

# KUIDAS PLANEERIDA LASNAMÄED?

kogemused projektist „Lõpetamata linn“

EKA Arhitektuuriteaduskond: Toomas Tammi, Andres Alver  
Harvard Graduate School of Design: Andres Sevtsuk

TALLINN  
443 623

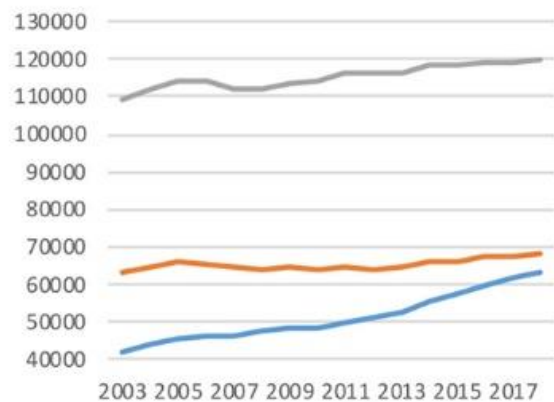
PELGURANNA  
14 968

LASNAMÄE  
119 355

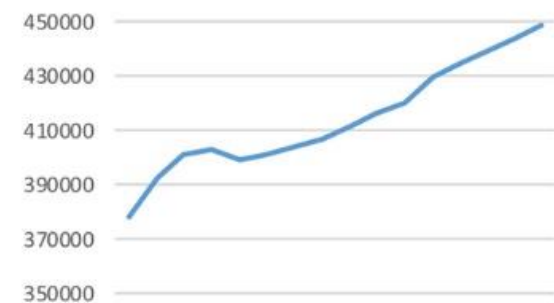
VÄIKE-ÕISMÄE  
27 150

MUSTAMÄE  
67 708

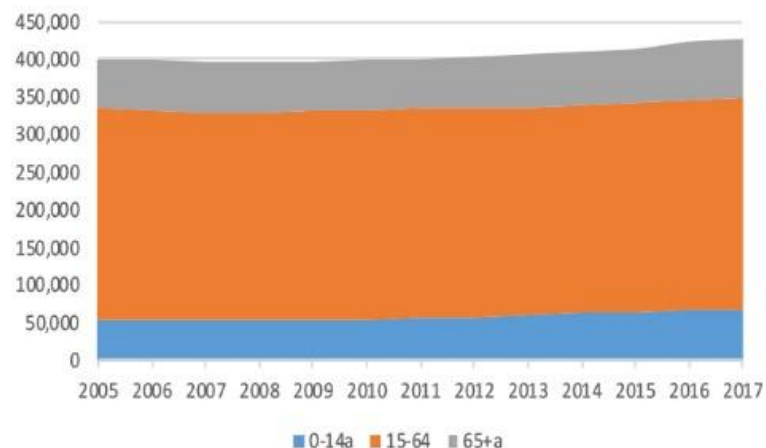




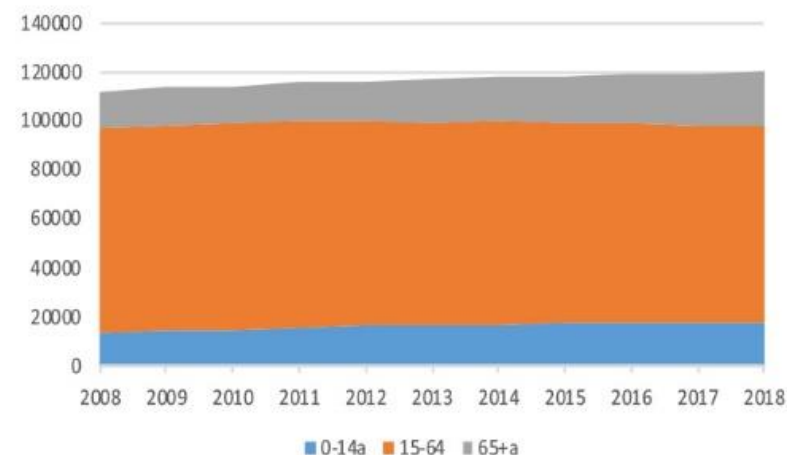
Kesklinna, Mustamäe ja Lasnamäe elanike arvu muutus 2003-2017  
The population change in the city centre, Mustamäe and Lasnamäe 2003-2017



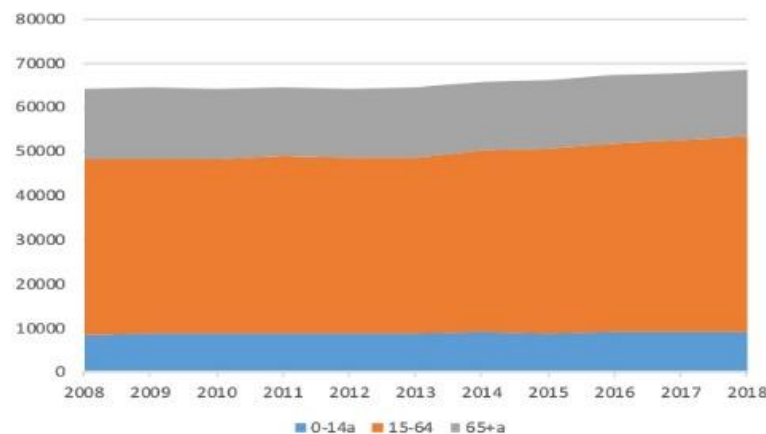
Tallinna elanike arvu muutus 2003-2017  
The population change in Tallinn 2003-2017



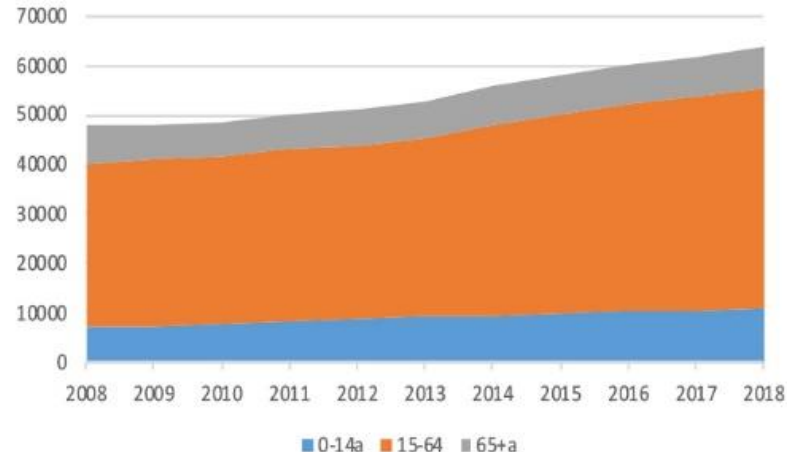
Tallinna elanike vanuseline koosseis  
The age structure of the population of Tallinn



Lasnamäe elanike vanuseline koosseis  
The age structure of the population of Lasnamäe

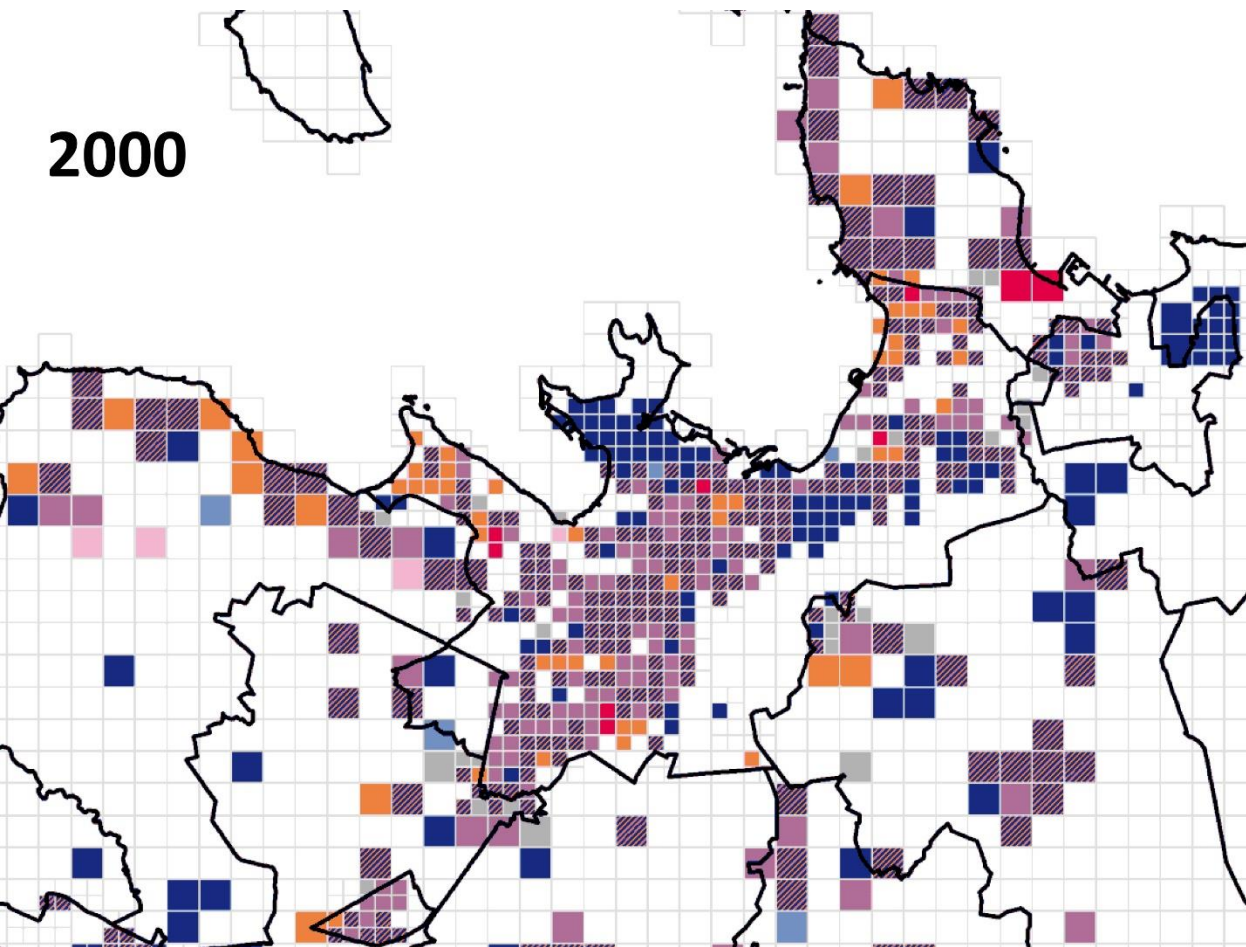


Mustamäe elanike vanuseline koosseis  
The age structure of the population of Mustamäe

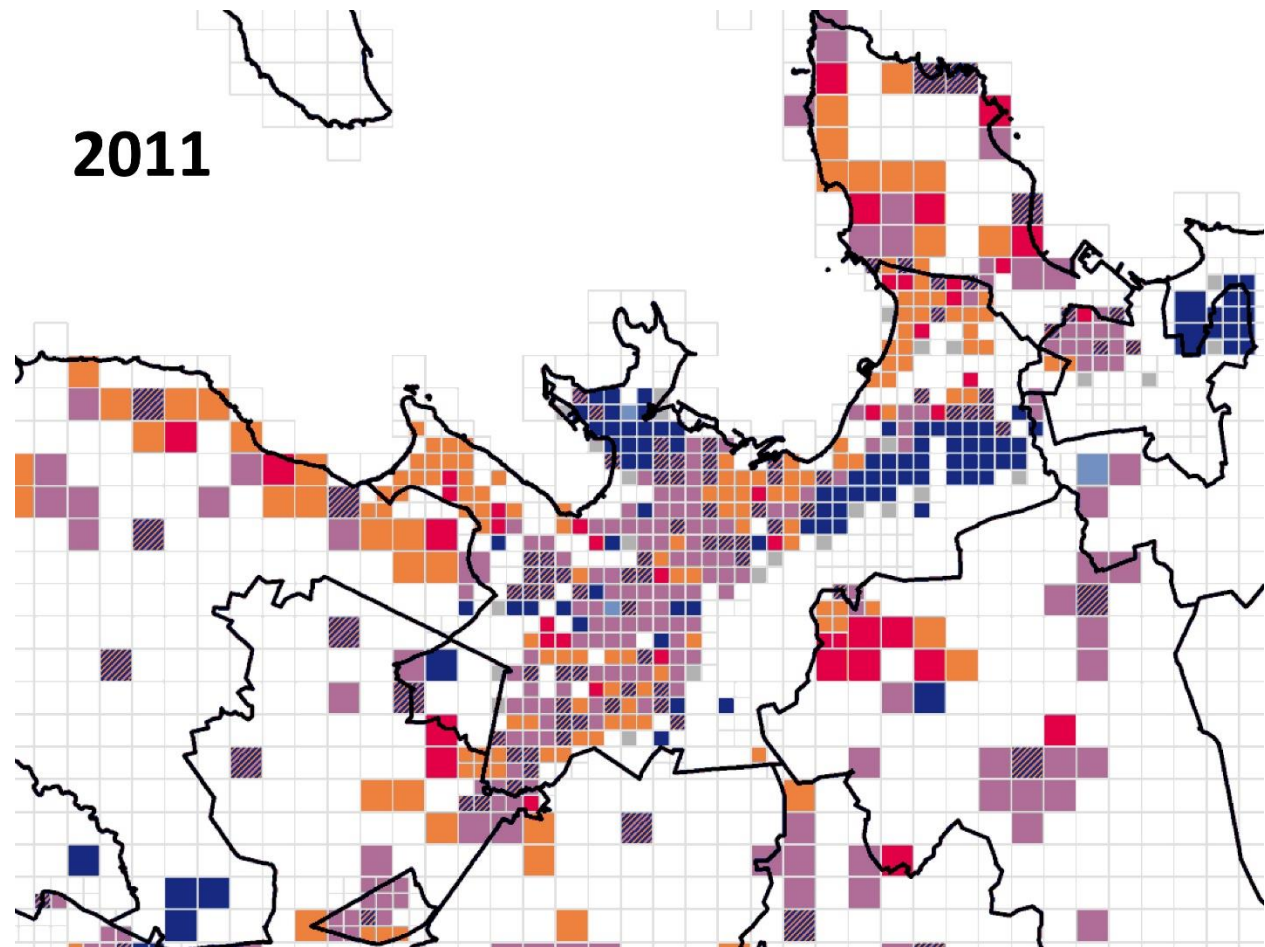


Kesklinna elanike vanuseline koosseis  
The age structure of the population of the city centre

2000



2011



**TALLINN IDA-EUROOPA LINNADE VÕRDLUSPEEGLIS:  
SEGREGATSIOON JA SELLE MÕJUTEGURID**















Tiit Tammaru, Jakub Novák  
koostöös

Szymon Marcińczak, Michael Gentile, Zoltán Kovács, Vytautas Valatka,  
Jana Temelová, Anneli Kährik, Balázs Szabó



Tallinna asumite tihedused, info Paulina Pähni magistritööst ja Kristi Merilo 4. kursuse stuudiotööst (EKA arhitektuuri ja linnaplaneerimise eriala 2018)

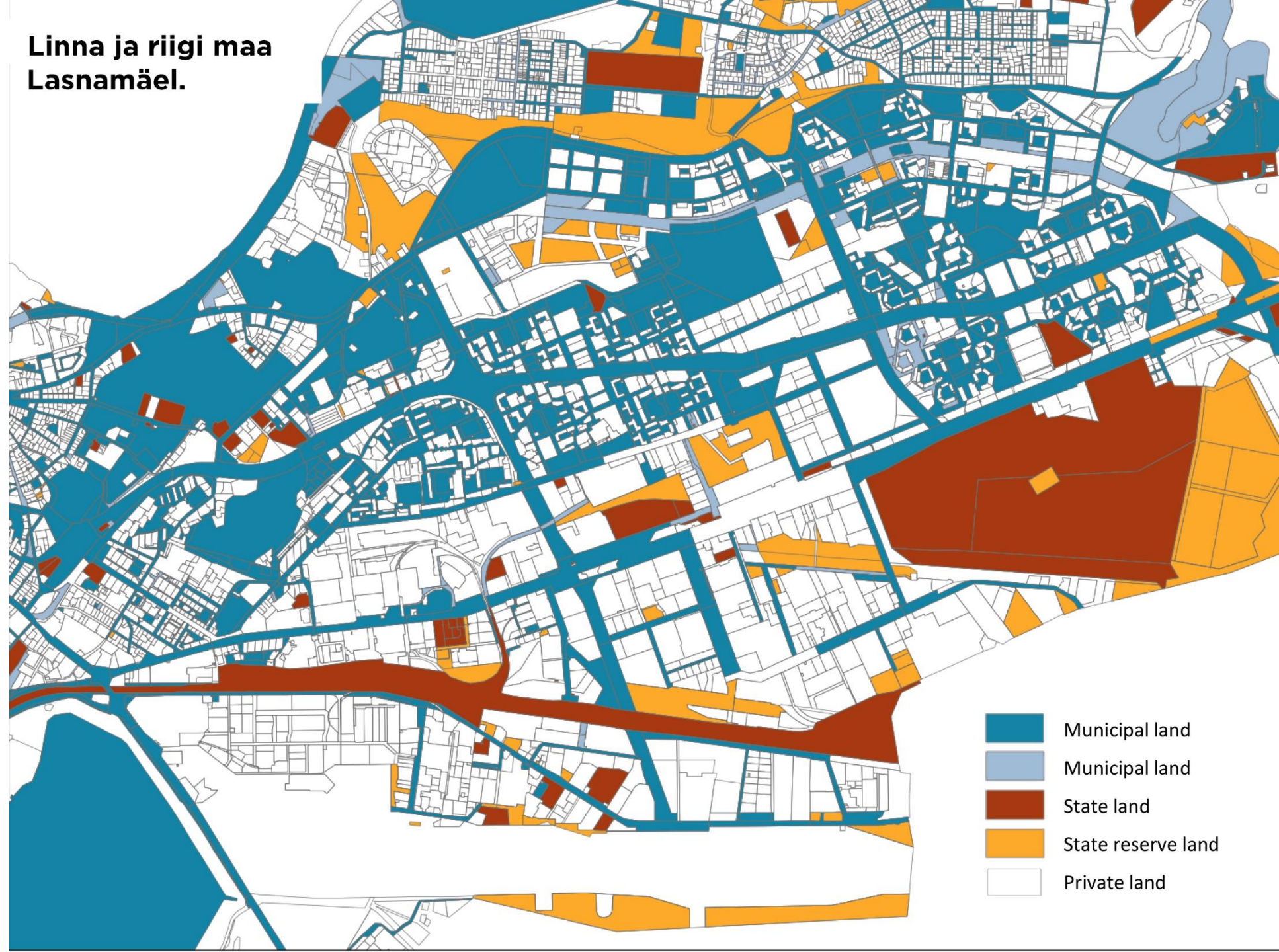
Densities of Tallinn city districts, data from the MA thesis of Paulina Pähn and 4th year studiowork of Kristi Merilo (EAA Architecture and Urban Planning 2018)

	<p><b>KASSISABA</b> in/ha 106 täiseh. 24% FAR 0,6</p>		<p><b>SIBULAKÜLA</b> in/ha 178 täiseh. 29% FAR 1,4</p>		<p><b>TORUPILLI</b> in/ha 77 täiseh. 21% FAR 0,6</p>		<p><b>SIKUPILLI</b> in/ha 88 täiseh. 15% FAR 0,5</p>		<p><b>KURISTIKU</b> in/ha 132 täiseh. 9,3% FAR 0,5</p>
	<p><b>UUS MAAILM</b> in/ha 118 täiseh. 20% FAR 0,6</p>		<p><b>MAAKRI</b> in/ha 83 täiseh. 33% FAR 2,4</p>		<p><b>KELDRI MÄE</b> in/ha 150 täiseh. 23% FAR 2,4</p>		<p><b>ÜLEMISTE</b> in/ha 4 täiseh. 21% FAR 0,5</p>		<p><b>MUSTAKIVI</b> in/ha 173 täiseh. 4,7% FAR 0,8</p>
	<p><b>TATARI</b> in/ha 111 täiseh. 29% FAR 1,1</p>		<p><b>VEERENNI</b> in/ha 44 täiseh. 22% FAR 0,6</p>		<p><b>JUHKENTALI</b> in/ha 11 täiseh. 9% FAR 0,2</p>		<p><b>PRIISLE</b> in/ha 60 täiseh. 4,7% FAR 0,2</p>		

# SEKKUMISE VÕIMALUSED

- REGULATIIVSED
- KONTEKSTUAALSED

**Linna ja riigi maa  
Lasnamäel.**

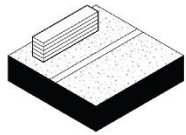


**1. MAAOMANDI  
VÄÄRTUSTAMINE**

Step 1



NEW MASTERPLAN  
+  
BUSINESS IMPROVEMENT DISTRICT  
+  
URBAN DESIGN REGULATION



Empty land plot

**RESTRUCTURE**

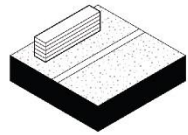


MASTER PLAN  
+  
POLICY  
+  
UD REGULATION



Step 1

NEW MASTERPLAN  
+  
BUSINESS IMPROVEMENT DISTRICT  
+  
URBAN DESIGN REGULATION



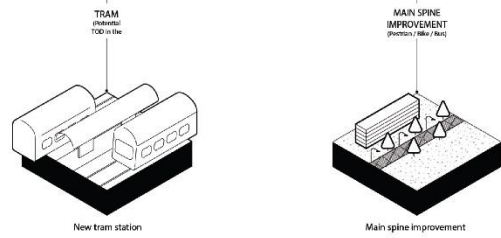
Empty land plot

**RESTRUCTURE**



Step 2

TAX INCOME  
EU FUNDING  
CITY CENTER DEVELOPMENT  
RIGHT BIDDING



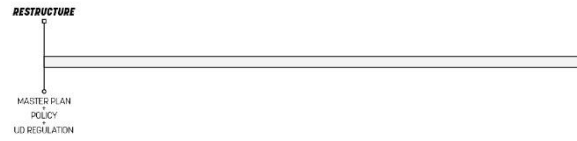
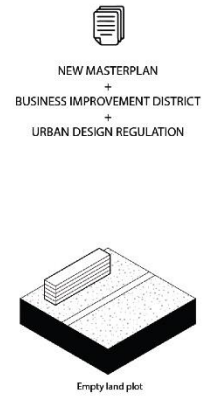
New tram station

Main spine improvement

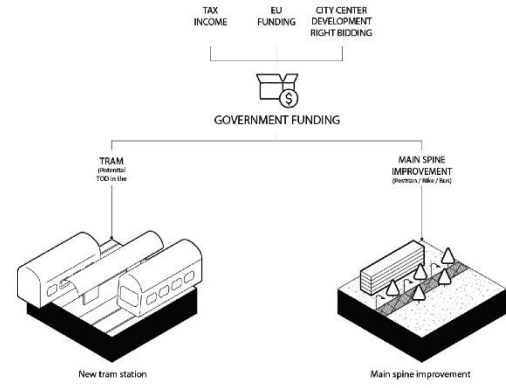
**RESTRUCTURE**



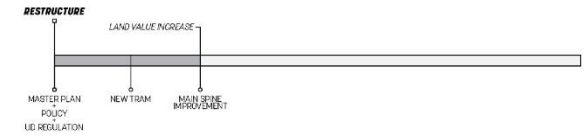
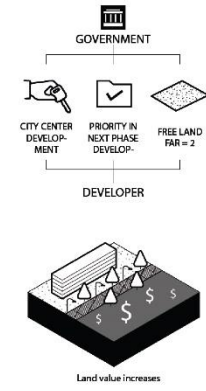
Step 1



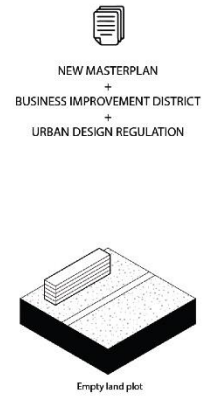
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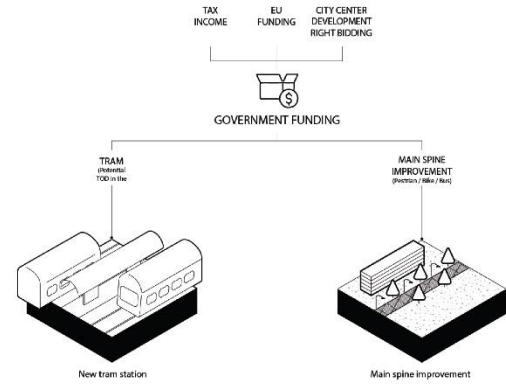
Step 3



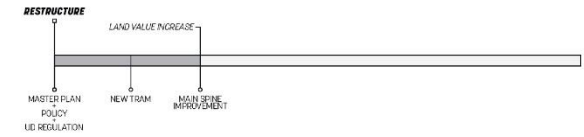
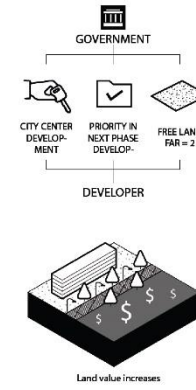
Step 1



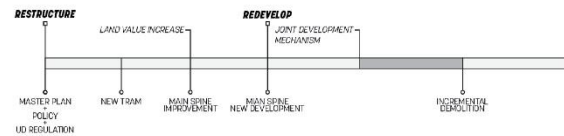
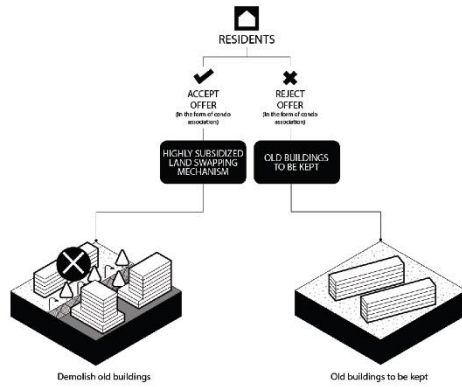
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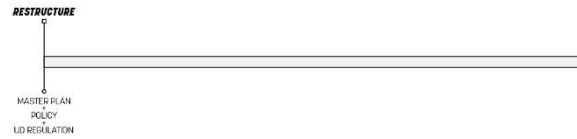
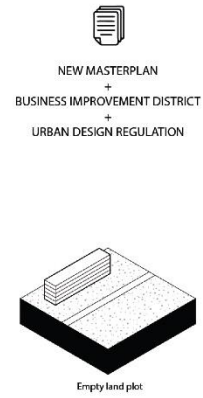
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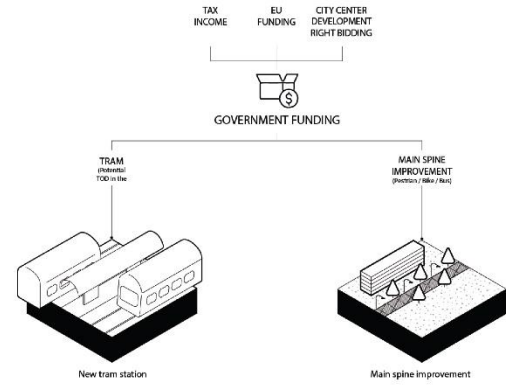
Step 4



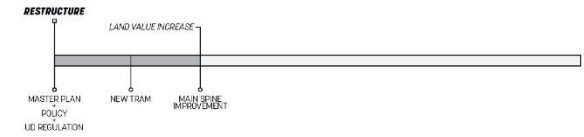
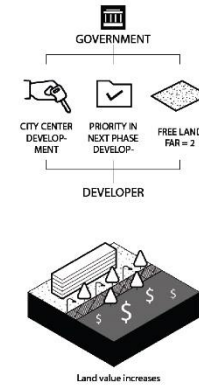
Step 1



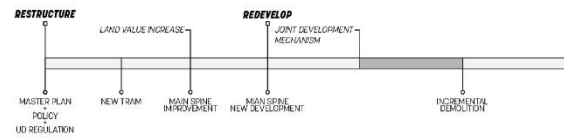
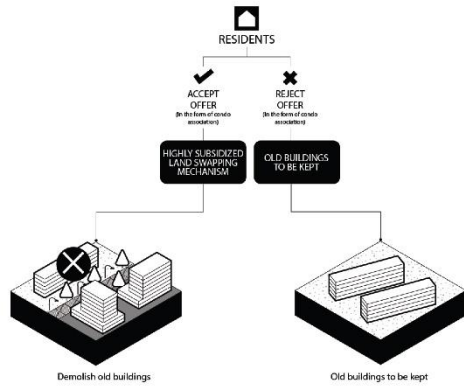
Step 2



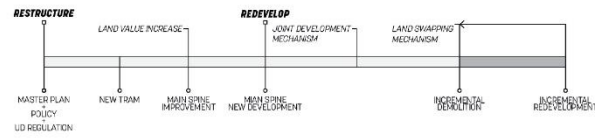
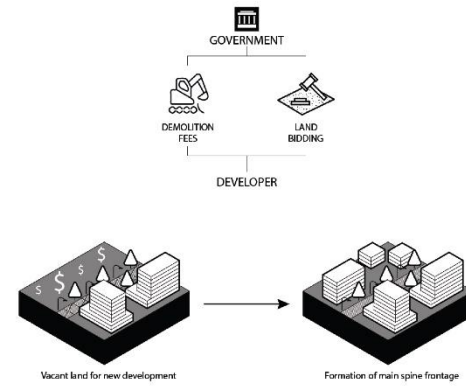
Step 3



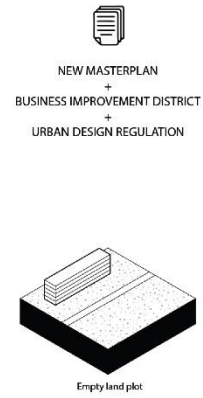
Step 4



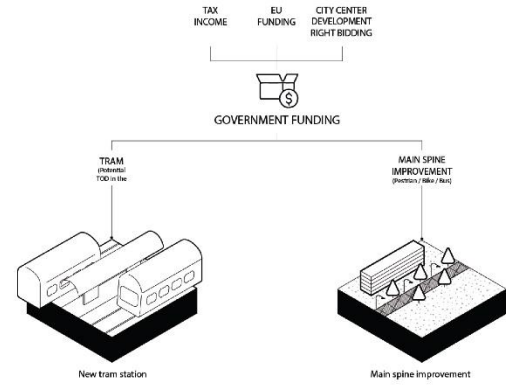
Step 5



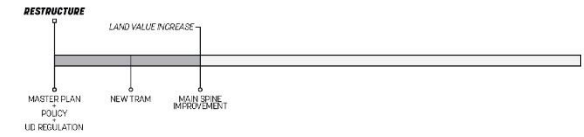
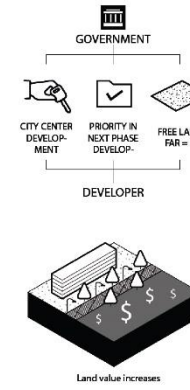
Step 1



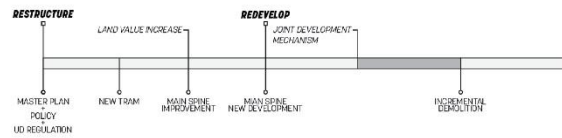
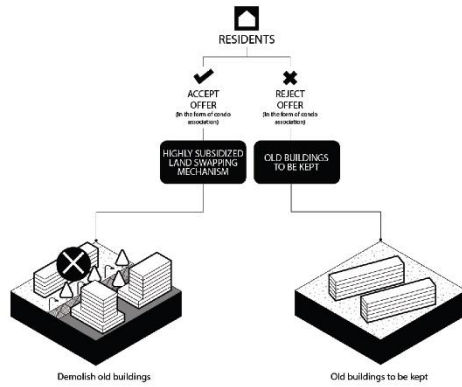
Step 2



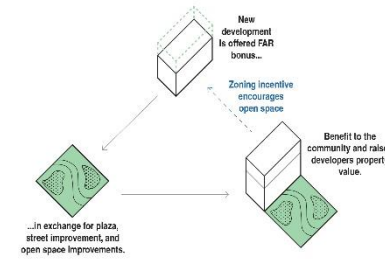
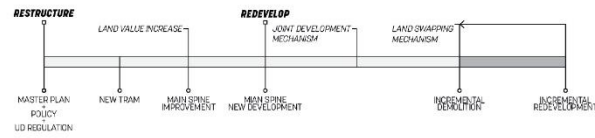
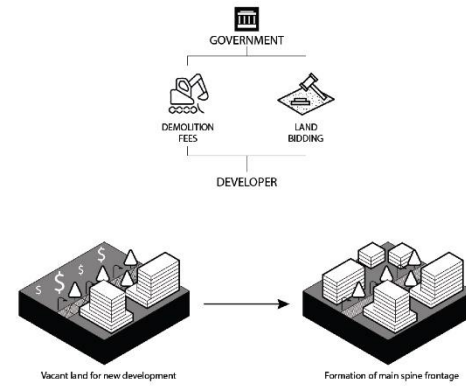
Step 3



Step 4

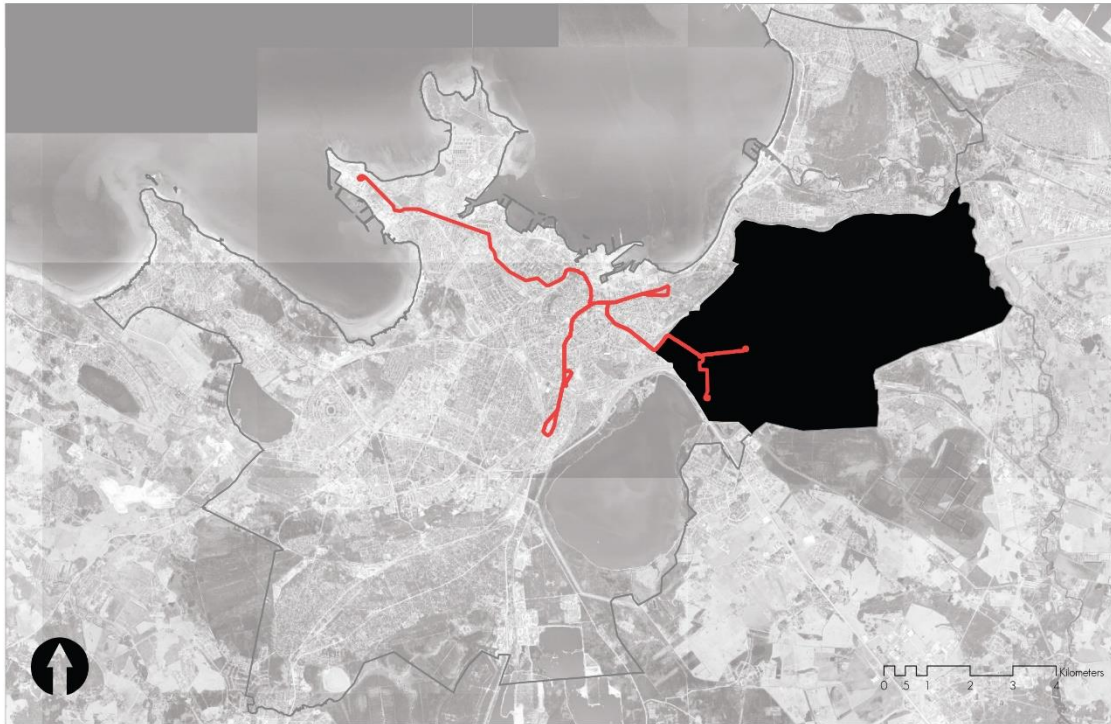


Step 5

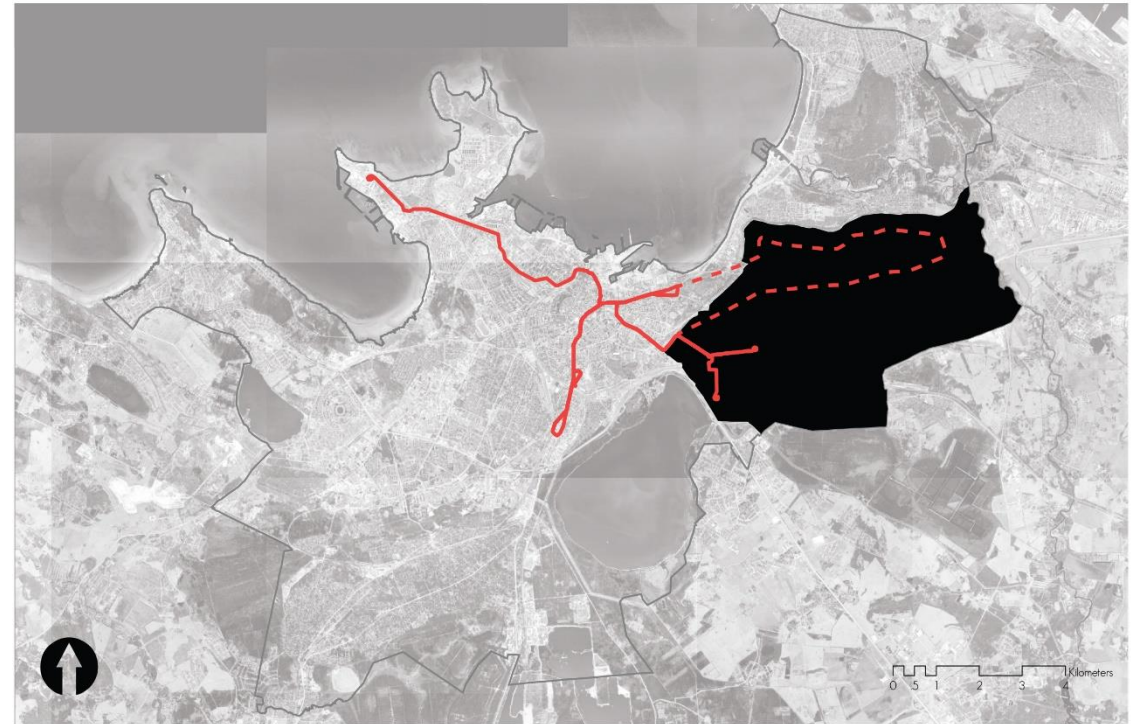


## 2. ÜHISTRANSPORDI LISAMINE

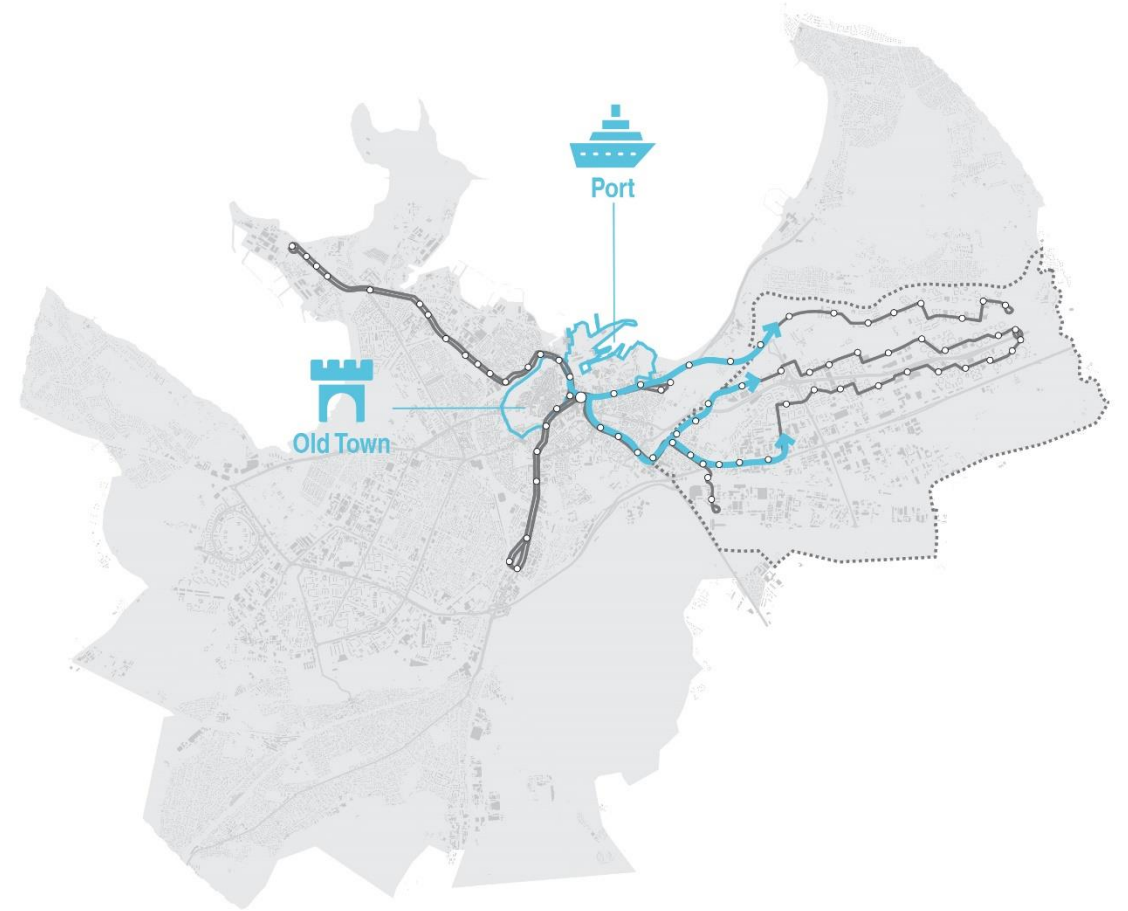
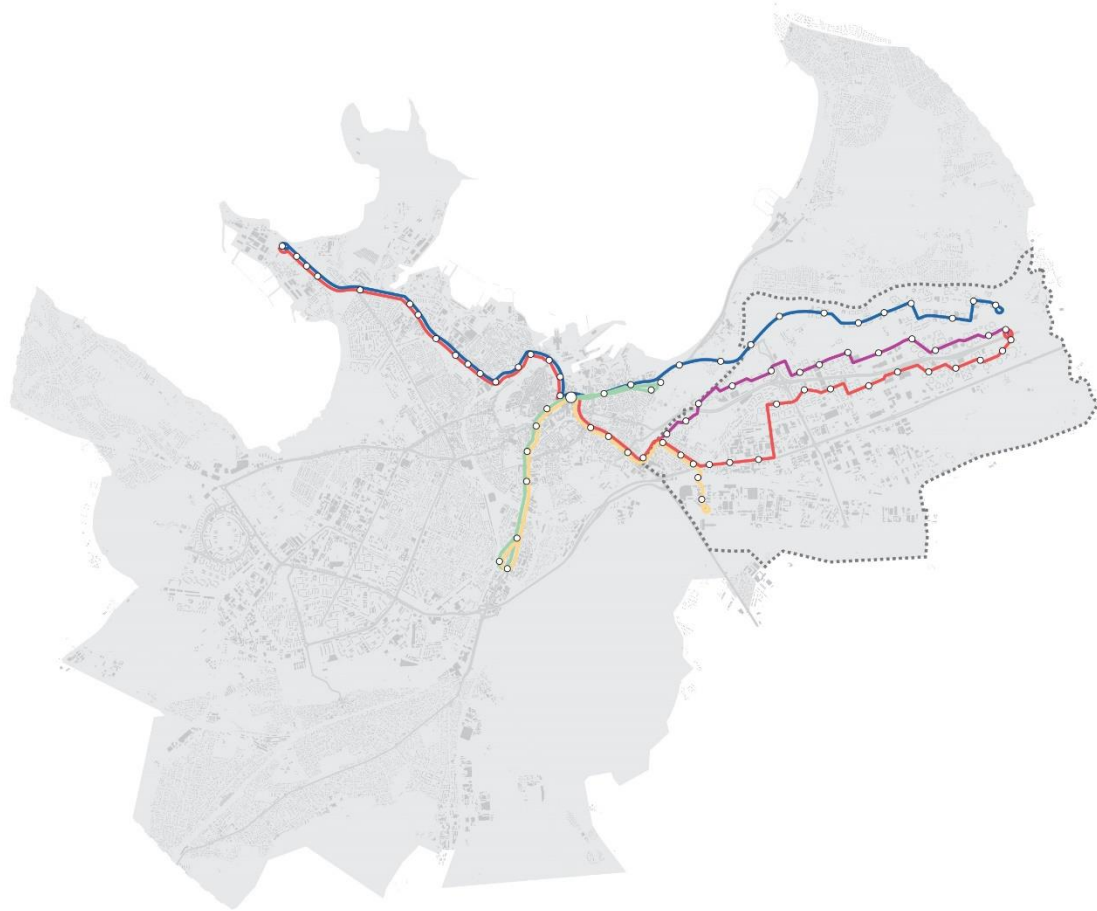
### EXISTING TRAM NETWORK



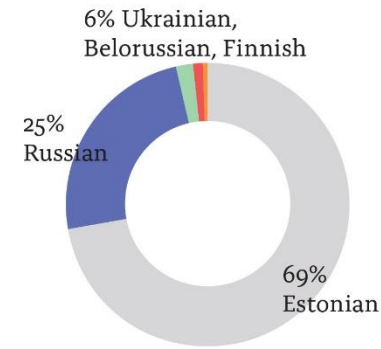
### PROPOSED TRAM NETWORK



## 2. ÜHISTRANSPOORDI LISAMINE



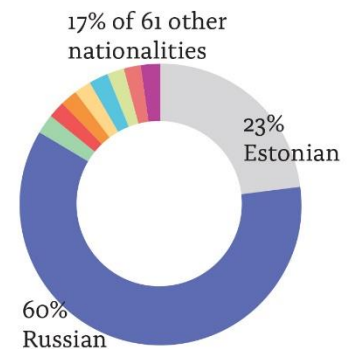
## 2. ÜHISTRANSPOORDI LISAMINE



**Ethnicities in Estonia**



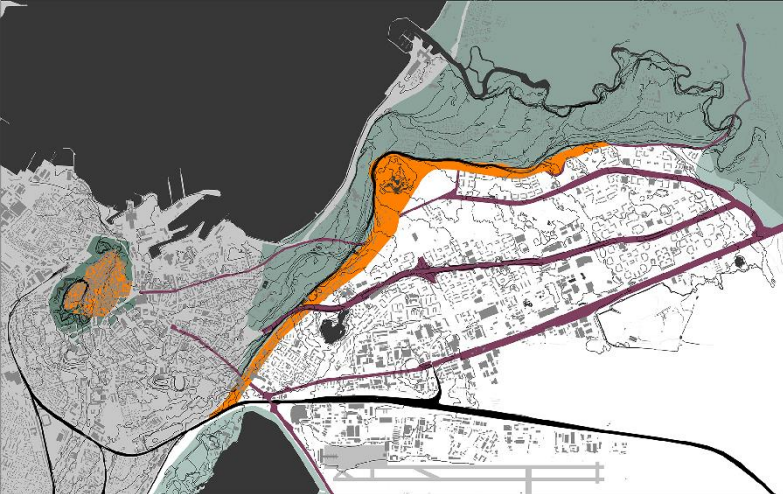
**Ethnicities in Tallinn**



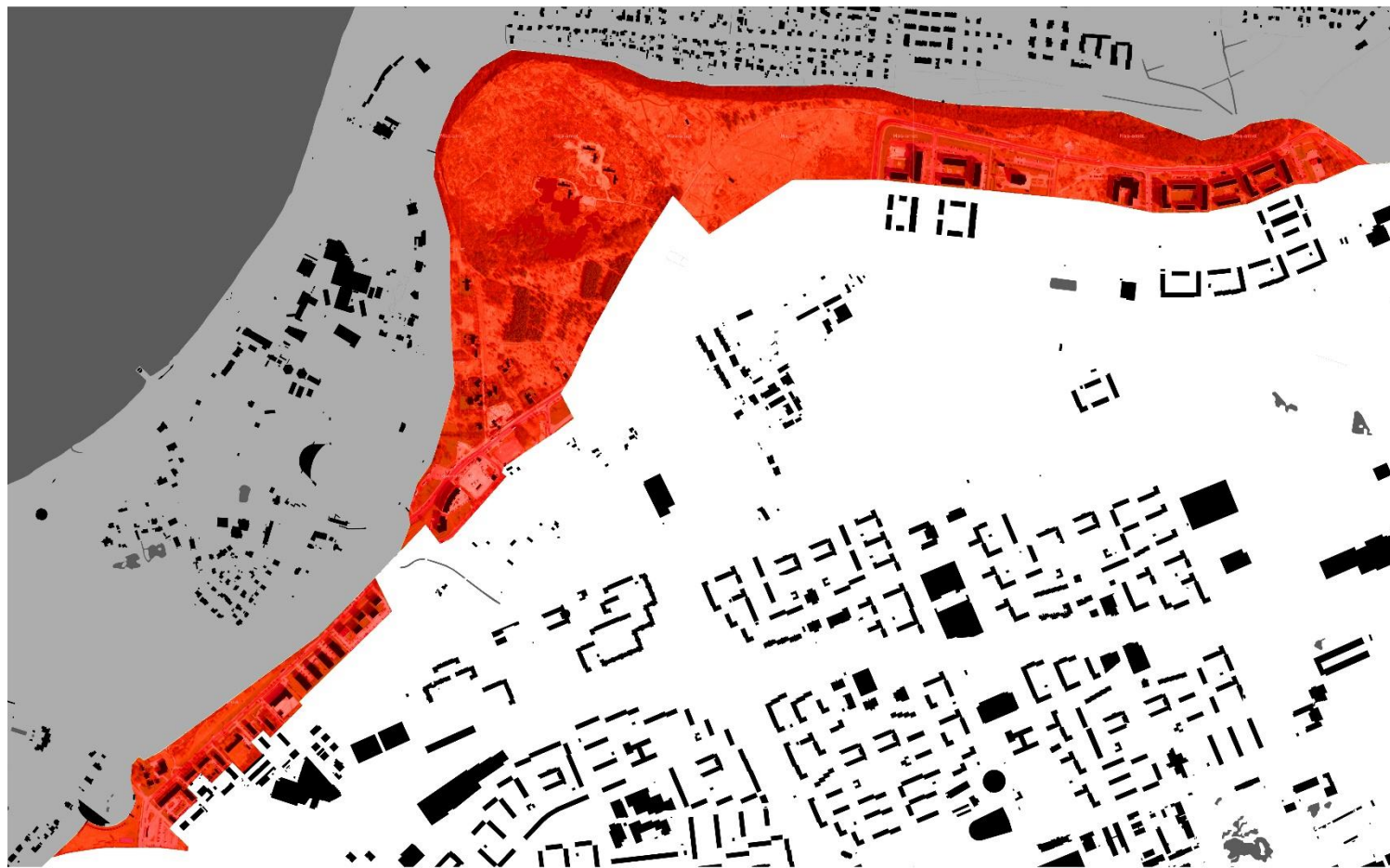
**Ethnicities in Lasnamäe**







### 3. LASNAMÄE PANK





1. Presidential Palace



2. Song Festival Grounds



3. Kadriorg Stadium



4. KUMU



5. Lasnamäe Orthodox Church

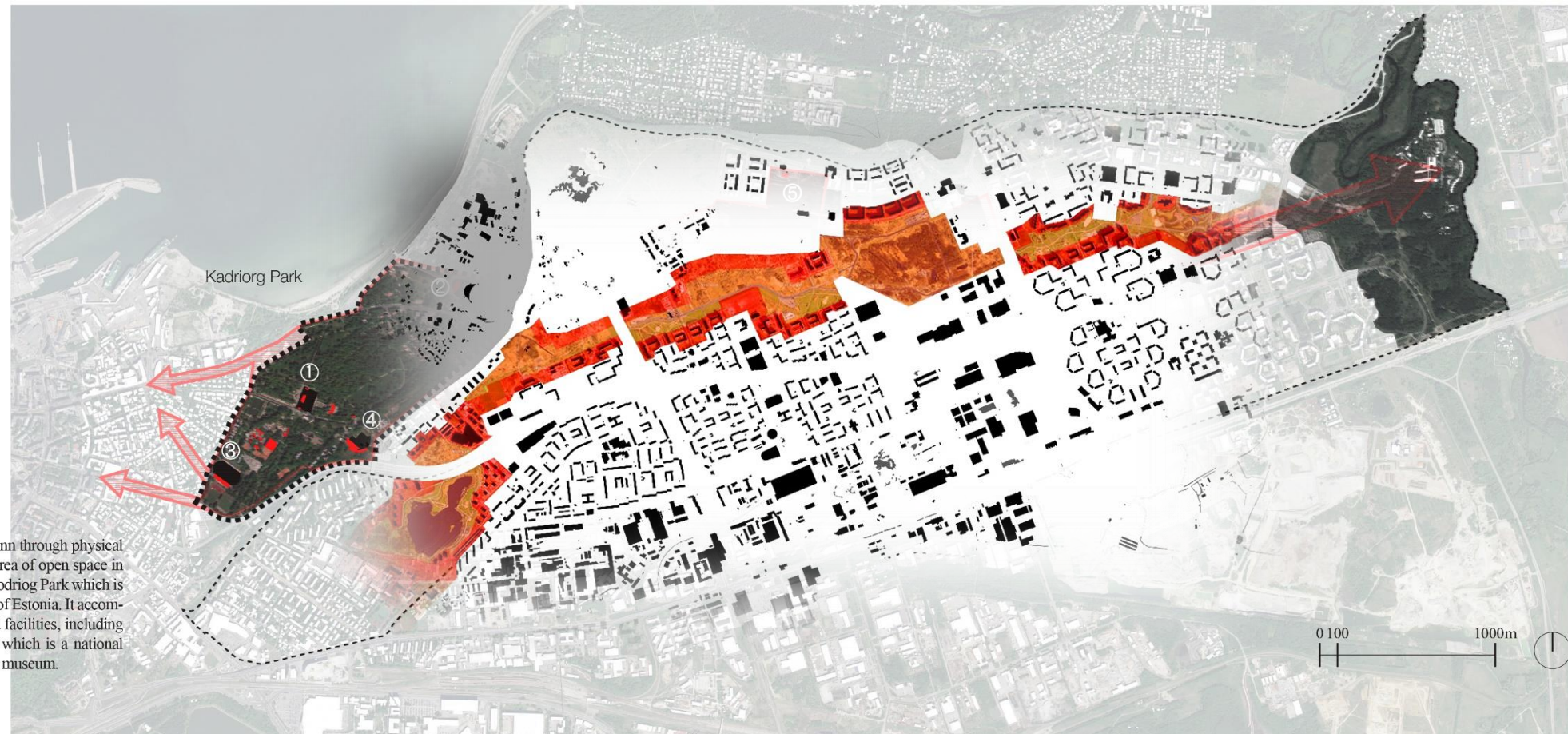
## 4. LASNAMÄE PARK



The first aspect is to reconnect Lasnamäe with Tallinn through physical connections. As mentioned earlier, there is a large area of open space in the northern part of Lasnamäe. To its west lies the Kadriorg Park which is the most important civic center of Tallinn, and even of Estonia. It accommodates a series of cultural and civic buildings and facilities, including the Presidential Palace, the Song Festival Ground which is a national gathering place for large events, and the KUMU art museum.



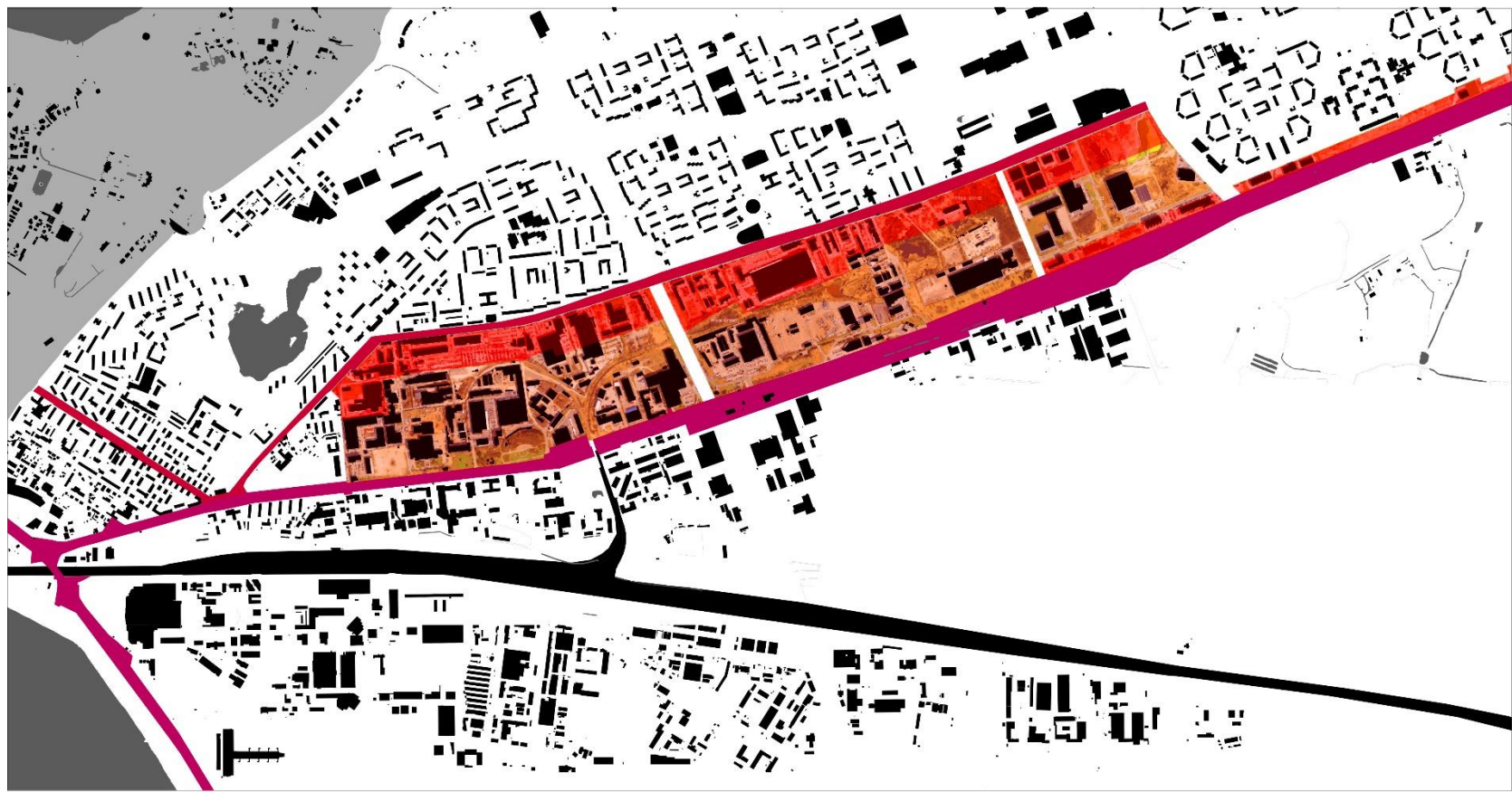
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## 5. LASNAMÄE TÄNAV



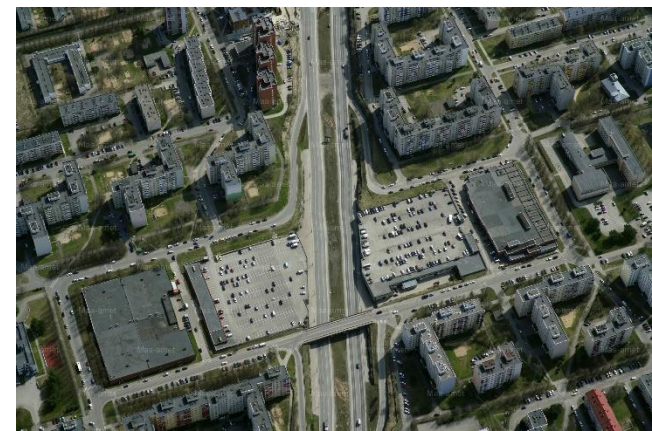
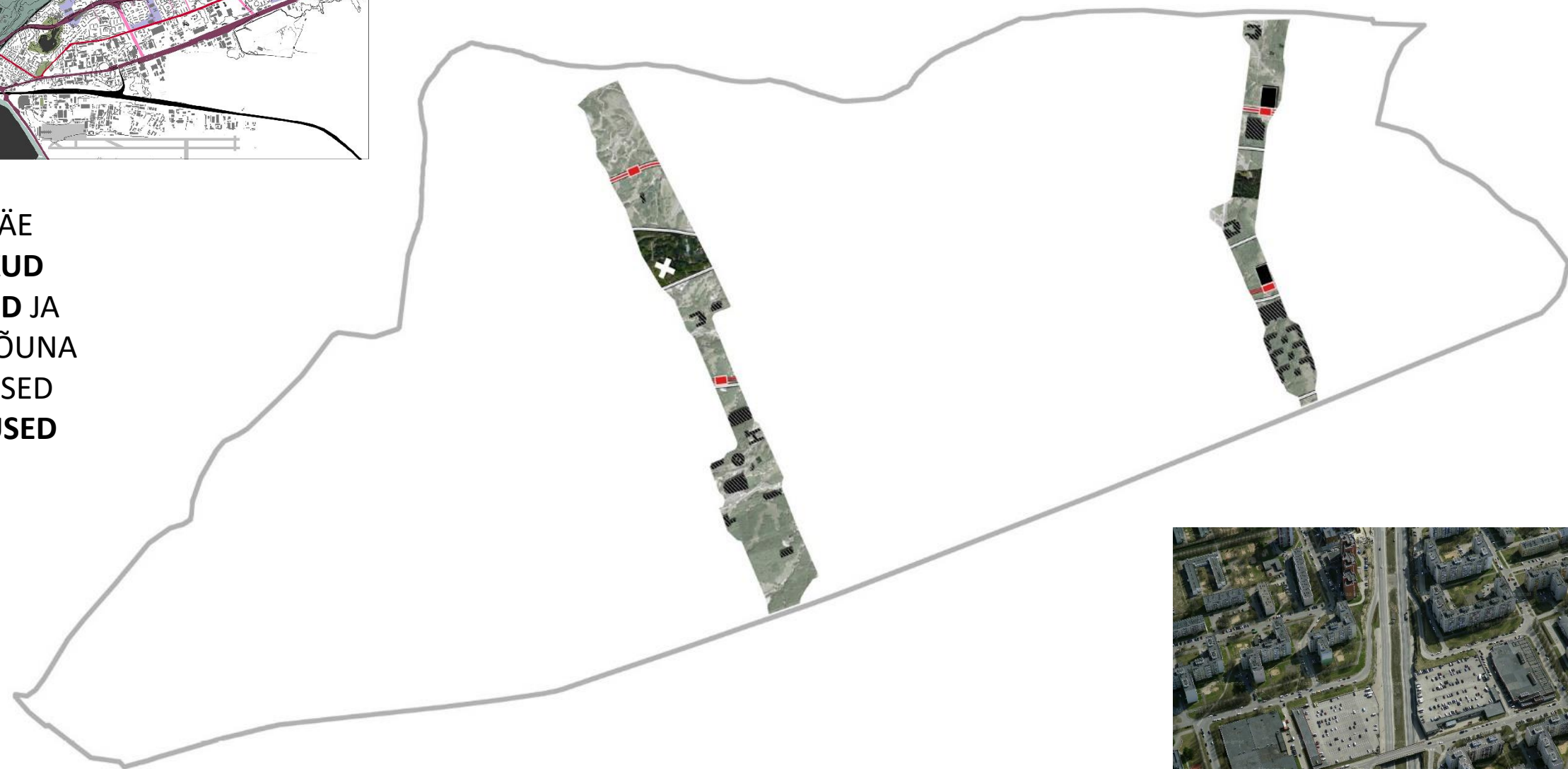


6. LASNAMÄE  
KOHALIKUD  
KESKUSED JA  
PÕHJA-LÕUNA  
SUUNALISED  
ÜHENDUSED



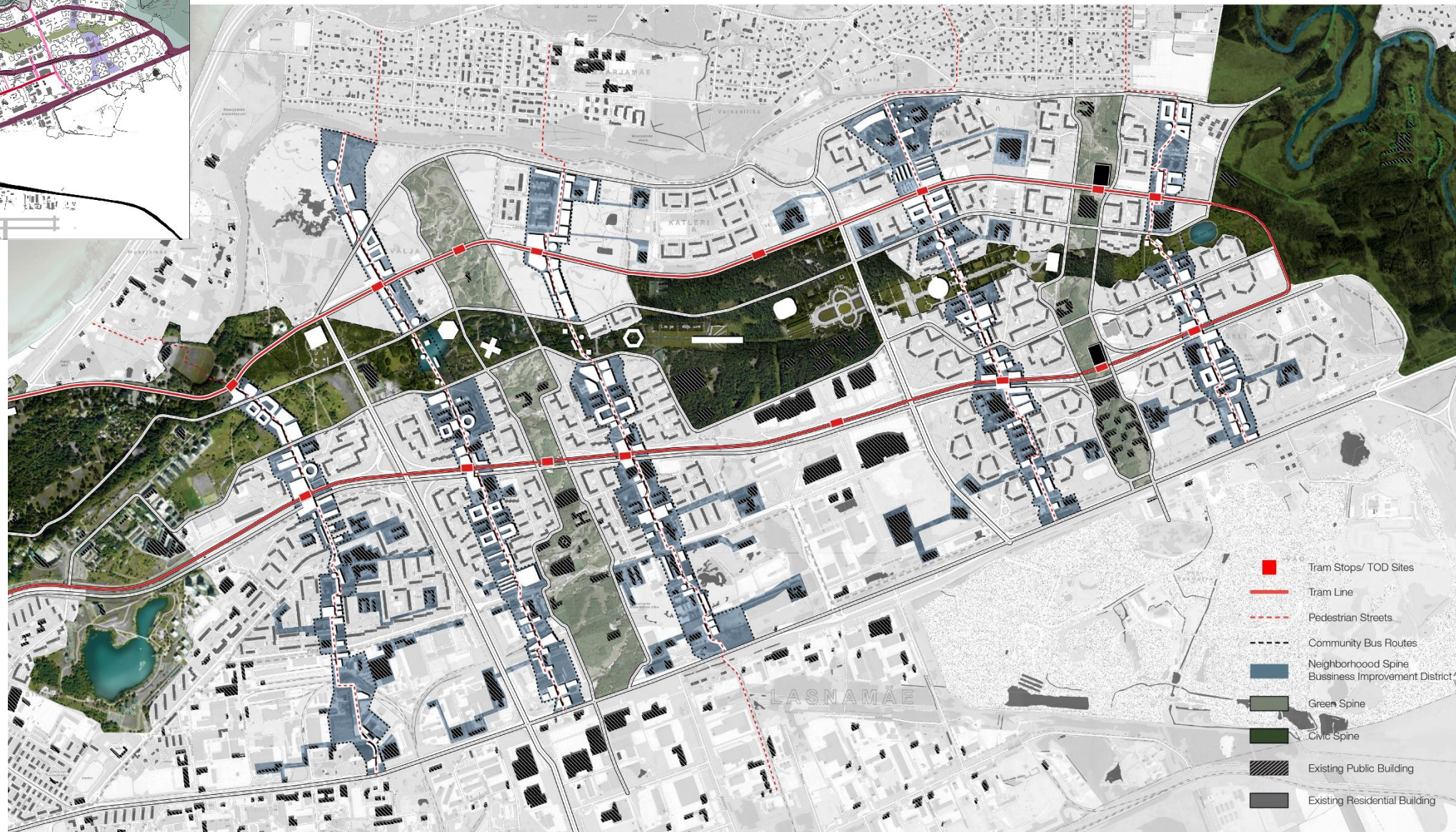


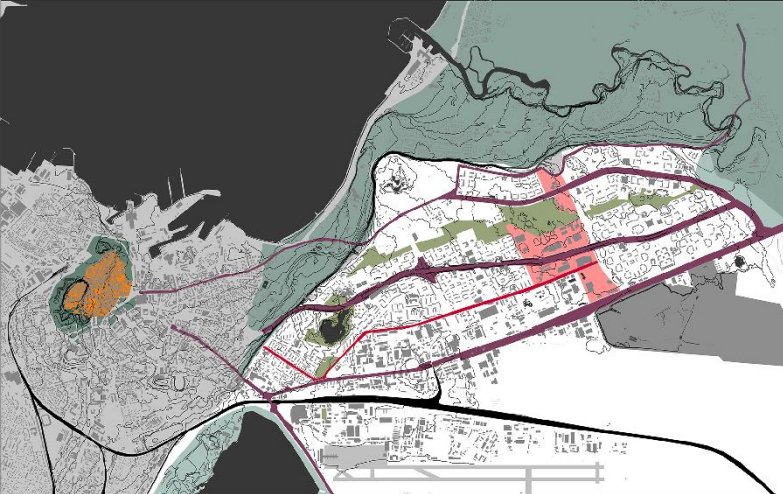
6. LASNAMÄE  
KOHALIKUD  
KESKUSED JA  
PÕHJA-LÕUNA  
SUUNALISED  
ÜHENDUSED



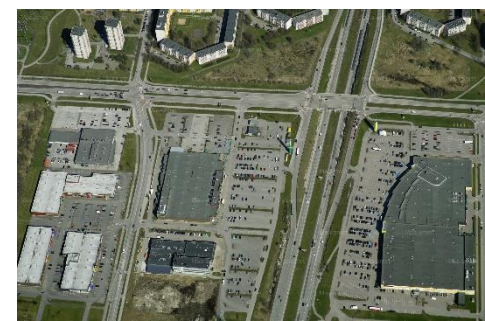
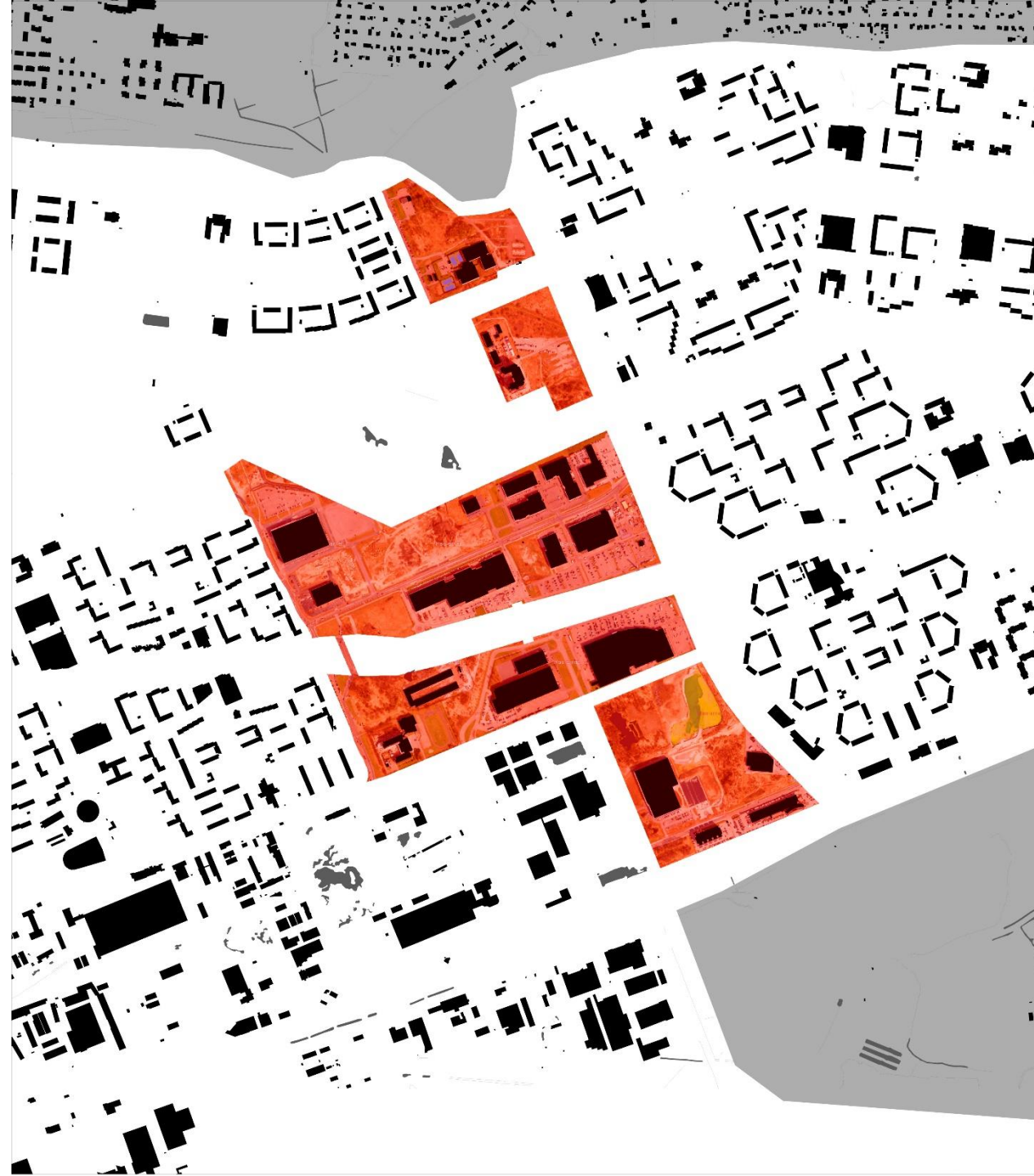


# 6. LASNAMÄE KOHALIKUD KESKUSED JA PÕHJA-LÕUNA SUUNALISED ÜHENDUSED

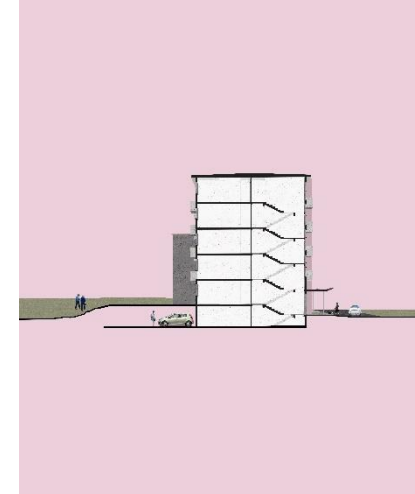
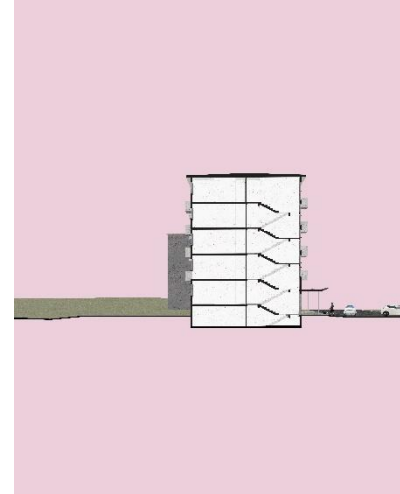
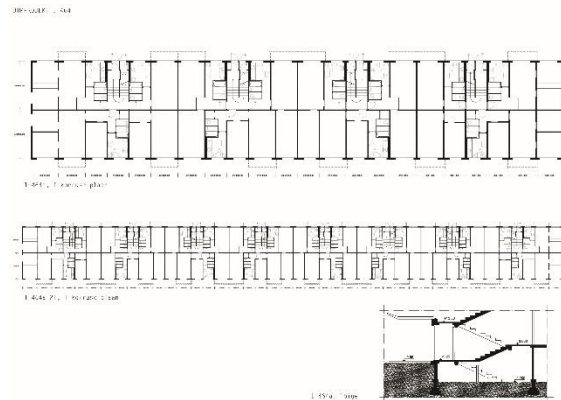




## 7. LASNAMÄE KESKUS







## 8. LASNAMÄE VÄLJAEHITATUD ASUMID

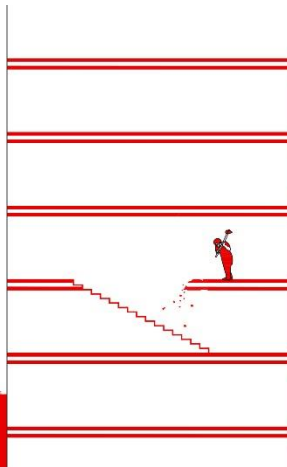
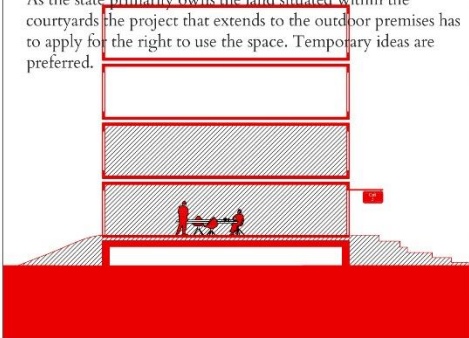




*Production of Space – Re-use of empty apartments, Workspaces and Offices*

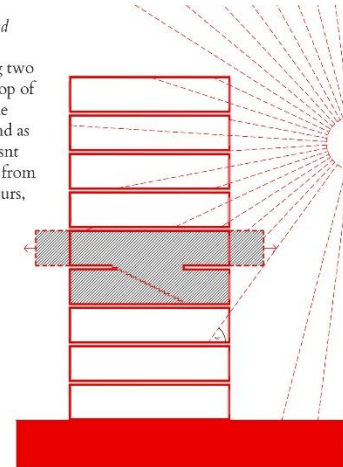
*Shops and other commercial spaces:*  
Must be situated on the first two floors of the apartment buildings due to accessibility.

*Expansion to the outdoor premises:*  
As the state primarily owns the land situated within the courtyards the project that extends to the outdoor premises has to apply for the right to use the space. Temporary ideas are preferred.

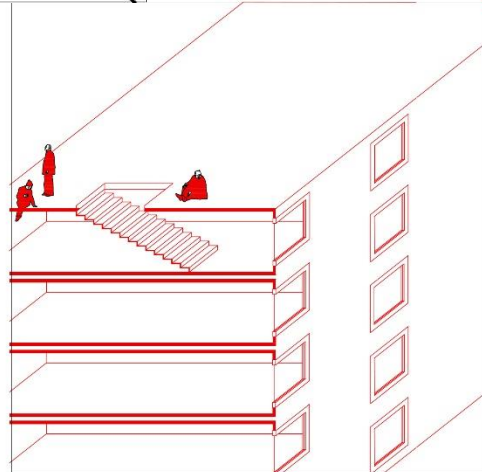


*Workspaces and offices:*  
Can function anywhere in the building. Upon acquiring an office space, the right to combine with available spaces within close proximity is granted. For office spaces located on the upper premises the right to expand to the roof is equally allowed by the regulations.

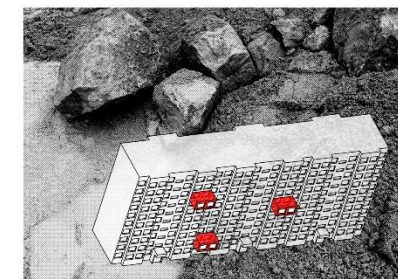
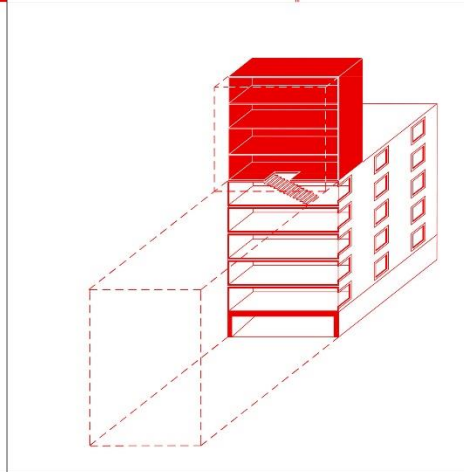
*Workspaces and offices:*  
When having two apartments atop of each other, the right to expand as long as it doesn't take the light from your neighbours.



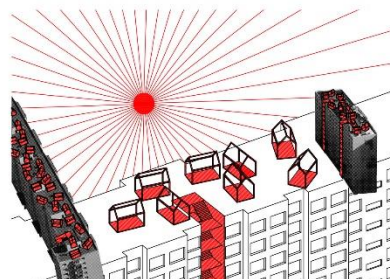
## 8. LASNAMÄE VÄLJAEHITATUD ASUMID



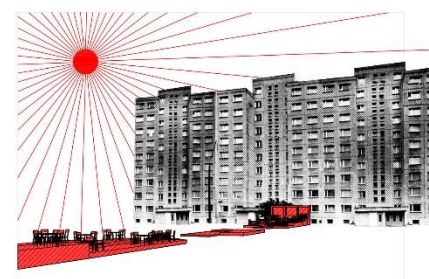
For office spaces located on the upper premises the right to expand to the roof is equally allowed by the regulations. Even smaller scale expansions on the roof.



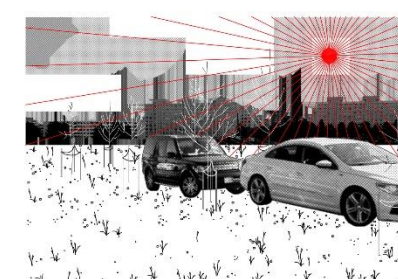
*Stories of Lasnamäe: dentist*



*Stories of Lasnamäe: winter gardens*



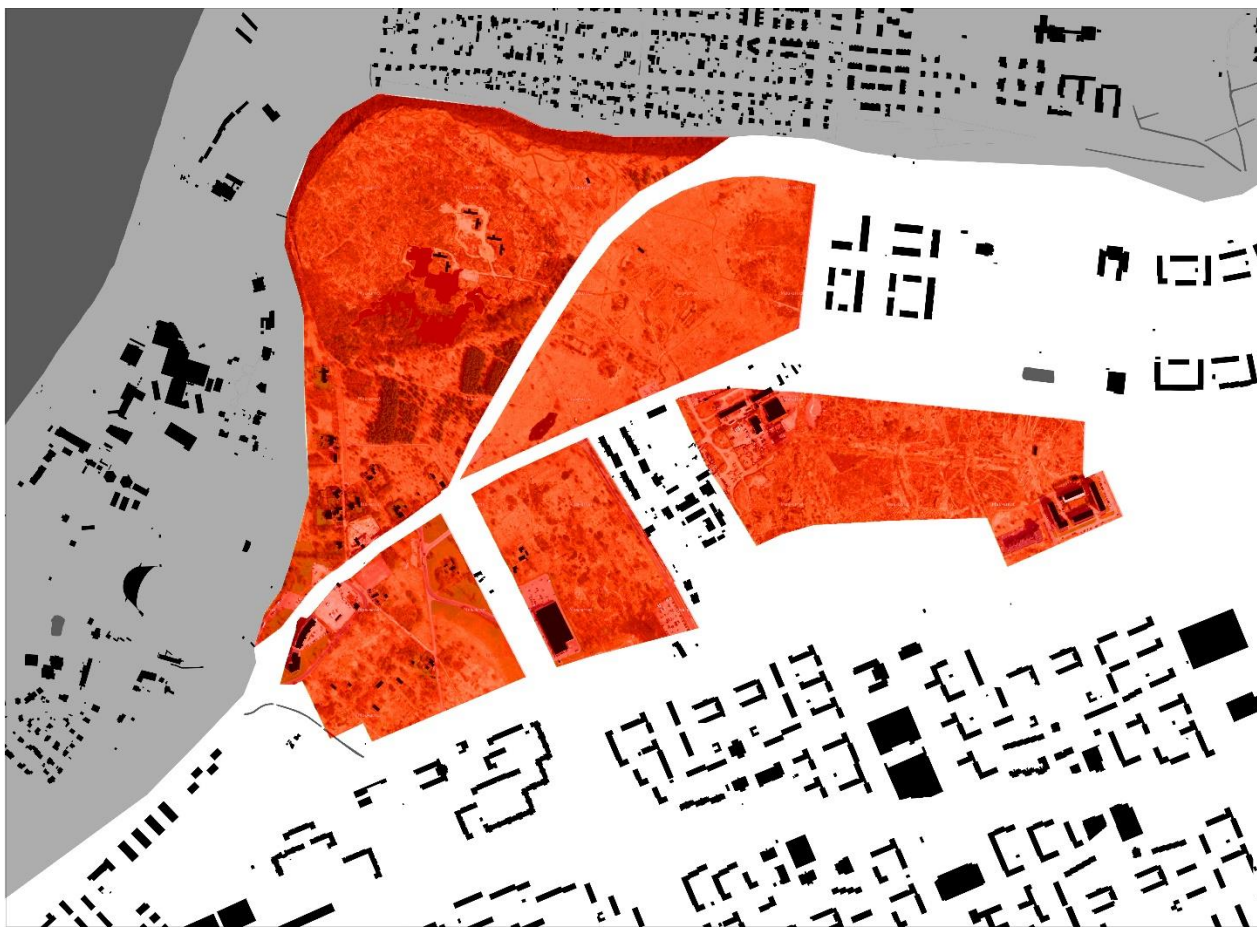
*Stories of Lasnamäe: courtyard cafe*



*Stories of Lasnamäe: park/parking lot*

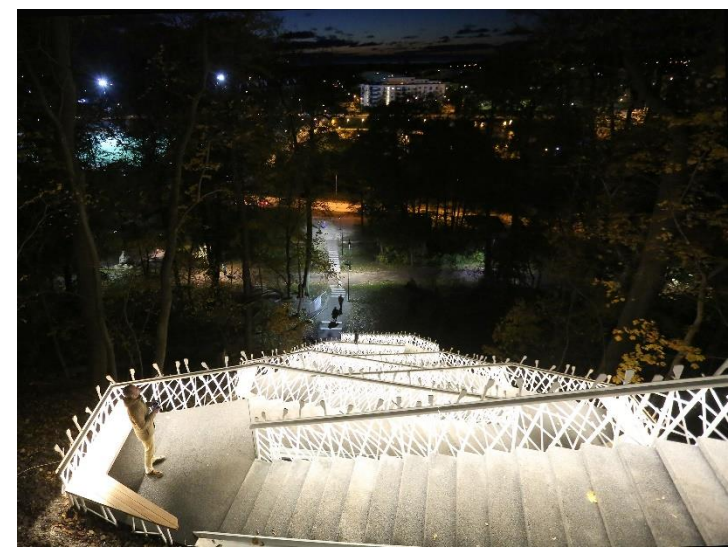


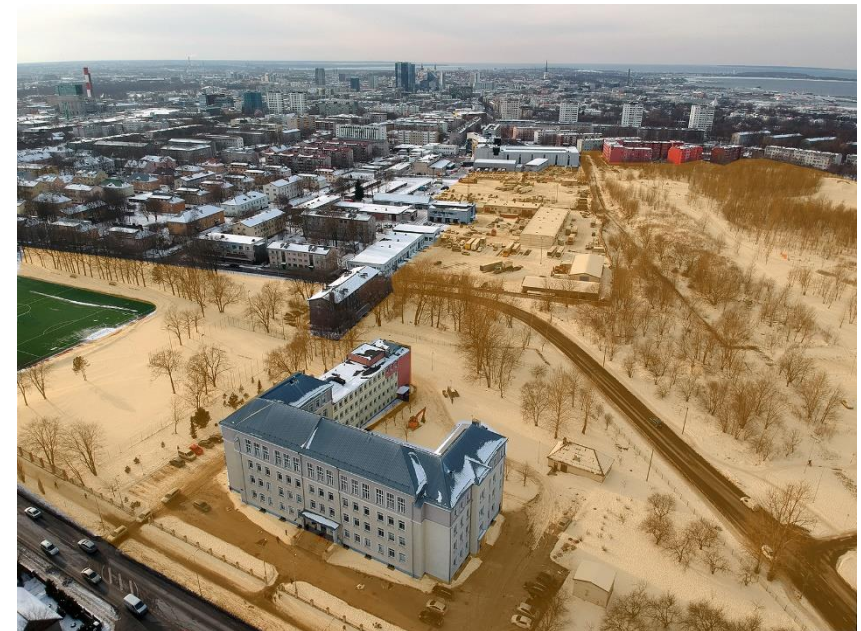
9. LASNAMÄE  
UUED ASUMID





10. LASNAMÄE  
ÜHENDAMINE  
ÜLEMISTE,  
KADRIORU JA  
KESKLINNAGA







# SEKKUMISE VÕIMALUSED LASNAMÄEL

1. **MAAOMANDI VÄÄRTUSTAMINE**
2. **ÜHISTRANSPORDI LISAMINE**
3. **LASNAMÄE PANK**
4. **LASNAMÄE PARK**
5. **LASNAMÄE TÄNAV**
6. **LASNAMÄE KOHALIKUD KESKUSED JA PÕHJA-  
LÕUNA SUUNALISED ÜHENDUSED**
7. **LASNAMÄE KESKUS**
8. **LASNAMÄE VÄLJAEHITATUD ASUMID**
9. **LASNAMÄE UUED ASUMID**
10. **LASNAMÄE ÜHENDAMINE**