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”

- meeting of basic needs
- clean, safe physical environment
- sustainable ecosystem
- strong, supportive community
- participation and control by citizens over decisions

Healthy City Checklist
WHO European Healthy Cities Network

GANDJA CITY MASTERPLAN 2040
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
Ganja became the temporary capital of Azerbaijan.

Foundation of Ganja

Earthquakes

The Mongol invasion

Ganja under the power of the Sufiide.

Ganja was occupied by the Ottomans.

Transfers occupations from Iran to Russia

Ganja became the temporary capital of Azerbaijan

Azerbaijan's independence

Ganja was bombed

GANJA'S DEMOGRAPHIC DEVELOPMENT

THE ANCIENT CITY OF GANJA

GANJA SQUARE, AFTER EARTHQUAKE

URBAN LIMIT EXTENSION AROUND GANJA SQUARE

LIMITS 2020

LIMITS 2021

859-60

1139

1231

1501

1578-1735

XVIe-XIXe siècles

XXe siècle

1991

2020

Ganja Square, After Earthquake

Urban Limit Extension Around Ganja Square

Limits 2020

Limits 2021
CITY OF CONTRASTS
**THE REGIONAL CLIMATIC CONDITIONS**

**CLIMATE**

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<th>Month</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
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Source 1: [36]
Source 2: [NOAA] (as per the image)
Azerbaijan electricity production by source

THE REGIONAL CLIMATIC CONDITIONS
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

RESIDENTIAL SITUATION

39 Private Houses
57 Apartments
AVERAGE FAMILY 4,2 PEOPLE
AVERAGE 1,1 MINORS / FAMILY
AVERAGE FAMILY 4,2 PEOPLE
20% HAVE FAMILY MEMBERS WITH CHRONIC DISEASES
66% HAVE HIGHER EDUCATION OR DEGREE

35,1% CONFIRM THEY WORK
THE CITY LIMIT

ZONING GANJA at 2040

date: modif at 17 02 2022

[Legend]
- Blue: WATERFEATURE
- Yellow: CITY LIMIT
THE GREEN BELT AS CITY LIMIT
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
THE GREEN PARK DEVELOPMENTS

ZONING GANJA at 2040
date: modif at 17 02 2022

GREEN BORDER
WATERFEATURE
CITY LIMIT
THE GANJACHAI RIVER DEVELOPMENT
THE GREEN SOLAR PLANT DEVELOPMENT
THE HISTORICAL CITY CENTRE
ARCHITECTURE OF THE CITY
THE BUILT ENVIRONMENT

- **22.3%** 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
THE INDUSTRIAL CITY
THE INDUSTRIAL CITY

1. ECO TECH PARK
   Mechanical Industry Cluster

2. INDUSTRY PARK
   Heavy Industry Cluster

3. INDUSTRY PARK
   Hi-Tech Industry Cluster

4. INNOVATION PARK
   Hi-Tech Industry Cluster

5. CONSTRUCTION MATERIALS
   Workshops
   Warehouses
THE BUSINESS DISTRICTS

1. EXPO & BUSINESS DISTRICT
2. AIRPORT CITY FREEZONE
3. MEDICAL CITY CAMPUS
4. GANDJA UNIVERSITY CAMPUS
THE POLYCENTRIC CITY

- SQUARE
- AVAILABLE LANDPLOT
- PLANTED RING-BOULEVARD
- URBAN DISTRICT CENTRE
THE MULTI-WAY BOULEVARD
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
FLUID TRAFFIC
SAFE WALKWAYS
DEDICATED BIKE LANES
GREEN NEIGHBOURHOODS
THE METROPOLITAN CITY

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

ZONING GANJA at 2040
date: modif at 17 02 2022
FUTURE STRUCTURING PROJECTS

GANDJA

MASTERPLAN 2040
1. AIRPORT CITY

ZONING GANJA at 2040
date: modif at 17 02 2022

- SQUARE
- AVAILABLE LANDPLOT
- PLANTED RINGROAD
- WATERFEATURE
- BYPASS ROAD
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
Gandja was a sport city with the Dynamo Sports Center and the Kapaz Football Club.

36% want to do sports.
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

- SQUARE
- AVAILABLE LANDPLOT
- PLANTED RINGROAD
- WATERFEATURE
- BYPASS ROAD
ANALYSIS TO REGAIN INDUSTRIAL AREAS FOR THE NIZAMI GARDEN CITY DENSIFICATION
THE NIZAMI GARDEN CITY - PARK AND GARDEN NETWORK

GREEN SPACES AND LEISURE AREAS.
THE NIZAMI GARDEN CITY - CENTRAL COMMON AREA
TOWNHOUSES' SHARED SPACES
THE NIZAMI GARDEN CITY - CENTRAL COMMON AREA
TOWNHOUSES WITH PRIVATE GARDENS
5. GANDJACHAI RIVER DEVELOPMENT

- 1. AIRPORT CITY
- 2. SPORT CITY
- 3a. INNOVATION
- 3b. INNOVATION
- 4a. NZAMI GARDEN
- 4b. CENTRAL BUSINESS DISTRICT
- 4c. NZAMI STADIUM
- 5. GANDJACHAI PARK ALONG THE RIVER

Legend:
- **SQUARE**
- **AVAILABLE LANDPLOT**
- **PLANTED RINGROAD**
- **WATERFEATURE**
- **BYPASS ROAD**
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.
TRANSFORMATION OF THE RIVER BED
FUTURE STRUCTURING PROJECTS

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

- SQUARE
- AVAILABLE LANDPLOT
- PLANTED RINGROAD
- WATERFEATURE
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.
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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
1. OUVRIR L'INTERIEUR DES ÊLOTS PAR LA CREATION DE PLACETTES ET JARDINS

2. ASSURER LA POROSITE PAR LA CONTINUITE DES RUELLES TRAVERSANTES

3. PRESERVATION DES «TRACES HISTORIQUES» façades à rdc en brique

4. CONSERVER LE PARCELLAIRE EXISTANT POUR DENSIFIER LES CONSTRUCTIONS
1- OUVRIR L’INTERIEUR DES ÎLOTS PAR LA CREATION DE PLACETTES ET JARDINS

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4- CONSERVER LE PARCELLAIRE EXISTANT POUR DENSIFIER LES 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
THE WAR IMPACT
"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