

WP 3 Urban Development



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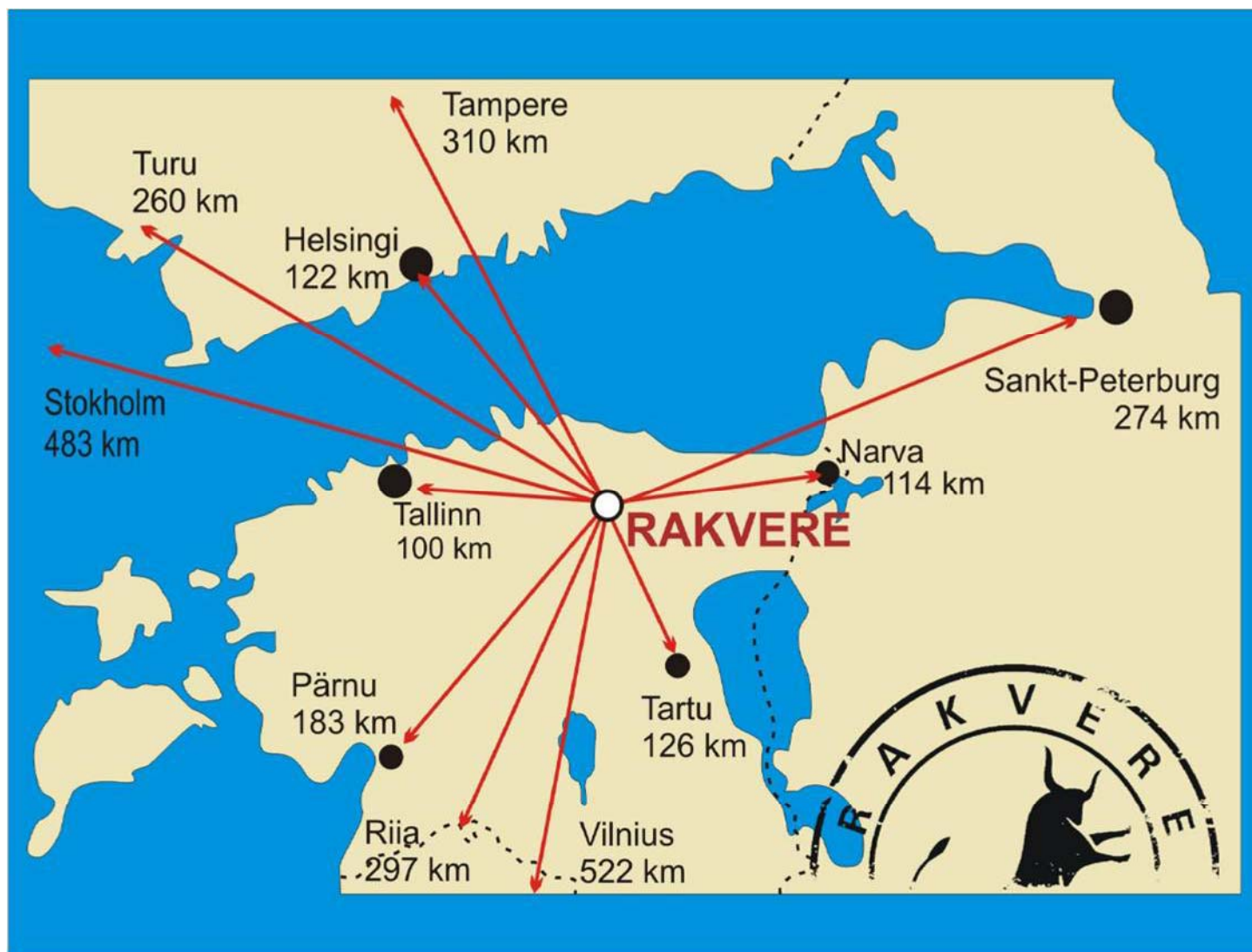
SWOT analyses

Target area – Rakvere

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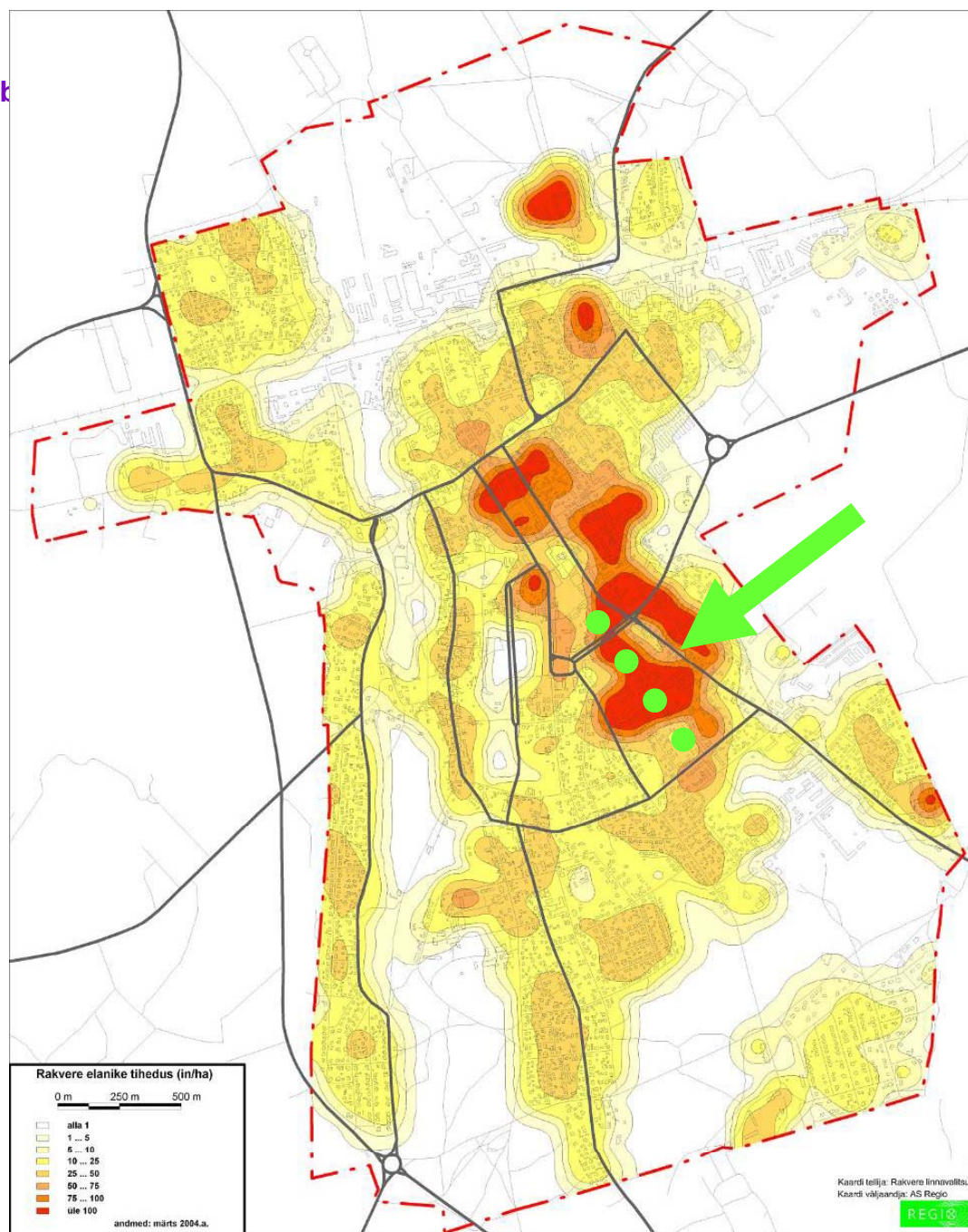
Flashlight on the TA - Rakvere

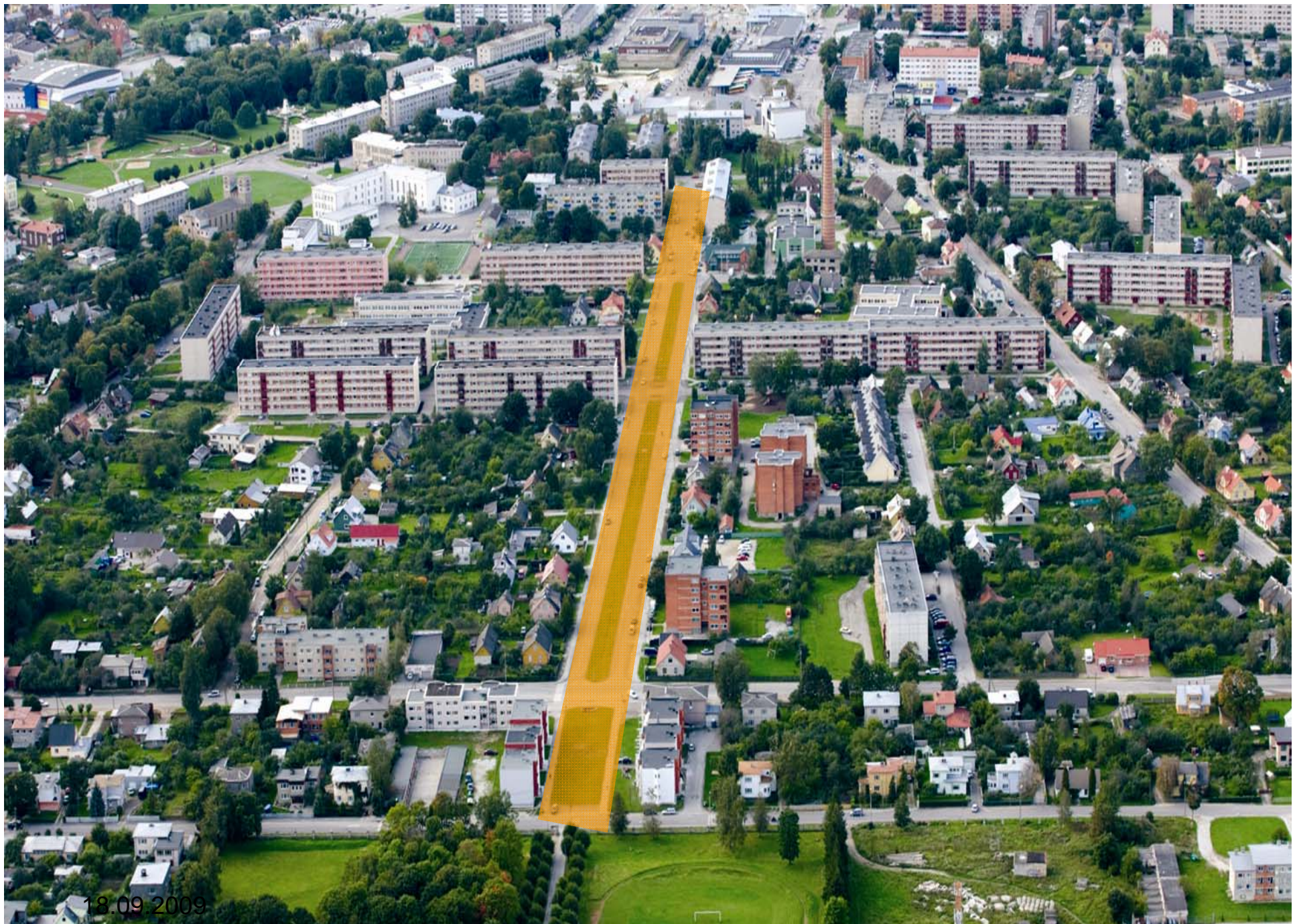
- Our task in the project is
 - 1) to work out a housing concept for Rakvere city
 - 2) to make projects for the 4 main types of buildings of Rakvere city
 - 3) to make a public architectural competition for design of the idea of the linear park
- In our Target Area Rakvere we use integrated approach – that means that the concept for reconstruction of the apartment buildings and the linear park will be worked out together as they form a unified living environment.
- the work will be done with close cooperation with the residents

Developing an urban area as a pilot area in Rakvere with the aim to improve the living quality of the specific residential quarter:

creating green space in the middle of the town instead of outskirts of town

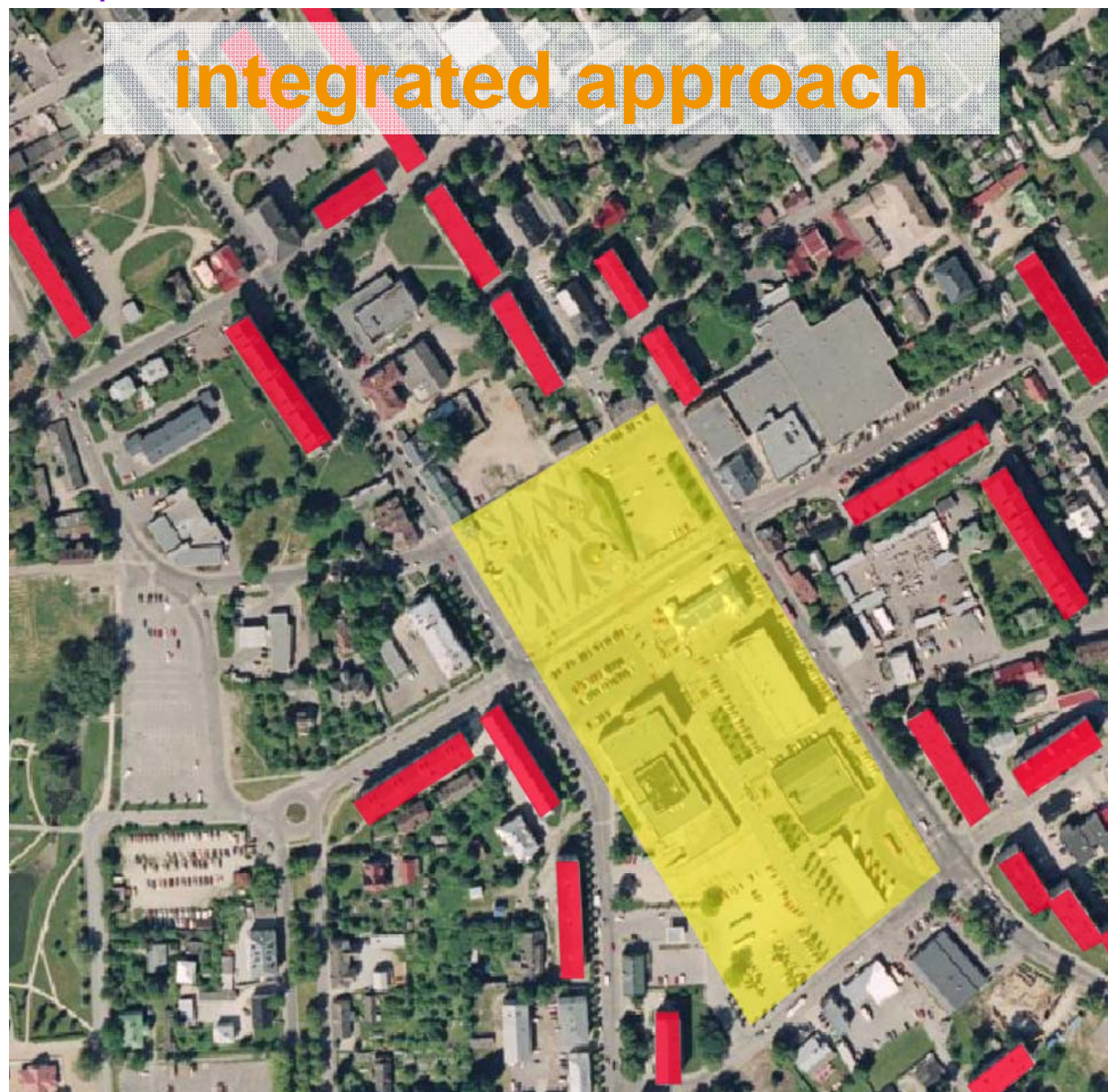
Reduction of pollution and diminishing the possibility to use motor vehicles in the area





18.09.2009

areal view from south





1. Period 1971-1980 –Prefabricated small block apartment buildings (Lennuki str) not rehabilitated

- The exterior walls are prefabricated smaller blocks and the floors are concrete panels,
- Non-bearing walls are in concrete block or silicate bricks
- Buildings have mostly roofs terraces with kind of insulation (5 cm of stone dust, sand).
- Buildings are either of type "blocks" without elevator with a number of floors limited to 5



Period 1981-1990 – 3 floors small panel houses (Kaevu, Kreutzwaldi str). Prefabricated small blocks apartment buildings, not rehabilitated

- The exterior walls and the floors are prefabricated smaller panels
- Non-bearing walls are small blocks and brick
- Buildings have flat roofs or roofs terraces with insulation (5 cm of glass fiber or flat roof covered with hydroinsulation).
- Buildings are either of type "blocks" without elevator with a number of floor limited to 3.



Period 1960-1970 – Silicate bricks houses, (Koidula, Küti, Jaama str,) Apartment buildings not rehabilitated

- The exterior walls are silicate bricks and the floors are prefabricated concrete panels,
- Non-bearing walls are bricks with concrete elements
- Buildings have roofs terraces with kind of insulation (5 cm of sand or stone dust, some buildings covered with glass wool).
- Buildings are type "blocks" without elevator with a number of floor limited to 2 - 5.



Period 1981-1990 – 5 floors large panel houses (Lembitu, Kungla, Võidu str) Apartment buildings not rehabilitated

- The exterior walls and the floors are in prefabricated panels,
- Non-bearing wall are in smaller blocks
- Buildings have flat roofs covered with 5 cm insulation and hydroinsulation.
- Buildings are type "blocks" without elevator with a number of floor limited to 5.



Strengths

	Tangible strengths - Buildings	Intangible Strengths - Area
Point 1	Existing study of renovation of buildings	Populated area
Point 2	Good location	Close to city center
Point 3	Responsible owners	Busy pedestrian area
Point 4	Strong crediting system	Not much vehicle traffic

Weaknesses

	Tangible weaknesses	Intangible weaknesses
Point 1	Bad technical conditions of buildings	Unordinary shape
Point 2	Weak financial capability of residents	Vehicle traffic
Point 3	Long decision-making process	Underground infrastructure
Point 4	Lack of financial support structures	

Opportunities

	Tangible opportunities	Intangible opportunities
Point 1	Save of money	Nice and competitive environment
Point 2	Save of energy	Green area in city center
Point 3	Better living environment	
Point 4	Satisfied inhabitants	

Threats

	Tangible threats	Intangible threats
Point 1	Lack of activity and interest among the residents	Projects stay on the shelf
Point 2	Unsufficient financial resources of the residents	Project will not get financed
Point 3	Reconstruction process is expensive and time-consuming	Stakeholders do not care

Synopsis

The SWOT analysis will be followed by

- 1) the process of negotiation with the residents. Our aim is to find a common solution for the best living environment in target area and this could be done by cooperation with all the parties involved.
- 2) Open competition of design ideas
- 3) Reconstruction projects

Thank you !

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