

DECOMB

DEsign CONcepts and Management of Built Environment

A joint research venture:

HUT Helsinki University of Technology, Department of Architecture, Urban Design and Regional Planning & HUT Centre for Urban and Regional Studies, **UO** University of Oulu, Department of Architecture, Urban and Regional Studies, **TUT** Tampere University of

Technology, Department of Architecture, Urban and Regional Studies, **UH** University of Helsinki, Department of Law, Department of Private Law, Environmental Law

Current Research Partners:

National Technology Agency **Tekes** (main financier), **Ministry of the Environment**, **RAKLI** (The Finnish Association of Building Owners and Construction Clients), **Housing Foundation**, **Kesko** Corporation, The **VVO** Group, The Confederation of Finnish

Construction Industries **RT**, **Finnish Road Administration**, City of **Jyväskylä**, **Sponda Plc**, **Senate Properties**, **Varma** Mutual Pension Insurance Company, **Davidsson Architects Ltd.**, City of **Vaasa**

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BACKGROUND

– Critical challenges in contemporary Finnish urban design and planning are **unpredictability**, a **lack of responsiveness**, and the **absence of common respect**. These negative effects can be seen in the constant re-planning and re-designing and in the unrealized development potentials.

– The **shortage of joint efforts** between cities, land and real estate owners, construction companies, real estate developers and designers causes **calculable economical losses**, **prolonged design and**

planning cycles and **slows down** the development of property supply.

– There is also a **spatial disconnection** between land-use planning and building design. This qualitative inconvenience can be seen in the difficulties to move between different scales of design.

– Urban design is often implemented without all the crucial stakeholders involved in the projects **and without utilizing their creative skills** enhancing simultaneously **mutual added values**.

OBJECTIVES

– The DECOMB research project studies a design method bringing together all the stakeholders of an urban design project in an atmosphere of **reciprocal trust** benefiting from their common interests.

– The aim of the research is to clarify the preconditions for a **rapid, efficient and high-quality urban design process**. The research concentrates

on the management of urban design processes in a project-based orientation (**Urban Design Management**). The research project will network with Dutch and North American partners and their experiences in interdisciplinary urban design processes.

RESULTS

– A design method forming the phases of urban design processes that enable **the joint urban ventures** of the public and the private sector (**Urban Design Management Tools**).

– A definition of **jurisdictional development** needs will be outlined, and appropriate **contract procedures** will be instructed for land use and real estate development purposes.

– The research will establish new potentials for the efficient **utilization of urban design research institutes** in the real estate and construction business.

– The research project creates a **new kind of consulting service** for urban design processes adding value for both private and public sectors.

CONTACTS:

Prof. Arch. SAFA RIBA Trevor **Harris**, Head of Research, trevor.harris@hut.fi, tel. +358-50-3416 822
Dr. Arch. SAFA Antti **Ahlava**, Research Manager, antti.ahlava@hut.fi, tel. +358-50-3241 179
Arch. SAFA Harry **Edelman**, Project Manager, harry.edelman@hut.fi, tel. +358-40-5149 993