UN-HABITAT
Together Foundation
Best Practices Database
Subscriber: Vervoorn, IHS
Subscription Expires: 31-DEC-09

# Conception of Syzran town development for the year of 2020

*Russia*

Good Practice

New for 2002

**Categories:** Urban and Regional Planning:
- community-based planning
-cultural heritage conservation
-regional planning
-regional resource planning

Architecture and Urban Design:
- affordable/ecological design
-green building
-historic preservation
-sustainable community design

Land Use Management:
- geographical information systems
-land-use planning
-open space conservation
-urban/suburban renewal

**Level of Activity:** City/Town

**Ecosystem:** River Basin

## Summary

The basic document, determinative the Soviet town regional planning, had been always differing in its excessive correctness, that resulted in over-regulation of the town-planning process in the Soviet Union. The volte-face execution, economy reorganization, management democratization and other changes in public life demanded to reconsider principal positions of the general town planning scheme, starting from the basic conception and finishing with the concrete design documentation.
Together with the loss of the economy control levers, the Urban Planning Base was transformed answering the world tendency, which is inherent to the industrial urbanization completion phase.
The priority attention for this initiative was given to the Conception methodological base, including a new land development ideology demanding to reconsider the stage-by-stage urban planning system.
The Conception has for an object the urban development, satisfaction of territorial interests of all users.
So long as we set the needs of a human being above the interests of a town or a State, the creation of comfortable urban living for each town-dweller and possibility for him to take participation in urban planning activity are the highest priority tasks.
The town-dwellers territorial interests require normal social life conditions, that is the sufficient level of urbanization.
A town is one of the users of a territory and it is considered as a geographically- planning integrity, with its own genesis (origin), morphology and mechanism of land development. The stable

development is possible due to the succession/continuity in land-use planning, that provides the town function concentration on the territory.

The regulating zoning principles, contributing realization of the human territorial interests and the interests of a community as a whole, have been developed on the basis of givining each factor a proper appreciation of:
? Environment quality
? Level of the territory urbanization
? Concession/continuity of the urban planning.
The system ensuring regulation of urban planning is based on separation of zones with the different policy/order of urban planning activity. The order of conservation, maintenance, development of the highest urbanized zones, and also permission to use any form of empty territories development will not constrain the urban development

## Narrative

Situation before the initiative began
The principles of general planning, created during the Soviet period, proved to be unacceptable, but the newest principles were not developed.
For the years of the sever centralized control over the urban systems development, the environment of many Russian cities, including Syzran town, had problematical situation because of worsening the living conditions and the town development.

Establishment of priorities
The purpose for the initiative was the necessity to elaborate the General Plan for the development of Syzran town, but the regional practice had no examples, which could have met the arising requirements.
This initiative is considered as the first example of the region. The new conditions for the initiative creation demanded a comprehensive approach involving the research institute staff and the experienced designers.
The initiative basic priorities are the following:
? to ensure the sustainable development of the town and its environment;
? to improve inhabitants living conditions;
? to create methods aimed to control/regulate process of the urban territories utilization;
The priorities were being established by proceeding from the necessity to meet the following conditions:
? to provide each inhabitant with the deserved living conditions;
? to ensure participation of the inhabitants in the urban planning measures.

Formulation of objectives and strategies
The purpose for the initiative is to provide the town wide development process with strategies being applied in new Russian economic conditions. The initiative is proposing three regulation forms on the territory of the town (recommendation, permission, prohibition) and establishing the following policy for the urban-development regulation:
? to support and strengthen the formed social-functional peculiarities of the central nucleus/core
? to increase urbanization of the middle zone and surroundings/provinces
? to afford an opportunity to non-urbanized surroundings for self-development
The initiative aims to construct embankment, bridges required for the town central area planning and development
The advantages of the town location will serve as a powerful spur to fast economic growth by means of creating the transport-logistic center being considered in the initiative.
It is impossible to implement the described measures without participation of the town community in the urban administration. The initiative has envisaged the participation of the town inhabitance in urban reorganization through the associations.

Mobilization of resources

The present work has been developed by the specialists from the Research Institute TerrNIIgrazhdanproect.

The analytical part and the initiative conception have been developed by the institute scientific staff who are studying the problems of urbanization and urban-planning. When the initiative was being developed it was used both individual experience and the experience of Russian and foreign scientists, that has made possible to create the principally new Conception of Syzran town general plan development.

The design documentation was prepared by the specialists of the highest qualification, who have the great experience in the field of urban planning. The basic positions of the Conception have been developed thanks to the reach experience.

Upon the initiative preparation the staff form the Research Institute TerrNIIgrazhdanproect was utilizing its own research and development base, which has provided access to Geographical Information Systems (GIS), that resulted in creation of a huge database. Besides, the Syzran town Administration will be able not only to take advantage of the programming complex database of the initiative but to turn it into monitoring. It will give possibility to increase the initiative effectiveness.

The conception of urban development for the year of 2020 has been developed in cooperation with the Committee of construction and architecture of Syzran town Administration, Chief Architecture Administration and municipal services. The financial resources were mobilized for the initiative realization and came from thy town budget.

Process

The initiative is aimed to improve quality and aesthetics of urban environment and living conditions of population, and also to create greater opportunities for investment in construction. During discussions of the initiative separate aspects, the expert appreciations were considered to take into account the inhabitants opinion.

The initiative of Syzran town general plan development has been constructed coordinately with the inhabitants, the municipal services and other local organizations, that has facilitate to obtain information required for database formation with utilization of GIS.

Upon preparation of the Conception, the experts have conducted the research work with the municipal government services representatives.

The level of urbanization has been accepted as an estimation criterion of the territory quality. It includes the number of stories of the buildings, residential buildings compactness, urban infrastructure development, public transport development.

By executing the initiative, the basic positions have been formulated and included in the Conception of Syzran town development. According to the Conception, there are four basic subjects having their own territorial interests. The subjects are:

? an inhabitant (a man how is living on the territory)
? a territorial community (inhabitants of the town as a whole)
? a settling system
? a town as a spatial-planned integrity

Thereunder the initiative is establishing the following basic objectives:

? to create comfortable environment
? to create comfortable conditions for social life spatial organization and comfortable conditions for using the town by territorial community
? to create optimal spatial-planning organization of urban territories
? to create potential opportunities for strengthening of he town role in the settling system.

The objectives and stages to achieve the objectives have been concretized thanks to determination of factors satisfying the above indicated subjects interests. The factors are the following:

1. Factors, determining spatial interests of inhabitants;
2. Factors, determining spatial interests of community;
3. Factors, contributing to increase the town role in the settling system;
4. Factors, contributing to optimally organize the urban territories

The basic provisions and principles of the Conception have been discussed on the enlarged meeting organized by the town Administration with participation of the interested parties. By comparing the ideas, the participants have approved the proposed initiative and decided to use it for correction of

Syzran town general plan.

Results achieved
The initiative proposes to use the conception tools, permitting to achieve positive changes in urban-regulation procedures in the very beginning of the initiative realization. The initiative envisages to use in Syzran town development conception a principle of providing each inhabitant with required standard level of living conditions (the standard level is taken as a factor of urbanization development). The factor includes availability of many stories buildings, engineering communications and public transport development, possibility to get to the town center for half of an hour, ecological characteristics. The living areas of inhabitants, consolidated into territorial entities, have the common comfort level of environment. The persecuted task is to achieve the standard comfort level of the territorial entities. The task has been set to the town municipality. The developed system of urban-regulation proposes:
? to support and strengthen the formed social-functional peculiarities of central nucleus;
? to increase urbanization of the middle zone and surroundings;
? to give non-urbanized surroundings the opportunity for self â€“ development.
The central area is the most important in the town structure. One of the immediate planning tasks is to connect the central area with Volga river. The internal reservoir of Syzran town, created by the estuaries of the Krymza and Syzranka rivers, serves as the town composition center. The initiative envisages urban-planning measures to clean the river banks, to equip embankment with modern services and utilities, to construct bridges required for any versions of the town central area planning development.
The initiative has envisaged advantages of the town location in the regional settling system, which would serve as a powerful spur to the fast economic growth of the town by means of creating the transport-logistic center

## Key Dates

2002 Approvement and adoption of final version of the initiative

2001 Preliminary consideration and taking remarks on the initiative

2000 Conducting of research works in cooperation with the Syzran town designers and development of the initiative

1999 Administration of Syzran town is attracting State Unitary Enterprise Region Research Institute TerrNIIgrazhdanproect for elaboration of Concept of Syzran town development for the year of 2020.

## Lessons Learned

In executing the initiative â€œConception of Syzran town developmentâ€ , it was very difficult to formulate/establish the new methodical principles of urban-regulation. Upon the initiative realization, the basic decisions have been accepted.
The first decision is to direct the initiative â€œConception of Syzran town developmentâ€ toward creating the safe and comfortable environment for each inhabitant of the town.
The second one is to make the initiative â€œConception of Syzran town developmentâ€ open for all possible changes in the town, if the changes donâ€™t cause damage.
The urban planning designers, having a great experience of work in former Soviet Union, find difficult

to use new principles of planning, but the mutual understanding and good results were achieved when realizing the initiative.
The town administration officials, dealing with urban life regulation, are being easily trained since they are not constrained with the architectural technique and the obsolete soviet theory of town-planning.
The most important lesson was to collect basic data. It is very difficult stage and half of all time being taken for making the work was spent to obtain reliable basic data, including statistical data.
The other important lesson was an essential experience for the inhabitants to realize their own role in the town development. As it was found out later, the inhabitants of Syzran town are realizing their own private and territorial interests, which are appearing for the most part in work of local governing institutions. The institutions of local governing are the very important intermediary between administrations and people.
As a result of working at the initiative it was concluded to single out territories, which are occupied by the inhabitants with common interests. It helps to fulfill more objective planning and to develop measures for territorial entities/units urban regulation.

## Contact

Vadim O. Chekmaryov
Galaktionovskaya st., 132,
P.O. box 100,
Samara, 443100,
Russia

Telephone +7 (8462) 32 84 32, fax: +7 (8462) 32 00 02,
http://www.stri.ru e-mail: vadimch@transit.samara.ru

**Type of Organization:** Academic/Research

## Partners

Administration of Syzran town
Anvar R. Shafeyev
Sovetskaya st., 96,
P.O.box 001,
Sizran, 446001,
Russia

Telephone + 7 (243) 26 289, fax + 7 (243) 32 696;
http://adm.syzran.ru e-mail: szradmin@dtc.syzran.ru
Contact person

**Type of Organization:** Local Authority
**Type of Partner Support:** Financial Support

## Financial Profile

| Year | Total Budget (US$) | State Unitary Enterprise Region Research Institute TerrNIIgrazhdanproect | Administration of Syzran town |
|---|---|---|---|
| 2001 | 16500 | 80% | 20% |



Email questions or problems to help@bestpractices.org.

Copyright © 1996-2002 The Together Foundation and UNCHS. All Rights Reserved.