



Anne II Services

PLANNING PROPOSAL

Geo-spatial planning for Anne II urban area, Tartu, Estonia

AUTHORS:

Ayisha Yusibova

Catherine Akinyi Odera

Christian Johann

Clay Taylor Harrison

Petr Anashin

Sourav Karmakar



Tartu, May 2022

TABLE OF CONTENTS

1. Introduction	3
2. Aim and Vision	4
3. Empirical Analysis Results and Further Analysis of the Current Situation	6
4. Planning Proposals	10
4.1 Community Building	10
4.2 Recreation and Beautification Services	11
4.2.1 Fountains and Sculpture	11
4.2.2 Art area	12
4.2.3 Art boxes	13
4.2.4 Benches	13
4.2.5 Pavilion	14
4.2.6 Skate park	14
4.2.7 Redeveloped public park	14
4.3 Commercial Services	17
4.3.1 Small-Scale shops	17
4.3.2 Public washrooms	17
5. Appendix	19

1. INTRODUCTION

The Annelinn district in Tartu was planned in 1971 by Eesti Projekt with a strong vision emphasizing accessibility and a lively atmosphere along broad pedestrian boulevards (Ong, 2017), but the area today does not live up to that vision. Although our investigation has revealed that most essential services are accessible to residents in Annelinn for daily needs, the low diversity of recreational facilities and lack of social and commercial infrastructures make for a district that does not encourage residents to enjoy time in their neighborhood's public spaces, especially in the winter. We believe we can improve this by achieving more mixed land uses in Anne II. A plan for the study area has been developed, focusing on improving the provision of public and private services to ensure a liveable neighborhood in the district.

As part of our planning process, we will prioritize creating new recreational activity spaces and commercial services to make Anne II more lively. With gravity model analysis, the accessibility to the services from different parts of Anne II is determined by taking population and spatial proximity into consideration.



Figure 1: Children's playground in Anne II

2. AIM AND VISION

AIM

From both quantitative and qualitative analysis, the following main aims can be formulated by examining problems and limitations:

- ❖ Make the place visually appealing and invite people to linger and participate.
- ❖ Diversify services so that residents of all ages have options for spending time in the district outside of their homes.
- ❖ Make services accessible regardless of the weather condition. Indoor community space should be planned to ensure possibilities for connections between residents even in the winter.

Using our aims, we will present current access to services in Anne II based on the results of our statistical analysis, and a plan for new services in Anne II.

VISION

Our vision for Anne II is rooted in Eesti Projekt's original goals, imagining a neighborhood where residents will encounter opportunities for exercise, rest, play, conversation, and even essential shopping within mere minutes from home. We believe Anne II should be a place where residents can go to the heart of the district for their daily needs rather than leaving it; where neighbors feel encouraged to gather for conversation and recreation — rain, snow, or shine.

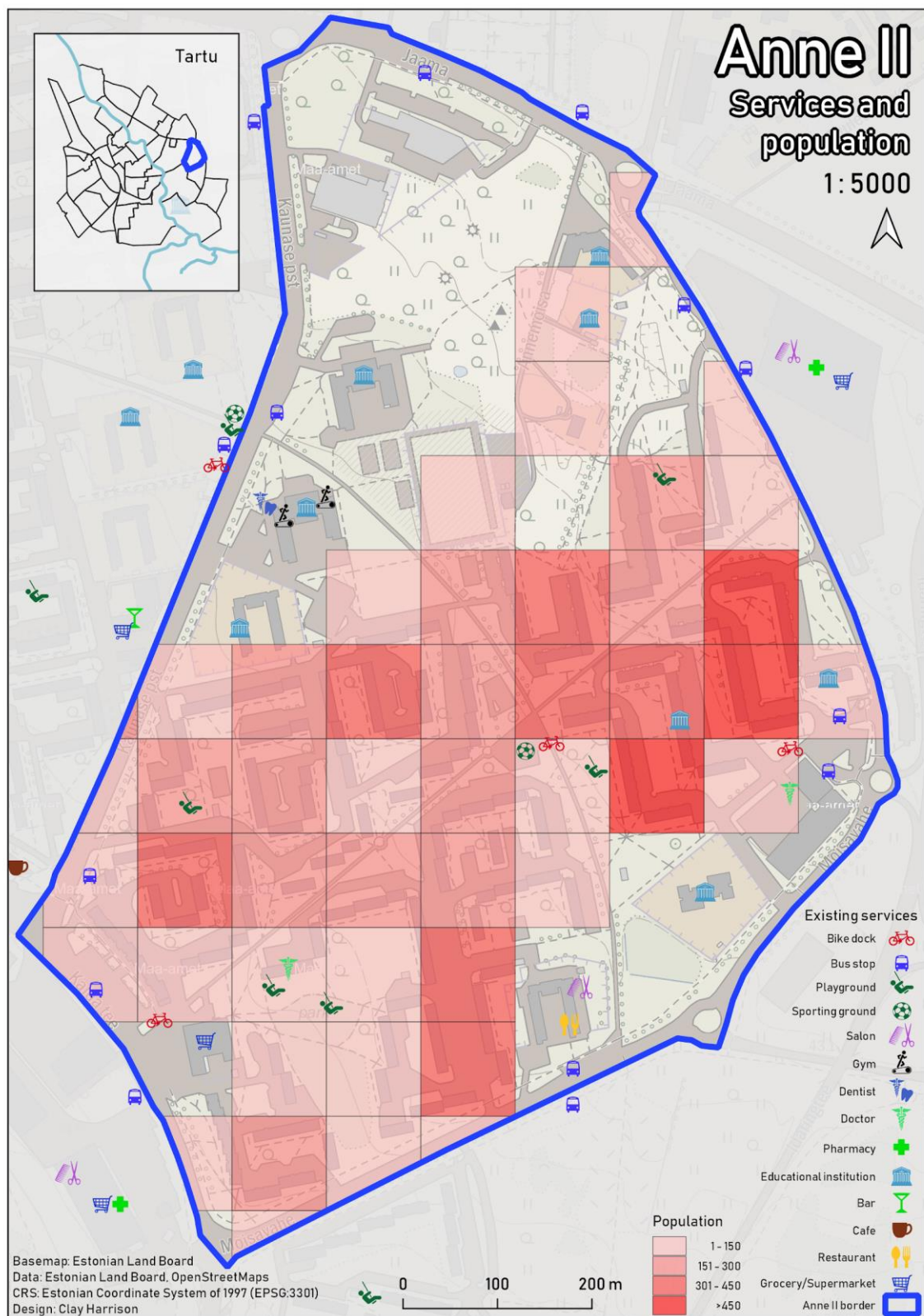


Figure 2: Overview map of Anne II, with existing services and population distribution

3. EMPIRICAL ANALYSIS RESULTS AND FURTHER ANALYSIS OF THE CURRENT SITUATION

The accessibility to different services (recreation; shopping and commercial services; transport; healthcare; personal care services; education) from different parts of Anne II was analyzed using several quantitative methods (comparison of means, gravity model, and correlation). During a site visit, further qualitative aspects such as path quality, diversity of services, and general aesthetics were also analyzed.

It was found that all service types needed to cover daily needs can be reached within fifteen minutes from all parts of Anne II, achieving an important benchmark in several urban planning concepts (15-minute city, mixed-use planning, etc.). Nevertheless, distinctions in services accessibility from different parts of Anne II and between different service types can be seen.

We found that transport and recreational services were the most accessible service groups. On average, Anne II residents can reach these two service types within about 140 meters. In particular, the best accessibility exists for western, southern, and central Anne II, while residents living on the eastern and northern fringes of Anne II have to travel a little longer distance to reach these services. A site visit of Anne II and a review of the data on available recreational services, however, made it clear that although recreation places are easily accessible, recreation facilities are mainly playgrounds. There are only a few recreation places or facilities that are available for teenagers and adults, and none that welcome use in cold winter months. In addition, the amount of empty green space in Anne II is relatively large, while recreation facilities are relatively rare. This gives Anne II great development opportunities for further recreation facilities. Making use of this "empty space" and diversifying recreation places would go a long way toward making Anne II more lively, which is why we are focusing on this service group for further planning.

Overview Map of Recreational Services in Anne II, 1:5000

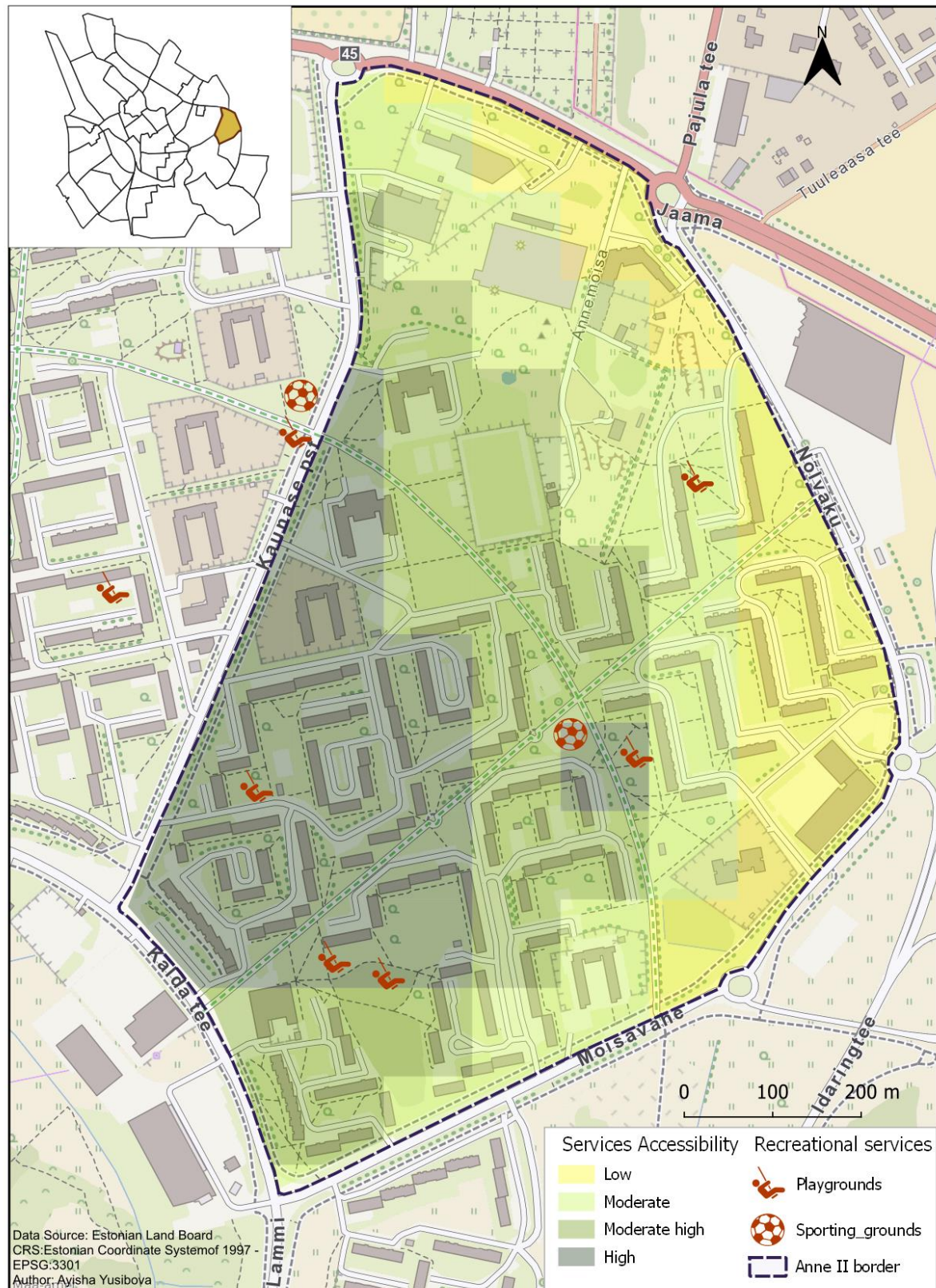


Figure 3: Overview of accessibility to existing recreational services in Anne II

Commercial and shopping services, which include grocery stores, restaurants, cafes, and bars, are two of the service groups to which residents in Anne II must travel a greater distance. For commercial services, an average travel distance of 300 meters is required, with a maximum distance of 620 meters. To reach the nearest supermarket, an average distance of 250 meters is needed, with a maximum distance of 400 meters. As in the spatial analyses of recreation services and transport presented above, the outer eastern and northern parts of Anne II have less accessibility to commercial and shopping services, whereas the central, western, and southern areas have better accessibility. This spatial pattern is generally found in all the service types analyzed in the plan (recreation; shopping and commercial services; transport; healthcare; personal care services; education).

For the remaining service types of Education, Healthcare, and Personal care, it can be stated that the nearest facilities of these service groups are on average 200 to 260 meters away from the place of residence. Good accessibility quality for these services can be constant for almost all parts of Anne 2.

Regarding concepts such as the 15-minute city, it can generally be stated that services in every service type can be reached in less than 15 minutes from all residential locations. On the surface, this may sound quite satisfactory. However, many of the services are located outside the borders of Anne II. Services in integrated locations, which would lead to the district becoming livelier, are few and far between. Since from the perspective of public infrastructure (transport, education, healthcare) as well as from the perspective of personal care services the accessibility situation is relatively satisfactory, the focus will be on the integration of commercial services and shopping in Anne II as well as on the diversification of recreational services. Anne II hardly corresponds to modern design models, and the architecture is not on a human scale, which is why the upgrading by means of aesthetics should also be targeted and considered in the plan.

Overview Map of Commercial Services in Anne II

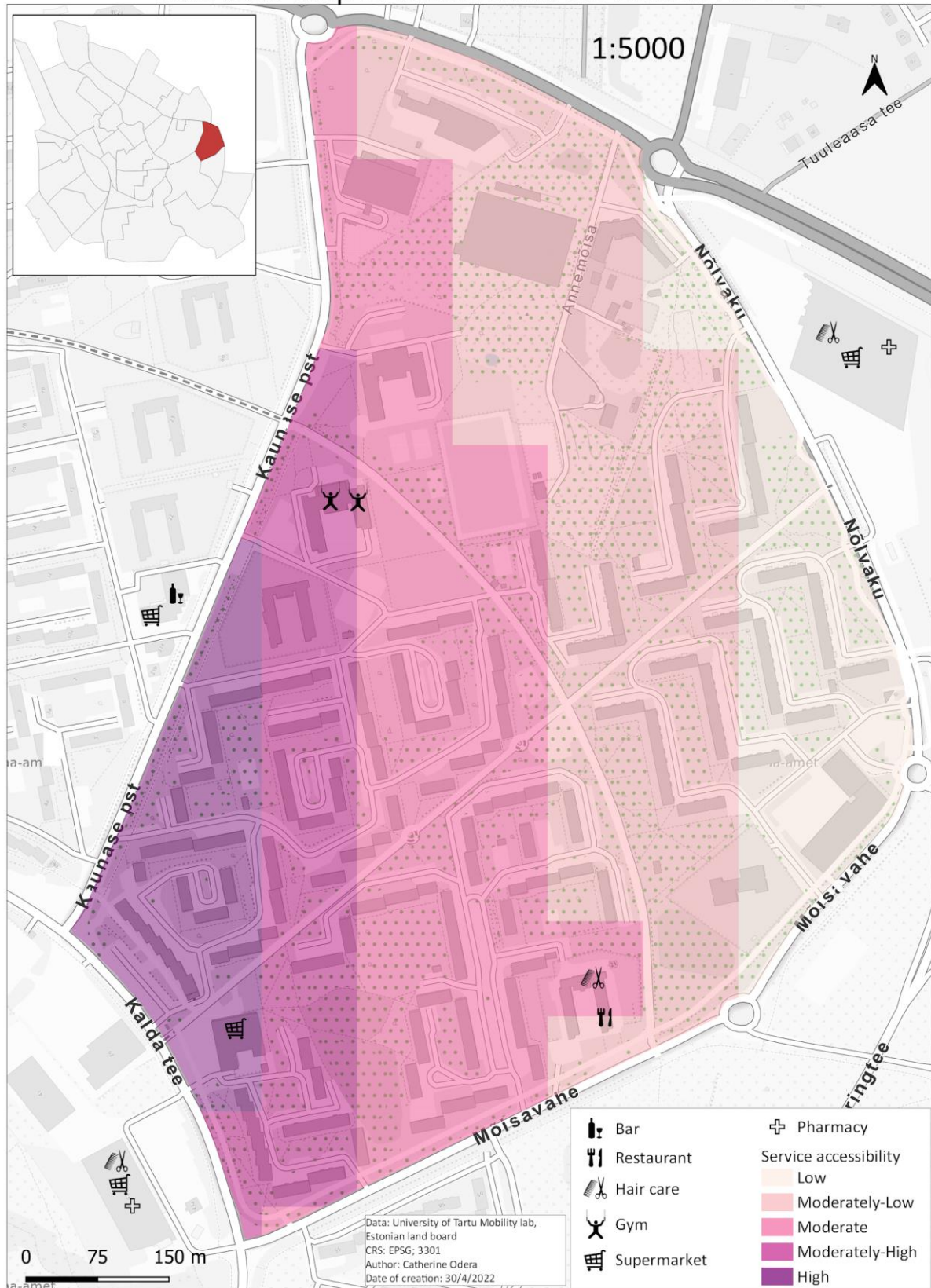


Figure 4: Overview of accessibility to existing commercial services in Anne II

4. PLANNING PROPOSALS

4.1 Community Building

The centerpiece of our plan for Anne II is a new community center, situated in the literal heart of the district at the crossroads of Anne tänav and the main central walking path. At present, Anne II has no place where locals can gather indoors during the winter, and no centrally-located shopping or restaurants to draw people together in what could be a thriving mixed-use area. A multifunction community center with two floors is planned to serve all of these purposes (see Figure A1).

The ground floor will serve as a market, with indoor and outdoor areas for at least one restaurant (see Figure A2). The second floor will be a recreation room and community hall, outfitted with tables/desks, seating, games, a projector/sound system, a small kitchen, and a children's area. This recreational function is key to providing space for Anne II residents to stay connected with each other in the cold winter months when outdoor spaces are less usable. Meetings, gatherings, and events could be held year-round, and its central location means people from all parts of the district would cross paths here, reinforcing Anne II's sense of community (see Figure A3). Furthermore, as the location currently contains only a basketball court and paved plaza, no green area will be sacrificed for its construction (a new basketball court with less surrounding pavement will be constructed about 200 meters away, as indicated on the planning map). Figure 5 below shows our vision for the community center.



Figure 5: Our vision for the Anne II community center

4.2 Recreation and Beautification Services

During the site visit, we observed monotonous land use and grass without benches or any attraction, and some places are also occupied by parking areas and trash bins, which is not

pedestrians and cyclists running through the center of Anne II and connecting Kalda tee and Nõlvaku; we are planning on making this more pleasant and attractive for daily use.

4.2.1 Fountains and Sculpture

Fountains and sculptures are relatively simple ways to attractively transform the ambiance of urban space. With the vision of increased recreation, social gathering, and intergenerational interaction, five fountains and one sculpture are planned in Anne II (See Figure A4 and Figure A5). At the south corner of the area of interest, inside the existing Mõisavahe park, a fountain is planned to be installed so that people feel interested to visit the park and stay there for a longer period to enjoy the outdoors. Two fountains will be installed on roundabouts at the southeastern corner of Mõisavahe tänav and at Nõlvaku tänav in the northwestern part of Anne II, which will provide a good impression of Anne II to passersby outside the district. In order to make

the central area more engaging, one fountain would be placed in front of the planned community center. Another fountain is planned to be established in the central area of Anne II, near the green space of Mõisavahe tänav T10. As it is located in the central area, near the proposed community center, it would serve as a good resting place for the community. In addition, one sculpture is to be installed at the central-eastern part of Anne II, along the walking path near Kaunase pst 81A. Around the sculpture, some benches would be placed so that people can take a rest and enjoy its beauty.

4.2.2 Art area

The art area can be understood as a publicly usable and self-designable space where Tartu's residents can express their creativity. The different services, all of which are based on the themes of art, design, and self-design, are intended to provide services for residents of all ages. How and which services exactly are to be designed within the art area, however, remains reserved for the residents and stakeholders of Anne II, who will be invited to actively plan the services of the district within the framework of the more detailed planning within various participation events. At least within the art area should be different types of street furniture (e.g. benches, rubbish bins), but creatively designed. In addition, we can imagine, among other things, an art wall where everyone can paint their artwork. Flexible boxes (such boxes as those on the market square in Tartu during the winter) in creative design on the square could also fit into the area, in which for example small art exhibitions could be accommodated or various workshops could be offered (e.g. for schools or senior citizens). Commercial services (e.g. a small coffee stand) could well complete the art area (see Figure A6).

While the need to implement new services is generally greater in the northern and eastern portions of Anne II, other developments (e.g. kiosks, skate parks) already provide service there. The location between the southern and the middle part of Anne II close to Anne II's main paths was chosen because it is still relatively central and can also be easily seen from the shopping agglomeration (e.g. Lidl) to the south of Anne II. In this way, the art area will also have an external impact and help Anne II to create a better image.

4.2.3 Art boxes

Art boxes are the extension of the aim of the art area. However, the main goal is to spread the artwork throughout Anne II, not confined to art areas only. Currently, wall arts are seen at the outer ring of the project area. But our aim is to create diversified art boxes with distribution throughout the area. Four existing utility boxes are found at diversified locations throughout the residential area. These service boxes can be modified into canvases for public art simply by commissioning street artists to create murals on them and allowing others to paint their own works on the boxes afterward (see Figure A7). The transformation of all the four service boxes into art boxes will improve the visual impression of this residential area. Our goal is to design these art boxes by local residents so that they can contribute to making their neighborhood better.

4.2.4 Benches

Benches in the public spaces offer a means for relaxing, sunbathing, and enjoying the outdoors. In order to make the area more pedestrian-friendly, establishing and refurbishing benches is crucial. Currently, Anne II has a notable number of benches in some specific places. However, they are not evenly distributed and not in a good condition. Hence, we propose creative comfortable benches considering various groups of users i.e. elderly, children, and people with disabilities (see Figure A8). In the central area, near the green space of Mõisavahe tänav T10, benches would be provided in front of our newly planned fountain so that people can have the advantage of sitting and enjoying the fountain together. Following this, another location for the establishment of benches is chosen near Kaunase pst 81A, in front of our planned sculpture. Benches near these recreational facilities would attract different classes of people, allowing them to relax, thereby strengthening their community bond. Current benches in the Mõisavahe park are not suitably designed for all types of users, especially the elderly and people with disabilities. Creatively designed benches can be installed in the park area near the newly proposed fountain, to attract people regardless of their age group. In the northern green walking corridor beside Annelinna jalgpallikunstmuruväljak Tartus, some benches are planned to be installed to create a resting place after the walk. Near Kaunase puistee and Rahumäe bus stop, extra comfortable benches would be constructed for the passenger. Besides this, at the

northern boundary of Anne II, on the greenspaces along the main road of Kaunase pst, newly proposed benches would be placed for providing a resting zone for the passer-by. Green areas near the kindergarten Tartu Lasteaed Mõmmik, by the side of Mõisavahe street, would have some benches as a means of recreation and relaxing places for the students. Another three benches are planned to be placed near the residential circle of Mõisavahe 2-24, along the side of the central walking path, which would offer resting spots for the passer-by, especially the elderly.

4.2.5 Pavilion

The living district lacks a place where people can sit together outdoors during their leisure time. A new pavilion offers a community venue to a variety of local residents and thus increases their social interaction. In addition, it would provide shade during the summer. One pavilion is proposed to be established beside the main walking path, near Mõisavahe 10 (see Figure A9). This place was chosen because of free green space which provides an attractive venue for a small structure where passers-by and local residents can pass some moments regardless of weather conditions. Since it would be located within the eyesight of newly planned fountains and close to our community center, it would attract more people and improve their social interactions.

4.2.6 Skate park:

In Anne II, the recreational services available are limited to playgrounds and sporting fields that are not always appropriate for all residents to spend time. In order to diversify the current recreational services, a skate park is planned so that there are more recreational options for residents, especially older children and teenagers (see Figure A10). Establishing a skate park would bring more livable activities and vibrancy to Anne II. The skate park will be located to the northeast, right next to Prisma. In addition to benefiting from being located close to a shopping center, the skate park will be conveniently accessible by people who also shop in this shopping center.

4.2.7 Redeveloped public park

Public parks are one of the essential services for maintaining the quality of life. Besides, they provide immense opportunities for socializing. Although Anne II has sufficient green spaces, the urban parks in Anne II are in poor condition from our point of view. In order to make people more socially interactive, Mõisavahe park, located in

the southwest part of Anne II can be renovated. One fountain, one public toilet, and several comfortable modern benches are planned to make the park more socially appealing and comfortable for the residents (see Figure A4, Figure A8, and Figure A13). As it is close to commercial and shopping centers, it would attract more visitors if renovated.

Anne II

Proposal for new recreational services

1:4000

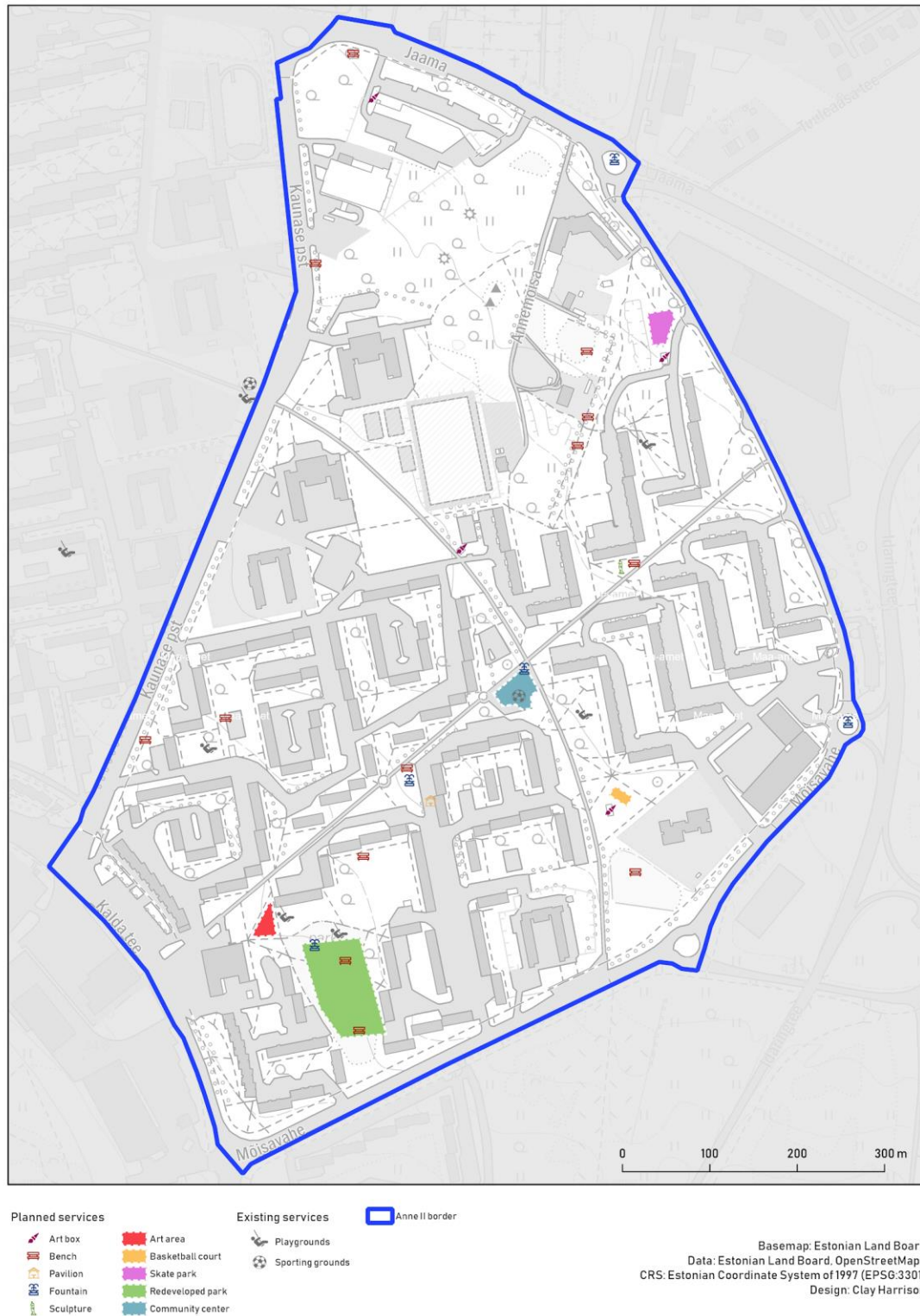


Figure 6: Overview of planned recreational services for Anne II

4.3 Commercial Services

4.3.1 Small-Scale shops:

Small-scale shops such as kiosks will provide an avenue for diversifying the services within Anne II. They will act as places where the residents of Anne II can buy commodities that they would get in supermarkets that are currently located more than 5 minutes from their homes. The shops may be located on the first floors of selected buildings and in kiosks on the existing green spaces around the center and northeastern part of Anne II. This will help move toward more mixed land use within Anne II. These services may be coffee shops (see Figure A12), groceries (see Figure A11), gift shops, flower shops (see Figure A11), small food stands (see Figure A12), convenience stores (see Figure A11), etc. The main idea is to add services within the neighborhood to ease the accessibility of services to residents, providing convenience and improving their quality of life. Increased accessibility of services increases the likeability of Anne II to people living within it and also creates spontaneous social interactions. The community center will also contain some shops with a highly central location that will provide good accessibility to most of the neighborhood. The planned coffee stand is located along the path next to Nõlvaku Perearstikeskus(Mõisavahe 34b, 50708 Tartu), to make it more accessible by all means of movement.

4.3.2 Public washrooms:

In this area, public washrooms (see Figure A13) would be beneficial, especially near playgrounds and pathways that children can use while playing outside, as well as by adults while undertaking leisure activities. Thus, four public washrooms are planned in Anne II: one in Mõisavahe park, the second one in front of Lasteaed Mõmmik(Mõisavahe 32, 50708 Tartu),the third one next to Nõlvaku Perearstikeskus(Mõisavahe 34b, 50708 Tartu), and the fourth one is situated next to Mõisavahe 5, 50708. Access to the washrooms will be available for a small fee.

Current and planned distribution of shops and commercial services within Anne II, Tartu

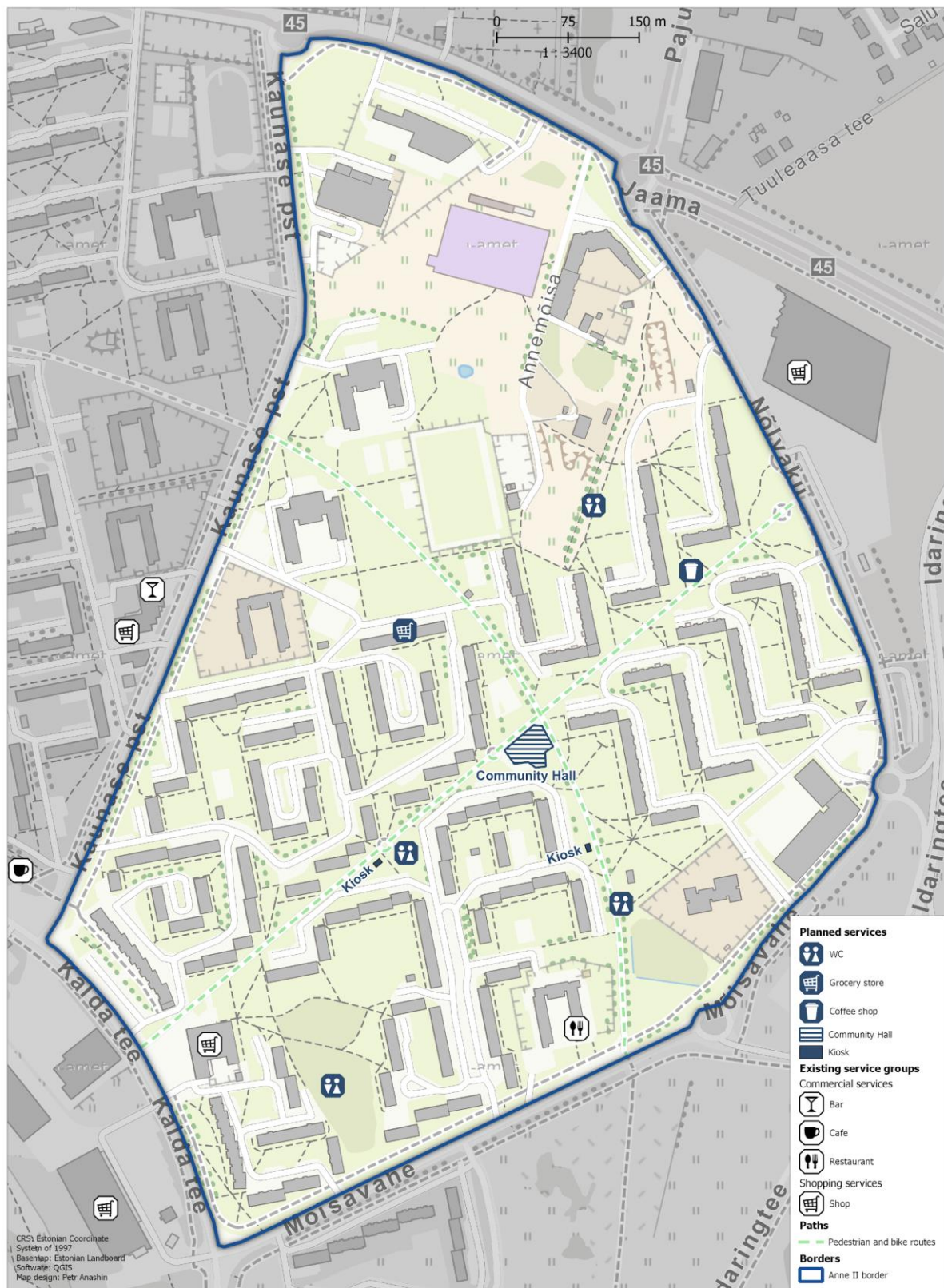


Figure 7: Planned commercial services for Anne II

5. APPENDIX



Figure A1: Illustration of a small-scale mixed-use building (left) and modern indoor-market-building (right):

Sources: Westerbeck Architecture llc; Leisure Opportunities



Figure A2: Illustrations of the indoor-market in the ground floor of the community building and of the little outdoor market area. Sources: National Retail Foundation from the US; Living Nomads; Bing Pictures; Leisure Property Forum.

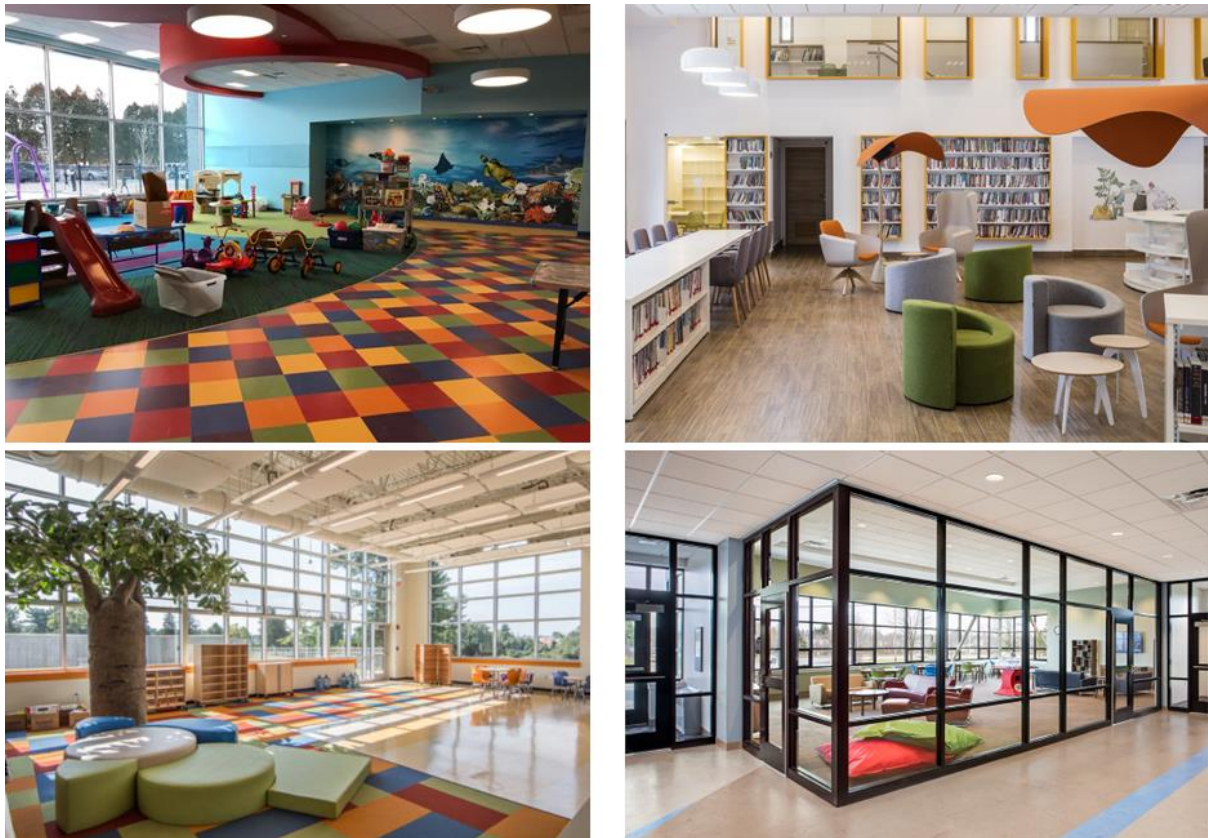


Figure A3: The Community Area should offer opportunities to stay and space to work, read, study and play games and enough space for flexible use such as small events. Sources: Gannett Co., Inc.; Pinterest; Johnson, Mirmiran & Thompson, Inc.; Harriman Architects

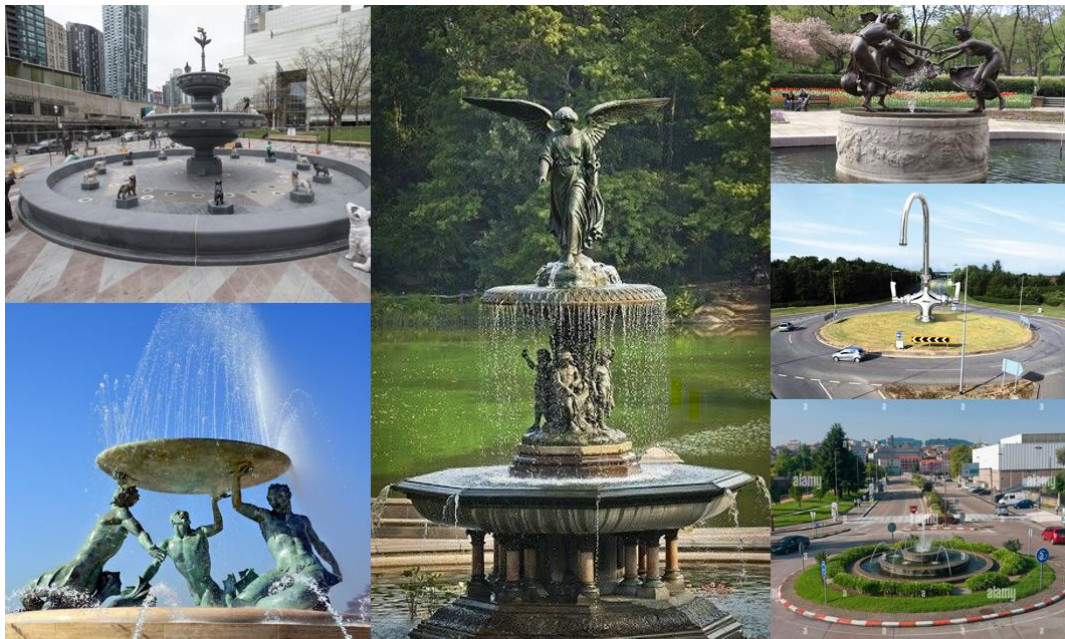


Figure A4: Fountains can be used in park area, roundabout, community center, and pavilion to make the place socially attractive, Sources: Toronto star, Flickr, Pinterest, Allpoetry, foodservice equipment, Alamy



Figure A5: Some examples of sculptures in public space, Sources: Pikist, Bigstock, NPR, Nightgallery, Dreamstime, Aongking

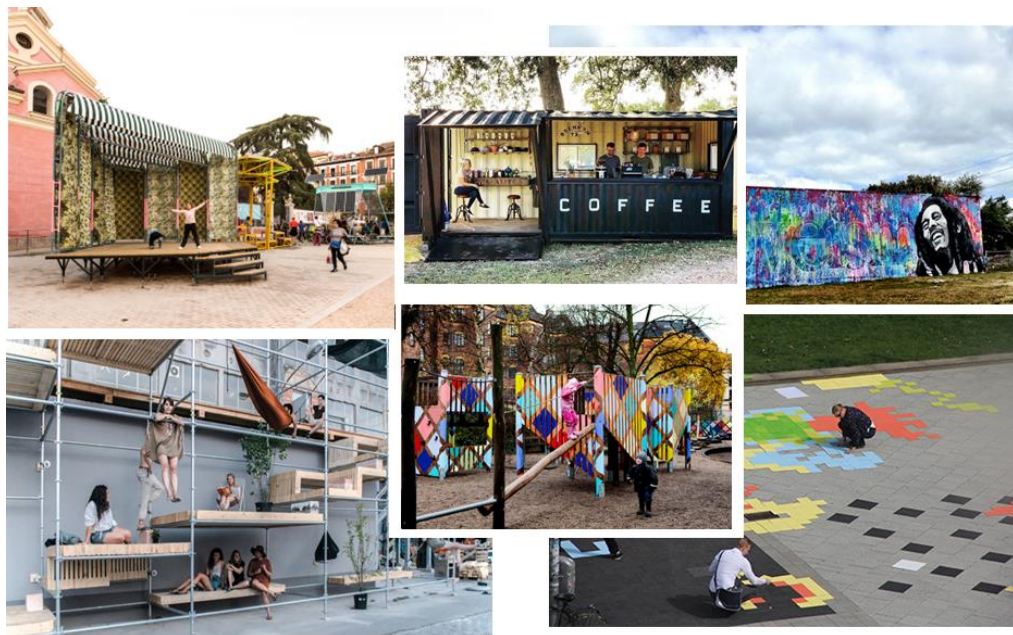


Figure A6: An art-wall, creative public furniture, playgrounds, a little event-stage, a cafe, and spaces for self designing could be potential uses for the art-are. Sources: Fly Dango Ltd.; Dezeen - Architecture and Design Magazine; Pinterest; University of Applied Sciences Hannover; PlayScapes Magazin; Floornature - Worldwide Architecture and Design Magazine.



Figure A7: Service boxes can be used as a canvas for creative arts and graffiti. Sources: Pinterest & My modern met



Figure A8: Comfortable benches for all age groups and people with disability that can be placed near parks, green areas, beside fountains. Sources: Bored panda, Pinterest, Architecture and design, Wybone



Figure A9:Example of the proposed pavilion to create the scope for social gathering regardless of all weather. Sources: Grapevine parks & rec; Coral springs; Dma-NY, City of Decatur



Figure A10::Proposed skate park in the green space near Prisma will diversify the recreational services. Sources: Play Frisco; MySkateSports



Figure A11: Flower shop, Grocery, Convenience stores. Source: Pinterest, Google Map, Pinterest



Figure A12:Example of ideal small-scale shops. Source: Pinterest



Figure A13:Example of a Public toilet. Source: Pinterest

Contribution Statement

Group 1		1. SERVICES				
	Name	Development of the Concept for the Plan	Text Parts written	Maps done	Illustrations collected	POINTS (0-10)
1	Ayisha Yusibova	Everybody	Introduction, Commercial services, Skate park.	Overview map of Recreational services, Proposed map of Commercial services	Commercial services, Art area	10
2	Catherine Akinyi Odera	Everybody	Commercial services: Public washrooms and small scale shops	Overview map of Commercial services (used in the report) and Proposed map of Commercial services	Commercial services, Public washrooms, sketch of vision for the community center	10
3	Christian Johann	Everybody	Art Area; 3. Empirical Analysis Results and Further Analysis of the Current Situation	OverviewMap Commercial Services (not used in the Report); PlanningMap Recreation Services (not used in the Report)	Art Area; Mixed-Use Community Building)	10
4	Clay Taylor Harrison	Everybody	Community center; Parts of introduction. Edited report for grammar.	Overview of all services and population, recreational services plan.		10
5	Petr Anashin	Everybody	(Did presentations for both seminars)	Overview map of recreational services and plan map for commercial services	Commercial services	10
6	Sourav Karmakar	Everybody	Plan recreational services: sculpture and fountains, benches, park, art boxes, pavilion, skate park	Overview of recreational services with population, Planned recreational services	Art boxes, Sculpture and fountains, benches, Pavilion, Skate park	10