

VILNIUS LITHUANIA

MANAGEMENT OF VISUAL INTEGRITY OF THE HISTORIC CITY CENTRE

CONSERVATION AND VALORIZATION – URBAN PLANNING

Management of visual integrity of the historic city centre. Development of an impact assesment tool and urban planning and management mechanisms: establishment of monitoring viewpoints and development of a 3D GIS city model to assess the impact of high rise buildings and new developments on the World Heritage’s site values.

IDENTIFICATION

SIZE OF THE CITY:	560 000 inhabitants	40 000 ha
SIZE OF THE PROJECT:	–	440 ha and more – Property, buffer-zone and extension to the whole city



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Panoramic view of the historic centre of Vilnius

PRINCIPAL FUNCTION(S) OF THE CITY:

National capital, administrative, economic and cultural centre

PRINCIPAL FUNCTION(S) OF THE PROJECT AREA:

Central Business District, administrative, residential

PROJECT SCALE



□ City

□ World Heritage Property

□ Project

WORLD HERITAGE PROPERTY

VILNIUS HISTORIC CENTRE

Inscription	1994	Political centre of the Grand Duchy of Lithuania from the 13th to the end of 18th century, Vilnius has had a profound influence on the cultural and architectural development of much of eastern Europe. Despite invasions and partial destruction, it has preserved an impressive complex of Gothic, Renaissance, Baroque and classical buildings as well as its medieval layout and natural setting.
Criteria	(ii) (iv)	
Area	351 ha	

DIAGNOSIS/ STATUS	Some high-rise buildings in various locations are infringing on the visual integrity of the site of Vilnius. There is however a growing awareness of the significance and importance of the historic urban landscape. Until 2005, no special regulation on high-rise buildings development.
PROBLEMS/ ISSUES	How to establish a permanent monitoring of panoramic views, develop new tools for evaluation of new urban development proposals, and open the debate at the municipal Experts Board?
OBJECTIVES	<ul style="list-style-type: none"> ➔ Creation of a framework/ regulations for the evaluation and test of new urban development proposals in the existing urban spatial context ➔ Development of a new assesment tool: establishment of monitoring viewpoints and development of a 3D GIS city model to test design new developments ➔ Promotion of a cohesive and sound spatial growth of the city ➔ Safeguard of the historic, characteristic urban landscape and panoramic features

THE INITIATIVE

Vilnius City Municipality

THE PROJECT DRIVERS

Committee of the Urban Development
Vilnius City Board

THE PROJECT IMPLEMENTATION

“Vilniaus Planas”
Vilnius Planning - Municipal Entreprise
Dedicated structure

Coordinates/ Develops

World Heritage Center
UNESCO
ICCROM

Recommend

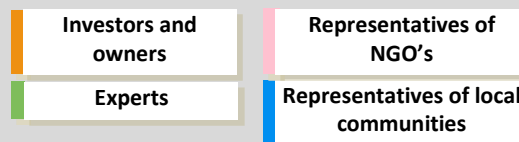
ACTION PLAN
PRESERVATION OF THE VISUAL INTEGRITY OF THE HISTORIC CITY CENTRE

CREATION OF A TOOL

Development of digital 3D GIS model data base and a digital scheme for regular evaluation of the visual integrity of planned constructions

REGULATION/PLANNING

Preparation and adoption through a public debate of a “Special Plans’ Concept” and a “Plan for the High-rise Buildings Development in Vilnius City Centre”



COMMUNICATION

Exhibition of small and digital models of newly planned buildings

STAKEHOLDERS / ACTORS :



SITE MANAGEMENT TOOLS

- Vilnius City Master Plan (2007 – 2015)
- Vilnius City Strategic Plan 2010-2020
- Vilnius Old Town Revitalization Strategy (1996)
- Special Plan for Vilnius Old Town (2002)
- Vilnius Old Town Preservation Regulations (2006)
- Annual municipal programs for Vilnius Old Town Revitalization

SPECIFIC PROJECT MANAGEMENT TOOLS

- Traditional urban planning tools: preparation of the Special Plan and the Master Plan, using the traditional physical model of Vilnius central part in a scale M 1:1000
- Development of a specific tool: digital 3D GIS model data base and digital scheme for regular evaluation of the visual integrity of planned constructions
- Scientific Study "Establishment of Vilnius City Central Part Building Height Regulation"

FUNDING

DETAILS ON PUBLIC FUNDING

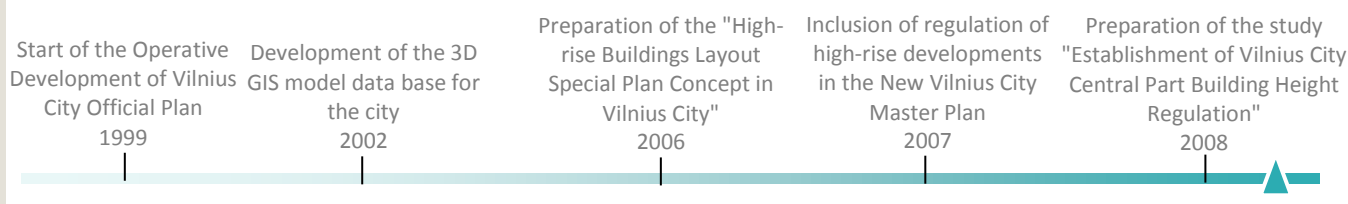
Vilnius City Municipality

The project is 100% funded by the city of Vilnius.

TOTAL PROJECT AMOUNT

More than 1 mln. LTL

STATE OF PROGRESS



RELATION BETWEEN THE PROJECT AND THE VALUE OF THE PROPERTY

This project links urban planning and World Heritage site value protection. It aims to preserve the value of the site by developing an urban planning management tool and impact assessment tool, and setting up a decision making mechanism for high-rise development projects foreseen in the city of Vilnius.

For the city of Vilnius, it is very important to have a timely response to the challenge of growing development pressure and at the same time ensure the preservation of the “authentic natural and urban landscape and not to overshadow the historic silhouette of the town”.

The project helped to solve the conflict between the necessary modern urban development and urban conservation.

This case demonstrates how a conservation issue led to the development by the city of an assessment tool and management mechanism, which in turn had a proactive and positive impact by helping set up and develop an integrated planning approach which takes into account heritage preservation and development needs.

Developed to assess the impact of large scale projects on the site’s Outstanding Universal Value, this tool is now applied to the whole city of Vilnius and is part of the urban planning management tools.

High-rise buildings development was brought under proper management and control with the help of the Project. Continuous progressive urban planning and relevant use of innovative remedies ensured the safeguarding of the exclusive cityscape and spatial character of the city.

Each larger scale new development project is now tested using the new tools; alternative proposals for the development are debated and analysed.

The 3D GIS model data base is now used for the evaluation of the visual and spatial integrity of newly planned constructions in the entire city.

The mechanisms set up, helped convince investors and developers to approach urban development more carefully and to be more deferential to aesthetic urban landscape qualities.

The project facilitated dialogue between the public and private sectors creating a cohesive urban environment which attracts new investors and ensures sound urban development.



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Example of a 3D rendering to assess the visual impact of a development project in the city of Vilnius

QUESTIONS

The tool developed is not a specific design guideline, based on a “does and don’ts” approach but rather a specific assessment tool linked to a mechanism allowing dialogue and public debate within a regulatory framework. The cityscape can be preserved, and private sector projects developed.

One of the issues addressed here is integrated planning and how regulatory frameworks and planning principles include heritage and can be seen by the private sector as an asset for development.

The other issue addressed here is the sharing of responsibilities: institutional level and sectoral level. Sharing responsibility between national and local authorities given that World Heritage is the responsibility of the State party and urban planning is under the responsibility of the City. Sharing and developing cross cutting approaches and dialogue: heritage conservation is under the responsibility of cultural affairs and planning under urban planning departments.

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