

Area I The Common Development Of The City Of Tartu And Its Historical Centre.

The first area is situated in the district that is under the state protection of historical heritage. This area in World War II suffered heavy bombing due to what large blocs of houses were demolished on the riverbanks and were replaced by green areas.

During last years the area is losing its importance as a central area of business, service and state offices. That is due to the fast developing of the so-called “new city” besides and of course developing the new big shopping areas on the border of the city. Tartu University is as well planning to sell several buildings as they are not any more useful for the University.

Main questions:

How to raise the role of the city centre as a centre of the region of the state?



How to bind up more tightly Tartu University with the rest functions of the city centre?



Which areas should be filled with buildings and in what function?

How to make more appetizing developing shopping and services in historical city centre?

How to connect city centre with the river in more efficient way?

How to link better Areas I and II between themselves?

Area II Development Visions For The New City Centre

Area II is essentially the new city centre where the main part of shopping and trade activities are functioning. To this area from the historical city centre have moved banks, bookshops etc. At the same time in this area there are several public objects as spa/watersport- centre, childrens sports school, bus station, AHHA- centre (the centre of popularizing science). In the centre of the area is situated the open-air market place that means it must be well accessible for a large number of visitors as pedestrians and persons who use cars. As the area has been developing very rapidly and without the overall planning, the traffic scheme is very complicated for the car users and for the pedestrians as well; also there is a lack of public space in that area. Besides there are some plots in the area that have no buildings, as the right functions for them have not been found yet. In the close future the central boilerhouse and its facilities will be moved out and the buildings hopefully demolished. That plot needs a new plan of usage/plan of building to support the function of the new city centre.

Connecting the new city centre with the historical city centre in a more dynamic and attractive way we hope to get synergy in developing the functions of the two centres.

Main questions:

How to link better areas I and II between themselves?



With what should the open- air marketplace and central boiler station plot be replaced?



How should the riverbanks be used in more efficient way?



What changes should be done in traffic- and parking system?
How in the more better way canalize the pedestrian traffic and design public space?

