

MODERN TRENDS IN THE TRANSFORMATION AREAS OF LARGE CITIES (ON THE EXAMPLE OF KIEV)

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Abstract. *Changes in the spatial organization of cities occur in the context of the overall process of transformation of social and economic situation in the country as a whole. In the first instance, they reflect the replacement of the traditional models of "industrial" cities – typical to urban development of the late 19th – first half of the 20th century, with the "post-industrial" city or even "ecopolis" model. Previous models were mainly based on the priority functions of material production. At present time functions such as management, banking and financial services, information, scientific and technical activities, as well as a wide range of humanitarian activities – education, culture, medicine, tourism, sports start to dominate in major cities.*

Плешкановська А.М. *Сучасні тенденції трансформації території великих міст (на прикладі Києва). Зміни в просторовій організації міст відбуваються в контексті загального процесу трансформації соціально-економічної ситуації в країні в цілому. В першу чергу, вони відображають заміну традиційної моделі «індустріальних» міст – типової для міського розвитку в кінці 19 – першій половині 20-го століття, на модель "постіндустріального" міста чи навіть «екополісу». Попередні моделі були засновані головним чином на пріоритетності функцій матеріального виробництва. В даний час такі функції, як управління, банківські та фінансові послуги, інформація, науково-технічна діяльність, а також широкий спектр гуманітарної діяльності – освіта, культура, медицина, туризм, спорт починають домінують у великих містах.*

Changes in the spatial organization of cities occur in the context of the overall process of transformation of social and economic situation in the country as a whole. In the first instance, they reflect the replacement of the traditional models of "industrial" cities – typical to urban development of the late 19th – first half of the 20th century, with the "post-industrial" city or even "ecopolis" model. Previous models were mainly based on the priority functions of material production. At present time functions such as management, banking and financial services, information, scientific and technical activities, as well as a wide range of humanitarian activities – education, culture, medicine, tourism, sports, and large-scale activities in these areas start to dominate in major cities.

Significant place in the territorial and functional organization of the city is awarded to residential construction and building of social services. The use of the territory for the production function is sharply reduced due to the advances in technological processes, as well as the requirements for environmental improvements of the urban environment. Serious attention is paid to expanding green and open spaces. Increased social standards formed by the society and government are greatly affect these processes. This is one aspect of transformation of urban areas, defined from the inside by the urban dynamics of social and economic processes.

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residential territories – Osokorki, Poznyaki, Troyeshchyna) for them. As for the transformation of residential areas, it is not primarily due to the replacement of obsolete housing fund, which is peculiar to the West, but by the compaction of residential area through the construction of new housing on more or less large or local separate areas. In Kiev, the area of such sections ranges from 0.3 ha to 2.5 ha. This leads to a reduction in green and open spaces in residential areas.

One can speak of the absence of an integrated program of balanced development of the city as a socio-technical system that would take into account all aspects of socially and environmentally oriented development of the city. Placement of large volumes of housing construction for randomly industrial areas located in the city leads to disruption of the balance of working space, which complicates the conditions of transport services and the development of engineering systems. This imbalance is compounded by the initial failure of financing engineering and transport systems.

This is explained by the fact that the cost of reconstruction of the territory now occupied by industrial facilities, which practically lost its value, is significantly lower than the cost of reconstruction of the territories occupied by deteriorated housing fund and socially depressed areas, because they do not need money to compensate for the demolished housing.

3. Reconstruction of urban areas is carried out mainly fragmentary. Large-scale reconstruction programs are not implemented primarily due to the weakness of the city budget and the lack of an appropriate scale of private investment.

Thus, major programs such as the "City program of complex reconstruction quarters (districts) of obsolete housing" (2007) have been developed in Kiev. Realization of the program was halted by the economic crisis of 2008-2009 and the continuing difficult financial situation in Ukraine.

In fact, the major reconstruction programs for significant industrial site areas (Telichka district (210 ha), Red Khutor (124 ha) and others) remained only in the form of project proposals.

Over time, the proportion of depressed residential areas with worthless emergency fund increases, which creates a background for further social conflict. Thus, the transformation of urban areas to create uniform comfortable living conditions for the population is moved away to an indefinite future.

4. Of particular concern is the decline in the proportion of green and open space for all kinds of commercial construction both on city-wide and local levels.

The above phenomena are almost inevitable at the stage of urban development in the period of economic transition and can be overcome with political stability and strengthening the economy of the whole country and by the increase of attractiveness of the city for foreign investment.

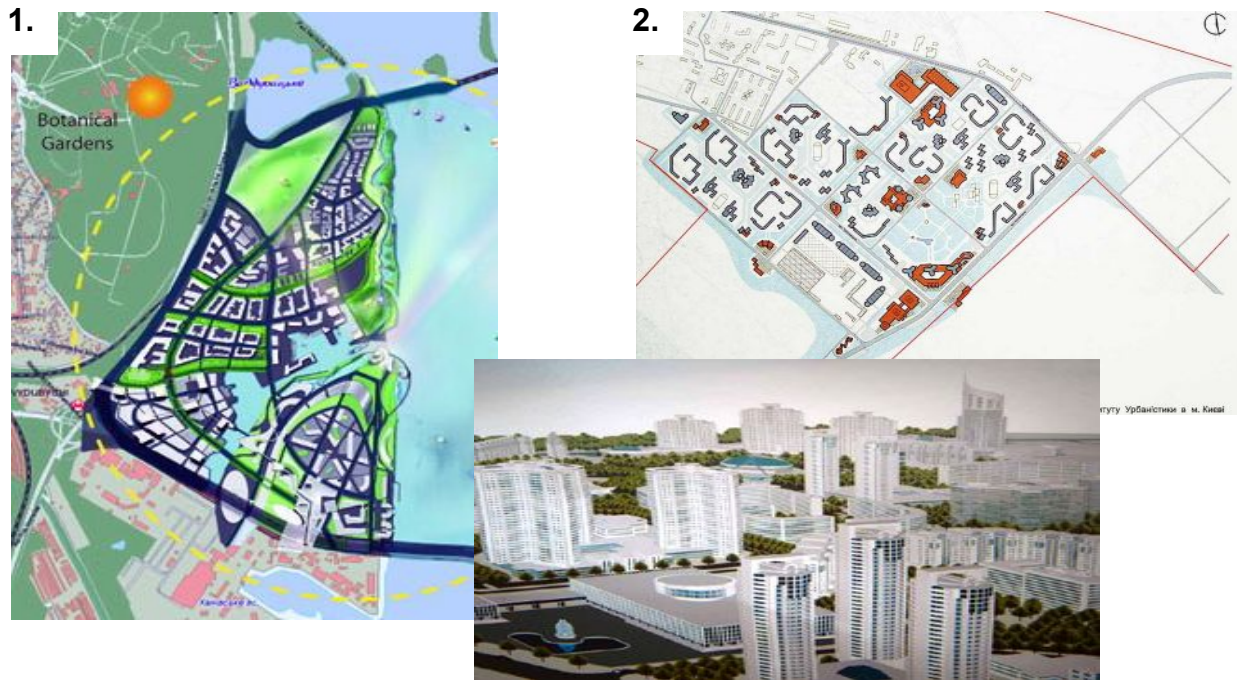


Figure 2 – Examples of reconstruction projects of industrial areas for housing in the city of Kiev. 1 – Industrial zone "Telichka". 2 – Industrial zone "Red Khutor"

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