

# New Trends In Modern Urban Architecture In Russia In The Context Of Large-Scale Residential Development Of Territories

**Tatiana V. Portnova**

Doctor of Arts. Professor State Agrarian University - Moscow Agricultural Academy named after. K.A. Timiryazev, Moscow, Russian Federation

tatianaportnova@bk.ru

ORCID: 0000-0002-4221-3923

---

## ABSTRACT

*The paper deals with new trends in the residential development of Russian cities. In the era of mass urbanization, the shortage of space has become increasingly urgent, and so it is becoming more and more relevant to study the new architecture of buildings located in urban territories. It is noted that modern urban construction in most cases is complicated by the need to do a lot of preparatory work. The conventional approach to construction is changing, and developers are giving priority to new technologies. At the same time, the development of new territories is an organized construction process, which requires the developer to comply with all the requirements and regulations necessary for carrying out construction activities. The paper emphasizes that an essential part of construction activities is design, which includes determining the stages of work and configuring the sketch and the appearance of a new building. Meanwhile, developers do not always pay due attention to the issue of how the new object fits into the general appearance of the city.*

*In this connection, it is of interest to investigate the new trends in modern urban architecture in the conditions of large-scale residential development of territories of large cities, which are used in the framework of renovation and repurposing of territories.*

*This paper aims to analyze the effectiveness of using these trends in modern urban architecture in the conditions of large-scale residential development. The research methodology relies on the system approach and includes the empirical method of field observation and survey of urban environment objects with subsequent systematization and generalization of the results. The conclusion is drawn on the significance of repurposing urban areas. Besides, it is important to comply with all specified requirements for building standards and the organization of construction.*

**Keywords:** trends, architecture, large-scale residential development, repurposing of territories, renovation

---

## 1. INTRODUCTION

At present, there are many approaches to the architectural appearance of modern cities. Many architects, moving away from traditional Soviet constructivist buildings, try to make their objects unusual and as comfortable as possible for residents of urban agglomerations [1]. However, this is not always possible in high-density urban areas of large cities. In most cases, there are large multi-storey residential complexes surrounded by territory with parks, socially significant objects, playgrounds, etc. High urbanization and demand for housing have determined new needs in the architecture of the metropolis. Meanwhile, not always enough attention is paid to the issue of how the new object fits into the general appearance of the city. In the conditions of large-scale residential development, not very successful design trends often emerge: different residential complexes do not match each other, neither in the color scheme nor in the number of floors. Besides, the functional component is often missing. Therefore, it becomes important to study the issues of providing the necessary infrastructure in old and new territories, ensuring their harmonious combination, and creating a certain image, favorable for living both from the aesthetic and functional point of view.

## 2. LITERATURE REVIEW

The theoretical and methodological basis of the study is formed by the works of domestic and foreign authors on the issues of the modern design of Russian urban territories.

Currently, scientific studies related to urban space are widely represented in the academic environment. For example, the issues of comprehending not only architectural and functional but also cultural space are discussed in theoretical works by modern philosophers: Bystrova, Goryainova, Rappaport, Hiromi, Gibson,

and others [2, 3, 4, 5, 6]. Along with the philosophical direction, there is a whole group of studies of sociological and cultural nature, considering the city as a socio-cultural phenomenon: Wirth, Volichenko, Nazarova, Glazychev [7, 8, 9, 10]. An important step in the characterization of various aspects of art, including the design of the urban environment, was made in art history works: Lynch, Marder, Yankovskaya, and others [11, 12, 13]. However, the above-mentioned works do not deal with the issues raised in the present study. The issues of designing individual territories and urban environment design are touched upon to some extent, but they are not the subject of special consideration of the new problems facing modern architecture, which were outlined above. For the reasons stated above, the relevance of the present work lies in the fact that it deals with this issue in terms of studying the aesthetic potential of the cultural space of cities, manifested in the designed zones in their territories.

The study aims to conduct a theoretical analysis of new trends in architecture in the conditions of large-scale residential development through the example of Russian cities, and also to assess the aesthetic potential of the cultural space created in architectural projects based mainly on the materials of modern Moscow.

The achievement of the specified goal implies solving the following tasks:

- To identify modern trends in the field of organization of the urban subject-spatial environment;
- To analyze the category of “new trends in architecture”, present it as a subject of research, and specify the conceptual and methodological methods of study;
- To consider the value aspects of implementing the aesthetic potential of the cultural space of individual territorial urban zones in the current conditions of large-scale residential development.

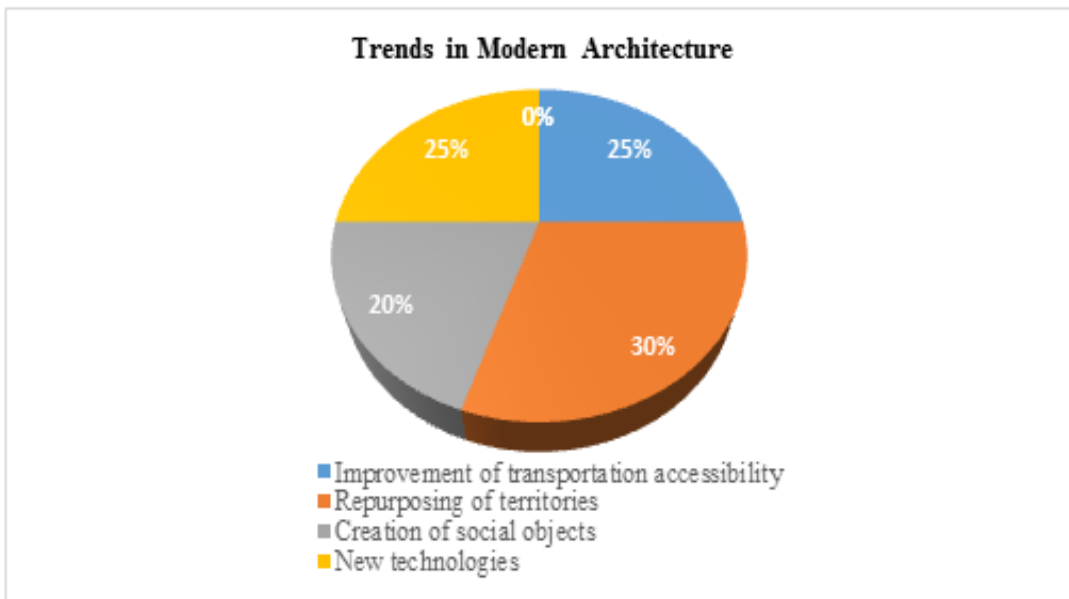
### **3. METHODS:**

The study relies on the systematic approach to the study of phenomena of modern architecture. To identify new trends in the area of planning and designing the urban environment, along with scientific and theoretical methods and the analysis of design experiments, the empirical method of field survey of architectural objects of the urban environment with the subsequent systematization and generalization of the results was applied.

The materials presented in the article can be used in the elaboration and adjustment of various projects and documents associated with the formation of the cultural environment of modern cities, the development of architectural education, as well as the elaboration of a set of measures to preserve cultural heritage.

### **4. RESULTS.**

Modern civilization brings to the forefront the “human factor”, which implies the improvement of the quality of human life, the greening of socio-economic development, and a new type of relationship between man and nature as an integral part of the general system “man – society – nature”. Against the backdrop of such a situation, in which public thought turns toward understanding the need to expand the cultural urban space, one can observe the emergence of new trends. It is worth noting that new trends in architecture are usually implemented within the framework of renovations or repurposing of territories. Authorities try to keep the historical centers of large cities intact, strengthening the protection of such buildings and financing their repair. “The main task of renovation of depressed industrial territories is to repurpose, reorganize, change the original functional purpose of the object or territory to something that will be in greater demand, will justify itself from all sides, with minimal funds” [14, p. 62]. Trends in Modern Architecture Shown in Diagram 1.



**Diagram 1:**Trends in Modern

Nevertheless, the trend of recent years in the city of Moscow has become large-scale work on the repurposing of territories [15]. An ambitious renovation program has been launched, making it possible to build new infrastructurally developed districts with comfortable apartments, parks, and squares, as well as improved transport accessibility. One such project is “Quarter 82 of the Khoroshevo District” [16]. The developer in this project is OOO “KROST”, which not only implements construction activities but also provides the territory with land improvement facilities, builds social infrastructure facilities in the area, and, together with the Moscow City Administration, is responsible for the creation of a transportation hub.

Designing the architecture of the district was based on the study of the composition of the existing housing stock, the functional saturation of the microdistrict, the social security of its residents, transportation accessibility, and the presence of pedestrian zones. The development scheme elaborated in the pre-design stage of the analysis is shown in Figure 1.



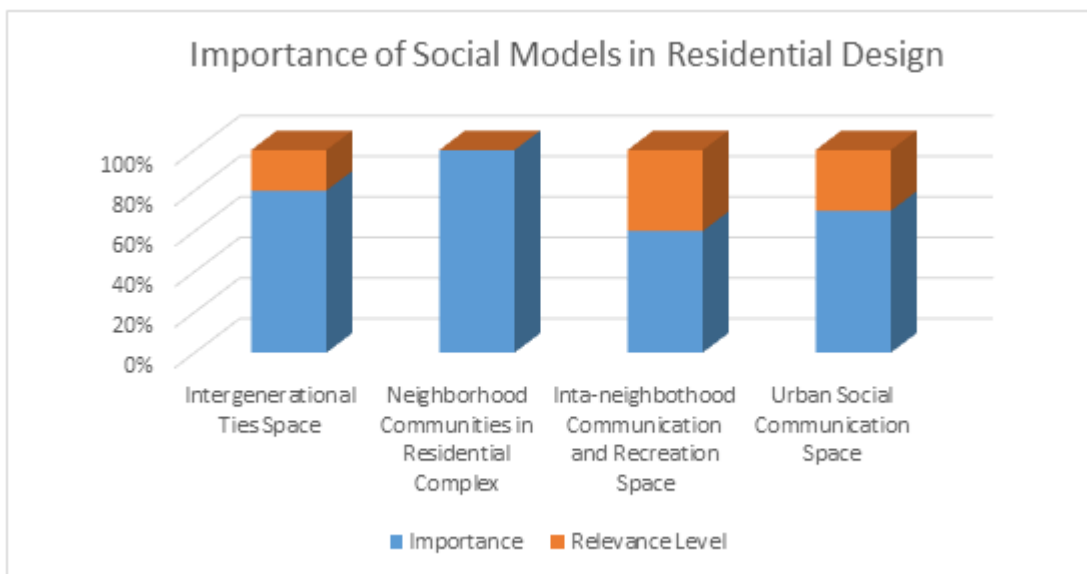
**Figure 1:** Development scheme elaborated in the pre-design stage of the analysis. Source 16

The pre-design analysis made it possible to specify the residents' requests, to get an idea of the quality of the modern residential environment from their perspective, and to identify weak and strong aspects of the microdistrict and problems, ways of solving which were developed by designers in four general plan concepts directly in the design stage.

Social design was one of the most important stages of the project. Four social models were developed:

- Urban social communication space;
- Intra-neighborhood communication and recreation space;
- Space of neighborhood communities in the residential complex;
- Space of intergenerational ties.

The model of the urban social communication and intra-neighborhood communication and recreation space means that the city by its nature is a generator of socio-cultural diversity and new meanings; it is an innovative field of society. The presence of a stable, recognizable image of the city contributes to the creation of a favorable, comprehensive impression of the city and supports the connection between the historical past and modern culture. "In other words, the image of the city creates a 'socially imagined context', which allows all its residents to speak 'the same language' and thus becomes one of the main means of integration of urban communities into the communicative space of the city" [17]. The space of neighborhood communities in a residential complex is understood as an association of citizens emerging in a small territory – a neighborhood, a house, a street and aimed to address issues of territory improvement, etc. See The Importance of Social Models in Residential Design in Diagram 2.



**Diagram 2:** The Importance of Social Models in Residential Design

The space of intergenerational ties implies an environment in which young and old people jointly receive social services and interact with each other. "The intergenerational connected environment implies programs within which children and/or youth and older adults can receive social services together in the same area and where participants interact regularly through organized intergenerational activities and informal gatherings" [18]. The main task of such an environment is to create the necessary conditions to ensure the fullest possible satisfaction of the public needs of citizens in therapeutic and preventive, health-improving, and social adaptation activities, health promotion, increasing physical activity, as well as normalization of mental status through creative processes, occupational therapy, games, and the establishment of mutually supportive relationships.

The scheme of the new residential quarter is shown in Figure 2.



**Figure 2:** Scheme of Quarter 82 “Khoroshevo”. Source 16

Quarter 82 occupies an area of about 40 hectares.

The territory of the quarter is bounded:

- **From the North** – by Marshal Tukhachevsky Street;
- **From the East** – by General Karbyshev Street;
- **From the South** – by Marshal Zhukov Avenue;
- **From the West** – by General Glagolev Street.

In 2024–2025, the metro station General Karbyshev Boulevard will be built near the quarter. The nearest metro stations are currently Polezhaevskaya and Oktyabrskoe Pole.

Another interesting project was realized in the city of Astrakhan [19]. It was aimed at repurposing the urban area occupied by ramshackle buildings by creating a modern residential compound with all the necessary social infrastructure, with the construction of roads, sidewalks, parks, and playgrounds. The photo of the microdistrict before repurposing is shown in Figure 3.



**Figure 3:** Photo of the microdistrict in Astrakhan before repurposing. Source 19

The above-mentioned object is an example of the comprehensive development of the residential area. The newly built microdistrict will look as shown in Figure 4.

Sometimes one can also see fragments in the microdistrict development where rural and urban spaces intersect, collide, overlap, and form surprising combinations. As a rule, such a combination of old and new is possible due to the excess of empty space, but here the rapid transformation of rural wilderness into modern civilization should be regarded in not only rational but also stylistic and figurative aspects individually in each project.



**Figure 4:** Photo of the new microdistrict in Astrakhan. Source [19]

It is visually clear that the new microdistrict is more functional, beautiful, and modern, and thus more comfortable for the city residents.

New trends in architecture include the use of new facade types, “smart house” systems, and “car-free yards”. All this is aimed at increasing the comfort of living for modern citizens.

At the same time, there are also houses that do not fit into the general appearance of the neighborhood, stand out from other buildings, and do not have the necessary infrastructure for comfortable living. This is especially true in cities where the cost of land is high. For example, the chaotic housing development in the city of Sochi does not add to its attractiveness, spoils its appearance, and results in the loss of resort and tourist potential [20] (Figure 5).



**Figure 5:** Architecture of one of residential districts in Sochi

**Source:** the photo was taken by the author

Many buildings in the city were constructed without the approval of general projects, illegally, but were approved later after the construction, which generally did not add beauty to the appearance of the city.

In order for the new architecture to be both functional and beautiful, it is necessary to tighten the requirements for developers at the stage of approving the projects of urban residential areas. At the level of each major city, requirements for architecture should be worked out in line with existing trends. The use of new architectural options should be accompanied by in-depth expertise conducted by professionals in construction and urban architecture. Only such an approach will help cities to get rid of ugly and non-functional buildings that spoil the general background of residential areas. Urban culture as one of the numerous morphological units of the integral cultural system is conditioned by the phenomenon of the city itself: its regional, climatic, ethnic, and scale characteristics. One of the main goals of urban land improvement is to achieve the required aesthetic characteristics, including the level of living comfort for people, high quality of urban structures, their reliability in operation, and harmonious interpenetration of the housing stock and natural environment. Nevertheless, in modern cities, one can see a lot of unsuccessful solutions caused by various circumstances. It appears that the need for the comprehension of aesthetic potential can emerge only when people have a clear awareness of their own need for beauty in their life activities and everything that surrounds them. "The detachment of architecture from the process of art development has affected the artistic appearance of cities, and, above all, the areas of large-scale construction. The depressing uniformity of the housing stock, represented by standard houses throughout the city, nullifies all attempts to ensure true originality of the residential area" [21, p. 67]. See table 2 Table: Key factors and recommendations for improving urban architecture.

**Table 2:** Key factors and recommendations for improving urban architecture.

Aspect	Description	Recommendations / Solutions
Stricter Requirements for Developers	Development and implementation of stricter standards for architectural projects at the approval stage.	Establish unified norms aligned with modern trends, accompanied by mandatory professional expertise.
Consideration of Regional and Cultural Characteristics	Architecture should account for climatic, ethnic, and scale-specific features of cities.	Design projects that integrate local features and harmonize with the natural environment.
Aesthetics and Comfort	Improving the aesthetics of urban spaces, ensuring living comfort, and enhancing the quality of infrastructure	Create harmonious spaces that blend residential areas with natural surroundings.
Problem of Uniformity in Buildings	Predominance of standardized buildings reduces the originality of urban environments.	Encourage individual projects and creative architectural solutions.
Awareness of the Need for Aesthetics	Realization of the public's need for beauty and aesthetics in their surroundings.	Promote architectural art and develop programs to improve public taste and appreciation.
Impact of Architecture-Art Detachment	Loss of connection between architecture and art negatively affects the artistic appearance of cities.	Re-establish ties between architecture and art to create unique urban spaces.

## 5. CONCLUSION

Taking into consideration the aforesaid, it can be stated that in general, the use of new trends in architecture in large-scale urban residential development has proved the importance of repurposing urban areas. At the same time, it is important to comply with all specified requirements for building standards and organization of construction. All large residential areas should be equipped with parks, parking lots, and playgrounds. In this

case, these territories will be truly multifunctional, meeting the needs of modern people seeking to create a family and live in the most comfortable conditions. Prevention of violations in this area will help to preserve the beauty and style of new residential areas in modern Russian cities. In line with this reasoning, one should recognize the phenomenon of diversity and uniqueness of urban culture, which is confirmed by the absence of completely identical cities in reality. Alongside this, under the current conditions, it is necessary to search for new approaches to the development of historical cities and their centers, methodological principles for preserving the existing architectural monuments, as well as the necessary restoration of historical and architectural heritage and its use in an innovative technogenic environment. See the main pros and cons in table 1

**Table 1:** pros and cons

Pros	Cons
Importance of repurposing urban areas for their effective use.	Need for strict compliance with building standards and construction organization
Equipping large residential areas with parks, parking lots, and playgrounds to enhance multifunctionality.	Risk of violations that may harm the beauty and style of new residential areas
Recognition of the phenomenon of diversity and uniqueness in urban culture.	Challenges in finding new approaches to the development of historical cities and their centers.
Necessity of preserving and restoring historical monuments and architectural heritage	Issues with integrating historical heritage into an innovative technogenic environment.

## REFERENCES

1. Priority Programs and Projects. Key Decisions // Government of Russia: Official website. URL: <http://government.ru/rugovclassifier/660/main/> (accessed on November 5, 2021)
2. Bystrova, A.N. Structure of Cultural Space: Thesis of Doctor of Philosophy: 09.00.13 / A.N. Bystrova. Tomsk, 407 p. (2004)
3. Goryainova, O. I. Man in cultural space / O. I. Goryainova // Time of Culture and Cultural Space. Moscow: Moscow State Institute of Culture, pp. 9–12. (2000)
4. Rappaport, A.G. Concepts of architectural space / Review of information // Scientific and Technical Information Center on Civil Construction and Architecture. Theory and history of architecture. Issue 1. Moscow, pp. 34–43. (1988)
5. Fujll, H. Dispersed, Multi-Layered Space // Architectural Design. No. 1/2. – London, pp. 67–70. (1989)
6. Gibson, J.J. The Perception of the Visual World. – Cambridge – Massachusetts: The Riverside Press, 230 p. (1950)
7. Wirth, L. Urbanism as a way of life // Selected Works on Sociology, Moscow, pp. 93–118. (2005)
8. Volichenko, O.V. Creative Concepts of the Latest Architecture. Monograph. Bishkek: Kyrgyz State University of Construction, Transport and Architecture named after N. Isanov, 312 p. (2013)
9. Nazarova, M.P. Architectural space of the city: culturological aspect // Izvestia of the Volgograd State Pedagogical University. Series: “Socio-Economic Sciences and Art”, No. 3 (67), pp. 73–77. (2012)
10. Glazychev, V.L. Cultural potential of the city // City Culture: Problems of Urban Environment Quality: Collection of Scientific Works / Ed. by B.L. Glazychev. Moscow: Research Institute of Culture, 245 p. (1986)
11. Lynch, K. The Image of the City. The MIT Press, 194 p. (1960)
12. Marder, A.P. Aesthetics of Architecture. Moscow, Stroyizdat, 213 p. (1988)
13. Yankovskaya, Yu.S. Architectural Object: Image and Morphology. Dissertation. Moscow: Moscow Architectural Institute, 226 p. (2004)
14. Tolpinskaya, T.P., Alzemeneva, E.V., Mamaeva, Y.V. Main directions of the renovation process in the transformation of industrial territories into public spaces // Engineering and Construction Bulletin of the Caspian Region. No. 3(29). Pp. 52–63. (2019)
15. The Best Project of the Year – 2020 Has Been Launched // National Project Management Association SOVNET / NP “Project Management Association “SOVNET”. November 1, 2021. URL: [http://www.sovnet.ru/about/news-blog/3419/?sphrase\\_id=5663](http://www.sovnet.ru/about/news-blog/3419/?sphrase_id=5663) (accessed on November 5, 2021)
16. Official website of OOO KROST. URL: <https://www.krost.ru/> (accessed on November 3, 2021).

17. Lebedeva, E.V. Communicative space of the urban environment: prospects and directions of research // Journalism - 2014: State, Problems and Prospects: Proceedings of the XVI International Scientific and Practical Conference. URL: <http://elib.bsu.by/handle/123456789/108237> (accessed on June 3, 2023)
18. Hatton-Yeo, A., Melville, J. Intergenerational Shared Spaces. Generations Together Cymru. Cardiff, 2013. URL: <https://generationsworkingtogether.org/downloads/5b361fc82db5bShared%20Site%20final%20Generations%20Together%20Cymru.pdf> (accessed on June 3, 2023)
19. Analytical study “Comprehensive Assessment of the Development Potential of the Astrakhan Agglomeration” // URL: <https://www.centeragency.org/ru/projects/127> (accessed on June 3, 2023)
20. Illegal Construction Projects in the City of Sochi. URL: <https://sochi.ru/zhizn-goroda/gradostroi/obekty-nezakonnogo-stroitelstva/> (accessed on June 3, 2023)
21. Razdrogina, S.A. Aesthetic Organization of the Urban Environment - Scientific Potential of Regions in the Service of Modernization. Astrakhan: Astrakhan Institute of Civil Engineering, 290 p. (2011)