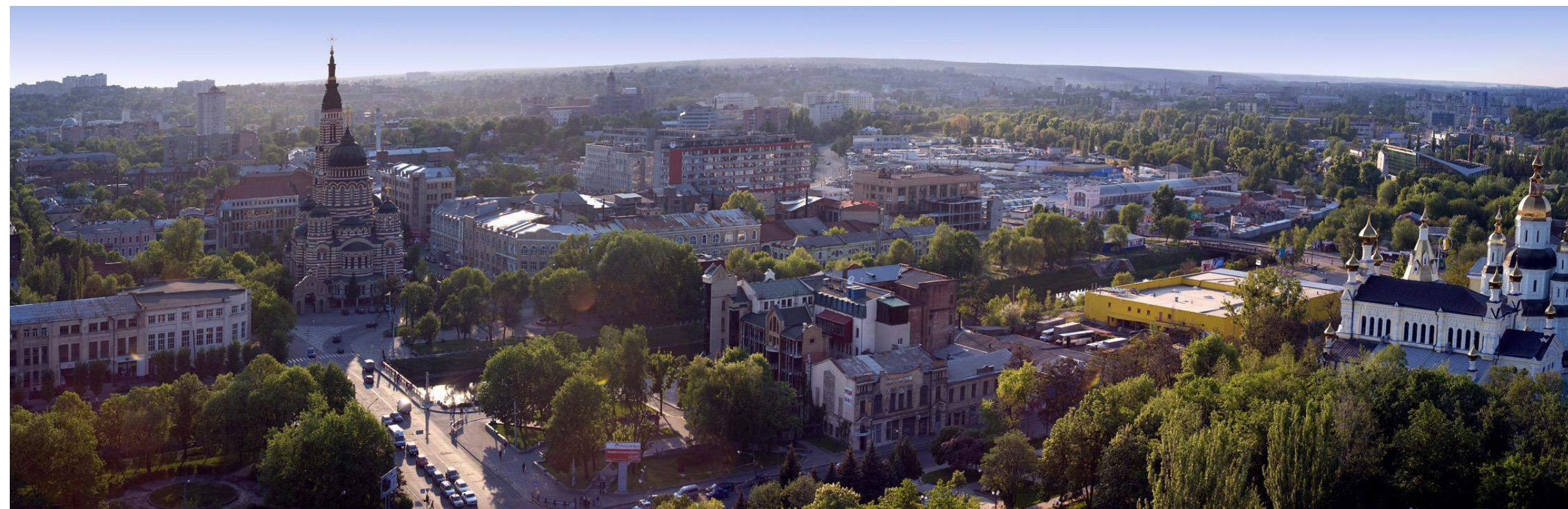
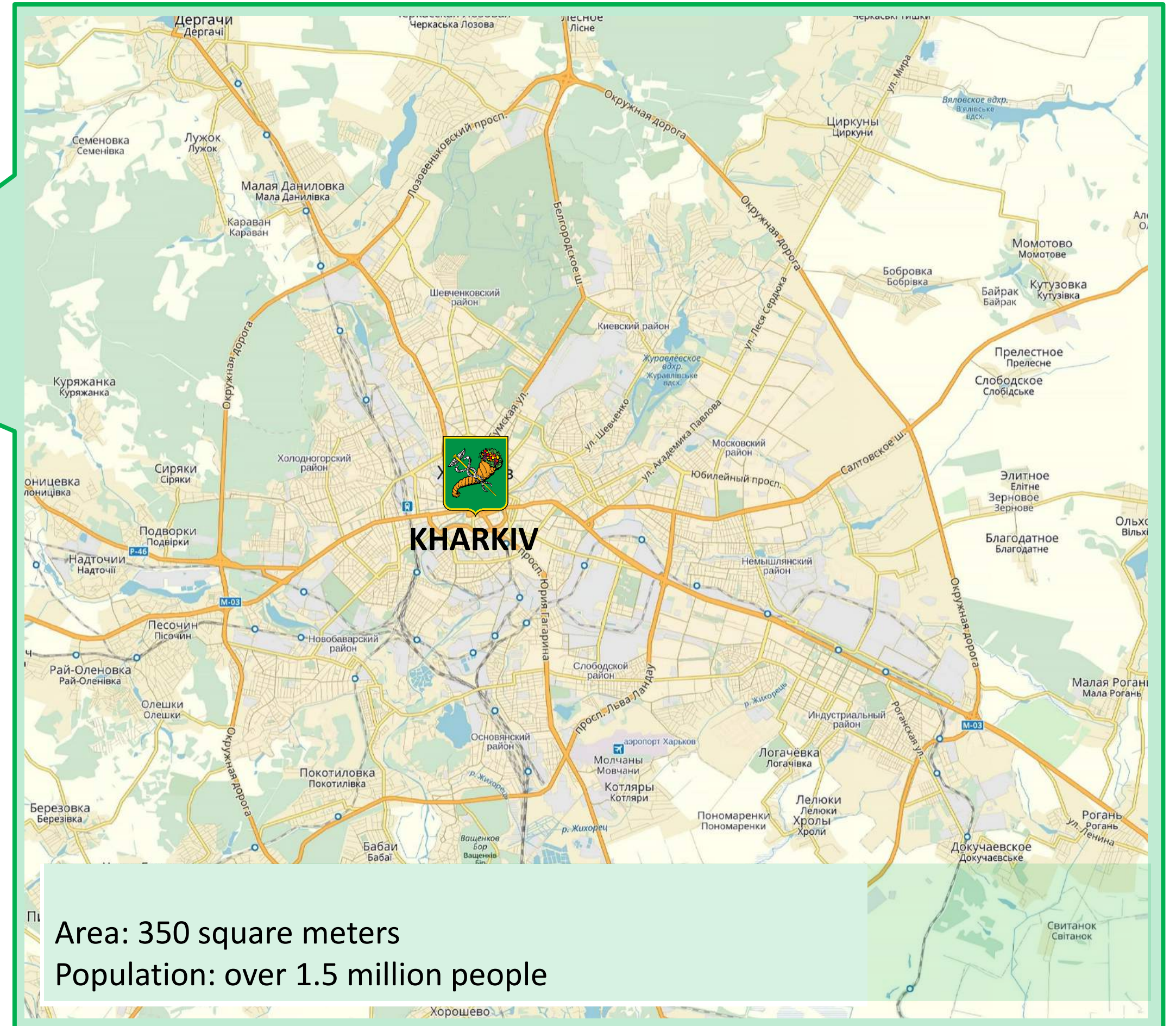




# 1. Institutional setting:



Project title: The Construction of the Residential Complex in Gvardiytsiv-Shyronintsiv St. (at the Corner of Druzhby Narodiv St.) in Kharkiv, Ukraine



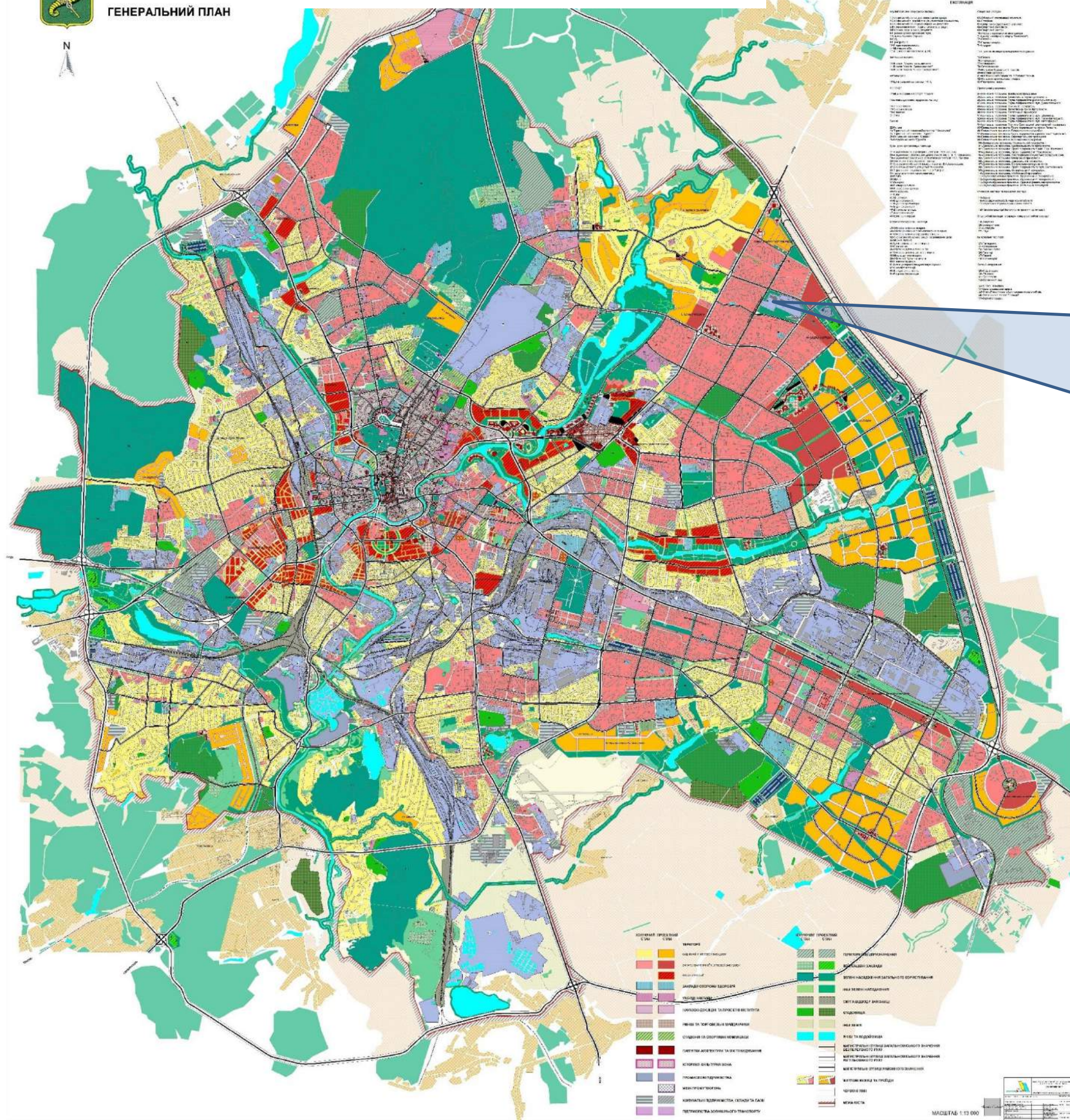
## 2. Starting point:



ХАРКІВ  
ГЕНЕРАЛЬНИЙ ПЛАН

Master Plan of Kharkiv (as of 2004)

ПРОЕКТНИЙ ПЛАН



### Key Source Data:

1. The area of land plot about 11 hectares.
2. Sanitary area of the existing facilities located in the surrounding area.
3. Limited urban development activities set in the approved city-planning documentation – the industrial use only.

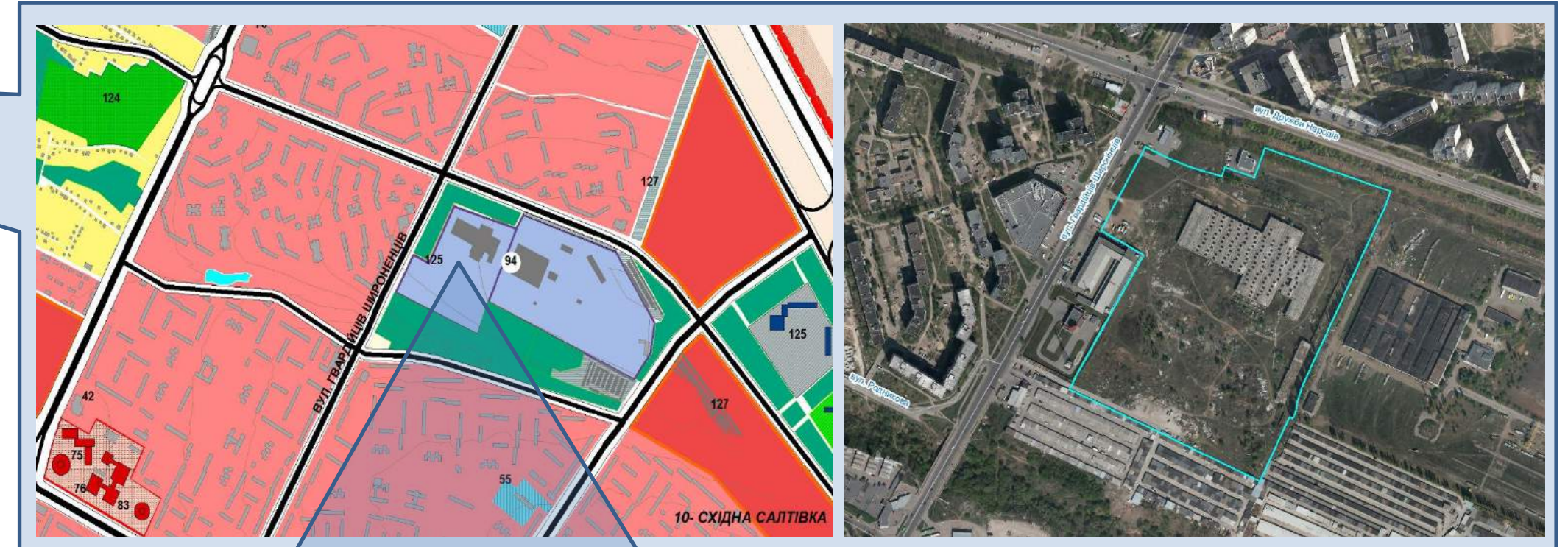


Photo of the Territory:





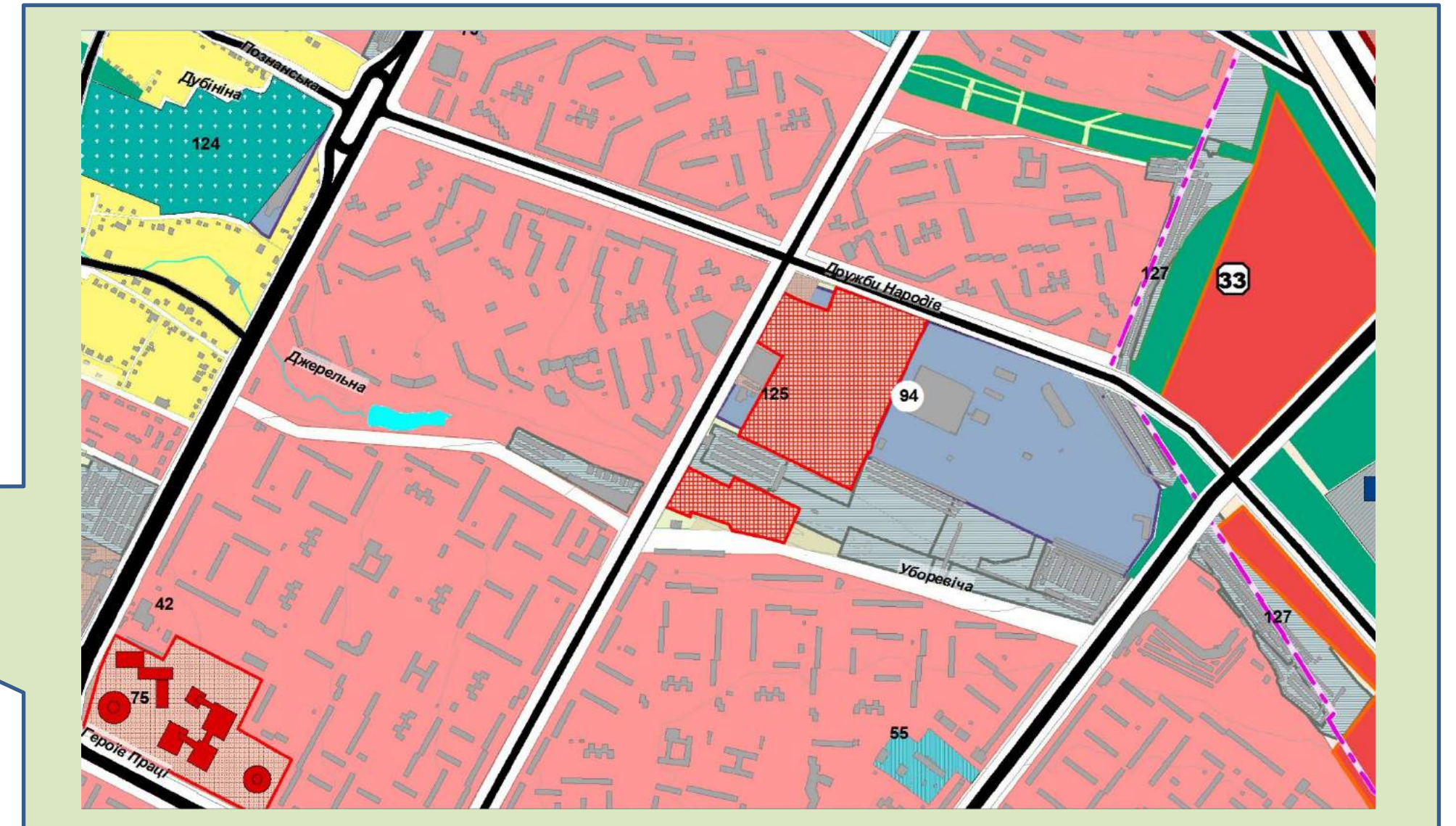
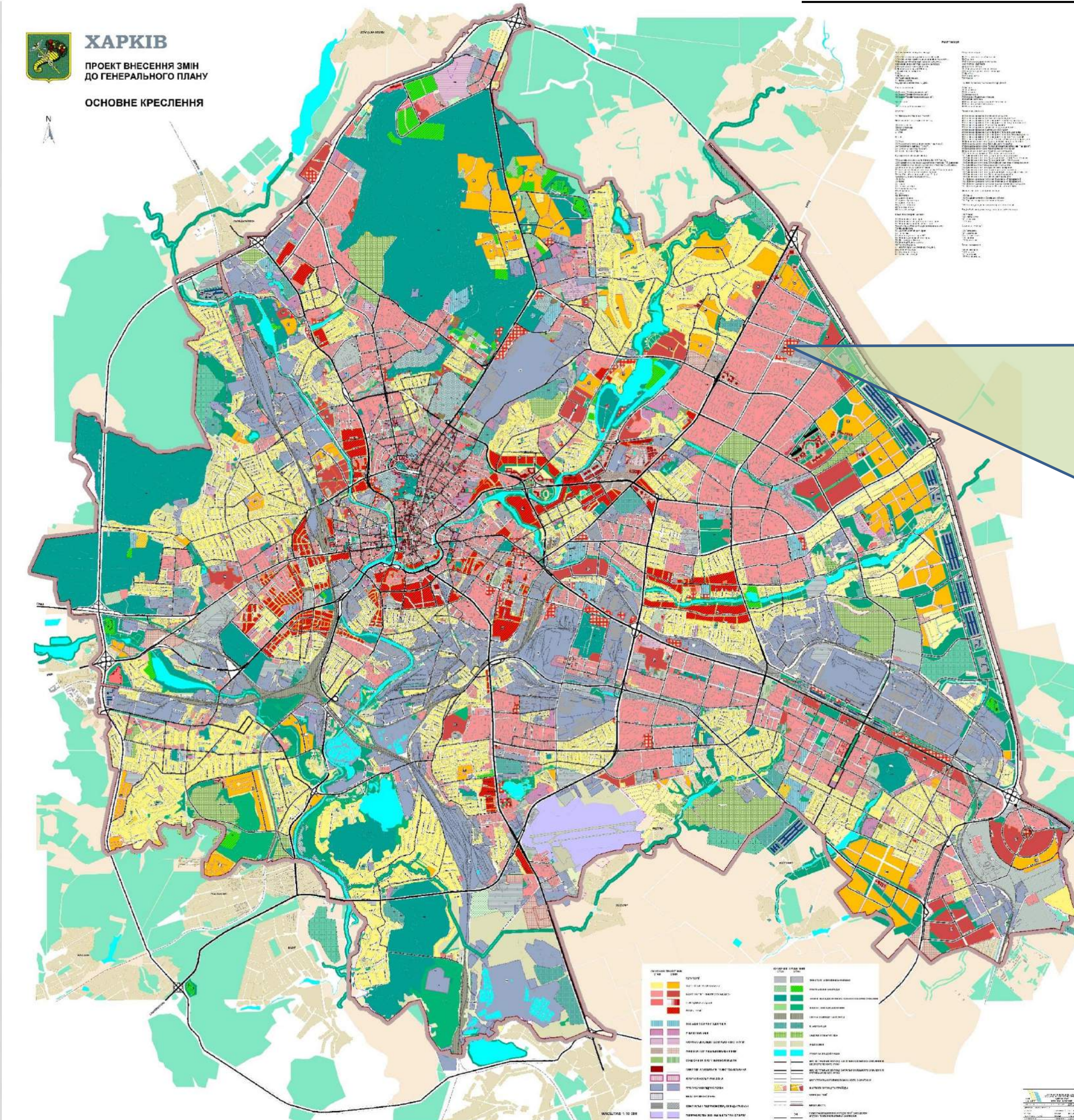
# 3. Approach:

Decision of Kharkiv City Council on drafting amendments to the Master Plan of Kharkiv

Order to draft amendments to the Master Plan of Kharkiv

1. Public discussion of the project.
2. Alignment. Discussion at the Architectural and City-Planning Council. Appraisal by licensed construction authorities.
3. Approval by Kharkiv City Council.

Master Plan of Kharkiv (as of 2013)



Zonning of the Kharkiv territory (as of 2016)



- Mixed zone of multi-flat and public buildings
- City-planning conditions and restrictions



# 4. Outputs:

The area can be used for the construction of both residential and public buildings

Investment attractiveness of the area for perspective residential development

Buying the facility under construction from the previous owner for the subsequent construction of the Residential Complex

Construction of the Residential Complex

Design of the Residential Complex (2016)



Start of the Residential Complex construction (2016)



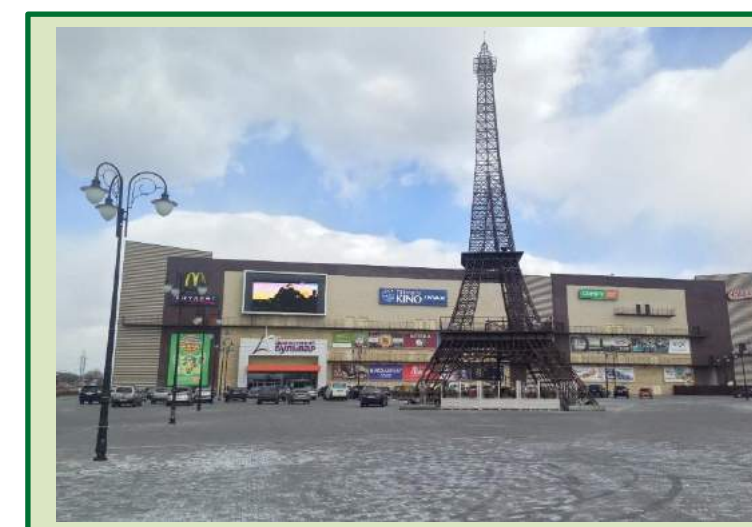
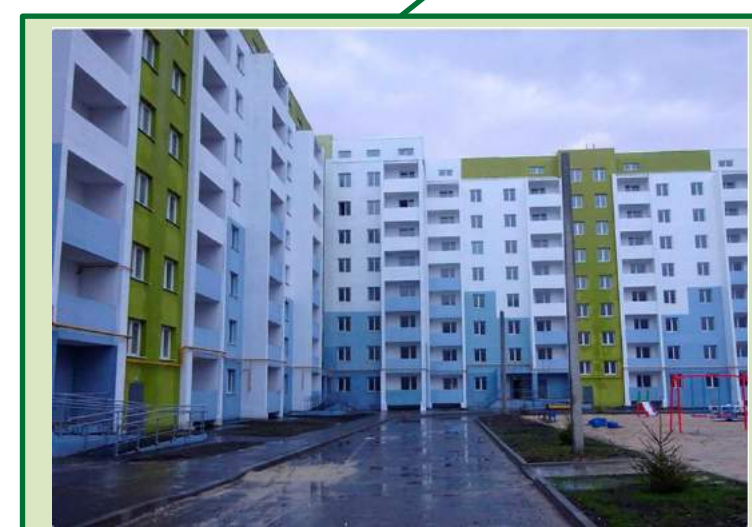
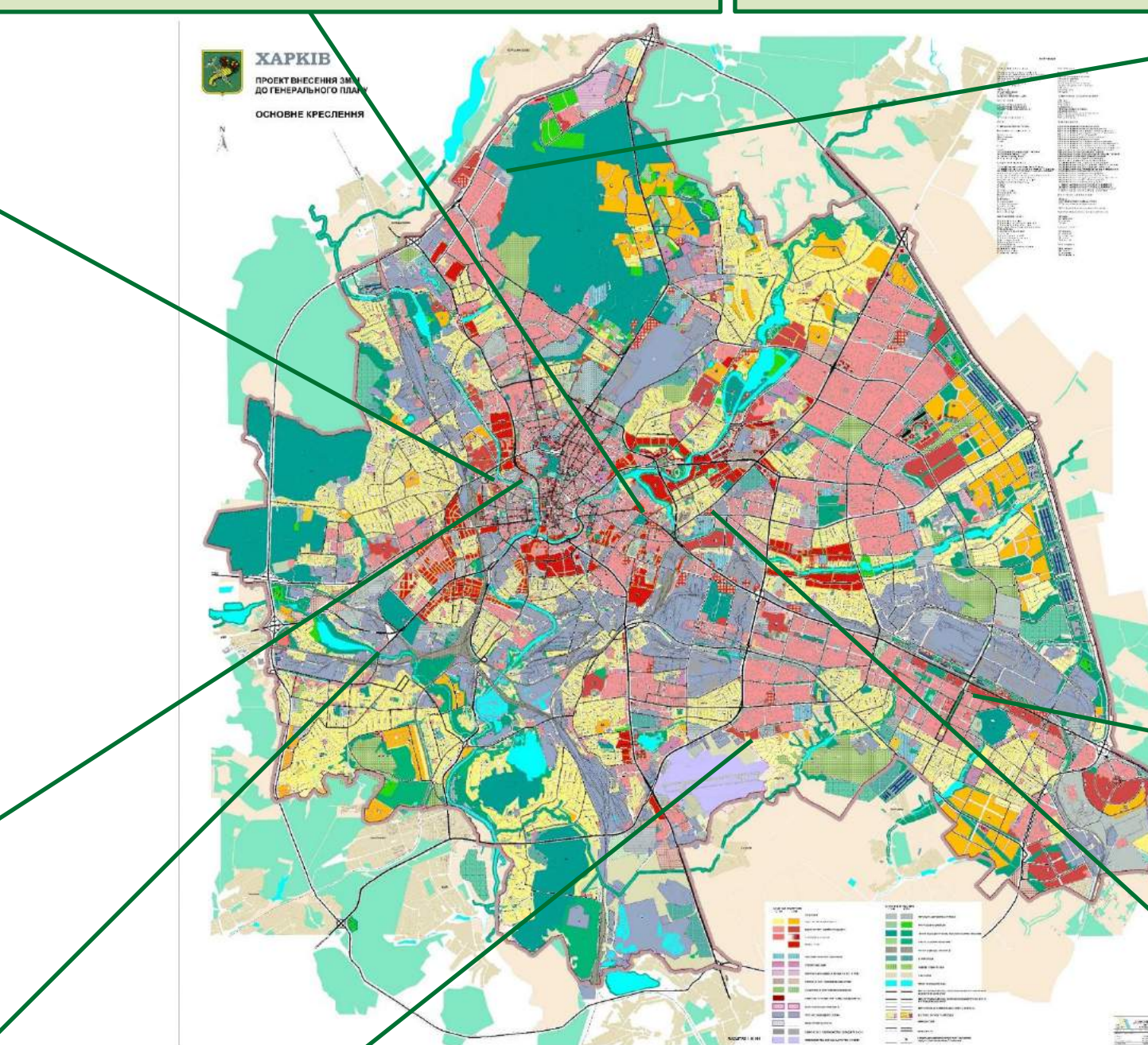


# 5. Lessons:

Search of trends, methods and techniques for the adaptation, transformation of industrial areas to fit the modern context of the city

1. Saving of industrial features of the venue.
2. Partial change of the venue's designated use.
3. Total change of the venue's designated use.

Examples of successful complete renovation of the unused industrial areas :



Project title: The Construction of the Residential Complex in Gvardiytsiv-Shyronintsiv St. (at the Corner of Druzhby Narodiv St.) in Kharkiv, Ukraine



# 6. Follow up:

The need for budget  
(partial/full) funding

Development of adjacent - free development areas:

- Construction of engineering networks, engineering facilities and transport security;
- Construction of kindergartens, schools, clinics and hospitals;
- Construction of sports facilities, recreational areas.

