



Part-financed by the European Union
(European Regional Development Fund
and European Neighbourhood and
Partnership Instrument)



Integrated Urban Development Concepts

Rasa Budryte
Siauliai City Municipality

The 22nd of October, 2010

Target area Lieporiai in Siauliai



- Dauglabučiai namai
- Individualūs namai
- Mokymo įstaigos
- Komerciniai objektai
- Lieporių parkas

- Area – 91 hectares;
- Number of buildings – 106 (built in 1968 – 1982);
- Lieporiai park with stadium;
- Social and commercial infrastructure:
- 3 Secondary schools;
- Kindergartens;
- Library;
- College;
- Shopping centers.

Item	Data
Target Area in ha	The planed area covers 91, The analyzed area covers 182
Number of inhabitants	Total number of apartments - 5650 Total number of inhabitants – 11500 2,0338 inhabitant per apartment
Classification of the area	Residential 9 commercial objects 9 educational objects
Number of housing units total	
Specification regarding building age:	
Number of buildings built before 1948	none
Number of buildings built 1948-1959	none
Number of buildings built 1960-1989	All the buildings – 106
Specification regarding refurbishment status	8
Percentage of housing units that fulfil the national standards for energy efficiency	
Specification regarding building structure:	
Number of single family-homes, semidetached or row-houses	6 single family-homes
Number of multi-family buildings / flats in mfb	82/5650
Specification regarding owner structure:	
Percentage of dwellings in individual ownership	97% private
Percentage of institutional (rental) ownership	3 %
Percentage of Cooperative ownership	
Existing consortium of individual owners	Housing communities Housing administration institutions

Target area Miglovaros in Siauliai



- Area – 6,1 hectares;
- Number of houses (built from 1969 – 1975) – approximately 35.

Item	Data
Target Area in ha	The planed area covers 3,6 ha The analized area covers 14,0 ha
Number of inhabitants	Total number of apartments - 491; Average number of inhabitants - 998 2,0338 inhabitant per apartment.
Classification of the area	Residential Commercial and public institutions in the neighbourhood
Number of housing units total	
Specification regarding building age:	
Number of buildings built before 1948	1
Number of buildings built 1948-1959	none
Number of buildings built 1960- 1989	35
Specification regarding refurbishment status	3
Percentage of housing units that fulfil the national standards for energy efficiency	
Specification regarding building structure:	
Number of single family-homes, semidetached or row-houses	18
Number of multi-family buildings / flats in mfb	18
Specification regarding owner structure:	
Percentage of dwellings in individual ownership	98
Percentage of institutional (rental) ownership	
Percentage of Cooperative ownership	
Existing consortium of individual owners	Housing communities Housing administration institutions

Major potentials regarding the urban, social, economic and administrative structure

- Pretty well developed transport system infrastructure;
- Well developed social infrastructure with schools, kindergartens, shops, pharmacies, post office, bank, family doctors' clinic;
- The analyzed TA's are oriented towards the middle class;
- Those blocks of flats that don't have communities, have administrators instead;
- The "Lieporiai" park plays a significant part as the green area of the block.

Major challenges regarding the urban, social, economic and administrative structure

- lack of parking spaces near the blocks of flats;
- lack of waste sorting containers;
- the buildings and territory are not adapted to disabled people;
- high pollution level;
- the common areas near the blocks of flats are devastated; many common areas serve as parking spaces;
- the ownership right includes the flat only; the land parcel is usually not planned, being the property of the State.

Potentials

- The target areas use central heating, resulting in lower air pollution;
- Some magistral pipes have already been modernized; modernization of the rest has been scheduled;
- Cogeneration station is being under the construction.

Challenges

- The existing infrastructure is old and causes large thermal losses;
- Too low thermal resistance of walls and windows results in a huge thermal loss;
- Lack of motivation for refurbishment among housing communities.

Intends – What will be changed

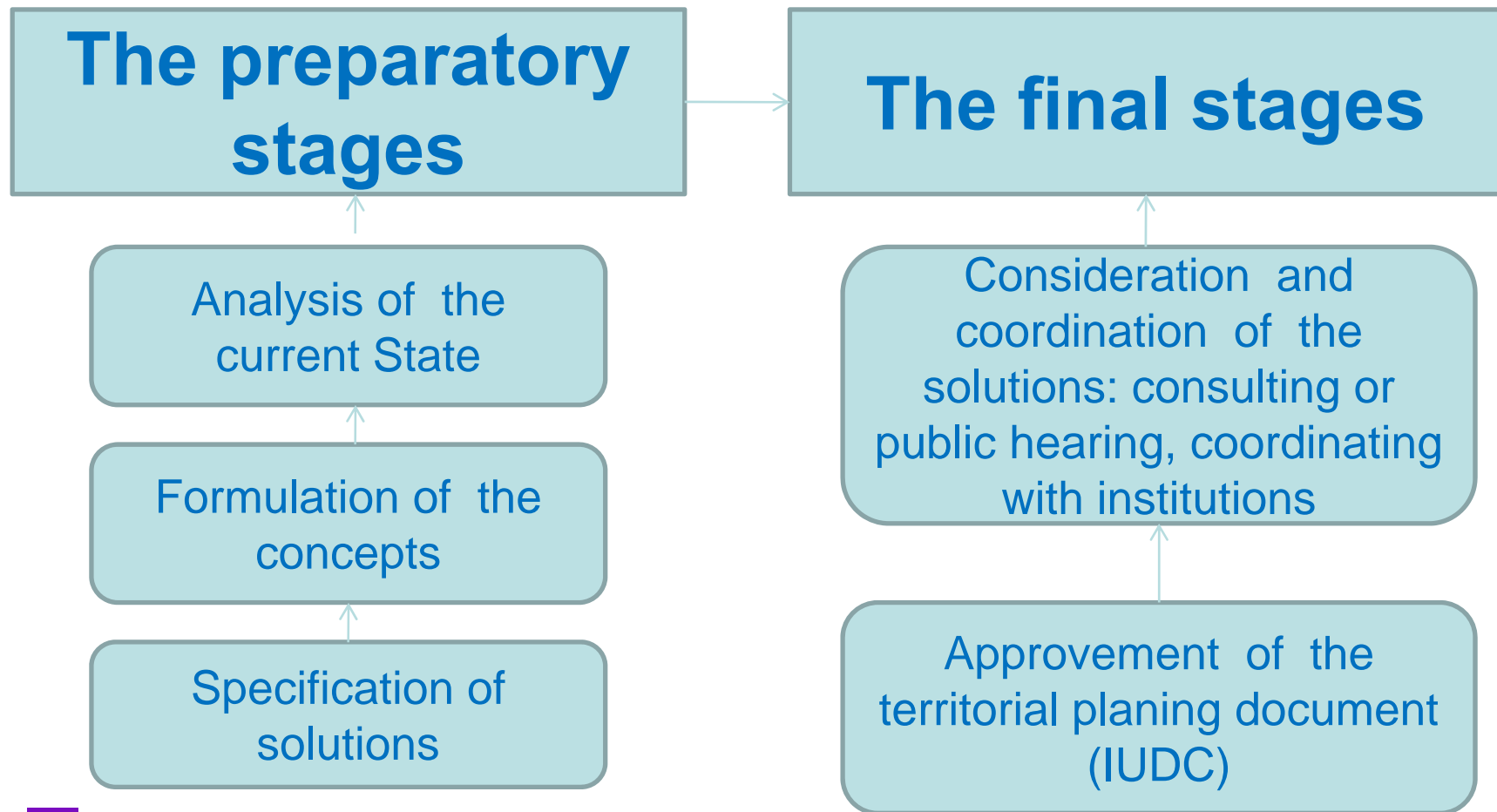
Major objective - to assure sustainable and integrated developement of TA's:

- **Attractive living environment (public spaces, playing grounds, Lieporiai park);**
- **Improved parking situation by using surrounding areas and different solutions;**
- **Increased level of modernization with aim to decrease heat usage and costs;**
- **Expanded public transport and cycleway network, which can help to decrease pollution, solve parking space problems and improve the infrastructure for disabled people.**

The main approach

- By legal planning measures to prepare IUDC with binding force (approved by city Council) that has to be considered at all public and private constructions and active renovation activities;
- By forming, registering and binding the land plots to give to inhabitants the responsibility for cohesive urban development.

The Process of Detailed Territorial Planning in Lithuania



Current issues:

- IUDCs are being prepared by „Construction strategy“, which was chosen according to public procurement procedures;
- Noise vs Pollution (TA's are located in highly polluted and noisy city parts);
- Motivation to start refurbishment.

Participation and communication

- Energy saving days (2 events);
- Meetings with the heads of housing communities (every second month);
- Awards for the most beautiful house surroundings.

Different information sources:

- booklets;
- information and advertisement on TV, internet and press.