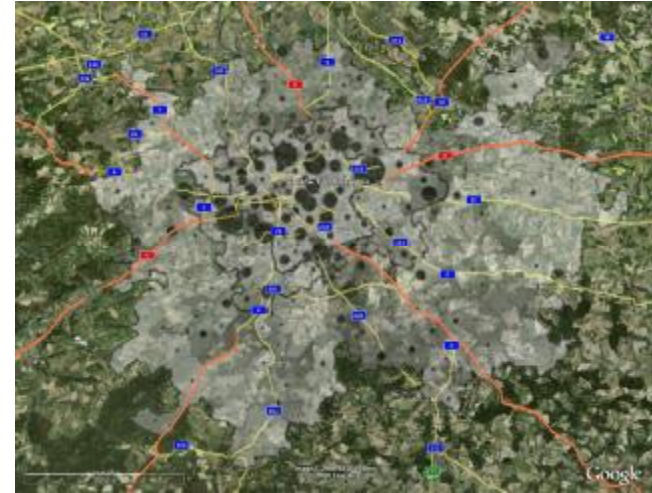
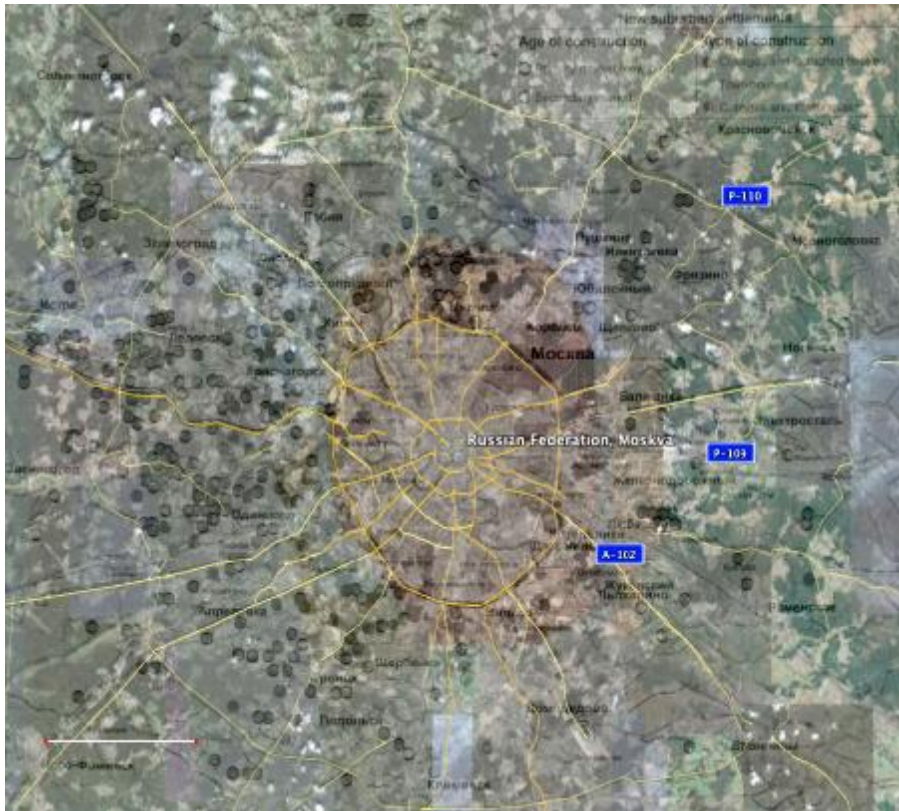


Suburban residential developments

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1. Typology of suburban residential developments
2. Policies and Planning
3. The future of suburbs



Typology

Dacha settlements

precedents Historical seeds of suburbanization, some predating the socialist period as peripheral villages and satellite communities

location Located in more attractive natural settings in metro periphery, infill within existing settlements, clusters of new developments at the settlement edges

developers Many self-built, others by small contractors

residents Broad specter of residents ranging from owners of old small villas with modest means to the class of nouveau riche emerging in the early 1990s

urban form Single family residences, initially of modest size but expanding substantially after size restrictions lifted in early 1990s, standard parcel sizes typical of such communities

impacts Overloading the existing feeble network of public infrastructure and services in those areas, environmental pollution (air, water, and noise pollution, failing sewer systems, illegal dumping of waste), social tensions between newcomers and native residents



Typology

Palace compounds

- precedents* Roman villas, country estates of landed aristocracy and wealthy industrialists
- location* Scattered in select, relatively isolated locations of superior environmental quality
- developers* Custom-built
- residents* Top economic strata
- urban form* Gated communities composed of a single unit, McMansions, post-socialist baroque
- impacts* Privatization of space, menacing social message



Typology

Gated communities

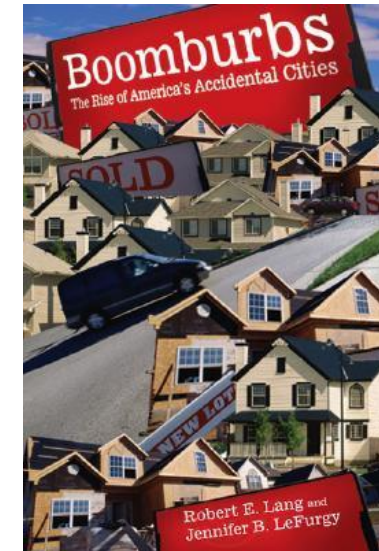
- precedents* In the socialist context precedents in retreats for upper echelon government officials, residential compounds for foreign ambassadorial staff
- location* Concentrated in sectors of metropolitan areas marked by higher environmental quality and good regional accessibility (in various combinations of the two factors)
- developers* Big developers, many driven by foreign capital
- residents* Serving the needs of upper middle and professional classes, favored by families with children
- urban form* Many GCs feature a mixture of residential building types (from midrise apartments to single family detached) with the intent to draw a broader range of prospective buyers while maximizing development potential
- impacts* Privatization of space, territorialization of metropolitan landscape, disassociation from urban life and civic engagement/responsibilities



Typology

Boomburbs

- precedents* No precedents in Eastern Europe
- location* Concentrated around new suburban employment/service growth centers, usually in locations enjoying high accessibility due to recent investments in trans-regional infrastructure and beltway capacity improvements (non-residential growth feeding residential development and vice versa)
- developers* Combination of local and international developers and investors
- residents* Targeting white-collar middle-class consumers
- urban form* Haphazard mixture of residential types with an emphasis on higher-density developments
- impacts* Demand for extending municipal services to outlying areas, automobile oriented environments inducing further traffic congestion, erosion of central city tax base



Typology

High-density urban extensions

- precedents* Following traditional patterns of urban expansion
- location* Location at the very edge of the built-up urban area, gravitating particularly towards socialist housing estates, taking advantage of existing urban infrastructure capacity
- developers* Mostly local developers
- residents* Less prosperous members of the middle class, reaching towards higher income working-class families
- urban form* High-density, higher quality (compared to socialist housing estates) multi-family 1, 2, and 3 bedroom dwellings, infill of restituted open or interstitial spaces
- impacts* Loss of open green space in and around the high-density environments of the socialist housing estates



Policies

Pre-1989

§ Tight state control over property and land markets.

§ Management of urban expansion by channeling residential growth to large housing estates, new town development, and by placing restrictions on privately built housing in settlements of the metropolitan periphery.



Policies

1990s

- § Deregulation of the property and land markets.
- § Relaxation of development controls.
- § Decentralization of political power from central to local governments.
- § National taxation policies encouraging local governments to pursue new development as a source of tax revenues.
- § Emphasis on large economic development projects (suburban enterprise zones, infrastructure improvement projects).
- § Green light given to foreign investors with a preference for greenfield development.

Policies

2000s

§ Recognizing the need for more orderly growth - employing two strategies:

- Strategy to limit haphazard small-scale individual developments and to encourage large-scale projects. Goal - transferring the costs of infrastructure and service provision to large-scale private developers.
- Creation of polycentric metropolitan areas

§ Consequence - encouraging further suburbanization, supporting the development of boomburbs and gated communities (both serving the needs of upper middle-class consumers).

Suburban futures

Suburban growth drivers

§ Solidifying the power of the suburban growth coalition

§ Continuing increases in consumer purchasing power

§ Degradation of inner city environmental conditions (pollution, congestion, loss of open space)

§ The continuing power of the American dream

Suburban futures

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Suburban growth constraints

- § Current financial and housing crisis, continuing energy and climate crisis
- § Continuing demographic crisis (declining fertility rates, negative or slow population growth, aging population)
- § Market saturation (housing, automobiles, commercial space)
- § Greater awareness of the negative impacts of increasing resource consumption

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Likely outcome

- § Heightening tensions between the two opposing camps
- § Sharpening of socio-spatial stratification