session

PRESENTATION MATERIAL / SEARCH PARTICIPANTS

## System of city centers. Social and business centers in planning structure of the modern city





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# Winter University

## 17th session, Irkutsk, 2016

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 com-petitive 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 ap-proaches in an international multi-discipli-nary partnership working with dynamically developing town planning system of the cit y of Siberia. For sixteen 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, 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 -. Univer-sity and with the assistance of planning in-stitutes and public-organizations. The prin-ciple 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 Plan-ning (Cergy--Pontoise, France), where the original- procedure and strategy of holding summe-r 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 differentvocationaltraining, representatives of dif-ferent countries and cultures that come to see each other for the first time; - exchanging of vast experience in master-ing analytic and designed approaches in the framework of international interdiscipli-nary partnership, in the work with dynami-cally developing urban planning systems of Siberian cities; to reach a new higher level of conceptual thinking in the gualitative 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:

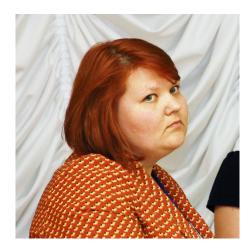
- urban planning design;
- urban economics;
- transport engineering;
- · architecture;
- · ecology;
- urban sociology;
- landscape design





## **Relevance of a subject**

### **Opening remarks from pilots of 17th session**



Speaking about the topic of the 17th session, I think, we need to start with the first word "system". What is system? And why are we going to work during 3 weeks of workshop exactly on the urban space system, not on just urban spaces or some certain urban space?

System (An. Greek  $\mu$  whole compounded of several parts or members, system) is a set of interacting or interdependent components forming an integrated whole. (Wikipedia)

System is elements in standing relationship (L. Von Bertalanfy).

System is a combination of interacting elements organized to achieve one or several goals (GOST ISO/IEC 15288-2005).

These definitions show that system is finitely some wholeness which consists of finitely interacting elements. I think, firstly, everybody imagines clock drive which illustrates the definition of a system in a brightest way. Fig. 1

Applying this definition to the topic of our session we have the wholeness consisting of different interacting urban spaces. Of course, in our case, the wholeness is the system itself which in its turn is the part of another bigger system – the city. Olesya Kutsakova Chief architect of the urban planning atelier «Liniya» Irkutsk, Russia

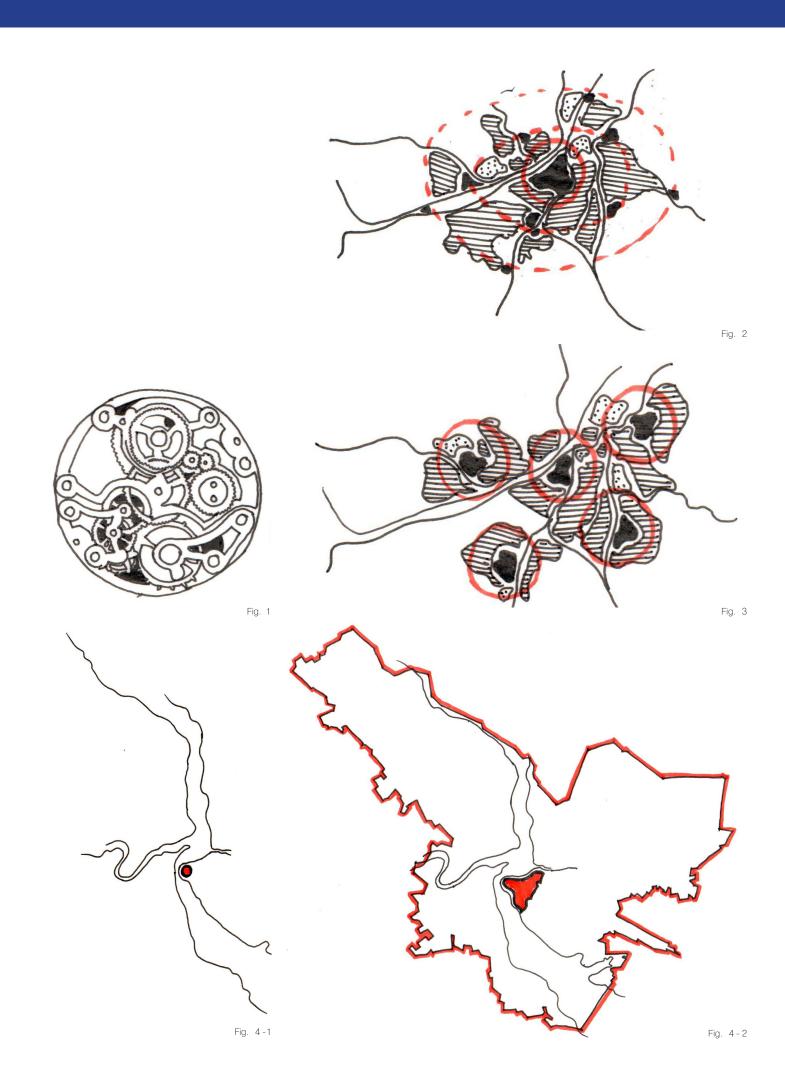
It is absolutely clear that the urban spaces system initially repeats the city system organization. The centric system presupposes the system of one main urban space located compositionally in the center and several fan-out small urban spaces. Fig.2

Nowadays urban planners all over the world talk about the advantages of polycentric system taking into consideration growing cities. "In a big city the center becomes isolated. Functional connections are not capable to handle the flows, and functions are isolated. Extension of functional connections is impossible, if we remove all limits of connections there will be nothing except the connections, the network is too tense. Besides, the extension of functional connections is a temporary solution, as it removes the consequence, not the reason. With wider connections the city will grow even more dynamic and faster, the problem will get back but it will become more difficult." (Andrey Nazarenko, architect) Fig.3

Irkutsk has a centric city system. It is conditioned by that fact that Irkutsk is a stockated city around which it had its further development. It is clear that Irkutsk has the same problems as other big cities. Concentration of administrational and cultural functions only in the center, absence of alternative commercial spaces of good quality in other districts, transport tension in the central part of the city which increases transit flows.

Probably solutions to the problems are in decentralization as exemplified by foreign cities, Irkutsk may have some another way of development...

Is it possible to change the urban spaces system in current conditions of the city system? Is it necessary to change it to improve system functioning? Is there interaction of spaces? What should be the main connecting element? Perhaps these are the main questions we will try if not to answer, then to draw the right direction.



# **Relevance of a subject**

#### **Topicality:**

Modern development of big cities has an agglomeration character which gives more difficult and multifunctional orientation of the basic agglomeration core. The city develops intensively (reconstruction of urban territories as city core and outskirts) requiring more attention to the organization of social, business and residential spaces. The definition "city" is being formed as a large multifunctional center. Its principal peculiarity consists in an integrated and multifunctional land use. Due to the new type of multifunctional area, there is a necessity to work out new urban planning principles in organization of the system of the new large multifunctional urban planning complex.

#### **Current conditions:**

Such terms as downtown CBD (central business district) are common in the modern urban planning literature in the context of the overloading by business and administrational functions, transformation into the multifunctional environment with temporary day time settlement, high pricing of office premises and infrastructure, transport problems (availability the centers and parkings), ecological problems. In Irkutsk these problems worsen with the fact that the commercial and service sector is concentrated in the historical center. Up to 60% of all transit in Irkutsk is directed to the center with the commercial and service aim.

The master plan of Irkutsk provides for the development of social centers system which will include new facilities of urban and regional significance.

In Right Bank district social and business centers of city significance expand and enrich with new functions I Central market ("Tsentralny"), and on the former Irkutsk Heavy Machine Plant ("Fortuna"), the following centers are forming again: "Predmostny" (in the beginning of Angarsky bridge) and "Maratovsky" (along Surnova St.). Also, the development of three centers of district significance is foreseen, they are "Kultuksky", "Barrikadny", "Znamensky".

New social centers on the left bank near new Angarsky bridge (Parkovy) are forming in Oktyabrsky district and in a new "Chertugeevsky" residential neighborhood, Baikal Business Center develops. "Vostochny", "Lisikhinsky" and "Solnechny" centers will be the parts of the system of district social neighborhood centers.

In Sverdlovsky district the new social centers are forming in Akademgorodok (right bank near new Angarsky Bridge), near Irkut River fall into Angara River ("Strelka"), on the vacated industrial area on the west of the district ("Radiozavod"), and also towards the city boarders to Melnichnaya Fold ("Yubileiny", "Gospitalny"). Large volume of new residential development requires formation of the developed social center of district significance network, the project foresees "Sverdlovsky", "Zvezdochka", "Universitetsky", "Pomyalovskogo", "Maisky", "Yuzhny", "Muhinoy".

Social centers of Leninsky district of city significance are located on the highway crossing of city significance ("Traktovaya"), along Rosa Luxemburg St. ("Innokentievsky", "Meridian") and on the border of the city ("North-West"). "Baumana", "Sportivny", "Sortirovochny" social centers are forming in Novo-Lenino, and "Aviastroiteley", "Bokovsky", "Mira", "Leningradsky" – in Irkutsk II.

As a result of analysis and area development tendencies in materials of design considerations, some changes in Irkutsk master plan were proposed and in the picture:



Intensive area urban planning development zones - areas where there will be active development which requires integrated design approach in planned area construction; special urban planning regulation zones – urban planning zones, scenery spots, areas which are viable for facilities of regional significance requires integrated design approach in planned area construction and development of planning designs; high-rise building zones - urban planning important city territories, allocation of centerpieces that can intensify compositional relevance of the main design structure elements. They should be done together with planning proposals on streets and scenery spots development drawing visualization, forming city panoramic view.

It is planned to locate "Basic facilities" within the city:

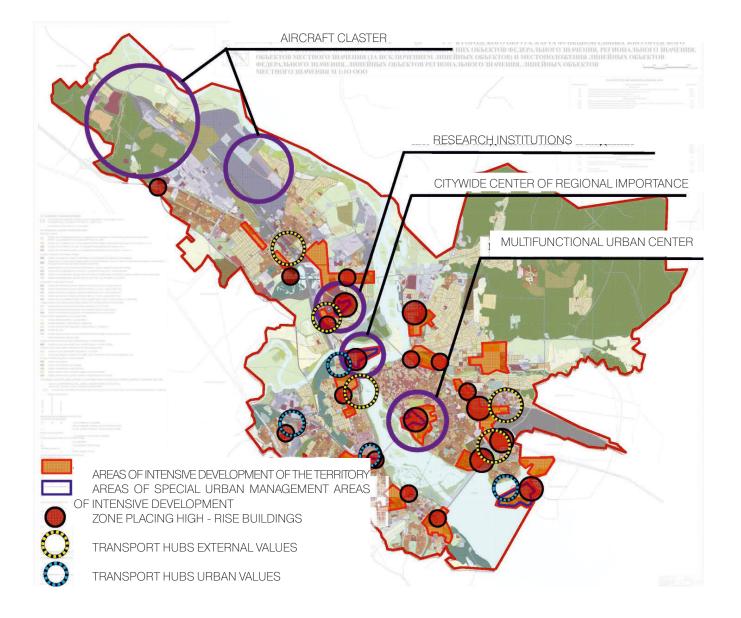
In Backwater area, due to its exceptional urban planning value, it was proposed to organize city center of regional significance, oriented to touristic services, hotel, entertainment and sport facilities, bus terminal.

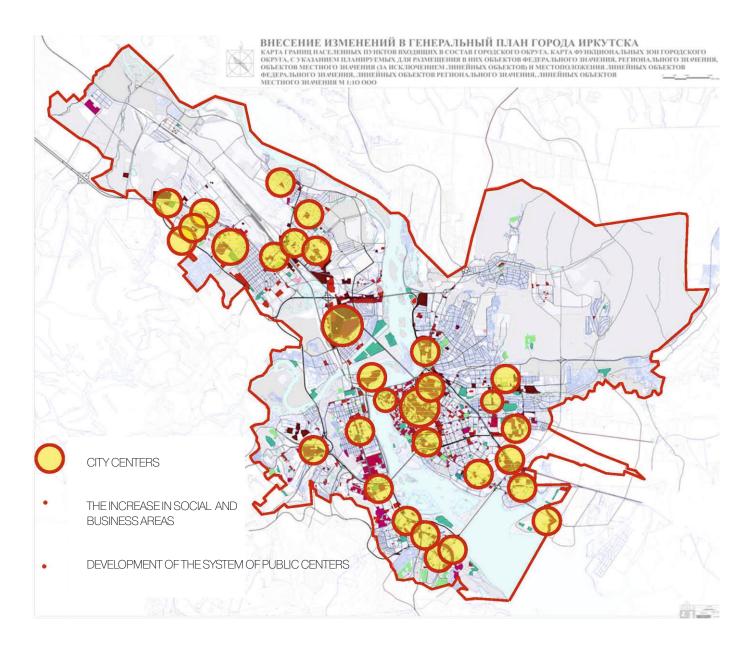
On the border of Right Bank district in the cross section of Academic Bridge within the area of Parkovy site it is planned to develop big multifunctional city center.





# Location





# Irkutsk

#### Irkutsk history

Irkutsk was founded in 1652. That time it was a small settlement playing the role of gold and fur trade center. The settlement received town status in 1686. Later, in 1760, the Siberian Road connected Irkutsk with the European part of Russia. It was the reason of Irkutsk town further economic growth (Russian trade center with China).

By the beginning of the 18th century, Irkutsk was becoming the administrative and commercial center of a vast territory in central and eastern Siberia.

By the middle of the 18th century, Irkutsk advanced to a new level of commercial importance. The majority of the city's population was involved in entrepreneurial activity of one form or another, and its merchants assumed an increasingly important role in guiding the city in the absence of an established local nobility. This surge of economic vitality gave rise to a rich urban silhouette created by the vertical accents.

One third of Irkutsk population was from exiled men at the end of the 19th century. That's why the city became the cultural and educational center of Siberia region.

A catastrophic fire in 1879 destroyed much of Irkutsk, including masonry buildings as well as wooden houses. Nonetheless, the town soon rebounded on the strength of gold mining and growing trade, both domestic and foreign.

From the beginning of the 19th century, Siberia region in general and Irkutsk town became the place where a lot of Russian officers and nobles were exiled for taking part in Decembrist revolt against the Tsar.

During of the 20th century, Irkutsk was transformed by an eclectic array of office buildings, hotels, banks, and theaters. The most impressive public structure in Irkutsk at the end of the 19th century was the City Theater, built in 1894-97 and splendidly restored a century later. These major buildings reflect an economic stimulus created in part by the construction of the Trans-Siberian Railroad.

#### **Circum-Baykal Railways**

Circum-Baykal Railways is a historicarchitectural monument of the early 20th century. It was constructed on the rocky shores of Baikal between the settlement Kultuk and port-station Baikal at the outflow of the Angara River. It is one of the links of the great Transsiberian railways. This railways is not by chance called the «Golden buckle of the Russia's steel belt». By the amount of work and difficulties to overcome it is the most difficult construction in the whole world. At the distance of 84 km there are 39 tunnels and 440 bridges and other engineering constructions. The longest tunnel is 778 m long, the biggest bridge is 123m.

Now the city is an important transportation junction of the region. Trans-Siberian Railway and federal highway to Vladivostok are going through the city. There are two airports in the city: Irkutsk International Airport and Irkutsk Northwest Airport.

#### Irkutsk economics

There is cascade hydro power station in Irkutsk city area built in 1950-1958. The largest industrial enterprise of the city is Irkut company. The company is known for manufacturing Su-30 jet fighters. Irkutsk Aluminium Smelter of Rusal company is also situated in the city.

The electricity came to Irkutsk in 1896, first theater - in 1897, and railway station - in 1898. Irkutsk had the nickname "Siberian Paris" at the beginning of the 20th century. The city was one of the centers of Bolshevik Revolution resistance during the Russian Civil War. The city and surrounding territories were heavily industrialized during the Soviet period.



## **Types of Commercial Real Estate** Robert Shmidt

Commercial real estate can be broken down into several different categories. At a high level, when people think of different types of commercial real estate, they typically think about shopping centers, office buildings, or warehouses. But the commercial real estate industry is much more precise when it comes to defining property types. Below is a list of different types of commercial real estate with a description of how each category is typically defined.

#### Office

Classification. Office buildings are usually loosely grouped into one of three categories: Class A, Class B, or Class C. These classifications are all relative and largely depend on context. Class A buildings are considered the best of the best in terms of construction and location. Class B properties might have high quality construction, but with a less desirable location. And Class C is basically everything else.

Central Business District (CBD). Office buildings located in the central business district are in the heart of a city. In larger cities like Chicago or New York, and in some medium sized cities like Orlando or Jacksonville, these buildings would include highrises found in down-town areas.

Suburban office buildings. This classification of office space generally includes midrise structures of 80,000-400,000 square feet located outside of a city center. Cities will also often have suburban office parks which assemble several different midrise buildings into a campus-like setting.

#### Industrial

Heavy manufacturing. This category of industrial property is really a special use category that most large manufacturer's would fall under. These types of properties are heavily customized with machinery for the end user, and usually require substantial renovation to re-purpose for another tenant.

Light Assembly. These structures are much simpler than the above heavy manufacturing properties, and usually can be easily reconfigured. Typical uses include storage, product assembly, and office space.

Flex warehouse. Flex space is industrial property that can be easily converted and normally includes a mix of both industrial and office space.

Bulk Warehouse. These properties are very large, normally in the range of

50,000-1,000,000 square feet. Often these properties are used for regional distribution of products and require easy access by trucks entering and exiting highway systems.

#### Retail

Strip Center. Strip centers are smaller retail properties that may or may not contain anchor tenants. An anchor tenant is simply a larger retail tenant which usually serves to draw customers into the property. Examples of anchor tenants are Wal-Mart, Publix, or Home Depot. Strip centers typical contain a mix of small retail stores like Chinese restaurants, dry cleaners, nail salons, etc.

Community Retail Center. Community retail centers are normally in the range of 150,000-350,000 square feet. Multiple anchors occupy community centers, such as grocery stores and drug stores. Additionally, it is common to find one or more restaurants located in a community retail center.

Power Center. A power center generally has several smaller, inline retail stores, but is distinguished by the presence of a few major box retailers, such as Wal-Mart, Lowes, Staples, Best Buy, etc. Each big box retailer usually occupies between 30,000-200,000 square feet, and these retail centers typically contain several out parcels.

Regional Mall. Malls range from 400,000-2,000,000 square feet and generally have a handful of anchor tenants such as department stores or big box retailers like Barnes & Noble or Best Buy.

Out parcel. Most larger retail centers contain one or more out parcels, which are parcels of land set aside for individual tenants such as fast-food restaurants or banks.

#### **Multifamily**

Garden Apartments. Suburban garden apartments started popping up in the 1960s and 1970s, as young people moved from urban centers to the suburbs. Garden apartments are typically 3-4 stories with 50-400 units, no elevators, and surface parking.

Midrise Apartments. These properties are usually 5-9 stories, with between 30-110 units, and elevator service. These are often constructed in urban infill locations.

Highrise Apartments Highrise apartments are found in larger markets, usually have 100+ units, and are professionally managed.

#### Hotels

Full service hotels. Full service hotels are usually located in central business districts or tourist areas, and include the big name flags like Four Seasons, Marriott, or Ritz Carlton.

Limited service hotels. Hotels in the limited service category are usually boutique properties. These hotels are smaller and don't normally provide amenities such as room service, on-site restaurants, or convention space.

Extended stay hotels. These hotels have larger rooms, small kitchens, and are designed for people staying a week or more.

#### Land

Greenfield Land. Greenfield land refers to undeveloperd land such as a farm or pasture.

Infill Land. Infill land is located in a city has has usually already been developed, but is now vacant.

Brownfield Land. Brownfields are parcels of land previously used for industrial or commercial purposes, but are now available for re-use. These properties are generally environmentally impaired.

#### **Special-Purpose**

The above categories of real estate cover the major types of commercial real estate. However, there are plenty of other types of commercial real estate that investors construct and own. Examples of special purpose commercial real estate include self-storage, car washes, theme parks, bowling alleys, marinas, theaters, funeral homes, community centers, nursing homes, and churches.

Author: Robert Shmidt. Translate by Winter University

# Aims and goals

### 17 session, 2016

Which functions and structures will be removed from the city center?

Principles of business centers location Design specifications of business centers

Classification of services in the city center

Transport services

#### **Objectives. Steps of work**

#### 1 step - Concept

Collation and synthesis of the raw materials provided by the organizers, including legal and regulatory framework of development of built up areas in Irkutsk.

Identify the circumstances preventing reconstruction of quarters of the city of Irkutsk, dilapidated multifamily residential buildings and development of solutions which eliminate the negative part of this process. Development of basic principles (ideology) for the development of built up areas of the city of Irkutsk. Develop general principles of the reconstruction process, as well as suggestions on the typology and image of the building.

Identification of spatial, cultural, socioeconomic, infrastructure, transport and other features assigned to the team, which would be considered within the framework of the project session.

#### Requirement for presentation:

- Hand drawing, teamwork - Analysis of the project site with the use of raw data and taking into account the background information (lectures, excursions) in reference to the scale of the city.

- 2 sheets of A4 print with an open concept of the project in 2 languages.

#### 2 step - Strategy

Integrating concepts: the possible and prom-ising development options for the built up areas of the city, containing strategic and tactical decisions that are applicable for the built up area and should combine both planning and regulatory manage-ment tools.

Strategic vision for the reconstruction of blocks (dilapidated multifamily residential buildings), should cover a period of 10-25 years. Tactical decision should be identified for implementing the strategic vision in short settlement period of 1-3 years. Preparation of preliminary design for the prescribed area, demonstrating the applicability of the concept in the current urban and social conditions and also taking into account the individual characteristics of the site.

#### Requirement for presentation:

 PowerPoint Presentation of 15-20
slides, using the established mediums (Sketches, diagrams, hand drawing)
Teamwork

- Conceptual design, containing an implementation plan with reconstruction blocks and the technical and economic indicators for the development of built up area

#### 3 step - Project

Finalizing the concepts, strategies and possible options for the development of promising built up areas of the city.

Finalization of the conceptual design with detail, including refinement stages of reconstruction areas and also identifying the technical and economic indicators.

#### Requirement for presentation:

- PowerPoint presentation of 25-30 slides

-Teamwork

- Final draft containing an analysis of the situation, the concept of project implementation strategy.

- Proposals for high dense residential typologies, alternative ways of infrastructure development blocks (social, infrastructure and transport), new schemes for local authorities and investors which will be used by administration of Irkutsk, Irkutsk Oblast government and developers in Irkutsk.

- 8 pieces of A4 paper in electronic form, illustrating the project in 2 languages.

# **Examples of implementation**

## Bankenviertel, Frankfurt, Germany

Bankenviertel (banking district) is the name of the central business district in Frankfurt, Germany. It designates an area in the city centre, where many banks, insurance companies and other financial institutions are located. It is the most important financial centre in Germany and one of the largest in Europe along with La Défense in the Paris aire urbaine and London's City and Canary Wharf.

Having no official or strict borders, it is commonly defined as the western part of the Innenstadt, the southern part of the Westend and the eastern part of the Bahnhofsviertel.



## Mixed -use community center, Shanghai, China

New dynamic mixed-use community centered on a four-hectare public park in the heart of Shanghai Hongqiao CBD. The large-scale urban plan that extends from Shanghai's main station and brings together highly efficient, flexible office buildings, animated at ground level by shops, restaurants and a range of new civic spaces.

Site Area: 28,000m<sup>2</sup> Office buildings: 60,000m<sup>2</sup> Exhibition: 3,000m<sup>2</sup> Commercial: 70,000m<sup>2</sup>



#### Spring District in Bellevue. Washington

The city signed an agreement with real estate developer Wright Runstad, to develop new concepts. Wright Runstad turned to NBBJ to master plan a mixed use development, Spring District, on 36 acres. The plan includes up to 3 million square feet of office space, and will incorporate a future light rail station at its center. In addition, the site will incorporate sustainable strategies such as above grade storm water treatment, water storage and re-use, green roofs and an extensive pedestrian network to encourage transit use.









#### **Buckhead, Atlanta**

Offering over 800,000 square feet of customizable space-including 300,000 square feet of upscale retail, restaurants and cafes, more than 100,000 square feet of luxury office and approximately 400,000 square feet of high-rise residential-Buckhead Atlanta conveys the ultimate street-scene dynamic in the capital of the South. Comprising six city blocks, Buckhead Atlanta connects seamlessly with the existing neighborhood. Consisting of multiple distinctive buildings, each with a proprietary proportion and style, the design focuses on the relationship between buildings, people, automobiles and walkways. By balancing the pedestrian experience with automotive convenience, Buckhead Atlanta personifies the sophisticated, urban atmosphere. The convergence of traditional and contemporary architectural elements and use of lush, mature landscaping bring scale and precision to each street junction in harmony with the existing environment.



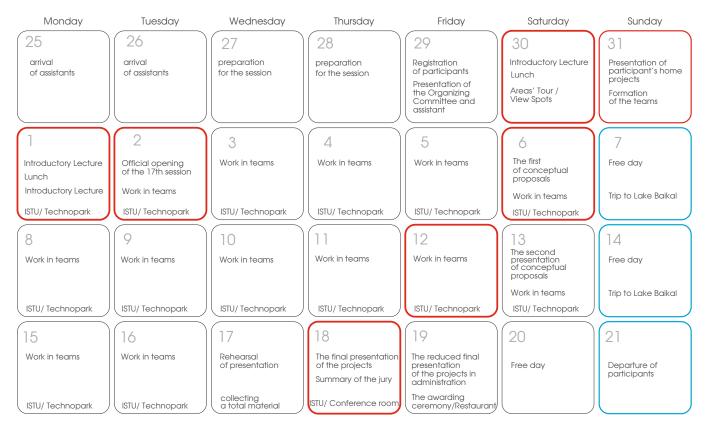






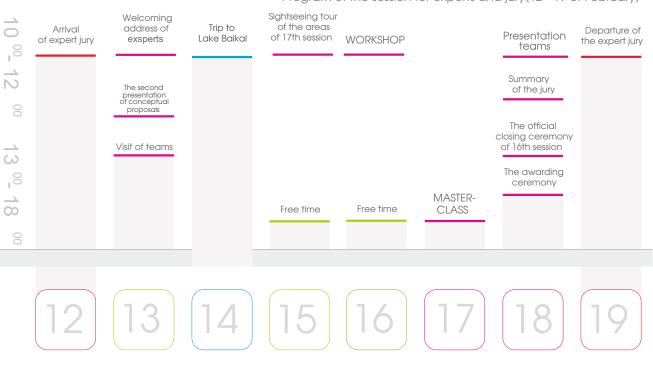
# **Program of the Session 2016**

## International Baikal University of Urban Planning Design



Program of the session for assistants and participants (January, 25 - February, 21)

Program of the session for experts and jury(12 - 19 of February)



## **Condition of participation** 17th session, 2016

#### PARTICIPANTS

- invites young professionals, students, undergraduates - must complete and submit an application till 10.10.15, the nominees will be considered by the Academic Council of the Winter University and the Organizing Committee of the Les Ateliers 17.10.15 - participation fee is 300 euros (we provideacontribution)

-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 21 of February.( we are waiting for you 28 - 29 January)., 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 03. 10. 15, the nominees will be considered by the Academic Council of the Winter University and the Organizing Committee of the Les Ateliers 11. 10. 15, 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

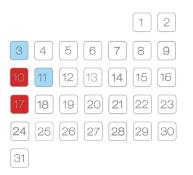
- during the workshop, you can listen to a series of lectures by international experts, get invaluable experience in the design team with experts in different fields - for participation will be selected 5 people

- Workshop lasts 3 weeks from 30 January to 21 February.( we are waiting for you 25 - 26 January).

#### **EXPERTS JURY**

- invited practicing architects, urban planners, developers, proffessory with experience in the design and implementation of soci a I a n d 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 - 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

#### CALENDAR October



ASSISTANTS Registration deadline Announcement of results

PARTICIPANTS Registration deadline Announcement of results 3 October 11 October

10 October 17 October

#### PILOTS



Nikolai Zhukovsky pilot of the 17th session, director of the architecture company of N.L. Zhukovsky

#### ORGANIZERS



**Olesya Kutsakova** pilot of the 17th session, chief architect of the urban planning atelier «Liniya»

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