



Public Private Partnership in Developing a New Urban Quarter

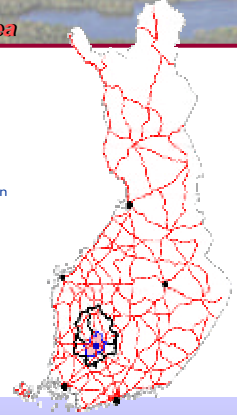
12.10.2006

Pertti Tamminen, Finland



Location of the Vuores area

- Tampere Region
- Tampere Urban Region
- City of Tampere



Location of the Vuores area

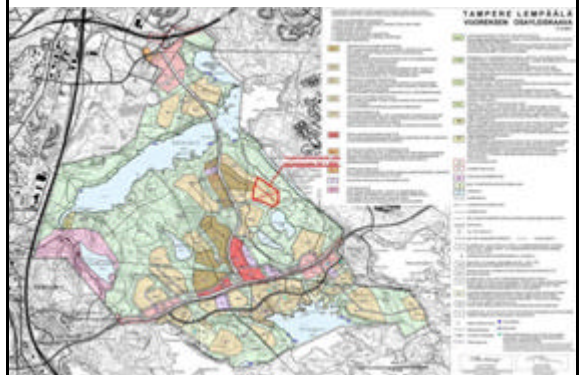


Vuores: Main goals

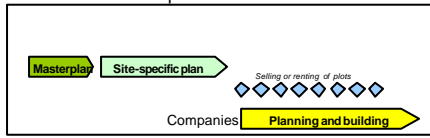
- 13,500 inhabitants, 3000-5000 jobs
- "small town" on the territory of two municipalities
- diversity in the housing stock and social structure.
- the natural environment and ecology are an essential part of the area identity.



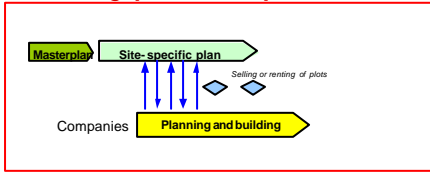
Vuores Masterplan



The traditional process



Planning partnership process



Framework

- 1st phase: The Mäyrämäki block-planning competition / selection of the developers
- 2nd phase: The Vuores centre selection process / planning competition
- 3rd, 4th, etc phases: experiences from Mäyrämäki and Vuores centre as starting point



Mäyrämäki block-planning competition

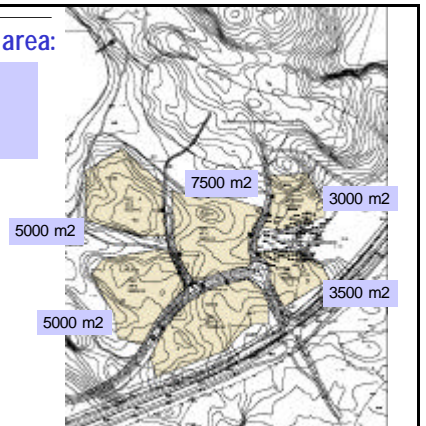


Site planning process

1. ALTERNATIVES Dec 04
2. COMPETITION Dec 05
3. DRAFT Jun 06

Competition area:

- > 14 hectares
- > 32 000 floor -m²
- > 260 dwellings
- > 850 inhabitants



Mayranmaki block-planning competition: main stages

Opening of competition: 9.6.2005

Companies' entry

Verification of competence

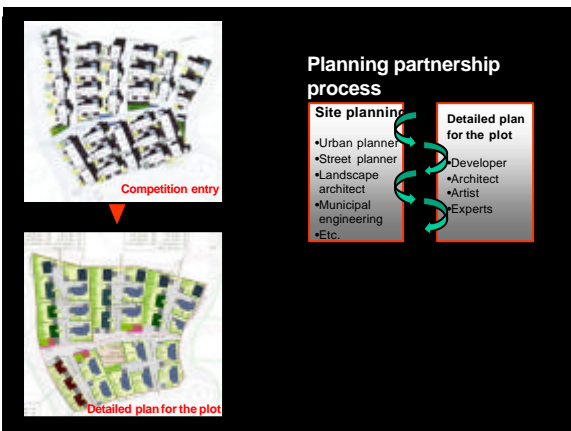
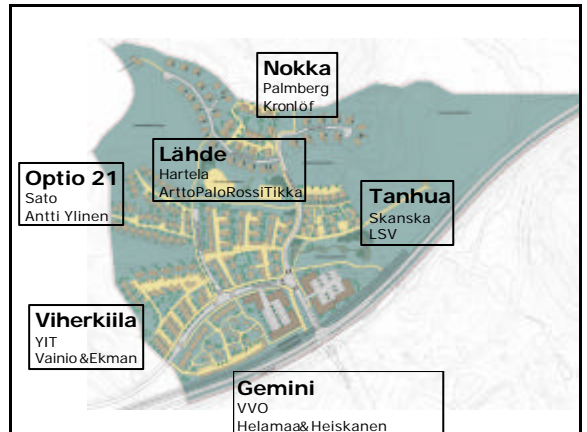
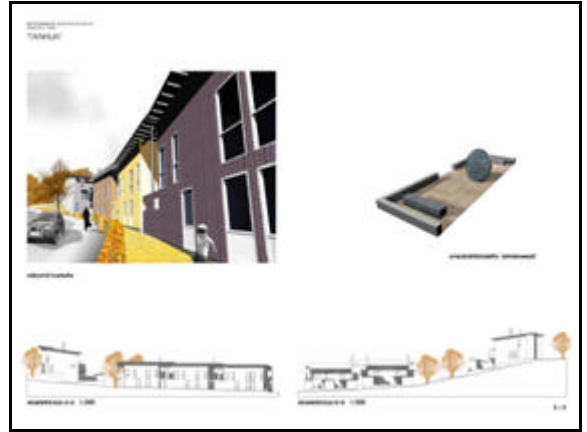
Ranking of companies

Allocation of block areas to the competitors

Competition: 15.8-14.10.2005

Selection of winners (2.12.2005) and further planning (2006)

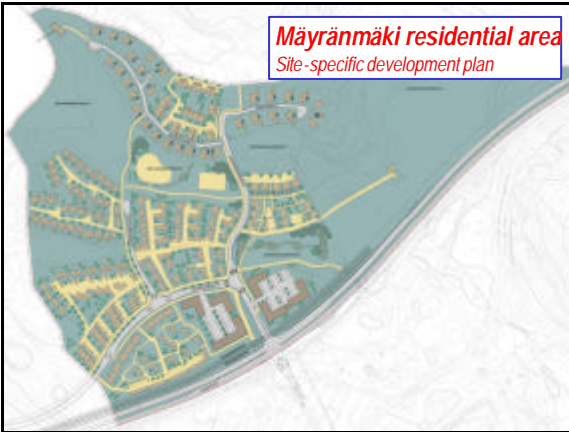




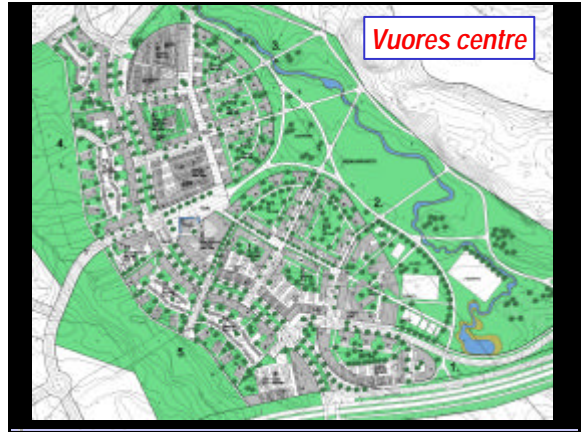
Detailed plan for the plot



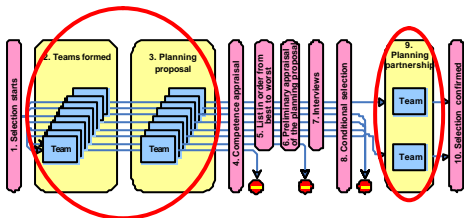
Määrämäki residential area
Site-specific development plan



Vuores centre

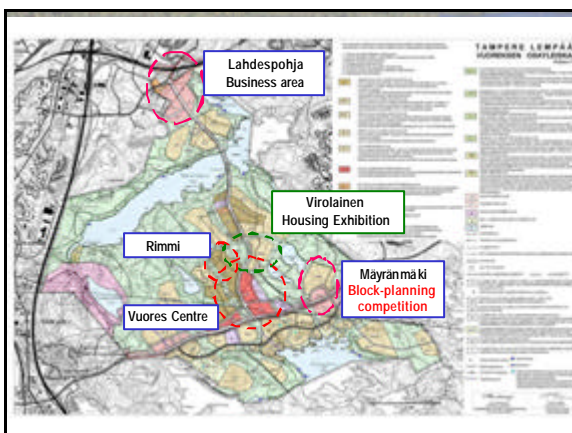
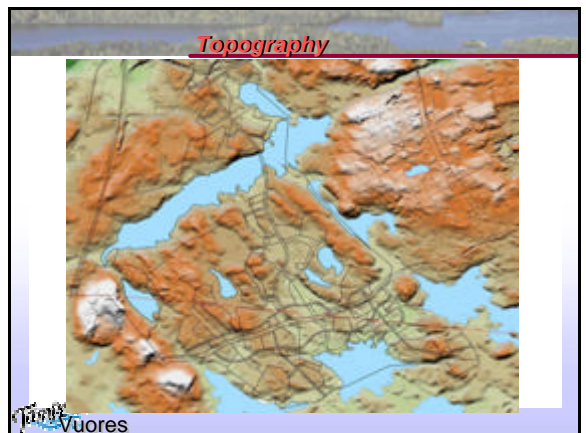
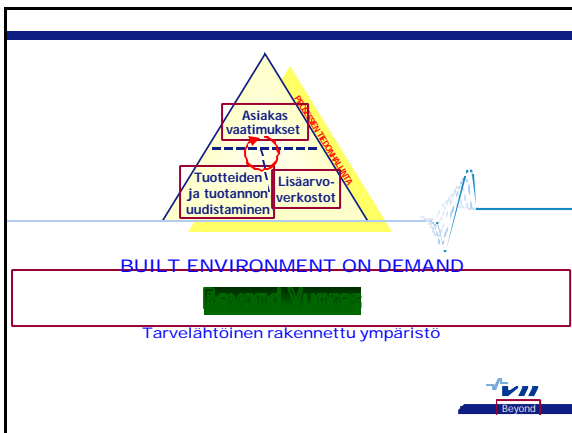
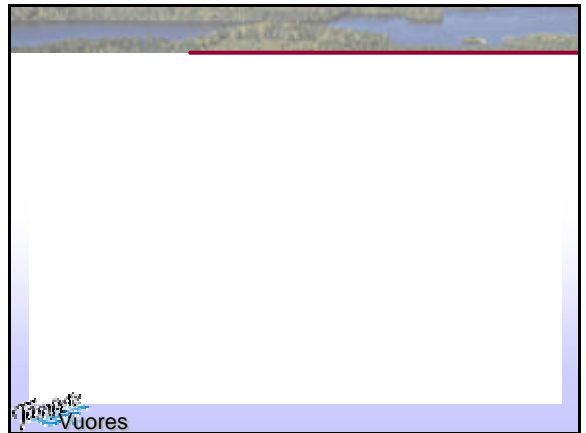
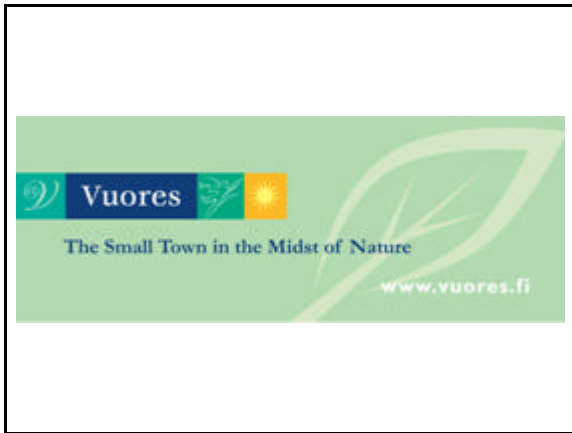


VUORES CENTRE THE SELECTION PROCESS



Conclusions

- PPP starting early > cutting down the project schedule
- Planning partnership:
 - no ready-made plans > room for ideas and innovations
 - enables ample resources for the planning process
 - city planner and developer working side by side
 - > both (public and private) partners benefiting from each other's work



Block-planning competition: goals

- to develop PPP concepts > planning partnership
- to select the implementers for the Mäyränmäki residential area = 1st area to be built in Vuores
- to develop Mäyränmäki into a small scale and cosy residential area



Framework

- Each competitor team included:
 - Developer / construction company
 - Architect
 - Artist and other specialists
- Competition area: 14 hectares, 6 residential blocks (3000 – 7500 floor-m2)
- 3 competitors per block



Evaluation criteria in the competition

- Comprehensive solution
 - originality
 - architecture
 - public space
 - the relation of the buildings to nature
- Housing
 - innovativeness of the solution
 - flexibility of the residences
 - versatility of the space solutions
 - view and lightness
 - outside recreational spaces
- Outdoor areas and use of grounds
 - courtyards, play areas, plants
 - outdoor areas' hierarchy, safety, and level of shelter
 - microclimate (e.g., sunshine and winds)
 - ecological handling of storm water
- Traffic and parking
 - parking and services for the plot
 - pedestrian and bicycle service
 - internal traffic in the block areas
- Buildings
 - life cycle thinking
 - functionality
 - solutions facilitating sustainable development
 - building in stages

The goal of an accessible environment applies to all elements



Further measures after the competition

Planning partnership

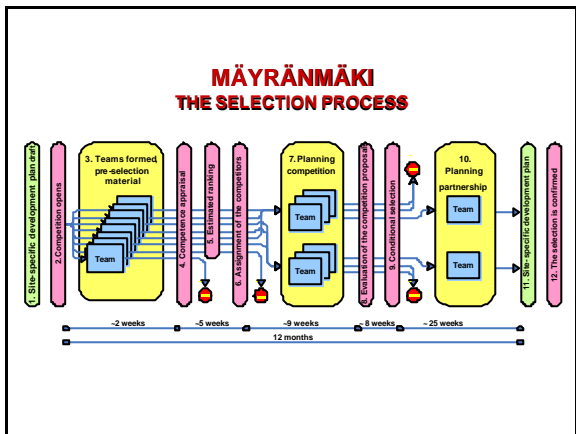
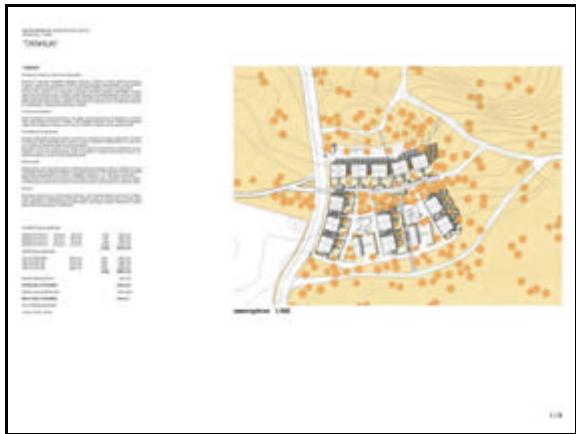
- Further planning of the block areas shall be done in planning partnership co-operation with the Vuores project
- The competitors must be prepared to revise and adapt their plans in accordance with the plans of other area implementers
 - > the 6 proposals will be fit together



Further measures after the competition

- The winner makes a commitment to implement the winning proposal
- Planning partnership
 - Further planning of the block areas shall be done in planning partnership co-operation with the Vuores project
 - The competitors must be prepared to revise and adapt their plans in accordance with the plans of other area implementers = the 6 proposals will be fit together
- The plots will be sold or leased (city owns the land)





Continuing after the competition

- On the basis of the building contract, the building firm, developer, or other organisation implements the project according to the plans stated in the competition proposal.
- **Planning partnership**
 - Further planning of the block areas shall be done in planning partnership co-operation with the Vuores project
 - The competitors must be prepared to revise and adapt their plans in accordance with the plans of other area implementers.
- Plots are allocated after confirmation of the site-specific plan



Summary - Määrämäärä block-planning competition

- A new concept
 - no ready-made plan -> room for ideas and creativity
 - 3 competitors per block = reasonable chance of winning
- **Result: competitors have invested in their proposals = excellent starting point for implementation of a high-quality, cosy residential area**



Conclusions II

Planning partnership:

- no ready-made plans > **room for ideas and innovations**
- enables **ample resources** for the planning process
- city planner and developer working side by side
 - > **both (public and private) partners benefiting from each other's work**



PLANNING PARTNERSHIP – VUORES CENTRE

Planning partnership selection process

- 1) Participation and enrolment
 - allowed to make clear which of the four residential and business blocks (A-L) of the Vuores Centre are of interest
 - the block north to the health centre to be used as the site to which the ideas presented are targeted
- 2) Criteria and tasks/requirements:
 - building firm, developer
 - architect planner
 - planning partnership co-operation concept
 - an idea draft including:
 1. 1:500 site layout
 2. 1:250 floor plans of a staircase (normal floor, ground floor)
 3. 1:250 street frontage sketch
 - innovation
- 3) Selection
 - based on percentages mentioned in section 2
- 4) Outside expert
 - NN
 - other experts...
- 5) Materials
 - centre plan
 - block-specific material (e.g., 1:500 block plan including WSP's street plan)
 - programme (1 to 2 pages)
 - planning schedule
 - selection process and its conditions, as text

CHALLENGES IN THE SITE AREA PLANNING

- **ground floor facilitating good use of business and office premises**
- **parking solutions**
- **implementation of the blocks in stages**
- **questions regarding the cityscape**



KUMPPANUUSKAAVOITUS – VUORES KESKUS

Kumppanuuskaavoituksen valintaprosessi

- 1) Osallistuminen ja ilmoittautuminen
 - Vuoreskeskuksen liitososan 4 AL-korttelista saa ilmoittaa mielen kiinnostuksen
 - terveysaseman pohjoispuolelta korttelin kiertävään kolteeseen, johon kohdistettuna ideat esitetään
- 2) Kriteerit ja tehtävät/vaatimukset:
 - rakennusliike, rakentaja
 - arkkitehtisuunnittelija
 - kumppanuuskaavoituksen yhteistyökonsepti
 - ideointiosio, joka sisältyy:
 - 1:1.500 asemapiirros
 - 2 pohjakaavio 1:250 yhdessä lamellista (normaalikerros, maantasokerros)
 - 3 katujuoksuvaikutelmia 1:250
 - innovaatio
- 3) Valinta
 - kohdassa 2 mainittujen prosenttien mukaan
- 4) Ulkopuolinen asiantuntija
 - NN
 - muut asiantuntijat
- 5) Materiaali
 - tehostatus suunnitelma
 - korttelin koskeva aliohje (mm. korttelin 1:500, jossa on WSP:n karvasuunnitelma)
 - ohjelma (1-2 sivua)
 - kaavoituksen aikataulu
 - teksti valintaprosessista ja sen ehdosta



Beyond Vuores: goals

The goals set by Tampere for the block-planning competition (Beyond Vuores):

- Creation of models of operation for Vuores project development
- Co-operation with construction industry actors starting in as early a stage as possible
- Meeting of the quality, cost, and environmental criteria – **plot allocation competitions within the plan process**