

## Annex 4. Descriptions of neighbourhoods/urban areas and demonstration projects

### (!) Disclaimer:

*The city, neighbourhood, and demonstration project **descriptions** provided in this annex reflect GIZ's **internal summary and preliminary assumptions** regarding potential opportunities and challenges, based on materials the respective cities presented at the round table sessions. This summary has not been formally validated with the city administration and is **provided for orientation purposes only. Actual priorities, scope, and specifics of the neighbourhood concept and demo project will be clarified, verified, and further developed jointly with the city and relevant stakeholders during the assignment.** This document does not constitute a final or binding statement by GIZ or the city.*

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# Vinnytsia

## Masyv Koriatovychiv Neighbourhood

- Central Vinnytsia, borders city centre
- 1.0912 km<sup>2</sup> / ~11,000 residents
- Built 1960s–1980s, densification era
- Between Kniaziv Koriatovychiv St & Pyrohova St
- Mix: detached + multi-storey residential
- Potential: green, inclusive, economic

### Reconstruction challenge and potential addressed:

- Mono-functional and dense post-Soviet-era districts across Ukraine, such as Masyv Koriatovychiv, lack social interaction, economic opportunities and access to greenspaces. Upgrading these environments can directly enhance quality of life in the urban districts, by improving mobility, accessibility, encouraging multi-functional uses and providing quality green and public spaces.
- Targeted improvements in the Masyv Koriatovychiv neighbourhood bordering the city centre can generate economic spillover effects: strengthening urban connectivity, (incl. to employment opportunities), attracting small businesses and local investment.

## Skelna River demonstration project

- 962 m river, flows through Masyv Koriatovychiv to Southern Buh
- Demoproject area: 0.0223 km<sup>2</sup>
- Currently neglected: invasive plants, household waste, no access, illegal structures
- Goal: blue-green corridor - recreation, transit, biodiversity
- Actions: facilitating negotiations to regain riverfront access, pedestrian route, minimal infrastructure
- Aligned with KIRM-2030 & Small Rivers Concept 2035

### Transformative character of the demo project:

- Small urban rivers across Ukraine are systematically neglected - encroached upon by (informal) garage cooperatives, dumping, and ad hoc development - despite their latent strategic value for cities and residents.
- Investing in blue-green infrastructure delivers essential climate resilience and mental health benefits, making it a critical pillar of recovery for war-affected hromadas.
- The Skelna corridor can function as a high-impact, replicable pilot - demonstrating scalable approaches, governance models, and design solutions for reintegrating small rivers into urban life; Vinnytsia alone, with 34 similar waterways, illustrates the nationwide potential for replication.

# Rivne

## Hrabnyk Neighbourhood

- Central Rivne, borders city centre
- 0,6994 km<sup>2</sup> / ~7,000 residents
- Historical neighbourhood, planned with garden-city traits (park-centric, integrated green–built fabric) + major cultural-educational modernist complex
- Diverse social infrastructure: educational and cultural node + mixed typology housing
- Social identity: active community culture, strong place attachment
- Potential: socially inclusive, blue–green, productive/local economy, cultural/educational

### Reconstruction challenge and potential addressed:

- Unused large-scale urban heritage sites in Ukrainian cities, such as those in Hrabnyk Park, often fail to realise their potential as hubs for social cohesion and neighbourhood-based economic growth. Developing approaches centred on co-creation and sustainable financing, including targeted private investment, can unlock this potential while preserving heritage, strengthening a sense of belonging, and fostering active community engagement.
- Improving connectivity and safety - linking residential and green areas and educational assets through walkable and bike-friendly routes - can further enhance accessibility and serve as a replicable model across the city.

## Hrabnyk Park demonstration project

- Area: 0.027 km<sup>2</sup> neighbourhood park at a crossroads between districts; key connector.
- Existing detailed design developed through ~8 years of participatory, interdisciplinary work
- Actions: rain garden (flooding prevention) + amphitheatre (heritage preservation)
- Potential: transforming the park into the “living heart of the neighbourhood”; a catalyst for further development of the neighborhood

### Transformative character of the demo project

- Water management - particularly under intensifying climate change - remains a critical challenge for Ukrainian cities. Limited planning and prevention capacities constrain both infrastructure development and the use of flood-prone public spaces such as Hrabnyk Park. Flagship projects based on Nature-Based Solutions, including rainwater gardens, can demonstrate practical, scalable approaches to resilient water management.
- The rain garden intervention, combined with revitalising the amphitheatre as a key heritage asset, can reposition the park as a multifunctional hub for culture, dialogue, and community life - catalysing further public and private investment.
- Developing a clear operating model - potentially through public–private cooperation - can establish transparent governance and a viable framework for the park’s restoration and long-term maintenance, balancing public value with economic sustainability and offering a replicable model for other Ukrainian cities.

# Lviv

## The Medical and Educational Quarter

- Lychakivskyi district, proximity to the historic city centre
- 1.6 km<sup>2</sup> (0,3886 km<sup>2</sup>)/ ~41,800 residents
- The focus area is delineated by the territory bounded by Patriarch Yarema, Lychakivska, Mechnykova, Pekarska, and Shmizeriv Streets
- City-wide and national hub for healthcare and education, with over 160 institutions, including major hospitals (civilian and military), rehabilitation centres, universities, and educational facilities
- Mix of historical buildings, institutional complexes, and fragmented public spaces
- A multi-layered social identity: local residents, students (23,000+), patients (200,000+ annually), medical staff, internally displaced persons
- Potential: how institutional clusters can be restructured into integrated, people-centred neighbourhoods with higher efficiency, shorter distances, and stronger economic potential.

### Reconstruction challenge and potential addressed:

- Post-Soviet Ukrainian cities face fragmented education and healthcare systems, with dispersed institutions and weak integration into neighbourhood life, limiting efficiency, innovation, and links between learning, care, and practice.
- Lychakivskyi District offers a different model by bringing together universities, hospitals, and research facilities within a single urban area, strengthening synergies between knowledge, healthcare, and urban life, and supporting veteran integration and rehabilitation through barrier-free design. At the same time, the area lacks coherent spatial vision, resulting in fragmented interventions.
- The approach shows how institutional clusters can be restructured into integrated, people-centred districts with higher efficiency, shorter distances between functions, and stronger innovation potential.
- In the context of Ukraine's reconstruction, it offers a replicable model for health- and education-led districts combining services, rehabilitation, knowledge economy development, and neighbourhood liveability, supporting long-term urban resilience and transformation.

## Demonstration project: The barrier-free space on Yuri Ruf Street

- Concept: the comprehensive redevelopment of a section of Yuri Ruf Street (from Karmaliuk to Skovoroda streets) - implementation of a shared space principle
- Strategic role: a key 1,110-metre transit corridor, connecting major institutions (regional hospital, medical society, museum, facilities for people with hearing impairments)

- Key interventions: full barrier-free redesign, creation of inclusive public spaces, installation of underground waste systems, transformation of underused areas, reconstruction of a playground with inclusive elements.

#### Transformative character of the demo project

- The intervention transforms a fragmented 1,110-metre corridor into a coherent, multifunctional public space through green design, upgraded playgrounds, underground waste systems, and activation of underused areas.
- High institutional footfall enables strong local economic potential, supporting SMEs, services, and social enterprises via micro-retail and active ground floors - turning the corridor into an economic catalyst.
- The redesign strengthens links between health, care, education, and culture in Lychakivskyi District, reinforcing its role as an emerging medical and educational hub.
- It creates a fully accessible corridor along Yuri Ruf Street, removing barriers and ensuring seamless mobility between key institutions.
- As a pilot, it is scalable to other Ukrainian cities, showing how street upgrades can combine accessibility, public space quality, and local economic activation.

# Khmelnytskyi

## Ozerna Neighbourhood

- It is the city's newest neighbourhood, a multi-storey residential area located on the northern outskirts
- 0.2902 km<sup>2</sup> / ~9,000 residents
- The focus area is delineated by the territory bounded by Sichovykh Striltsiv, Karmelyuka, Lisohrynivetska Streets
- Predominantly multi-storey residential development (10-12 floors), constructed mainly since the 2010s; the urban fabric is relatively homogeneous, with limited provision of high-quality public and green spaces
- Self-sufficient residential environment: essential social infrastructure (school, kindergarten, art education institution) and a range of retail and service facilities
- Social identity: young and growing community, families with children and working-age residents, including internally displaced persons
- Potential: residential district integrating blue-green infrastructure and community-oriented public spaces

### Reconstruction challenge and potential address:

- The neighbourhood exemplifies extreme high-density residential development carried out without integrated spatial planning. This has resulted in strained infrastructure, a near-total absence of public and green spaces, and growing environmental risks, particularly in relation to stormwater management.
- The lack of coordinated neighbourhood planning has significantly undermined liveability and now necessitates costly, post-construction interventions to retrofit and improve the urban environment.
- The situation exposes critical gaps in urban regulation, construction standards, and coordination with private developers - highlighting the urgent need for stronger planning frameworks, enforcement mechanisms, and public oversight in housing development.
- At the same time, the neighbourhood presents a unique opportunity to implement a "learning-by-doing" model: combining participatory approaches (including youth engagement), targeted retrofitting of the built environment, and the development of improved standards for future housing projects. This positions the area as a potential reference case for more sustainable, inclusive, and resilient urban development across Ukraine.

## Demonstration project: Transformation of a technical water reservoir into a multifunctional recreational space

- Concept: transformation of a technical water reservoir into a multifunctional blue-green infrastructure space combining flood management with recreation and ecological functions

- Strategic role: the lake area as a high-quality public space based on nature-based solutions and inclusive design principles
- Key interventions: landscape regeneration, mobility infrastructure development, nature-based water solutions and green infrastructure expansion, sustainable energy-efficient infrastructure installation

#### Transformative character of the demo project

- The reservoir currently operates as a purely technical stormwater facility, disconnected from the surrounding high-density residential fabric. The demo project repositions it as a multifunctional blue-green core, structurally integrated into neighbourhood life
- The intervention consolidates flood management, heat mitigation, and ecological restoration within a single system, improving water quality, enhancing biodiversity, and positively influencing the local microclimate in a densely built environment
- In a neighbourhood marked by a shortage of public and green spaces, the project introduces a high-quality, accessible recreational area, significantly improving liveability and increasing the area's attractiveness for small businesses, particularly given the large resident population.
- Given the rapid pace of private housing development in the district, the lessons from this demonstration project are directly applicable to future construction sites, where accelerated development and insufficient urban planning or city oversight often lead not only to reduced liveability but also to environmental and safety risks.

# Zhytomyr

## Zhytomyr Downtown Area

- Central part of Zhytomyr (downtown area)
- Mixed-use development: administrative, cultural, historic heritage, commercial, residential, touristic, recreational, educational
- 2,1293 km<sup>2</sup> / ~ 36,000 people
- Segregated character of public spaces, deteriorated blue and green infrastructure, lack of tourist paths; chaotic parking, necessity to protect municipal land from illegal construction, the embankments of Teteriv and Kamyanka Rivers are not connected
- Multiethnic and religious communities (Ukrainian, Polish, Jewish, Czech), which makes it important for the preservation of multicultural heritage
- Potential: sustainable revitalization of the central part of Zhytomyr, considering its social, historical, cultural, environmental, and economic significance in line with the “build back forward” and “leaving no one behind” principles

### Reconstruction Challenge and Potential to Be Addressed:

- Revitalization of the central part of Zhytomyr in a comprehensive and integrated way serves as an engine for the entire city sustainable recovery and reconstruction
- The Project addresses the challenges of war and post-war recovery by blending social well-being, economic growth, mental health recovery, environmental impact, sustainable mobility
- Strengthening local business ecosystem: new jobs, SME, hospitality industry, tourism
- Increased social cohesion and involvement of residents, business owners, and other stakeholders into decision-making process
- Aligned with city strategic goals and reconstruction needs: IUDC Zhytomyr 2030, SUMP, Environmental Strategy, PIM reform
- Better connectivity within the downtown area as well as with other neighbourhoods
- High scalability potential for other neighbourhoods and Ukrainian cities

## Demoproject: Rehabilitation of Zamkova Hora Park

- Small park of 45,804 sq. m
- Located in the historic part of the downtown area, overlooking the Kamyanka River and surrounded by local heritage sites, churches, local history museum, and cultural facilities
- Planned and created in the 1960-ies according to top-down and centralized Soviet approach in urban planning, aiming at ideological transformation of the space
- Limited accessibility for low-mobility groups, chaotic parking, visual clutter of space, deteriorating ecosystems

- Relies on urban research and architecture concept developed within Integrated Urban Development II through vast participation and co-creation campaign in 2023-2024
- Innovative approach: participatory urban planning based on the needs of users

### Transformative Character of the Demoproject

- Offers social, environmental and economic benefits through rehabilitation of the Zamkova Hora Park
- Economic benefits: increased pedestrian traffic and walkability have proven to increase the time and money visitors spend in an area, stimulating local trade, creative and hospitality industries, catering services (cafes, restaurants), tourism
- Increased social cohesion through better access to urban green space and embankment of Kamyanka River, creation of barrier-free and vibrant environment, improving mental health of locals, internally displaced people, veterans and other users
- Multidisciplinary and participatory planning approach ensures that city residents, business, local government and other actors are involved in the decision-making process
- The city intends to acquire further funding of the implementation via the single project pipeline as part of the PIM reform
- Actions: increasing accessibility, walkability and safety of space; preservation and restoration of the ecosystems and biodiversity for mental health recovery; development of cultural, economic and historical potential through creation of a unified, aesthetically attractive urban space

# Kryvyi Rih

## Neighbourhood – part of Saksahanskyi district

- Within Kryvyi Rih's central residential urban corridor
- 0.8909 km<sup>2</sup> / ~100 residential buildings / ~10 educational institutions
- Built 1960s–1980s, Soviet-era microdistrict densification typology
- Centred on Riznychenko Street area, site of the April 4, 2025 missile strike 6
- Mix: Soviet-era multi-storey panel residential (5-9 floors), courtyards, local social infrastructure
- Potential: green, inclusive, memorial, economic, social resilience

### Reconstruction challenge and potential addressed:

- Soviet-era microdistricts across Ukraine – including Saksahanskyi – were built as mono-functional residential zones with limited mixed use, weak pedestrian connectivity, and poor integration of public and green spaces. Decades of under-investment have further eroded communal environments, social infrastructure, and the quality of daily life. Upgrading these settings requires an integrated approach combining public space quality, mobility, greening, and community activation to create genuinely liveable, resilient neighbourhoods.
- Kryvyi Rih's exceptionally elongated structure – spanning over 126 km across 7 districts formed in different historical eras – makes the neighbourhood cohesion approach particularly strategic: targeted investment in Saksahanskyi can anchor a cascading model of connected, place-based recovery applicable across the entire urban corridor, generating economic and social spillover effects city-wide.

## Demonstration project – Skver Pam'yati (Memorial Square)

- Site of the April 4, 2025 missile strike; 70+ people affected; carries deep symbolic and civic significance
- Demoproject area: focal public open space within the ~0,02 km<sup>2</sup> perimeter
- Currently: post-strike damaged and underutilised public square; no quality greenery or inclusive amenities
- Goal: inclusive memorial green space – community healing, biodiversity, safe active recreation, civic identity
- Actions: participatory memorial design (sculptors from Kyiv engaged), inclusive greening, active and children's zones, community engagement process
- Aligned with Kryvyi Rih Development Strategy 2030 (Goals 4.1 & 4.5), ReWarm and Felicity II partner projects 1

### Transformative character of the demo project

- War-damaged public spaces in Ukrainian cities carry not only physical damage but also deep psychological and civic trauma. The Skver Pam'yati site, where a missile struck a residential neighbourhood, calls for a recovery approach based on trauma-informed design, community participation, and durable spatial quality as pillars of just urban reconstruction.
- Investing in inclusive, green memorial infrastructure in post-strike areas supports mental health and social cohesion, showing that recovery is not only rebuilding but also enabling collective healing. It links commemoration with the renewal of liveable neighbourhoods, creating places where people both remember and choose to stay and live in the future.
- The Memorial Square can function as a high-impact, replicable pilot – demonstrating scalable community-driven recovery governance, participatory design models that facilitate trauma-informed urban design and planning.