

RESIDENTIAL INDUCED DEMAND OR CENTRAL ATTRACTION? THE IMPACT OF IULIUS TOWN IN THE DEVELOPMENT OF CIRCUMVALAȚIUNII NEIGHBORHOOD IN TIMIȘOARA

Vlad CUMPĂNAȘ

Department of Geography, West University of Timișoara, Romania
Email: vlad.cumpanas@e-uvt.ro

Sorin PAVEL

Department of Geography, West University of Timișoara, Romania
Email: sorin.pavel@e-uvt.ro

Ioan Sebastian JUCU

Department of Geography, West University of Timișoara, Romania
Email: ioan.jucu@e-uvt.ro

Abstract: *The development of the commercial sector enhances evolution in the quality of the surrounding areas. The gains are not only financial, but also social and for urban growth. The opening of Iulius Mall and the later expansion of Iulius Town brought with it an unprecedented development on all the areas in its vicinity. One of the areas that benefited from the location in the vicinity of Iulius Town is the Circumvalațiunii neighborhood. The relation between this socialist built neighborhood and the biggest mixed-used complex in Timișoara, is the main topic of this paper. This article analyses the evolution of Circumvalațiunii neighborhood and Iulius Town complex, using historical analysis and also geospatial analysis. The methods used here will therefore present the chronological periods of development, linking to the main events before and after the December 1989 Revolution, such as industrialization, housing development, deindustrialization, tertiarization, landscape reconversion and commercial development. This paper proposes a new method of studying the topic of economic reconversion, being applicable to other study areas.*

Key words: *urban reconversion, urban development, post-socialist city*

1. INTRODUCTION

After the year of 1990, the post-socialist cities and their transition to the new capitalist society in the fields of urban planning and landscape design, continuously captured the scholars' attentions of various backgrounds. This is because the multiple phenomena of transition in local urban planning framed different paths for research. Consequently, the cities from Central and Eastern Europe remained fertile backgrounds for ongoing research (Light et al., 2020) because they encountered many spatial and functional changes which framed new post-socialist landscapes since the start of the transition and altered greatly the inner-patterns of the urban areas. In the context of the post-socialist changes in urban structures and functionalities, Romania still remains a country where cities and towns continue to encounter multiple transformations due to the post-socialist policies in the context of urban planning. Against such a background, Timisoara, along with other cities that have gone through almost 45 years of socialist rule, is undoubtedly a post-socialist city in permanent change. This stage in historical evolution has left deep traces in the city's urban fabric and has greatly changed all its traditional urban elements. The communist party's policies of accelerated industrialization also led in response to the development of the housing sector. Habitation was seen as a very important element for the leadership of that period (Zahariade, 2011).

When the communists took power in 1947, Timișoara was already an important industrial center with a significant housing heritage. Because of that, the construction process of the large neighborhoods of blocks started only at end of the 1960s, unlike other cities such as Reșița, Hunedoara or Galați (Ianoș, 1987). The housing sector in Timisoara has grown steadily, with a high increase in the number of dwellings after the year 1970 mirroring the strong process of industrialization in Romania (Voiculescu, 2004; Voiculescu and Jucu, 2016). One of the most important aspects of the post-socialist city, if not the most important, is the social economic transition after the anticommunist revolution of 1989. The social economic transition had a major effect on the development of Eastern European societies. The new post-socialist society encountered several changes, either positive, negative or even dramatic (Andrusz, Harloe and Szelenyi, 2011; Ianoș et al., 2016; Stanilov, 2007; Tsenkova, 2006; Pavel and Jucu, 2019). At the beginning, the post-socialist society was very volatile and unstable. Neoliberal development was starting to shape, but without proper management by the state, led to plenty of urban planning issues (Pavel and Jucu, 2019).

Although the concepts of liberating from the communist economic dogma were a wish of the post-socialist society, the measures proposed by the state proved to be much more difficult to complete (Stanilov, 2007). The state had to find a balance between the dimly defined democratic current and the specific economic and social aspirations of the new period. Reforming the state's assets and adapting them to the new requirements was indeed a challenge (Andrusz, 1996). Today, we see that the process of socio-economic transition has succeeded to some extent in achieving its goals. Among the most important elements of the socio-economic transition, we mention the privatization process of state owned enterprises, encountered in almost all the states of the former Iron Curtain. Privatization aimed to increase the value of enterprises by improving the competitiveness of products and adapting them for the free market. This process was necessary, since the dawn of the transition there were a multitude of unprofitable enterprises (Georgescu, 2018). The privatization process eventually ended, resulting in the closure, restructuring,

and reconversion of the existing assets. Meanwhile, new companies appear in Timișoara, either from the second, but more important, from the tertiary economic sector. The new companies added value to the service sector, which was untapped by the socialist doctrine and joined the new trends of the society focused on consumption.

This shift offered alternatives to employees who lost their jobs from the industry. Today, the services sector in Timisoara is distinguished by commercial development, as well as by increasing the share of companies with a tertiary profile, in the field of services with high added value (Jigorea and Ignea, 2014). After 30 years of socio-economic transition, we can state that the economic landscape of Timisoara is completely changed from the socialist period. Along with the economic change in post-socialist Romania, the housing sector changed. After 1990, the development of state owned housing stopped. Urban development became uncoordinated (Vesalon and Crețan, 2019).

The most dramatic measure taken by the post-socialist leadership in the year 1990, was the sale of collective housing to tenants. The law regarding the sale of state-owned apartments to tenants was approved by the National Salvation Front in February 1990. This law was necessary, due to high inflation and lack of liquidities (Voiculescu et al, 2009). The sale involved several clauses for buyers in order to avoid real estate speculation and the devaluation of state assets. The tenants also had the guarantee of a number of facilities, depending on age and other aspects. The law regarding the sale of housing assets to tenants aimed at regulating the process of acquisition of housing patrimony. The sale process was carried out within the mayoralities, through specialized economic commissions. They also set the sale prices of the buildings¹. In Timisoara, at the level of the year 2005, the number of personally owned buildings exceeded 98 percent of the total (Voiculescu et al, 2009). In order to fully understand the evolution of the socio-economic transition on the urban life in Timisoara, we chose a case study, more precisely the block neighborhood from the socialist period "Circumvalațiunii Area" and the mixed use commercial "Iulius Town Area". These two areas of the case study are the source of our hypothesis according to which Iulius Town provides all the needs for Circumvalatiunii neighborhood, becoming an extension of this district by bringing together office and retail services functions which completely reshapes the local urban landscape from this part of the city.

2. THEORETICAL BACKGROUND

Urban restructuring remains in the various contexts of the post-socialist cities evolution an interesting topic of research especially when it comes about both the spatial changes in the field of residential spatial dynamics and landscapes and in the service-led development as continuous processes in the contemporary urban change based on the grounded policies in urban (re)development. As Šýkora and Bouzarovski (2012, p. 43) argues, „while institutional reforms have been largely accomplished, the adjustment of urban land use patterns to new societal conditions is still ongoing. Hence, post-communist cities are still cities in transition.” This statement argues that the contemporary post-socialist cities are still in a progressive evolution in order to adjust their inner structures and landscapes to the European developed cities. In this regard the post-socialist cities are under transformation. “Urban landscapes formed under socialism are being adapted

¹ According to Article 5 of Law 61/1990

and remodeled to new conditions shaped by the political, economic and cultural transition to capitalism” (Sýkora, 2009, p. 387). Consequently, “urban transition is a universal event that unfolds in all countries, the determinants, patterns, and outcomes do not necessarily follow a uniform process. With the urban transition being basically completed in developed countries around the turn of the 21st century, the growth of cities today is almost entirely confined to developing countries” (Farrell, 2017, p. 1407).

This transition illustrates that changes were produced in all cities and towns with the most important shifts producing in the post-socialist countries where the old spatial and functional structures were replaced or readjusted to the new demands of the urban quality of life. The most important transformations occurred mainly in the residential areas as well as in other places where new structures and functionalities appeared, reframing the urban landscapes of the cities. In this regard residential spaces are significant both as a state-socialist legacy and as a new perspective in the contemporary urban living in close connection with the new services emerged in the contemporary post-socialist cities.

The first perspective is based on the new housing policies in the post-socialist cities and countries, since these policies directly influence the major interventions in the urban residential areas and the residential landscapes of the cities (see Tsenkova, 2005, 2009, 2017). On the other hand, the urban political economy evolution gives to the urban spaces new forms of activities and productions changing the urban landscapes (Hirt, 2006, Czepczynski, 2016) in line with the new forms of urban economies related to the local needs of urban communities (Hutton and Paddisson, 2014). In the light of these aspects the new post-socialist urban landscapes encountered significant changes with older structures being maintained or renewed aside with new capitalist ones which argues the new urban political order and the locally urban demands for new economies especially grounded on services.

Such features remain the most important aspects of the post-socialist cities dynamics which are directly mirrored in the contemporary urban landscapes frequently similar to those ones specific for developed cities of capitalist economies. Since Central and Eastern European cities tend to follow the same patterns of developed countries shaping new forms of their structures and landscapes, these post-socialist urban areas illustrate significant spatial and functional changes. They reframe the urban post-socialist urban landscapes unveiling different types of interventions and specific evolution. These aspects are in-depth investigated in the next sections considering Timisoara as a case study.

3. STUDY AREA, MATERIALS AND METHODS

This paper investigates two particular places from Timișoara, Iulius Town Area and its Circumvalatiunii neighborhood, in order to unveil the main changes (see Figure 1 and Figure 2) on the general background of the main changes in the urban landscape of Timișoara, focusing on the positive trends in the residential expansion in the city.

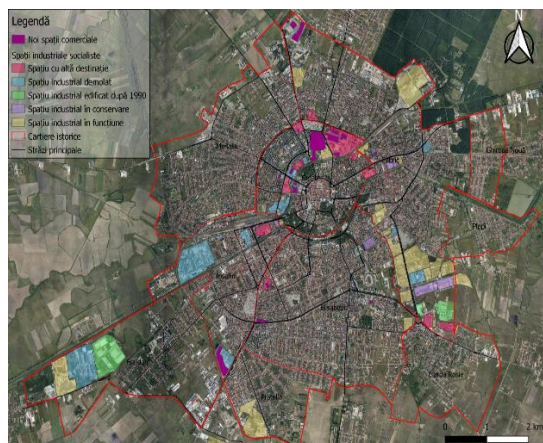


Figure 1. The evolution of the urban landscape of Timișoara (image source: www.google.com, processed through QGIS 3)

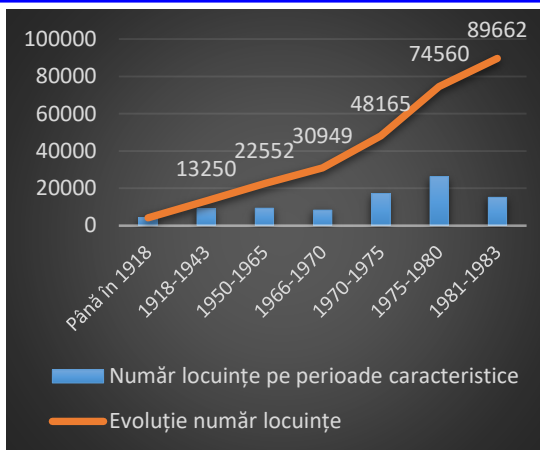


Figure 2. The evolution of the number of newly built dwellings in Timișoara, on characteristic periods (according to Opreș, 1987)

The main focus of the paper is the historical evolution of the *Circumvalațiunii* neighborhood, a housing estate developed during the communist period, as well as of the *Iulius Town* area. The areas are studied from an evolution point of view, from the conception of the area to the present, detailing all the chronological aspects that denote the urbanistic transformations. Historical analysis has a significant application in this study. Historical analysis is used to present the elements of the socialist period as well as the post-socialist transition over the study area.

Bibliographic resources, historical and present images of the areas were used to present the evolution of the study area. Geospatial analysis complements the historical analysis of the study area, but also has an application in the representation the current situation. As software, QGIS was used, an open source GIS software optimized for digitization, data editing and map making. The research involved both digitization and georeferenced of high-resolution declassified satellite images from 1964, 1972, 1975 and 1978, acquired from the www.usgs.org website. The obtained images offer the possibility of completing the historical analysis, by dating the exact construction period of socialist residential complexes. The satellite image from 1964 shows the space in Timișoara before the great socialist districts, and the one from 1978 gives us the opportunity to date a large part of the estates, those captured in the picture.

4. RESULTS AND DISCUSSION

The area known as *Circumvalațiunii* has a history far beyond the socialist neighborhood and the near industrial and commercial area. The *Circumvalațiunii* area appeared as a result of the measures of protection of the fortress, more precisely the realization of an esplanade (protection area free of construction) around the Timișoara Citadel. Although in 1868, the esplanade will be reduced, from 948 meters, to 569 meters and will completely change the structure of the city (Opreș, 1987). The end of the XIX century and the beginning of the twentieth century is marked by the demolition of the fortifications and the elimination of the esplanade. The newly acquired land is gradually developed. Mayor Carol Telbisz requested a systematization plan for the development of the city, and assigned architect Ludwig von Ybl in 1892 (Radoslav, 2017). Ludwig von

Ybl's plan proposed a radial-concentric plan of the city, with two main rings. The plan imposed moving the military functions to the north of the citadel, bordered by the embankment of the Timișoara-Orsova railway (Radoslav, 2017). The southern ring of the esplanade, starting from the Timișoara-Orsova railway and along the Bega, was designed as a residential and recreational space, with buildings with high architectural value and with the succession of parks along the Bega Canal. The plan also included a series of new boulevards such as 3rd of August 1919, 1989 Revolution, C.D. Loga Boulevards and the new boulevard, today turned into Victoriei Square (Opriș 1987). The northern ring was allocated to the army, with the purpose of defense of the city. The area located south of the Timișoara-Orsova railway concentrated a series of administrative buildings such as the Cadet School (the current New Clinics), the Officers' School (the current Faculty of Arts), the U Barracks (now abandoned), the Military Courthouse and the Penitentiary. The area to the north of the railway was used for military training and exercises. The spaces will be partially demilitarized in the 1960s, becoming industrial and residential spaces.

4.1. Circumvalațiunii Neighborhood

The Neighborhood or Zona Circumvalațiunii was built on the land obtained from the army, in the late 1960s. The construction of the neighborhood was built out in several stages, the development being carried out from west to east in four stages (from I to IV). Circumvalațiunii I or Billa Area, is delimited by Gheorghe Lazăr streets to the west, Calea Bogdăneștilor to the east, north of Cetății Boulevard and south by Calea Circumvalațiunii. At the time of the construction of the neighborhood, it had green spaces between the blocks, two shopping centers and a secondary school. Circumvalațiunii I is made using the microrayon model (Derer, 1985).



Figure 3. Circumvalațiunii I Area in the early 1970s. a Aerial photo, 1969; b and d. Bd. Gheorghe Lazăr, 1970, 1975; c Favorit Complex in 1974
(source: forumratt.ro)

The construction of Circumvalațiunii II district, or Dacia area, begun in the year 1970 and was completed by the year 1980. The Dacia area, the largest of the four residential complexes, is delimited by the arteries Circumvalațiunii, Torontalului, Cetății and Gheorghe Lazăr. The development of the neighborhood was carried out in successive stages, between 1970 and 1975 and between 1975 and 1980, respectively, due to the slow relocation of the military base (see fig 4.5). In the first stage, the north-western area of the neighborhood is finished, between Gheorghe Lazăr Boulevard, Teiului and Amforei Street, followed soon after a development along Cetății Boulevard, Timiș and

Torontalului Street. Subsequently, residential complexes from the east and south are completed, as well as the central area of the neighborhood with the related facilities.

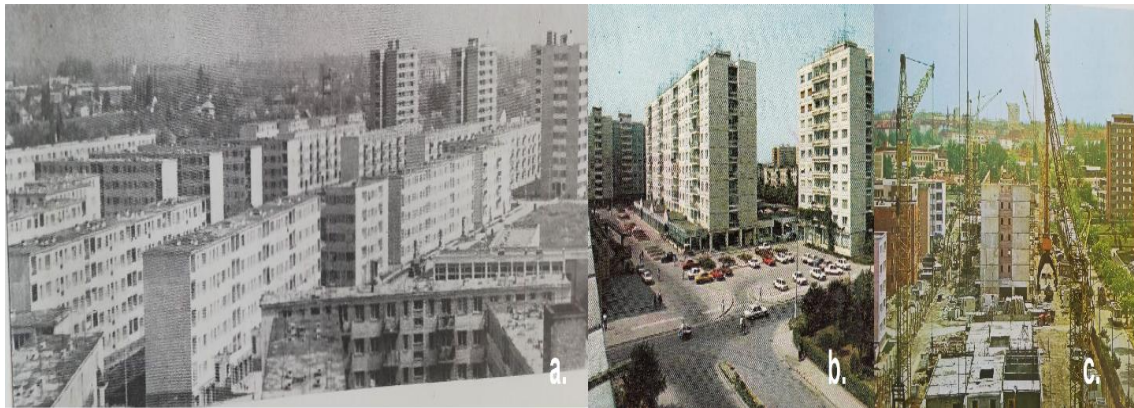


Figure 4. Circumvalațiunii II (Dacia) estate Area in the 1970s: a. Timiș Street, b. Dacia Square, c. Gheorghe Lazăr Boulevard (*source: forumratt.ro*)



Figure 5. The evolution of Circumvalatiunii district, Timisoara, satellite images from 1964, 1972, 1975 and 1978

(*source: www.usgs.gov, processing through QGIS 3*)

Circumvalațiunii III area was developed on the southern side of Circumvalațiunii Boulevard and the Timișoara-București railway. Although it is considered an area in its own right, it is linked to the Dacia area, completing the street front of the Circumvalațiunii Boulevard. The development started in 1975 with 8 blocks with 4 levels, and after 1978, 13 blocks with 8 or 10 floors were erected. Circumvalațiunii IV is delimited by Torontalului and Sever Bocu Boulevards, Eroilor Cemetery and The Dacia Service area, and is pierced by Aradului Boulevard. Built between 1975 and 1980, it is the last district of the neighborhood. The complex shape of the Council of Europe Square, due to the

intersection of multiple traffic arteries, required the design of unique blocks, but which were not realized, due to high costs. The space reserved for them was occupied by the headquarters of a bank and a center of cult. In the area alternates the buildings with four, eight or ten floors. From a statistical point of view, out of the 479 blocks, the largest number was built during the years 1970 to 1975, followed by the period 1975-1980, respectively 1965-1970 (Figure 6, right). From the height point of view, the four level blocks predominate, followed by those with 10 levels and those with 8 levels (Figure 6 left). Circumvalației district is next to Calea Martirilor, the densest neighborhood of blocks of flats in Timisoara (Radoslav, 2010).

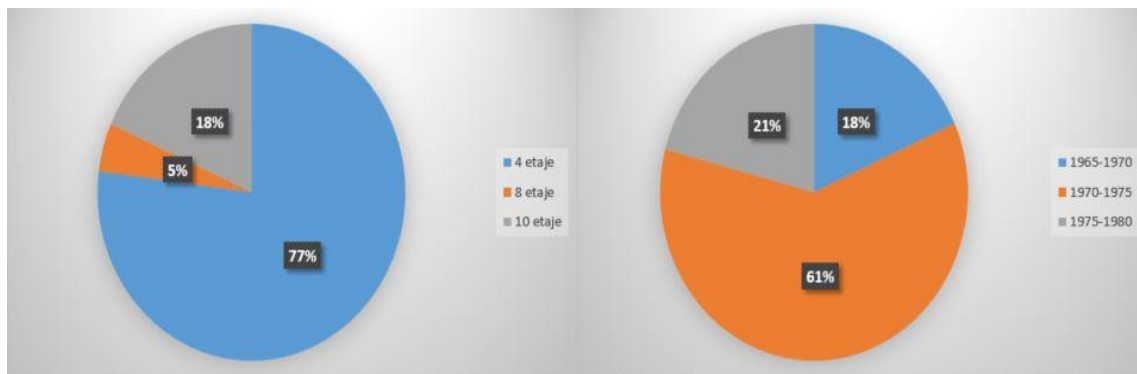


Figure 6. Classification of socialist residential complexes in the Circumvalației area by the number of floors respectively the construction period
(Source: data obtained by geospatial analysis in QGIS software)

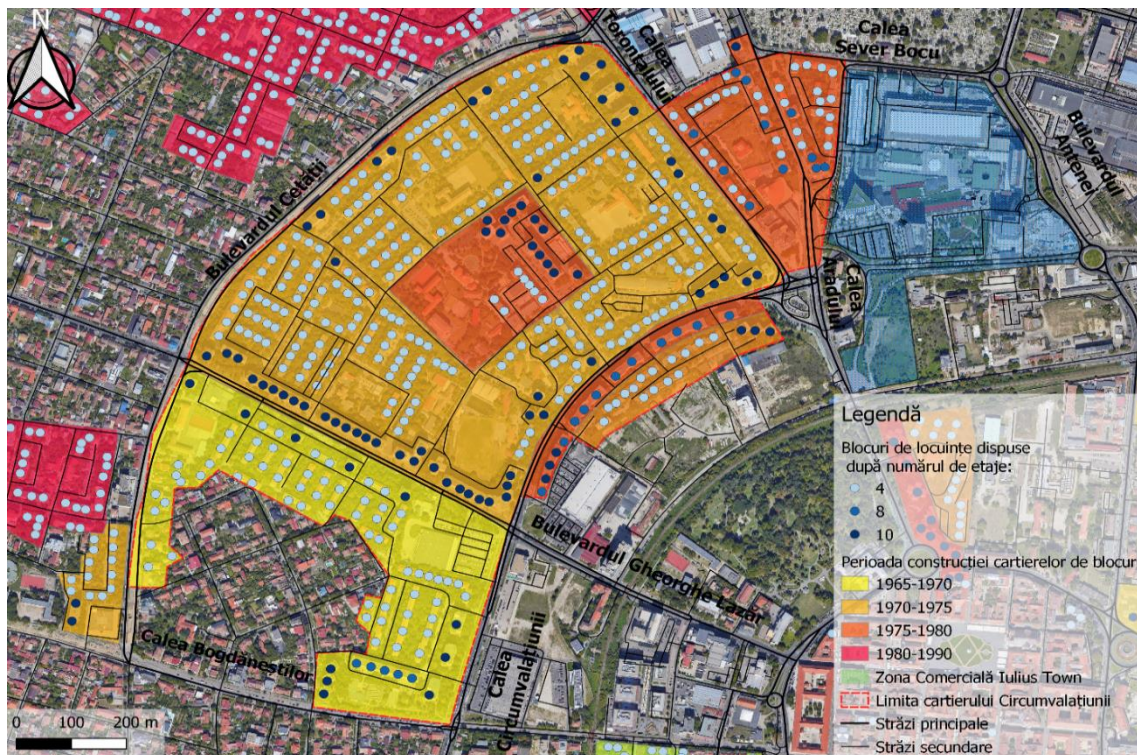


Figure 7. The typology of blocks in Circumvalației neighborhood by the number of floors and the appearance time
(Source: google maps, processed in QGIS)

Regarding the specifics of the Circumvalatiunii neighborhood, we can state that this neighborhood is very well served since the communist period. On the territory of the neighborhood there are no more than 50 blocks that have commercial spaces from the construction, most of them being in Circumvalatiunii II. The indisputable center of the neighborhood is Dacia Square, a commercial space built on the ground floor of the blocks, in contrast to the two centers in Circumvalatiunii I (Figure 8). In addition to grocery stores, in the Dacia area there is also a cinema and a series of beauty salons. The neighborhood owns a clinic near the center. The area is enriched with a park and a fresh market. Another important commercial area is located on Gheorghe Lazăr Street, on the side of the Dacia area. Dacia estate has two schools and three kindergartens. Between 1980 and until 2005, the neighborhood witnesses a commercial and real estate stagnation.



Figure 8. Commercial offer of Circumvalațiunii neighborhood
(Source: google maps, processed in QGIS)

4.2. The Iulius Town Area

The area on which the Iulius Town shopping complex was built has a long history. Initially, the space was part of the army's exercise premises, along with the entire territory north of the Timișoara-Orsova railway. Subsequently, in 1935 this land became the city's first airport². After the Second World War, this land is occupied by the Broadcasting Company, where a series of radio antennas will be placed. Around the land, industrial areas will develop, due to the proximity to the railway. Among these we mention: Fructus Factory, Bread Factory, Printing House, Prefabricated Concrete Factory (Jigorea, 2020). Today, the area is in the process of reconversion, with many areas remaining derelict and

² Source: www.adevarul.ro/stiri-locale/timisoara

a place for homeless people and stray dogs (Jucu, Crețan and Timofte, 2016; Crețan, 2015). Since 2004, the Circumvalațiunii Area has known one of the most remarkable developments to date (Figure 9 and Figure 10). The first shopping center opened in the area was Billa (2004), followed by Kaufland in 2006, but by far none had as much impact as the opening of Iulius Mall in October 2005. The opening of Iulius Mall encouraged the development of the industrial area in the north of the city, both with new commercial spaces and with new residential complexes.

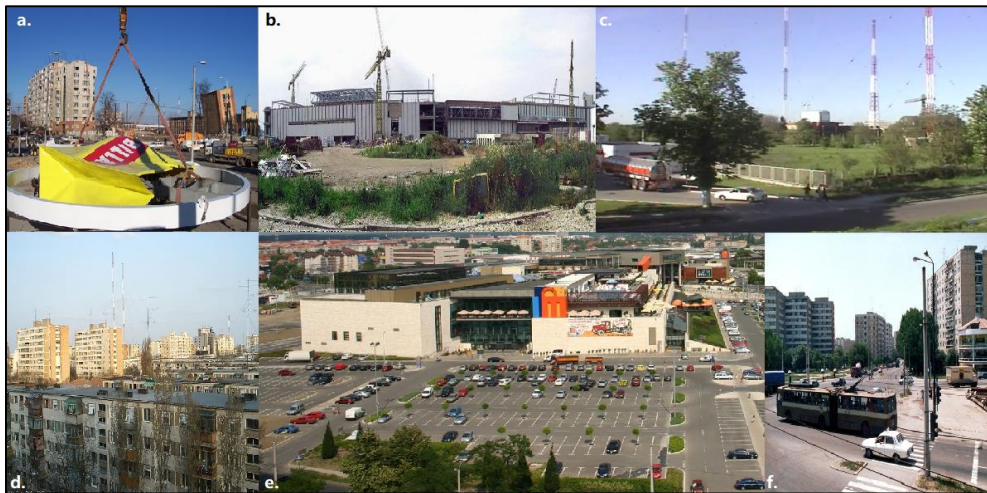


Figure 9. The Circumvalațiunii Area in the early 2000s: a. Industrial reconversion, Billa area

(Source: www.cccc.circumvalatiunii.blogspot.com, author: Veress Viki, 20.02.2004);

b. Construction of the Iulius Mall shopping center

(Source: www.cccc.circumvalatiunii.blogspot.com, author: Attila, 27.06.2005);

c and d. Antennas that were on the territory of Iulius Mall

(Source: www.cccc.circumvalatiunii.blogspot.com, author: Barbu, 04.05.2003);

e. Iulius Mall shortly after opening

(Source: www.cccc.circumvalatiunii.blogspot.com, author: Savu, 2005);

f. Market Council of Europe in the early 2000s

(Source: www.forumratt.ro).



Figure 10. Evolution of the mixed-use Iulius Town estate

(Source: google maps, processed in QGIS)

The Iulius Mall Complex, today Iulius Town has had several stages of development since its opening in 2005. In 2010, a new wing was developed in the north of the complex, and starting with 2015, the development of the Iulius Town mixed-use complex took place. The complex brings a number of economic and social benefits and allows the sedimentation of new points of attraction for a certain area (Rowley, 1996). The development of Iulius Town involved the construction of several office buildings, new retail areas and a suspended park. According to an analysis by Iulius Town representatives, they have grown from 31,000 square meters developed in 2005 to 120,000 square meters in 2020, of which 50,000 for the office. The complex has evolved from 210 stores in 2005 to no more than 450 stores in 2020. The total investment of Iulius Town was about 442 million euros plus about 38 million euros of revenue for the city. In 2020, about 8,000 employees worked inside Iulius Town³.

5. CONCLUSIONS

The Iulius Town complex had major effects on the modification of the areas of interest in Timisoara, by extending the central area (or CBD) to the north and reducing the retail area in the city center. The proximity of the Circumvalațiunii neighborhood to such a space could not but increase the attractiveness of the neighborhood and be served by it.. The results shown before, emphasizes that we have validated the main hypothesis of the study. All the services offered by Iulius Town make Circumvalațiunii neighborhood one of the most accessible of all the housing estates in Timișoara. Unfortunately, the neighborhood suffers from the development of the complex. The streetscape is crowded by the visitors of the complex, and the rent and sale prices of the apartments are in continuous rise. The limitation of the study is the small approach on the social aspect of the neighborhood, because of the lack of statistical data regarding the population of Circumvalațiunii. Also, most economic data is obtained from news articles and not through statistic data. Nevertheless, the study, with its use of historical analysis and geostatistical analysis, is able to present the phenomena of socialist development, urban growth and space reconversion, all triggered by the factors of post socialist socio-economic transition. This technical approach is unique and resourceful. In conclusion, the article can pave the way for the research of block neighborhoods through the lens of the post 1989 socio-economic transition and will allow application in other case studies, either local, national or international. The application of the methods on the two study areas showed us that the location of an element like Iulius Town acts as a catalyst in an area with potential like Circumvalațiunii Area of Timisoara.

Note: The authors have equally contributed to this paper.

³ www.iuliustown.ro/ro/noutati/15-ani-de-iulius-in-timisoara

REFERENCES

- Andrusz, G.**, (1996), *Structural Change and Boundary Instability*. In **G. Andrusz, M., Harloe, M. and I. Szelenyi** (Eds.), *Cities after socialism: Urban and Regional Change and Conflict in Post-Socialist Societies*, Malden Blackwell: pp.30-69
- Andrusz, G., Harloe, M., & Szelenyi, I.** (Eds.), (2011). *Cities after socialism: Urban and regional change and conflict in post-socialist societies*. London: John Wiley & Sons.
- Crețan, R.**, (2015), *Mapping protests against dog culling in post-communist Romania*, *Area* 47(2) 155-165
- Czepczynski, M.** (2016). *Cultural landscapes of post-socialist cities: representation of powers and needs*. Routledge, London, UK.
- Derer, P.** (1985), *Locuirea urbană, Schiță pentru o abordare evolutivă*, Editura Tehnică, București, pp 127-176.
- Farrell, K.** (2017). The rapid urban growth triad: a new conceptual framework for examining the urban transition in developing countries. *Sustainability*, 9(8), 1407.
- Georgescu, F.** (2018) *Capitalul în România post-comunistă*, Editura Academiei Române, pp 532-534
- Hutton, T., & Paddison, R.** (2014). *Cities and economic change: restructuring and dislocation in the global metropolis*. Cities and Economic Change, Sage, London, UK.
- Ianoș, I.** (1987). *Orașele și organizarea spațiului geografic*, Editura Academiei Române, București.
- Ianoș, I., Sîrodoev, I., Pascariu, G., & Henebry, G.** (2016). *Divergent patterns of built-up urban space growth following post-socialist changes*. *Urban Studies*, 53(15), 3172–3188. <https://doi.org/10.1177/0042098015608568>.
- Jigorea-Oprea, L.** (2020), *Reconversia funcțională și regenerarea urbană a spațiilor industriale din orașele Banatului*, Editura Universității de Vest din Timișoara, Timișoara
- Jigorea-Oprea, L. & Ignea F.** (2014) *Mapping of industrial landscape and analysis of urban brownfields: Timișoara perspective*. *Geographica Timisiensis*, vol. XXIII, nr.1, 2014, Timișoara.
- Jucu, S., Crețan, R., Timofte, F.** (2016) *Economic restructuring and contrasting urban patterns in Romanian post-socialist municipalities: The experiences of Timiș county, Romania*, *RHGT*, Review of Historical Geography and Toponomastics, Vol. XI, Issue 21-22, pp. 79-96
- Hirt, S.**, (2006). *Post-socialist urban forms: notes from Sofia*. *Urban Geography*, 27(5), 464-488.
- Light, D., Cretan, R., Voiculescu, S., Jucu, I. S.** (2020). *Introduction: Changing Tourism in the Cities of Post-Communist Central and Eastern Europe*. *Journal of Balkan and Near Eastern Studies*, 22(4), pp. 1-13. Taylor and Francis Group, London, UK.
- Opriș, M.**, (1987), *Timișoara-mică monografie urbanistică*, Editura Tehnică, București, pp 175-192.
- Pavel, S., & Jucu, I. S.** (2020). *Urban transformation and cultural evolution of post-socialist European cities. The case of Timișoara (Romania): from 'Little Vienna urban icon to European capital of culture (ECOC 2021)*. *City, Culture and Society*, 20, 100296, Elsevier.
- Rowley, A.** (1996) *Mixed-use Development: Ambiguous concept, simplistic analysis and wishful thinking? Planning Practice & Research*, 11:1, pp. 85-98.
- Radoslav, R., Branea, A., Nicolau, I., Bădescu, Ș., Găman, M. S., Morar, T.** (2010), *Studies for territorial development, urbanism and urban design*, Editura Date, pp 38-40, Timișoara.
- Stanilov, K.** (2007), *The Post-Socialist City: Urban Form and Space Transformations in Central and Eastern Europe after socialism*. Dordrecht: Springer, Switzerland.

- Sýkora, L.** (2009a) *Post-socialist cities*, In: **Kitchin, R., Thrift N. (Eds)**, *International Encyclopedia of Human Geography*, Vol. 8, pp. 387–395. Oxford, UK.
- Sýkora, L., & Bouzarovski, S.** (2012). *Multiple transformations: Conceptualising the post-communist urban transition*. *Urban studies*, 49(1), pp. 43-60, Sage: London, UK.
- Tsenkova, S.** (2005). *Trends and progress in housing reforms in South Eastern Europe*. Routledge, London, UK.
- Tsenkova, S. (Ed.)**. (2009). *Housing policy reforms in post socialist Europe: Lost in transition*. Heidelberg: Physica-Verlag HD.
- Tsenkova, S.** (2006). *Beyond transitions: Understanding urban change in post-socialist cities*. In **S. Tsenkova, & Z. Nedović-Budić (Eds.)**. *The urban mosaic of post-socialist Europe* (pp. 21–50). Physica-Verlag HD. https://doi.org/10.1007/3-7908-1727-9_2.
- Tsenkova, S.** (2017). *Housing change in East and Central Europe: integration or fragmentation?* Routledge, London, UK.
- Vesalon, L, Cretan, R.** (2019) „Little Vienna” or „European avant-garde city”? Branding narratives in a Romanian City. *Journal of Urban and Regional Analysis*, 11(1) pp. 17-34,
- Voiculescu, S.** (2004), *Orașele din Câmpia de Vest. Structuri și funcționalități urbane*, Editura Universității de Vest din Timișoara.
- Voiculescu, S., Crețan, R., Ianăș, A., Satmari, A.,** (2009), *The Romanian post-socialist city: urban renewal and gentrification*, Editura Universității de Vest din Timișoara, Timișoara
- Voiculescu S., Jucu, S.** (2016), *Producing urban industrial derelict places: The case of the Solventul petrochemical plant in Timișoara*, *European Urban and Regional Studies*, 23(4), 765-781, Sage, London, UK.
- Zahariade, A.** (2011). *Arhitectura în proiectul comunist. România 1944-1989*, Editura Simetria, București, pp 25-40, 44-68.

Internet resources:

- www.adevarul.ro/stiri-locale/timisoara/foto-povestea-aeroportului-pentru-timisoara
- www.radulblog.wordpress.com/2017/12/18/cei-4-eroi-care-au-schimb-timisoara
- www.forumstpt.ro
- www.iuliustown.ro/ro/noutati/15-ani-de-iulius-in-timisoara-o-zona-industrial-a-transformata-in-lifestyle-center
- www.ccc-circumvalatiunii.blogspot.com/