



Հին քաղաք
նոր հեռանկարներ
OLD CITY
NEW PERSPECTIVES

MAIN DIRECTIONS OF URBAN DEVELOPMENT IMPROVEMENT IN YEREVAN CITY TILL 2025

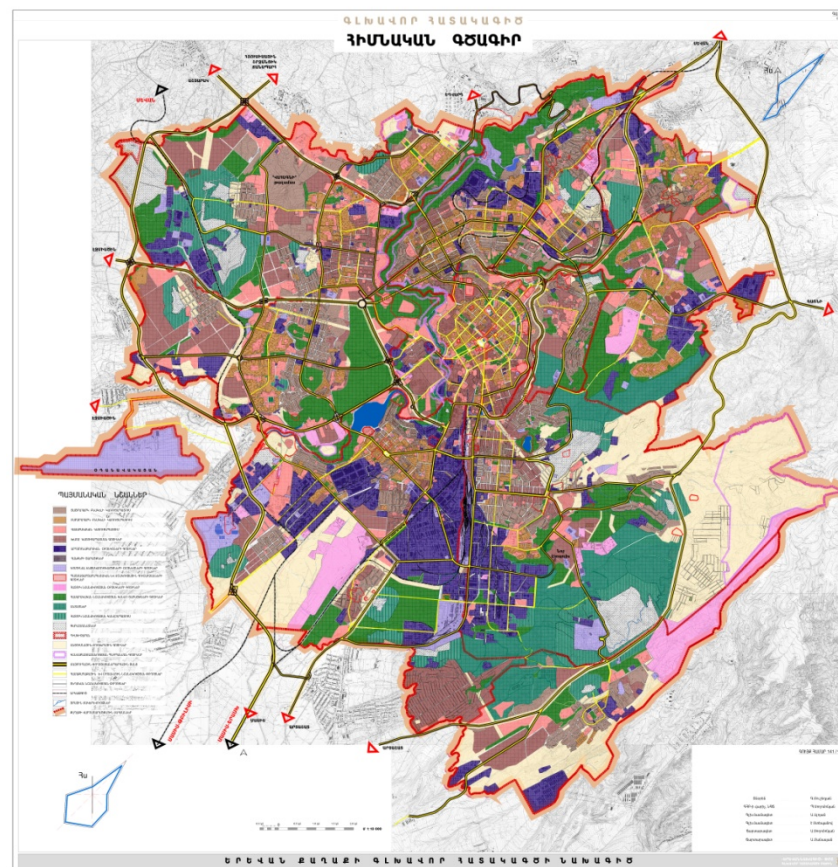
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New Master Plan of Yerevan /2006-2020/

The last master plan of Yerevan has been developed for the period **2006-2020** as a foundation for the spatial development of the capital city.

In **2010-2011**, the master plan's correction design has been developed which included **corrections and additional new approaches to city development.**



Main Directions Of Urban Development Improvement of Yerevan City till 2025

- 1. Proportional development of the city,
- 2. Clarification of municipal functions,
- 3. Performing urban development functions in Yerevan-suburban zone-agglomeration areas,
- 4. Completion and modernisation of the city building,
- 5. Utilization and preservation of historic cultural monuments and historic environment,
- 6. Optimization of industrial zones and production facilities,
- 7. Improvement of road-street network,
- 8. Improvement of public entertainment centers,
- 9. Renovation and modernisation of housing stock,
- 10. Modernisation of engineering infrastructures and communication networks, as well as development of necessary capacities.

1. Proportional Development of Yerevan City

The main goal is to ensure equally favorable and harmonious conditions throughout the whole territory of the city for working, residing, recreation, entertainment and services in order to promote the business environment for urban development.

The main objectives are:

Creating potential balance of administrative and community centers, cultural, sport and entertainment zones, important commercial facilities and service objects in Yerevan administrative districts,

Creating a certain possible thematic image on the assumption of the peculiarities of Yerevan's administrative districts,

Considering possible zones for public construction,

Ensuring the appropriateness of the allocation of the public authorities and organisations' administrative buildings.

2. Clarification of Yerevan's Functions as a Capital City

It assumes:

- The development of Yerevan as a regional center in terms of certain priority economic sectors, such as business, tourism, finance, science and education
- International recognition and reputation,
- metropolitan peculiarities,
- realistic performance of metropolitan functions,
- geopolitical situation and position in the region,
- population,
- availability, allocation and capacity of economic strength,
- educational, scientific and disciplinary level of the population

3. Performing Urban Development Functions in Yerevan-Suburban Zone-Agglomeration Area

A. Yerevan:

According to the Master plan of Yerevan, the agglomeration is divided into the following zones with their respective utilization modes:

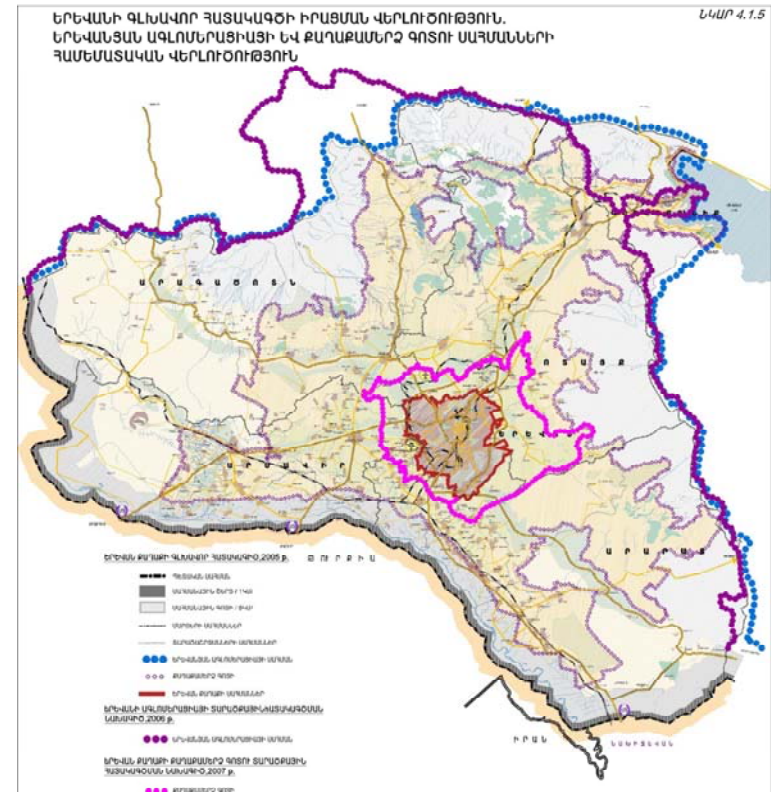
- 1. *Limited development zone* including Yerevan, Echmiadzin, Metsamor, Ashtarak, Yeghvard, Nor Hachin, Byureghavan, Abovyan, Masis and Artashat cities,
- 2. *Moderate development zone* including Armavir, Aparan, Charentsavan, Hrazdan, Tsakhkadzor, Sevan, Ararat and Vedi cities,
- 3. *Prevailing development zone* including the existing towns, Talin, Baghramyan, as well as “Aruch”, “Hayk”, “Europolis” projected settlements,
- 4. *Ecological zones* with 498 km² of territory,
- 5. *Borderline zone*: 5 km from the state border,
- 6. *Zone useless for resettlement*: the rest of the agglomeration (21.3% of the territory) is useless for resettlement and active economic activity purposes due to its unfavorable physiographic conditions.

B. Yerevan's Suburban Areas

In this respect we need to consider the following:

Borders defined by the territorial draft plan of the suburban zone of Yerevan city,

Adjustment of the territorial draft plan of the suburban zone of Yerevan city and transport segment with Yerevan's Master Plan.



4. Building Completion and Modernisation of the City

It assumes:

- a. Development of a project aimed at complete building of districts,
- b. Inventory of the state of building,
- c. Evaluation of development and modernisation opportunities,
- d. Development of attractive investment projects which will proportionally include residential, educational, administrative, social, commercial and public utility, sport and other facilities or territories.

Such districts are:

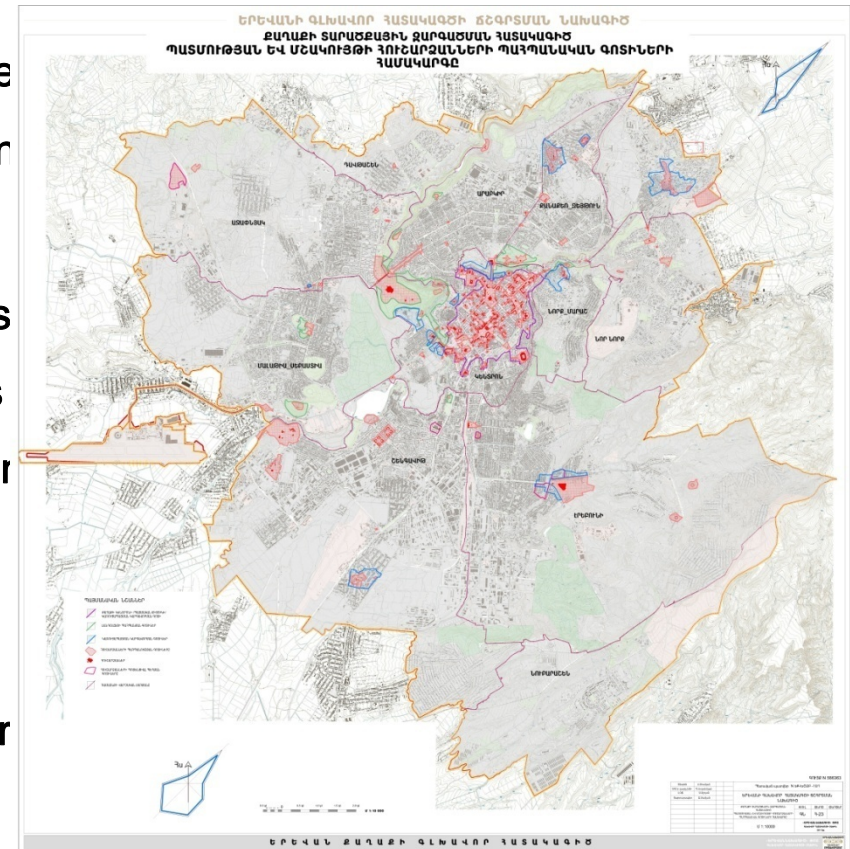
- the district which encompasses S. Zoryan, Al. Spendaryan and Moscovyan streets,
- the district which encompasses Mashtots avenue, Koryun, G. Kochar and Isahakyan streets,
- the district which encompasses Mashtots avenue, P. Byuzand, Ye. Koghbatsi, Kochinyan and Amiryan streets,
- the district which encompasses Mashtots avenue, Paronyan, Leo and Saryan streets,
- Kond district,
- and Kozern district.

5. Preservation and Utilization of Historic-Cultural Monuments and Historic Environment

In 2006, Yerevanproject CJSC elaborate feasibility evaluation of the preservation monuments.

A system of different conservation zones has the project in order to ensure harmonious Yerevan city and their surrounding mediur

- a/ zones of preservation of monuments,
- b/ development control zones,
- c/ landscape protection zones, where the ter
been defined.



Functional utilization and certain constraining conditions have been set for carrying out economic, improvement, building, reconstruction and other construction works in order to protect and utilize the territories of the zones of monuments preservation.

The project must act as the main legal instrument for solving all the issues and disputes arising during urban development activities and land use. Being an urban development project document, it must be considered as a foundation for developing documents regarding de facto and perspective utilization of the territories.



6. Optimisation of Industrial Zones and Production Facilities

It is envisaged:

- to reconstruct industrial hubs into more efficient technoparks,
- to create residential, public, cultural, entertainment and other state-of-the-art urban development structures,
- to reconstruct separate industrial facilities into modern business, commercial, service, art and entertainment centers.





8. Improvement of Public Recreation Centers

The main goal is the balanced development of new public spaces and recreational green areas based on adjusting the main provisions of Yerevan's draft Master Plan and on the urgency of a new high-level resolution of the main issues`.

LIST of public recreation zones subject to improvements

1. Reconstruction of the park named after H. Tumanyan
2. Establishment of "Defense" forest park in the area of Tichina's pl
3. Reconstruction of the park adjacent to Paros Restaurant,
4. Reconstruction of Yerablur /memorial park/,
5. Reconstruction of the park in Davtashen's residential district,
6. Reconstruction of Hrazdan gorge,
7. Reconstruction of Arabkir park,
8. Reconstruction of Haghtanak (Victory) park,
9. Reconstruction of the Botanic garden,
10. Reconstruction of the zoo,
11. Reconstruction of the park of Tsitsernakaberd complex,
12. Separate parts of Circular Park,
13. Children's Railway,
14. Reconstruction of Pantheon area as a municipal park.



9. Renovation and Modernization of Housing Stock

The main objectives of the community in the area of house construction are as follows:

- Modernisation of the housing stock and improvement of seismic protection,
- Decreasing the density of population in densely populated areas,
- Reconstruction and modernisation of areas encompassing residential houses in bad disrepair or other emergency buildings,
- Complete building of residential districts,
- Creation of mechanisms for building social and affordable apartments,
- Resolving the issue of construction-in-process with the efforts of the owners,
- Improvement of yards, planting of greenery, establishment of sport and other playgrounds, resolution of the main issue of car parks.

10. Modernisation of Engineering Infrastructures and Communication Line Networks. Building Necessary Capacities

Engineering infrastructure equipment, necessary capacity building, as well as uninterrupted work of underground and overhead engineering communication line networks are compulsory conditions to ensure the adequate daily activity of municipal economy.

1. Investment Project Aimed at Reconstruction of Yerevan Berd International Social Business and Cultural Complex

Territory: 164.1 ha.

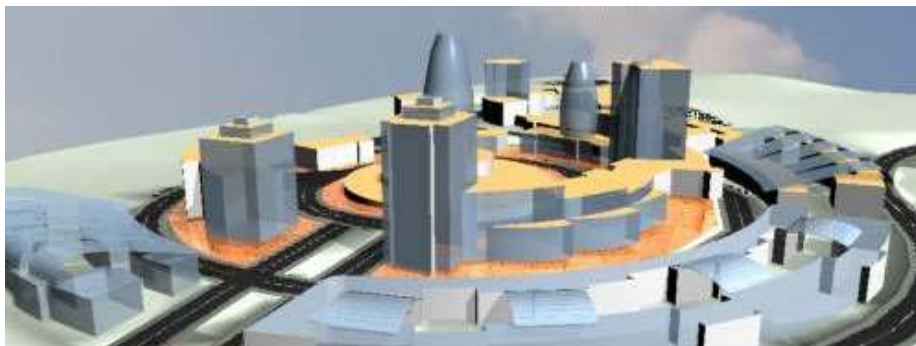
An international business, diplomatic and cultural center is envisaged mainly by building public facilities, as well as a recreation zone of municipal significance by preserving historic, cultural and natural heritage.



2. Investment Project on the Reconstruction of the Area adjacent to Tichina Street of Yerevan

Territory: 194.2 ha.

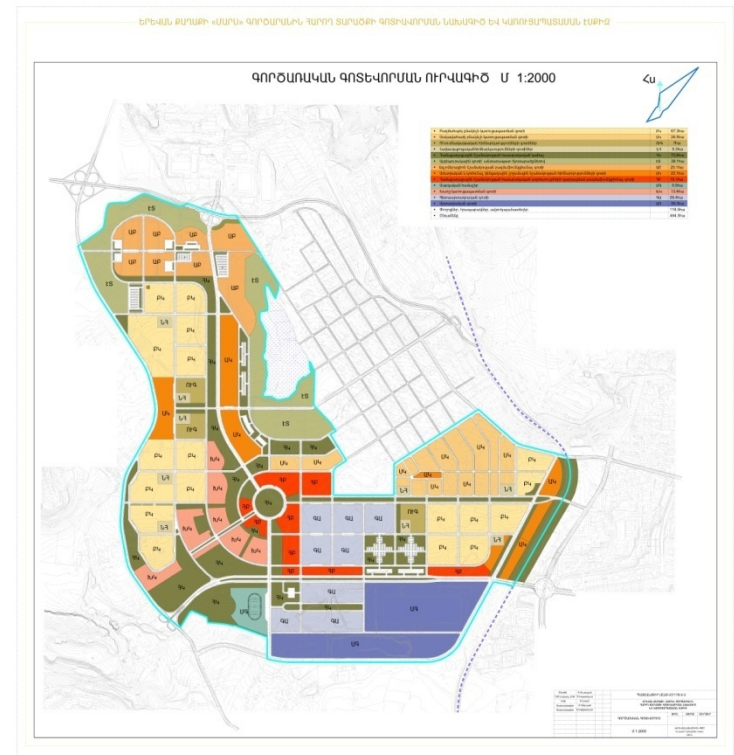
The anticipated building is observed as a multi-functional complex of municipal significance comprising public and entertainment facilities, as well as state-of-the-art business, banking, hotel and sport complexes, mixed-use dwelling districts for the population of 10-12 thousand, as well as herbage of municipal significance.



3. Investment Project on the Reconstruction of the Area adjacent to Mars Facto

Territory: 464.5 ha.

It is designed to be a multi-functional complex of municipal significance comprising Technopolis public and entertainment facilities and high-level business, banking, hotel and sport complexes, mixed-use dwelling districts for the population of 10-12 thousand, as well as herbage of municipal significance.

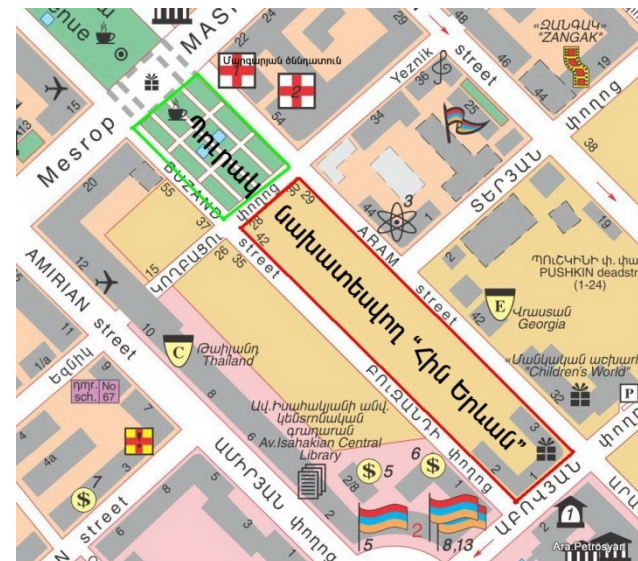


4. “OLD YEREVAN“

HISTORICAL AND ARCHITECTURAL ENVIRONMENT

It is anticipated to implement in the area of the main avenue which will cover around 2.2 ha surface in the district bordering Abovyan, P. Byuzand, Ye. Koghbatsi and Arami streets.

The reconstruction of the district aims at improving the historical build-up areas, defining the conservation area of regular building and involvement in the activities of the city's daily living: They represent the original 19th and early 20th century dwelling-houses in the historic building stock joined with courtyards and parks.



5. Investment Project on the Reconstruction of Kond District

The project aims at the fundamentally reconstructing one of the central districts of the city into an original and comfortable district through applying state-of-the-art environmentally sound technologies.

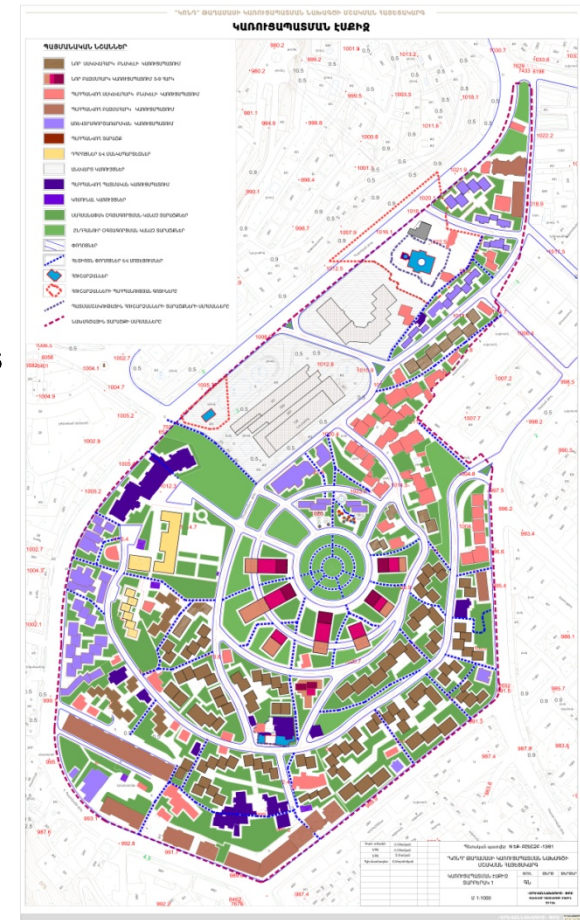
New Kond is a multi-functional complex where residential buildings, educational and cultural facilities, business centers, commercial facilities, as well as modern entertainment and recreation centers are to be built.

The residential buildings' build-up area is 7,2 ha, 1.58 ha of which is envisaged for constructing 5-9-storey apartment buildings and 5.63 ha for 1-4-storey low-rise buildings.

Commercial structures: 0.6 ha.

Utility and primary service facilities.

School and kindergarten: 1.08 ha.





THANK YOU FOR YOUR ATTENTION

