Source: Cara Francine Stiller

BARBARA ENGEL, NIKOLAS ROGGE

1. OPEN SPACES IN A MODERNIST NEIGHBORHOOD

OPEN SPACES AS IMPORTANT LIVING SPACE

Open spaces contribute significantly to the quality of urban life. Open spaces in the immediate living environment are important additional living spaces, whether they are organized as public, communal, or private spaces. They are drivers and catalysators for the sustainable development of cities and neighborhoods. Open spaces and especially green spaces in cities and neighborhoods are essential social and health resources for residents. Green spaces provide clean air and cooling, store water, and contribute to biodiversity. Open spaces are a vital green infrastructure that provides benefits such as mitigating climate change, alleviating floods, and supporting ecosystems. They can also present opportunities for water harvesting and community food cultivation.

Green spaces not only perform important functions in terms of urban climate and hygiene, but they also serve as important recreational and gathering places for a wide variety of social groups. Access to open spaces, whether large parks or small areas, has a demonstrably positive effect on both physical and mental well-being. These spaces provide opportunities for formal or informal sports, or for enjoying some peace and quiet. Open spaces contribute greatly to the spirit and pride of individual communities. Open spaces create identity and belonging. They enable social participation.

However, open spaces are not always developed to their full potential. At the same time, the demands placed on open spaces in our living environments have multiplied. These spaces are expected to fulfill various functions and requirements and meet the interests of different users, which may contradict or compete with each other. Today, land resources in growing metropolitan regions and cities are largely limited, so undeveloped and unbuilt urban spaces are becoming scarce resources. As the demand for robust, resilient cities increases, further development of urban green spaces requires increased attention. How can open spaces be organized and designed to fulfill their multitude of functions to a high standard? How can these spaces be made inviting and inclusive? What roles do commercialization and surveillance play? What is the optimal balance of density and open space?

The investments necessary for upgrading and redesigning open spaces are small compared to other urban measures and would have a significant impact on their surroundings. However, to secure open spaces, their provision and organization within neighborhoods must be embedded in planning policy and requires careful design strategies.

Green Spaces as Features of Large Housing Estates

Many large housing estates that were built during the 1960s and 1970s are characterized by abundant green areas, sometimes covering as much as 60–75 percent of the property.[1] Open spaces played a major role in the deliberate planning of the Soviet microdistricts. Green areas between the buildings of a residential complex were primarily intended to serve as a means of improving the microclimate and abating noise, and as an important design element. The master plans organized places for social life: sports, children's games, and the like were located away from the yards so residents could comfortably spend time there in peace and quiet.[2]

After more than forty years of vegetation growth, the open spaces in microdistricts often have park-like qualities today. The living environment offers valuable additional spaces for people living in cramped conditions, especially since some apartments lack terraces or balconies. The outdoor living environment is therefore particularly important as a balancing space that provides privacy, accommodates leisure activities, and supports the informal economy. People garden or do crafts here, and sometimes people gather to celebrate. With their ecological and social potential, open spaces are valuable resources that also offer future benefits in terms of resilience. Especially against the backdrop of climate protection challenges, the open spaces in large residential areas offer a major advantage. Large settlements have a structural advantage in this regard: their generous green living environments and public spaces are not divided into small parcels and thus offer opportunities for fundamental and cross-property measures for climate adaptation and protection.

Vazha-Pshavela Block VI in Tbilisi, Georgia

The microdistricts built since the 1960s represent a significant portion of the residential areas in the Georgian capital. One such neighborhood is Vazha-Pshavela, which is located in the Saburtalo district, northwest of the city center. The district spans 75.14 square kilometers and is home to around 139,000 inhabitants.[3] Block VI constitutes the western end of the housing development in the district. Built in the 1960s and 1970s, this neighborhood

1 V. A. Gorokhov, "Normirovanie i razmeschenie zelenyih nasazhdeniy goroda: Sistema gorodskih zelenyih nasazhdeniy," in: *Zelenoe stroitelstvo* (Moscow: Stoyizdat, 1991), 416 pp.

2 Lev N. Kiselevich and Izidor L. Rabinovich, *Kompozitsiya massovyh zhilyh domov i ansamblya zastrojki* (Moscow, 1973), p. 84.

3 "Saburtalo (City District, Tbilisi City, Georgia) – Population," City Population (website), with data from the State Department for Statistics of Georgia, accessed June 29, 2025, www.citypopulation.de/en/georgia/tbilisicity/1153__saburtalo/.

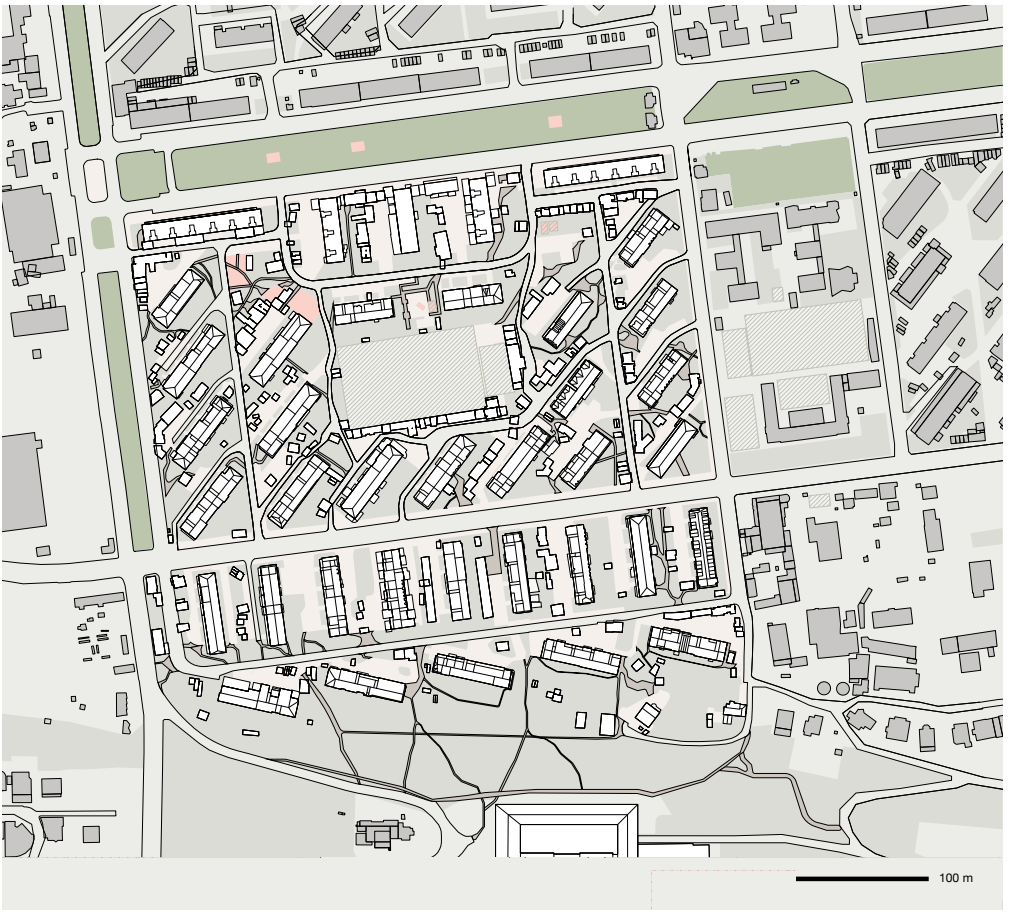

Figure 1: Open and green spaces in Vazha-Pshavela, Block VI
Source: Cara Stiller, Loana Köhler, Sofia Vinnik, Jasmin Maichle, based on maps from the National Agency of Public Registry (NAPR), Georgia (https://maps.gov.ge)

Figures 2, 3: The neighborhood is characterized by a lot of green spaces
Source: Ekaterina Gladkova, 2024

Figures 4, 5: Additional functions were implemented in the neighborhood by adding new buildings
Sources: Barbara Engel, 2023 (4), Ekaterina Gladkova, 2023 (5)

occupies the westernmost part of Tbilisi and has become an integral part of the city's urban structure, housing around 10,000 people. Today, students and middle-class citizens live in large housing blocks and suburban family homes. However, many of the buildings are in poor condition and do not meet the residents' needs. The urban fabric and infrastructure must be adapted to meet new social, functional, and technical demands and requirements.

Although the amount of green space in Vazha-Pshavela Block VI has diminished from 45 percent in the 1960s to 37 percent today, the area is still characterized by a lot of green spaces. With big trees and small bushes, open sports fields and playgrounds, green balconies, and community gardens, the territo-

ry offers a great variety of green places. These spaces constitute an essential amenity for the residents, providing places to meet, rest, be active, and relax. The vegetation contributes to the neighborhood's quiet atmosphere. The open organization of the built fabric is very important for the district's ventilation. There is no noise from the major roads surrounding the block on its northern and western sides. However, the lack of hierarchy among the streets and alleys, combined with the "green jungle," make orientation difficult within the megablock.

Since the early 1990s, the lack of governmental control has also led to the individual occupation of open spaces in the microdistrict, including the streets, pathways, and residential courtyards. As urban land was partially privatized, various interest groups started competing for desirable property, often using illicit practices such as bribes and influential pressure. Due to this lack of regulation, commercial, financial, service, and other high-value land uses have expanded into the residential districts.[4] At the same time, due to unclear organized ownership, differing interests among neighbors, and a lack of planning, there are problems of disorganization and maintenance. Garages, illegally parked cars, and new buildings (or the threat thereof) are increasingly occupying the property. Some existing green spaces, especially those behind the houses, are vacant and used. Many open spaces are paved with concrete and show no positive qualities.

The increased dominance of automobiles in Tbilisi has led to the rapid deterioration and modification of the communal areas of multistory apartment blocks, and courtyards have been transformed from leisure areas into parking spaces. These changes to the street-level fabric of Tbilisi have increased vehicle traffic in areas initially planned for residential use, causing conflicts over parking.[5] The lack of parking in such properties was the result of a Soviet-wide prioritization of public transportation and was reflected in the widespread absence of private vehicles.[6] Saburtalo, along with Vake, is among the districts with a very high rate of motorized vehicle ownership and the highest rate of parking problems.[7] The space consumed by on-street parking poses a signifi-

4 David Gogishvili, "Competing for Space in Tbilisi: Transforming Residential Courtyards to Parking in an Increasingly Car-Dependent City," *Eurasian Geography and Economics*, October 18, 2021, pp. 1–27, here p. 11, accessed January 4, 2024, https://doi.org/10.1080/15387216.2021.1993292.

5 Ibid., p. 11.

6 Ibid., p. 3.

7 Municipal Development Fund of Georgia (MDF), "Consulting Services for Organization of a Transportation Household Survey," in *Tbilisi Metropolitan Area: Final Report*, August 5, 2016, pp. 20, 27, accessed January 12, 2024, https://tbilisi.gov.ge/img/original/2018/4/20/THS_Final_Report_Eng.pdf.

Figure 6: Land use in the neighborhood
Source: Quendrese Bardiqi, Celine Martin, Sarah Schlindwein, based on maps from the National Agency of Public Registry (NAPR), Georgia (https://maps.gov.ge)

Figures 7, 8: Living environment in Vazha-Pshavela, with illegally parked cars and impromptu garages
Source: Barbara Engel, 2023

Figures 9–11:
Comparmentalization of open spaces in Vazha-Pshavela, appropriated by individual residents
Source: Barbara Engel, 2023 (9,11), Ekaterina Gladkova, 2024 (10)

cant challenge to the city because, for example, it negatively impacts the quality of pedestrian paths.[8]

Today, one sees a variety of elements in the open space, as well as the reconfiguration of the spaces themselves: sheds, parking garages, private gardens, workshops, and small shops regularly occupy the space surrounding buildings, often extending into and occupying public streets. A total of 318 garages are visible along the streets and in the courtyards. Garages that have been built between the housing blocks are rarely ever used for parking, however, and are more often used for household storage. Some are used as commercial spaces, such as bakeries and fruit and vegetable stands.[9]

Courtyards have been "compartmentalized" with a bewildering variety of walls, fences, hedges, and markings.[10] People have appropriated small green spaces for themselves, fencing off small plots for individual gardens, communal meeting spaces, and playgrounds. Though these areas are primarily used by the residents of adjacent houses, they can be considered publicly accessible because they are not fully enclosed, except in rare cases where gates limit entry.

Trilateral Research Project "The Future of Modernist Housing: Living Labs Socialist City"

This book has been realized as part of the research project "The Future of Modernist Housing: Living Labs Socialist City," funded by Volkswagen Stiftung and carried out since 2020. The research project focuses on the large housing estates built throughout the territory of the former Soviet Union in the 1960s and 1970s.

Large housing estates have an especially valuable role to play in providing housing. The dwellings in these estates are highly adaptable, which makes them suitable for designing a living environment with few barriers. They also have a high proportion of open spaces. These estates offer extensive and varied housing options and living conditions that appeal to different groups in the population. In addition to relatively low rents, the comprehensive range of

8 Ibid., p. 52.

9 Thomas Ibrahim, "The House Is Never Complete: A Cartography of Idiosyncrasy in Socio-Political Maelstrom," 2022, accessed January 10, 2024, https://repository.tudelft.nl/islandora/object/uuid:24e07142-b100-4291-9298-efc3aa490a4a/datastream/OBJ5/download.

10 Joseph Salukvadze and Ivane Javakhishvili, "Market Versus Planning? Mechanisms of Spatial Change in Post-Soviet Tbilisi," in Van Assche, Salukvadze, and Shavishvili (eds.), *City Culture and City Planning in Tbilisi: Where Europe and Asia Meet* (Lewiston, NY: Edwin Mellen Press, 2009), pp. 158–187, here p. 179, accessed October 5, 2025, https://www.researchgate.net/publication/290008134_Market_versus_planning_Mechanisms_of_spatial_change_in_post-Soviet_Tbilisi.

existing amenities and services are very important for certain types of households.[11] However, the districts require extensive renewal and improvement so they can respond to new societal, functional, and technical needs. It is necessary to make technical improvements to the aging building stock, to expand the mix of available dwelling types, and to create a more attractive environment. The requisite renovation strategies entail measures at various levels and different scales—including improvement of the spatial-structural organization and orientation, redesign of the open spaces, and establishment of new mobility concepts and services. Additionally, planning strategies, instruments, regulations, and laws must be adapted.

The project's core question is how to secure and sustainably develop the existing living spaces in large housing estates. From an international, comparative, and interdisciplinary perspective, the project aims to elaborate fundamental knowledge that could support the necessary transformation.

Urban planning no longer works as a set of plans imposed from above. If concepts and master plans are to be effective strategies for sustainable development that are accepted by society and their users, it must be implemented through a dialogue in which all parties are on an equal footing. This is particularly important in situations where varied interests are often in conflict or when taking limited resources into consideration, the needs, objectives, and concepts must be weighed up against one another and repeatedly negotiated. Many citizens feel that they are not an integral part of the planning process. There is indeed an insufficient understanding of planning outcomes and of the task at hand, as well as of the interconnectedness of the problems being addressed. As the "housing experts" of their city, residents want to be kept informed and to be involved in the individual steps of planning, and they want to have a meaningful say in them. Repeatedly and increasingly, citizens, initiatives, and associations express their desire and expectation to have greater involvement in ongoing planning processes, to be informed about planned projects, and to participate in formulating goals. The needs and wishes of citizens must be taken seriously and given due consideration, and the broader overall context must be communicated so those directly affected by the planning goals can better understand and relate to them.

Therefore, the declared purpose of the research project is to promote an ongoing dialogue between theory and praxis, as well as between the project partners and the local actors, i.e., representatives of political bodies, administrative personnel, NGO members, and citizens. Rather than conducting a scholarly examination of housing forms and strategies, a discussion with the general public should be established on the topic of the further development

11 Uwe Altrock, Nico Grunze, and Sigrun Kabisch (eds.), *Großwohnsiedlungen im Haltbarkeitscheck* (Wiesbaden: Springer, 2018), p. 5.

of the housing estates. This discussion will allow for reflection on the expectations and possibilities for shaping local planning. How can the needs of users—the neighborhoods' residents, business owners, and those who run cultural or social facilities—be incorporated into the process in a way that profits everyone? How can planning concepts be explained and conveyed in such a way that renovation strategies are understood as an accepted, strategic orientation negotiated by everyone involved, rather than a construct imposed from above? The compiled expert knowledge, evaluative assessments, and planning approaches will be communicated to citizens, and the knowledge of local residents will be collected for further research. Individual procedural steps, such as creating urban planning analyses or developing concepts for action, will be considered and discussed with local stakeholders on an ongoing basis.

In the first year of the research project, the methodological and scientific foundations were developed, and then followed by the conference "Dialogue on Large Housing Estates: Experiences and Perspectives on Housing," which was held online in April 2021 due to the pandemic. This conference brought together interdisciplinary experts to discuss the topic of living in large housing estates. Constructional, spatial, and design aspects of large housing estates were examined—specifically, the supply of dwelling typologies, technical issues, and sociocultural, economic, and instrumental factors. The results were published in 2024 in the book *Large Housing Estates under Socialism: Experiences and Perspectives on Sustainable Development of Mass Housing Districts*.[12]

The program for the second phase was to elaborate guidelines for the sustainable continued development of selected large housing estates as exemplary case studies, in collaboration with local stakeholders. The establishment of so-called living labs, also known as real-world labs, was foreseen. These are on-site laboratories where research is accompanied by an ongoing dialogue with different local stakeholders.

Living labs are scientific experimentation arenas that involve practitioners from municipalities, professional associations, and interest groups in the research process from the outset. Members of society and academia work together here to test solutions that are viable for the future and sustainable. A unique aspect of this approach to conducting research outside the "ivory tower" and in the spirit of "citizen science" is the systematic and open participation of citizens and other stakeholders as knowledgeable contributors and beneficiaries who introduce their opinions and wishes into the process in order to reconcile them with decision-makers and the administration. This special collaboration forsters innovation and generates synergies. The acquired find-

12 Barbara Engel and Nikolas Rogge (eds.), *Large Housing Estates under Socialism: Experiences and Perspectives on Sustainable Development of Mass Housing Districts* (Berlin: transcript Verlag, 2024).

ings, evaluative assessments, and planning approaches will be communicated to the citizens. At the same time, residents' knowledge will be incorporated into further research. How can planning concepts and renovation strategies be discussed and negotiated with the involvement of everyone who is interested? The living lab offers new formats for information and communication in order to break down the barriers that seem to be increasing between citizens and those responsible for planning.

This research project began as a trilateral collaboration between Germany, Ukraine, and Russia. However, Russia's attack on Ukraine forced us to reshape the research outline and revise our partners. In addition to the Odessa State Academy of Civil Engineering and Architecture, we incorporated Ilia State University in Georgia as a new academic partner and moved the case study to Georgia.

The Green Superblock in Vazha-Pshavela in Tbilisi

The living lab "The Green Superblock" was established in the Vazha-Pshavela neighborhood of Tbilisi in May 2024. It features an experimental dialogue format that engages residents, the administration, and scientists to jointly devise ideas for the neighborhood's future development, putting the green and open spaces into focus. How can we create a better urban environment that offers spaces for meeting, being active, and relaxing, so as to encourage a better quality of life? How can we leverage the advantages of green areas? How can we reorganize the open spaces to meet the different needs of residents? How can we implement good pedestrian and cycling networks and community spaces? These and other questions were addressed from the very beginning.

The living lab in Tbilisi enables the trilateral research team to network with local residents, civil society, politicians, public administrators, and other local actors on site. The aim was to work together with these groups to develop a coherent plan for the district management and municipality to use as a basis for further action by the authorities of Tbilisi. The lab's concept is to couple scientific expertise with local knowledge. In a shared, temporary experimental space, it is possible to implement ideas one-to-one as experimental trials. Examples include the temporary conversion and reconfiguration of street spaces, squares, and courtyard areas, as well as the provisional establishment of neighborhood meeting points and a great deal more.

The overall goal of the "Green Superblock" is to discuss solutions to improve the residents' living conditions by reorganizing the open spaces in the neighborhood. The aim is to develop ideas for transformation and set incentives and impulses for sustainable development of the living environment. Unsealed ground and plants contribute significantly to sustainable development

and comfortable living conditions in the neighborhood. Due to climate change, new climate adaption and mitigation concepts must be developed.

The lab aims to foster interaction and communication between residents, professionals, and the administration. To gain a holistic understanding, it is important to discuss the future development with all relevant parties: the inhabitants, the municipality, the district administration, and planners. Bringing all the stakeholders together to define problems and formulate solutions, highlights the importance of the green spaces and gives them the attention they deserve.

The living lab is physically located in the neighborhood and based in a rented garage. It is also accessible online at www.greensuperblock.com. The

Figure 12: Poster advertising the living lab
Source: The Green Superblock, 2024

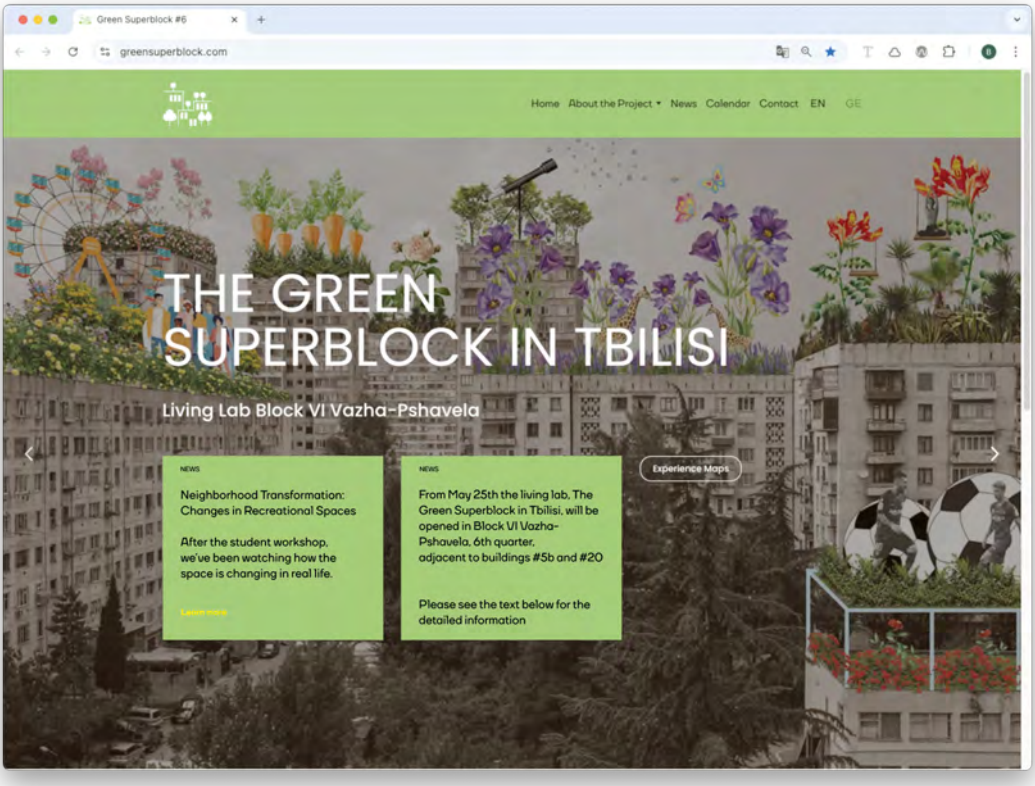

Figure 13: Homepage of *The Green Superblock* website
Source: https://www.greensuperblock.com/ 18.12.2025

first step of the lab's work was to understand the territory and all of its specific characteristics, values, and historical, geographical, and sociocultural backgrounds. Strengths and weaknesses were identified. A crucial part of the process was to get in touch with the neighborhood's various stakeholders and reaching out to and including all relevant parties, such as residents, planners, the municipality, the district administration, schools, clubs, and entrepreneurs, in order to discuss deficits and demands and identify conflicting interests concerning the open spaces near the housing. During regular opening hours, residents can meet with the research project team members in the lab, receive information about the project, and discuss best practices. Residents can share their personal impressions and evaluations of the spaces by marking their "I like" and "I don't like" places on the well-being map.

Figures 14–16: Various activities were carried out together with local stakeholders, such as walking tours (Fig. 14), round-table discussions (Fig. 15), and “coloring day” (Fig. 16)
Source: Ekaterina Gladkova, 2024

Figures 17, 18:
Transformation of the neighborhood during the fall 2024 workshop with students
Source: Nano Zazanashvili, 2024

Source: Ekaterina Gladkova, 2024

Through various events such as neighborhood walks, round tables, and workshops, all those interested in the development of Block VI of Vazha-Pshavela were invited to contribute their interests and ideas. Subject-specific walking tours enabled an exchange of expertise and relevant information directly on location, revealing both visible and hidden qualities. Round-table discussions and other formats were arranged to consider different perspectives on problems, demands, requirements, and expectations. The implications for everyday life could be explored directly on location. The goal was to gain a comprehensive understanding of various interests regarding future development. How

could the open spaces be improved? Which areas are available for transformation? What benefits could be achieved if cars were removed and green spaces were introduced? How could the quality of life be improved if paved surfaces were turned into green spaces?

To better integrate the lab into its surroundings and to collect as many different perspectives as possible for the future neighborhood, various accompanying events were organized. For instance, exhibitions were hosted, and lectures were held with diverse partners from the fields of science, professional practice, and civil society. During "coloring day" in the summer, schoolchildren drew ideal visions of "their" future Vazha-Pshavela.

In the second phase, scenarios for possible future development were elaborated. During different workshops, alternative concepts for improving the neighborhood environment were developed. Next, the transformation phase was prepared. To demonstrate the potentials inherent in the open spaces and to test possible transformative solutions, one yard in the area was transformed. Together with students from all three partner universities, small-scale interventions were carried out to exemplify the quality that could be achieved—for play, rest, and social interaction.

The results of the events are documented and published continuously on the living lab's homepage. The website is an important information tool for communicating with the local stakeholders and citizens. As a scientific multiplier, it continuously informs people about the program and the results of the lab.

Unfortunately, due to the current political situation, not everything went as planned or expected. Georgia has approved laws that severely restrict cooperation with foreign partners. Initially, the municipality of Tbilisi, specifically the Environmental Department and the Transport and Urban Development Agency (TUDA), provided very strong and promising support, but this was reduced, and colleagues working for the authorities stepped back from their engagement. The city is pursuing a forward-thinking mobility policy that encourages public transportation and creates a better mobility network for pedestrians and cyclists, implements bus rapid transit (BRT) routes, and even intends to extend the gondola routes to integrate them into the mass transportation system. The city of Tbilisi intends to establish several superblocks as sustainable mobility projects based on the Barcelona model, so TUDA had suggested making Vazha-Pshavela Block VI one of the pilot projects. However, they later stopped the integration of our project. The district management also withdrew from the project. At the beginning of the lab, they had suggested developing a coherent plan for Block VI as road map for sustainable transformation of the neighborhood.

Thus, it is questionable whether the lab's impact will be as intended. Implementing the ideas and concepts developed in the lab will be difficult if they

are not linked to the official planning policies, strategies, and tools. However, much depends on the citizens themselves: Will they use the incentives and impulses and take responsibility for transforming their neighborhood? Only time will tell if the inhabitants will build on the initial stimulus —whether they will take care of the flowerpots, cherish the game installations, water and nurture the hedges, and use the seating areas for meetings and the tables for exhibitions or markets. Ongoing participation will be needed to build on the initial steps that have been made and to keep the lab alive.

Typology of Open Spaces

As part of the living lab, the various configurations and types of open spaces in Block VI of Vazha-Pshavela were analyzed and systematized. While examining their current characteristics, we documented and evaluated the transformations that have occurred in recent years and decades, as well as the potential for future improvements. Through research conducted in dialogue with local experts and residents, we studied the current status of these open spaces and envisioned scenarios for how they could be used in the future.

The design of open spaces in large housing estates follows a specific logic. In contrast to the urban block, which clearly distinguishes between inside and outside—with a public, representative, address-forming space on one side and a private, shielded, rear space on the other—microdistricts follow a system with a loose arrangement of residential buildings and living groups amidst greenery and floating open spaces. The settlements "turn away" from the street space; their qualities and address are oriented toward the inside.[13] While the urban concept of open, flowing spaces sometimes hampers or prevents a clear hierarchy and spatial order in a neighborhood, it also creates exceptional spaces that give these neighborhoods their unique character.

The microdistricts are comprehensible neighborhoods with associated community facilities, such as daycare centers and playgrounds that can be reached on foot without crossing streets. In this sense, the microdistricts are extremely pedestrian-friendly and embody the principle of the superblock, which is celebrated and implemented internationally in many places as a new model for sustainable mobility transitions. However, microdistricts are not characterized only by their large, open spaces. They also have many small spaces, such as entrance areas, areas between streets and green spaces, garden areas, and in-between spaces, all of which constitute the unique green network of the microdistrict.

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13 Bernd Hunger, Attraktiver öffentlicher Raum in Großsiedlungen. Unverzichtbar für den Zusammenhalt der Nachbarschaften, *DW die Wohnungswirtschaft* 08/2019, pp. 8–11, here p. 9, accessed October 5, 2025, http://www.gross-siedlungen.de/en/media/pdf/4198.pdf.

My thanks extend to all the team members, especially our academic partners from Ilia State University, for their contributions to the project and their active involvement in carrying out the living lab and creating this document. This publication was only possible thanks to the financial support of the Volkswagen Foundation and its flexibility in responding to necessary project adaptations. I would also like to express my sincere gratitude to David Koralek for his professional proofreading and copyediting, and to the team at Transcript for their constructive support throughout the entire publication process.

This book contextualizes the open spaces, presents their diverse characteristics, and their versatile uses. It also illustrates the underlying ideas with original plans and the changes that have occurred since then. Structural interventions, reorganization of routes, and the placement of garages and other installations did not always contribute to improvements, but they sometimes severely impaired the appearance. The book presents the broader context of the Vazha-Pshavela district, explaining its historical development and the current situation, which poses manifold challenges to sustainable transformation. This publication is a catalog of various types of open spaces. This typological systematization provides a valuable foundation for comparing Vazha-Pshavela's open spaces with one another and with those in other large housing estates. Additionally, examining scenarios of selected typologies reveals the rich potential these spaces hold for future transformation.

The transformation of public spaces, as well as the improvement of the existing buildings, must be based on a profound understanding of the inherent logic of these settlements. This will ensure that the "open urban landscape" typical of large settlements is preserved. Such a transformation must strengthen the existing spatial structures, treat them with respect, and not work against them. Nevertheless, redesigning and further developing the open spaces in a user-friendly way is an essential prerequisite for the resilient and sustainable development of the district overall.

The book at hand documents the variety of open spaces, from entrance areas and green spaces to streets and public facilities, and presents proposals for possible sustainable transformation that respect the urban heritage of the district, including its industrially produced fabric and its modernist features. By categorizing the different spaces—such as streets, gardens, entrance areas, playgrounds, parks, and yards—the book serves as a planning tool not only for the development of Vazha-Pshavela in particular, but also for other prefabricated districts in Tbilisi and other large housing estates in general.

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