

Redevelopment of Old Industrial Sites as a Resource for Urban Development

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ABSTRACT

The starting point for this presentation is derived from experiences gained from planning old industrial sites in the urban planning of the City of Tampere during recent decades. Tampere is the third largest city in Finland with a population of 190,000 people. Tampere sprang up on the banks of the Tammerkoski Rapids along with the industrial plants established in the area. This presentation will use the planning of the Tampella industrial site as an example. The site is being redeveloped into a residential and working area as part of the city centre. The alternative ways of implementing the site have been studied since 1990 and the latest phase has involved investigation into land-use opportunities in the northern part of the area bordered by Lake Näsijärvi. The plan is for the site to accommodate 3,000–4,000 inhabitants and to provide a working environment for about 1,000 people.

The most important work phase of the planning process was the impact assessment, which included extensive assessment of the environmental, urban planning economic and social impacts of the alternatives. The alternatives were then compared on the basis of the results of the impact assessments. An essential result of the comparison between the alternatives was that a road tunnel implemented at the Tampella site would provide by far the best opportunities to develop the site as an integral part of the city centre. However, it has not as yet been possible to reach a consensus on the financing of the road tunnel and the application for a PPP (Public Private Partnership). The City is not willing to continue planning the site until the implementation of the road tunnel can be guaranteed. The primary objective is to ensure that the implementation of the road tunnel will be possible at a later stage, should immediate implementation not be possible.

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