



15th session

January 30 - February 24, 2014

Development and transformation of urban space

Presentation material / Search of participants



winter
university



Winter University

15th session, Irkutsk, 2014

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 WU 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 profession-

als with different training from different countries.

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 multi-disciplinary 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 1,000 young spetsialists, assistants, experts, members of the International Jury, representatives of 44 universities, young professionals and from 25 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 organization. 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 has been created. These workshops have been holding all over the world for more than 3 years. Having not 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;

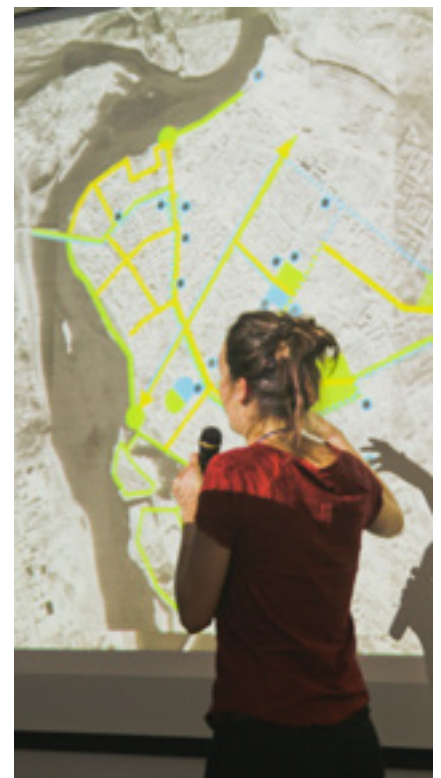
- to reach a new higher level of conceptual thinking in the qualitative sense, exceeding the bounds of traditional education;

- 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

Pilot of 15th session
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.

Namely, new residential housing allows to 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 Irkutsk region: built-up areas development

in Oktyabrsky and Sverdlovsky districts (Irkutsk authorities determined 43 built-up areas for development overall).

According to this program the 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 residential and 1 non-residential premises in those buildings, including the administration building.

In accordance with the agreement of built-up areas development made between the administration of Irkutsk and "AZGI" 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
 Co-pilot of 5th session
 Head of the Department of Urban
 Planning design «Irkutskgiprodomii»

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

«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 residential 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, community areas are require a complex way to be renovated. Talking about living areas in Irkutsk, resources of free areas, acceptable for residential construction, is limited.

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 valu-

able 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 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

15 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 residential 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».



Program of the built-up areas 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 townplanning 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, which is located in the built-up area.

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.

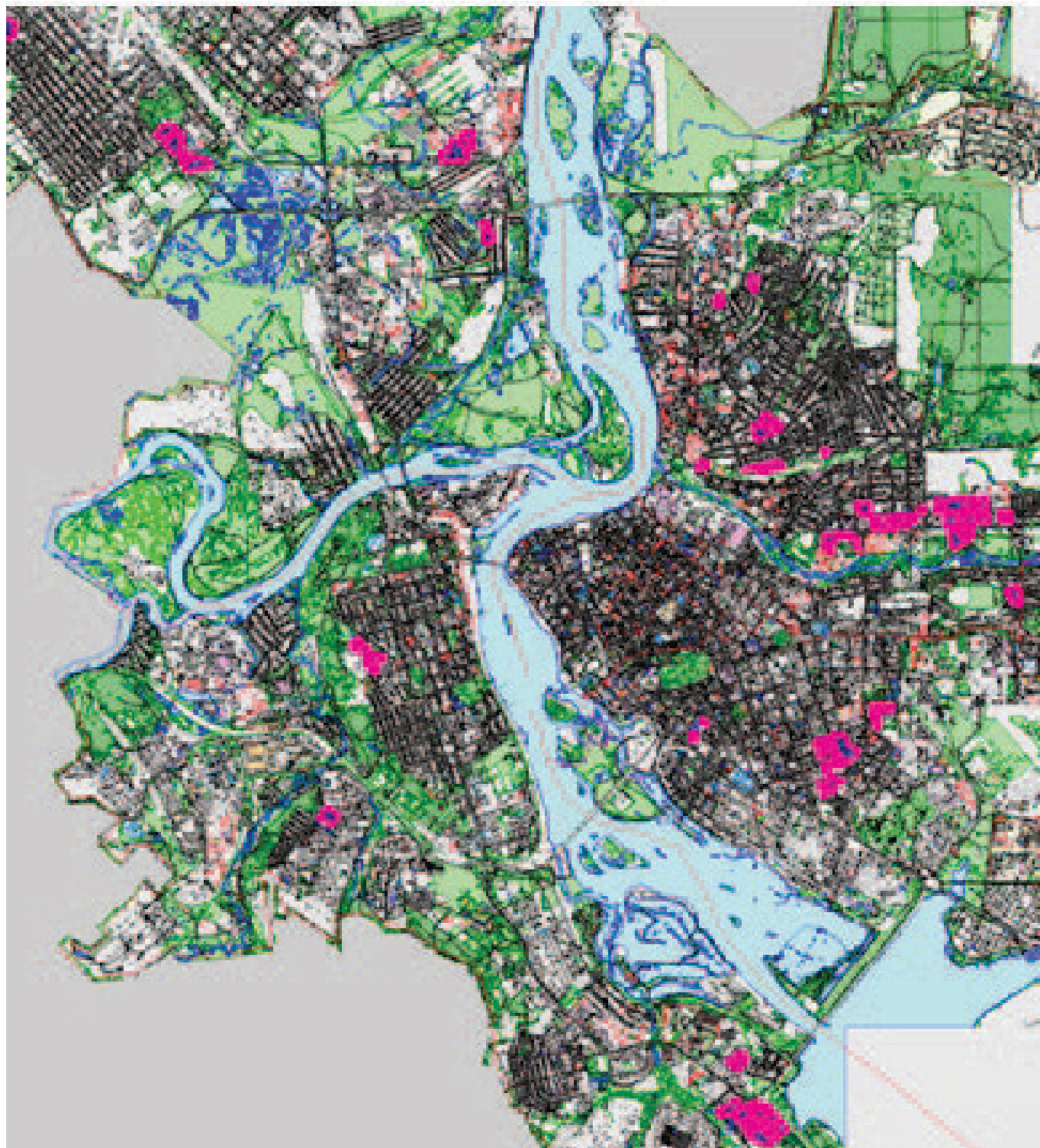
For territories local standards of town-planning design are already approved. The resolution on the commission on land use and building, and as the decision on preparation of rules of land use of building of part of the territory of Irkutsk is executed.

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.



43 project sites

for the development of built-up areas



Determining the effective ratio

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

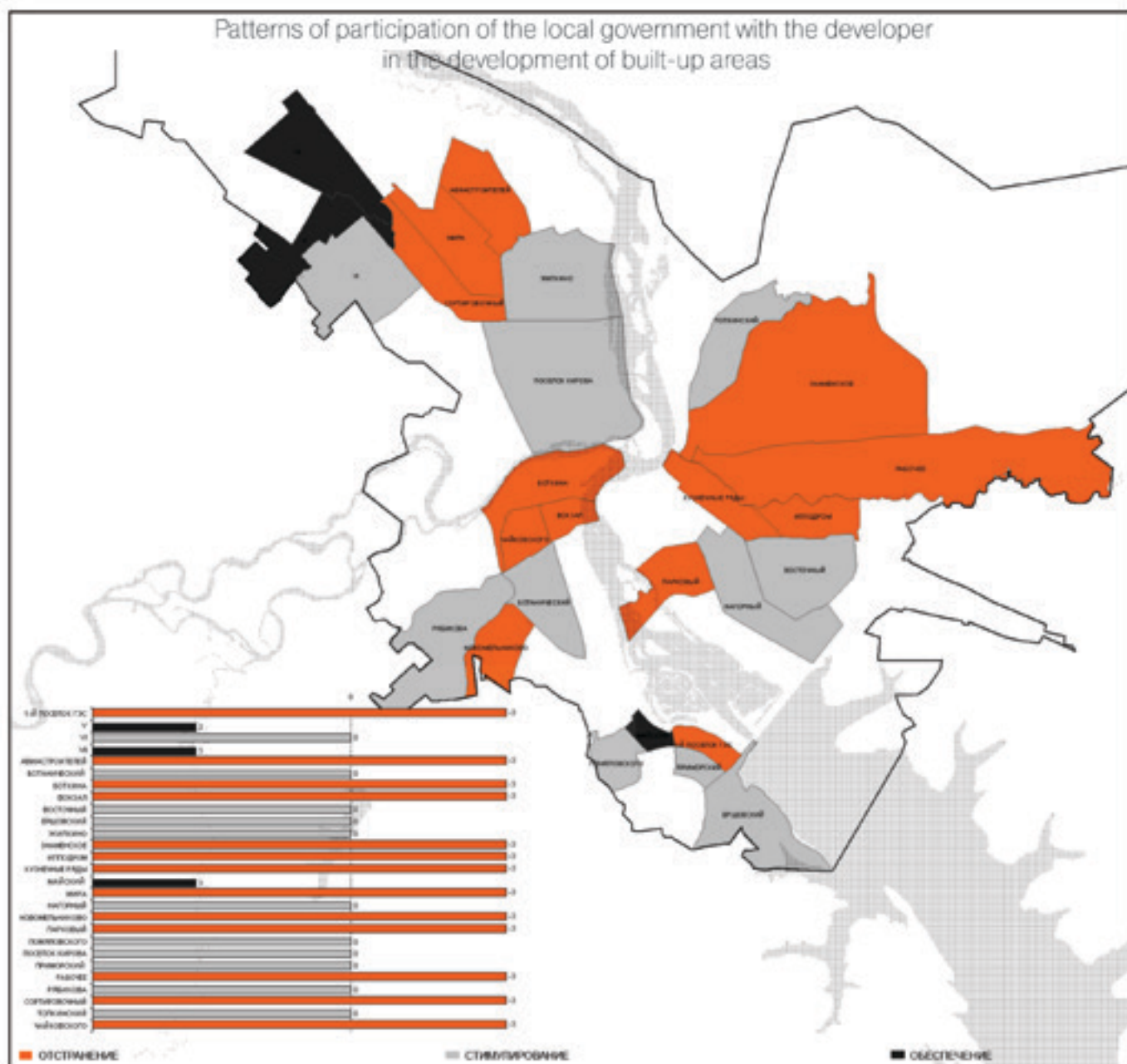
The town-planning code of the Russian Federation establishes a special order of reconstruction of the territories occupied with multiroom houses emergency and subject to demolition, namely – carrying out open auction on the right of the conclusion with local government

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 Bal-

ance 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 town planning conditions of development of the built-up territories on degree of social efficiency and commercial appeal of such development.

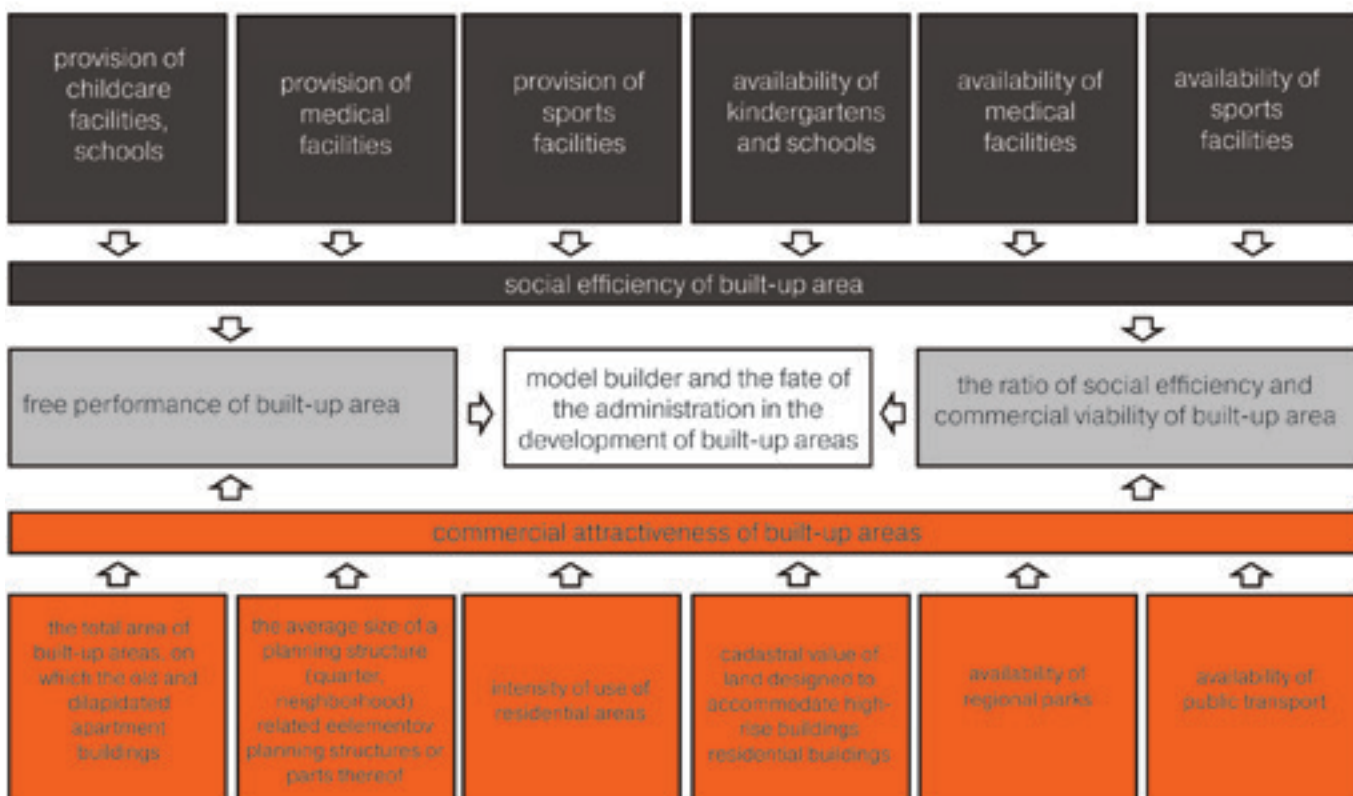
Criteria of efficiency of development of the built-up territories are for this purpose defined, indexes of development of social infrastructure, indexes of investment capacity of the territory and indexes

of consumer appeal of the territory are calculated.

Potential development of social infrastructure an index of a ratio of social efficiency and commercial appeal of development of the built-up territory are calculated.

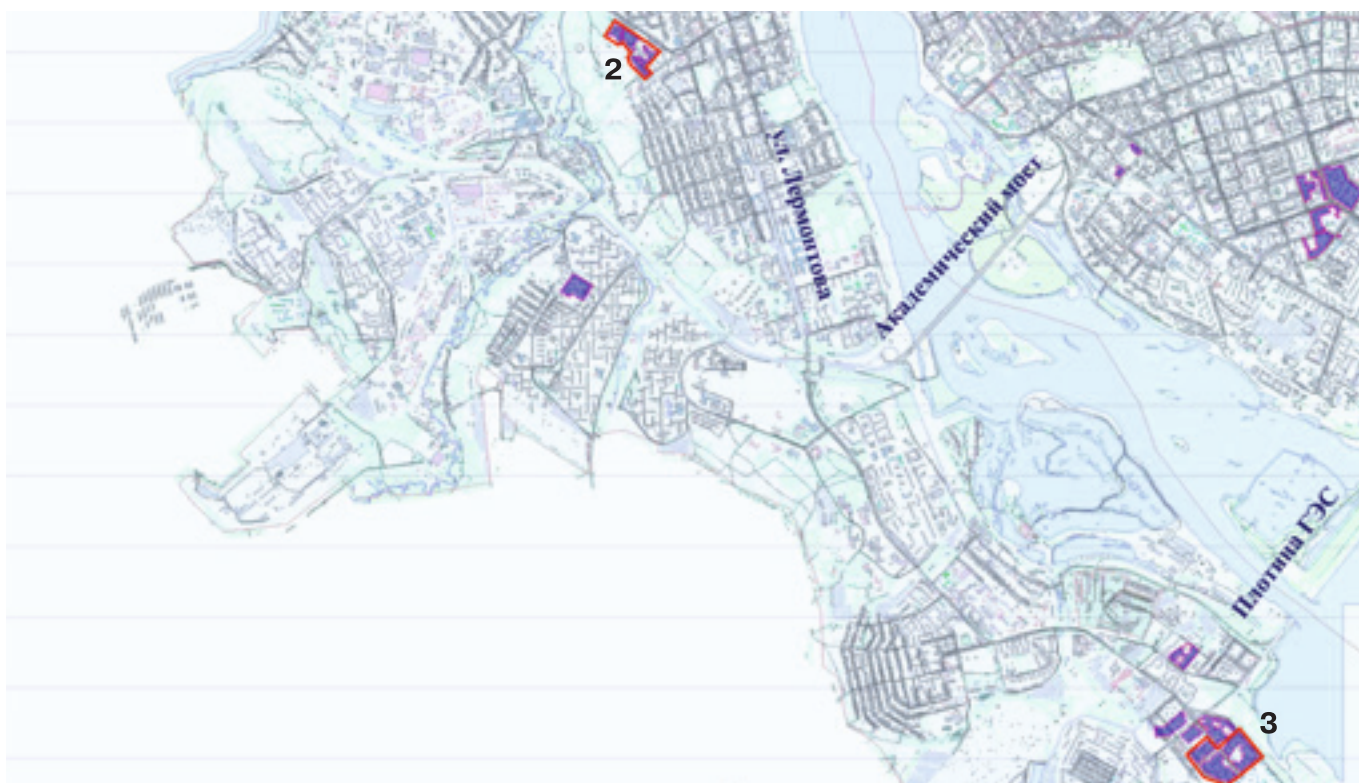
Defined on the basis of initial town-planning conditions of development of the built-up territory extent of division of responsibility in creation of objects of engineering, social and household infrastructure (providing, stimulation, discharge) can be implemented as by direct assignment of obligations, 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.

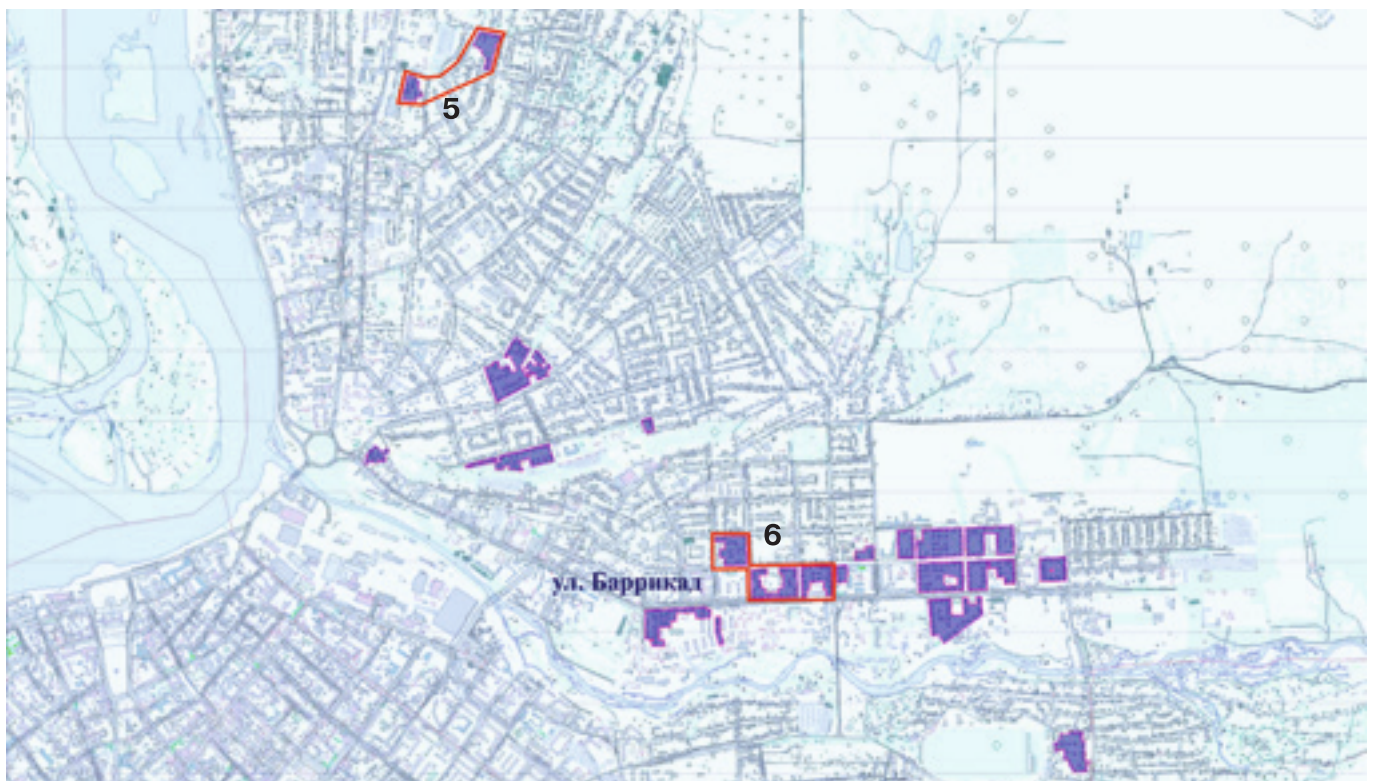
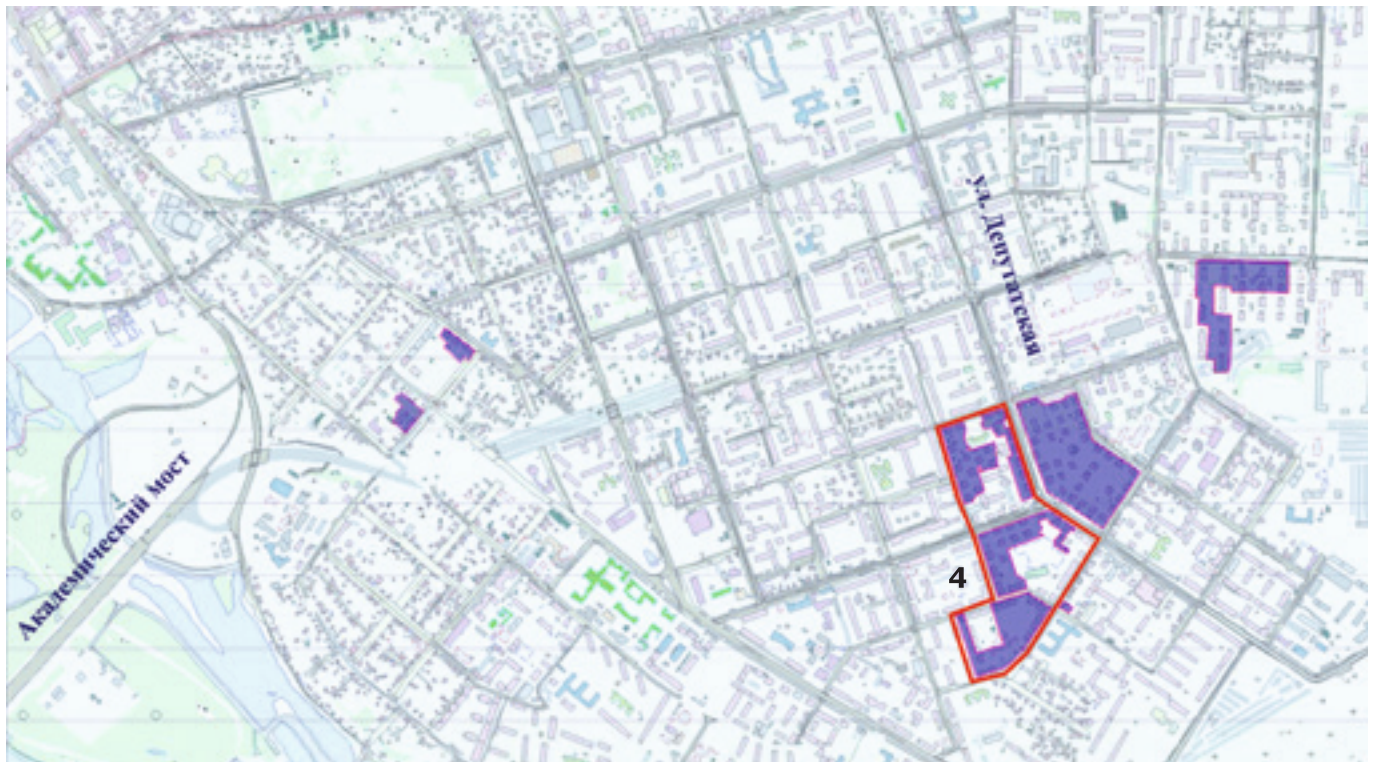
	prevailing social efficiency	social efficiency and commercial attractiveness match	dominates the commercial attractiveness
value of the free development effectiveness significantly above average	provision	promotion	promotion
value of the free performance of above-average	provision	promotion	dismissal
value of the free performance of the average	promotion	dismissal	dismissal
value of the free performance of below average	promotion	dismissal	dismissal
value of the free development effectiveness is well below average	dismissal	dismissal	dismissal



6 project sites

for 15th session of Winter University





Session program 2014

of 15th session of Winter University

INTRODUCTION DAYS 30.01-02.02

arrival, accomodation and registration of participants
tour to the city center
presentations of home projects
formation of teams



1-ST WEEK 03.02-09.02

official opening ceremony
visit the project site
lectures to the topic of the 15 session
team work
1st presentation - the concept of the project
trip to lake Baikal (Angasolka)



2-ND WEEK 10.02-16.02

lectures by experts of the 15 session
team work
2nd presentation - proposals for development and transformation of urban space
trip to lake Baikal (Listvyanka) and museum of Wooden craftsmanship "Talcy"



3-RD WEEK 17.02-24.02

team work
work with nternational experts
final presentation of the project
closing ceremony and award winners
departure of the participants

Conditions of participation

in 15th session of Winter University

PARTICIPANTS

- invites young professionals, students, undergraduates
- must complete and submit an application till **8.11.13**, the nominees will be considered by the Academic Council of the Winter University and the Organizing Committee of the Les Ateliers **18.11.13**
- 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 all around the world and 10 participants from Russian regions
- workshop lasts 4 weeks from 30 of January to 24 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 **14.11.13**, the nominees will be considered by the Academic Council of the Winter University and the Organizing Committee of the Les Ateliers **15.11.13**, priority is given to those who already have experience in international workshops
- the duties of assistants included – preparing workshop during November, December, January remotely, then from January 30 you will support teams during the workshop and help to 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 24 February

EXPERTS JURY

- invited practicing architects, urban planners, developers, professors with experience in the design and implementation of development and transformation of urban space
- 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 16 to 24 February
- you must complete and submit an application till **6.11.13**
- 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 Institute of Architecture and Engineering ISTU



Contacts

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Urban planning school — a non-profit project platform, focused on elaboration new ideas and conceptions for city's development

UrbanPlaningSchool.com