



Abstract no.

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**Interconnection between landowners, architects, government and investors to redevelopment of the "Dalenergomash" facilities' territory in Khabarovsk**

Track or session Envisaging Planning Theory and Practice for the next decades

Keywords

The research shows features of urban industrial territories redevelopment process in Russia which is influenced on occupation, environment, type of using and investments. It accommodate the most successful cases of different modernization programs. Development of Khabarovsk to multifunctional administrative capital of the biggest region in Russia dictates its conditions to urban spaces. The active construction develops in different parts of the city, and each urban district bit by bit is saturated with all necessary functions for the comfortable life. It reduces commuting within the city and increases residents requirements to the local urban environment. The territory of the "Dalenergomash" factory can accommodate functional tasks of the new city center. Multi-core and flexible urban structure provides as a basis for the renovation of an industrial zone in the central area of Khabarovsk. The article presents opportunities of realization process of the "Dalenergomash" facilities' territory redevelopment project. The project covers many urban structures on different levels and includes many departments and landowners which have to work together in. Changes of economic situation today affect to different sequence of project realization phases. It depends on interests of investors, landowners and city government. How they interconnect for successful realization? Flexibility made into the project environment gives occasion to constructed during long time in staged realization process.

Estimate of efficiency of the renovation project should include multilateral aspects with economic, social, urban development potential. It is necessary to predict development of the territory as a multi-stage structure which affects on all systems of the city so transport, residential, social, business, and recreation systems. Economic methods of calculating the potential of effectiveness of the territory should be corrected of urban development which focuses on sustainable urban development, solution of transport problems, including the territory into the urban environment and a strategic necessity of type of functionality. Therefore, when we superimpose three systems, we can get the necessary renovation method that responds requirements of development of the city the best. The method choice should be decided from the decision of the public-private partnership of landowners and the city administration, who monitors the urban development as a complex system. The City Development Strategy and urban functional orientation is determined by the territorial planning documents.

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Keyword interconnection

Keyword flexible urban structure

Keyword redevelopment

Modernization

Additional information