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FACING CHALLENGES OF PRESERVATION AND DEVELOPMENT IN BULGARIAN CITIES OF TODAY

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"... monuments present the physical imprint of the past historic period in space. Keeping them in everyday life provides a chance to present generations for a new interpretation of the past and thus contributes to further development."

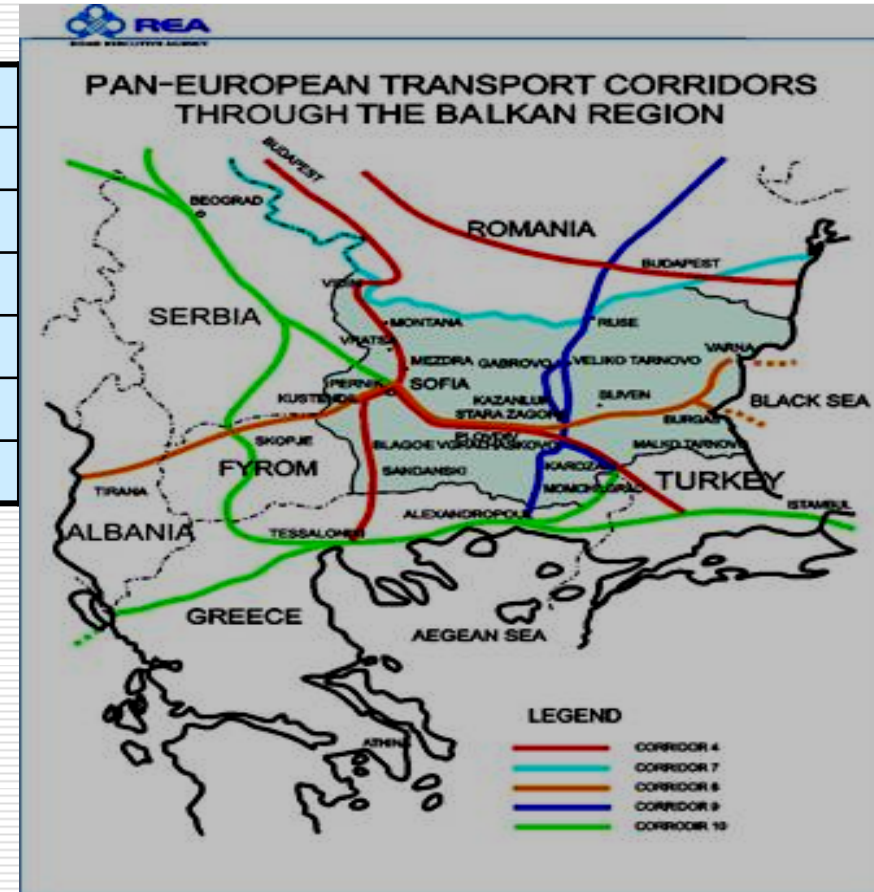
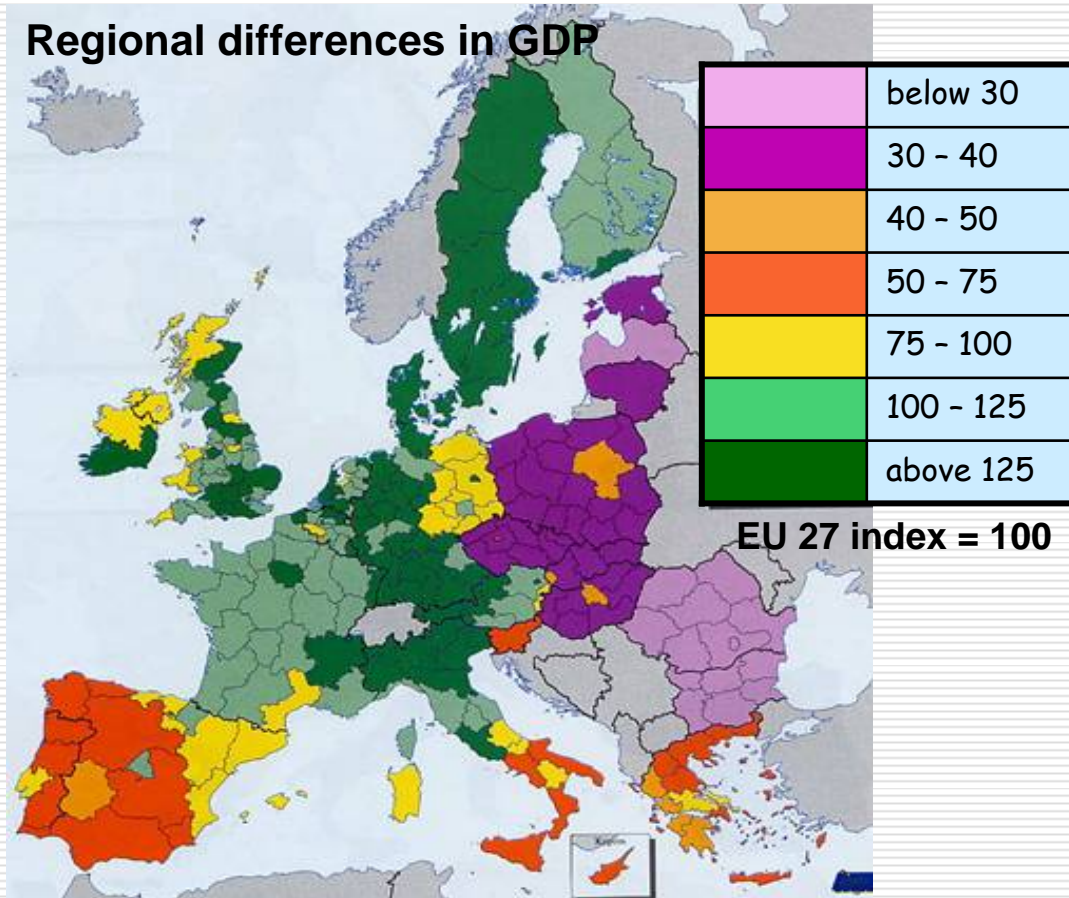
TRACE Project, Sofia

"...cities are alive, changing creatures, not dead artefacts in need for prettification and re-arrangement; we have to respect their rhythms"

S. Kostof, "The City Assembled"

Bulgaria in European process and space

Regional differences in GDP



Bulgarian sites on the UNESCO World Heritage List

- ❑ Boyana Church (1979) - medieval Bulgarian church, murals from 1259;
- ❑ Rock-Hewn Churches of Ivanovo (1979) - monastery complex, 1220s;
- ❑ Thracian Tomb of Kazanluk (1979) - vaulted brickwork tholos tomb, part of a large necropolis, late 4 c. - early 3rd c. BC, unique murals
- ❑ Madara Rider (1979) - a rock relief carved 23 m above ground level;
- ❑ **The town of Nessebar (1983)** - ancient Mesambria (Mesembria, Nessebur), founded about 3 000 years ago, Byzantine churches, 9-14 c. AD
- ❑ Rila Monastery (1983) - founded in 10th c. AD, a literary and educational centre ever since its establishment
- ❑ Thracian Tomb of Sveshtari (1985) - Thracian-Hellenistic tomb, 3rd c. BC
- ❑ **Pirin National Park (1983)** - part of the world network of biosphere reserves, UNESCO Man and the Biosphere Programme
- ❑ **Sreburna Nature Reserve (1983)** - nesting area for 179 bird species; located on the Via Pontica birds migration route between Europe and Africa.

Issues to discuss

- ❑ Peculiarities of the urban transformations in post-socialist Bulgaria
- ❑ Cultural heritage in current urban development: challenges and chances (often missed) for integration in contemporary urban life
- ❑ Value-based approaches and needed steps to a new culture of partnership in integrated planning for urban development and heritage preservation

Urban development tendencies in the post-socialist period

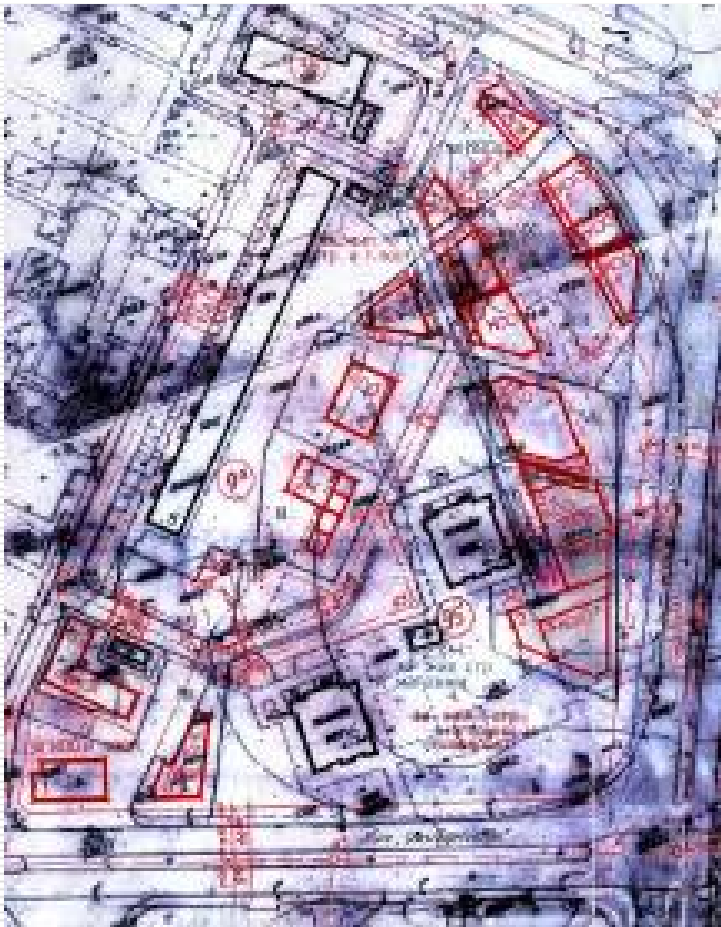
- ☐ Urban governance
- ☐ Urban way of life
- ☐ Spatial planning
- ☐ Urban structures

The post-socialist city: urban governance

- ☐ Land restitution and land market establishment
- ☐ Power decentralization
- ☐ Increase in developers' activity
- ☐ Growing role of the NGO/ CSO sector

- ☐ Retreat of planning as a public activity
- ☐ Lack of institutional co-ordination
- ☐ Diminishing public services
- ☐ Low effectiveness in the application of laws and regulations

Sofia: restitution and privatization effects



The post-socialist city: urban way of life

- ❑ Higher individual standard of life (for certain groups);
 - ❑ Market-led provision of choices
 - ❑ Greater choice possibilities;
 - ❑ Increasing urban mobility.
-
- ❑ General decrease in life standard in the housing estates;
 - ❑ Privatization of the public sector;
 - ❑ Decreasing quality of public services;
 - ❑ Traffic jams and noise pollution;
 - ❑ Social stratification and spatial segregation.



The post-socialist city: urban structures

- ❑ Breaking the monocentric model and diversification of monofunctional structures;
 - ❑ Revitalization of urban territories and quarters;
 - ❑ Establishment of higher construction standards.
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- ❑ Chaotic urban development;
 - ❑ Urban sprawl at the city peripheries;
 - ❑ Depopulation of the city centres,
 - ❑ Loss of public open space;
 - ❑ Appearance of brownfields,
 - ❑ Considerable increase of illegal construction.

The post-socialist city: spatial planning

- Increasing attention to strategic planning;
- Introducing integrated planning;
- Increasing access to EU programmes and foreign practical experience;

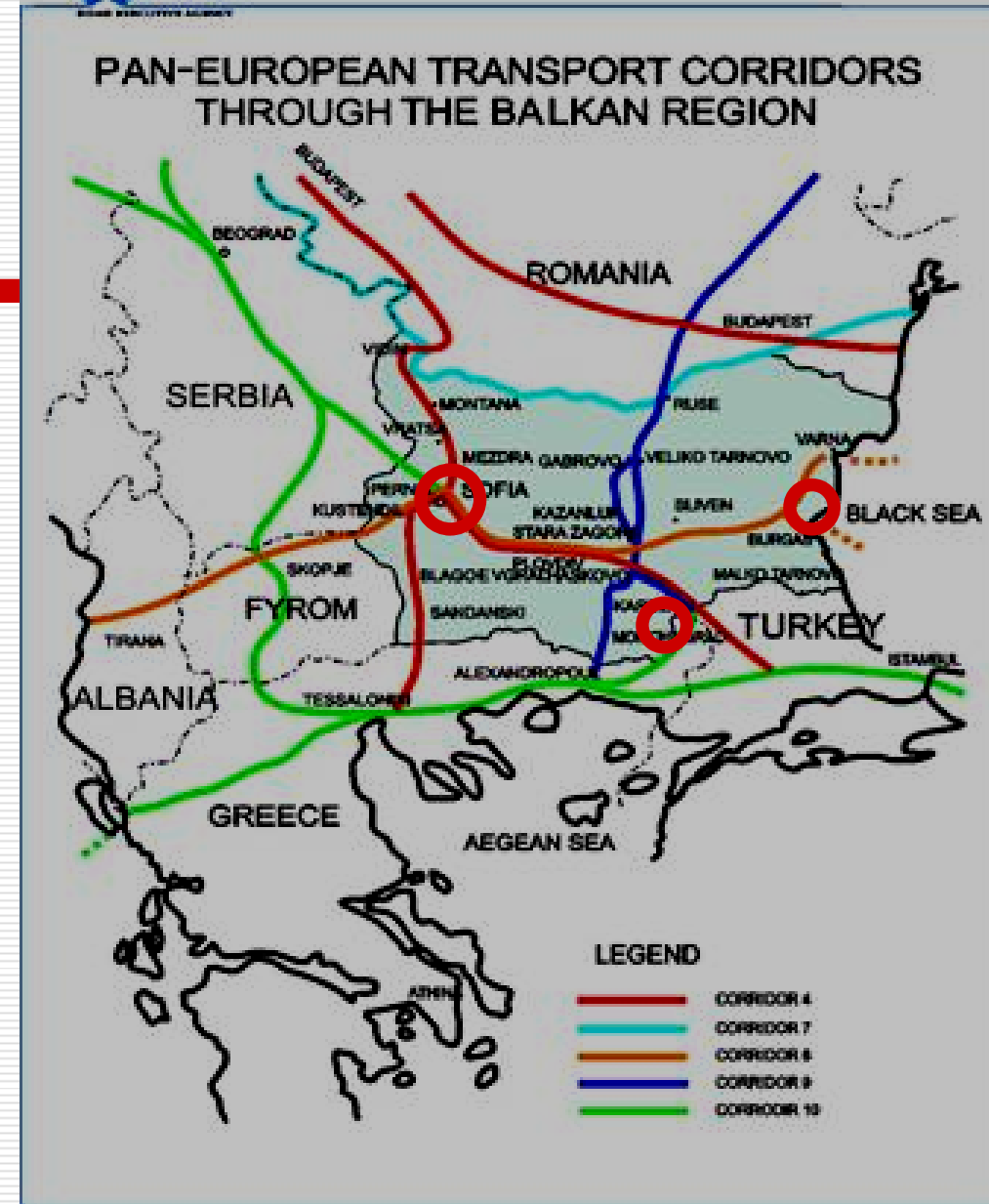
- Insufficient experience in coordinating strategic and operative planning;
- Insufficient experience in coordinating spatial planning policy with EU funding programmes.

The planning system: tasks and challenges

- ❑ Re-thinking existing plans
 - ❑ Developing new planning instruments;
 - ❑ Building institutional capacity
 - ❑ Involving new actors in new types of interactions
 - ❑ Building a relevant information database
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- ❑ Acting within extremely dynamic urban processes
 - ❑ Dealing with competing/conflicting demands
 - ❑ Guaranteeing transparency of the planning process

Three indicative cases in recent urban and rural development :

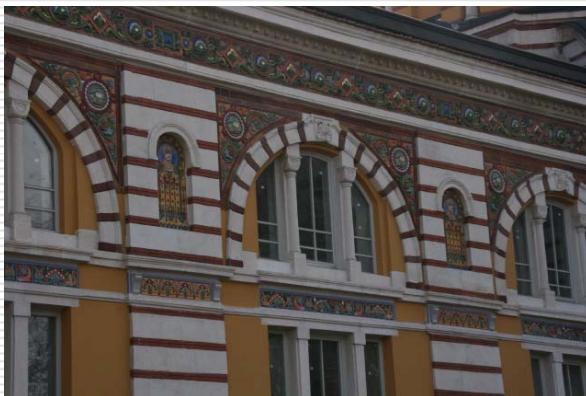
- ❑ Sofia
- ❑ Ivaylovgrad
- ❑ Nessebar



Sofia: historic city core



Sofia: historic city core



Sofia: historic city core, images of change



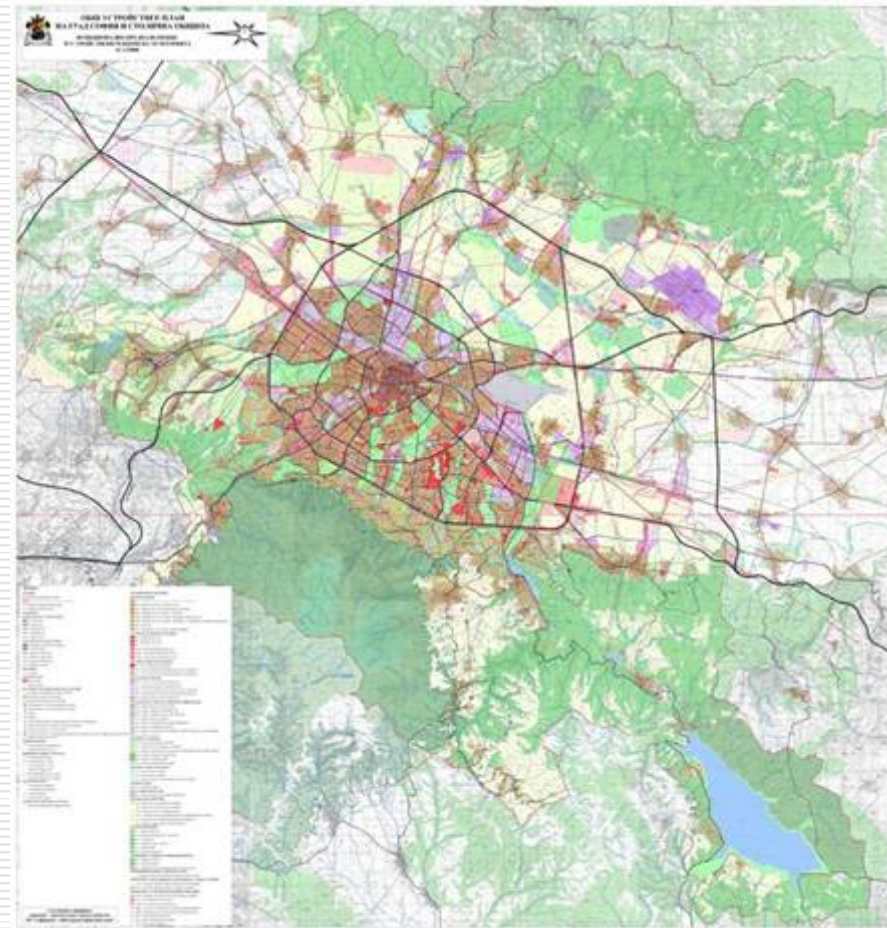
Bulgaria 2010: images of change



Sofia: the path to a new master plan



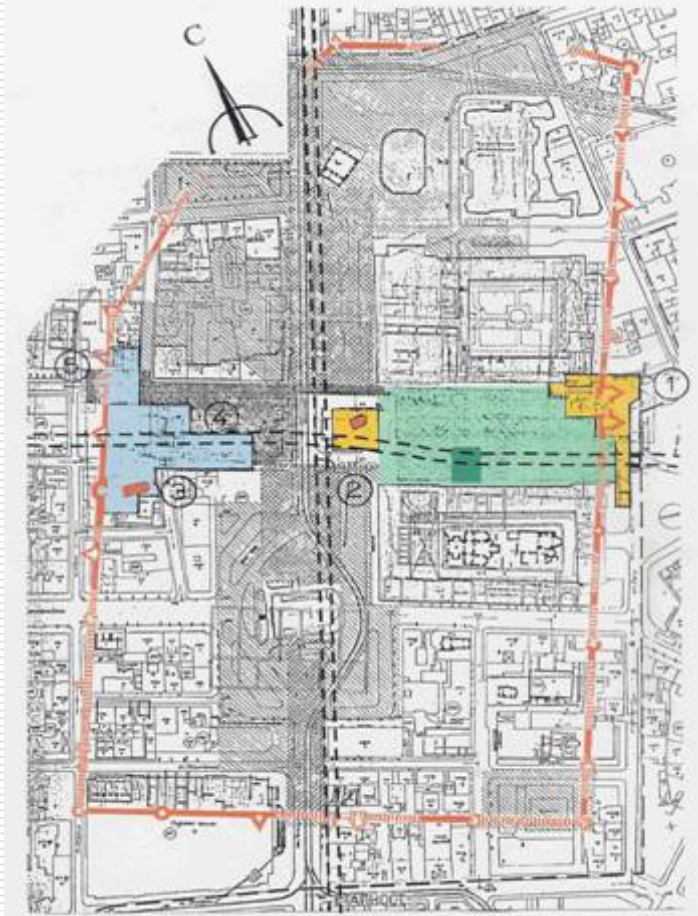
- ❑ National urban and architectural competition in 2000: *Sofia and European integration*
- ❑ Scenario approach: basic scenarios for social, economic and spatial development
- ❑ Actualization of the regional development plan of Sofia 2000-2006
- ❑ Sofia Development Strategy
- ❑ Preliminary master plan
- ❑ EIA Report
- ❑ The new master plan - adopted in January 2007 (updated in 2008-09)



Sofia Master Plan priorities: the cultural heritage system

- ❑ Development of general conservation plans for areas with archaeological heritage, introducing integrated conservation;
- ❑ Development of plans for cultural heritage management
- ❑ Development of regulation documents - synchronizing EU, national and local requirements, guaranteeing public participation in heritage preservation
- ❑ Building up a relevant information database
- ❑ Building up public -private partnerships.

Sofia historic centre: the crossing point of two projects







Sofia: Lessons learned

- ❑ **The new Master Plan** declared awareness of the heritage importance
- ❑ Public sector alone is not capable of providing the funds for heritage preservation and of resisting the extremely high investment pressure;
- ❑ **An important first step** - ensuring broad social, political and professional awareness about the value and vulnerability of heritage.
- ❑ **A number of successful civil actions** were able to stop building intentions and defend valuable monuments from being demolished but the fight is far from being won.
- ❑ **Building public-private partnerships** - a way to provide funding but also to guarantee that the city as a whole would stay for its heritage and cultural identity.
- ❑ **Experts' responsibility** - to present in understandable and convincing way architectural/cultural values, possible consequences of investment initiatives and alternative ways of city development.

Ivaylovgrad Municipality



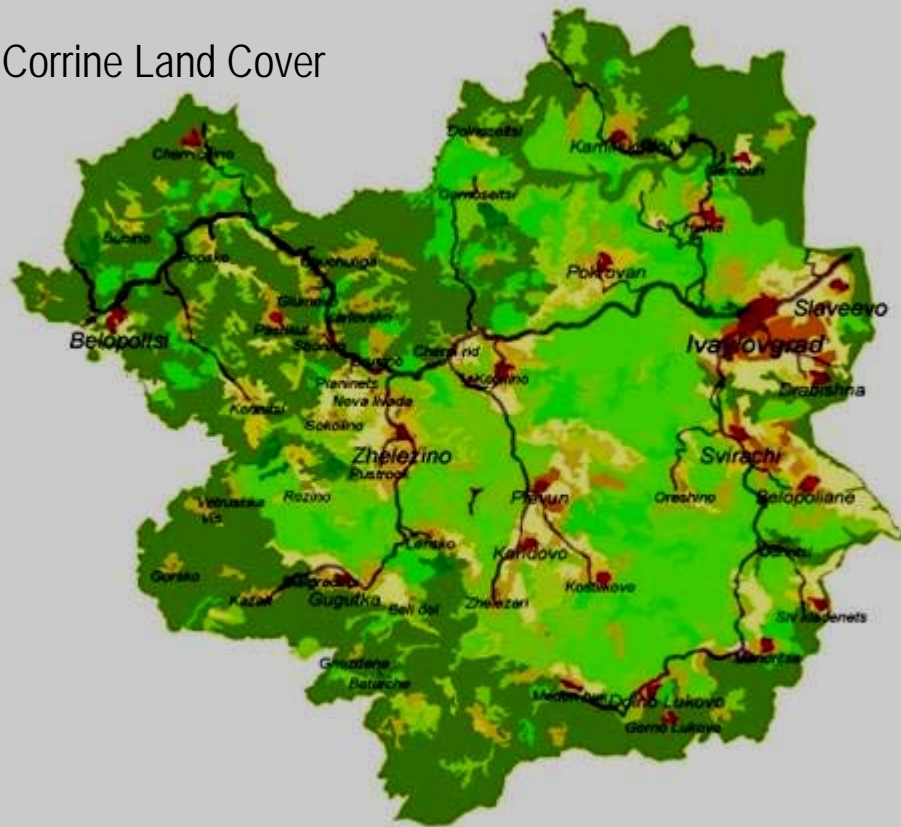




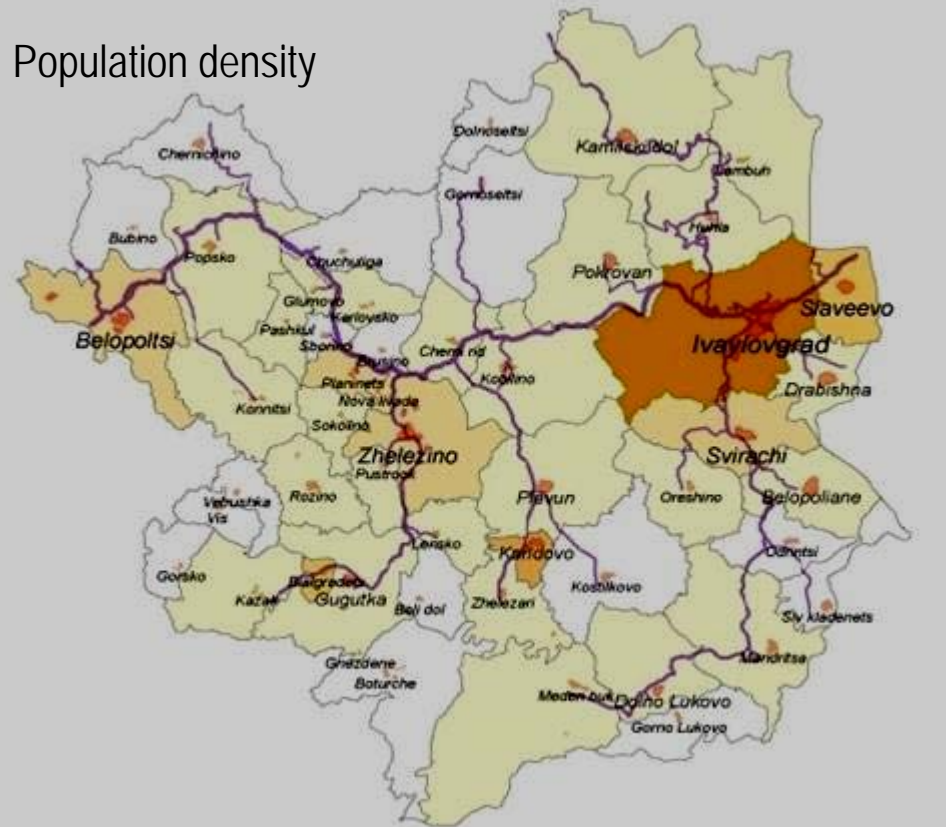
Ivaylovgrad Municipality:

Spatial aspects - landscape and settlement structure

Corrine Land Cover



Population density

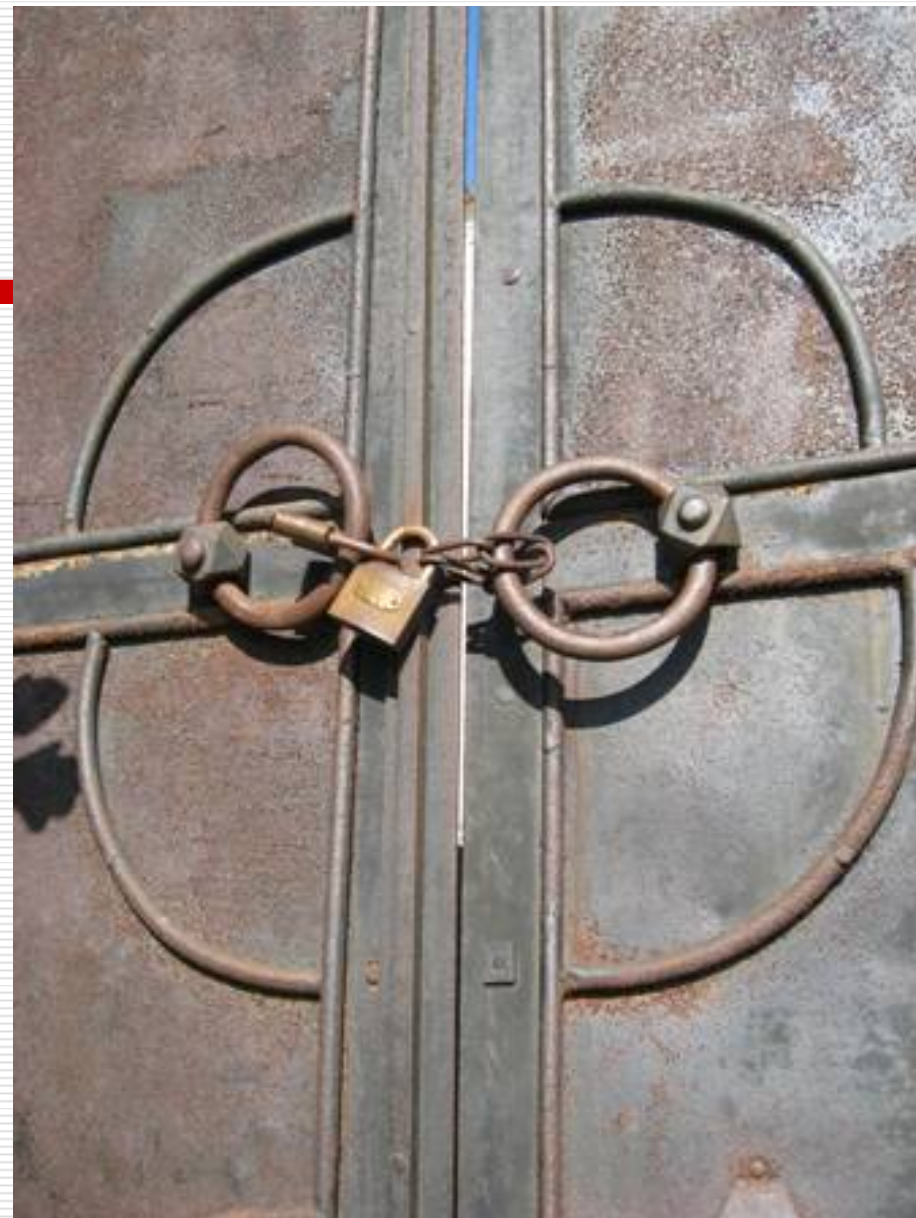


Regional Policy Context:

Municipal Development Plan 2007-2013 – spatial aspects considered











The University in the process: a value-based approach

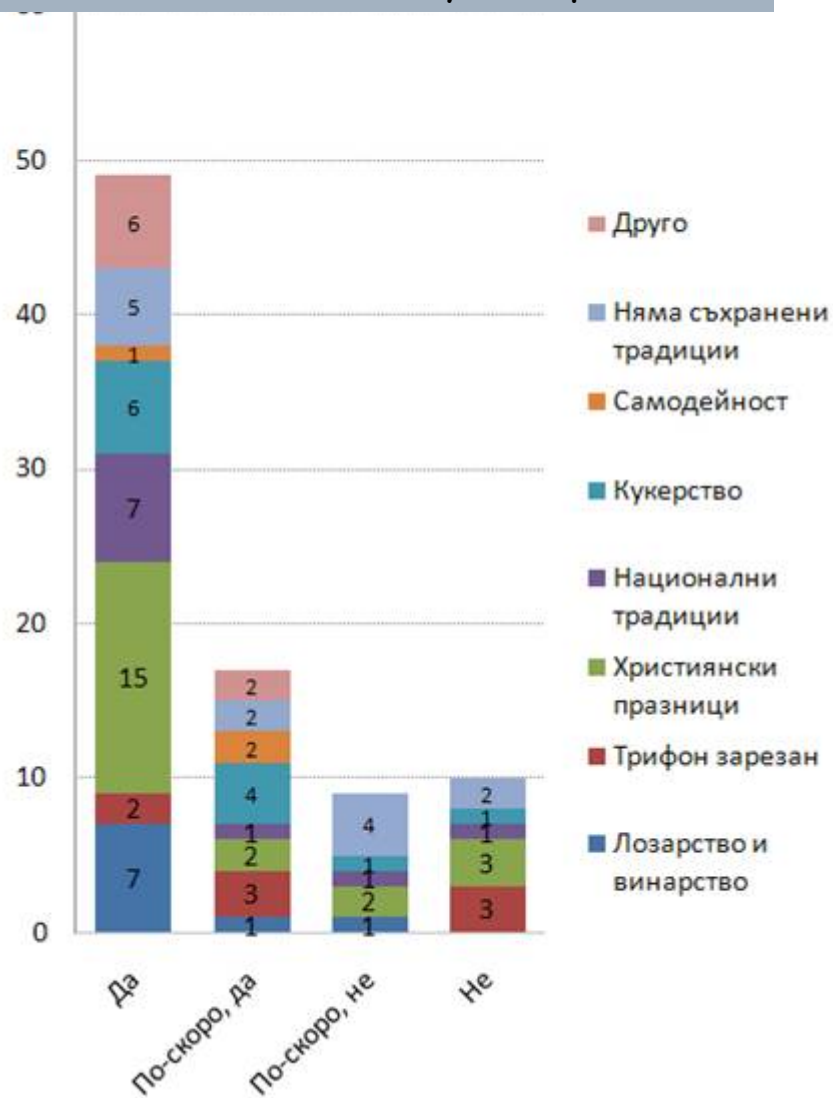


Content analysis: answers to 4 questions

- What do you like best in your town?
- What do you like least?
- What do you want to be changed ?
- What would you do to change it?

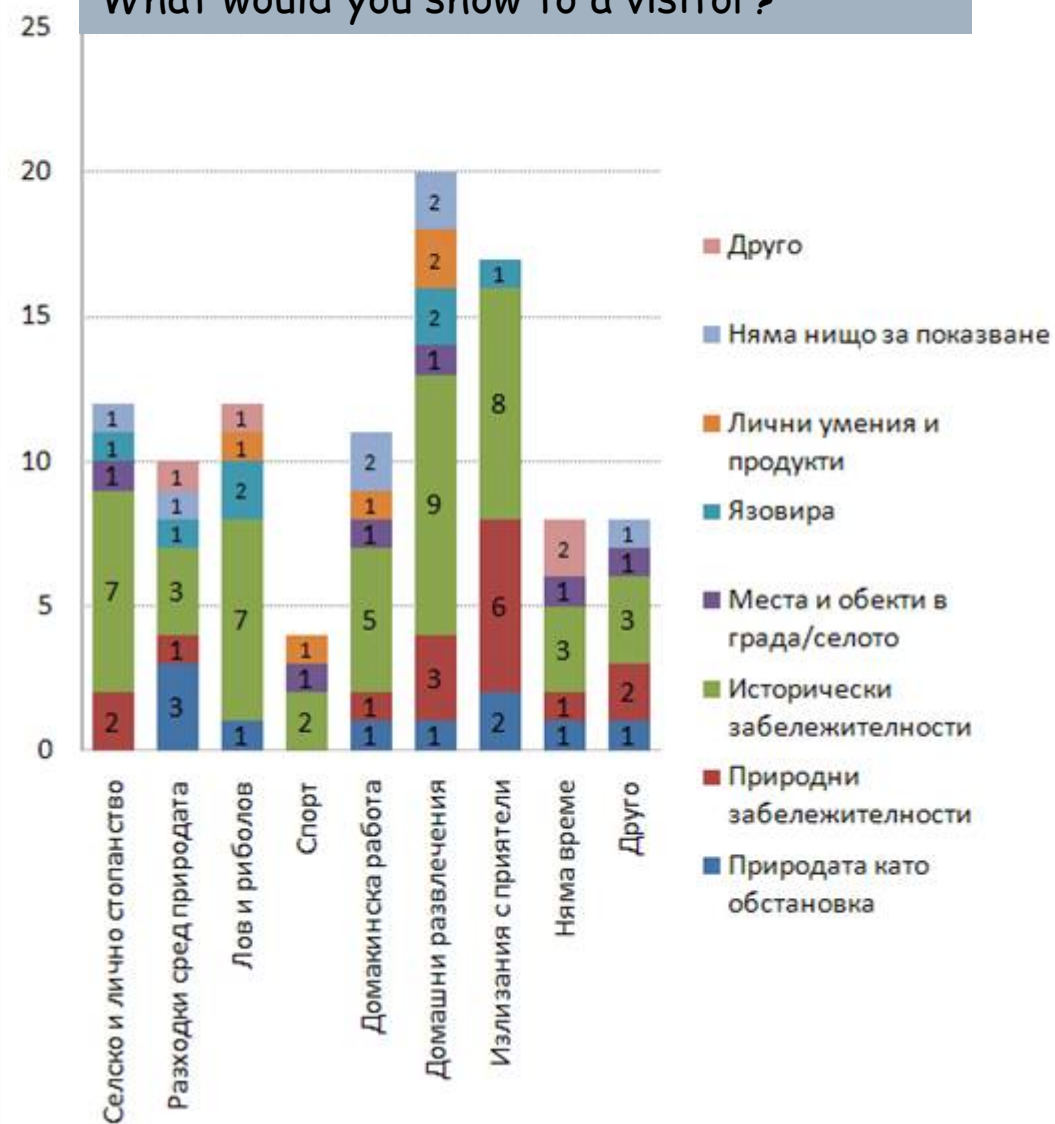
Do you like living here?

What traditions have you kept alive?



How do you spend your free time?

What would you show to a visitor?



Ivaylovgrad project: building on social capital



2 BSc in Urbanism Diploma works

The impact of Demographic Change on the Spatial Structure of Byala Town



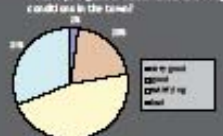
Social Analysis

For the purpose of this research an inquiry among 40 people was carried out. The aim of the inquiry was to gather as much information as possible about the people and the situation in the town (33 questions). The questions are divided into 3 groups:

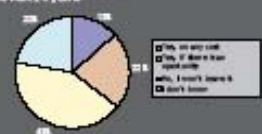
- 1) general information about the inquiry
- 2) aspects of their lives
- 3) their attitude toward the town and the town environment

The most important conclusions from the inquiries that could be associated with the spatial analysis are visualized as follows:

What is your general assessment of the living conditions in the town?



Do you expect to leave the town in the next 3-5 years?



100% of the young people (under 25) are inclined to leave the town either at any cost, or if they have the opportunity to do so. The population between 25 and 40 and between 40 and 60 rather wouldn't leave the town. However, a fair share of the inquired answered that if there is an opportunity they would try to emigrate. The retired people are the only group positive about staying in the town.

The population of Byala is most satisfied with the Communication system in the town and most dissatisfied with the opportunities for Education and Professional qualification. Almost all of the inquired consider the conditions for Entrepreneurship very bad. They are also dissatisfied with the Job offers, the Health care system, the Transport services and the Leisure opportunities. There is a slightly more positive attitude to the opportunities for Child raising, the Sanitary, weather and natural conditions in the town and the Commercial and utility services.

The most urgent issue to be dealt with in the town, according to the inquired, is:

- 1) the development of the labour market
- 2) the health care improvement
- 3) the improvement of the education quality
- 4) the improvement of the cultural environment
- 5) the improvement of the social environment
- 6) the improvement of the conditions for entrepreneurship
- 7) the improvement of the commercial services
- 8) the clearing of the town.

Conclusions from the analysis of the semi-structured interviews, which were focused on the opportunities for social and cultural engagement of the people of Byala:

- The two pensioners clubs have the best structured network organization, with the most numerous members and schedule organized in accordance to their own needs.
- There is a lack of choice on topics, that could engage the working part of the society in the socio-cultural life of the town. The clubs are oriented actively to men and women who can sing, play a musical instrument or act.
- There aren't enough opportunities for the teenagers to engage their free time with useful activities.
- There are a various free time opportunities for the children, but not enough suitable facilities.
- There is not a single NON-governmental organization in the town which is engaged with youth activities.
- The teenagers, the municipality youth centre and local know-how and experience how to write projects and apply for financing.
- The ecological concept is not widely spread among the youngest population.

Spatial Analysis

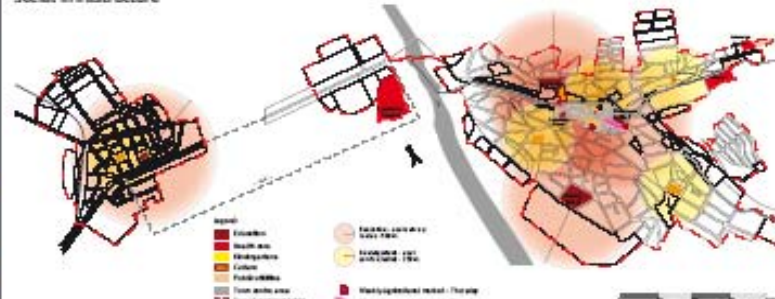
Housing



Work



Social Infrastructure



Green Spaces and Cultural Heritage



Transport Communication



System type	Advantages	Disadvantages
Housing	<ul style="list-style-type: none"> - clear housing block structure - human scale in the town spatial structure - clear distinction between public and private spaces - one-family housing built in the 1950s, relatively new building storage 	<ul style="list-style-type: none"> - lost human scale in the prefabricated housing blocks (collective housing) - bad quality of the living environment and bad building conditions in the collective housing, no maintenance of the adjoining open spaces
Work	<ul style="list-style-type: none"> - big industrial areas with a strategic location 	<ul style="list-style-type: none"> - inefficient use of the industrial areas resources - private ownership of the industrial property, low public (public policy) share in the property
Social Infrastructure	<ul style="list-style-type: none"> - large spectrum of state educational and health institutions; the town hospital serves three other municipalities in the region - built important cultural institutions - a museum, a cultural club - concentration of the most public administrative buildings in one area 	<ul style="list-style-type: none"> - not fully renewed equipment in the educational and health institutions - bad building conditions of the cultural institutions - big transport distance between the town centre and the hospital, bad pedestrian accessibility
Green spaces Cultural heritage	<ul style="list-style-type: none"> - two big protected natural areas by the HAPUR 3000 ecological network and fast accessibility to them - local forest - preferred destination for weekend walks - direct connection between the sport base and the town park - fast and direct accessibility to the green outskirts of Gara Bala industrial district - two cultural heritage objects of national importance 	<ul style="list-style-type: none"> - peripheral location of the green spaces - lack of bigger green spaces in the town centre and the industrial districts - The Tatra River Valley - undeveloped conditions for tourism - location of the two cultural heritage objects from the spatial town structure
Transport communications	<ul style="list-style-type: none"> - periphery location to a first class international road - availability of a railway and bus station, agricultural airport - fully built town street network - a regular public transport connection between the Gara Bala industrial district and the town of Byala 	<ul style="list-style-type: none"> - division of the town structure into halves by the transit second class road - great renews of the railway station from the town of Byala - bad infrastructure conditions of the town street network - bad accessibility to public transport to the hospital
Technical Infrastructure	<ul style="list-style-type: none"> - fully built electrical and water supply utilities, 90% built sewage system in Byala town - a very good communication and telecommunication system - renewed construction of a new regional landfill 	<ul style="list-style-type: none"> - overall bad quality and conditions of the utility services - 10% built sewage system in Gara Bala industrial district

ОСНОВНИ МОМЕНТИ В РАЗВИТИЕТО НА СТУДЕНТСКИ ГРАД:

1950-те ПЪРВИ ИДЕИ ЗА ВЪЗНИКВАНЕ НА ГРАД НА СТУДЕНТИТЕ

1960-те СТРОИТЕЛСТВО НА 1,2,3,4 БЛОК НА МЕИ И НА 7,8,9 БЛОК

1972 - ПЛАН ЗА ЗАСТРОЯВАНЕ НА СТУДЕНТСКИ ГРАД „ХРИСТО БОТЕВ“, с ръководител арх. Кирил Бочков

1970-90-те ПЕРИОД НА ИЗГРАЖДАНЕ НА СТУДЕНТСКИ ГРАД - ОБЩЕЖИТИЯ, СПОРТНИ ЗАЛИ, ГРЕБЕН КАНАЛ, ОБЕКТИ ЗА ОБЩЕСТВЕНО ОБСЛУЖВАНЕ. ПОВИШАВАНЕ НА КАЧЕСТВАТА НА СРЕДАТА

1989 г. - ПРОМЯНА НА ПОЛИТИЧЕСКАТА И ИКОНОМИЧЕСКАТА СИСТЕМА В СТРАНАТА.

1992 - ЗАКОН ЗА РЕСТИТУЦИЯТА

1996-1997 - ИКОНОМИЧЕСКА КРИЗА В СТРАНАТА

1998-2008 ИКОНОМИЧЕСКИ ПОДЕМ, РЪСТ НА БВП НА СТРАНАТА. МНОЖЕСТВО СТРОЕЖИ ВЪРХУ РЕСТИТУИРАНИ ИМОТИ В СТУДЕНТСКИ ГРАД. ЖИЛИЩНИ СГРАДИ. ОБЕКТИ ЗА РАЗВЛЕЧЕНИЯ. УВЕЛИЧАВАНЕ НА ПРИВЛЕКАТЕЛНОСТТА НА СРЕДАТА ЗА ПОСЕТИТЕЛИ ОТ ГРАДА.

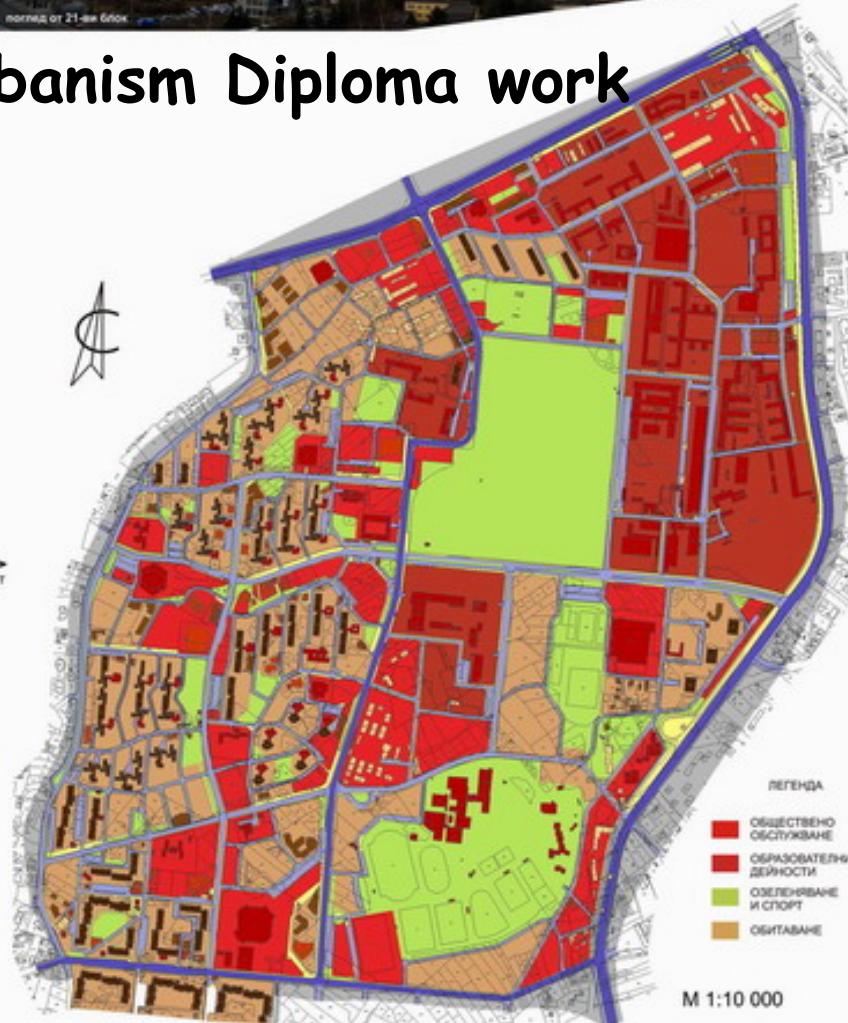
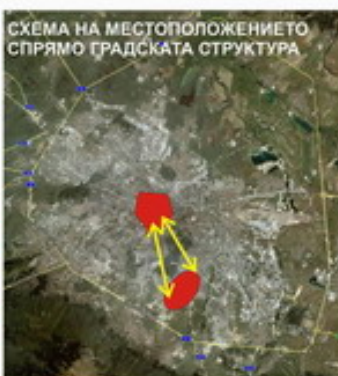
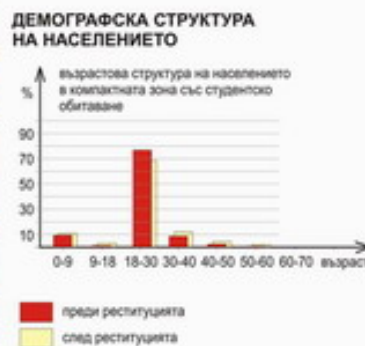
1998 - НАЧАЛО НА ВЪЗТАНОВЯВАНЕ НА ИКОНОМИКАТА В СТРАНАТА. СТРОИТЕЛСТВО НА НОВИ ОБЕКТИ В СТУДЕНТСКИ ГРАД.

2004 - ПОКАНА ЗА ЧЛЕНСТВО В ЕС, БУРНО РАЗВИТИЕ НА ИМОТНИЯ ПАЗАР В СТРАНАТА.

2007 - ЧЛЕНСТВО В ЕС. ИКОНОМИЧЕСКА СТАБИЛНОСТ. НИСКА БЕЗРАБОТИЦА. БИЗНЕСЪТ ЗАПОЧВА ДА ИЗПИТВА НЕДОСТИГ НА КАДРИ. РАЗВИТИЕТО НА ВИСШЕТО ОБРАЗОВАНИЕ Е С ПО ГОЛЯМА АКТУАЛНОСТ.

2008 - НАЧАЛО НА ИЗРАБОТВАНЕ НА ПУП НА СТУДЕНТСКИ ГРАД, с ръководител арх. Яни Вълканов. УБИЙСТВОТО НА СТОЯН БАЛТОВ. ПРОТЕСТИ НА СТУДЕНТИ.

2009 - ПАРЛАМЕНТЪТ НАЗНАЧАВА АНКЕТНА КОМИСИЯ ЗА ПРОВЕРКА НА СЛУЧАЩОТО СЕ В СТУДЕНТСКИ ГРАД. РЕШЕНИЯ НА КОМИСИЯТА



ПЛАН НА СТУДЕНТСКИ ГРАД С ЧАСТИЧНИТЕ ИЗМЕНЕНИЯ КЪМ 2008 ГОДИНА

НА НИВО ГРАД и НИВО ДЪРЖАВНА ПОЛИТИКА

НА НИВО СТУДЕНТСКИ ГРАД

НА НИВО ЗОНА ЗА ОБИТАВАНЕ

СТАТЕГИЧЕСКИ ПРИОРИТЕТИ

МЕРКИ

1. НОВА ЗАКОНОВА РАМКА

ЗАЩИТА НА ТЕРИТОРИИ ОТРЕДЕНИ ЗА ОБРАЗОВАТЕЛНИ (ОДРЪЖКИ, КУЛТУРНИ, РЕЛИГИОЗНИ) НУЖДИ
ДА СПОМОГНЕ ДА СЕ УРЕЖДАТ И ИЗБЯГВАТ КОНФЛИКТИ В ПОДОБНИ ТЕРИТОРИИ
ИКОНОТА И ПРОЗРАЧНОСТ НА ПРОЦЕСИТЕ

2. ПОДОБРЯВАНЕ НА ВРЪЗКИТЕ С ГРАДА

ПОВИШАВАНЕ НА КОНКУРЕНТОСПОСОБНОСТТА НА ГРАДСКИЯ ТРАНСПОРТ И ОБЛЕГЧАВАНЕ НА ПРОБЛЕМИТЕ С ТРАВИКА И ПАРКИРАНЕТО
ПОДОБРЯВАНЕ НА ВРЪЗКАТА НА ЗОНАТА ЗА ОБИТАВАНЕ С БАЗИТЕ НА ВИСОКИТЕ УЧЕБНИ ЗАВЕДЕНИЯ НА МЕСТНО И ГРАДСКО НИВО
ОБНОВЯВАНЕ НА ЗОНИ ЗА ДОСТЪП СПРЯМО ФУНКЦИОНАЛНОТО РАЗПРЕДЕЛЕНИЕ НА ТЕРИТОРИЯТА

3. ЗАЩИТА НА ПУБЛИЧНИЯ ИНТЕРЕС

ОБЕЗБЕЖАВАНЕ НА РЕСТИТУИРАНИ ТЕРЕНИ В ГРАНИЦЕ НА УЧЕБНИТЕ ЦЕНТРОВЕ КАТО ПУБЛИЧНА ДЪРЖАВНА СОБСТВЕНОСТ
ИЗПОЛЗВАНЕ НА МЕХАНИЗМИТЕ ЗА ОСИГУРЯВАНЕ НА ТЕРЕНИ ЗА ПУБЛИЧНИ НУЖДИ ПРИ ПЪРВА РЕГУЛАЦИЯ (ЧЛ. 16 ОТ ЗУП)
ПРОВЕРКА НА СДЕЛКИТЕ ЗА РЕСТИТУЦИЯ НА ТЕРИТОРИЯТА НА СТУДЕНТСКИ ГРАД

4. ПОДОБРЯВАНЕ НА ЕЛЕМЕНТИТЕ НА ТЕХНИЧЕСКАТА ИНФРАСТРУКТУРА

МОДЕРНИЗАЦИЯ И РАЗВИТИЕ НА СИСТЕМА ОТ ПЕШЕХОДНИ И БЕЛО ВРЪЗКИ В ТЕРИТОРИЯТА
ПОДДРЪЖКА И РАЗВИТИЕ НА ЗЕЛЕНАТА СИСТЕМА
ПОВИШАВАНЕ НА ИЗПОЛЗВАЕМОСТТА

5. МОДЕРНИЗАЦИЯ НА СГРАДНИЯ ФОНД

ОБНОВЯВАНЕ И РЕКОНСТРУКЦИИ НА СГРАДИ
ПОВИШАВАНЕ НА ЕНЕРГИЙНАТА ИМ ЕФЕКТИВНОСТ
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ПОВИШАВАНЕ НА ЕНЕРГИЙНАТА ИМ ЕФЕКТИВНОСТ
ОСИГУРЯВАНЕ НА НОВИ СГРАДИ СПРЯМО ПУБЛИЧНИТЕ НУЖДИ

6. РЕОРГАНИЗАЦИЯ НА ФУНКЦИОНАЛНИТЕ ЗОНИ

ПРЕОДОЛИАВАНЕ И ПРЕВЕНЦИЯ НА СОЦИАЛНИ КОНФЛИКТИ, ЧРЕЗ РЕГЛАМЕНТИРАНЕ НА ДОПУСТИМИ ДЕЯНОСТИ НА ФУНКЦИОНАЛНО НИВО
ОРГАНИЗИРАНЕ НА ЗОНИ С РАЗЛИЧНИ НИВА НА ДОСТЪП
ОРГАНИЗАЦИЯ НА ПОТОЦИТЕ ОТ ПОСЕТИТЕЛИ КЪМ ТЕРИТОРИЯТА НА ФУНКЦИОНАЛЕН ПРИНЦИП

7. ПЛАН ЗА ОСИГУРЯВАНЕ НА СИГУРНОСТТА НА ОБИТАТЕЛИТЕ НА ТЕРИТОРИЯТА

ПОЛИТИКИ ЗА СИГУРНОСТ СЪГЛАСУВАНИ С ОРГАНИТЕ НА МЕР
СИСТЕМА ЗА ВИДЕОНАБЛЮДЕНИЕ В УЧАСТИЯ С РИСКОВИ ФАКТОРИ

8. ПОЛИТИКИ ЗА КОНТРОЛ НА ДОСТЪПА

ФОРМИРАНЕ НА ЗОНИ С ОГРАНИЧЕН, НАМАЛЕН И ШИРОК ДОСТЪП ЗА ПОСЕТИТЕЛИ
ПРЕНАСОЧВАНЕ НА ПОТОКА ОТ ПОСЕТИТЕЛИ ОТ ЕДНА КЪМ ДРУГИ ЧАСТИ НА ТЕРИТОРИЯТА
ВЪВЕЖДАНЕ НА ОГРАНИЧЕНИЯ ЗА ПАРКИРАНЕ ВЪРХУ ОПРЕДЕЛЕНИ ЧАСТИ ОТ ТЕРИТОРИЯТА

9. ПОЛИТИКИ ЗА УПРАВЛЕНИЕ НА ТЕРИТОРИЯТА И СГРАДНИЯ ФОНД НА СТУДЕНТСКИТЕ ОБЩЕЖИТИЯ

НАСЪРЧАВАНЕ НА ОБИТАТЕЛИТЕ ЗА САМОУЧАСТИЕ В ПРОЦЕСА И ЧУСТВО ЗА ПРИНАДЛЕЖНОСТ
ФОРМУЛИРАНЕ НА ЯСНО ПРАВИЛА, НОРМИ ЗА ПОВЕДЕНИЕ И КОНТРОЛ
ОСИГУРЯВАНЕ НА БЮДЖЕТ ПО ДЕЯНОСТИТЕ ПО ПОДДРЪЖКАТА

СХЕМА НА ТЕРИТОРИАЛНАТА ПРОЕКЦИЯ НА СТАТЕГИЧЕСКИТЕ ПРИОРИТЕТИ



ИНИЦИАТИВА НА СТУДЕНТИ ОТ 52 БЛОК ЗА ОБЛАГОРОДЯВАНЕ НА МЕЖДУБЛОКОВОТО ПРОСТРАНСТВО



Nessebar 2010: facing challenges



Nessebar 2010: quality of life



Nessebar 2010: heritage and quality of life





Nessebar 2010: addressing heritage issues



New planning approaches to develop

- ❑ **Integrated** - social/ economic/ spatial aspects;
- ❑ **Proactive** - linking urgent priorities to long-term visions;
- ❑ **Collaborative** - elected authorities, economic actors, civil society, technical experts, international organizations and networks
- ❑ **EU programmes** in support of integrated planning development - JASPAR, JESSICA
- ❑ **The key role of education** in architecture and urbanism

Management plans: urgent steps needed

- ❑ Identifying actors and responsibilities
- ❑ Guaranteeing continuity of urban policies
- ❑ Linking operational to strategic considerations and actions
- ❑ Providing relevant and reliable database
- ❑ Developing effective communication strategies
- ❑ Building partnerships
- ❑ Promoting interdisciplinary research
- ❑ Supporting value-sensitive approaches

Thank you for your attention!

Further questions are welcome at:
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