

Development and transformation of urban space

Presentation material / Search of participants





WINTER UNIVERSITY



Winter University was founded in 1999 by the administration of Irkutsk, with ISTU, and with the participation of institutes and public organizations. Principle MBZGU sessions based on the experience of the European University Summer Workshops Urbanism (city of Cergy-Pontoise, France), which was created own original approach and strategy of the summer sessions, proven over 30 years in various countries around the world, which is to create a competitive programs and implementing them in the work of project team comprising of young professionals with different training from different countries and cultures.

This program is an original model of training young professionals of various specialties related to urban planning, and allows them to develop a higher level of conceptual thinking, communication, mastery of analytical and design approaches in an international multidisciplinary partnership working with dynamically developing town planning system of the city of Siberia. For thirteen years in the design of innovative educational programs attended by more than 1,000young spetsialists, assistants, experts, members of the International Jury, representatives of 42 universities, young professionals and from 23 countries:

Germany, UK, Spain, Italy, France, Norway, Sweden, Bulgaria, Ukraine, China, Korea, Japan, Lebanon, India, Mexico, Brazil, Mongolia, Russia, Switzerland, Turkey, the U.S. and Georgia and a number of Russian cities: Moscow, Krasnoyarsk, Novosibirsk, St. Petersburg, Volgograd, Rostov-on-Don, Vladivostok, Yekaterinburg, Irkutsk.





Winter University

Winter University was founded in 1999 on the initiative of Irkutsk administration, jointly with Irkutsk State Technical University and with the assistance of planning institutes and public organizations. The principle of carrying out creative workshops of the WU of Urban Planning is based on the experience of Summer Workshops of the European University of the Urban Planning (Cergy-Pontoise, France), where the original procedure and strategy of holding summer workshops was created. These workshops have been holding all over the world formore than 30years. Having no analogues in Russia, this program is an original model of training of young specialists of different professions related to the city and its districts development



Goals and objectives

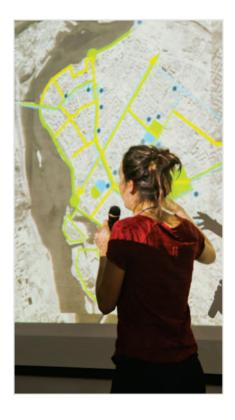
- is to create competitive programs and implement them in the work of design groups, comprising young specialists with different vocational training, representatives of different countries and cultures that come to see each other for the first time;
- exchanging of vast experience in mastering analytic and designed approaches in the framework of international interdisciplinary partnership, in the work with dynamically developing urban planning systems of Siberian cities; to reach a new higher level of conceptual thinking in the qualitative sense, exceeding the bounds of traditional education; to preserve and to hand down the rich traditions of russian nation.

Auditory

undergraduates / graduates / young specialists/ professionals in following fields of activity:

- · urban planning design;
- · urban economics;
- transport engineering;
- ecology;
- · urban sociology.





Relevance of the topic.

Opening remarks from the pilots of 15th session



Ivan Khomutinnikov

Deputy general director PLC FCC "Noviy gorod".

The stimulation of residential housing development and the destruction of ramshackle buildings and houses under the threat of collapse by 2017 is one of the main social economic problems for the government, which was discussed by Putin at the meeting on civic resettlement questions in Elista, Kalmykiya in April 2012. The same problem was established by Irkutsk region authorities for the municipality of the city of Irkutsk, that is guaranteed putting into operation of no less than 560,000 m2 of accommodation in 2013.

solve the problems of destruction of ramshackle buildings and houses under the threat of collapse intensively in the area of Irkutsk and provide employees of a budget field with owned accommodation. It seems to be even more prospective in terms of lack of areas intended for massive housing construction in Irkutsk. Irkutsk builders have initiated the realization of "pilot" projects for Irkutsk and the region: built-up areas development in Oktyabrsky and Sverdlovsky districts of Irkutsk (Irkutsk authorities determined 43 built-up areas for development overall).

Namely, new residential housing allows to

To fulfill the decision of the Duma of the city of Irkutsk № 005-20-340542/2 from 27.04.2012 «About the approval of the decision to develop built-up areas in

Oktyabrsky district in Irkutsk», the project realization of developing the first out of 43 built-up areas surrounded by the streets of Krasnokazachya, Zvereva, Deputatskaya, and Lytkina has started on the area of 68 151 m2. The total area of houses for resettlement is 15,600 m2, there are 341 residental and 1 non-residental premises in those buildings, including the administration building of central heat office (Irkutsk, Krasnokazachya, 78/7).

In the accordance of the agreement of built-up areas development № 010-64-001372/12 from 24.09.2012, made between the administration of Irkuts and "AZGI" closed corporation, the auction winner has to resettle all the residents during the period of 18 months since the date of the agreement conclusion and finish new constructions up until 31.12.2020. "AZGI" closed corporation plans to carry out the construction of multistory buildings, having an area of 161,875 m2, including residential premises -125,259 m2; non-residential premises - 15,502 m2.

On the yard areas they plan to build underground parking lots with children playgrounds above, a boulevard is planned to be constructed along Deputatskaya street.

Planned periods of construction 2013-2016:

- approved on February, 6 2013 by the solution of Duma of Irkutsk, the rules of land use and land building-up with declared indicators of building:
- approved on February, 7 2013 by the solution of administration of Irkutsk, the project of planning and the project of land surveying, including 40 architectural plans of land areas;
- totally resettled, 8 of 39 blocks of flats and the start of resettling 2 more;
- accomplished, project works and the start of construction on the 1st and 2nd priorities of building.

Given the total volume of planned investments for resettling blocks of flats is worth one billion roubles, actual amounts the investor has spent have exceeded 200 million roubles.





Ruslan Khotulev Head of the Department of Urban Planning design «Irkutskgiprodornii»

Although, the considerable part of residential construction in Irkutsk is two-story, mainly made of wood, houses with many flats, being built in the middle of the 20th century. Comfortable, surrounded by green, few-story residential areas advantageously differ from multistory districts of the industrial construction period with its symbolic standards.

However, a large number of those houses is reaching excessive levels of damage in a few next years, some of them have already turned ramshackle. Ill-matched, of a different degree of wealth, owners of flats can neither organize nor support financially the process that would prevent damage to buildings, requiring total fixation. The way out of this seems to be a complete reconstruction of districts.

Russian architectural legislation gives an opportunity to perform area reconstructions, occupied with ramshackle residential buildings in a specific order of concluding investment agreements of built-up areas development with local authorities, that would determine conditions and the volume of participating in such a development both investors and municipalities. Apparently, the decision about participating in the auction for the right to make an agreement with local authorities can be accepted in order to make profit out of building, thus there's more profit for investors. Given that all charges for resettlement from ramshackle houses and construction process of necessary infrastructure objects for development as a rule belong to investors,

such a reconstruction winds up to appear on complete city areas of high density living complexes.

Increasing the density of construction as a result of reconstructing few-story houses inevitably will lead to excessive pressure on social and transport infrastructure of neighbouring areas, and as a consequence, to degrading of city environment. How do we avoid possible negative consequences of reconstruction of built-up areas? Perhaps, the answer is in non-standard typology of high density residential premises, in alternative ways of developing social, engineer and transport infrastructure, new schemes of interaction between local authorities and investors.







The problems and history of the issue "Built-up areas development"

The reconstruction of a city represents a constant process of transformations and renewing of city planning and building up following the goal to create comfortable conditions for human living and providing the possibilities to self-realization and development.

In order to follow the time, we can define the following basic reasons, giving the necessity of the city environment reconstruction:

- non-correspondence of the emerged planning structure with increasing requirements, new functions, and ecological pressure on environment:

-lack of efficiency of residental funds usage and city areas; moral and physical ramshackle of buildings; difference in time of service of separate parts of city environment;

- the loss of historical and architectural qualities along the way of development processes.

During the process of reconstruction some problems can be solved, such as: improvement of residential funds, organization of residents resting time and its cultural and everyday service, increasing of the esthetic level of living environment, as well as the most important household problems of cities related to resettling people in terms of the system of interconnected inhabited places, reducing by that undesirable migration processes. Purposeful formation of the

structure of residential funds promotes to increase the occupation of able to work population, that is actual for all Russian provincial cities.

Irkutsk is not an exception. Morally old, ramshackle buildings, transportation infrastructure, except for reconstructions of built up areas, and community areas require a complex way to be renovated. Talking about living areas in Irkutsk, resources of free areas, acceptable for residential construction, is limited, provided that there's no increase of civic residential wealth.

The part of few-story blocks of flats in living funds of Irkutsk is about 6 % (739.000 m2), it takes 280 hectares of city lands. The administration of Irkutsk has separated 43 areas of 92,19 hectares in total that have similar buildings, intended to be fixed.

Preservation, updating and rational use of the historical environment of the city of Irkutsk have to provide preservation and increase in its welfare potential. And when forming modern policy of reconstruction of the city it is necessary to consider that from demolition and repair of certain buildings it is expedient to pass to complex transformation of housing stock, i.e. complex reconstruction of quarters with group repair and reorganization of buildings and improvement by the functional architectural and planning and engineering organization of quarters.

For Irkutsk modern reconstruction of the territory has to consist also of that is necessary to update and keep the objects protected as monuments. The central part of the city represents valuable examples of wooden architecture and objects of the Soviet constructivists. These objects are unique in world architecture therefore development of territories in the central part demands an attentive approach in creation of the modern environment at preservation of historical value.

The problem of building, both in historical, and in the inhabited environment many modern cities test, but the relation of citizens to changes of the habitual shape of the city isn't less important. The majority of people treat a new system of constructions as the natural development of the city, a new stream. All this looks sometimes very effectively, and houses of the European comfort erected in a similar environment look alike become an envy and desire subject, while mass tastes and aspirations tie to them... But after all, having simply erected modern skyscrapers on a place of shabby wooden two-storey buildings we in no way don't solve a problem of a comfortable steady urban environment.







Goals and objectives

15th session, 2014

In effect, reconstruction of a city isn't capable of transforming completely outdated city organism but only to some extent changing the existing situation. It means a compromise creation between preservation of existing conditions and approach to a perfect condition.

One of the main objectives of reconstruction of a city is the creation of modern living conditions. It can be reached by improving the obsolete inhabited territories and building new ones, however, in most cases there is a close connection between both methods at the same time that is between reconstruction of the obsolete inhabited territory and creating new. In the interest of changing the adverse living conditions - depending on a condition of building at present - a certain quantity of new buildings is used for the solution of this problem. As at the beginning of reconstruction in most cases the residental fund decreases, it is necessary that there was a certain number of such apartments which are ordinary created in the vacant territory and are intended for resettlement of residents from the houses which are subject to demolition.

The Russian legislation establishes a special order of reconstruction of the territories occupied with multiroom houses emergency and subject to demolition, namely – carrying out open auction on the right of the conclusion with local government of the investment contract on development of the built up areas which defines conditions and the volume of participation of both parties in development.

In practice all expenses on moving from shabby building and to building of objects of infrastructure necessary for development lay down on shoulders of the investor that inevitably conducts to construction of high density inhabited quarters on the developed urban areas.

In practice all expenses on resettling from shabby buildings and to buildings of objects of infrastructure necessary for development lay down on shoulders of the investors that inevitably conduct the construction of high density inhabited quarters on the developed urban areas.

How to avoid negative consequences of consolidation at development of the built-up areas, such as excessive load of infrastructure of the neighboring territories, degradation of an urban environment, decrease in appeal of erected inhabited quarters?

Offers on typology of the high density housing estate, alternative ways of development of infrastructure of quarters (social, engineering, transport), to new schemes of interaction of local governments with investors who will be useful to the City administration of Irkutsk, the Government of the Irkutsk region, builders of the city of Irkutsk become result of carrying out design session on the subject "Reconstruction and Transformation of an Urban Environment of Irkutsk"



Theme built-up areas from the point of view of the Department of Architecture and Urban Planning of Irkutsk

Making decision on development of the built-up areas is carried out after implementation of the list of procedures of the rules of land use of building of the alleged territory connected with performance, with observance of town-planning regulations, local standards of town-planning design. The decision on development of the built-up area can be made if in such an area there are:

- the apartment houses recognized in established by the Government of the Russian Federation an order emergency and subject demolition;

- apartment houses, the demolition, which reconstruction are planned on the basis of the municipal address programs approved by a representative body of local government.

In the built-up area concerning which the decision on development is made, other objects of capital construction can be located, the type of allowed use and which limit parameters don't correspond to town-planning regulations.

In the decision on development of the built up area, its location and the area, the list of addresses of buildings, structures, the constructions which are subject to demolition, reconstruction have to be defined. Development of built up areas is carried out on the basis of the contract on development of the built up area.

The revealed platforms demand carrying out an open auction on the right to contract about development of the built up areas. The following stage is the contract on territory development. The agreement is concluded between an investor and local government. In this document the investor undertakes to fulfill in due time obligations about implementation of the site planning and the project of a land surveying of the territory, according to town-planning regulations and local standards of town-planning design. Further the obligation of moving, repayment of premises in the multiapartment houses

recognized emergency both subject demolition, and located in the built up area concerning which it is accepted the decision on development. Performance of construction works, according to project documentation.

The local government in turn undertakes to approve site plannings and the territory land surveying. Then he assumes the obligation making decision on withdrawal by repayment of premises and the land plots in the territory concerning which decision on development is made.

Having made the analysis of urban areas in Irkutsk 43 platforms have been revealed.

For territories local standards of townplanning design are already approved. The resolution on the commission on land use and building, and as the decision on preparation of rules of land use of building of part of the territory of Irkutsk is executed.

Today over some platforms already at full speed there is a work. A closed corporation "AZGI" acted as the customer on development of the draft of rules of land use and building in borders of streets of Piskunova – K.Libknekhta – Zvereva – Deputatskaya – Irkutskoy 30 Divizii – Krasnoyarskaya, now there is already a construction of the first three 18 floor block sections on that site.

I. DECISION ON DEVELOPMENT BUILD-UP AREAS

PLANNING REGULATIONS (LAND USE REGULATIONS BUILDING)

LOCAL NORMS OF THE URBAL PLANNINGS DESIGN

EMERGENCY APARTMENT HOUSES

DILAPIDATED APARTMENT HOUSES (ADDRESS PROGRAM)

OBJECTS NOT APPLICABLE REGULATIONS

II. CONDUCT OF THE AUCTION FOR A RIGHT CONTRACT

DEFINITION OF THE RIGHT PRICE WRITING AGREEMENT

III. CONTRACT FOR DEVELOPMENT BUILD-UP AREAS

INVESTOR

PROJECT PLANNING, SURVEY PROJECT

SETTLING

BUYOUT

BUILDING

ADMINISTRATION

ADOPTION OF THE DRAFT PLANNING AND DESIGN SURVEY

DECREE OF REMOVE

GRANT OF LAND

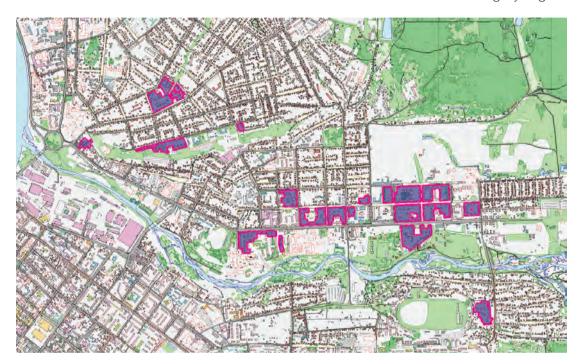
In the city of Irkutsk were identified 43 areas for the development of built-up areas.



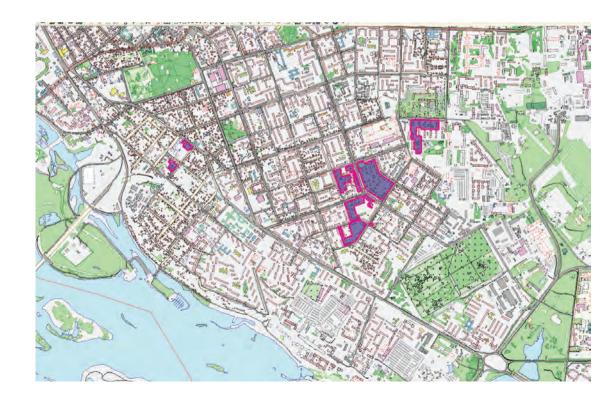


Theme built-up areas from the point of view of the Department of Architecture and Urban Planning of Irkutsk

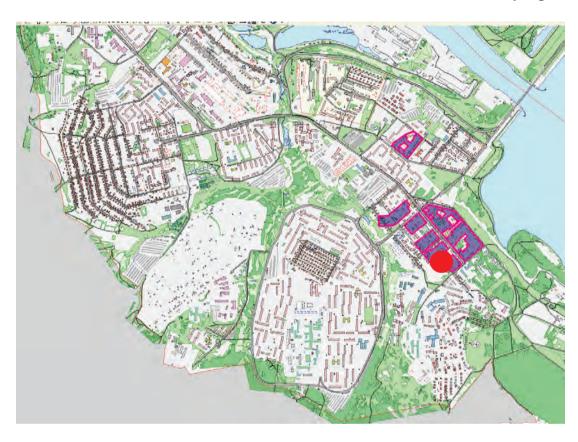
22 areas with a total area of 44.93 hectares in the district of Pravoberegniy region



7 areas with a total area of 15.9 hectares in the district of the Oktyabrsky region



7 areas with a total area of 11.96 hectares in the district of the Sverdlovsky region

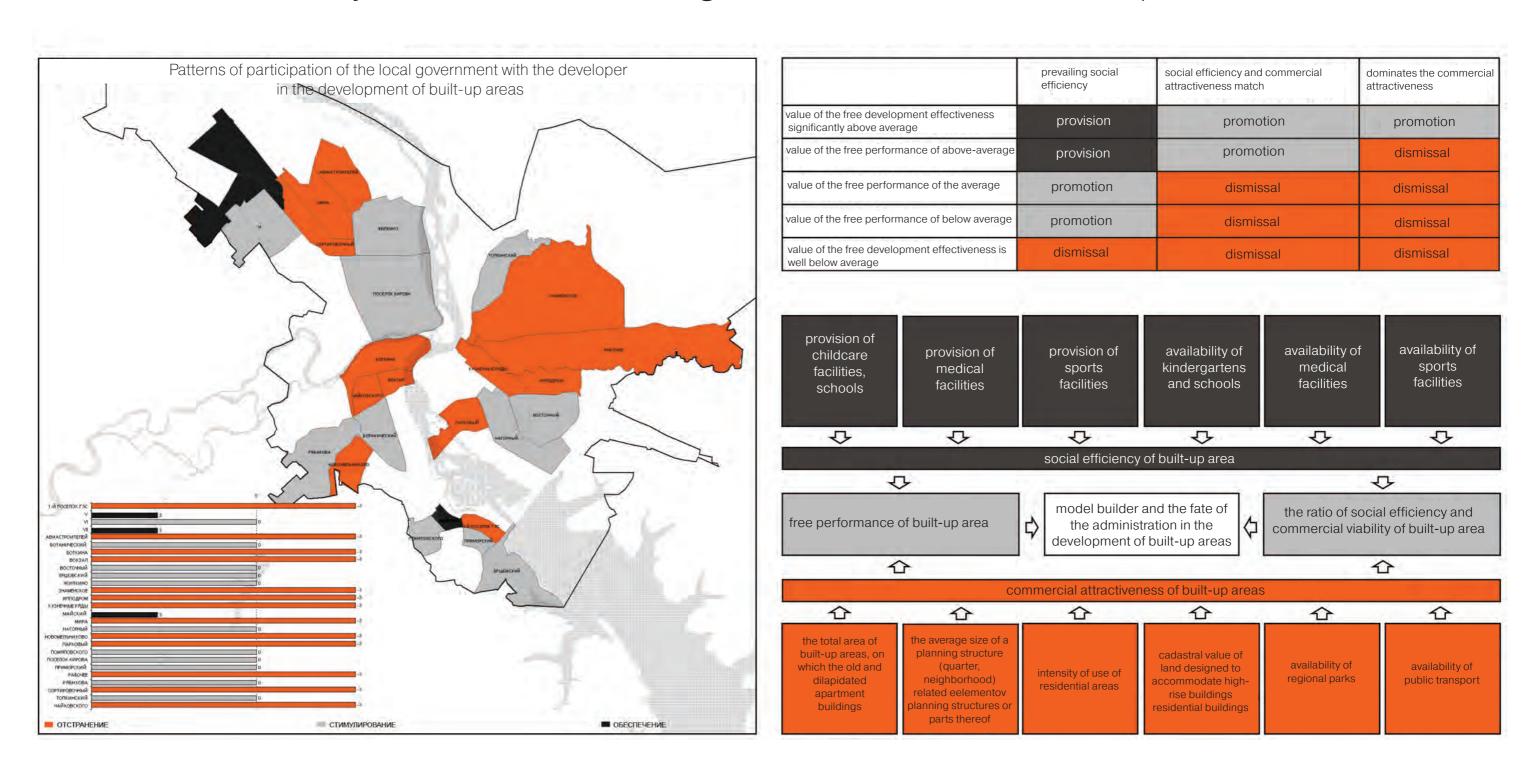


7 areas with a total area of 19.4 hectares in the district of the Leninsky region



Determining the effective ratio

Principle of shared responsibility in establishment of the engineering, social and utility infrastructure, designed to ensure the built-up areas.



Determining the effective ratio

The town-planning code of the Russian Federation establishes a special order of reconstruction of the territories occupied with multiroom houses emergency and subject to demolition, namely – carrying out open auction on the right of the conclusion with local government of the investment contract on complex development of the built-up territory.

Essential terms of the contract about development of the built up area, among others that are legislatively fixed:

-the obligation of the builder to carry out construction and (or) reconstruction of objects of the engineering, social and household infrastructures intended for providing the built-up area, including subject upon termination of construction to transfer to municipal property;

- conditions and the volume of participation of local government in development of the built up area.

In practice all expenses on moving from shabby building and to building of objects of infrastructure necessary for development lay down on shoulders of the investor that inevitably conducts to construction of high density inhabited quarters on the developed urban areas. How to avoid negative consequences of consolidation at development of the built-up territories, such as excessive load of infrastructure of the neighboring territories, degradation of an urban environment, decrease in appeal of erected inhabited quarters?

In 2011 in Irkutsk State Technical University on architecture and town planning chair within the master program research work on the subject "The Solution of Balance Tasks in Contracts of Development of the Built-up Territories (Local Government and Builder Share in Complex Development of the Built-up Territories)" was performed.

Research objective was development of a technique of the solution of balance problems of development of the built-up territories of the city of Irkutsk in various initial town-planning conditions.

It is offered to classify initial townplanning conditions of development of the built-up territories on degree of social efficiency and commercial appeal of such development.

Criteria of efficiency of development of the built-up territories are for this purpose defined, indexes of development of social infrastructure, indexes of investment capacity of the territory and indexes of consumer appeal of the territory are calculated.

Potential development of social infrastructure is presented by six indexes of development of infrastructure of education, health care, physical culture and sports: security and availability;

Investment capacity and consumer appeal of the territory are presented by two groups of indexes:

- investment capacity: total area of territories, average size of territories, increment of density of building, cadastral cost of sites;
- consumer appeal: availability of parks, availability of public transport.

At the final stage of ranging the summary index of efficiency of development of the built-up territory and an index of a ratio of social efficiency and commercial appeal of development of the built-up territory are calculated.

Defined on the basis of initial town-planning conditions of development of the built-up territory extent of division of responsibility in creation of objects of engineering, social and household infrastructure (providing, stimulation, discharge) can be implemented as by direct assignment of obligations, and establishment of proportional minimum price of the right to the conclusion of the contract (treats obligatory essential terms of the contract about development), paid by the builder to local government.

The town-planning legislation allows construction and (or) reconstruction of objects of the engineering, social and household infrastructure intended for providing the built-up territory, outside such built-up territory. Such assumption allows to apply planning

receptions for the most optimum division of responsibility between local government and the builder in creation of objects of infrastructure.

Receptions of formation of a network of objects of social and household infrastructure, the housing estate, the planted trees and shrubs public territories, have to correspond to efficiency of planned development. For example, in case of insufficient commercial appeal of development the part of objects of social infrastructure takes place abroad the built-up territory within standard availability. Thereby additional territories for construction of a housing estate are released. Requirements to planning receptions of complex development of the built-up territories can be other essential condition of the investment contract.



Implementation of the project

In the southern part of the Sverdlovsky district work on the site planning with the project of a land surveying of the territory and town-planning plans of part of the city of Irkutsk limited to streets of Yacobi, Mukhina, Teatralnaya, Zakharova is carried out.

Multiroom houses in this territory were constructed at the beginning of the 50th of the XX century - as a temporary accommodation for builders and employees of Irkutsk hydroelectric power station. According to inspection of 1999-2003 wear of building made from 36 to 61%. According to the site planning of the southern part of the Sverdlovsky district of Irkutsk the existing housing stock remains until the end of settlement term of the project (2020.)

Now, according to the decision of Duma of Irkutsk, all housing stock of the territory is recognized emergency and is subject to demolition within development of the built-up territory. The total amount of a decrease of housing stock will make 7,1 thousand m2 of a total area.

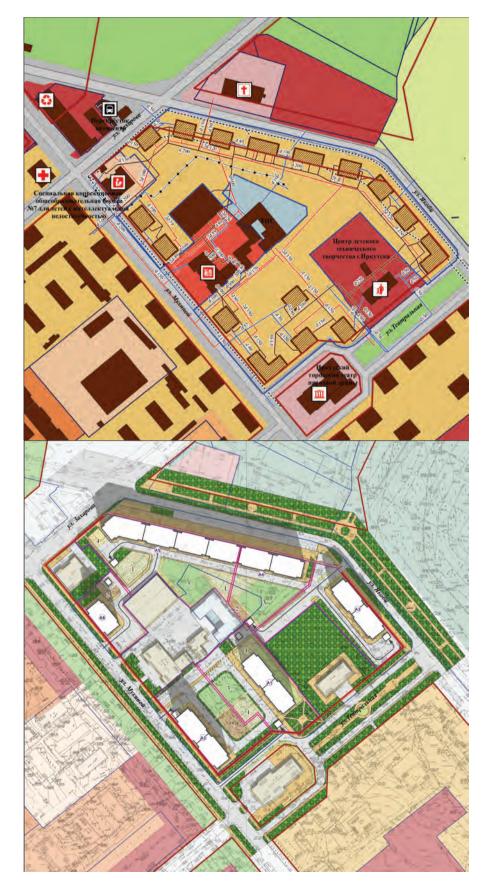
As a result of offered option of development of the built-up territory the area of the territory on this platform practically won't change and will make 3,08 hectares or 80,4% of the territory of the project.

The territory of a housing estate will decrease by 0,05 hectares or for 1,9% at the expense of full reconstruction of an existing 2-storeyed multiroom housing estate under construction of a complex of multistoried houses.

The project provides increase of efficiency of use of the territory of a residential zone, the average density of a housing estate increases with 2,6 to 22,9 thousand m2 of a total area by hectare. Average population density in borders of a housing estate will make 790,9 people by hectare.

The territory of establishments and the service enterprises out of microregional value in borders of the territory not to change and, still, will make 0,45 hectares.

Security of the population in the planted trees and shrubs public territories will become covered at the expense of parks, squares and the boulevards created in the territory of the residential district Ershovsky according to the site planning of the southern part of the Sverdlovsky district of Irkutsk, and also at the expense of the territories intended for rest, tourism, the occupations by physical culture and sport located on coast of the Irkutsk reservoir.



Program Session 2014

International Baikal University of Urban Planning Design

INTRODUCTION DAYS 30.01-03.02

arrival and accomondation of participants

regestration of participants tour to the city center a visit to project sites lectures to the topic of the 15 session

presentations of home projects

1-ST WEEK 04.02-10.02

"strategema" -game-training official opening ceremony visit the project site team work

1st presentation - the concept of the project

trip to lake Baikal (Angasolka) lectures by experts of the 15 session

2-ND WEEK 11.02-17.02

walking through the public spaces of Irkutsk

presentation of completed projects of modernization of the urban environment

team work

2 presentation - proposals for a system of public and recreational spaces

trip to lake Baikal and museum of Wooden

craftsmanship "talcy"

3-RD WEEK 18.02-24.02

team work master-class by international experts

international symposium final presentation of the project closing ceremony and award winners

weekend at lake Baikal departure of the participants







Conditions of participation

15th session, 2014

PARTICIPANTS

- invites young professionals, students, undergraduates

- must complete and submit an application till 30.11.13, the nominees will be considered by the Academic Council of the Winter University and the Organizing Committee of the Les Ateliers 2.12.13
- participation fee is 300 euros (we provide a contribution accommodation, meals breakfast and lunch, common events parties, banquets, a trip to Lake Baikal, as at the end of workshop, we provide a degree of professional development)
- during the workshop, you can listen to a series of lectures by international experts, get invaluable experience in the design team with experts in different fields
- for participation will be selected 30 people, 20 participants from Europe, America, Asia, and 10 Russian regions
- workshop lasts 3 weeks from 30 of January to 23 of February, every week is a stage
- concept, design, image and representation of the program implementation, each accompanied by a presentation to a panel of judges who will select the winners for the total

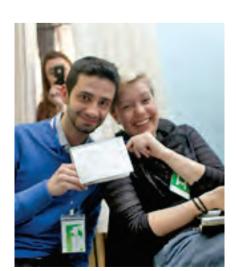
ASSISTANTS

- invites young professionals, students, undergraduates
- must complete and submit an application till 15.10.13, the nominees will be considered by the Academic Council of the Winter University and the Organizing Committee of the Les Ateliers 17.11.13, priority is given to those who already have experience in international workshops
- the duties of assistants included training workshop during November, December, January remotely, then from January 30 you will support teams during the workshop and to help organize events during the session
- we provide you with a transfer of up to 25,000 rubles, accommodation, meals breakfast and lunch, common events
- parties, banquets, a trip to Lake Baikal, as at the end of workshop, we provide a degree of professional development
- during the workshop, you can listen to a series of lectures by international experts, get invaluable experience in the design team with experts in different fields
- for participation will be selected 5 people
- Workshop lasts 4 weeks from 30 January to 23 February

EXPERTS JURY

- invited practicing architects, urban planners, developers, proffessory with experience in the design and implementation of social and recreational spaces in the city
- we invite you, if you are presenting to our workshop 2 of your students or young professionals from your company
- we take on your travel expenses and hotel accommodation from 17 to 23 February
- you must complete and submit an application till 10.11.13
- representatives of the expert jury prepares a report on the session, which they will present at the symposium in the workshop, as well as a presentation of the projects, which will be present for the students of Engineering Institute ISTU







PARTICIPATE 2014 Application form №1. NAME First Name : Photo Male-Female: Birth date : Country: Nationality: Postal address : Mobile phone: SCHOOL OR UNIVERSITY: Name and contact of the Professor: Person to contact in case of problem : Degrees :___ Current situation :_ Participation to other collective works: Engage to gather registration fees i.e. 300 EUROS (by cash at your arrival in irkutsk) Engage to follow the steps mentioned in the introductory program Skills (from 0: nul to 4: mastery) LANGUAGES 0 2 3 4 French English Other: 0 2 3 EXPRESSION 4 Hand-drawing Computer-drawing Writing Photo-collages Ability wiht software InDesign Ohters: SPECIFIC SKILLS (specifiy) 0 2 3 4 Engineering Visual Arts Economy Design Environmental planning Public Transport Landscape design

Description of yourself (80 to 100 words):

ASSISTANTS Application form Nº2.	2014				
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Country :					
Postal address :					
Email :	Mobile	phone :			
Person to contact in case of					
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Description of yourself (80 to 100 words):

Design

Other:

Environmental planning

Public Transport

Landscape design

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