






uia  
PUBLIC HEALTH GROUP

Uia Year of Design for Health

Healthy Cities and Public Spaces



Thomas Schinko  
Vasconi Architects

Live webinar  
Monday 25 April 2022 | 14:00 Paris time

Register: <https://qrco.de/bcvYZL>



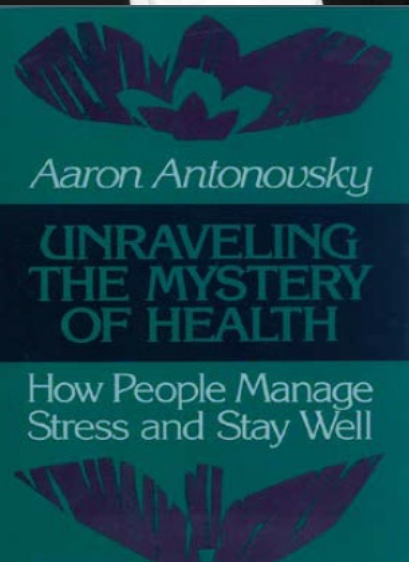
Scan to register

# GANDJA MASTERPLAN 2040 or WHAT IS A HEALTHY CITY ?

“Health is a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity”



Healthy City Checklist  
WHO European Healthy Cities Network



Why do some people remain healthy, while some become ill?

“Sense of Coherence” regarding life and its challenges

- comprehensibility
- manageability
- meaningfulness

The mind: How you feel

# Aaron Antonovsky

## Father of Salutogenesis

better quality of life

- cause health
- self-reliance, public health
- holistic approach

Latin salus = health

& Greek genesis = origin.

**salutogenic design**



# A salutogenic masterplan envisions a city that enhances health in daily life

## 1. SIX Vital Elements:

- **NATURE:** Design that is inspired by the natural world
- **IDENTITY:** Design that draws on meaningful local influences
- **DIGNITY:** Design that centres on human needs - inclusive & addressing all ages and abilities
- **VARIETY:** A range of experiences and a sense of discovery
- **VITALITY:** Regenerative space facilitates flow of people and ideas – animated spaces
- **LEGACY:** Design that makes a lasting contribution to health



# IF THE CAUCASUS IS THE CENTER OF THE WORLD, GANDJA IS THE CENTER OF THE CAUCASUS

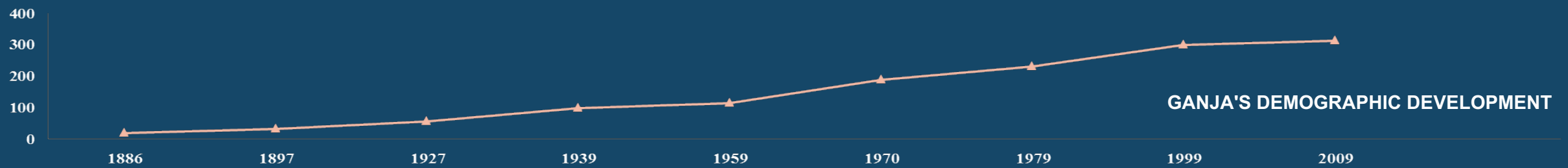




1142 – 1209 NIZAMI GANJAVI







THE ANCIENT CITY  
OF GANJA



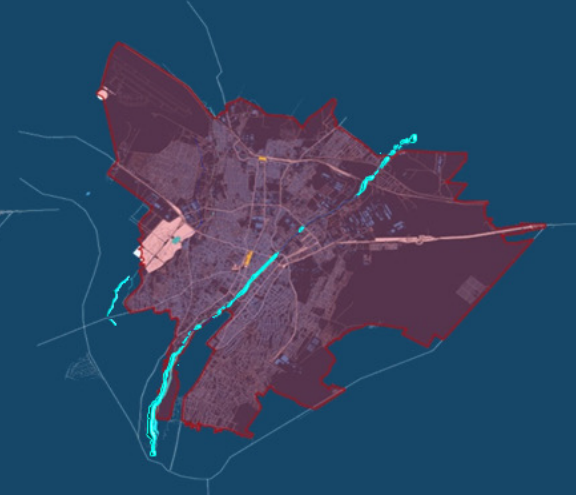
GANJA SQUARE,  
AFTER EARTHQUAKE



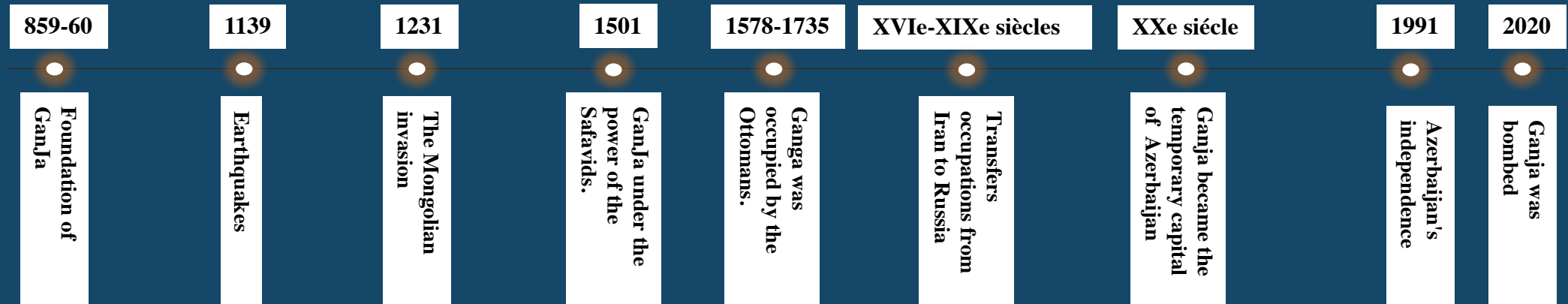
URBAN LIMIT EXTENSION  
AROUND GANJA SQUARE

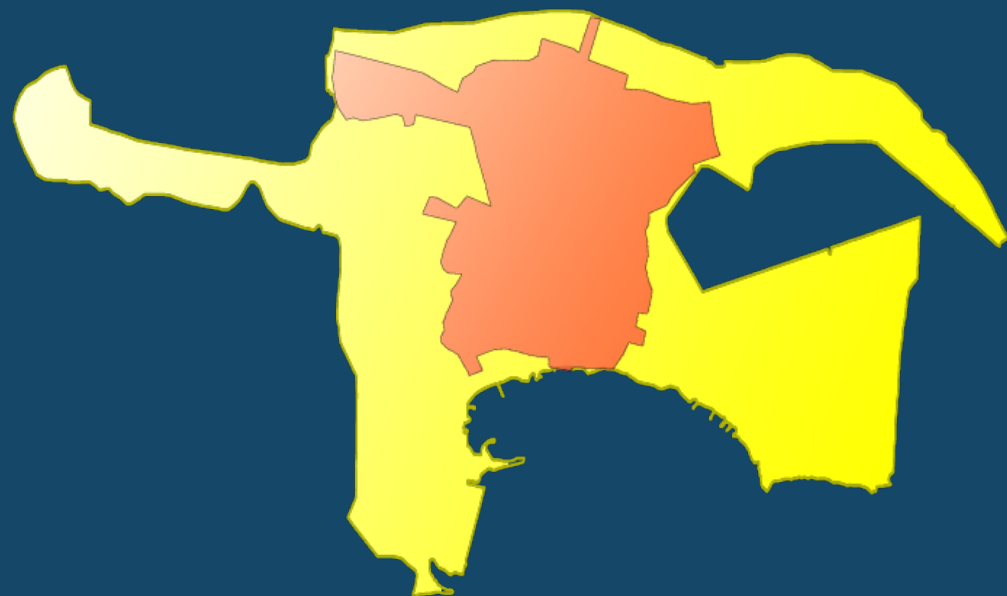


LIMITS 2020

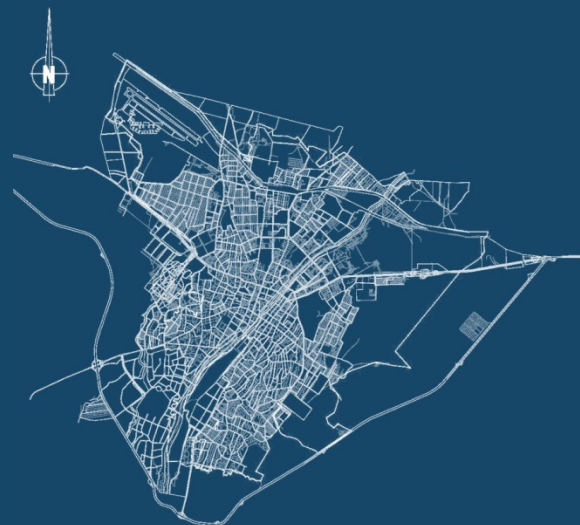


LIMITS 2021





## LEGEND



GANJA



PARIS







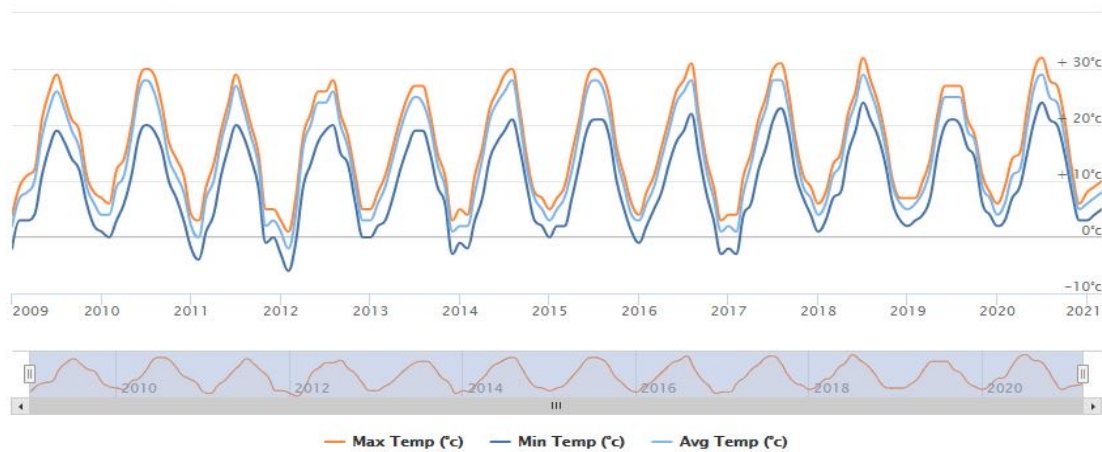
# CITY OF CONTRASTS



## CLIMATE

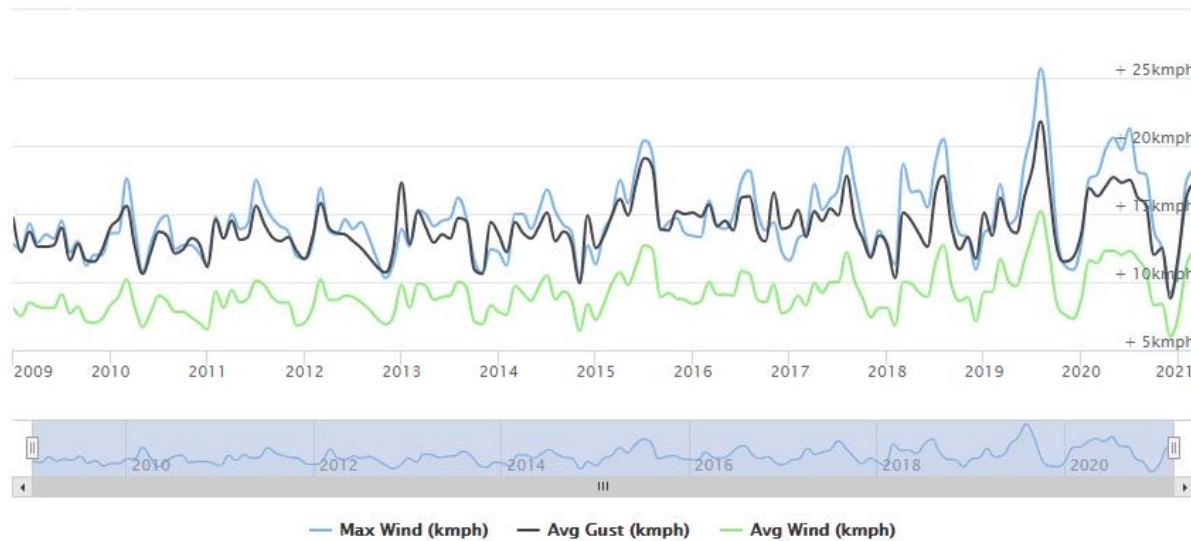
### Ganja

Max, Min and Average Temperature (°C)



### Ganja

Average and Max Wind Speed and Gust (kmph)



WorldWeatherOnline.com

### Climate data for Ganja

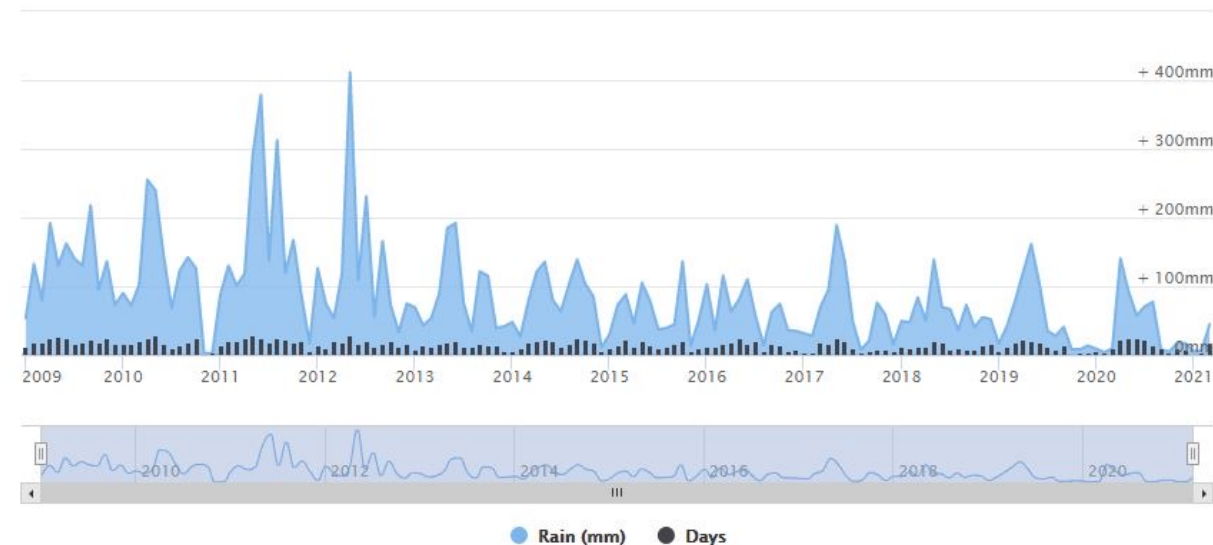
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Average high °C (°F)	6.5 (43.7)	6.8 (44.2)	11.9 (53.4)	19.2 (66.6)	23.4 (74.1)	27.9 (82.2)	31.7 (89.1)	29.9 (85.8)	26.0 (78.8)	19.3 (66.7)	12.6 (54.7)	8.3 (46.9)	18.6 (65.5)
Daily mean °C (°F)	1.4 (34.5)	2.2 (36)	6.2 (43.2)	13.1 (55.6)	17.8 (64)	21.9 (71.4)	25.4 (77.7)	24.3 (75.7)	20.6 (69.1)	13.8 (56.8)	8.3 (46.9)	4.1 (39.4)	13.3 (55.9)
Average low °C (°F)	-2.3 (27.9)	-1.2 (29.8)	2.2 (36)	7.7 (45.9)	12.2 (54)	16.3 (61.3)	19.5 (67.1)	18.3 (64.9)	15.2 (59.4)	9.2 (48.6)	4.5 (40.1)	0.0 (32)	8.5 (47.3)
Average precipitation mm (inches)	10 (0.39)	17 (0.67)	32 (1.26)	30 (1.18)	42 (1.65)	46 (1.81)	23 (0.91)	18 (0.71)	16 (0.63)	32 (1.26)	14 (0.55)	18 (0.71)	298 (11.73)
Average precipitation days	4	5	5	6	9	7	3	4	3	6	3	4	59

Source #1: [36]

Source #2: NOAA<sup>[37]</sup>

### Ganja

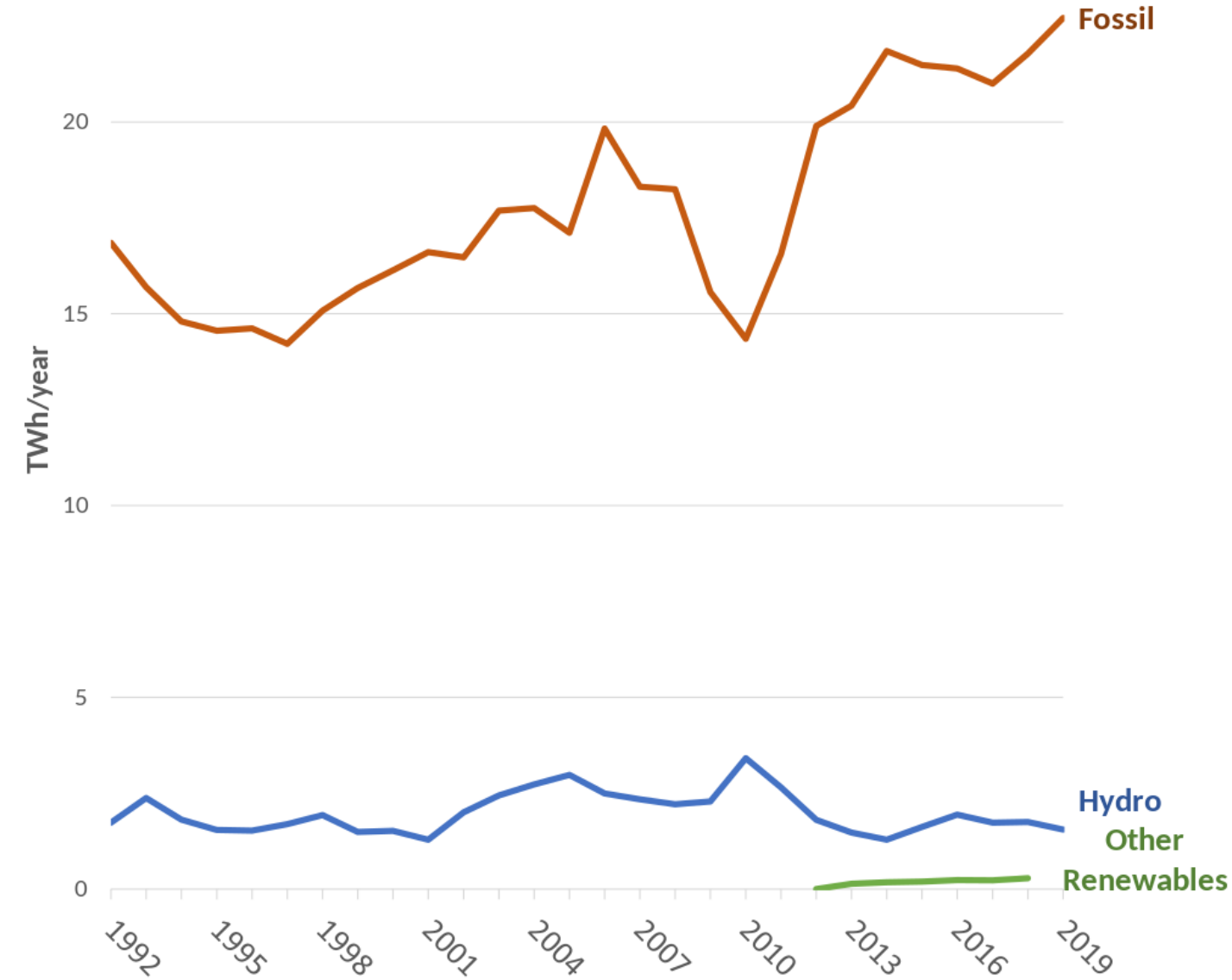
Average Rainfall Amount (mm) and Rainy Days



WorldWeatherOnline.com

# Azerbaijan electricity production by source

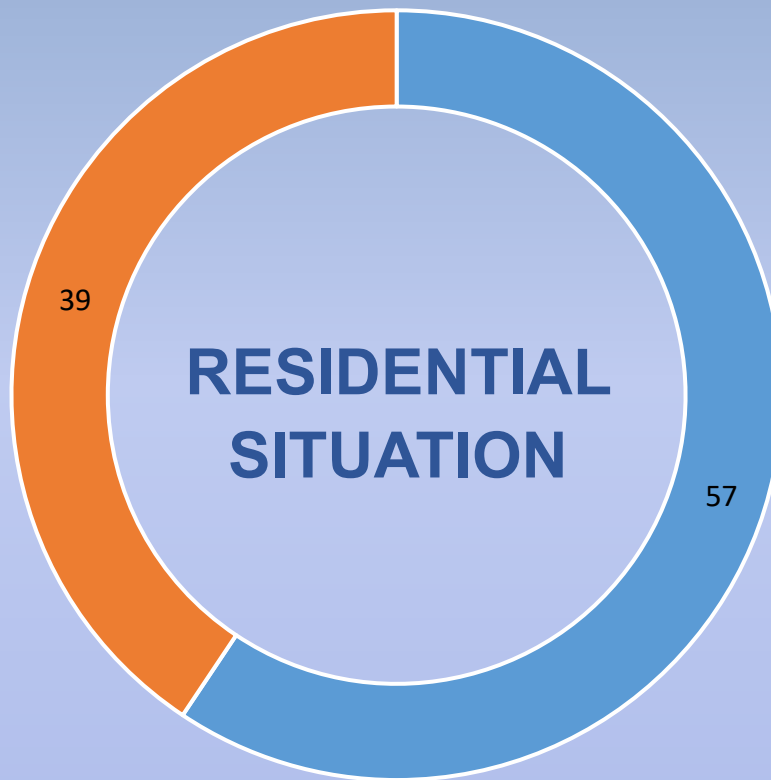
25 Source: EIA  
Made by: Kaj Tallungs





THE FACT THAT THE POPULATION REMAINED AT HOME DURING PANDEMIC LED TO CERTAIN PSYCHOLOGICAL DISTRESS THAT REQUIRED EMOTIONAL COMPETENCE IN ORDER TO ENSURE THE OBJECTIVITY OF THE SURVEY

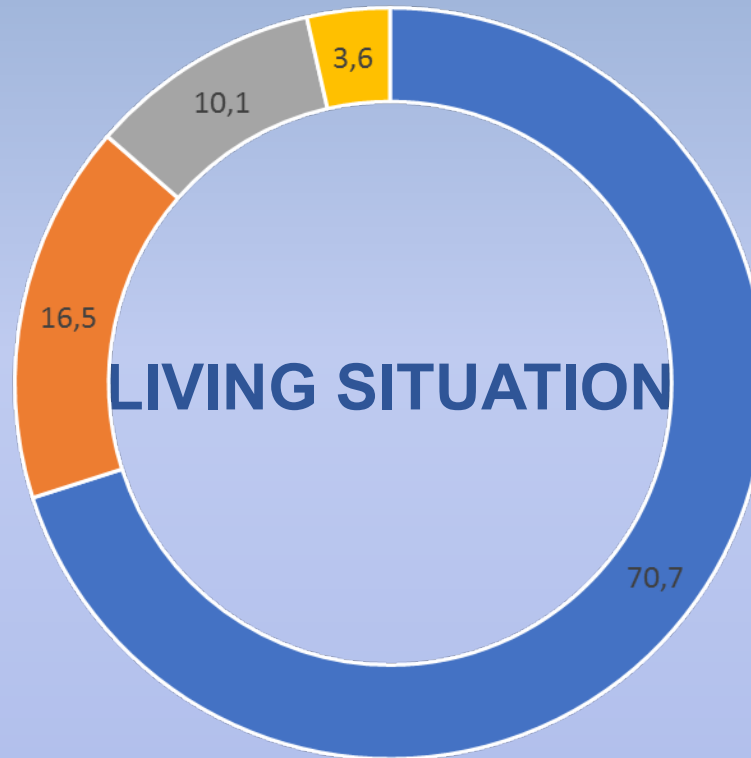
LIVING



■ Private Houses ■ Apartments



## MARITAL STATUS



■ MARRIED ■ SINGLE ■ WIDOW ■ DIVORCED

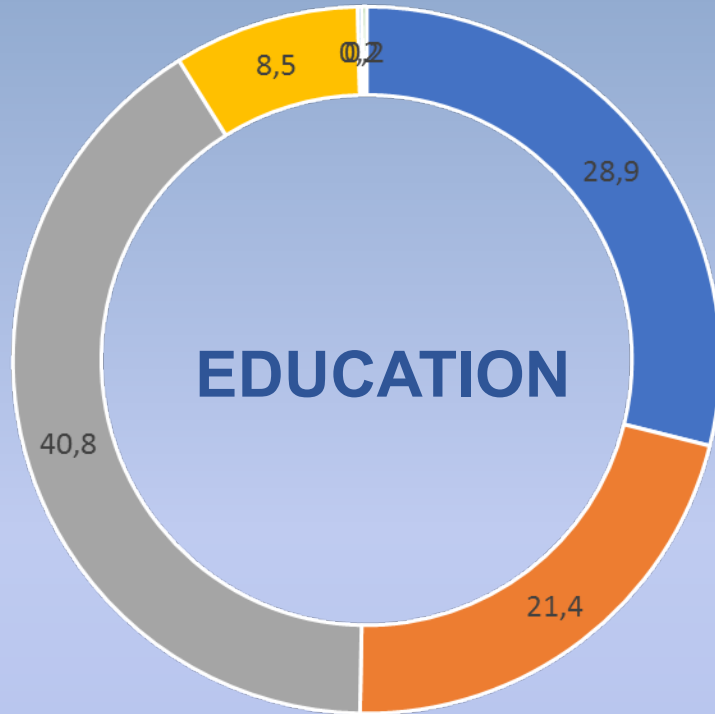
**AVERAGE FAMILY 4,2 PEOPLE**

**AVERAGE 1,1 MINORS / FAMILY**

**AVERAGE FAMILY 4,2 PEOPLE**

**20% HAVE FAMILY MEMBERS  
WITH CHRONIC DISEASES**

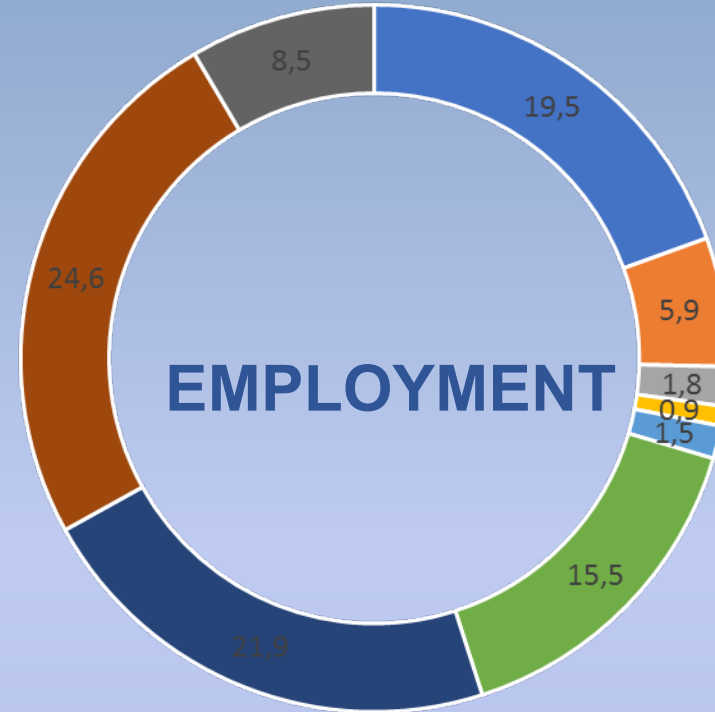
## EDUCATION LEVEL



- BACHELOR AND HIGHER
- HIGHSCHOOL
- ELEMNTARY SCHOOL
- COLLEGE
- 9th GRADE MIDDLE SCHOOL
- ILLITERATE

**66% HAVE HIGHER EDUCATION  
OR DEGREE**

## EMPLOYMENT



- CIVIL SERVANT
- EMPLOYEE NGO
- UNEMPLOYED
- EMPLOYEE
- DISABLED CITIZEN
- HOUSEWIFE
- ENTREPRENEUR
- RETIRED
- SERVICE PROVIDER

**35,1% CONFIRM THEY WORK**

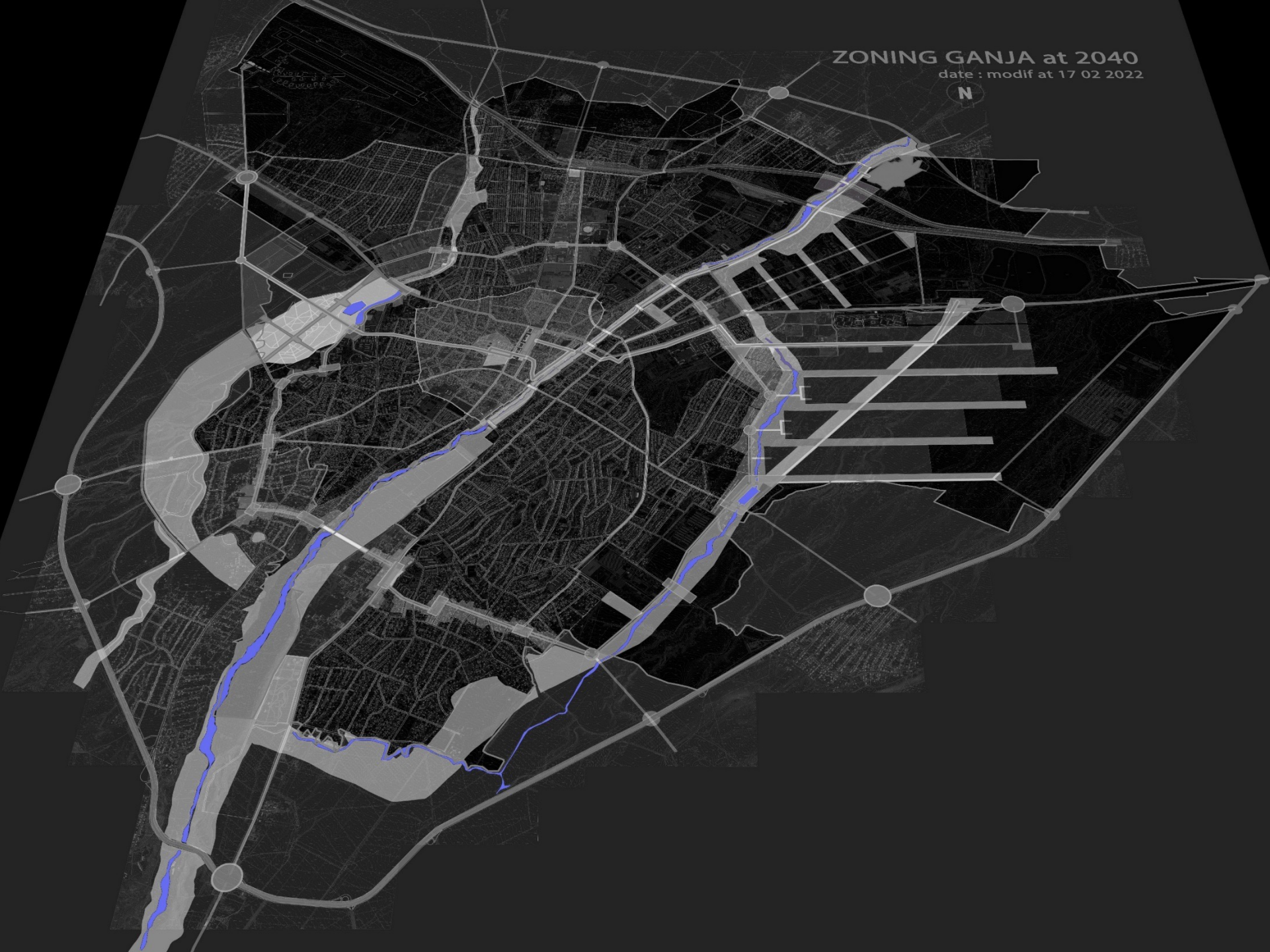
# STRATEGIES FOR URBAN DEVELOPMENT

GANDJA  
MASTERPLAN 2040

# ZONING GANJA at 2040

date : modif at 17 02 2022

N

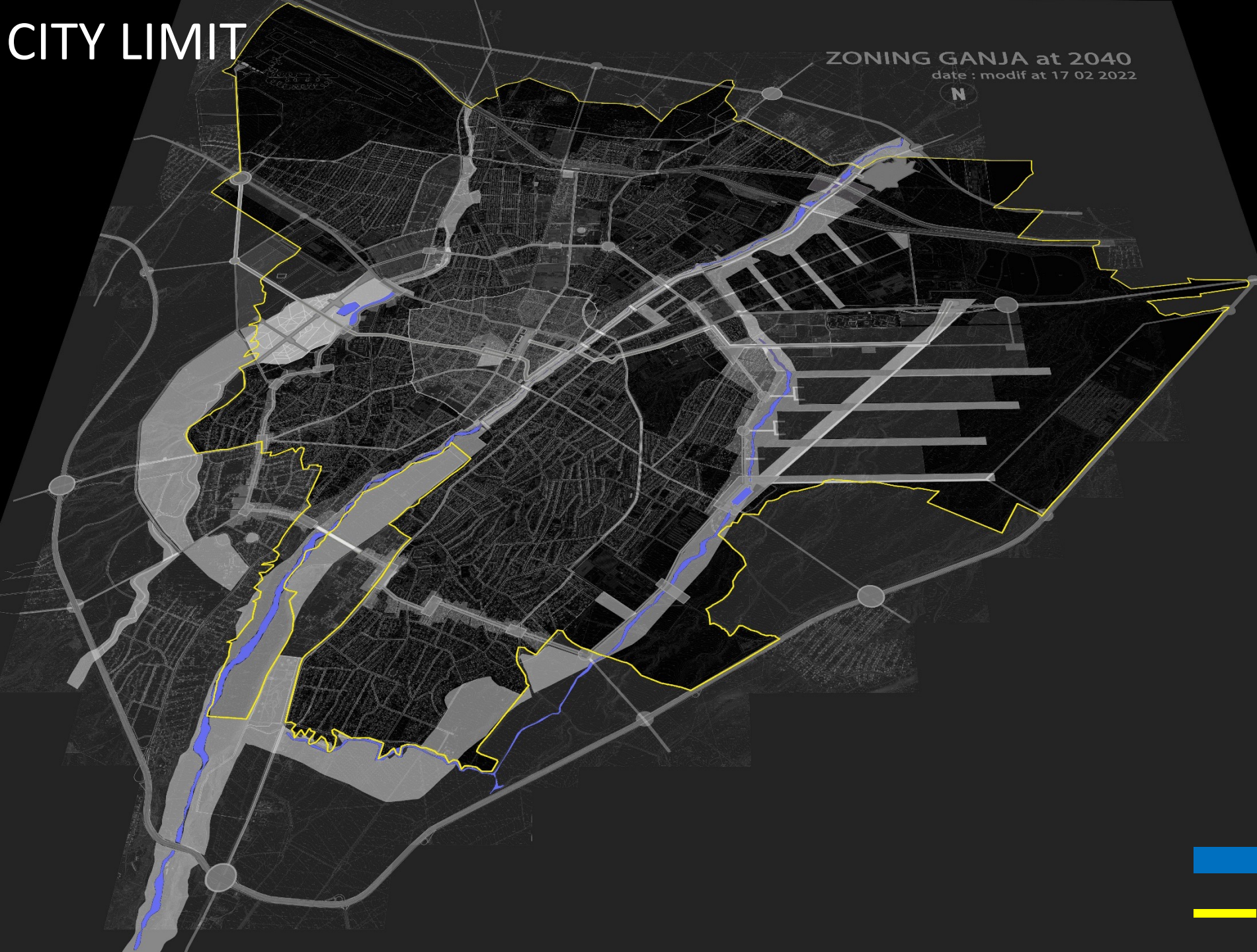




# THE CITY LIMIT

ZONING GANJA at 2040

date : modif at 17 02 2022

N



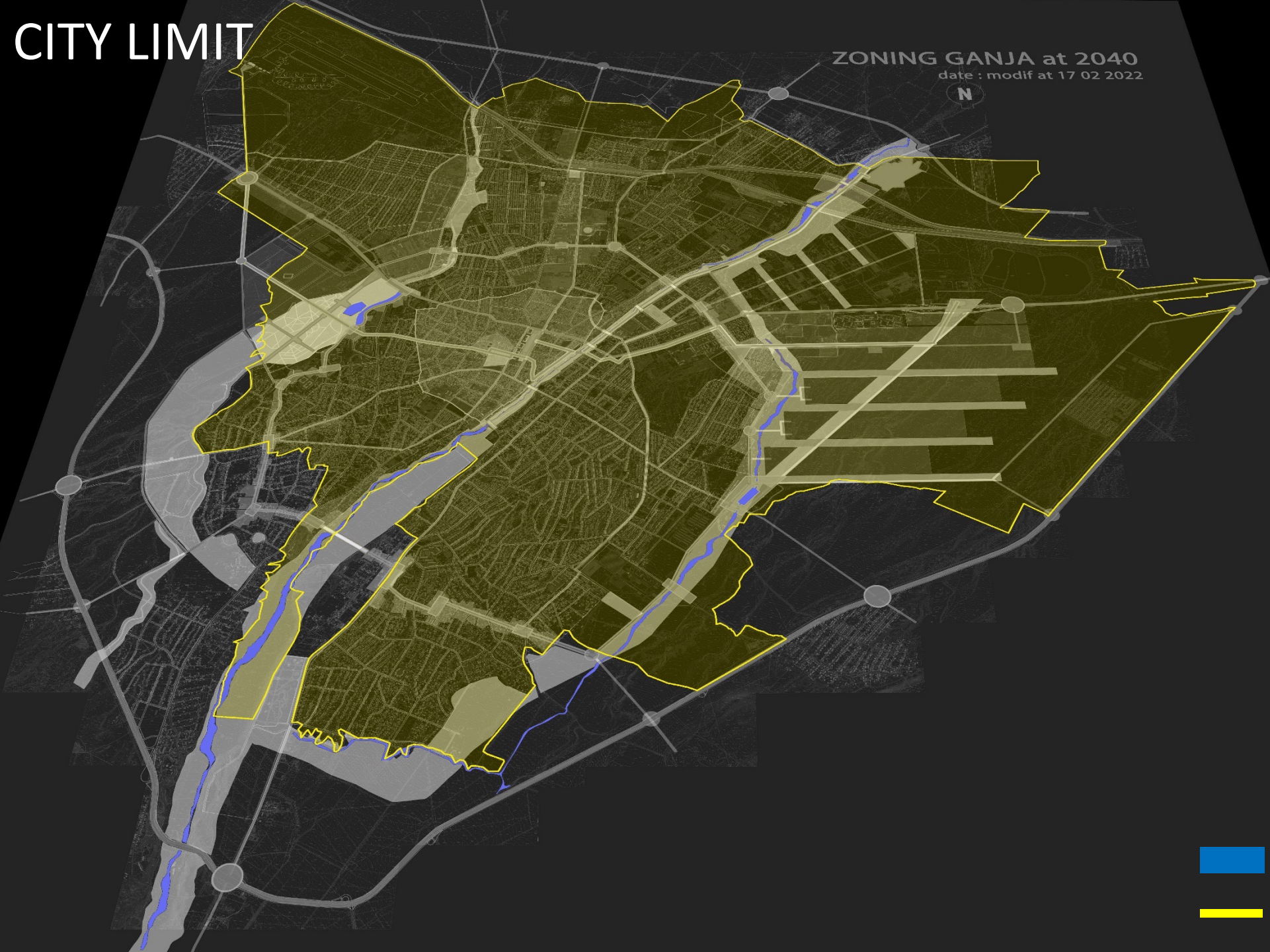
-  WATERFEATURE
-  CITY LIMIT



# THE CITY LIMIT

ZONING GANJA at 2040

date : modif at 17 02 2022

N



-  WATERFEATURE
-  CITY LIMIT



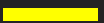
# THE GREEN BELT AS CITY LIMIT

ZONING GANJA at 2040

date : modif at 17 02 2022

N

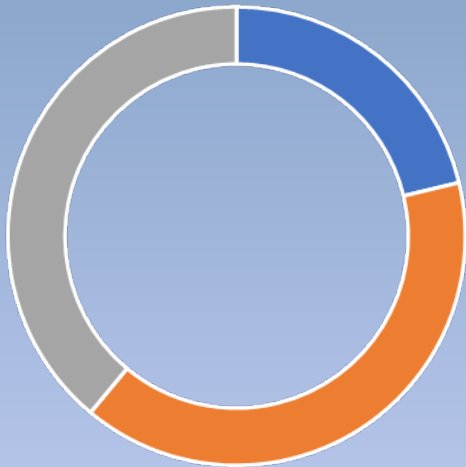


-  GREEN BORDER
-  WATERFEATURE
-  CITY LIMIT



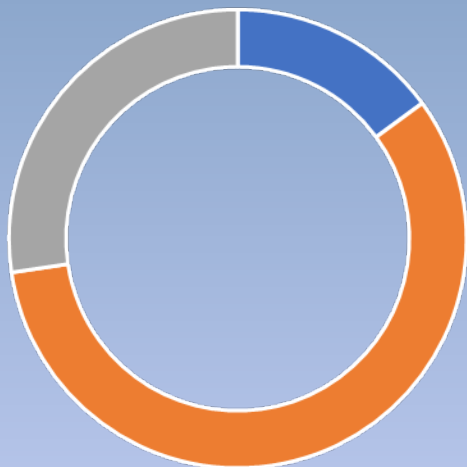
# THE GREEN CITY LIMIT: URBAN AGRICULTURE

# NUMBER OF PARKS



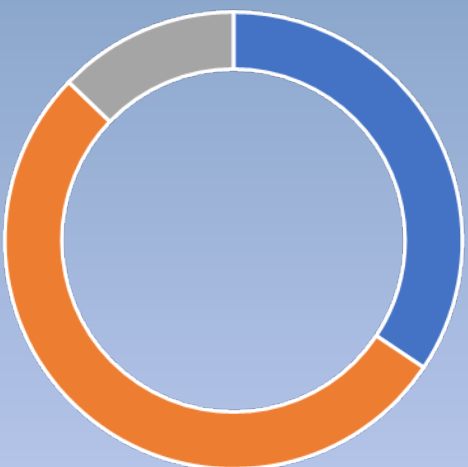
■ EXCELLENT ■ SATISFACTORY ■ NOT ACCEPTABLE

# PARK LAYOUT



■ EXCELLENT ■ SATISFACTORY ■ NOT ACCEPTABLE

# PARK MAINTENANCE

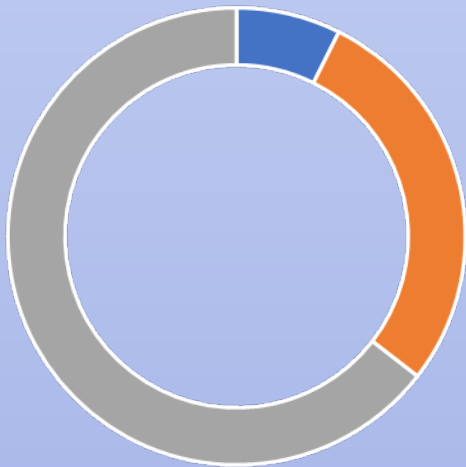


■ EXCELLENT ■ SATISFACTORY ■ NOT ACCEPTABLE

# PARKS AND LANDSCAPING SITUATION

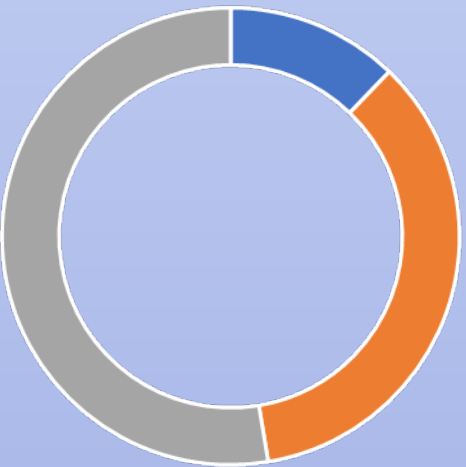
THE NUMBER OF PARKS IS NOT ENOUGH  
PARKS ARE NOT SUITABLE FOR RECREATION  
THE CITY DOES NOT RETAIN FORMER GREEN SPACES  
NOT ENOUGH BENCHES  
NOT ENOUGH PLAYGROUNDS

# CITY GREEN PROTECTION



■ EXCELLENT ■ SATISFACTORY ■ NOT ACCEPTABLE

# GREEN IMPACTED BY WORKS



■ EXCELLENT ■ SATISFACTORY ■ NOT ACCEPTABLE

# THE GREEN PARK DEVELOPMENTS

ZONING GANJA at 2040

date : modif at 17 02 2022

N



- GREEN BORDER
- WATERFEATURE
- CITY LIMIT



# THE GREEN PARK DEVELOPMENTS PLAYGROUNDS



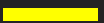
# THE GREEN RIVERPARK DEVELOPMENT

ZONING GANJA at 2040

date : modif at 17 02 2022

N



-  GREEN BORDER
-  WATERFEATURE
-  CITY LIMIT

# THE GANJACHAI RIVER DEVELOPMENT



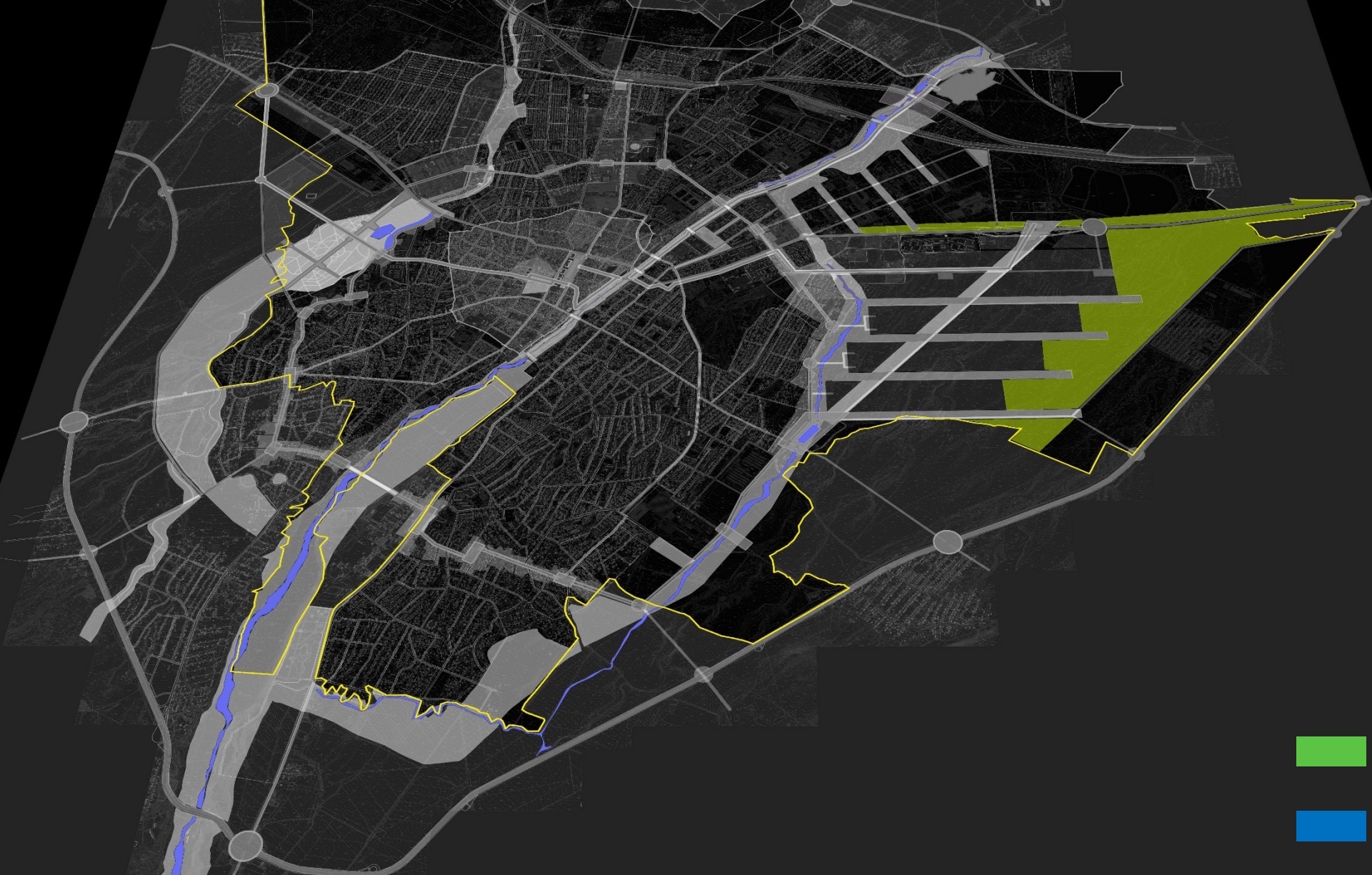


# THE GREEN SOLAR PLANT DEVELOPMENT

ZONING GANJA at 2040

date : modif at 17 02 2022

N

- 
- GREEN BORDER
  - WATERFEATURE
  - CITY LIMIT

# THE GREEN SOLAR POWERPLANT



# THE GREEN SOLAR POWERPLANT

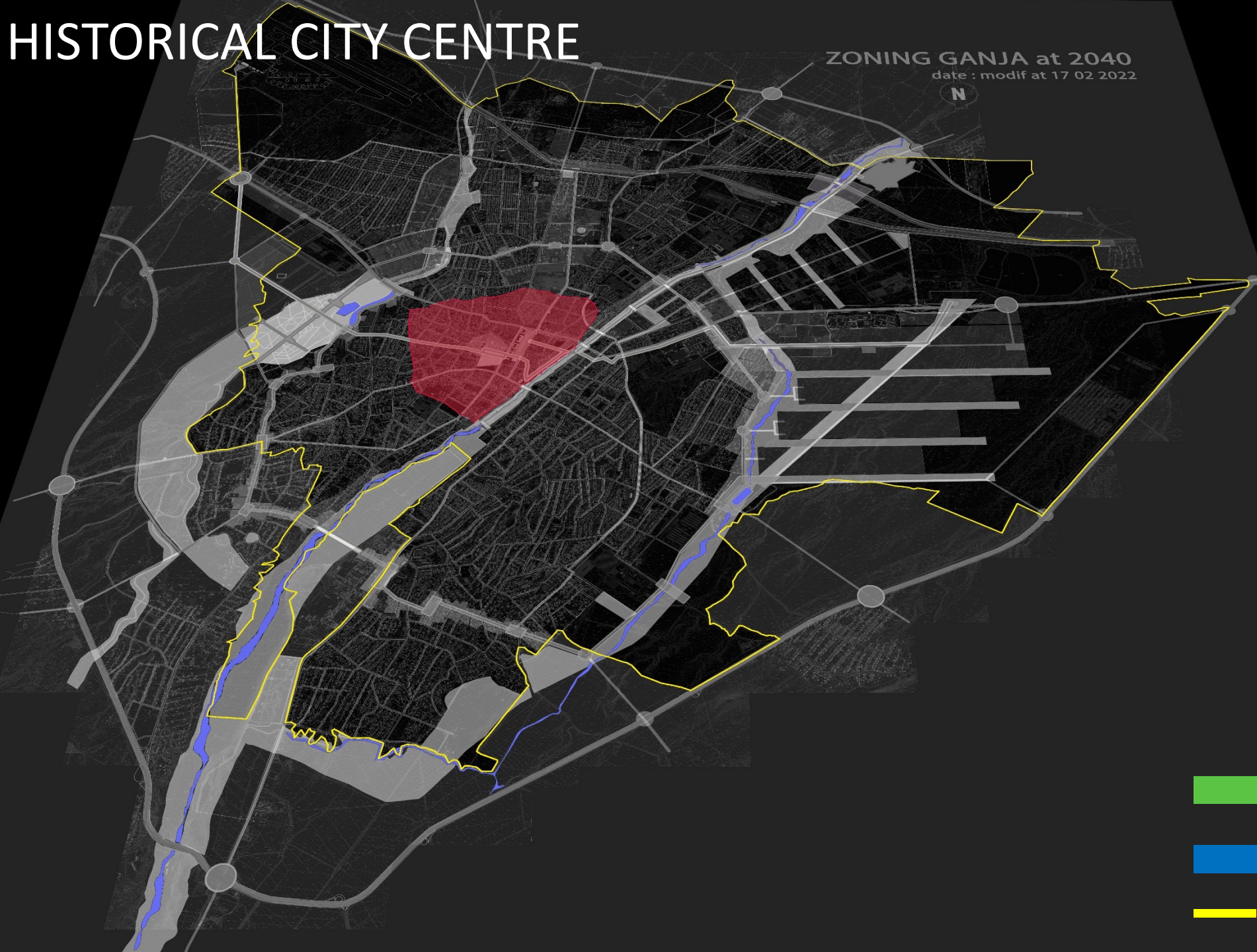


# THE HISTORICAL CITY CENTRE

ZONING GANJA at 2040

date : modif at 17 02 2022

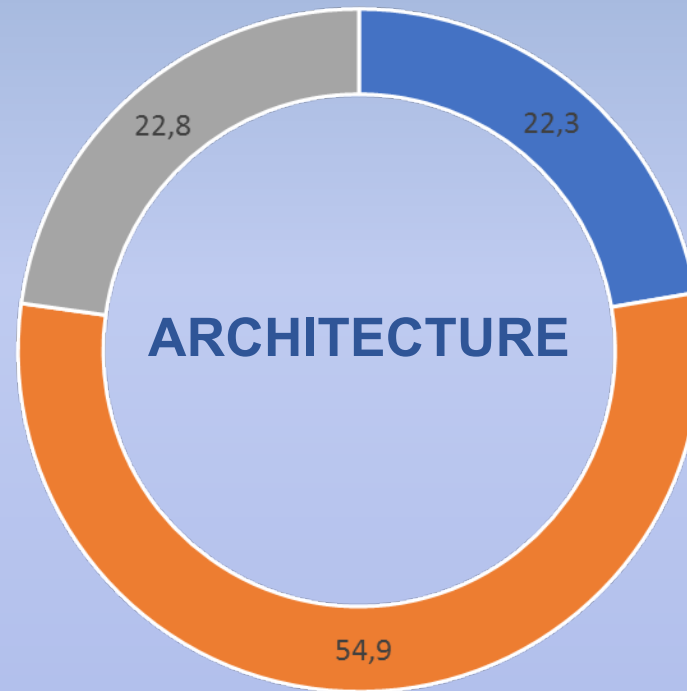
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- GREEN BORDER
- WATERFEATURE
- CITY LIMIT



## ARCHITECTURE OF THE CITY THE BUILT ENVIRONMENT



■ EXCELLENT ■ SATISFACTORY ■ DISAGREE

**EMPHASIZE HISTORICAL  
APPEARANCE AND  
ARCHITECTURE OF THE CITY  
TO PRESERVE ITS IMAGE**

**56% THINK THE CURRENT  
CONSTRUCTION VIOLATE THE  
HISTORICAL ARCHITECTURE  
AND ORIGINALITY OF THE CITY**

**63% THINK THE  
CONSTRUCTION WORKS ARE  
NOT CARRIED OUT IN  
ACCORDANCE TO THE  
ENVIRONMENT**

**77% THINK THE VIEWS OF THE  
POPULATION ARE NOT TAKEN  
INTO ACCOUNT**



**KARAT CREDO**

**LOMBARD**

**QIZIL  
ALOI SATQISI**

**KARAT CREDO  
LOMBARD**



# THE HISTORICAL CITY CENTRE



# THE INDUSTRIAL CITY

ZONING GANJA at 2040

date : modif at 17 02 2022

N

- 
- The map displays the urban layout of Ganja, Iran, with a focus on industrial development by the year 2040. A yellow line delineates the city's limit, enclosing a dense network of streets and building footprints. Several large, irregular areas are shaded in purple, representing designated industrial clusters. These clusters are primarily located along the northern and eastern edges of the city, with some smaller pockets interspersed within the urban fabric. A blue line traces the course of a river or waterway, flowing from the north towards the south and then turning east. The map is overlaid with a grid of roads and highways, some marked with circular nodes. A north arrow is positioned in the upper right corner, and a legend in the bottom right corner defines the symbols used.
- INDUSTRY CLUSTER
  - WATERFEATURE
  - CITY LIMIT

# THE INDUSTRIAL CITY

ZONING GANJA at 2040

date : modif at 17 02 2022

N



# THE BUSINESS DISTRICTS



# THE POLYCENTRIC CITY

ZONING GANJA at 2040

date : modif at 17 02 2022

N



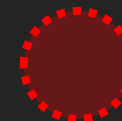
SQUARE



AVAILABLE LANDPLOT



PLANTED RING-BOULEVARD



URBAN DISTRICT CENTRE

# THE POLYCENTRIC CITY

ZONING GANJA at 2040

date : modif at 17 02 2022

N



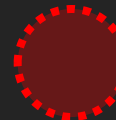
SQUARE



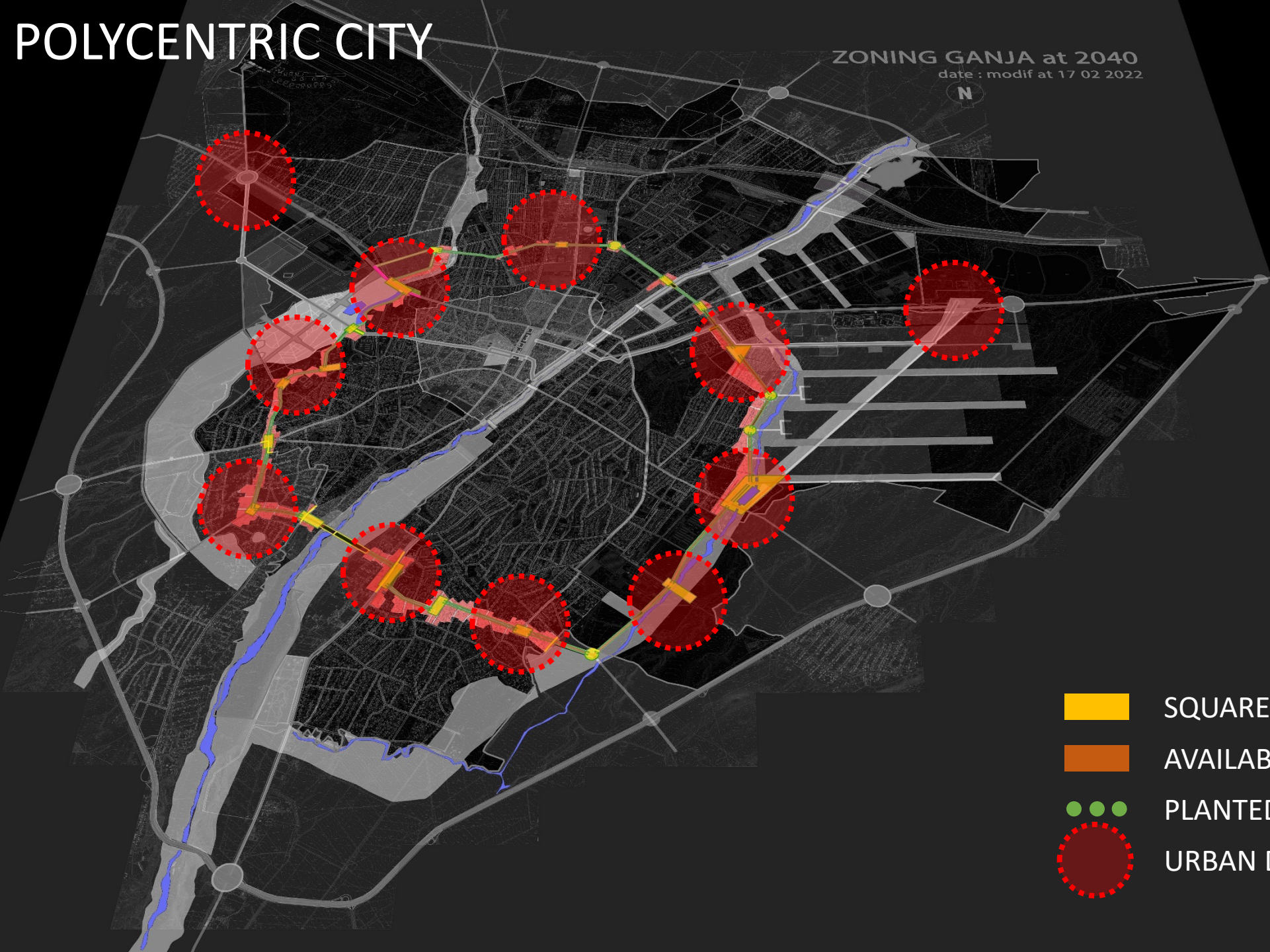
AVAILABLE LANDPLOT



PLANTED RING-BOULEVARD



URBAN DISTRICT CENTRE

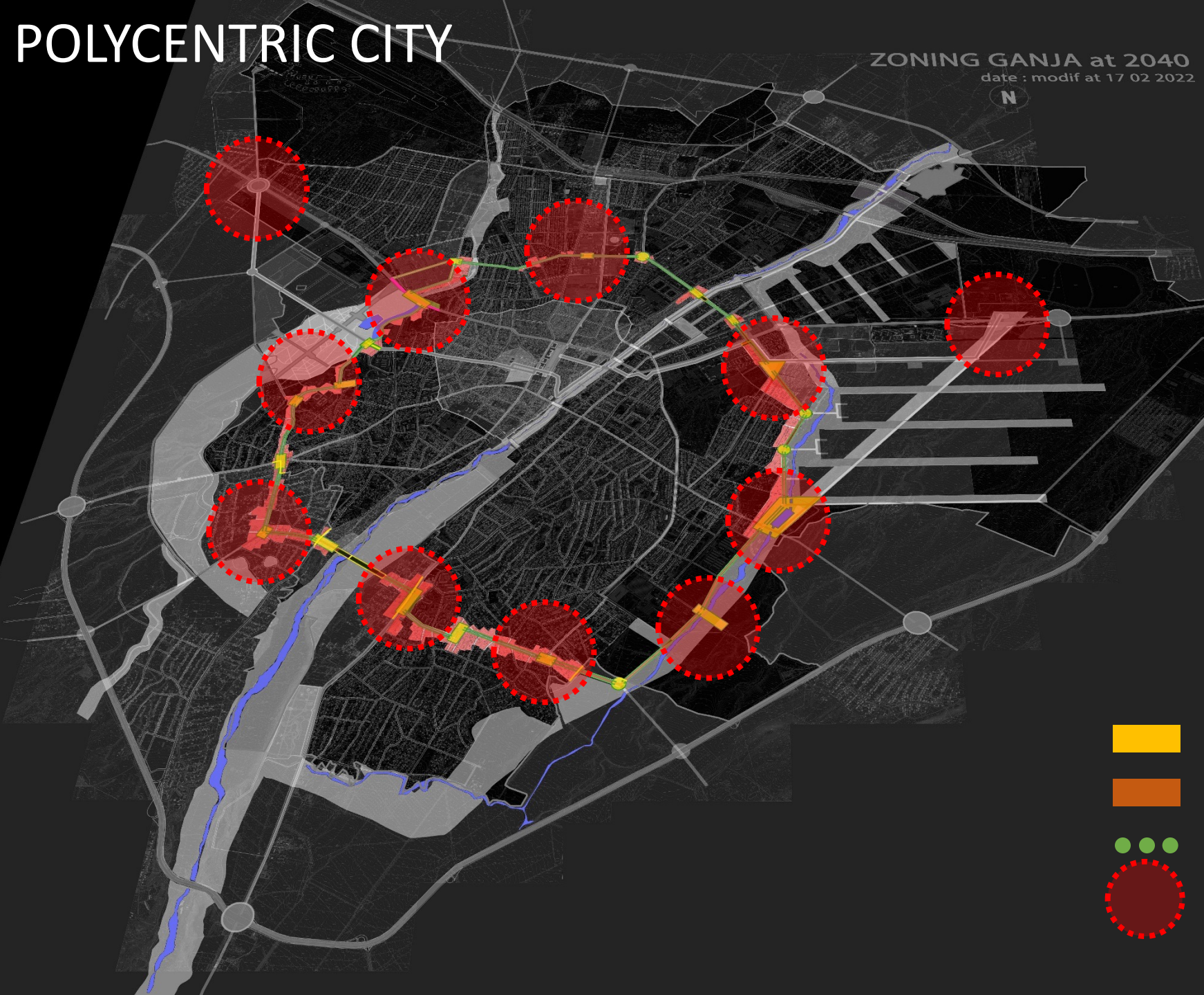
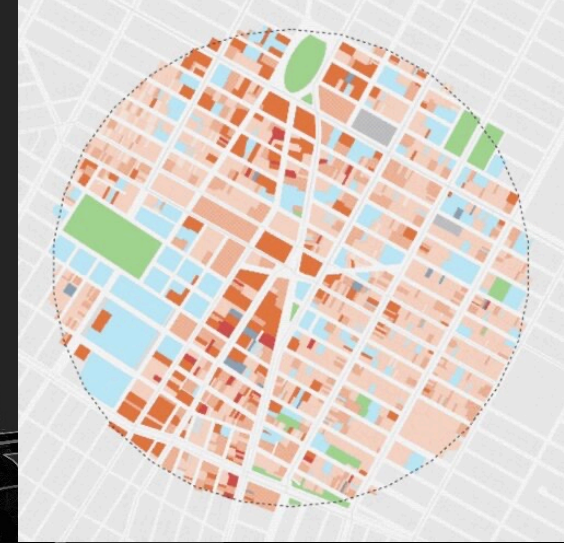


# THE POLYCENTRIC CITY

ZONING GANJA at 2040

date : modif at 17 02 2022

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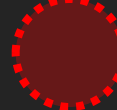
SQUARE



AVAILABLE LANDPLOT



PLANTED RING-BOULEVARD



URBAN DISTRICT CENTRE



# THE RING ROAD BOULEVARD

ZONING GANJA at 2040

date : modif at 17 02 2022

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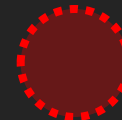
SQUARE



AVAILABLE LANDPLOT



MULTI-WAY BOULEVARD

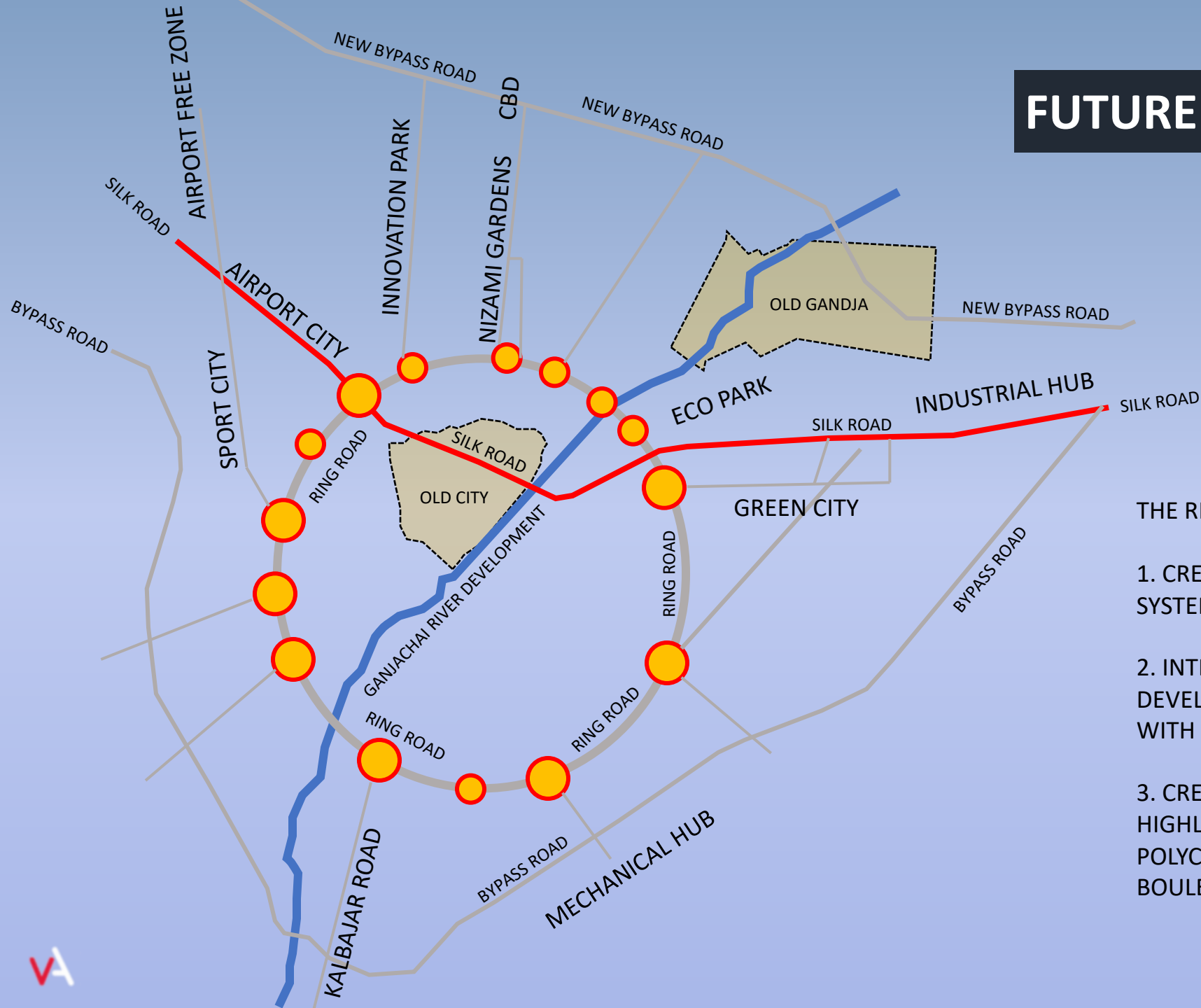


URBAN DISTRICT CENTRE

# THE MULTI-WAY BOULEVARD

An aerial photograph of a modern multi-way boulevard. The road features multiple lanes with white dashed and solid line markings. It is flanked by rows of young, green trees and black streetlights with white globe fixtures. In the background, a large brick building with a red roof is visible, along with a parking lot containing several cars. The overall scene is bright and clear, suggesting a sunny day.

# FUTURE RINGROAD PROJECT



## THE RINGROAD ACTION PLAN :

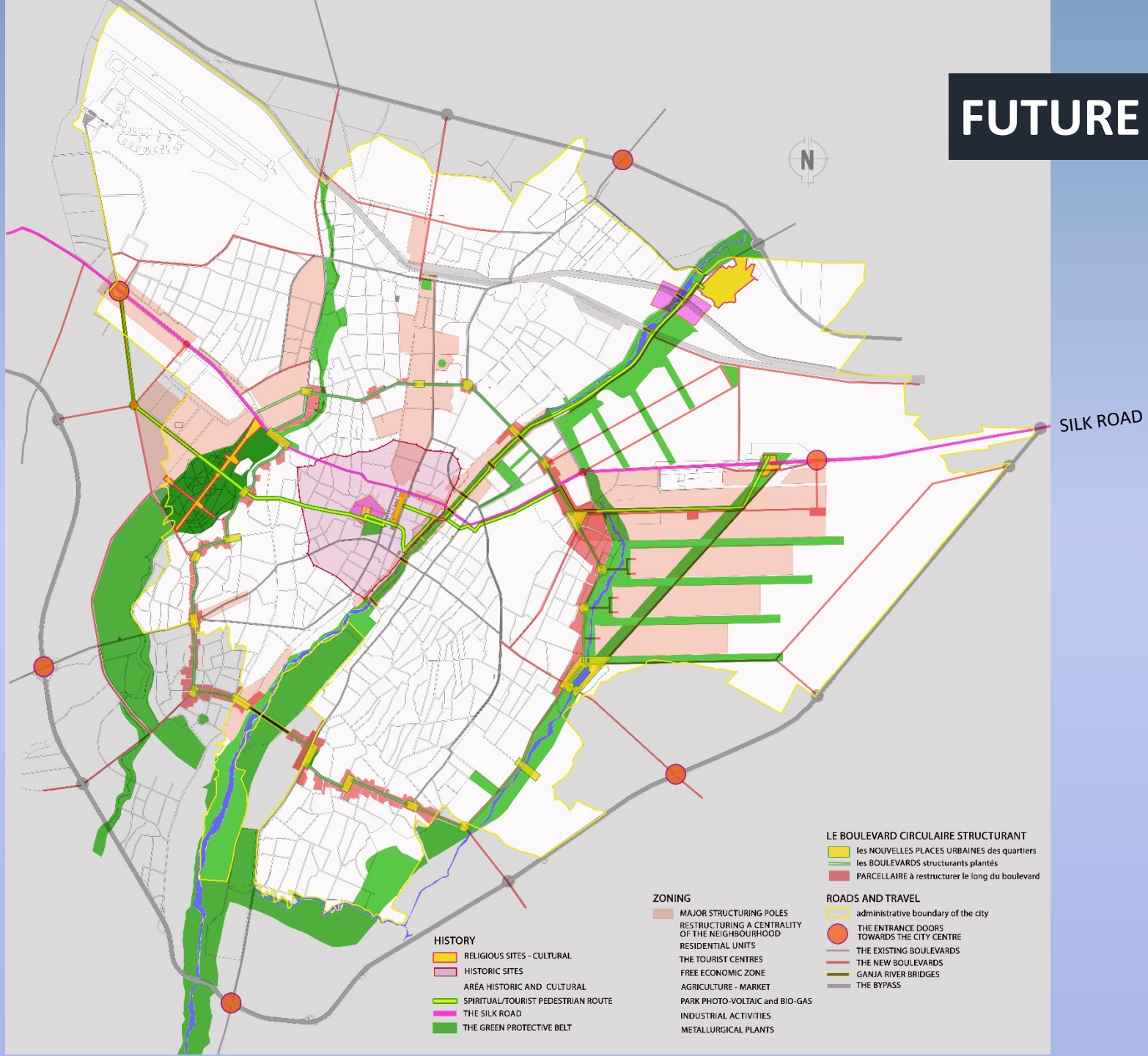
1. CREATE A CONTINUOUS PLANTED RINGROAD SYSTEM: THE NEW METROPOLITAN BOULEVARD
2. INTERCONNECT ALL MAJOR STRUCTURING DEVELOPMENTS OF THE NEW MASTERPLAN 2040 WITH THE BOULEVARD
3. CREATE A NETWORK OF URBAN SQUARES HIGHLIGHTING THE SUBCENTERS OF THE POLYCENTRIC DEVELOPMENT ALONG THE BOULEVARD

## FUTURE BOULEVARD PROJECT

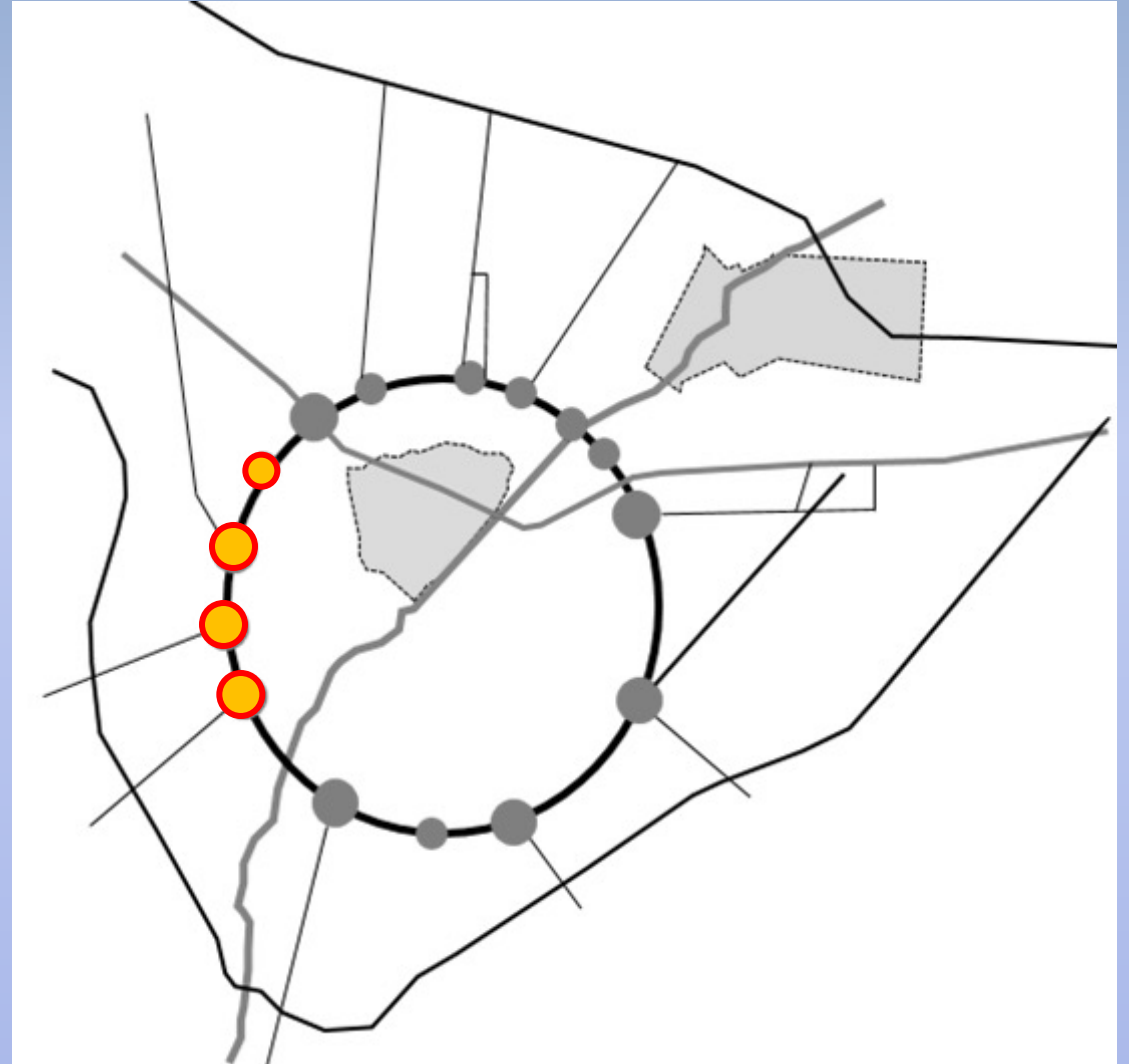
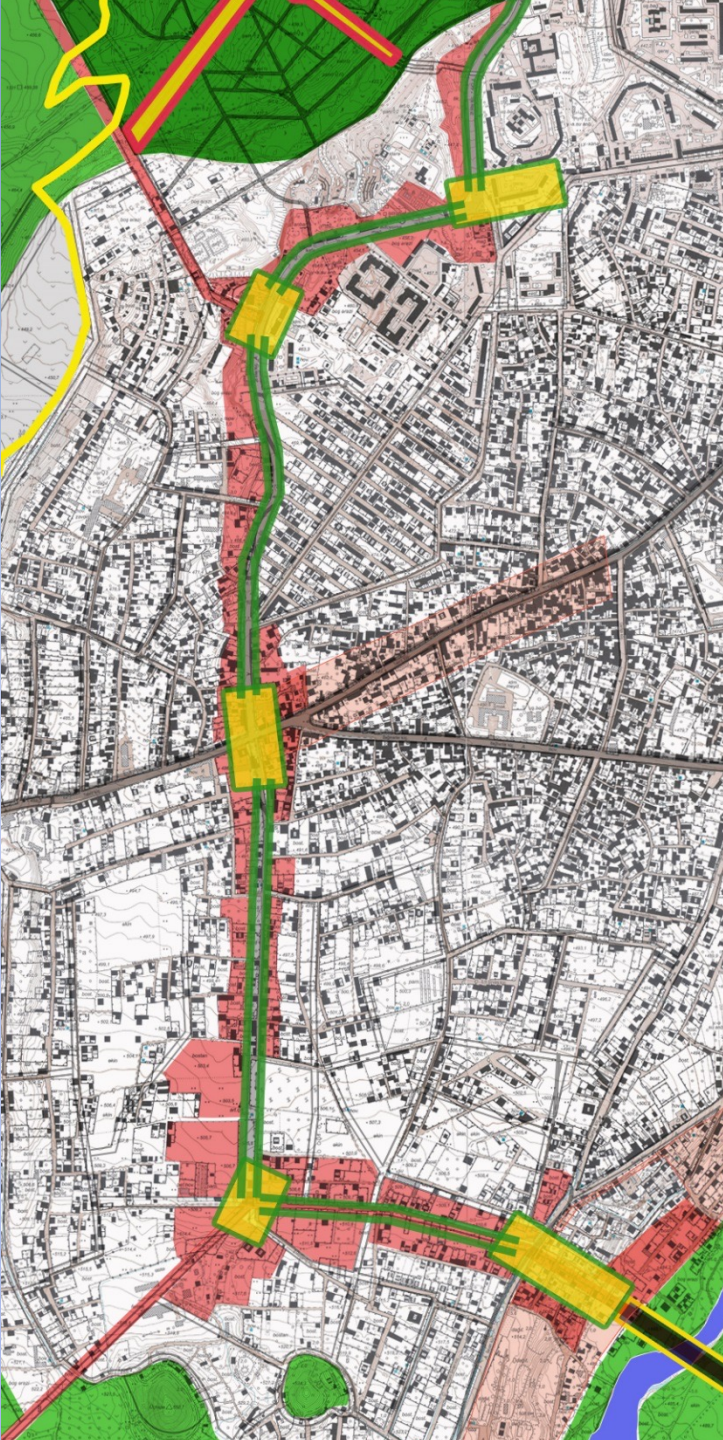
***FLUID TRAFFIC  
SAFE WALKWAYS  
DEDICATED BIKE LANES  
GREEN NEIGHBOURHOODS***



# FUTURE BOULEVARD PROJECT



# THE RINGROAD DEVELOPMENT

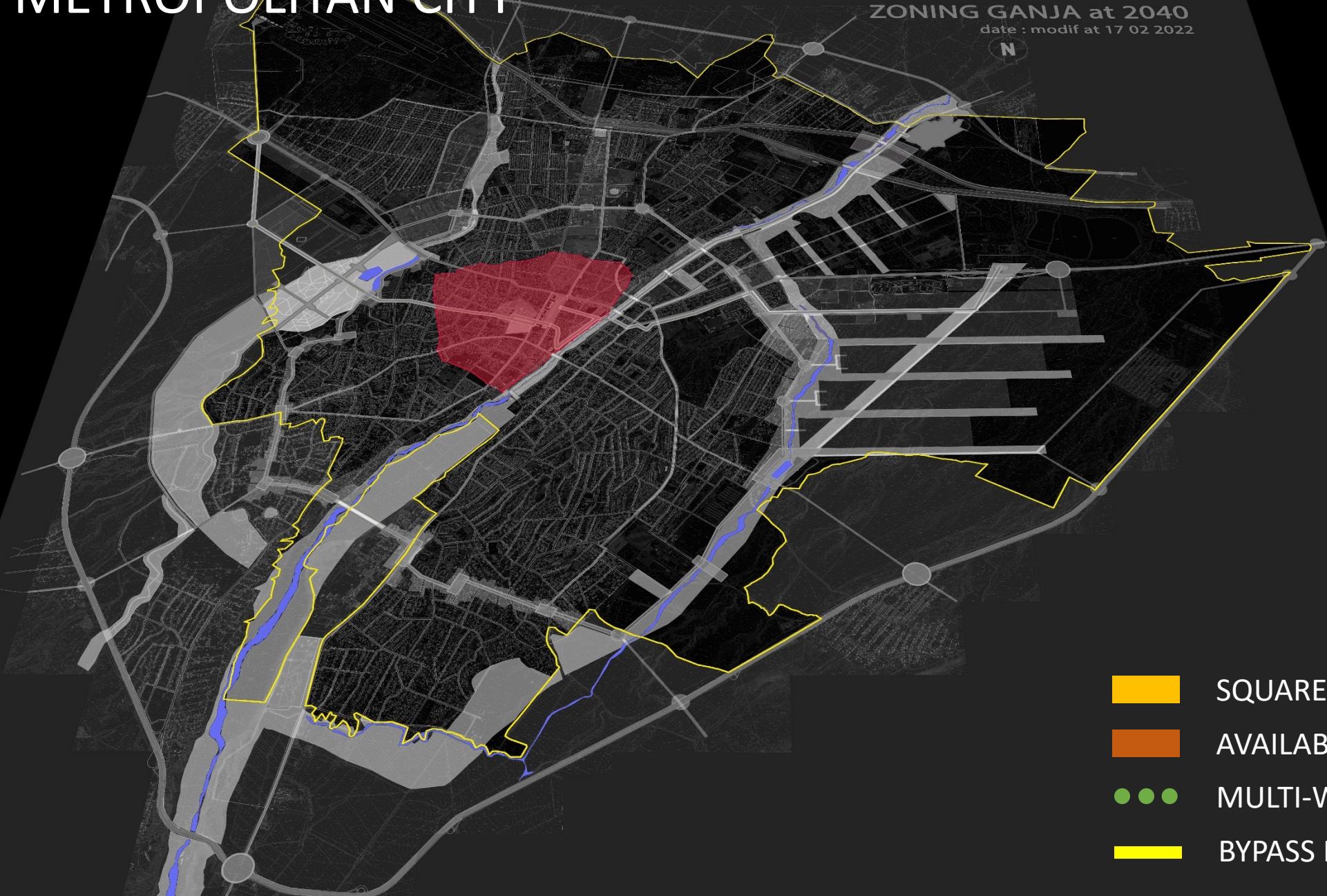






# THE METROPOLITAN CITY

ZONING GANJA at 2040

date : modif at 17 02 2022

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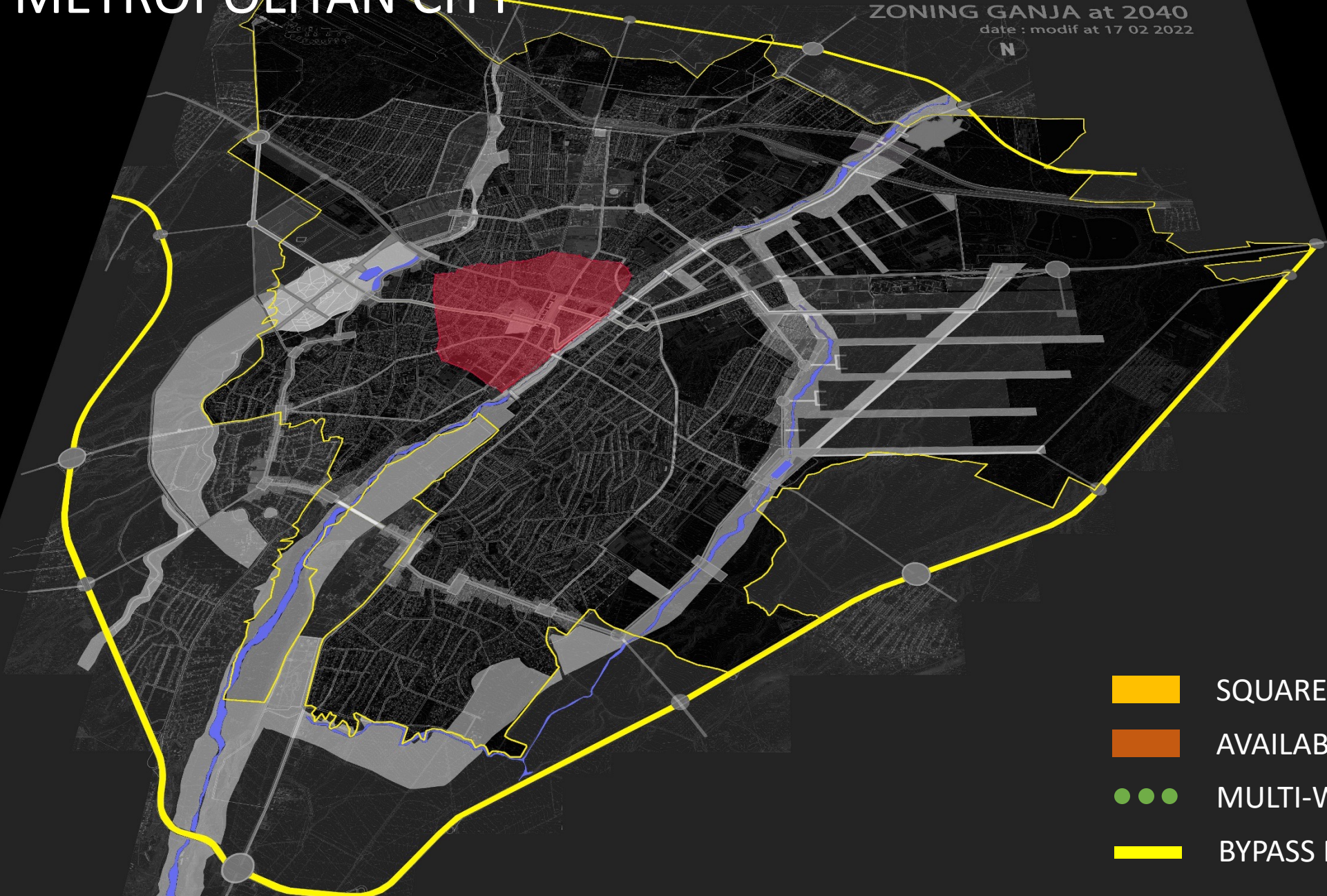
- 
- A detailed zoning map of Ganja, Azerbaijan, projected for the year 2040. The map is presented on a dark grey background with a light grey aerial photograph of the city. A yellow line delineates the city's boundary. A prominent red-shaded area is located in the upper-middle section of the city. A network of roads is shown, with multi-way boulevards highlighted by green dots and bypass roads by yellow lines. The legend in the bottom right corner defines these symbols.
-  SQUARE
  -  AVAILABLE LANDPLOT
  -  MULTI-WAY BOULEVARD
  -  BYPASS ROAD

# THE METROPOLITAN CITY

ZONING GANJA at 2040

date : modif at 17 02 2022

N


- 
- SQUARE
  - AVAILABLE LANDPLOT
  - MULTI-WAY BOULEVARD
  - BYPASS ROAD

# THE METROPOLITAN CITY

ZONING GANJA at 2040

date : modif at 17 02 2022

N

- 
- SQUARE
  - AVAILABLE LANDPLOT
  - MULTI-WAY BOULEVARD
  - BYPASS ROAD

# THE METROPOLITAN CITY

ZONING GANJA at 2040

date : modif at 17 02 2022

N



SQUARE



AVAILABLE LANDPLOT



MULTI-WAY BOULEVARD

FUTURE STRUCTURING PROJECTS

GANDJA  
MASTERPLAN 2040






# 1. AIRPORT CITY

ZONING GANJA at 2040

date : modif at 17 02 2022

N

1. AIRPORT CITY

-  SQUARE
-  AVAILABLE LANDPLOT
-  PLANTED RINGROAD
-  WATERFEATURE
-  BYPASS ROAD

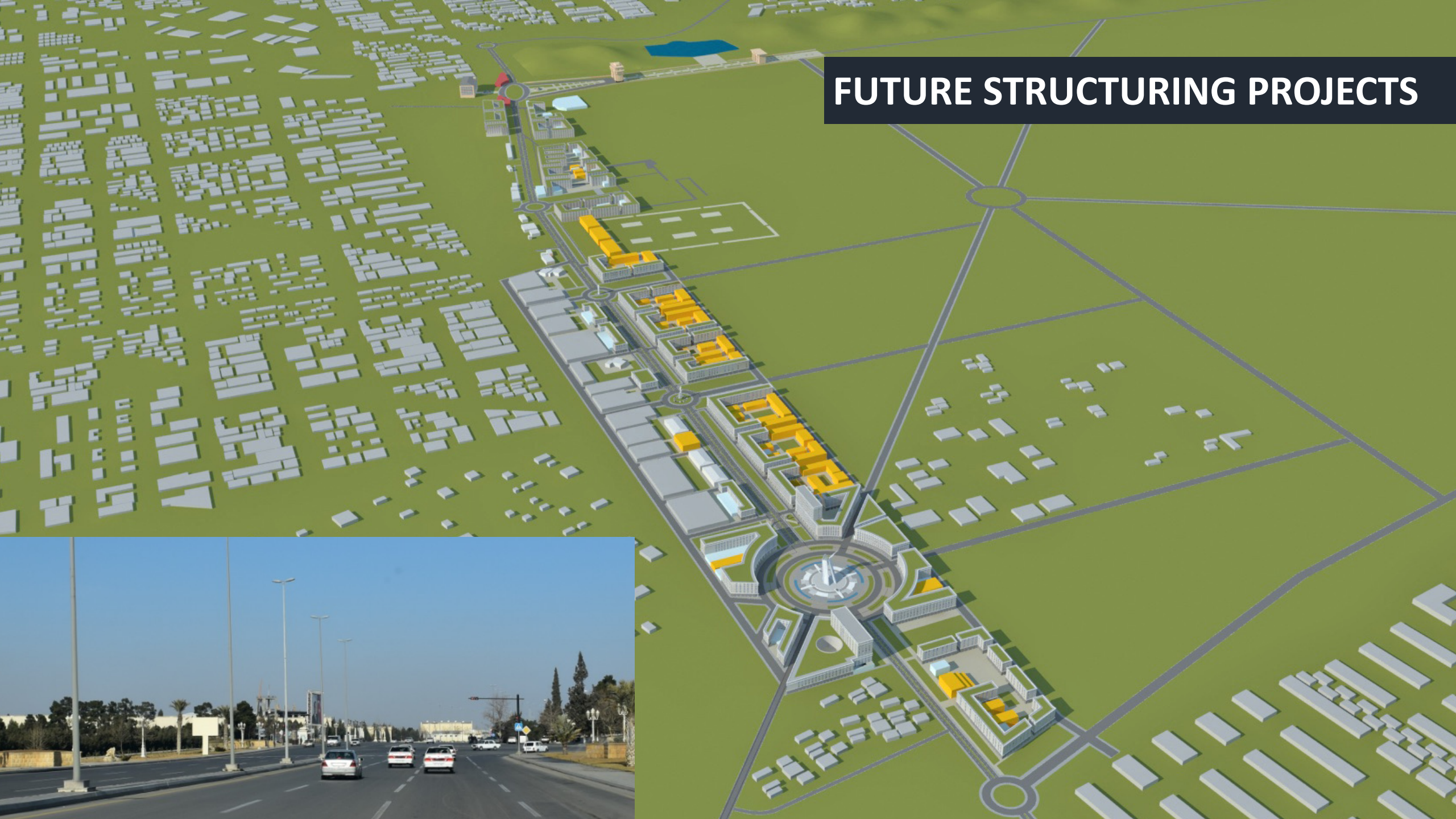
# FUTURE STRUCTURING PROJECTS

## 1- BUSINESS CITY

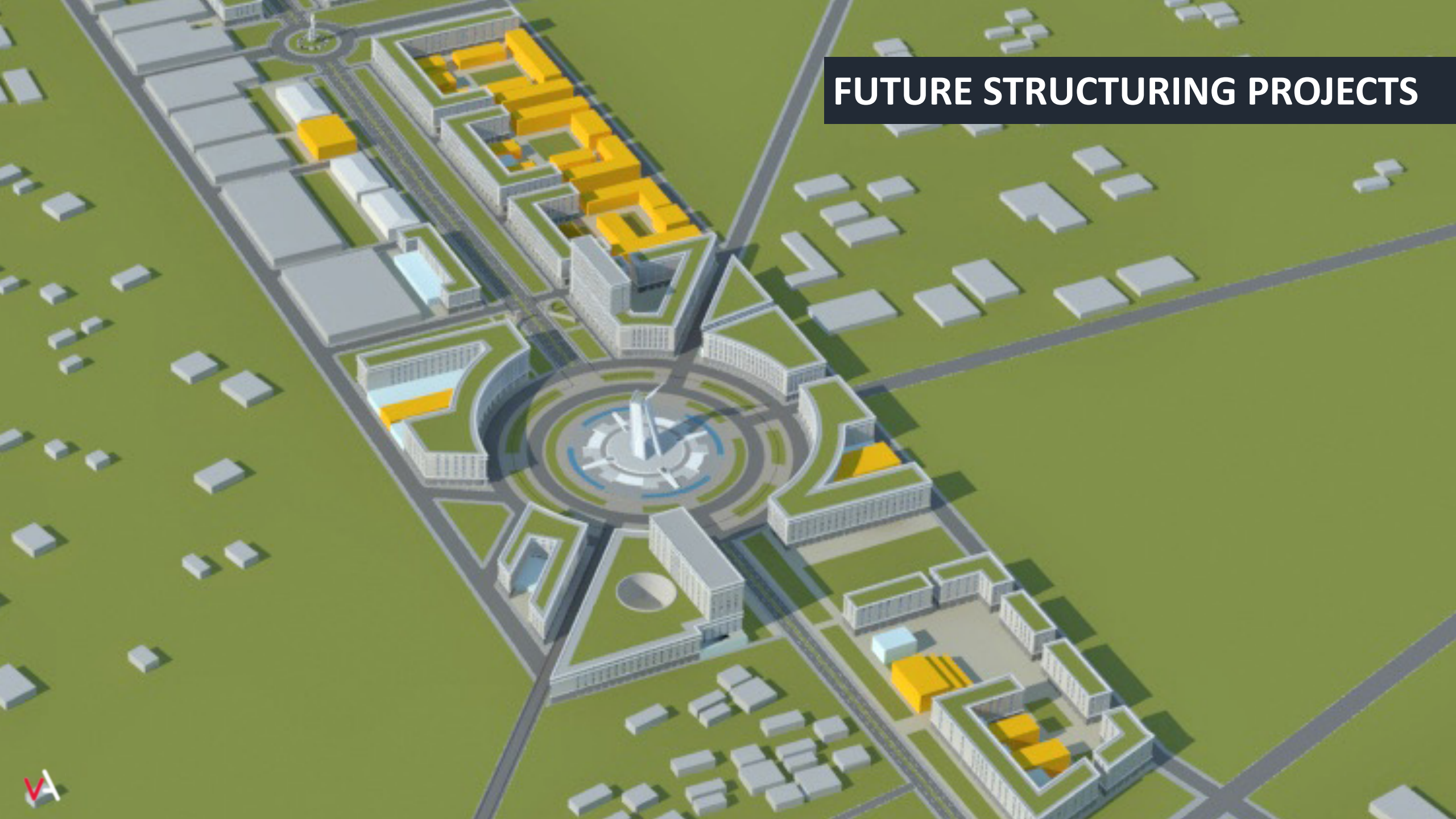
1- AIRPORT CITY: The great circular Square as Gate-Entrance to Gandja. A Business district targeting the logistics and trade industries in close relation to the Airport-Freezone Area.



# FUTURE STRUCTURING PROJECTS



# FUTURE STRUCTURING PROJECTS



## 2. SPORT CITY

ZONING GANJA at 2040

date : modif at 17 02 2022

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1. AIRPORT CITY

2. SPORT CITY



SQUARE



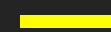
AVAILABLE LANDPLOT



PLANTED RINGROAD



WATERFEATURE

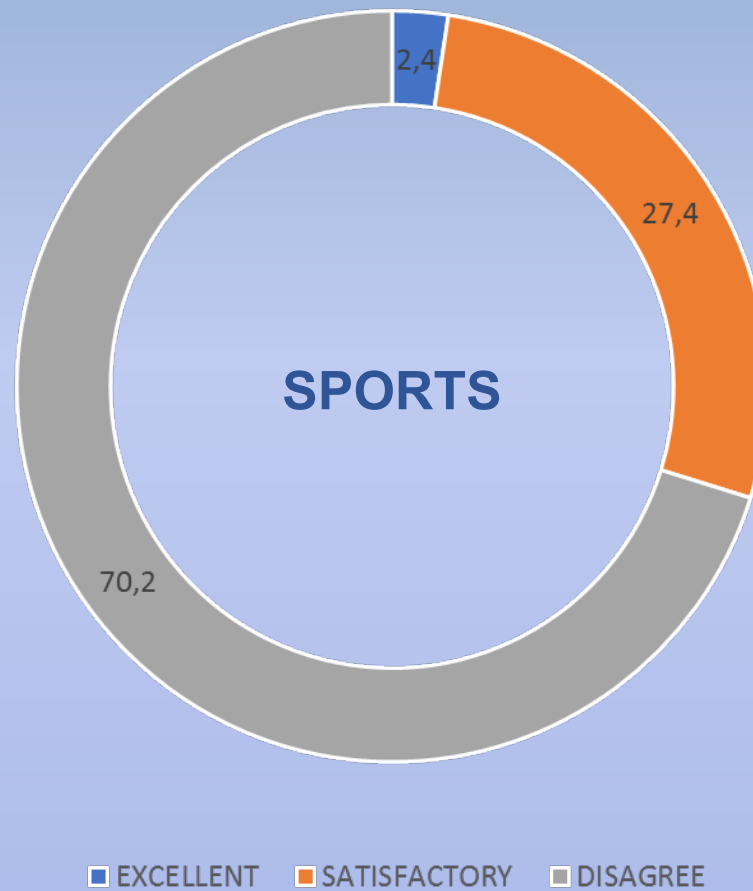


BYPASS ROAD

## SPORT FACILITIES

GANDJA WAS A SPORT CITY WITH  
THE DYNAMO SPORTS CENTER  
AND THE KAPAZ FOOTBALL CLUB

**36% WANT TO DO SPORTS**



# FUTURE STRUCTURING PROJECTS



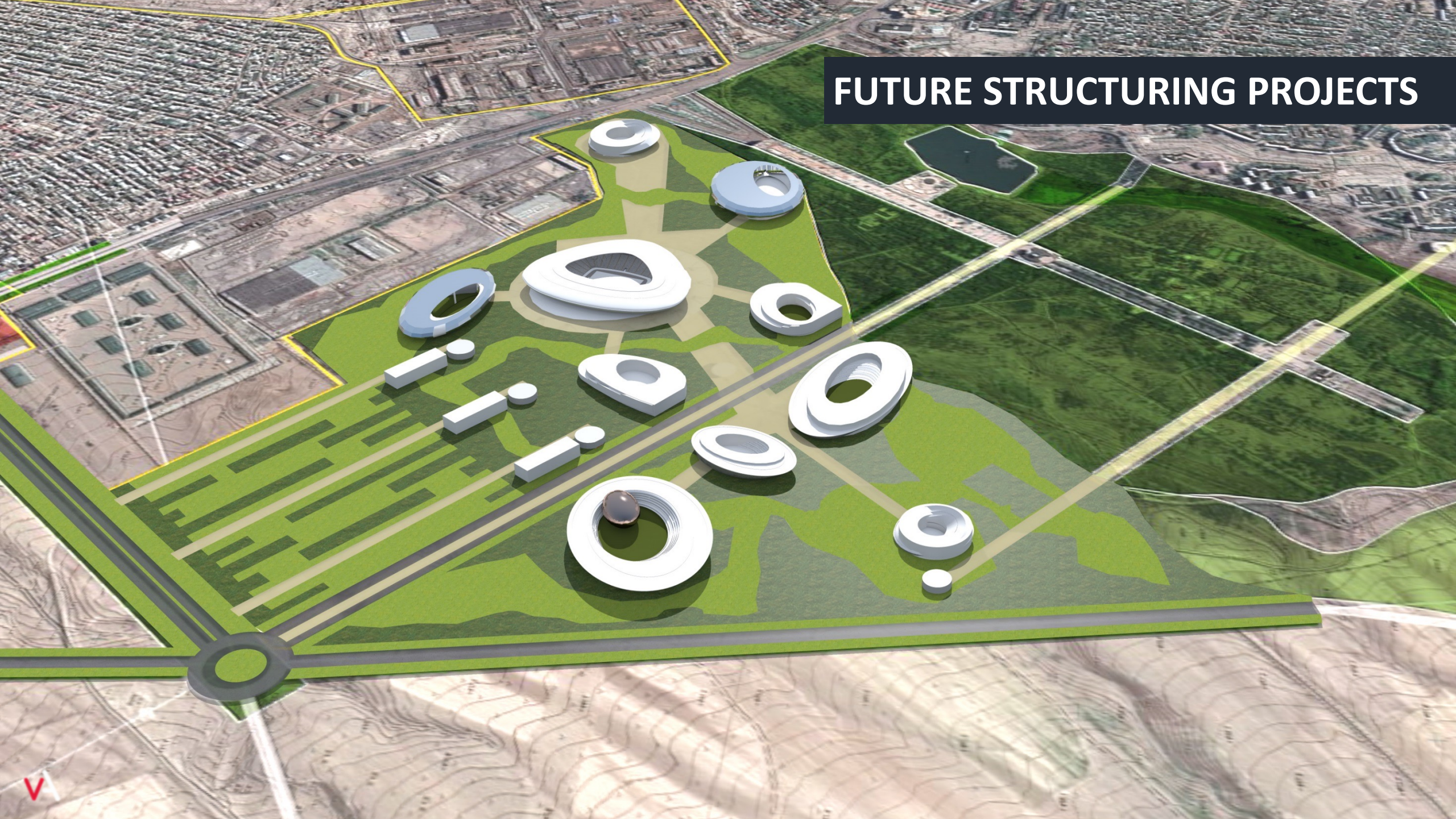
# FUTURE STRUCTURING PROJECTS



2- SPORTS CITY: Creation of a City dedicated to Sports and events with a great ARENA close to the city centre.



# FUTURE STRUCTURING PROJECTS



# 3. INNOVATION PARK

ZONING GANJA at 2040

date : modif at 17 02 2022

N

1. AIRPORT CITY

3a. INOVATION

2. SPORT CITY

3b. INDUSTRY  
INOVATION



SQUARE



AVAILABLE LANDPLOT



PLANTED RINGROAD



WATERFEATURE



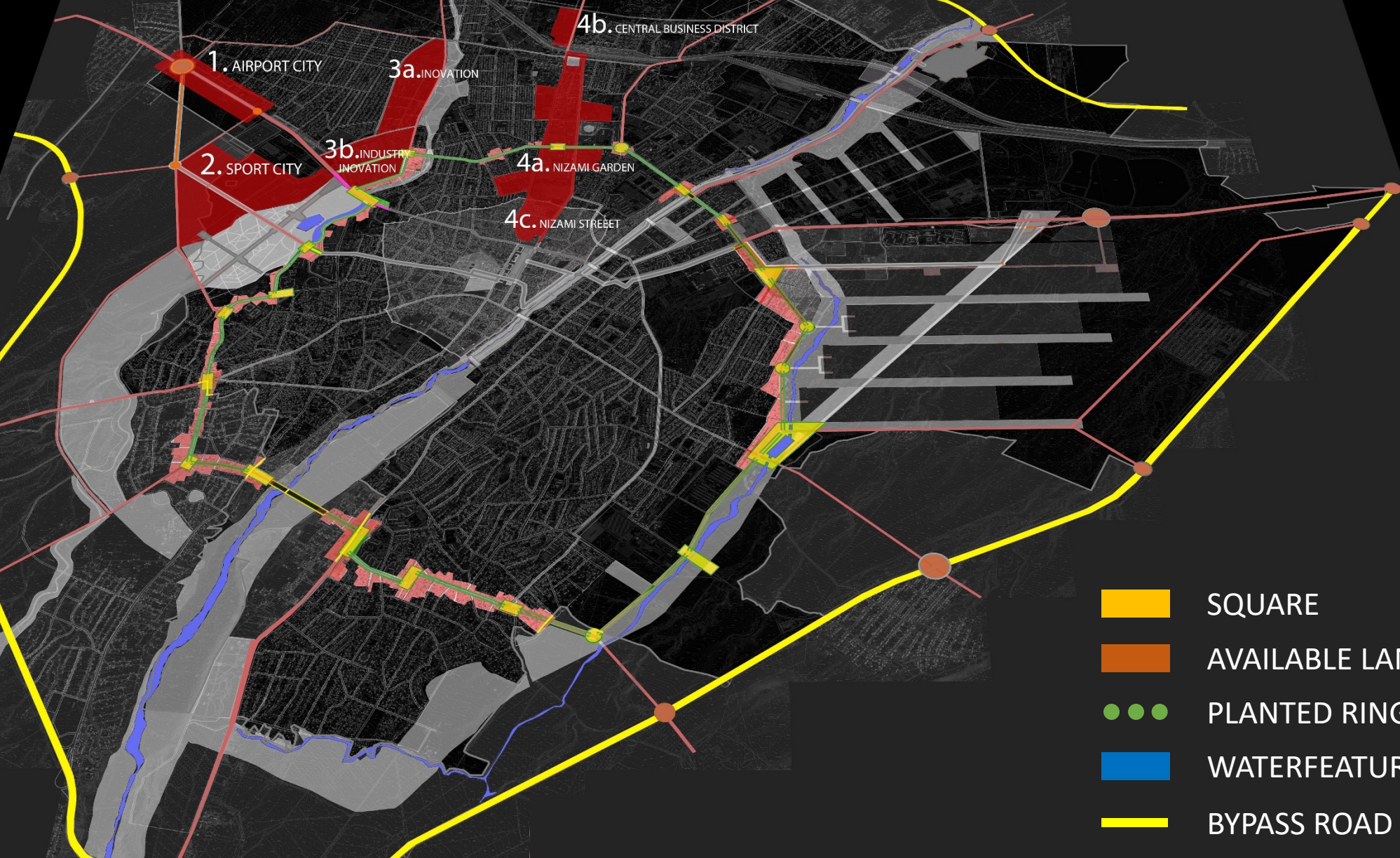
BYPASS ROAD

# 4. NIZAMI GARDENS

ZONING GANJA at 2040

date : modif at 17 02 2022

N





FUTURE OPPORTUNITY TO REGAIN INDUSTRIAL AREAS FOR REDENSIFICATION OF THE CENTRAL CITY CENTER

- BUILDINGS TO DEMOLISH
- BUILDINGS TO MAINTAIN
- INDUSTRIAL AREAS TO RECONSIDER
- AREA OF SPECIAL INTEREST TO RECONSIDER
- AREA OF SPECIAL INTEREST TO MAINTAIN







#### LEGEND

- FUTURE MAIN ROAD CONNECTIONS
- FUTURE MAIN ROAD CONNECTION TO CREATE

FUTURE MAIN ROAD NETWORK

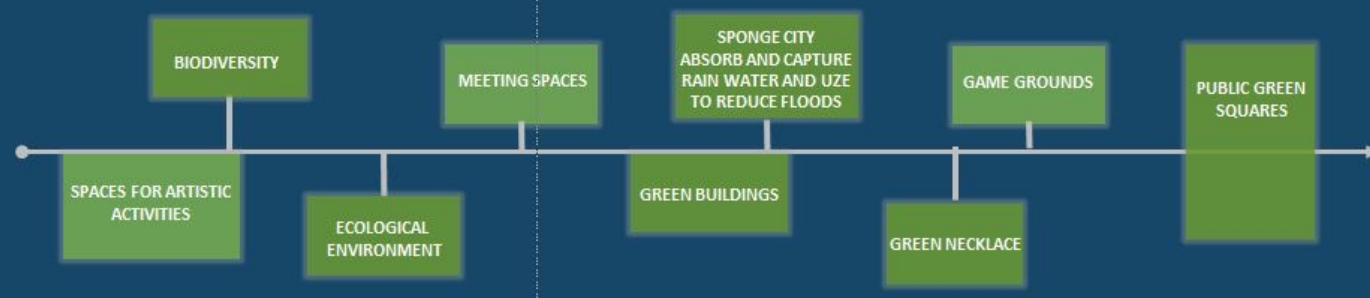


#### LEGEND

PEDESTRIAN WALKWAYS

THE GARDEN SQUARES - BREATHING AND MEETING SQUARES  
PARK AND GARDEN NETWORK

#### GREEN SPACES AND LEISURE AREAS.





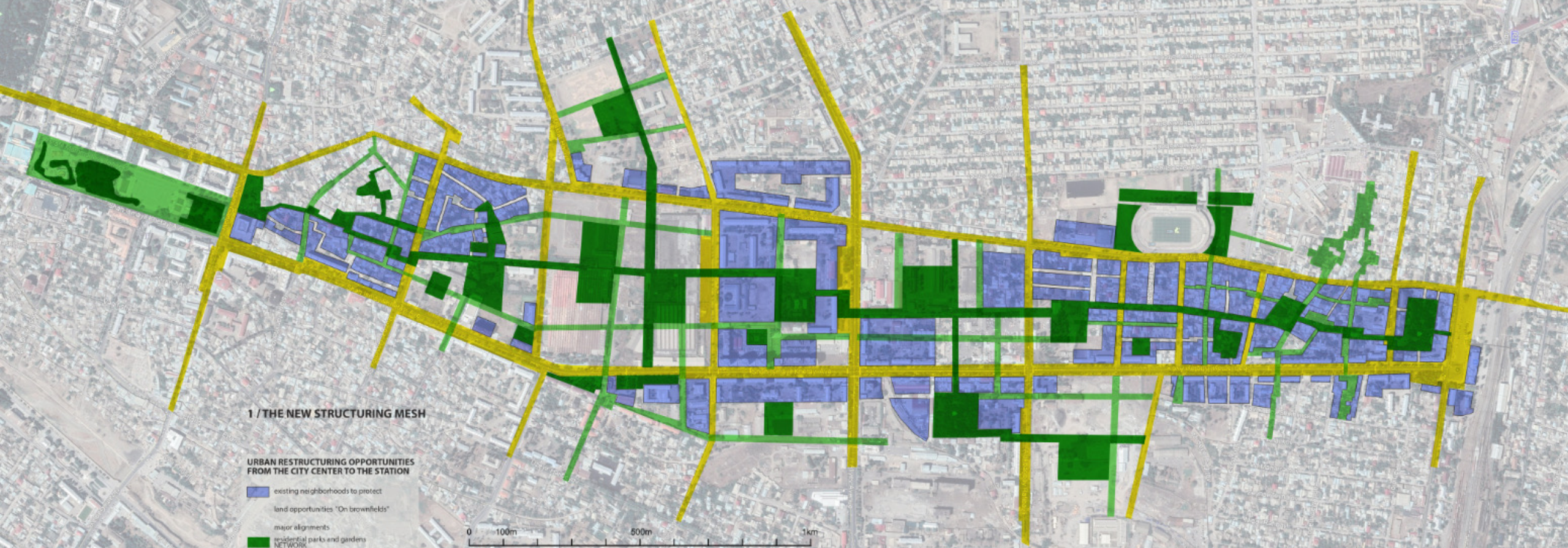
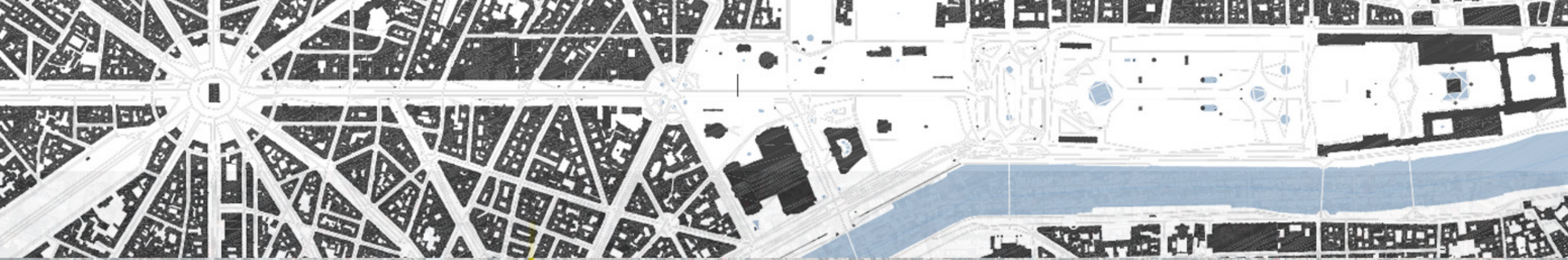
#### LEGEND

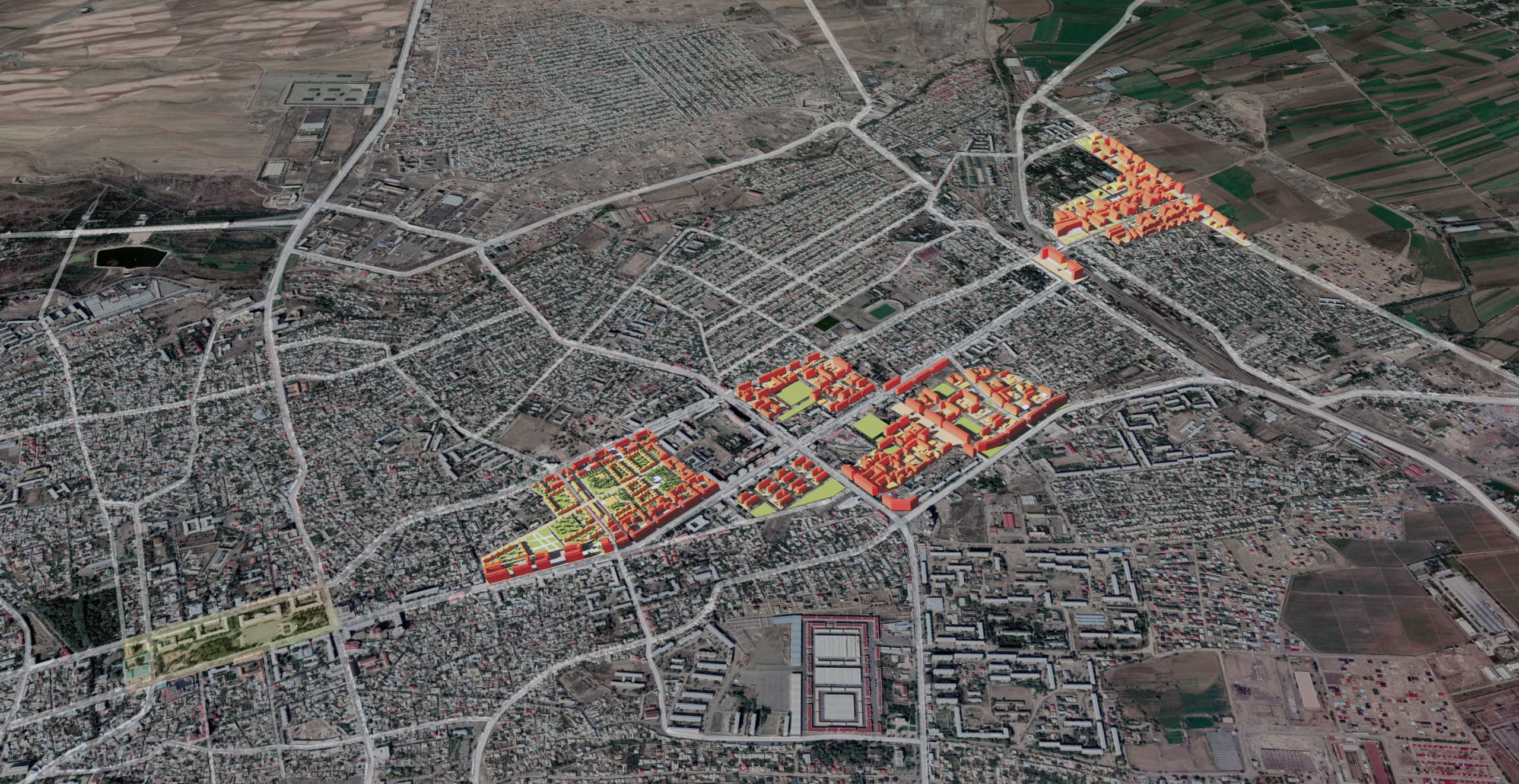
- PEDESTRIAN STREETS
- THE GARDEN SQUARES - BREATHING AND MEETING SQUARES  
RESIDENTIAL PARK AND GARDEN NETWORK
- PROJECTED ROAD SHAPES

- ALONG AVENUE
  - MIXED FUNCTIONS  
COMMERCIAL BASEMENT  
HIGH RISE
  - MIXED FUNCTIONS  
MIDDLE RISE

- ALLOTMENT BEHIND MAIN ALIGNMENT
  - LOW RISE BUILDINGS

#### FUTURE ALLOTMENTS AND HEIGHTS







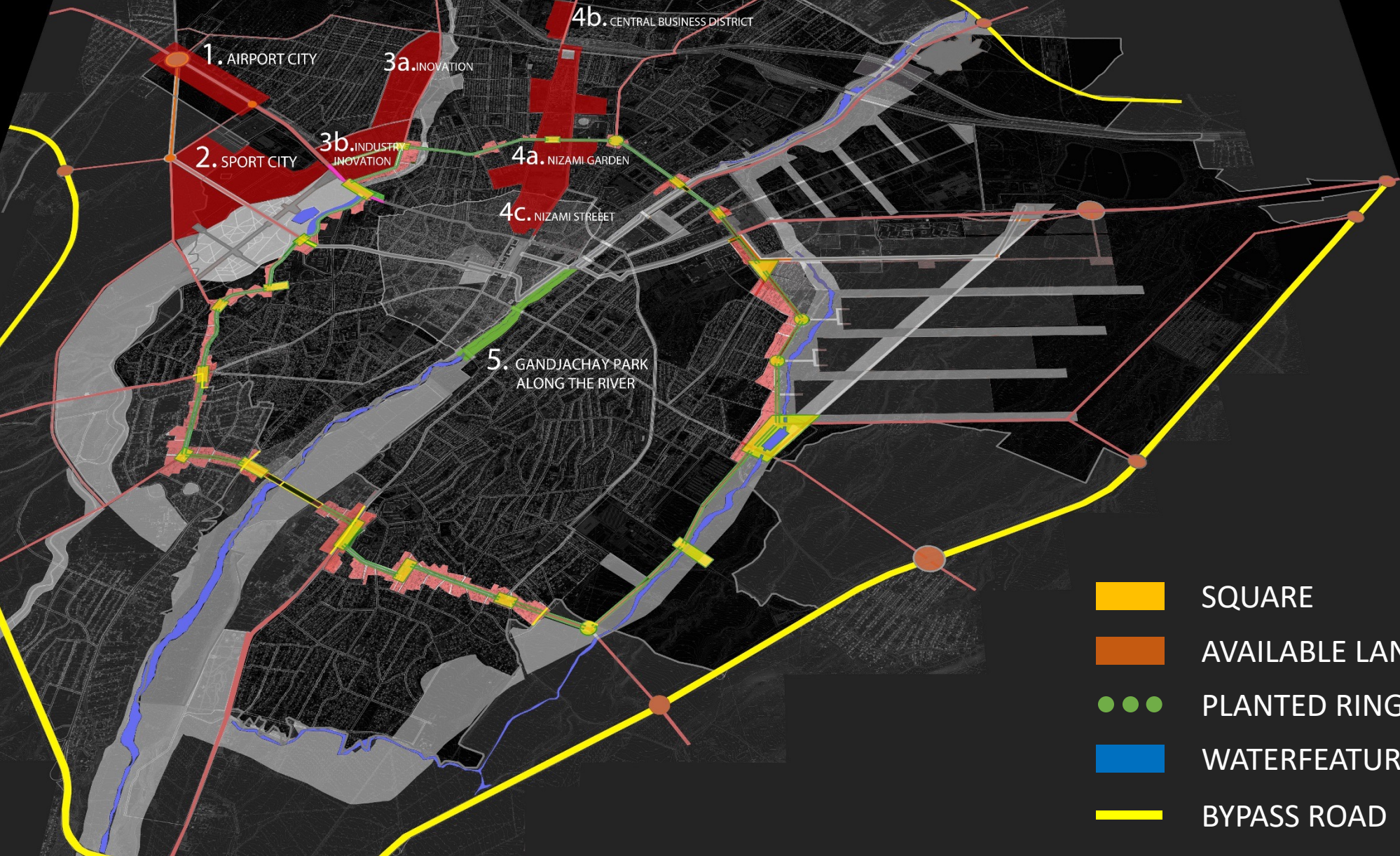


# 5. GANDJACHAI RIVER DEVELOPMENT

ZONING GANJA at 2040

date : modif at 17 02 2022

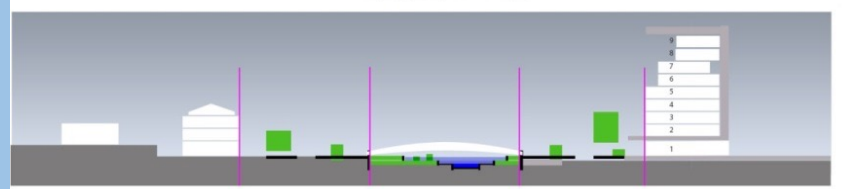
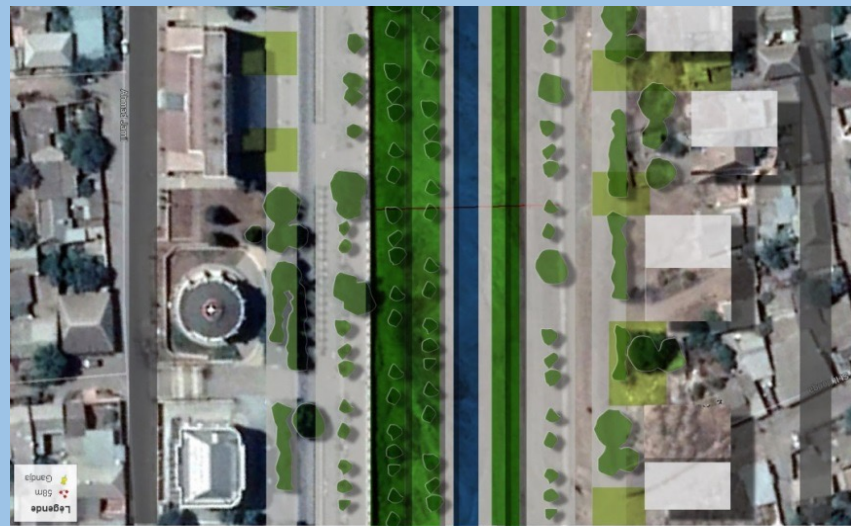
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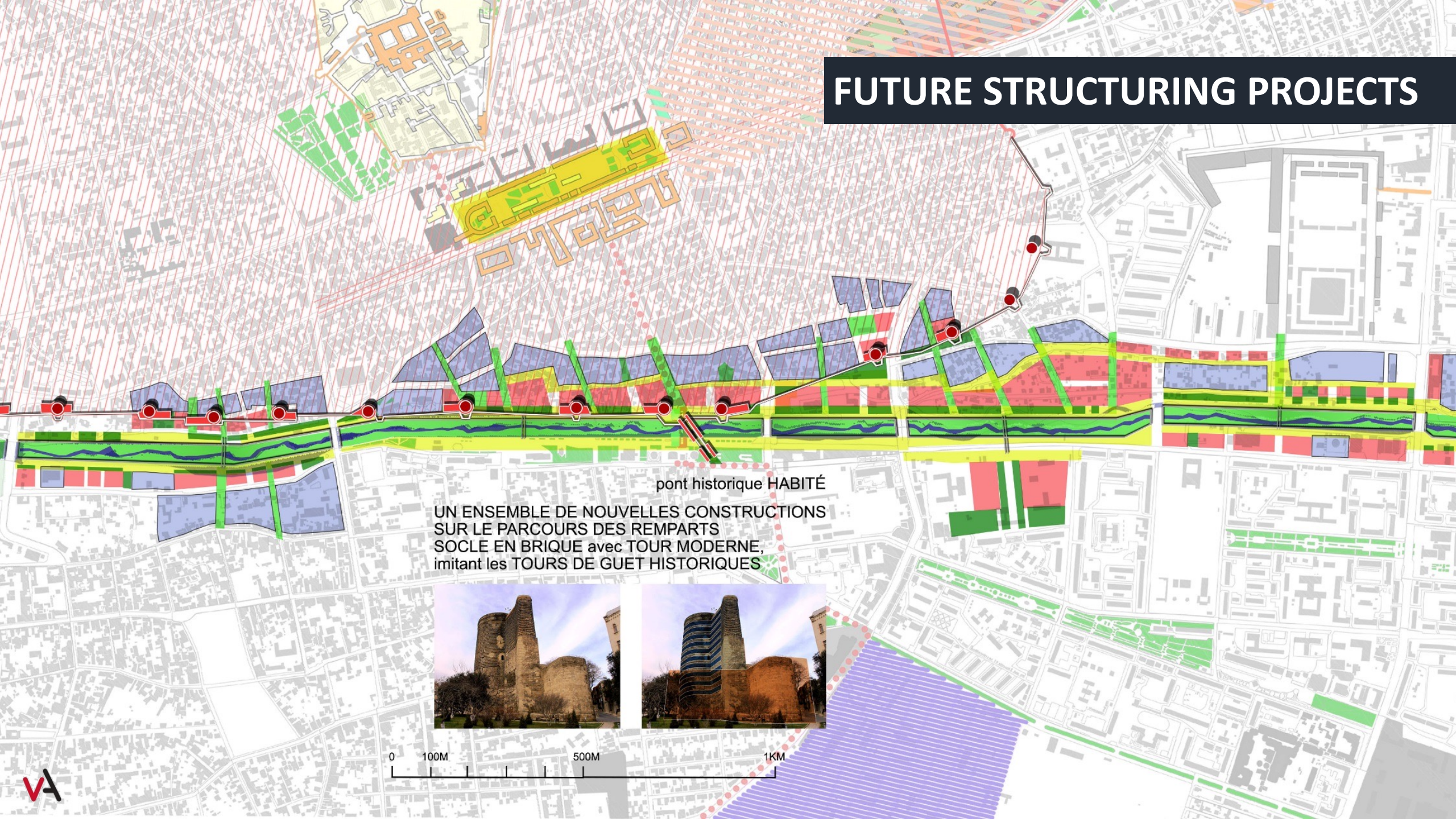
# FUTURE STRUCTURING PROJECTS

5- RIVERCHAI-PARK : Along the River a promenade for pedestrians and bikes animated by cafés, restaurants and small shops. A new Riverfront development integrating the historical city with a replica of the former Khanbridge and a sequence of small tower buildings reminding the former fortress of Gandja. The revitalisation of the riverbed allows to enjoy a walk along and in the riverbed during the dry season.



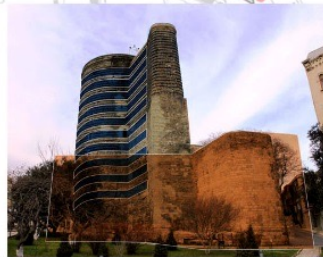


# FUTURE STRUCTURING PROJECTS



pont historique HABITÉ

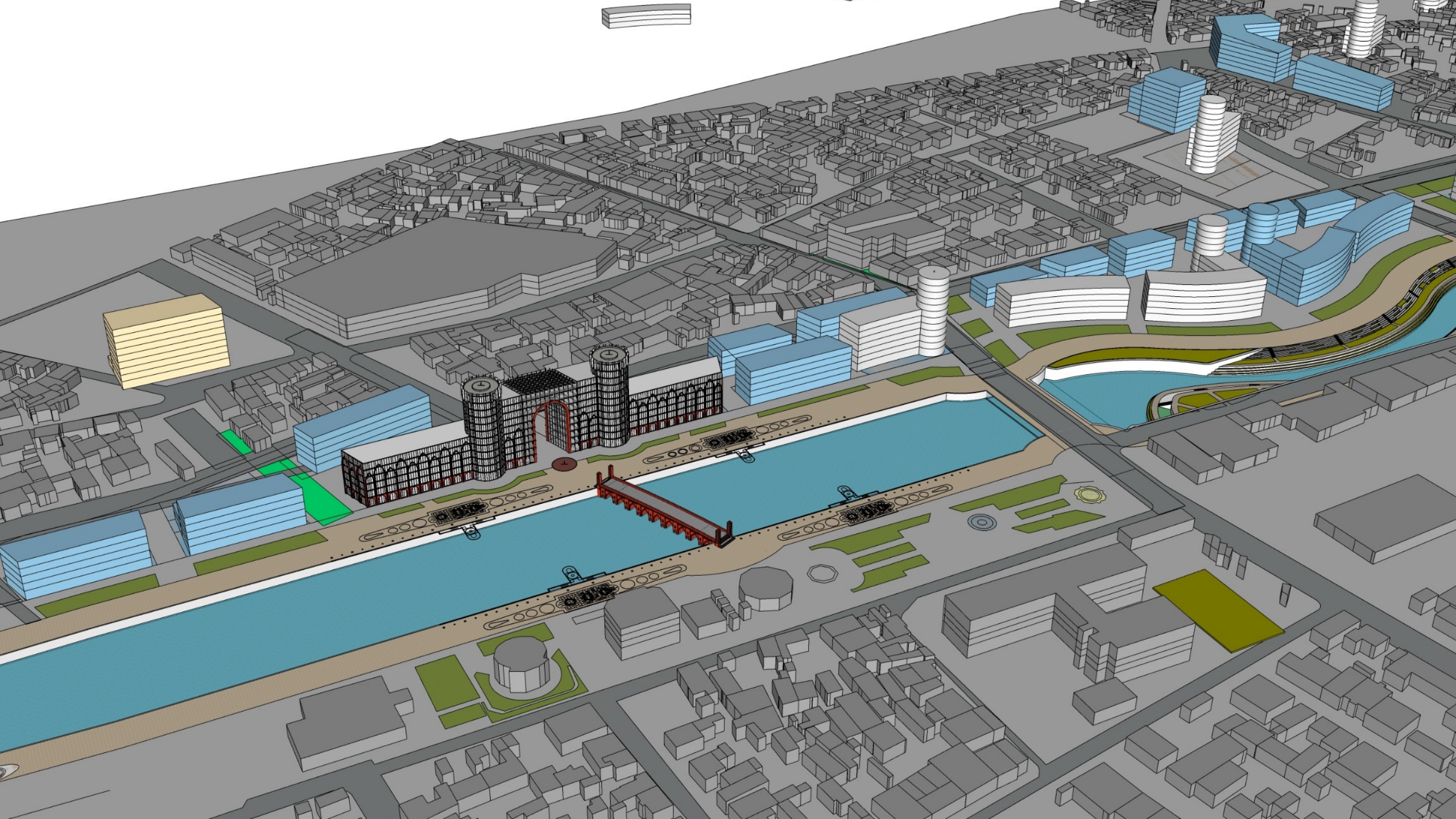
UN ENSEMBLE DE NOUVELLES CONSTRUCTIONS  
SUR LE PARCOURS DES REMPARTS  
SOCLE EN BRIQUE avec TOUR MODERNE,  
imitant les TOURS DE GUET HISTORIQUES

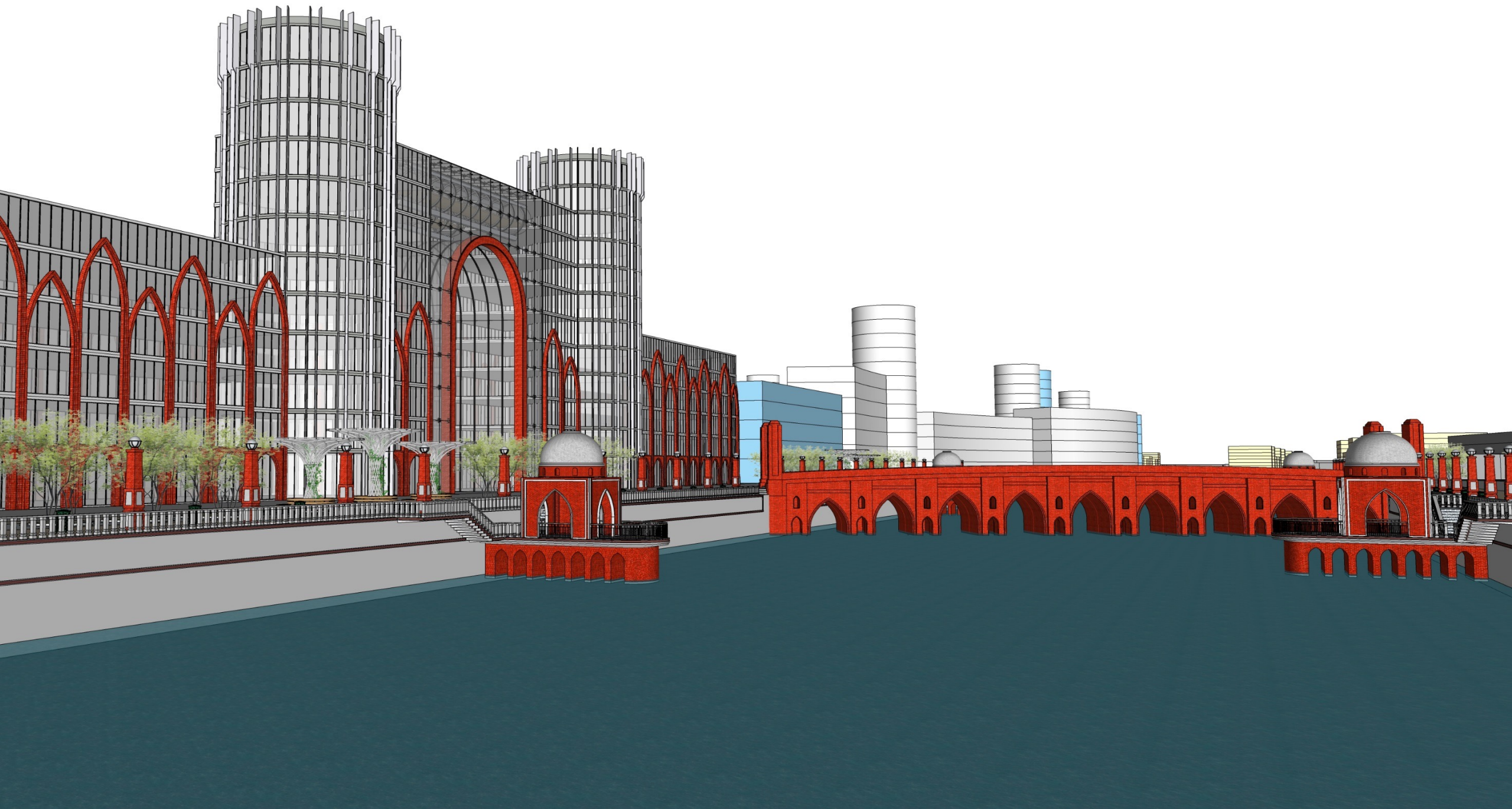


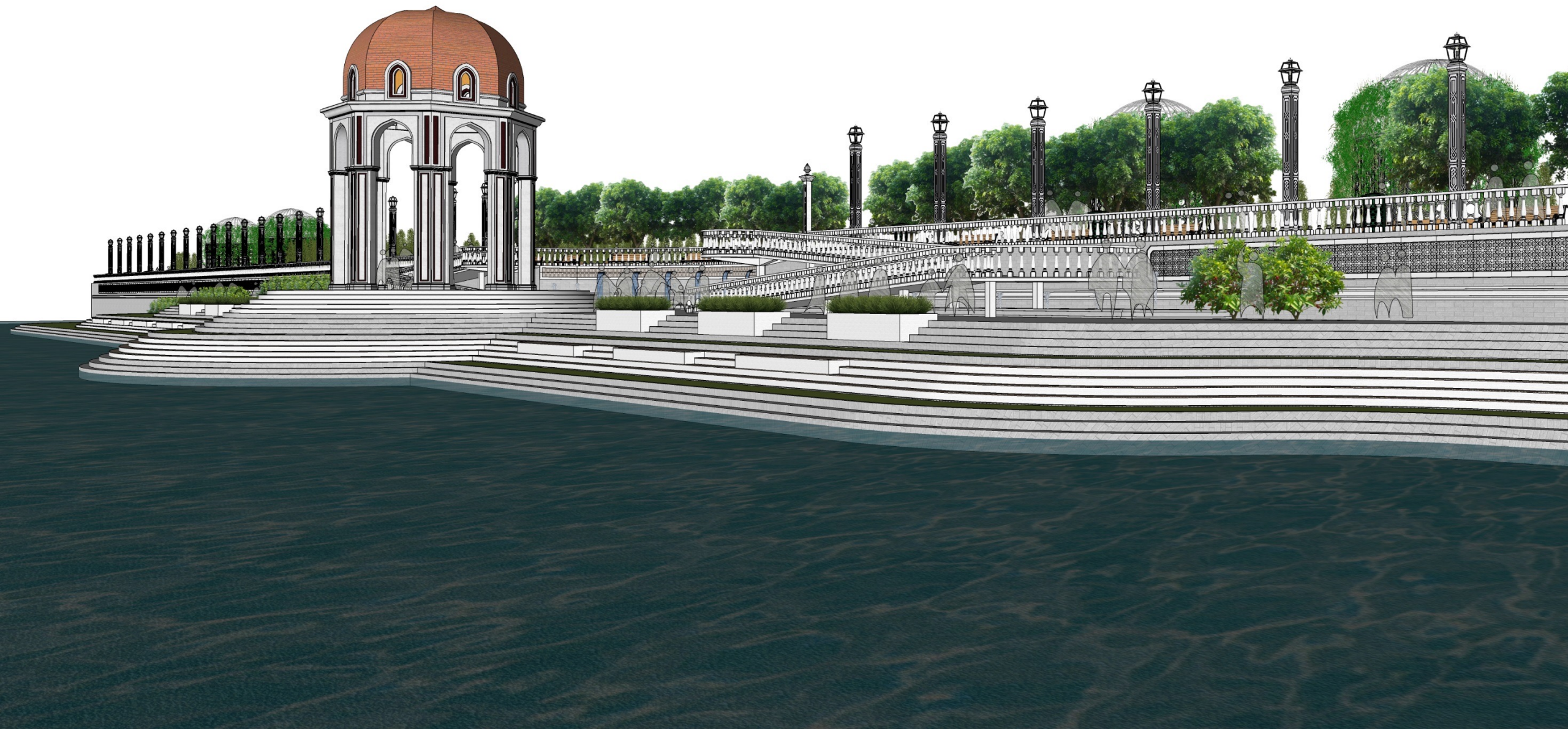
0 100M 500M 1KM

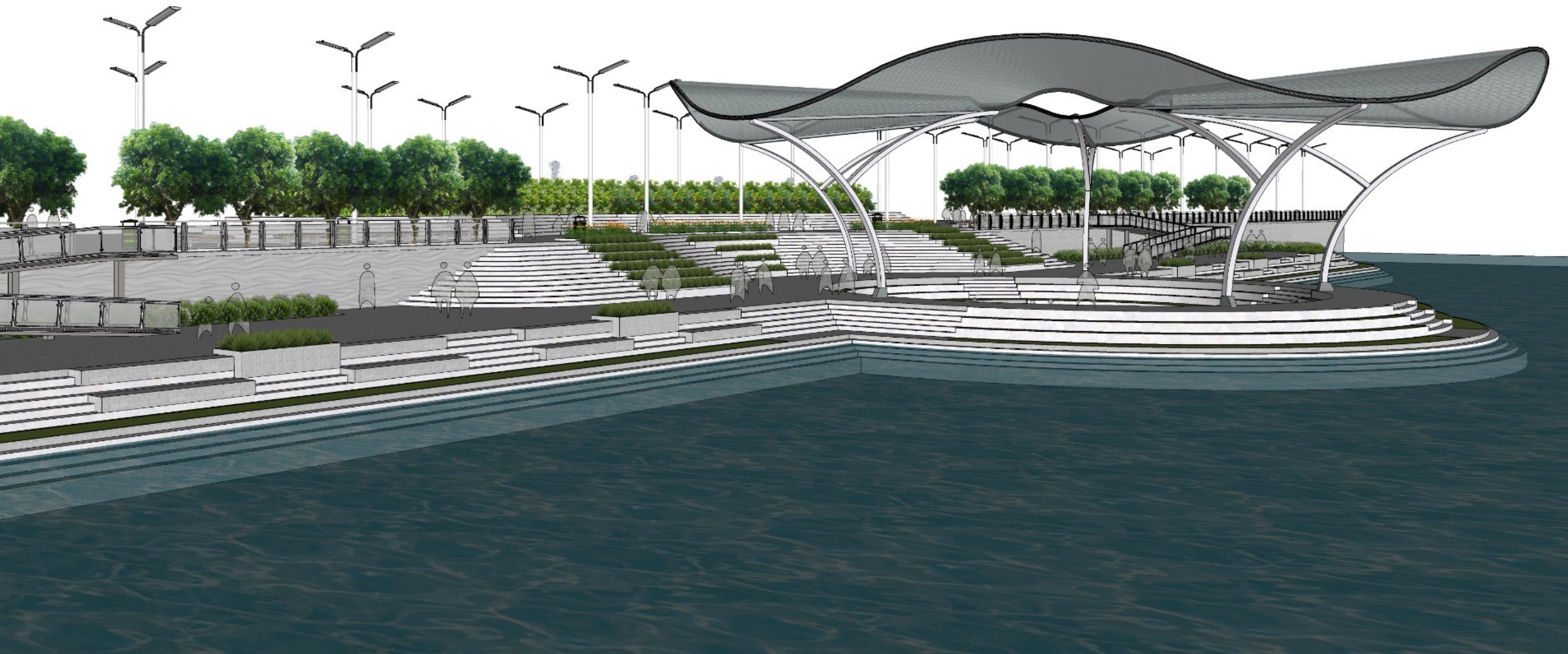


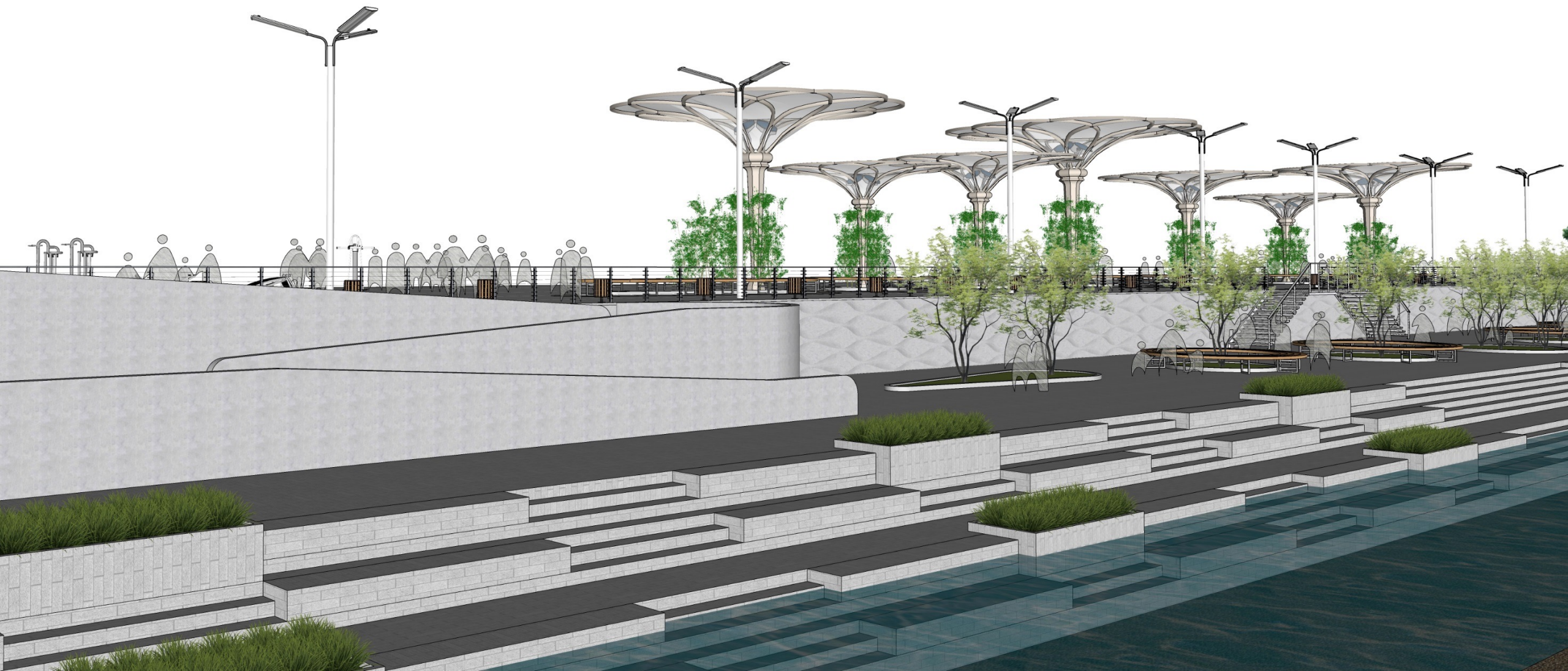










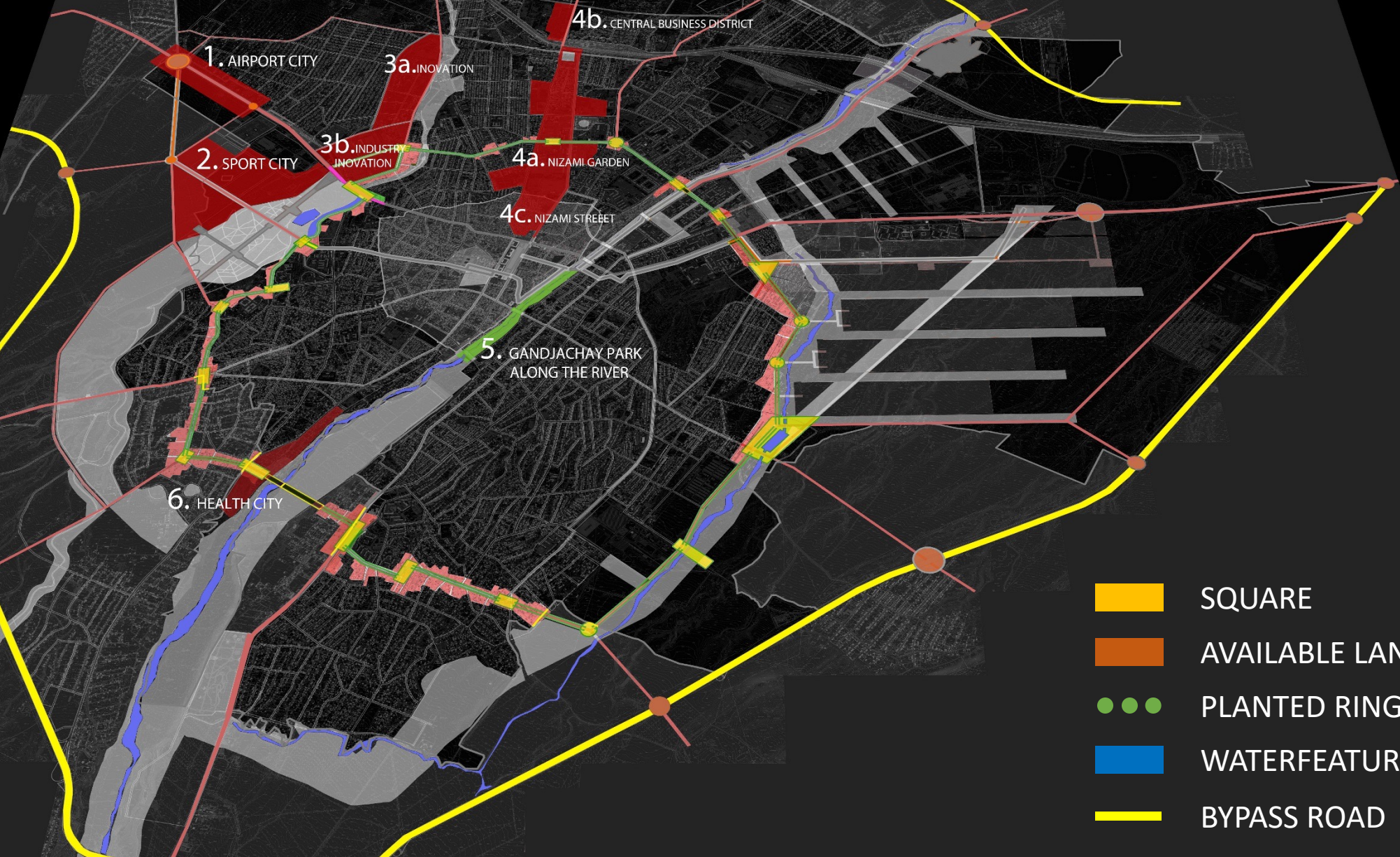


# 6. MEDICAL CITY

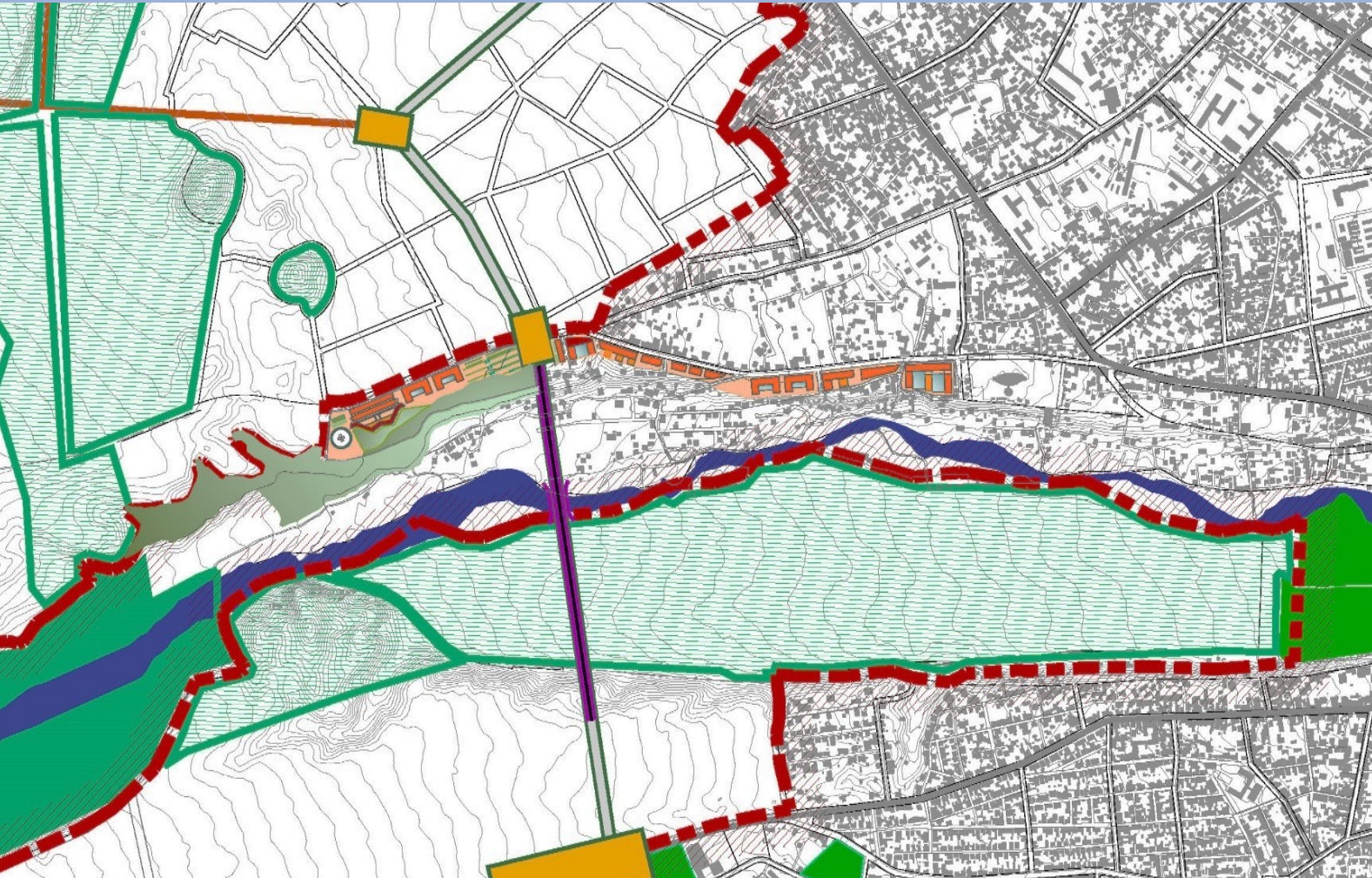
ZONING GANJA at 2040

date : modif at 17 02 2022

N



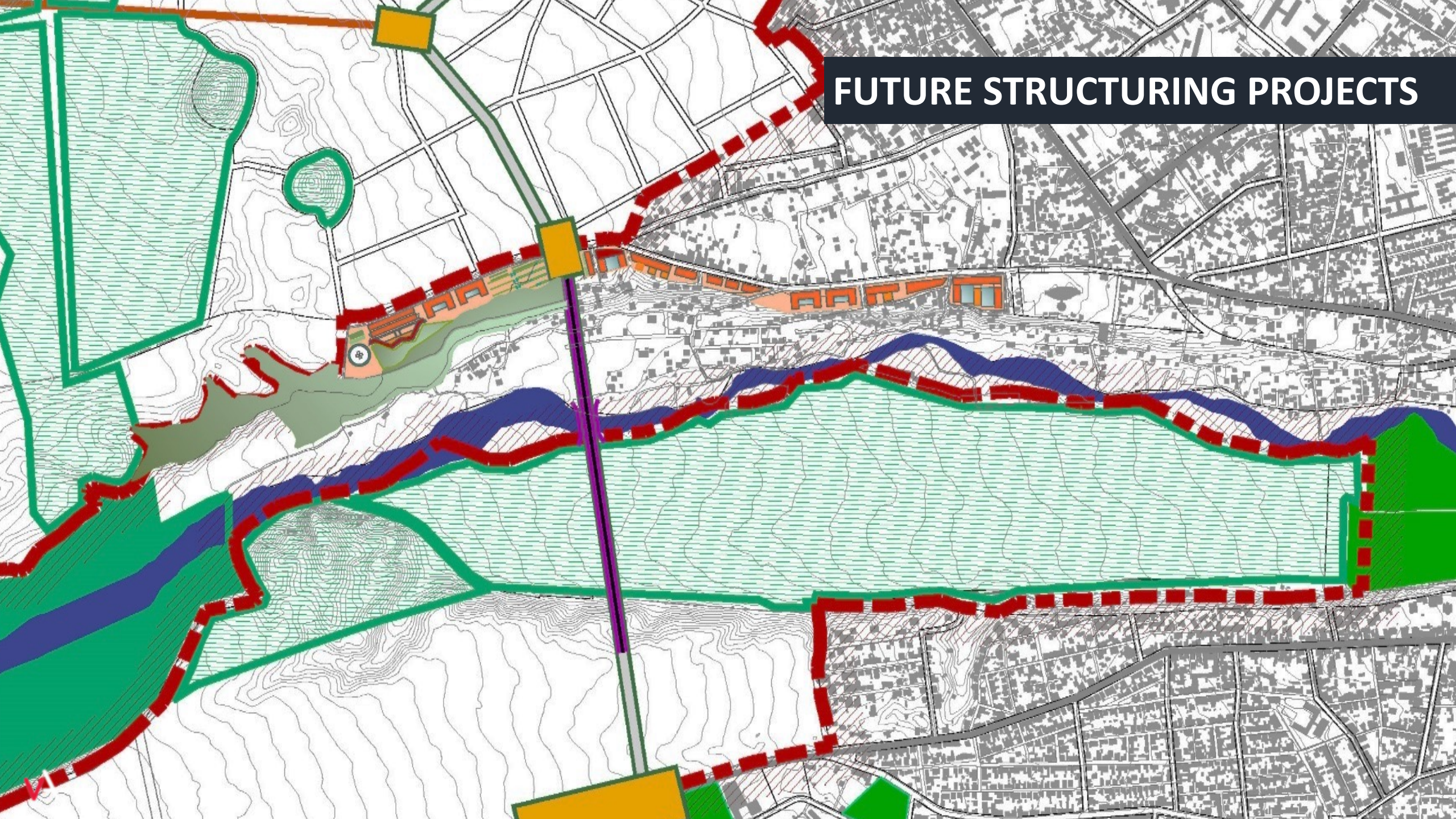
# FUTURE STRUCTURING PROJECTS



6- MEDICAL CAMPUS: A new Medical Campus surrounding a Sanatorium Hospital and Centre of Excellence with medical suppliers and service providers. A medical hub for the whole region at the scale of the metropolitan city.



# FUTURE STRUCTURING PROJECTS

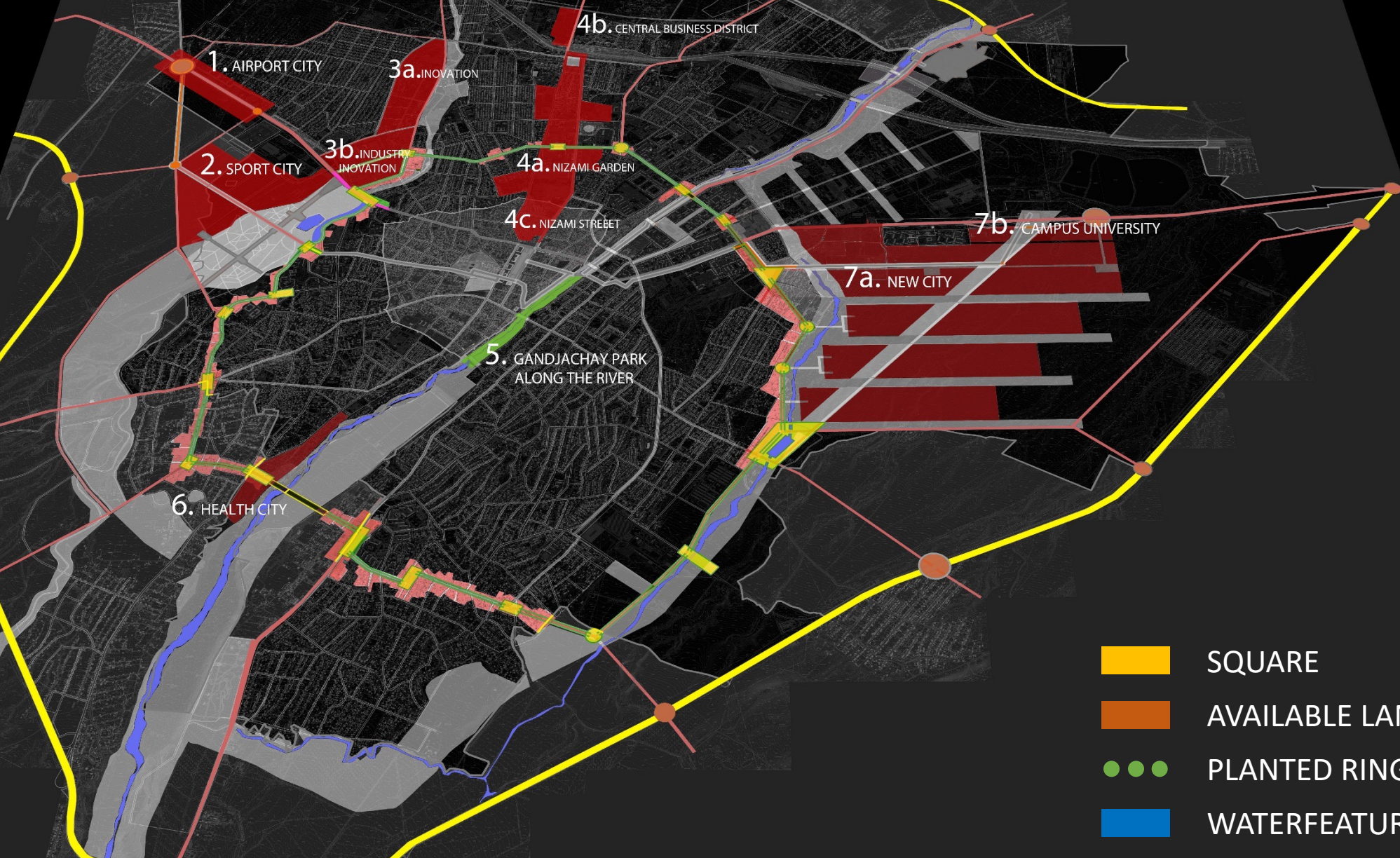






# 7. GANDJA ECO CITY

ZONING GANJA at 2040

date : modif at 17 02 2022

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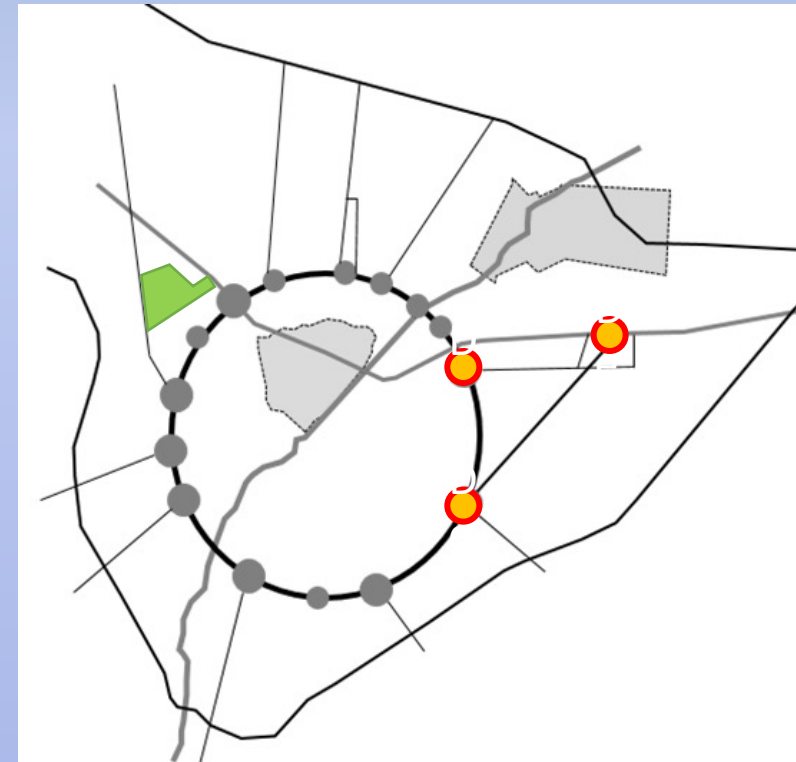


-  SQUARE
-  AVAILABLE LANDPLOT
-  PLANTED RINGROAD
-  WATERFEATURE

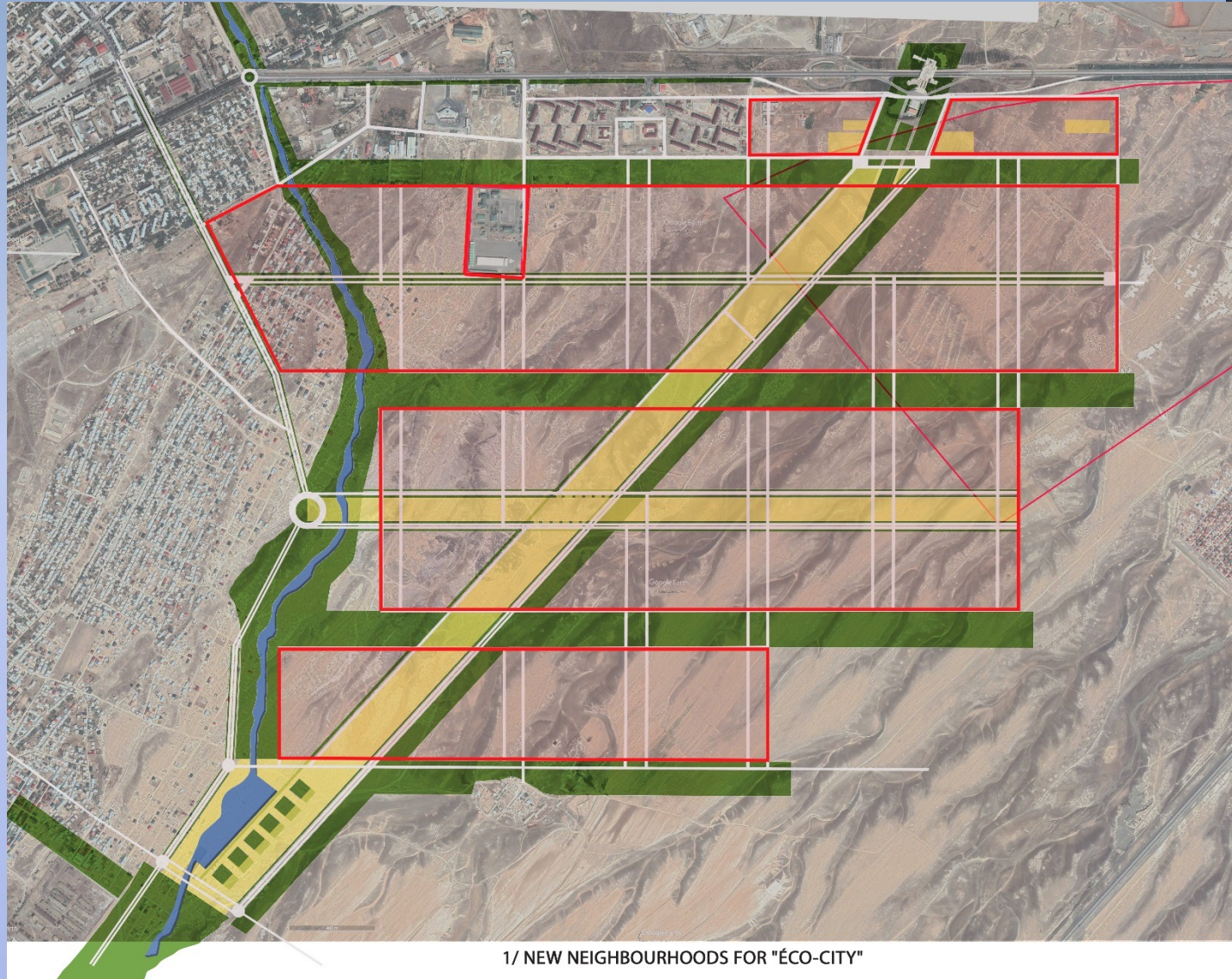
# FUTURE STRUCTURING PROJECTS



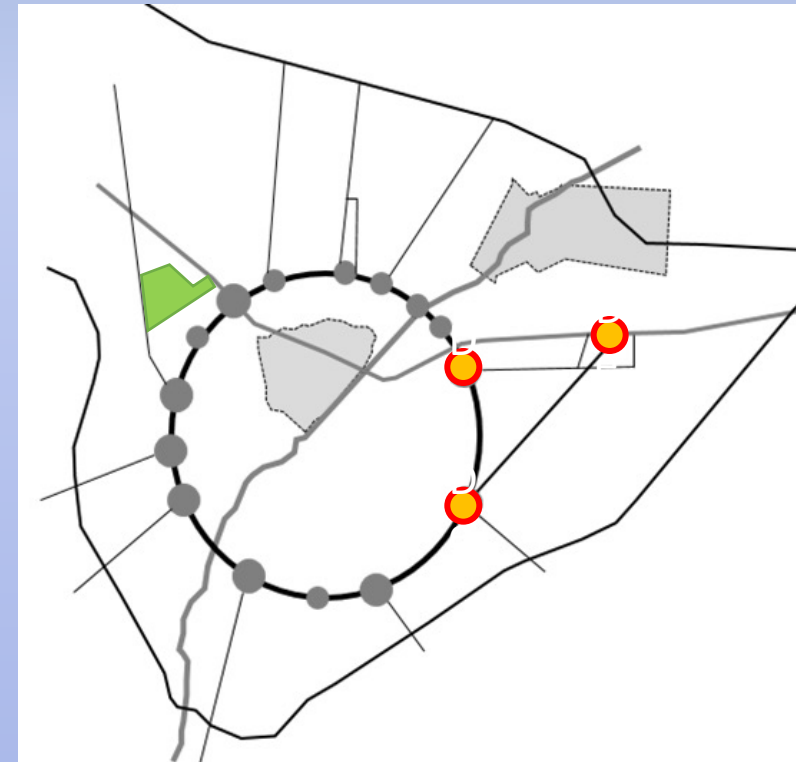
7- ECO CITY GANDJA : a linear smart city development along a main axis starting from the Mausoleum of Nizami to the big watersquare to the south. ) The inhabitants will need no car, will be fully powered by renewable energies and integrate all daily services within a 15 minutes walk.



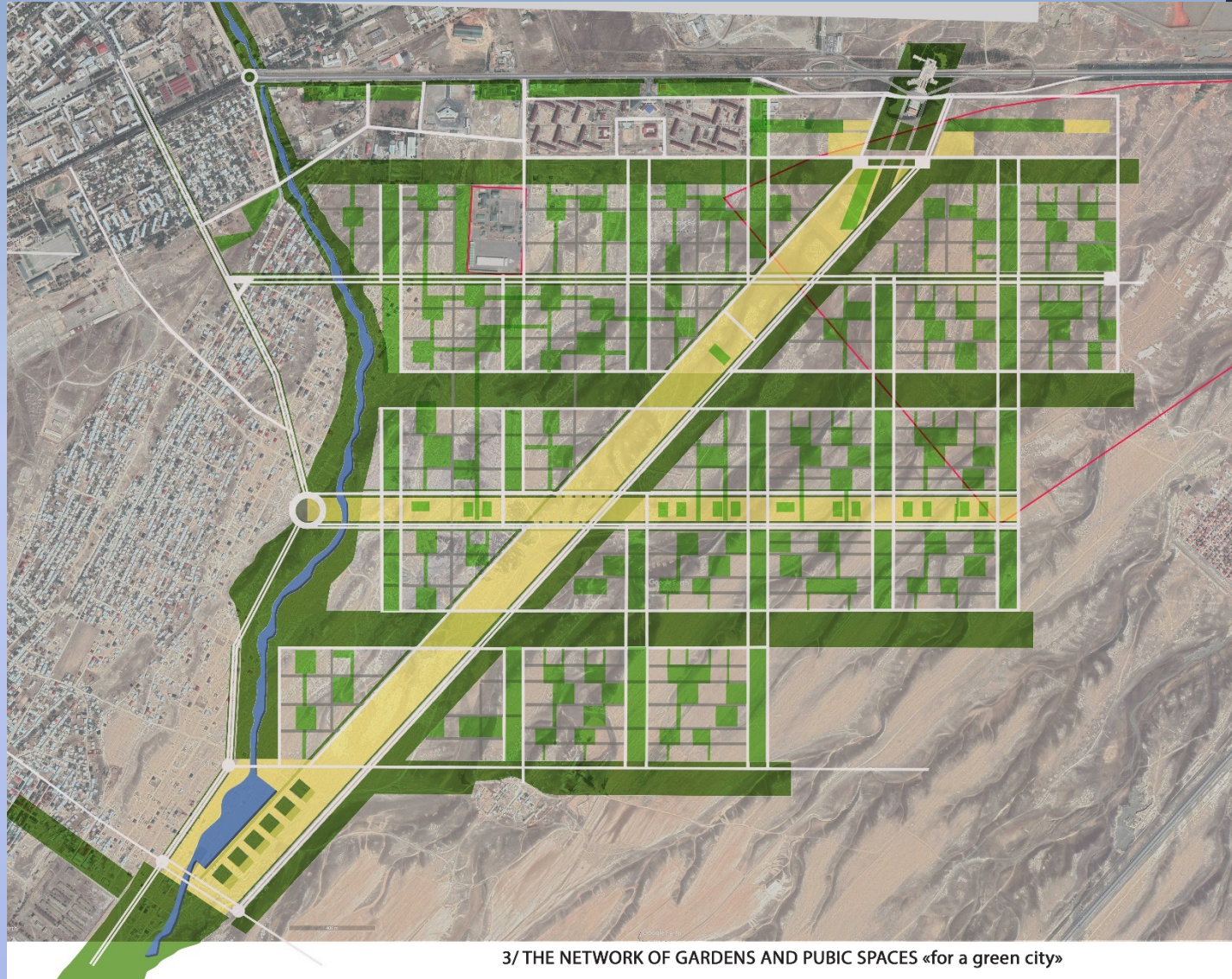
# FUTURE STRUCTURING PROJECTS



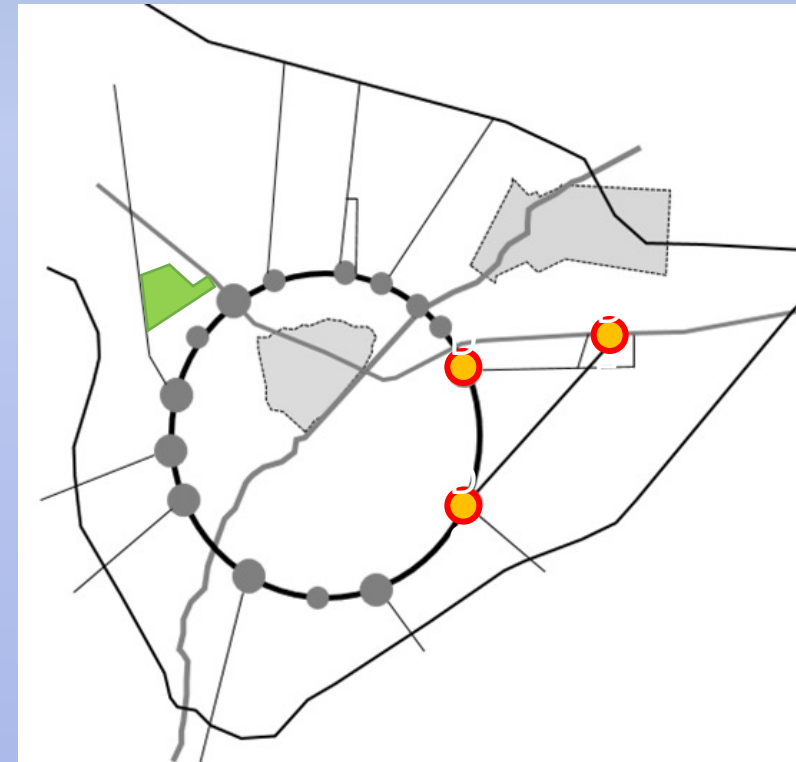
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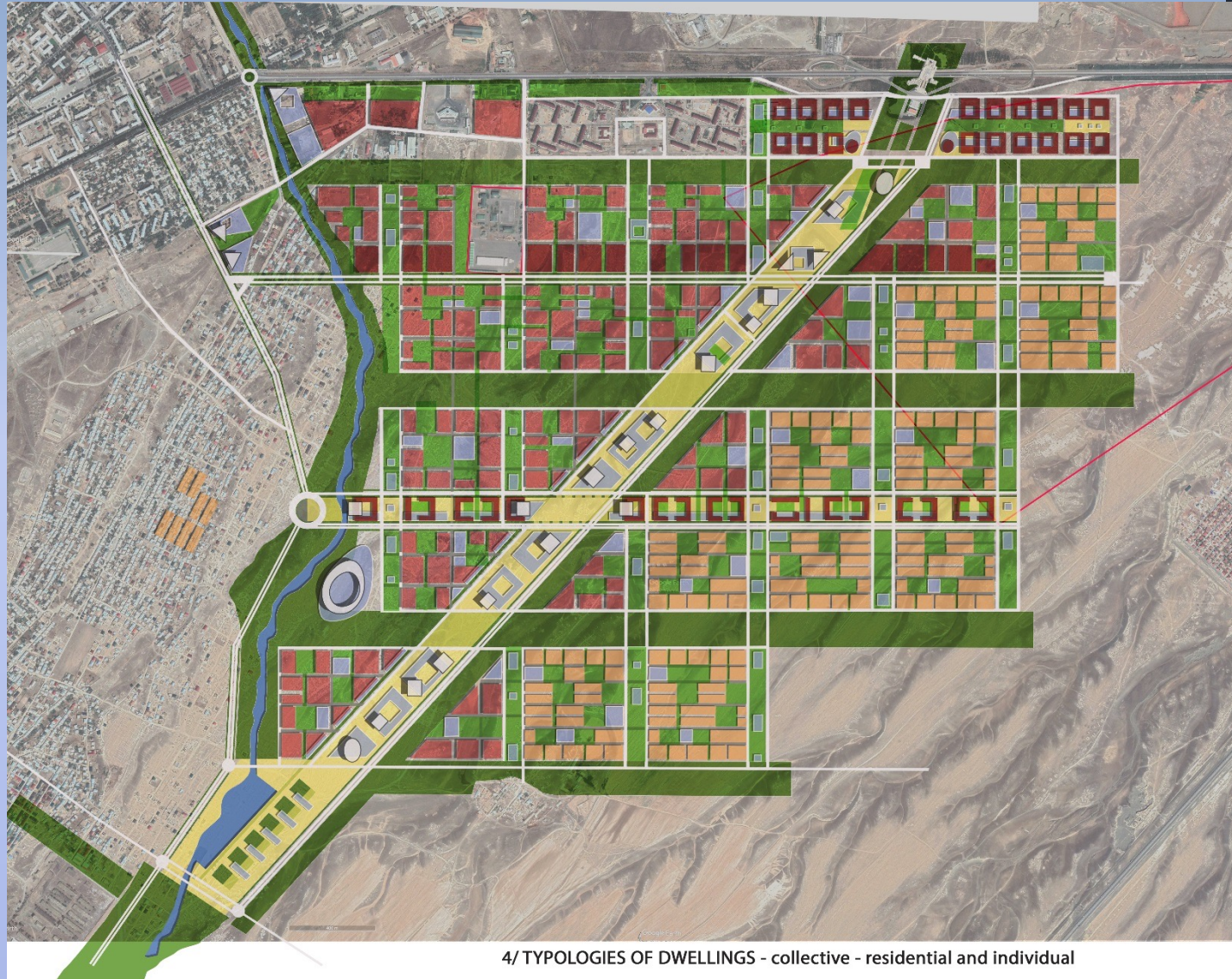
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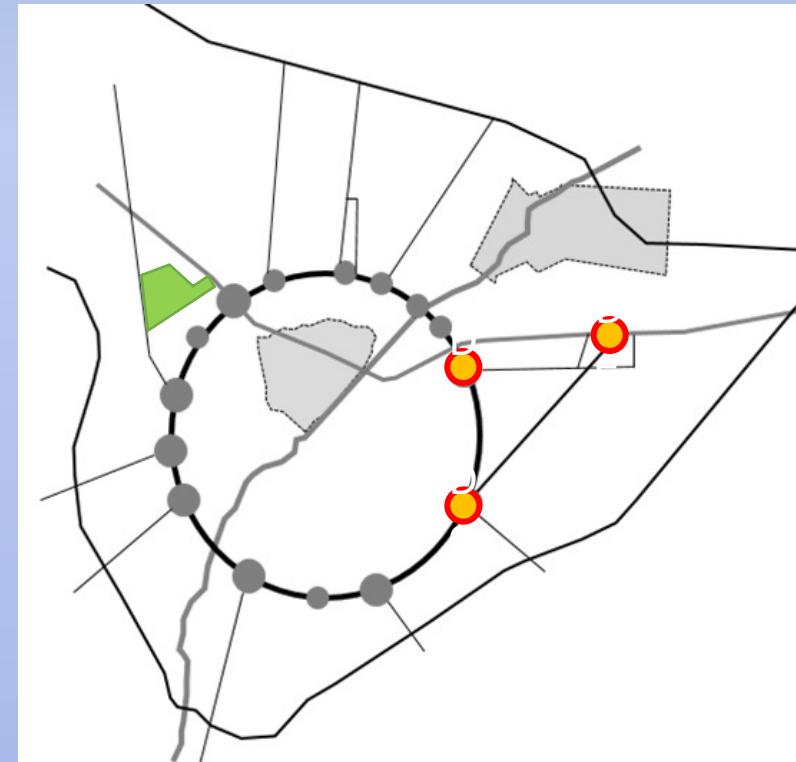


# FUTURE STRUCTURING PROJECTS



4/ TYPOLOGIES OF DWELLINGS - collective - residential and individual

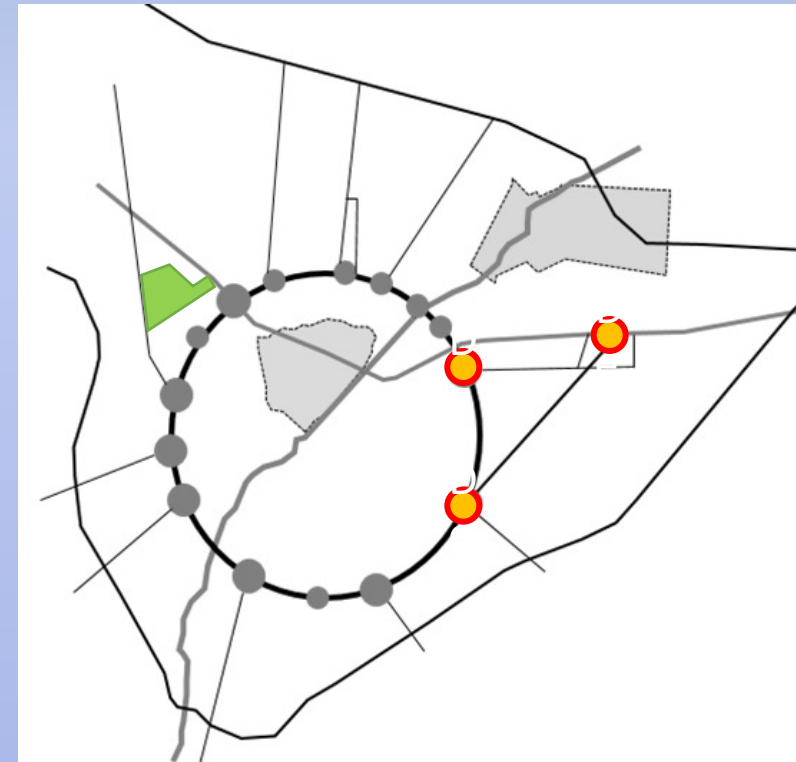
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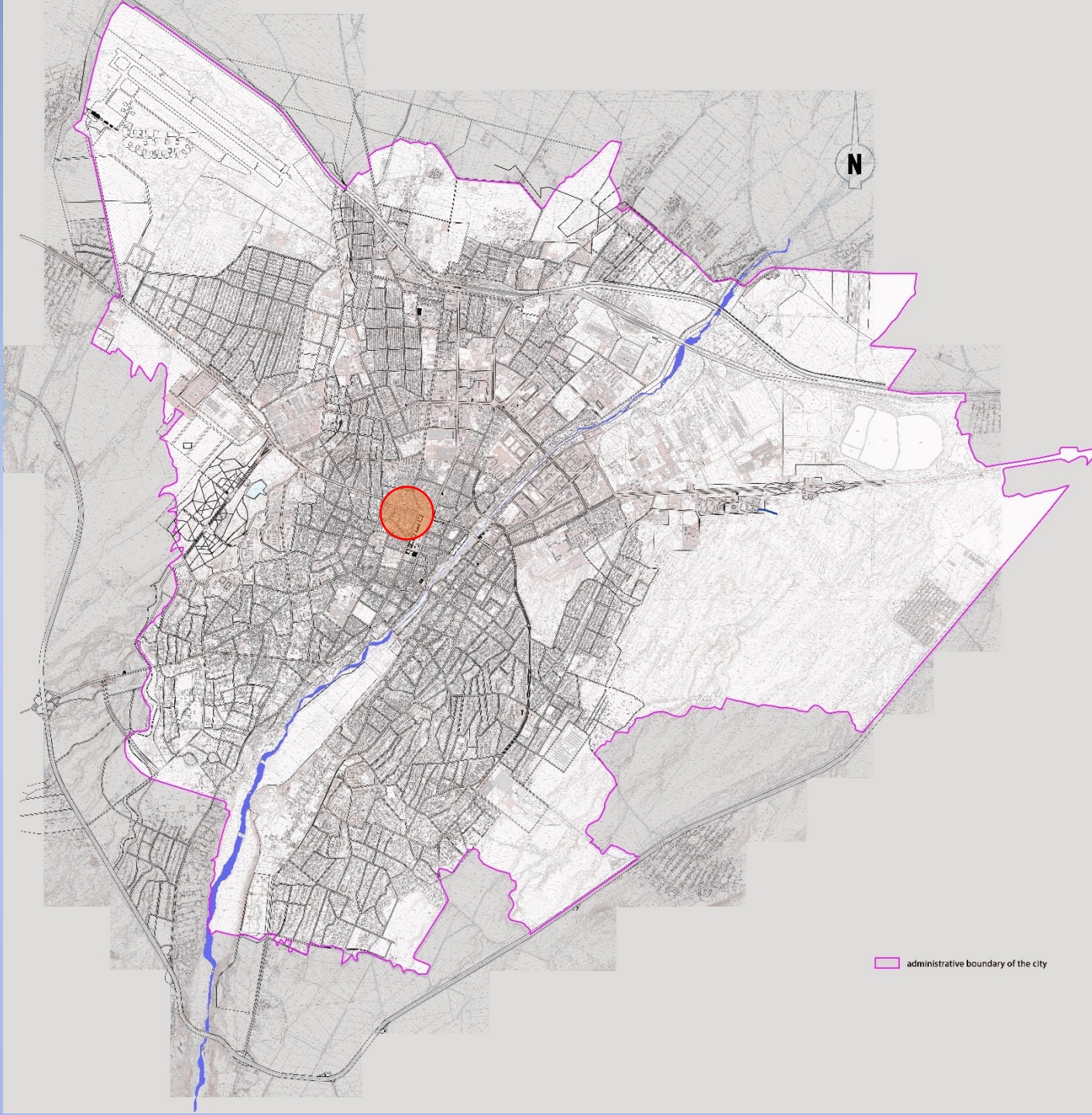


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BUILD THE CITY ABOVE THE CITY

STRATEGIES FOR DENSIFYING  
THE EXISTING URBAN PATTERN



# GANDJA MASTERPLAN 2040

BETWEEN HISTORY AND MODERNITY  
THE SOUL OF GANDJA



*bâtiment historique existant  
à préserver à l'intérieur de l'îlot*

HZ Tağıyev parkı

Qabbarlı adını q noma illi maktab

Nikoli Bank

BANKETİ

**1- OUVRIR L'INTERIEUR DES ÎLOTS  
PAR LA CRÉATION DE PLACETTES  
ET JARDINS**

**2- ASSURER LA POROSITÉ PAR LA  
CONTINUITÉ DES RUELLES  
TRAVERSANTES**


**3- PRÉSERVATION DES «TRACES  
HISTORIQUES» façades à rdc en  
brique**

**4- CONSERVER LE PARCELLAIRE  
EXISTANT  
POUR DENSIFIER LES  
CONSTRUCTIONS**

## LEGENDE

Orange Color

 **bâtiment historique  
existant**

 **réseau de ruelles  
réaménagées**

**parcellaire existant à  
conserver  
création de jardins  
publics internes**

**équipements publics  
de proximité**

Magasin de

**densification des parcelles  
sur rues r+2 / r+3**

*bâtiment historique existant  
à préserver à l'intérieur de l'îlot*



HZ Tağıyev parkı

Nikoil Bank

## LEGENDE



**bâtiment historique  
existant**

**réseau de ruelles  
réaménagées**

**parcellaire existant à  
conserver  
création de jardins  
publics internes**

**équipements publics  
de proximité**

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HZ Tağıyev parkı

Nikoli Bank

## LEGENDE

Magasin d'histoire

bâtiment historique  
existant

réseau de ruelles  
réaménagées

parcellaire existant à  
conserver

création de jardins  
publics internes

équipements publics  
de proximité

Magasin d'histoire

densification des parcelles  
sur rues r+2 / r+3

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CONSTRUCTIONS

bâtiment historique existant  
à préserver à l'intérieur de l'îlot

HZ Tağıyev parkı

Nikoil Bank

## LEGENDE

CHATELAIN COLONY

bâtiment historique  
existant

réseau de ruelles  
réaménagées

parcellaire existant à  
conserver

création de jardins  
publics internes

équipements publics  
de proximité

densification des parcelles  
sur rues r+2 / r+3



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CONSTRUCTIONS



***HISTOIRE  
&  
MODERNITÉ***



*Principe de REDENSIFICATION des îlots en centre ville,  
avec la prise en compte des façades historiques à préserver sur rue*



*entre  
HISTOIRE  
&  
MODERNITÉ*



GANDJA 2040





On the Road to Peace in Athens

All my best wishes for  
a New Year 2022  
full of Light and Peace

“

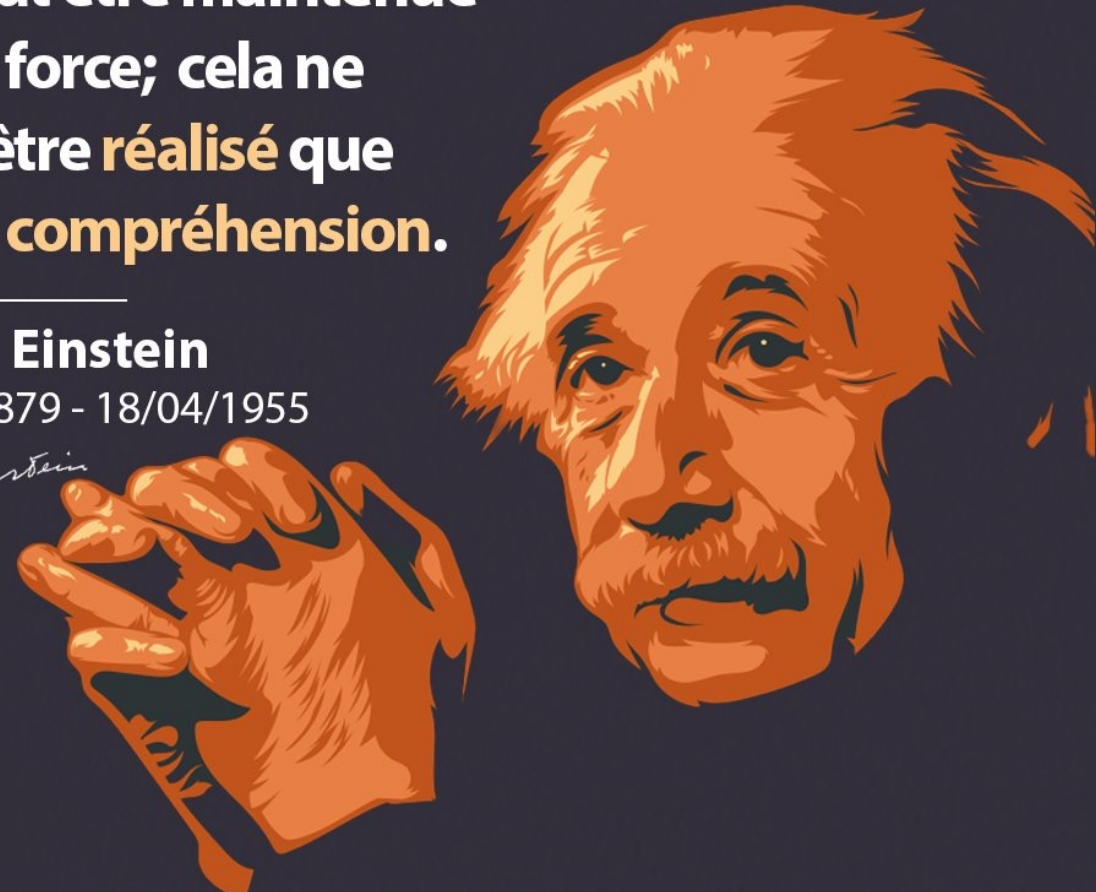
# LA PAIX

ne peut être maintenue  
par la force; cela ne  
peut être **réalisé** que  
par **la compréhension**.

**Albert Einstein**

14/03/1879 - 18/04/1955

*Albert Einstein*



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