CASE

The concept of development and functioning of Preobrazhenskyi park as a modern central park for Akademicheskyi neighborhood
Akademicheskyi neighborhood is being built in the south-west of Yekaterinburg by the KORTROS Russian developer company (previously known as Renova-Stroygroup developer company, prior to rebranding in March 2013). This has been the first project in the post-Soviet period which brings a comprehensive solution to the development issues. Residential buildings and amenities are being built simultaneously here.

The development of Akademicheskyi neighborhood within the framework of the integrated land development project (ILD) has been carried out by RSG-Akademicheskoe JSC since.

Akademicheskyi is the largest ILD project in Russia and Europe. Construction works will continue until 2025. The project presupposes building 9 million square meters of residential space and over 4 million square meters of commercial and industrial space. The population of the area is currently over 45,000 residents. By 2025 this number is expected to increase up to 325,000.
Topic: The concept of development and functioning of Preobrazhenskyi park as a modern central park for Akademicheskyi neighborhood

Description:
Akademicheskyi is currently developing as a new full-fledged administrative city district. Its planning fabric is shaped taking into account the convenience of pedestrian lines and active use of non-residential public functions on the ground floors. There are a lot of social and public amenities in the area. The initial concept of area development, proposed by the French architects of Volode&Pistre bureau, featured the idea of creating green corridors, crossing the development and making up a network of green channels. Today the second phase of development is being designed, which is supposed to double its overall area and include, apart from the new residential blocks, a public and business zone, sports amenities, a medical cluster, shopping centers and other functions. The city park will become an important element in the heart of the big prospective Akademicheskyi neighborhood. The intended purpose of Preobrazhenskyi park is family recreation. And for this purpose there should be vast opportunities to meet the versatile needs of a wide range of visitors of different age groups (a multifunctional park). At the same time, the park should be efficient as an economic unit. It is necessary to develop ideas for the park, evaluate their economic feasibility and work out the management techniques which will ensure the project’s self-sufficiency.

Tasks:
- Create the concepts of Preobrazhenskyi park content, work out the options and forms of area management
- Ensure accessibility and consideration of the residents’ and area visitors’ interests (based, among other things, on the analysis of surveys of residents and business representatives)
- Ensure the project’s cost-effectiveness (self-sufficiency)
- Analyze the possibilities of small businesses using the park for their development purposes
- Take into consideration the integration of the park into the system of public spaces of the first and the second phases of Akademicheskyi development
- Take into consideration the existing and prospective systems of pedestrian lines in the area
- Take into consideration the existing and prospective volumes of public attraction in the area from the view point of shaping pedestrian traffic flows (including those planned in the park itself)

Special conditions:
Preobrazhenskyi quarter (Block 0) is adjacent to the future park. The development is designed with U-shaped buildings so that the yard space overlooks the park. The construction of the Judo Palace is planned in the entrance zone of the park along Chkalova street.
Special attention should be paid to a sustainable model of development for the park from the view point of its self-sufficiency.
**Property data**

**Location:**
The park is situated on the territory of 43rd and 44th blocks of Akademicheskyy planning area in the Leninskiy city district of Yekaterinburg.

**Parameters:**
Floor area – 49.5 hectares

**Description:**
The following objects are located within the 43rd and 44th blocks apart from the park:
- Church of God’s Saint Builders Aleksyi, Metropolitan of Moscow, Joseph of Belgorod, and Athanasius of Athos in the western part of the 43rd block (stage of construction);
- A communal zone in the north-west part of the 44th block (runoff water treatment system and sewage pumping station);
- The Patrushikhya river with 100 m of water preserved zone and 40 m of protected shoreline belt flows from north-west to south-east of 43rd and 44th blocks.
**Phase 1**
Area within the development borders – 764.94 hectares

Housing stock – 3,649,730 m²

Population – 120.48 thousand residents

**Phase 2**
Area within the development borders – 724.2 hectares

Housing stock for a target time period (until 2025) – 3331.6 thousand m²

Population – 107.3 thousand residents
Phase 1
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Case:

AKADEMICHESKY
PREOBRAZHENSKY PARK

Expert: Rajendra Kumar

Glocal team:
Руденко Виктория
Кригер Надежда
Епишина Екатерина
Jacobus Mischka
Заводчиков Александр

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THE BRIEF

INFORMATION ABOUT THE DISTRICT | ИНФОРМАЦИЯ О РАЙОНЕ

2006 - 2025
timeline

9,000,000 $m^2$
of adjacent residential development

4,000,000 $m^2$
of adjacent commercial and other mixed-used development

325,000
estimated future population

495,000 $m^2$
of park area

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ANALYTICAL RESULTS
Social survey in the Akademicheskii | Соц.опрос жителей Академического

Age groups | Возрастные группы

What they need in the park? | Пожелания жителей района

- Interaction with water
- Greenery
- Food court
- Playgrounds
- Rent of sport equipment
- Art
- Sports
- Cycling, paths
- Взаимодействие с водой
- Озеленение
- Кафе, рестораны
- Детские площадки
- Аренда спорт инвентаря
- Арт-объекты
- Спорт
- Велодорожки и пешеходные пути
ANALYTICAL RESULTS | РЕЗУЛЬТАТЫ ИССЛЕДОВАНИЯ

Climate conditions

Average Rainfall Amount

Average Sun Hours and Days

Average and Max Wind Speed

Average Snowfall Amount
CONCEPT

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"Think globally, act locally" urges people to consider the health of the entire planet and to take action in their own communities and cities.
REFERENCES

South Pointe Park, Miami
340 Park on the Square, Chicago
Tetuán-Amaliach Square, Spain

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SUMMER ACTIVITIES | ЛЕТНИЕ АКТИВНОСТИ

SPORT ACTIVITIES | Места для занятий спортом и активного отдыха
NATURE | Взаимодействие с природой
FACILITIES | Объекты для досуга и отдыха
INFRASTRUCTURE | Объекты инфраструктуры
Деньги пойдут: Profit will be used for:
- уборка территории I cleaning of the territory
- обработка территории от клещей I treatment of the territory from ticks
- стрижка газонов I mowing lawns
- освещение I lighting
- минимальное благоустройство I minimum improvement of public services

Аренда Rent of:
- велосипедов (роликов, скейтов) I bicycles, rollers, skateboards
- беседок I arbours
- оборудования для пикника I equipment for picnic
- лодок I boats
- помещения для буфета I a place for buffet

WINTER

Деньги пойдут: Profit will be used for:
- очистку от снега I snow removal
- освещение I lighting
- уборку I cleaning

Аренда Rent of:
- коньков I skates
- букинга I snow tubing
- санок I sled
- лыж I ski
- место для буфета I place for a buffet

self-sufficiency in 2023
самоокупаемость в 2023 г.

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FUNCTIONS

- Weather Conditions
- Air Conditions
- Attraction
- Installation
- Renewable Energy
- Lighting
- Symbol
- Media-Facade
FUNCTIONS

- °C/F
- POLLUTION
- "JUST FOR FUN"
- "WOW"
- "GO GREEN!"
- PARK
- "WHAT TIME IS IT?"

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SYMBOL OF THE PARK | СИМВОЛ ПАРКА

WARNING!

IT’S OKAY!
The solar balloon will generate electricity night and day
By day: the sensor produces and transmits electricity
By night: the battery generates electricity
1 Part of the current powers a fuel cell
2 The fuel cell decomposes water into hydrogen by electrolysis
3 Hydrogen is stored inside the balloon
1 The fuel cell recovers the hydrogen
2 Hydrogen reacts with oxygen, producing water and electric current

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RENDERS ВИЗУАЛИЗАЦИИ
GLOCAL TEAM

Nadezhda Kriger
Marketer, Psychologist
Ekaterinburg, Russia

Ekaterina Epishina
Engineer, Architect
Tyumen, Russia

Viktoria Rudenko
Architect, Designer
Ekaterinburg, Russia

Mischka Jacobus
Urban planner, Designer
Bloemfontein, South Africa

Alexander Zavodchikov
Architect, Designer
Ekaterinburg, Russia

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