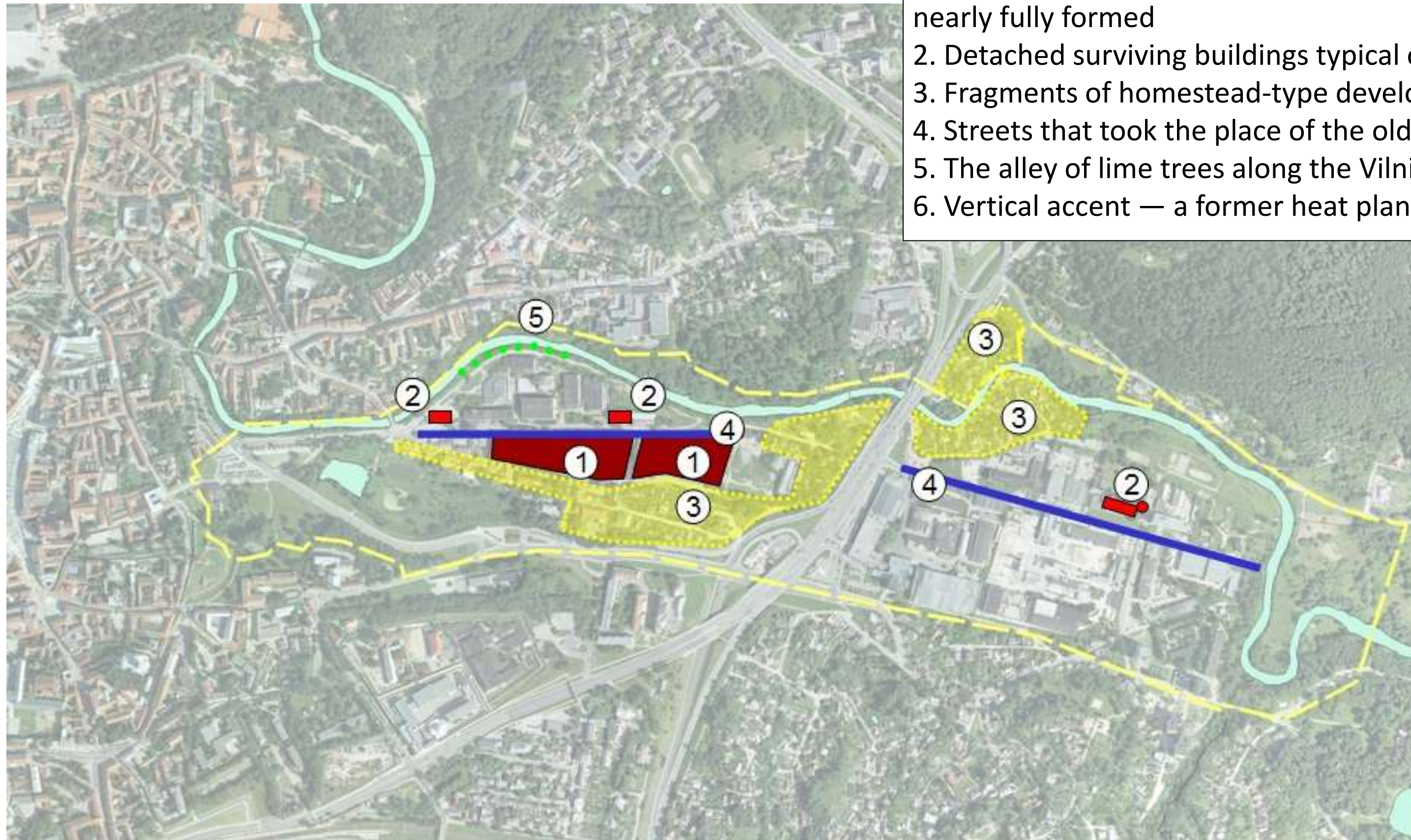


The center is getting younger

Encouraging – Paupys project

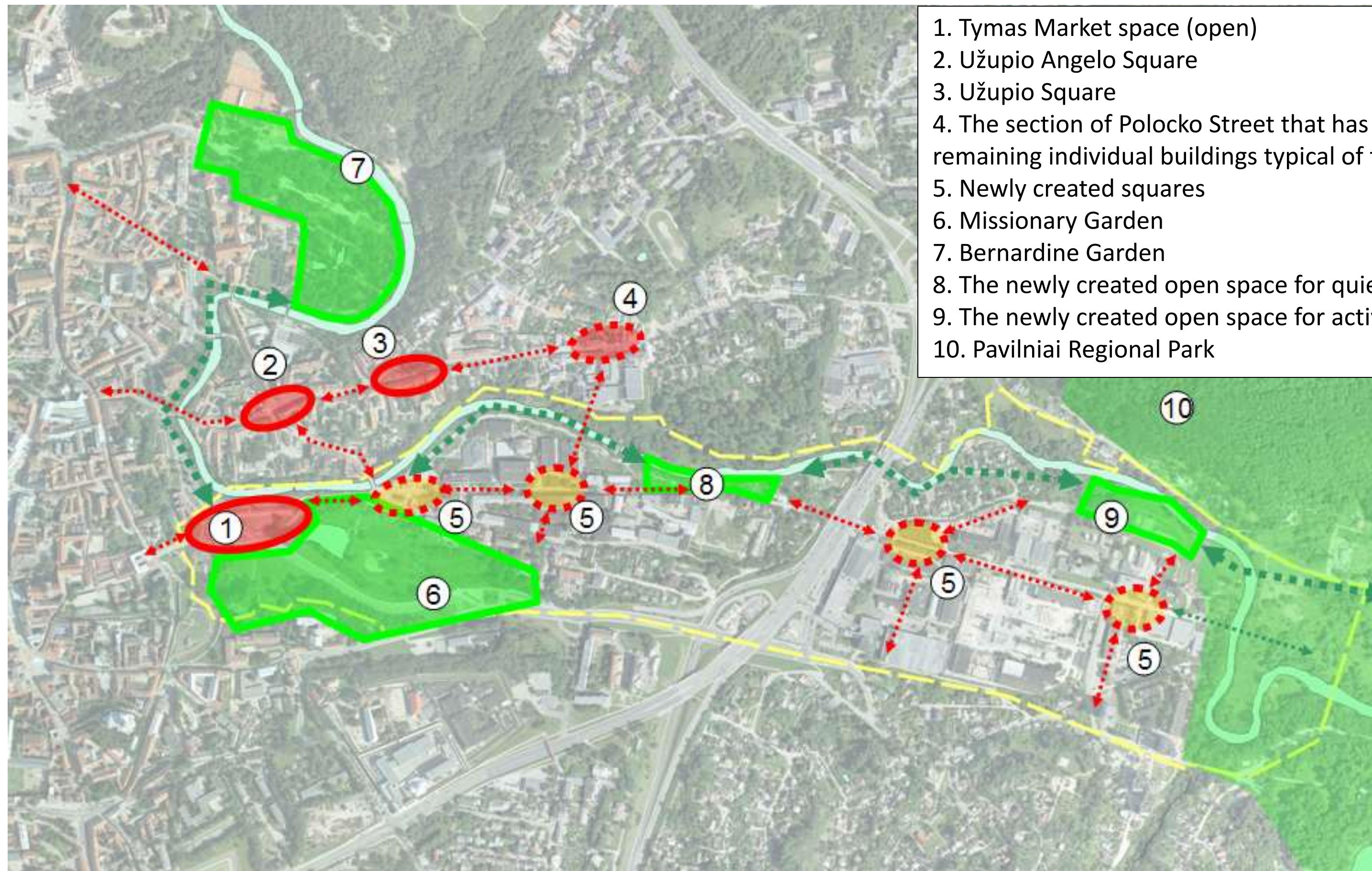


The main valuable elements of urban structure



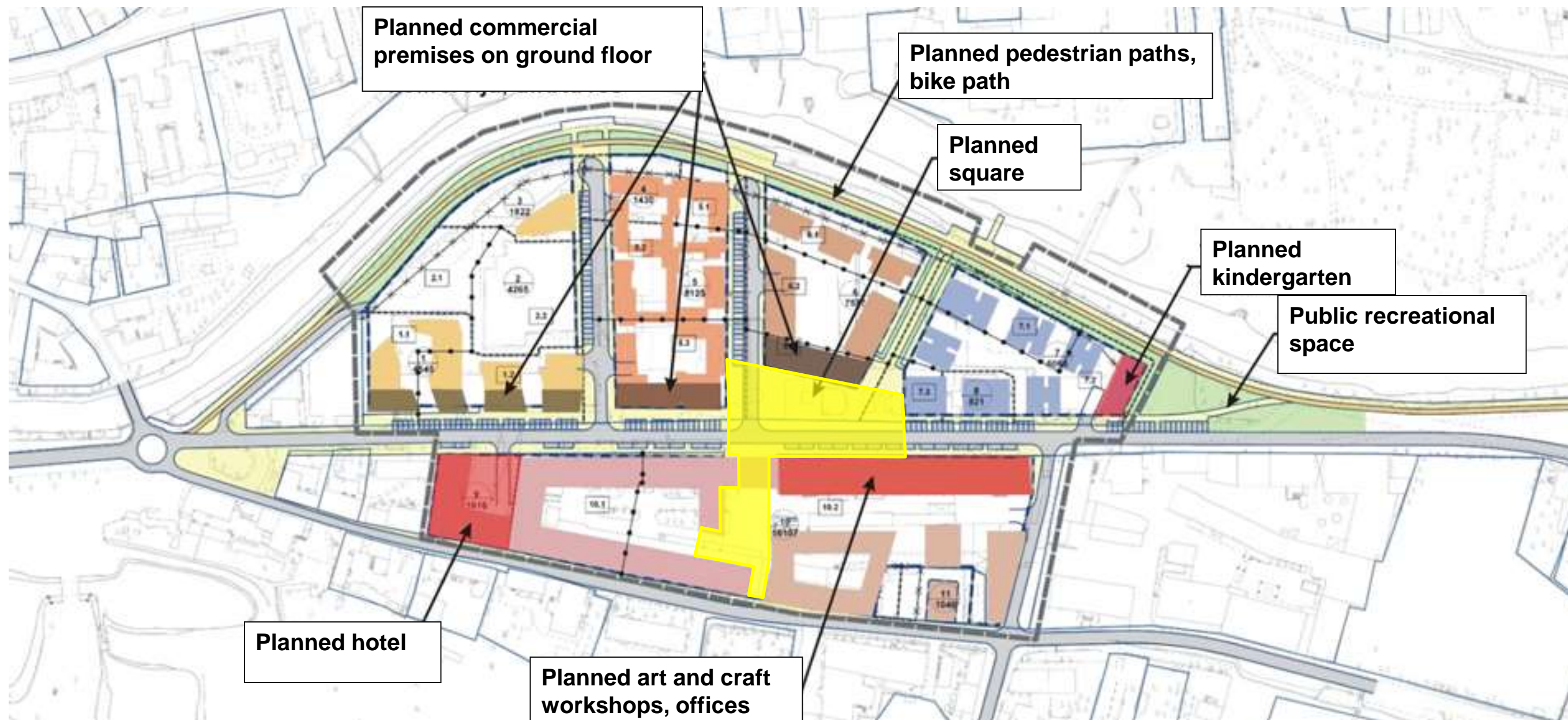
1. Structures with closed perimeter block development and are nearly fully formed
2. Detached surviving buildings typical of the mid-19th century
3. Fragments of homestead-type development
4. Streets that took the place of the old chanals
5. The alley of lime trees along the Vilnia River
6. Vertical accent — a former heat plant

The structure of public spaces

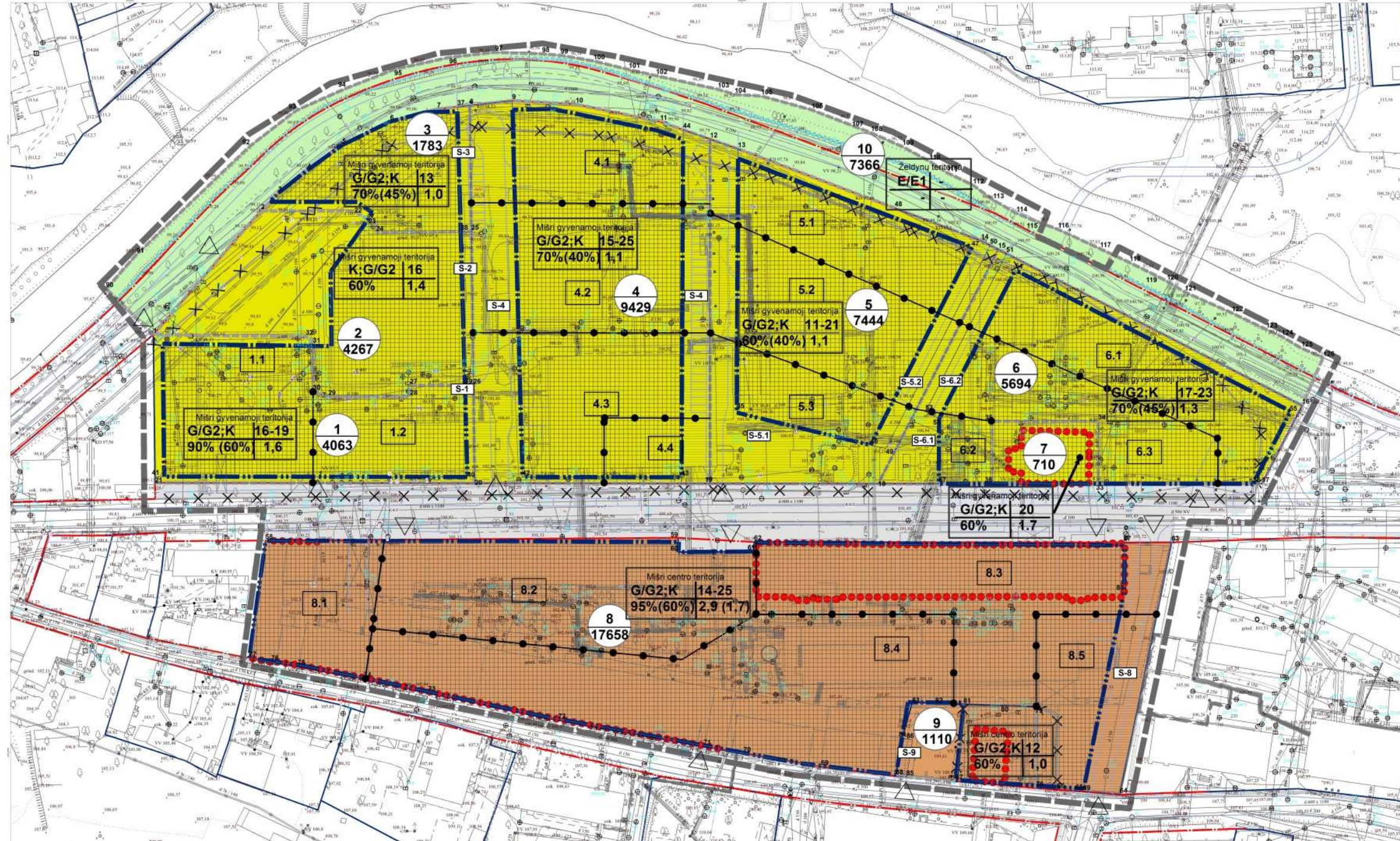


1. Tymas Market space (open)
2. Užupio Angelo Square
3. Užupio Square
4. The section of Polocko Street that has the spatial potential and the remaining individual buildings typical of the mid 19th century
5. Newly created squares
6. Missionary Garden
7. Bernardine Garden
8. The newly created open space for quiet recreation
9. The newly created open space for active recreation
10. Pavilniai Regional Park

The main uses of buildings and spaces

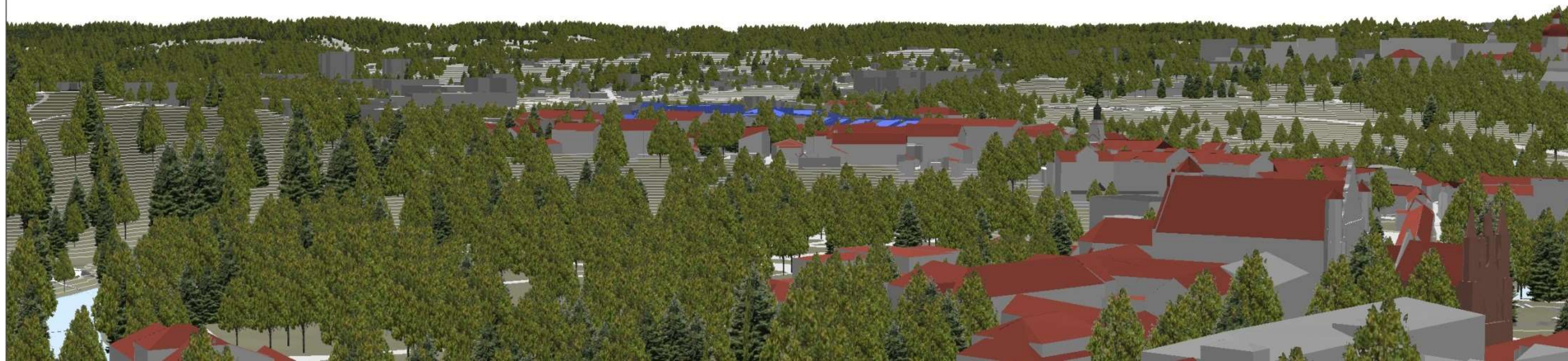


The detailed plan

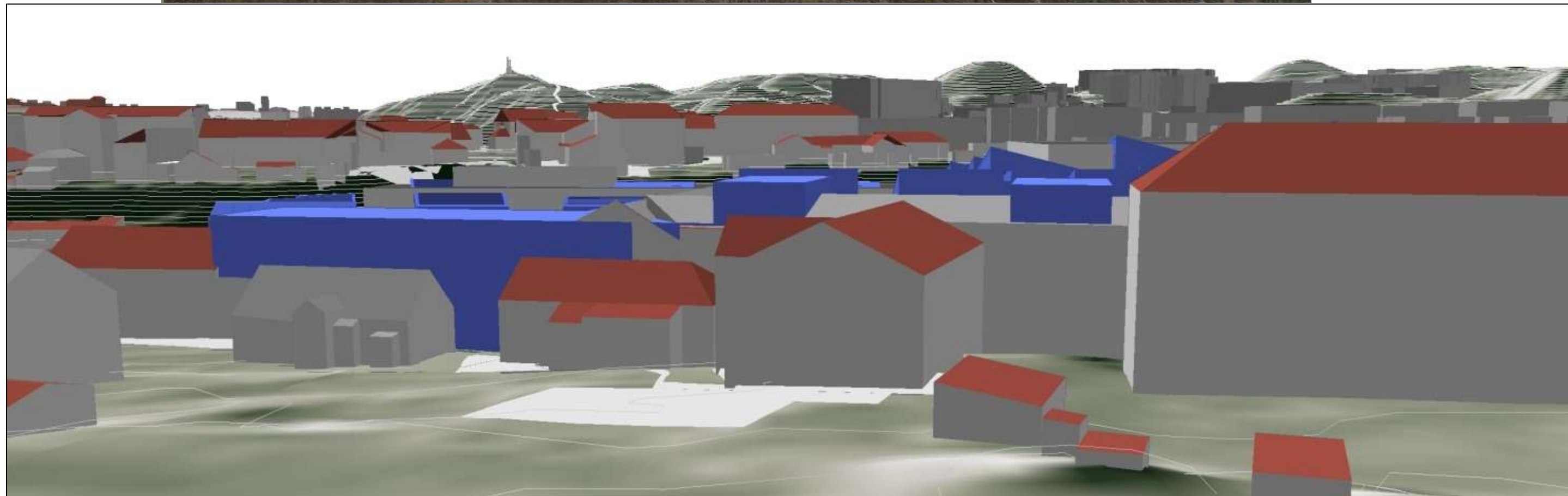


- 2012.11 – detailed plan (building regulations) approved
- 2013.01 – agreement between municipality and investor
- 2014.10 – start of demolition and cleaning of the area
- 2015 – agreement on using EU funding for development of public areas
- 2017 – start of construction (infrastructure and public areas)

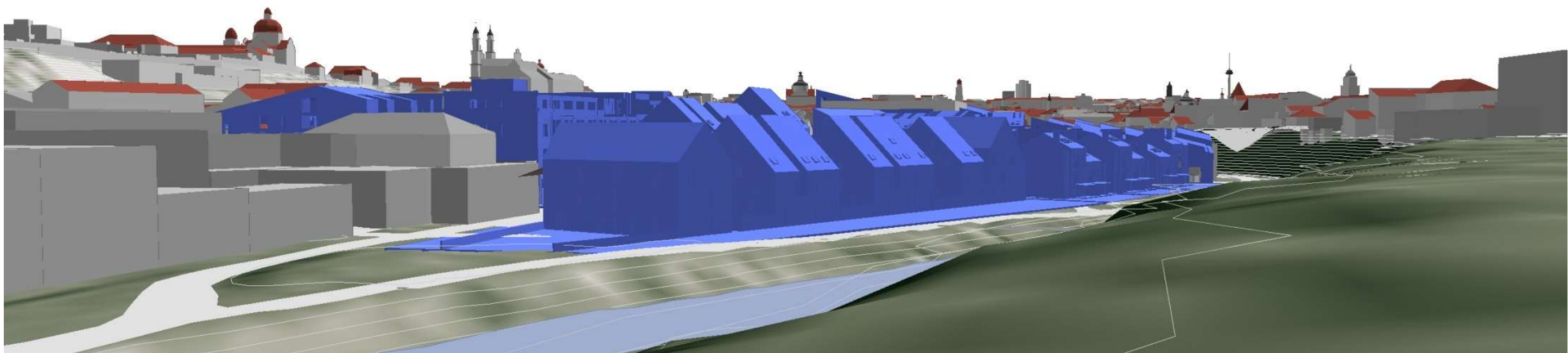
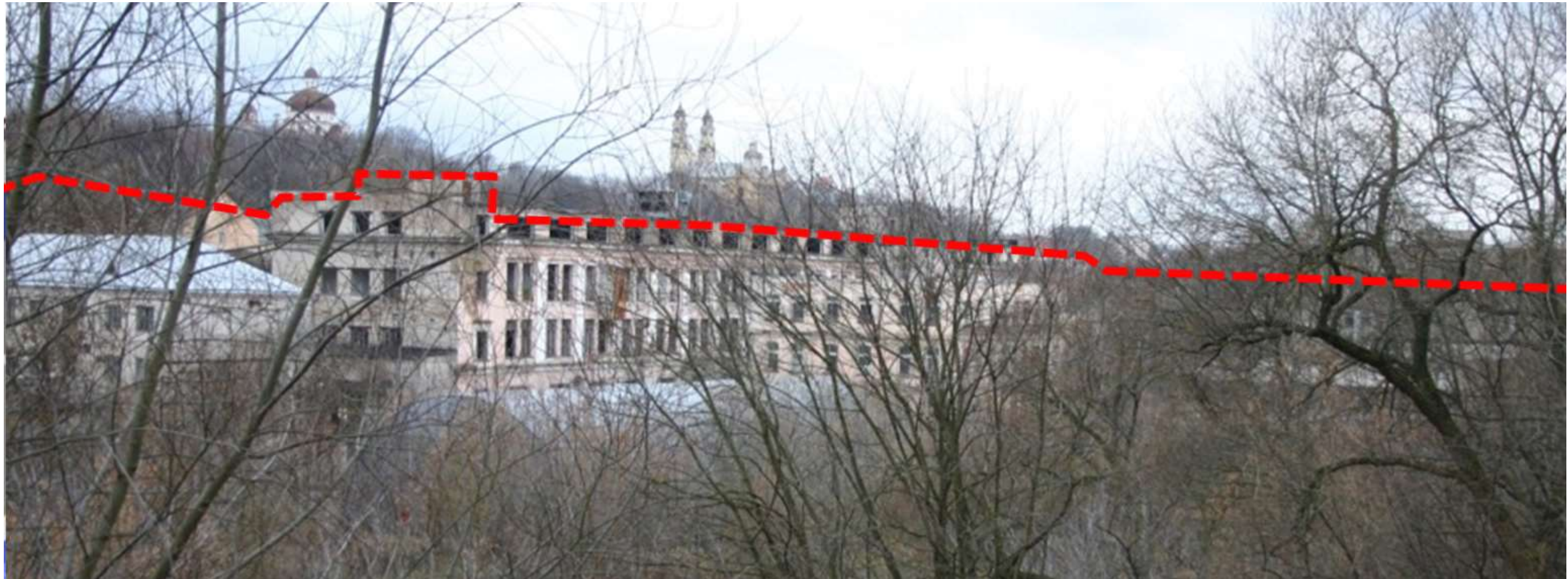
The urban context – Gediminas castle viewpoint



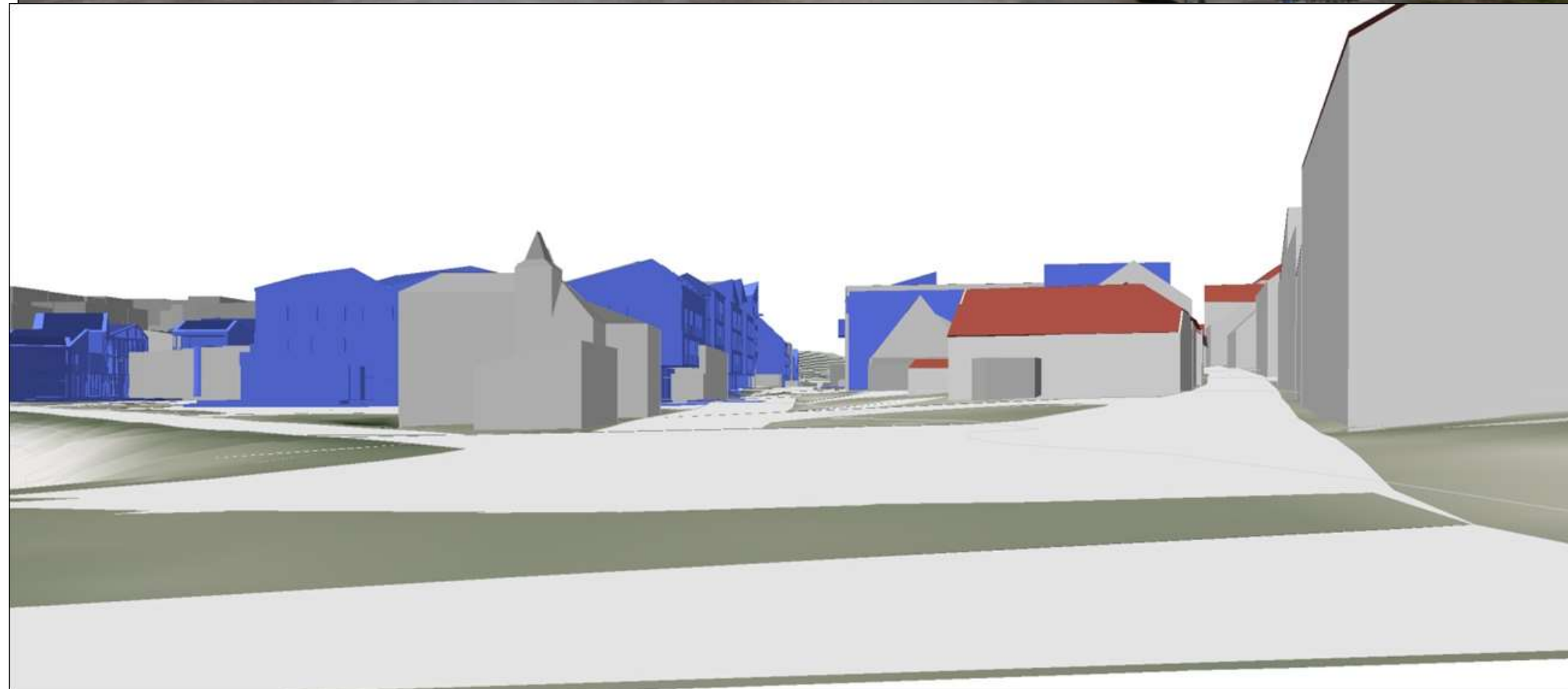
The urban context – Subačius hill viewpoint



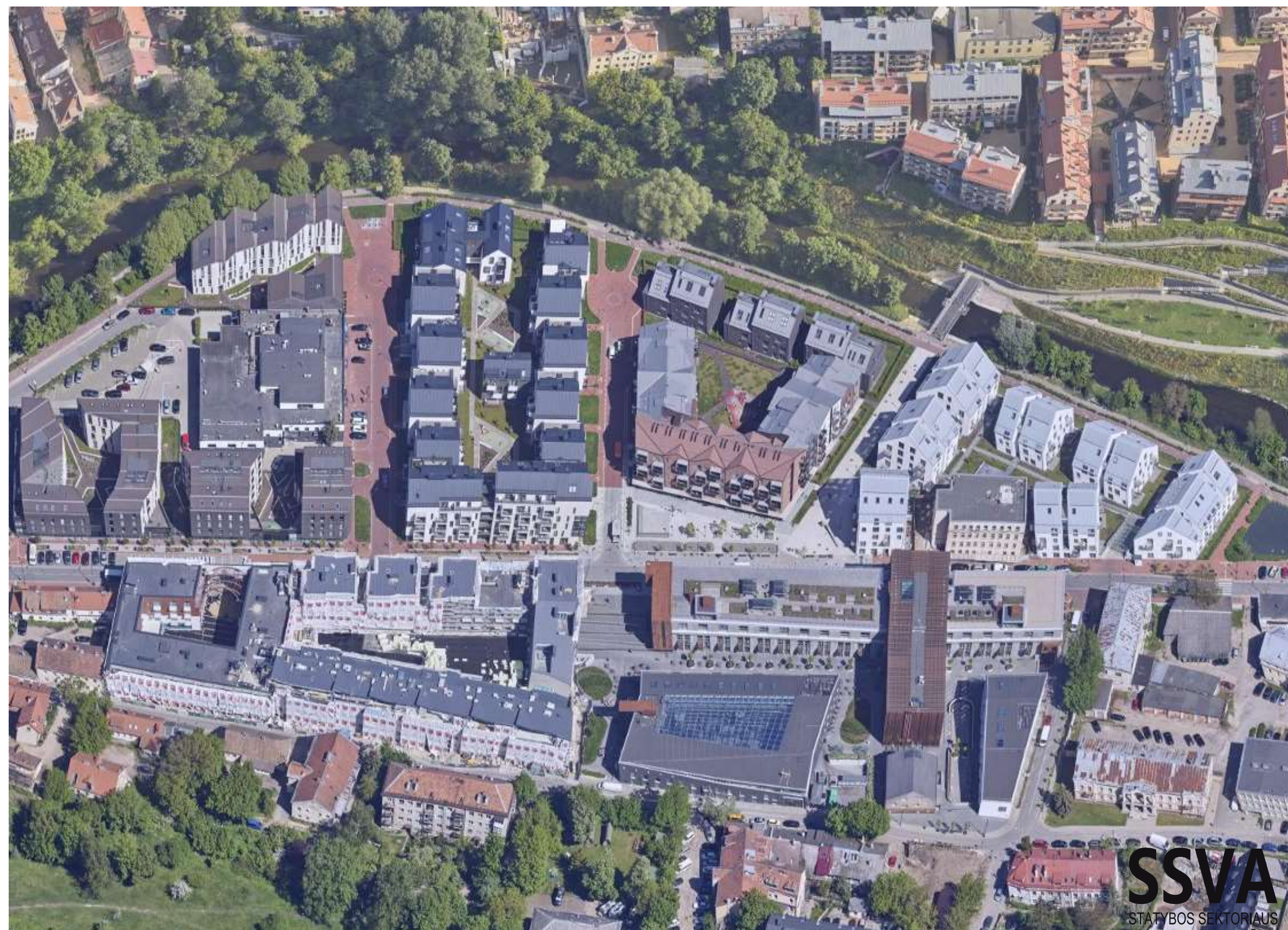
The urban context – Bernadinai cemetery hill viewpoint



The urban context – Tymo quarter viewpoint



Paupys – historic urbanism, contemporary architecture



Paupys: the story



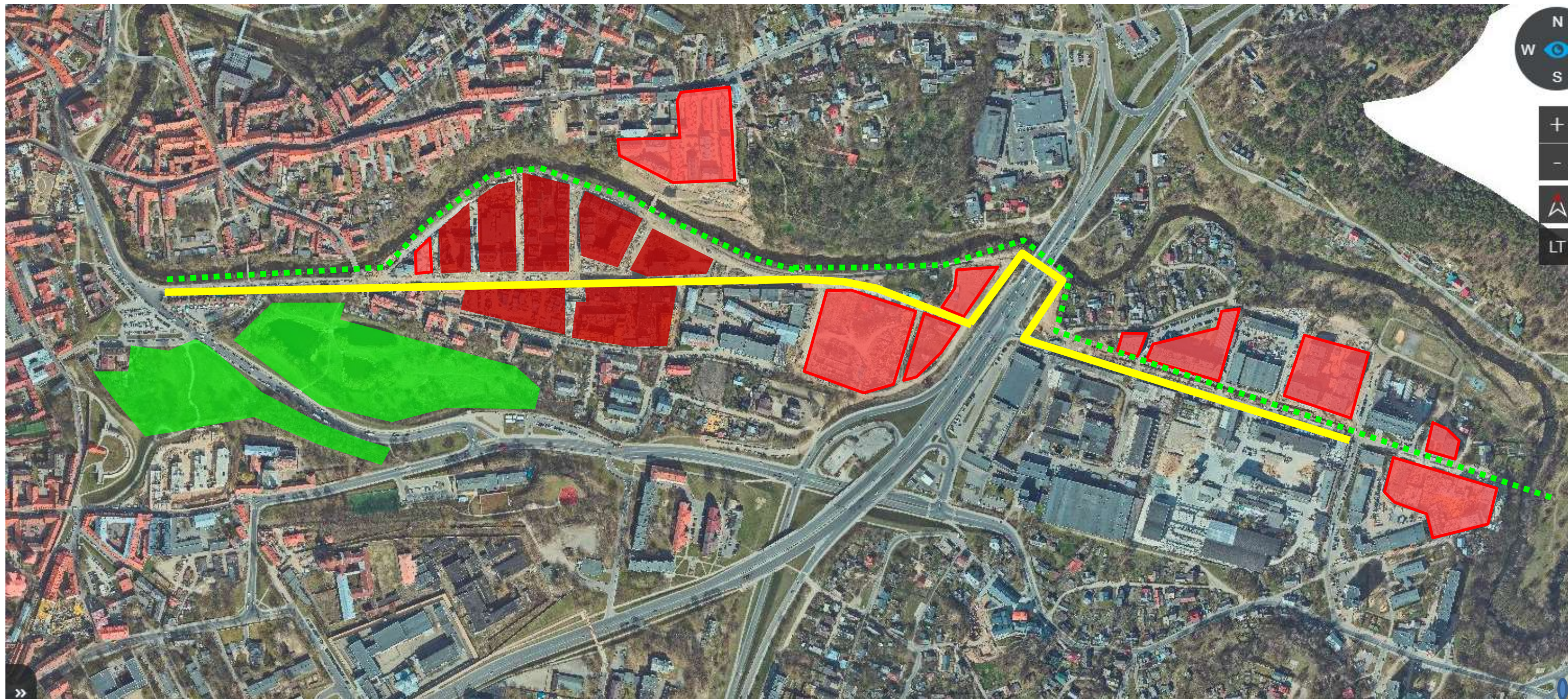
1. Municipality – streets, public spaces, green areas – about 18 M Eur

Paupys: the story



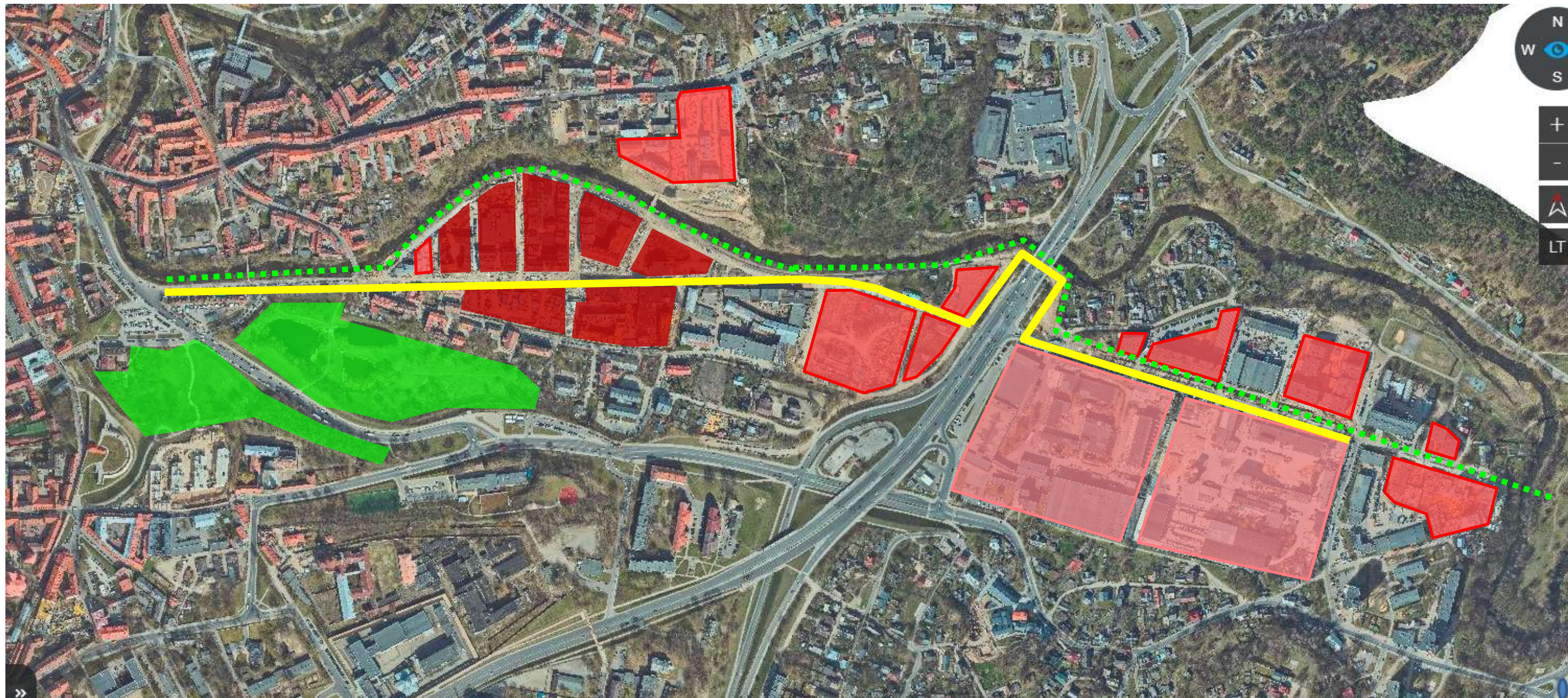
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2. “Park of Architecture” about 700 flats + services, offices – 150 M Eur

Paupys: the story



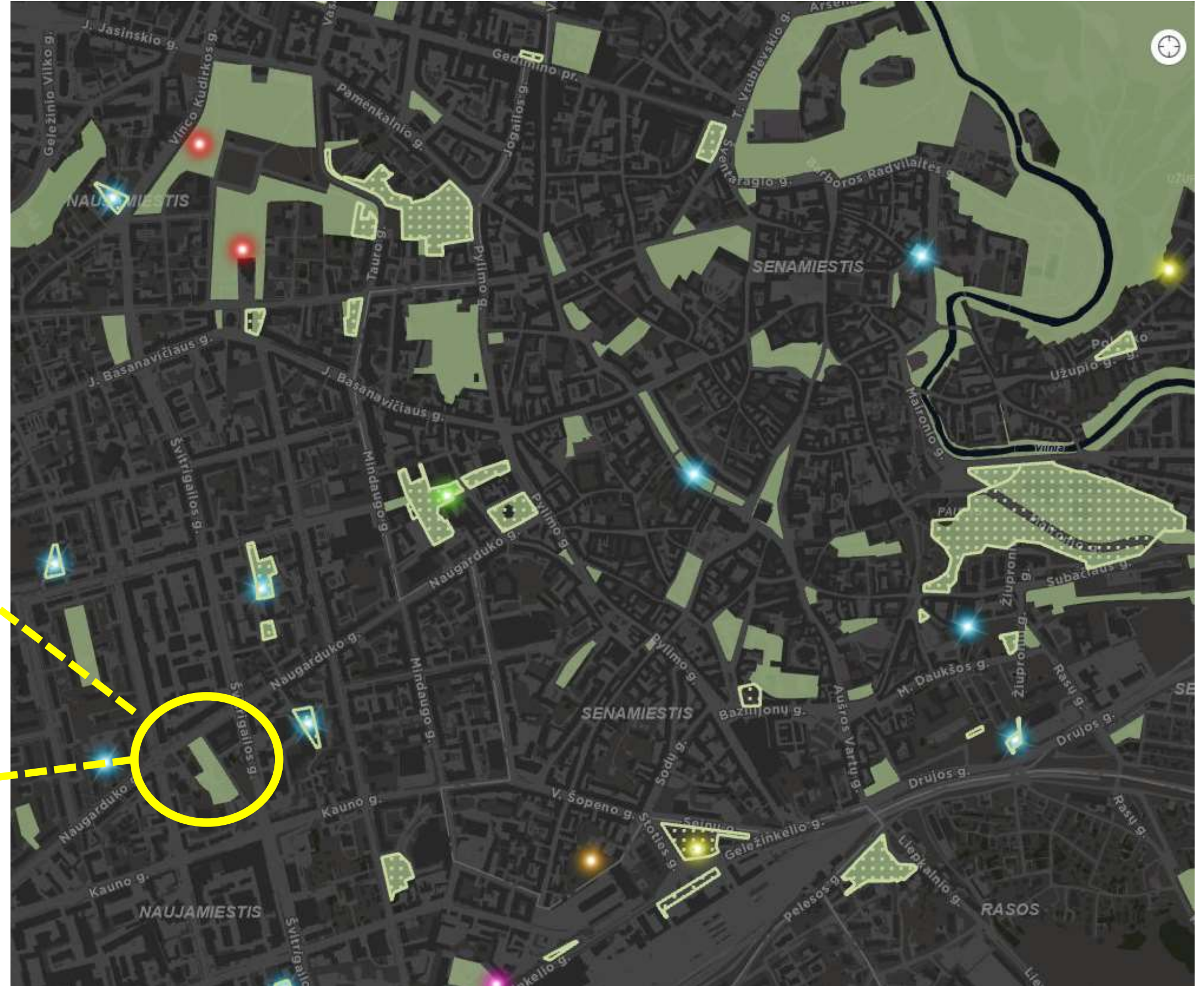
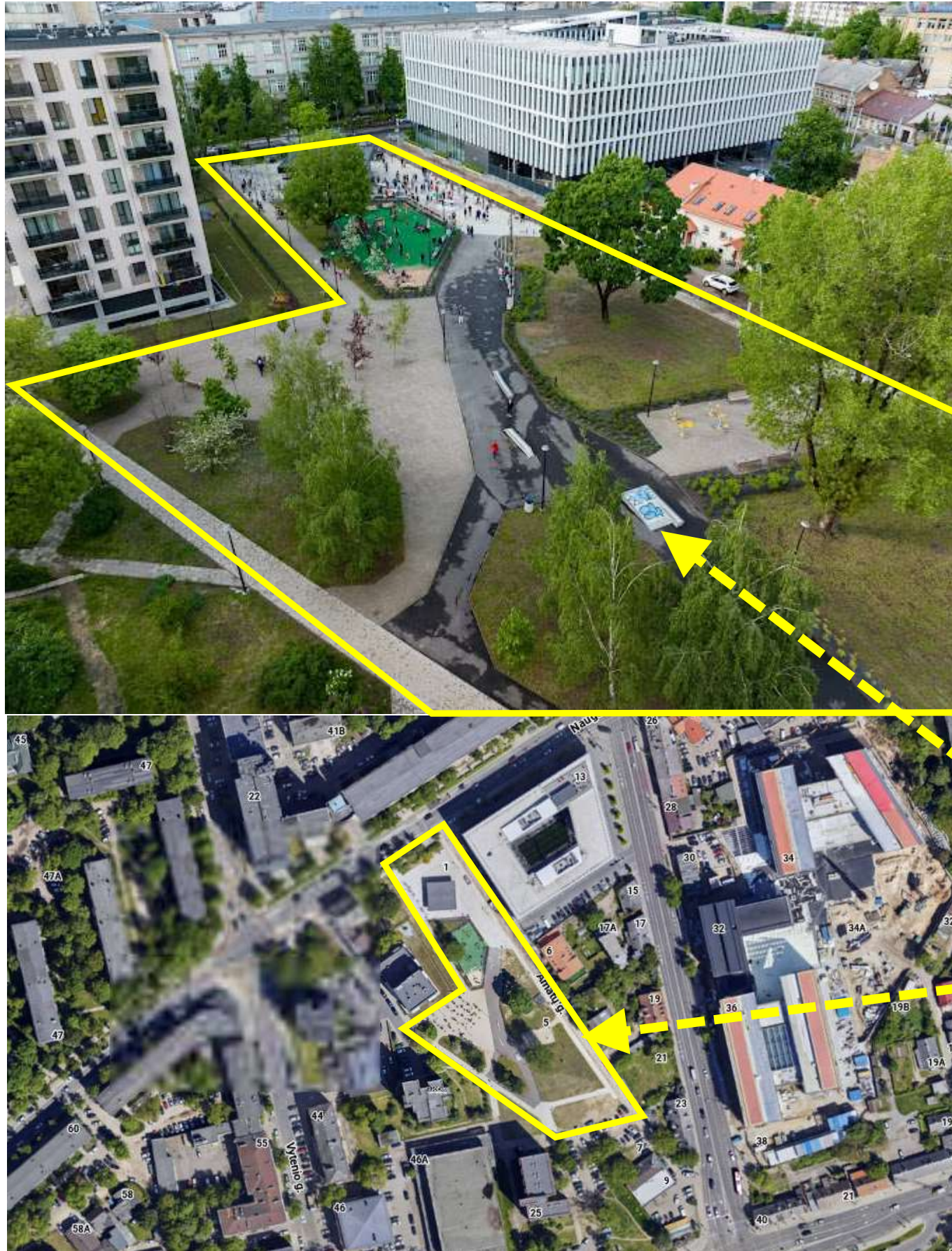
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2. “Park of Architecture” about 700 flats + services, offices – 150 M Eur
3. II stage private investments – flats, offices – 150 M Eur

Paupys: the story



1. Municipality – streets, public spaces, green areas – about 18 M Eur
2. “Park of Architecture” about 700 flats + services, offices – 150 M Eur
3. II stage private investments – flats, offices – 150 M Eur
4. Ongoing private investments – shopping center, offices, flats – 200 M Eur

Public spaces



Street as a public space



Gatvės turgus
Naugarduko g.

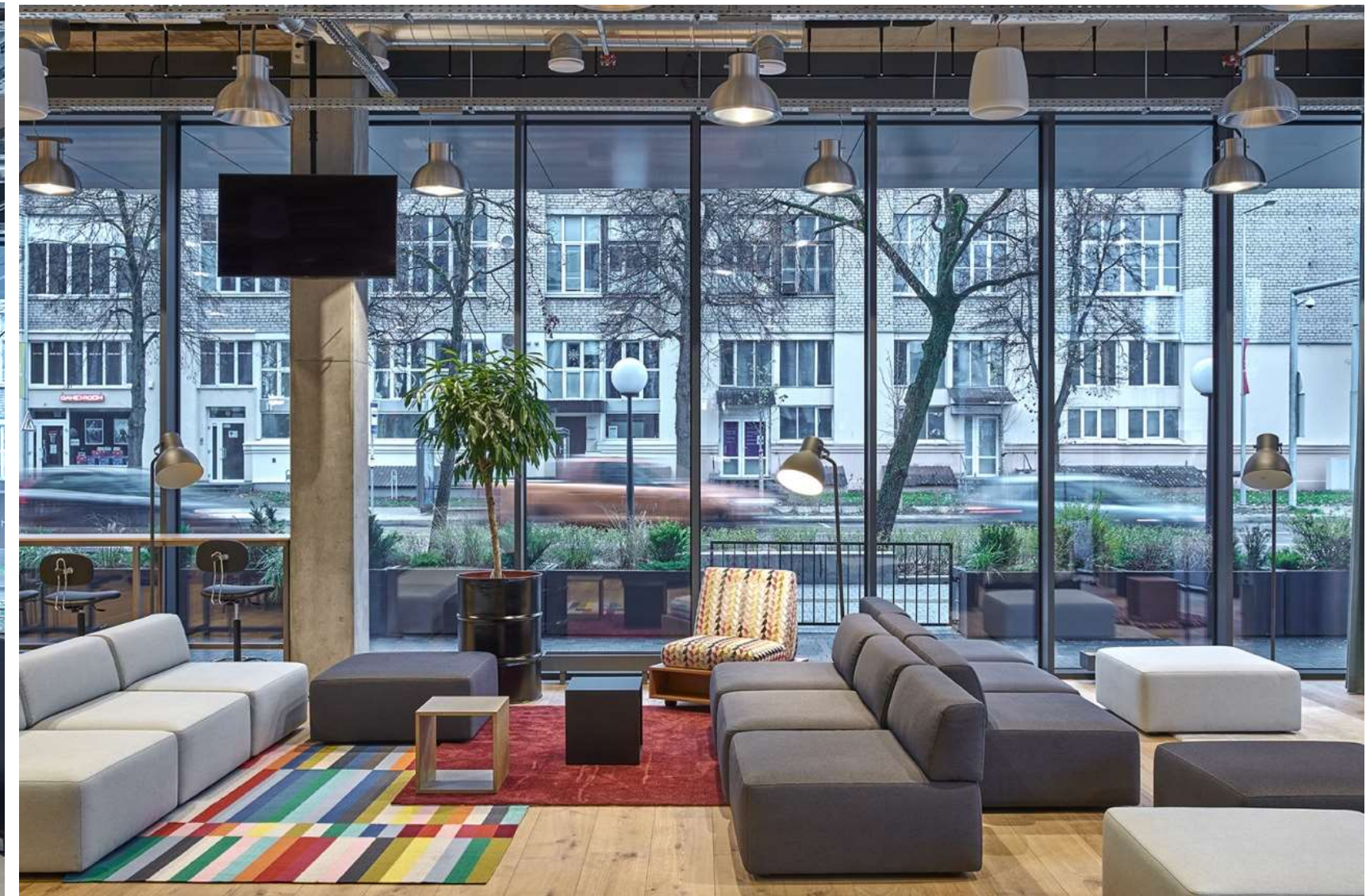
EISMO RIBOJIMAI!
Eismas Naugarduko gatvės dalyje bus draudžiamas
2020 m. spalio 18 d. 9.30–14.30 val.

ATSIPRAŠOME UŽ LAIKINUS EISMO RIBOJIMUS IR NEPATOGUMUS!
Daugiau informacijos www.vilnius.lt

VILNIUS

Ground floors

- Openness, transparency, attractiveness



Enhancing - „Smart Regulation“ in the Masterplan

Encouraging services and shops on the Ground floor



Car parking, that is required by regulation inside the plot, is allowed on the public ground (on the streets)



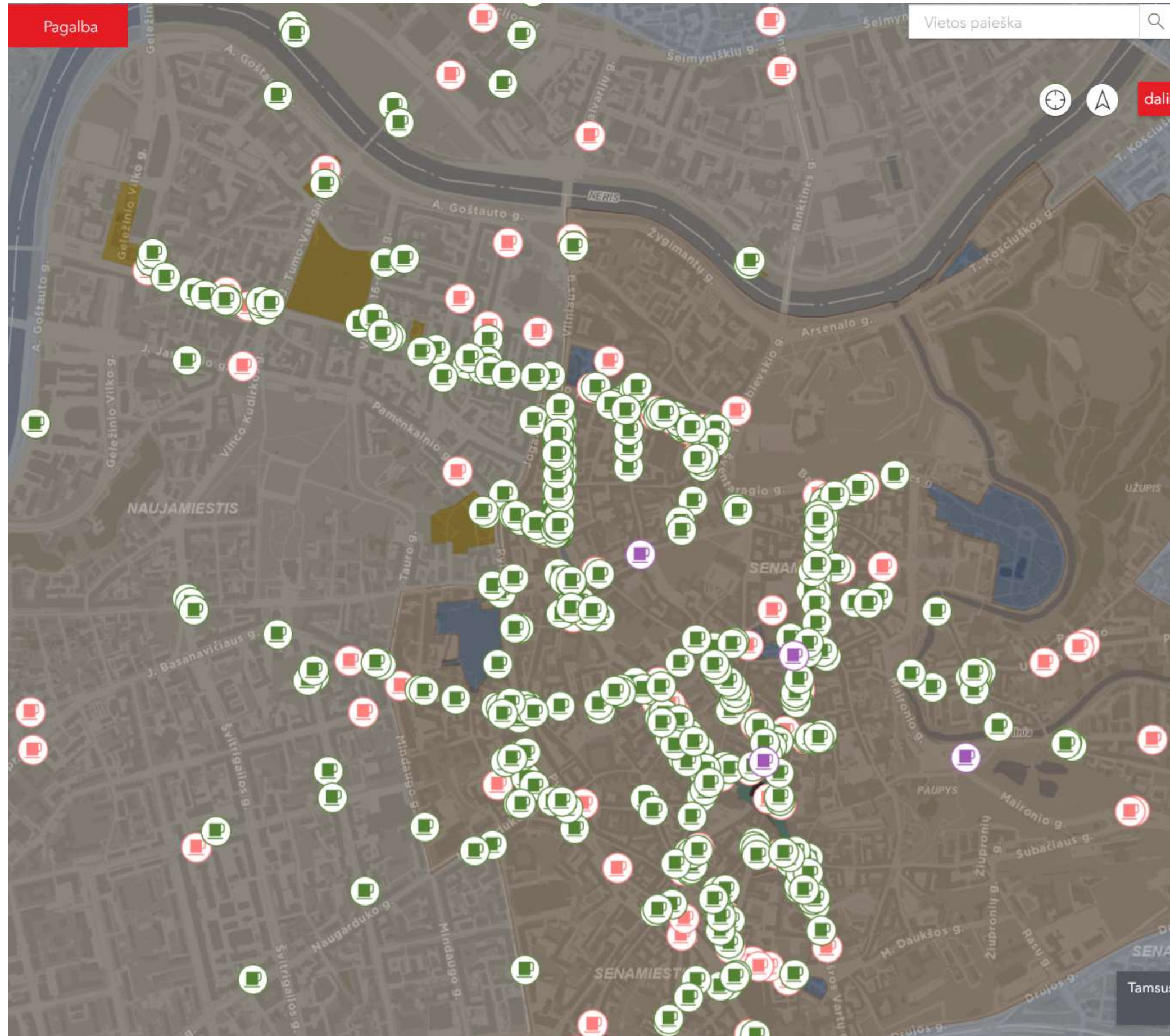
Parking in the plots between pedestrian sidewalks and active facades are not allowed



Encouraging Underground parking



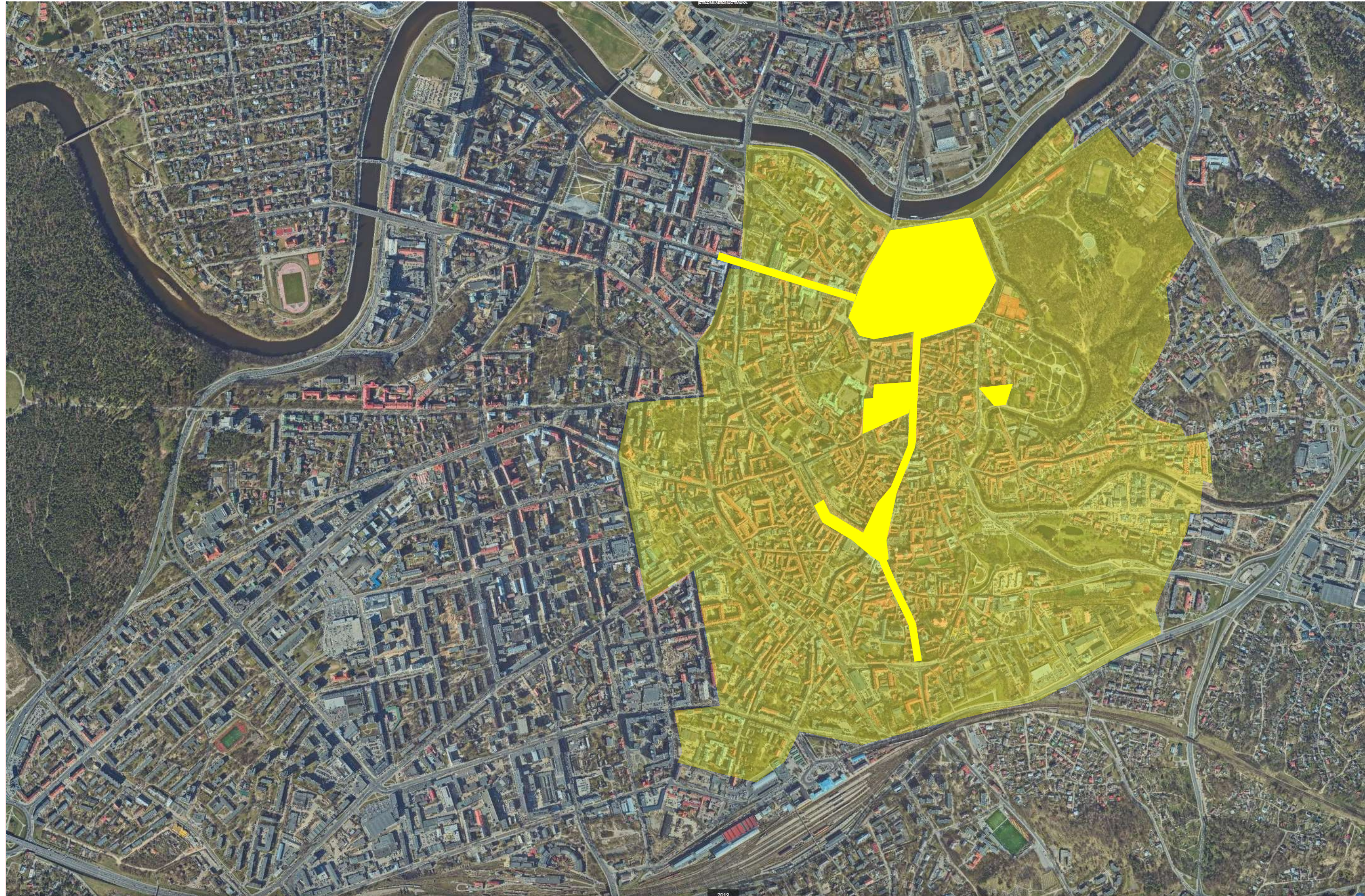
Street as a restaurant (explosion in COVID period)



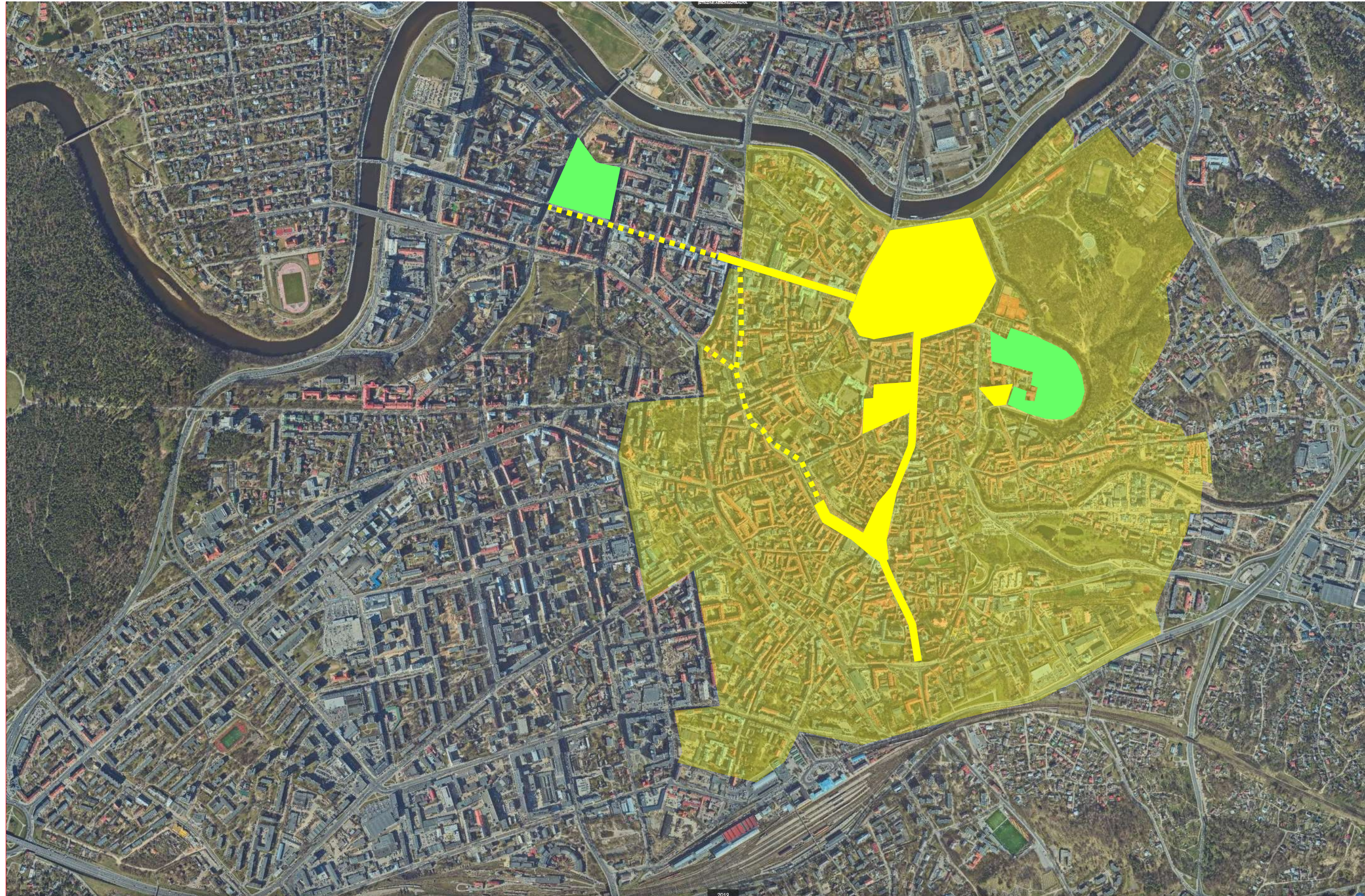
Pedestrian loop in the old town



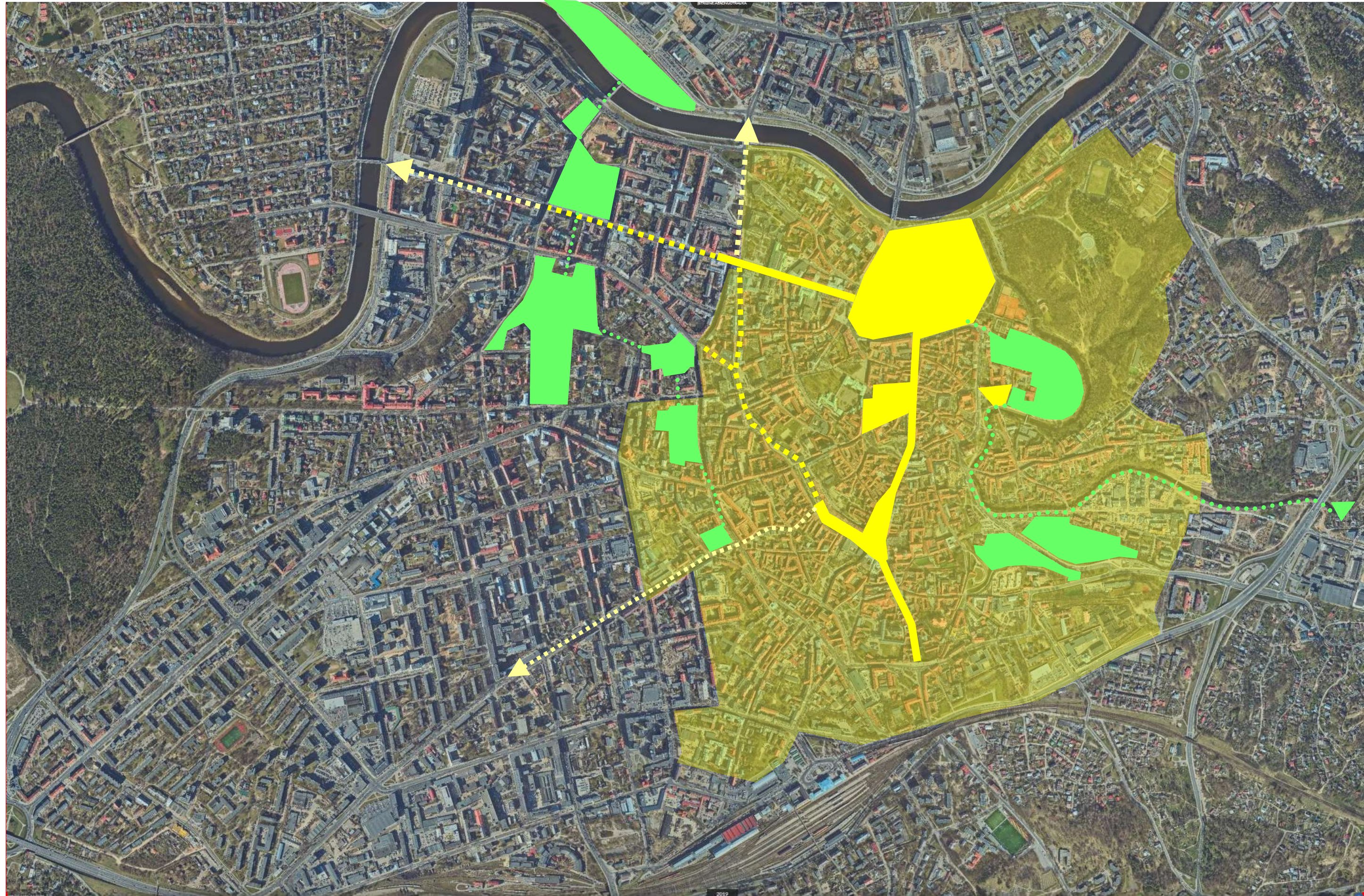
Pedestrian loop in the old town



Pedestrian loop in the old town



Pedestrian loop in the old town



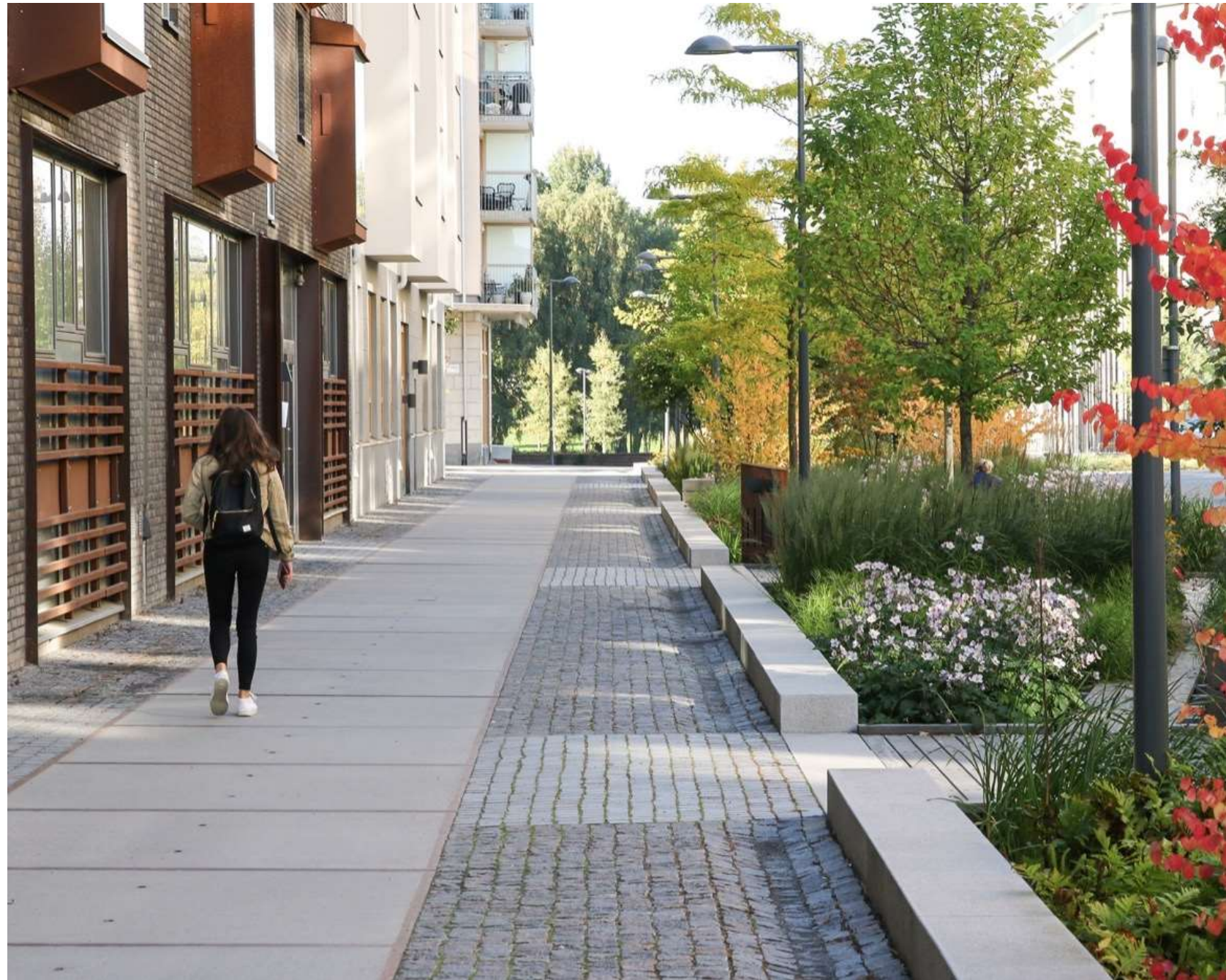
Traffic calming – „narrowing the streets“



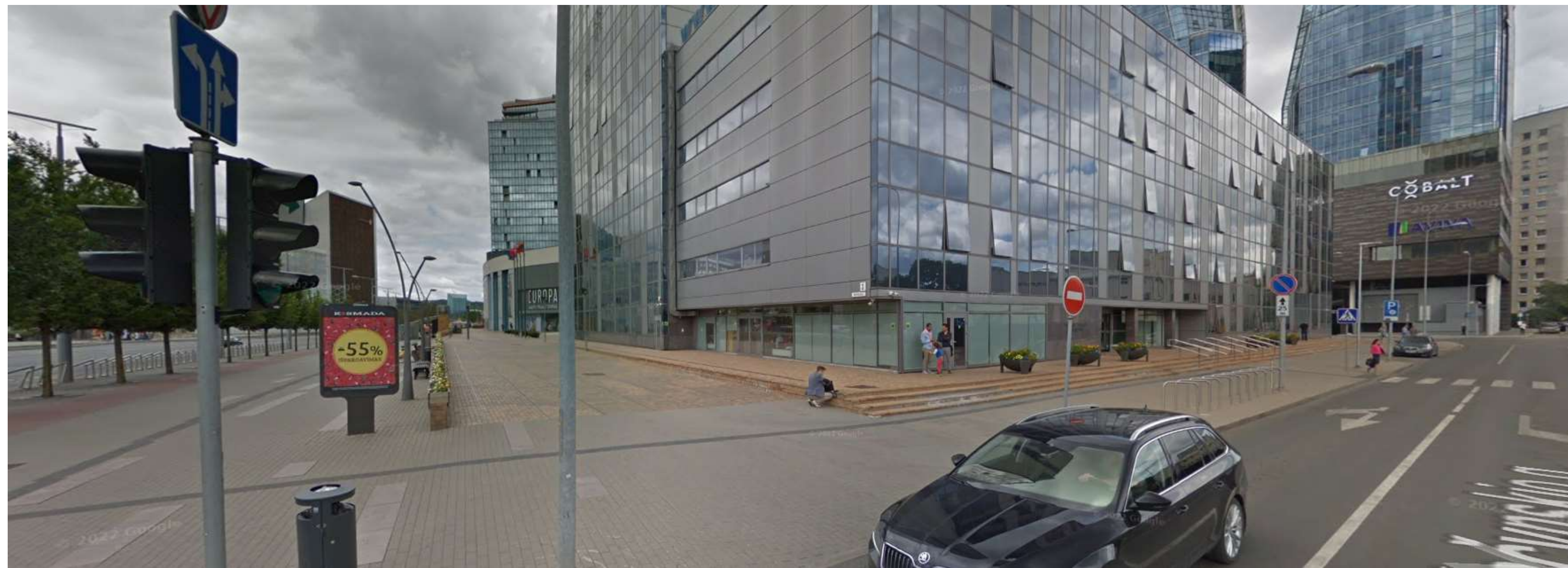
Traffic calming – bike paths in the city center



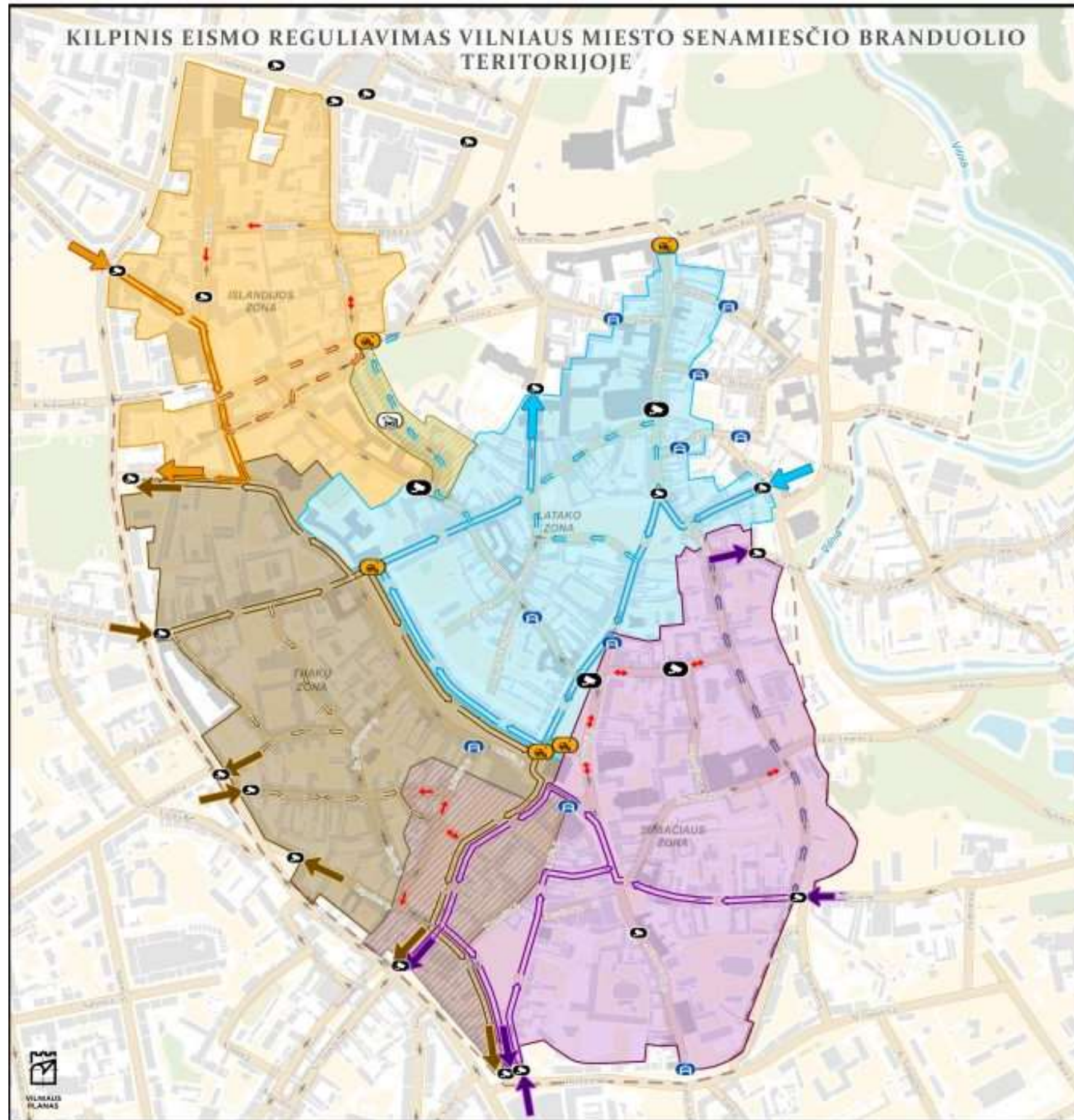
Trees and bushes



Trees and bushes



Traffic calming – traffic loops in the old town



Traffic loops in the old town



2024 - still a lot of Rooms With a View 😊



Skelbiu

<https://m.skelbiu.lt> > paieska > vaizdu-i-gedimino

vaizdu i gedimino skelbimai

Butas Su Panoraminu Vaizdu | Gedimino Pilį. 850 €. (17 €/m²). Vilnius, Markučiai, Povilo Višinskio g., rugsėjo 10 d. Butas Su Panoraminu Vaizdu | Gedimino ...



Facebook

<https://www.facebook.com> > HannerUAB > posts > erdvu...

HANNER - Erdvus butas su terasa ir vaizdu į Gedimino pilį!

2019-10-24 — Erdvus butas su terasa ir vaizdu į Gedimino pilį! Išmanus grindinis šildymas, dideli mediniai langai, moderni gyvenvietė – išskirtiniam ...



15min.lt

<https://www.15min.lt> > galerija > butas-su-vaizdu-i-gedi...

Butas su vaizdu į Gedimino pilį | GALERIJA

Butas su vaizdu į Gedimino pilį. 2024-03-27. Buto interjeras. Apgailestaujame, pagal LR įstatymus galerija skirta ne jaunesniems kaip 18 metų asmenims.



KARINA KAITĖ

<https://karinapaulauskaite.lt> > property > apartamentai-su...

Apartamentai su vaizdu į Gedimino pilį

Apartamentai su vaizdu į Gedimino pilį. Krivulės g., Užupis, Vilnius. 209 000€. Detaliau. Atnaujinta 15 birželio, 2023 at 1:17 pm. Kaina: 209 000€, Objekto ...



Delfi

<https://www.delfi.lt> > Verslas > Nekilnojamasis turtas

Vilniaus būsto rinkoje – dar vienas projektas su vaizdu į ...

Vilniaus būsto rinkoje – dar vienas projektas su vaizdu į Gedimino pilį - Šnipiškėse – „Naujojo Skanseno“ projektas - „YIT Lietuvos“ būsto ...



Mano Namai

<https://manonamai.lt> > butai > g-75417-115-kv-m-busto...

115 kv. m būsto su vaizdu į Gedimino pilį interjeras

2024-06-14 — Naujai pastatytame name esantis šviesus ir erdvus butas, pro kurio langus atsiveria vaizdas į Gedimino pilį, dvelkia stilinga klasika.



Typology of typical open spaces in the cities

Public open spaces



Private open spaces



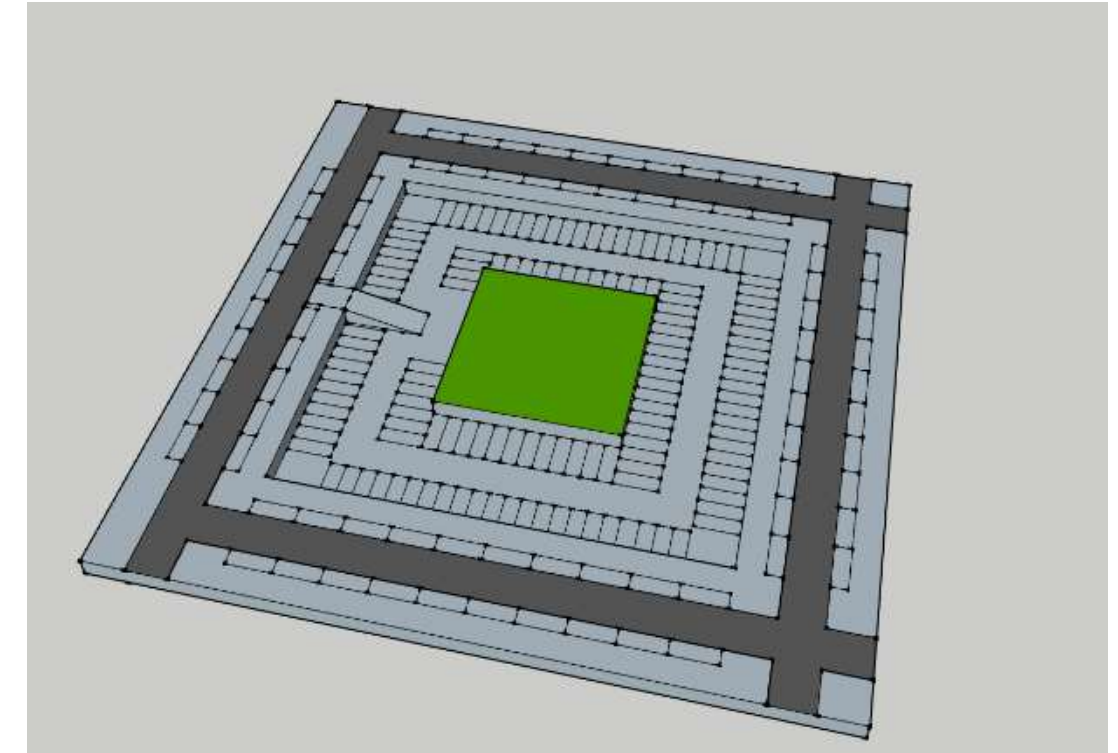
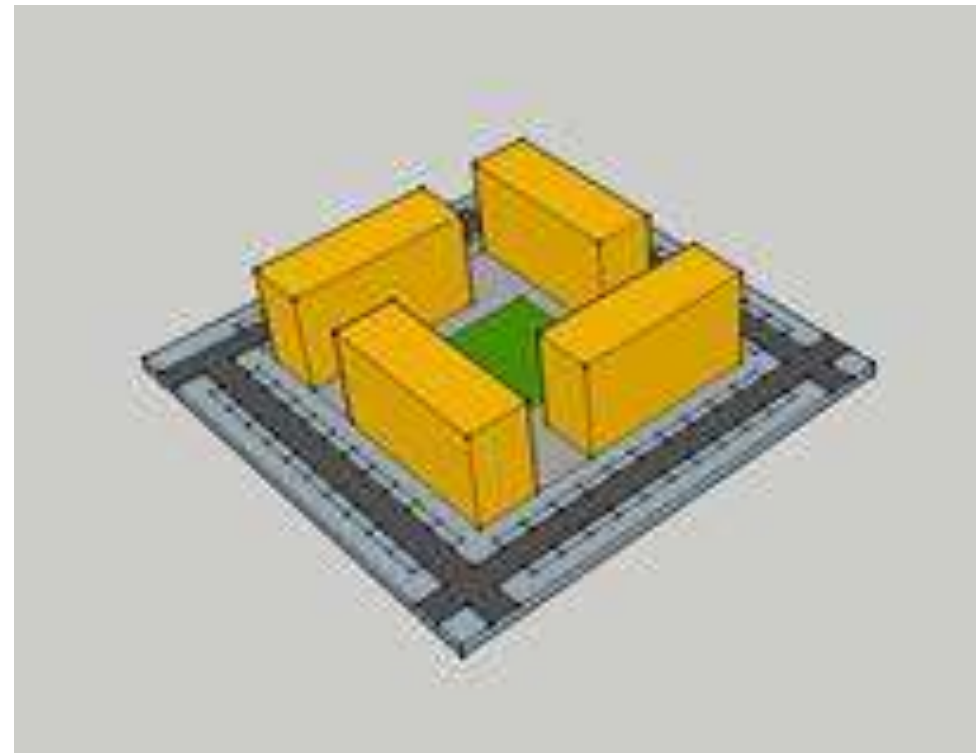
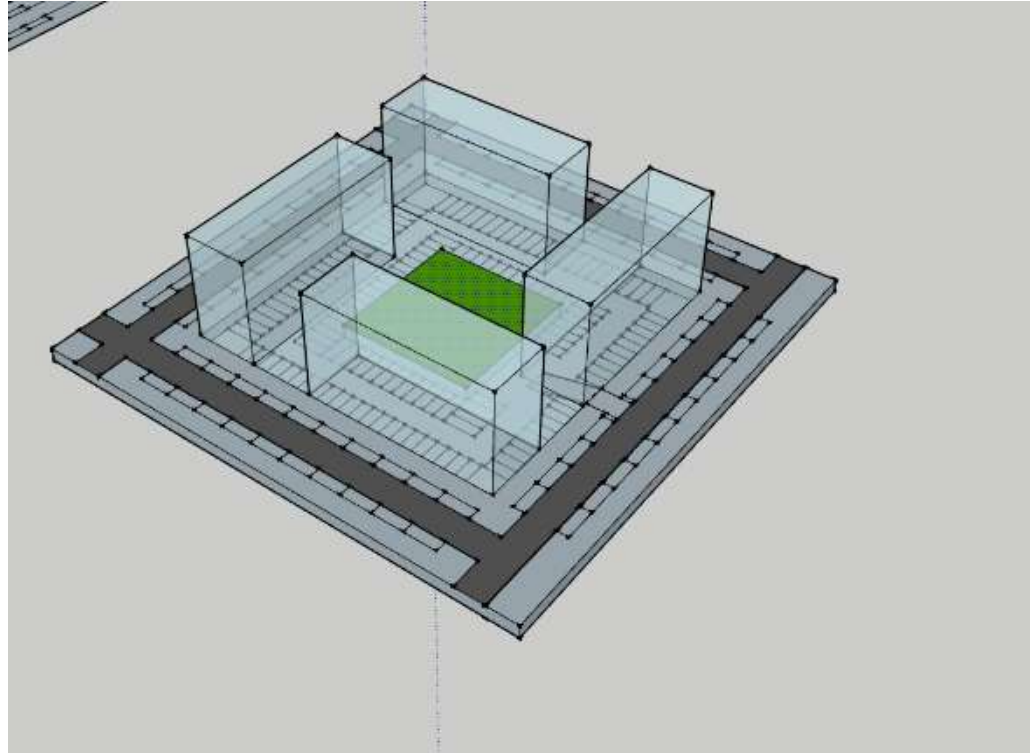
What type of open space do we have here ?
A courtyard?, A public garden? A square?

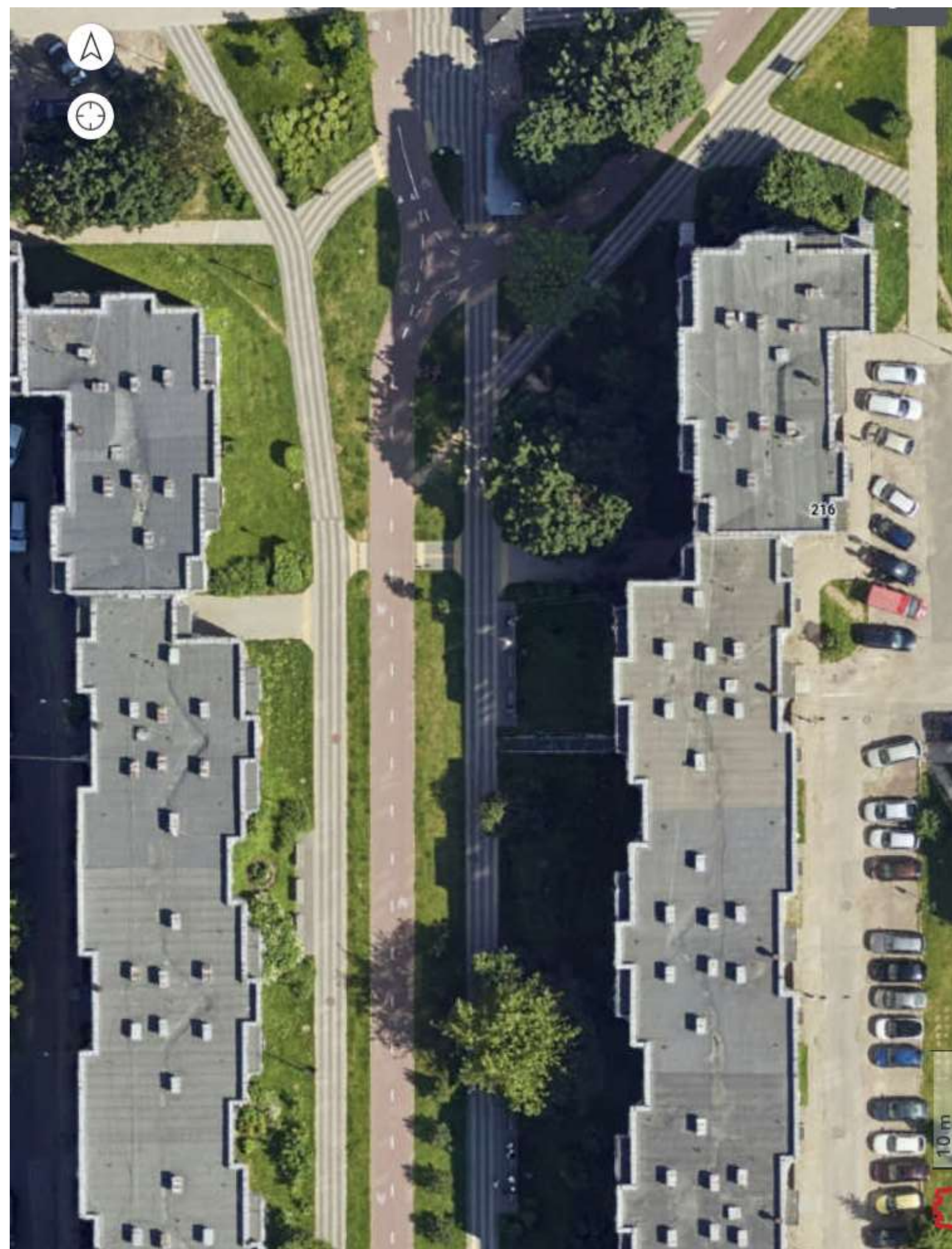


**Modernistic planning – key problem for
mayor of our cities**



Rational size of walkable city block – 0,5 -1 ha





Saulės alėja – The alley of the Sun



The model for the transformation



10 principles for quality architecture in Vilnius

1. Respect urban context (or, if needed - make creative changes)



2. Separate public and private spaces



3. Bring life into the streets (pedestrians over transport)



4. Create contemporary architecture



5. Use natural local building materials



6. Convert and adapt (better save than destroy)



7. Preserve and reuse the heritage



8. Protect and enhance the greenery of the city



9. Organize architectural competitions



10. Take the priority of the content over the form