

**THE STRATEGY FOR THE DEVELOPMENT OF DEPRESSED AREAS OF THE
ARCHITECTURAL AND HISTORICAL ENVIRONMENT OF THE CITY OF ODESSA
ON THE EXAMPLE OF DEVOLANIVSKYI DESCENT STREET**

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Abstract. The article is devoted to the definition of the strategy for the development of depressed areas of the architectural and historical environment of the city center of Odesa. The concept of the strategy for the development of depressed areas is defined, the factors that influence the development of the historic center of the city are identified, and approaches to the renovation of depressed areas in world practice are analyzed.

Emphasis is placed on the problem of preservation and continuity of the development of the architectural and historical environment, as well as the new use of objects. The basis for developing the provisions of the strategy for the development of Devolanovskiy Descent in Odesa is the legislative and regulatory framework for the inspection of buildings and structures, the Law of Ukraine “On Regulation of Urban Development”, the 18th extraordinary session of the World Heritage Committee. The inclusion of the historic center of Odesa in the UNESCO World Heritage List, the Law of Ukraine “On Protection of Cultural Heritage”, state design standards, scientific works of leading theorists and practitioners in the field of design in the architectural and historical environment – Arnheim R., Day K., Lynch K., etc. The authors propose approaches to research and design in the architectural and historical environment, peculiarities of the formation of qualitative characteristics (potential) and direction. On the example of student works, the directions and principles of organization of modern cultural and public complexes based on the historically formed environment are established. The basic concepts, specific of research and design in the architectural and historical environment are clarified. The forms of existence and mechanisms of formation of historical and cultural tradition, concepts of design solutions, continuity of development of a fragment of the architectural and historical environment are determined.

Keywords: depressed territories of the city center, renovation, architectural and historical environment, strategy of development of the historic center, factors influencing the development of the architectural and historical environment, directions of development of the historic center environment, principles of development of the historic environment, priority programs and approaches, indicators of implementation of the strategy of development of the historic environment.

The relevance of this topic. Is due to the problem of losing the unique atmosphere of historic cities. This happens due to the buildings’ non-compliance with modern requirements and their destruction under the influence of time; sometimes due to an imbalance between modern and historical buildings; sometimes due to incorrect renovation of cultural heritage sites, etc. The objective process of transformation of historical buildings over time is spontaneous and does not always preserve the most valuable things. This process requires conscious management. Properly maintained, reconstructed and used historic buildings at any stage of their existence connect the past with the future through the present.

The search for ways to resolve the contradiction between the renewal of the function and the artistic image of the existing environment attracts scientists and practitioners. Determination of the principles that form modern approaches to the renovation of the historic environment is based on an analysis of the existing situation, processes, and addressees of project activities.

Statement of the problem. Post-industrial civilization has realized the great potential of cultural heritage, the need for its preservation and effective use as one of the most important resources of the world economy. Lost cultural property is irreversible. The accumulation and preservation of cultural property is the basis for the development of civilization. A prerequisite for the modern attitude to historical buildings is the documentary base and legislative basis of the principles of interaction with historical buildings and architectural monuments which were laid down by the Venice Charter (1964), the Convention concerning the Protection of the World Cultural Heritage [1-7].

Reconstruction, which brings the center in line with the changed situation, is an inevitable process that repeats itself periodically in the history of the city. New construction within city centers is also natural. The question is not how to protect the city core from changes, but rather how to ensure that the cultural values accumulated by the city are not lost in the process of reconstruction and renovation. With all the changes, the development of the center should be based on the continuity of cultural traditions. Special care should be taken to preserve the qualities of the spatial structure and architectural ensembles that are essential to the formation of the city center and its image. The strategy should ensure the substantive, legal and procedural aspects of the transformation and improvement of the urban landscape, the essence of which is defined by the formula “preservation through development, development through preservation”. Thus, the ultimate goal of any architectural actions in the existing development is to restore or maintain the integrity and continuity of the functional and spatial structure of the environment, taking into account the modern understanding of the nature of the urban environment.

The analysis of scientific works [3,5,6,7] in the field of renovation, reconstruction, social adaptation, revitalization of historic cities’ buildings allowed us to establish the main viewpoints of the approach to design in historic buildings:

- historic buildings are an important part of the urban planning heritage and need to be protected along with architectural monuments;
- an integrated approach is the most effective in all reconstruction measures;
- depending on the characteristics of the historic building, the most appropriate functions for it are cultural and educational, and service.

There is still no strategy that defines the directions and priorities for the development of depressed areas of the city of Odesa, nor is it based on a modern scientific base. This makes the research problem of determining a strategy for the development of depressed areas of architectural and historical buildings on the example of Devolanovskiy Descent relevant

The object of the study is the architectural and historical environment of the city center (on the example of Devolanovskiy Descent).

The subject of the study is a strategy for the renovation of depressed areas of the historic center of the city (Devolanovskiy Descent).

The purpose of the study. To determine the strategy for the renovation of depressed areas of the historic city center (Devolanovskiy Descent) based on the analysis of the environmental situation and project proposals of previous years.

Objectives:

1. Define the concept of “strategy for the development of depressed areas”, its essence, content and composition.
2. Identify the significant factors of the existing environmental situation (Devolanovskiy Descent) that influence the development of approaches and the overall strategy for its development.

3. Analyze the project proposals of previous years for the renovation of the environment of Devolanovskiy Descent in Odesa. Identify commonalities and differences. To summarize the concept and strategy for the renovation of the environment of Devolanovskiy Descent in Odesa.

The main part. The concept of “strategy” is interpreted as the art of management based on the ability to correctly determine the goal and tactics, methods and ways to achieve this goal. According to dictionaries, strategy (Greek: *στρατηγία*, tag execution – the art of the commander) is a general, non-detailed plan covering a long period of time, a way to achieve an important goal. The task of the strategy is to effectively use available resources to achieve the main goal (strategy as a way of action become especially necessary in a situation where there are not enough available resources to directly achieve the main goal) [12,19]. In our case, the concept covers the issues of theory and practice of preparation for the renovation of depressed areas of the historic center of Odesa, planning and conducting activities in the architectural and historical environment with certain characteristics, and studying the patterns of this activity.

There is a city comprehensive program for the preservation and development of the historic center of Odesa, which was developed to implement comprehensive measures to preserve the city’s historic environment, valuable historical buildings, especially in the core of the historic center of Odesa, where a significant number of monuments and cultural heritage sites are located, to improve the level of city amenities, and to further develop the historic center of Odesa. The program includes restoration, repair and restoration works, major repairs and reconstruction of historical of buildings, including monuments, objects and elements of amenities located in the central part of the city, preservation and restoration of lost parts, renovation of individual architectural elements, stucco decoration. The implementation of a set of measures ensures the preservation of cultural heritage sites of national and local significant, including elements of historical décor. The program provides for urgent repairs to preserve historical and cultural heritage sites, including courtyard wings of buildings, parts of historic buildings, etc. Such repairs involve the systematic and timely maintenance of the operational qualities of parts of historic buildings to prevent premature wear and tear of architectural and decorative finishes, structures, or engineering equipment. The list of objects for these Program activities includes more than 30 addresses of historic buildings in Odesa. The list was compiled by the Department for the Protection of Cultural Heritage of the Odesa City Council on the basis of visual inspections, as well as numerous appeals from residents and housing service organizations regarding the unsatisfactory condition of the historic buildings in Odesa, including the presence of emergency elements on the facades of historic buildings [12]. But this is patching up holes, not a strategy for the coexistence of historical heritage and modern buildings. Local concepts (City Development Concept, Odesa with Your Own Hands, Development Concept for Affected Cities, Concept of Odesa without High-Rise and Khrushchev Houses, Concepts for Creating Parks in Depressed Industrial Zones, Comprehensive Scheme for the Development of Transport Infrastructure with Elements of Improvement within Devolanovskiy and Polskiy Descents in the Prymorskiy District of Odesa, etc.) only offer ways to solve a particular problem [11-19], and do not analyze the situation as a whole. The concept of renovation of Devolanovskiy Descent in Odesa is also one of the temporary concepts that is tied to the peculiarities of the area, but with repeated studies of this problematic area by different authors, a system of regularities and a certain general framework for solving the problem of the coexistence of the historical and the modern can be identified.

The problem of the architectural design of Devolanovskiy Descent in Odesa is considered inextricably linked to the system of tasks of its renovation, rehabilitation, and social adaptation. This whole complex of issues is not unambiguous and has been a matter of controversy and public and professional discussion for many years [8,10,11].

The inclusion of the center of Odesa in the register of world cultural heritage and the protection zone gives a new impetus to research and indicates new vectors for transforming the environment of the Devolanovskiy Descent.

Within the framework of student design, the Department of Architectural Environment Design studied the existing environmental situation of the Devolanovskiy Descent, developed 2 collective project proposals from groups of 5th year students and 6 master's degree projects, and students of the department participated in discussions of these issues in international projects and scientific conferences. Students Reush N., Novikov M., Umanenko I., Shyian M., Savchenko N., Zhyrova G., Nesterenko D., and others (Table 1) in different years (from 2009-2024) studied the historical and cultural foundations of the renovation of the Devolanovskiy Descent, year after year a collection of field surveys of the territory was compiled, which reflected the state of the site at a certain time. Each of the authors has defined compositional constants and design guidelines that have hardly changed over this long period of time.

Table 1 Variants of student projects proposals for the design of Devolanovskiy Descent in Odesa.

Project authors	Design idea	Means of realization
Reush N.	«Scaffolding»	Theatricalization of indoor and outdoor spaces, a youth leisure area, and visual impressions. Spectacular complex. Bridges as environmental scenery.
Komisarenko O.	«Movement for light»	Nightlife of creative Odesa. A light theater made of street equipment. The dominant building of the cultural center.
Novikov M.	«Lego»	His-rise towers of the contemporary art complex. The aesthetics of the space, consisting of a set of typical elements.
Umanenko I.	«Semi-factory»	The technique of historical replica is used. The pseudo-historic building of the Leisure Center. The street that passes through the building. The intersection of indoor and outdoor urban interiors.
Zhyrova G.	«Overpass»	Alternative traffic is provided in 3 levels (an overpass with observation decks that cuts through buildings; ground traffic, underground traffic. Creative territory for startups.
Nesterenko D.	«Green staircase»	The emphasis is on the height difference, with accents created by greened descents to the territory. A multi-level park in the frame of a historic building. Natural materials. Coziness.
Shyian M.	«In the grid of events»	Art-cluster. Urban creative space. Partial preservation of the industrial theme, workshops for artists of different directions, a territory for installations and happenings. The heterogeneous elements are assembled under a single covering, a

		grid-like porous structure.
Savchenko N.	Public space «Kinofabrika»	Combining the aesthetics of filming equipment with the aesthetics of the Odesa steamer (M. Zhvanetskyi), focusing on the film past of the Devolanovskiy Descent. Reducing and diversifying the program of the movement. Ensuring connections with Deribasivska Street. Changeable equipment – multi-level, multifunctional installations.
Basovych A. (creative group)	«Movement from above, water flow from below»	Pedestrian traffic is being built on the upper tier. An artificial river is proposed at the bottom, where people can travel by watercraft. Aimed at tourists and young people.
Antonova A.	«School of art. Odesa plein air»	Turning part of the territory into a separate educational campus. A complex of private schools and other educational institutions with infrastructure and cultural leisure. Possibility of living on the territory. The image of Odesa courtyards.
DAS group, 5 th year	«The life of cars»	The entire street was considered as a continuous parking lot with various types of storage, parking, and car maintenance. The territory is divided into zones of private garages, open and closed, single-level and multi-level parking lots and parking spaces, workshops, vehicle maintenance systems, etc.

The author's design proposals relate to the functional and figurative development of fragments of the territory of the Devolanovskiy Descent. The frameworks of local plot compositions, strategy and tactics of design solutions are defined. Historical and urban planning studies, such as: prognostic studies, assessment of historical and cultural heritage, species disclosure of valuable buildings and landscape, and others, allowed us to identify significant reference points around which the renovation of Devolanovskiy Descent in Odesa can be carried out and be effective.

The **factors** that determine the project potential include:

- belonging of the territory to the historical center of the city;
- proximity to cultural, educational, recreational, industrial and administrative centers;
- transportation connections at all levels;
- bridges and visual corridors that ensure the uniqueness and originality of the environment;
- the length of the street that connects 5 blocks;
- the presence of relief and slopes, which allows for the formation of additional viewpoints;
- two-tiered historical buildings;
- availability of connections to the “upper city” from transverse transportation routes (Hretska, Bunina, Zhukovskoho streets) and pedestrian stairs;

- the possibility of additional pedestrian connections from Polsky Descent;
- the presence of confusing and ambiguous legends of the area, which gives a maneuver to the search for an artistic image;
- industrial past, underground character, which determines the benchmarks of technologization and focus on subcultural solutions.



Fig. 1. Value characteristics of the architectural and historical environment.

Compositional **constants** – the elements that should play a leading role in the renovation of the image of Devolanovskiy Descent can be grouped as follow:

- urban planning and geological and geographical;
- historical and cultural;
- structural and compositional;
- style and technical and technological;
- psychological, expectations and stereotypes.

These findings allow us to determine the **design approaches** to the architectural and design development of remote sensing and to analyze existing projects for compliance with these approaches, namely:

1. To divide the integrity into separate locations, characterized by their appearance, function, origin, environmental scenario, potential visitors, etc.
2. Identify constant and variable areas. Check them for interconnectedness. Identify visual and semantic connections.
3. Develop an environmental scenario for the location. Coordinate the local scenario with the general one.
4. Identify characteristic and potentially possible artistic themes and sources of imagery. Based on these themes, develop a design idea for the location.
5. Combine local themes and scenarios into a coherent composition.

The project proposals identified the following areas of architectural and design development of the Devolanovskiy Descent environment:

- Separation of the territory into a pedestrian zone;
- Preservation of bridges and vistas, restoration of the composition along the historical axis;
- Introducing the idea of alternative culture, youth leisure, a certain visual and behavioral challenge;
- Formation of local groups around the entrance areas;
- Creation of functional and visual “pockets” in places where the original building or function has been lost;
- Focusing on the youth contingent of creative orientation and tourist needs;
- Dominance of the idea of intersection and flow of spaces, formation of indoor and outdoor compositions;

- Providing a style mix based on historical and technological styles;
- Activation of nightlife and creative leisure, shows and advertising;
- Creation of ecosystems as self-sufficient compositions;
- Balancing the heights by switching attention or creating an alternative height element;
- Color explosion.

Fig. 2 shows some of the project proposals of students and design institutions.



Fig. 2. Project proposals for the renovation of Devolanovskiy Descent in Odesa 2009-2024.

Materials summarizing project proposals and forming a scientific basis for design were published in professional journals, discussed at national and international conferences, and were

the subject of joint international projects. However, theoretical justifications and design proposals were not included in the focus of decision makers. Over a period of 15 years, there have been no positive changes in the development of Devolanovskiy Descent. The development is carried out spontaneously, by luck. Devolanovskiy Descent in Odesa continues to bear the stigma of an unsolvable problem through centuries and social systems, the karma of “pits”, “ditches”, large drainage and slums with some interspersed with multifunctional incompatible structures.

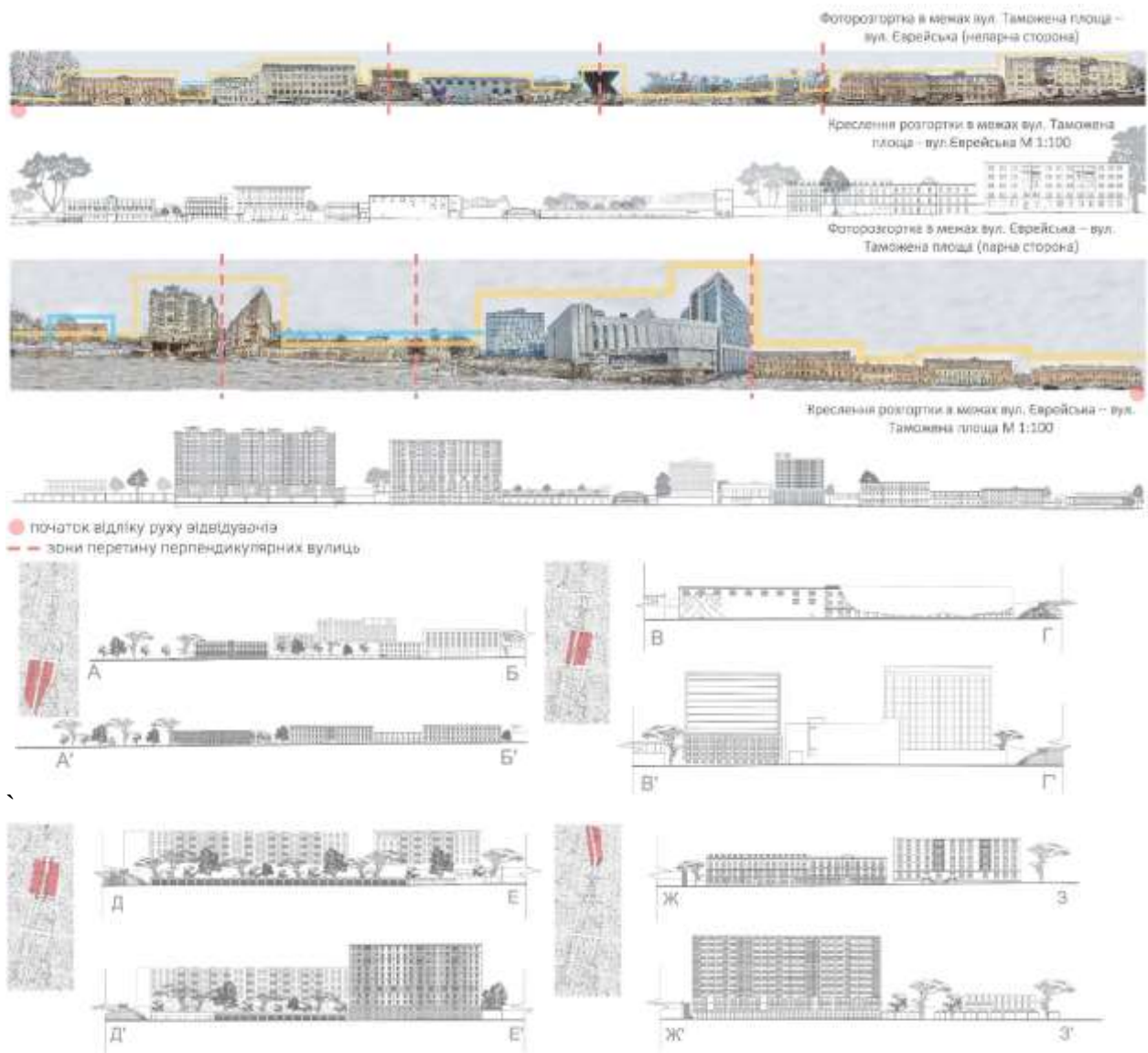


Fig. 3. The problem of correlation between historical heritage and modern development on the example of the Devolanovskiy Descent in Odesa.

Fig. 4 illustrates the degree of correctness of interference with the historic buildings of the city center.

Even today, the semantic analysis of the environment shows that signs of the historical environment are falling out of the urban fabric of Devolanovskiy Descent and there is a possibility of their complete loss, as shown in Fig. 5.

Separately, the problem of duplication or reflection of problematic solutions in each of the fragments of the historic environment of the city center was identified. Fig. 6 illustrates this specificity of the street development.



Fig. 4. The balance of modern and historical in the modern development of Devolanovskiy Descent in Odesa.



Fig.5. Irreversible losses in the historical and cultural environment of the Devolanovskiy Descent in Odesa.



Fig. 5. The technique of reflecting negativity in the construction on Devolanovskiy Descent in Odesa.

Researches see a way out of the situation in preserving the urban fabric, but in the case of the Devolanovskiy Descent, this hardly makes sense. The European approach to the development of historic buildings, which involves identifying its weaknesses, strengths, opportunities, and threats, is not very effective. This emphasis on priority problems and emergency measures, in the case of the Devolanovskiy Descent, can shift the focus and disrupt the logic of the development of the city center of Odesa. In our opinion, the methodology of involving the population and public opinion in determining the direction of renovation of a fragment of urban development is also inappropriate, as there are antagonistic contradictions between the strategy and tactics of the development of the city center.

It is known that a significant problem is the diversity of interests of business, private owners and the historical and cultural logic of the development of this fragment of the urban environment; another drawback is the lack of focus on the prospective contingent, the desire to “recoup” the invested funds as soon as possible, as well as the underestimation of such indicators as environmental legend, the atmosphere of the area, its spirit, etc.

The development of the urbanized environment depends on many factors, but locally, the city changes in proportion to the level of activity in a particular fragment of the urban environment. The activation of the urban environment is the result of many events. An indicator off the development of the environment is new buildings under construction and reconstruction, new architectural spaces of the city, visual changes in a fragment of the urban environment begins to meet such characteristic as human-centeredness, multifunctionality, openness, artistic diversity, landscaping, etc. These parameters attract people to the urban environment and support the unity and interdependence of two components: social action and architectural form. The solution to these problems is possible by creating an integrative environment and increasing the degree of its interactivity.

If the essence of architecture is to break its own constraints (Jean Nouvel), then the architectural future of Devolanovskiy Descent may not be “architectural” in the traditional sense. It is a procedural design related to the points of reference for movement in and around the territory. That is, its valence – the strength of connections and the ability to form any number of event structures – can be considered as an effective direction for the renovation of Devolanovskiy Descent. Then the following formula can work; environment of a fragment of the historic city center + social events = environmental event. Where an environmental event is something that purposefully takes place in the urban space, active areas of mass gathering, the communicative environment of public spaces, etc.

Social events tied to spatial coordinates provoke the architectural development of this fragment of the urban environment. They form an environmental event – the fact functions, new events, and a new image of the place.

We believe that the reason why no tactics of mastering the environment of Devolanovskiy Descent have yielded positive results is the lack of a holistic strategy that would combine concepts, approaches, methods, etc., in a single system based on the definition of a strategic goal and the resources for its implementation.

Let’s try to outline some contours of a **strategy for the renovation** of depressed areas of the historic city center, which could look like this:

The goal – is to preserve and recreate the historical tradition of Odesa’s development, to achieve European standards for maintaining a balance between historical and modern buildings.

The strategy consists of about **4 vectors of movement**: sustainable development of the historic city, legend and spirit of the area, responsibility and humanity, pride and love for Odesa.

The strategy **includes priority programs and approaches**:

1. Development of scientific research.
2. Development of professional training.
3. Involvement of the public, local historians.

4. Involvement of art historians, film and theater professionals, etc., in the field of culture and art.

5. Encouragement of business structures.

6. Responsibility of government agencies.

7. Involvement of UNESCO and other international organizations.

8. Support for startups and project experiments.

9. Developed investment system.

10. Open competition for designers and developers.

11. Information support.

12. Integrated systematic approach.

13. Environmental approach.

14. Transferring the event to the system of material environment.

The **indicators of the success** of its implementation are determined, the main ones being. Comprehensive study of the historical and cultural heritage of Odesa, recording the state of affairs, setting urgent actions, identifying general and local priorities, allocating areas of responsibility among stakeholders, attracting investments, providing information support, intensifying environmental activities at all stages of work in the historical and cultural environment, and creating experimental sites and public platforms.

Reaching the maximum indicators according to the ratings of international and domestic programs as soon as possible, preferably this year. Time and personnel factors are crucial. In the future, Odesa and its historic center will reach the level of developed countries in the field of preservation, maintenance and development of architectural and historical heritage. And its record will not be spoiled by new development.

Conclusions. The strategy for the renovation of depressed areas of the historic city center is a holistic system that brings together scientific research, design practice, business plans, public opinion, and experimentation into a single complex. It includes vectors, programs, approaches, priorities, criteria, and indicators that form a basic construct for developing concepts, mastering various tactics, techniques, and tools, and engaging and expanding the circle of stakeholders. Based on a generalization of 15 years of research on Devolanovskiy Descent and student project proposals from different years, we identified framework constraints that play the role of an environmental imperative and allow us to formulate design approaches to the renovation of the Devolanovskiy Descent. The leading directions include not full but partial preservation of the historical frame and compositional structure; orientation and design and social experiment and challenge, youth contingent; restoration of several artistic and scenario themes, ensuring the flow and variability of open and closed spaces, involving the sky in the figurative concept; the use of attention switching techniques, attention management, etc. It has been established that the problem of renovation of depressed areas in the historical buildings of the city center can be solved by activating them through non-architectural means; by transferring the event to the system of material environment. Further research should be aimed at expanding and clarifying the strategy and tactics of renovating the environment of historic center objects.

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СТРАТЕГІЯ РОЗВИТКУ ДЕПРЕСИВНИХ ДІЛЯНОК АРХІТЕКТУРНО-ІСТОРИЧНОГО СЕРЕДОВИЩА МІСТА ОДЕСИ НА ПРИКЛАДІ ВУЛИЦІ ДЕВОЛАНІВСЬКИЙ УЗВІЗ

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Анотація. Стаття присвячена визначенню стратегії розвитку депресивних територій архітектурно-історичного середовища центру міста Одеси. Визначено поняття стратегії розвитку депресивних територій, виявлено фактори, що впливають на розвиток історичного центру міста, проаналізовано підходи до реновації депресивних територій у світовій практиці.

Зроблено акцент на проблемі збереження та безперервності розвитку архітектурно-історичного середовища, а також нового використання об'єктів. Основою для розробки положень стратегії розвитку Деволанівського узвозу в Одесі є законодавча та нормативно-правова база з питань обстеження будівель і споруд, Закон України "Про регулювання містобудівної діяльності", рішення 18-ї позачергової сесії Комітету всесвітньої спадщини. Включення історичного центру Одеси до Списку всесвітньої спадщини ЮНЕСКО, Закон України "Про охорону культурної спадщини", державні норми проектування, наукові праці провідних теоретиків і практиків у галузі проектування в архітектурно-історичному середовищі - Арнхейма Р., Дея К., Лінча К. та ін. Запропоновано підходи до дослідження та проектування в архітектурно-історичному середовищі, особливості формування якісних характеристик (потенціалу) та спрямування. На прикладі студентських робіт визначено напрямки та принципи організації сучасних культурно-громадських комплексів на основі

історично сформованого середовища. З'ясовано основні поняття, специфіку досліджень і проектування в архітектурно-історичному середовищі. Визначено форми існування та механізми формування історико-культурної традиції, концепції проектних рішень, спадкоємність розвитку фрагменту архітектурно-історичного середовища.

Ключові слова: депресивні території середмістя, реновація, архітектурно-історичне середовище, стратегія розвитку історичного центру, фактори впливу на розвиток архітектурно-історичного середовища, напрями розвитку середовища історичного центру, принципи розвитку історичного середовища, пріоритетні програми та підходи, показники реалізації стратегії розвитку історичного середовища.