



FOUNDATION
OF IRPIN
RESTORATION



RECOVERY PLAN

OF IRPIN CITY TERRITORIAL COMMUNITY
FOR 2023-2033 YEARS



IRPIN COMMUNITY PROJECT PARTICIPANT



14-15 NOVEMBER 2023
EXPO XXI, WARSAW,
POLAND



Oleksandr MARKUSHYN
Irpin City Mayor,
Co-founder of the «Irpin Recovery Fund»

Irpin became a symbol of resistance and victory of good over evil. A year ago, together with the Chairman of the Investment Council of Irpin Volodymyr Karplyuk and People's Deputy of Ukraine Serhiy Taruta, we founded the Irpin Recovery Fund. We managed to do a lot during the year. This became possible thanks to the help of our friends, partners and the faith of Ukrainians in their country. On behalf of the community, I thank the Foundation's partners and team for their active work at the national level and real help in the restoration of the city.

Serhiy TARUTA
Honorary President
of the «Irpin Recovery Fund»

Together with international partners and businesses, we are working to restore Irpin and make it an example for the whole world. An example of how Ukrainians love their cities and country. I appeal to international donors to join the restoration of the Hero City of Irpin, which did not allow the enemy to enter the capital, defending the independence of Ukraine and Europe.



Volodymyr KARPLYUK
Head of the «Irpin Recovery Fund»

On behalf of the Irpin Recovery Fund, I express my gratitude to everyone who supported the restoration of the homes of the residents in the Irpin community. I urge you to continue to support the reconstruction of our city and invest in Irpin in order to return people to their homes and strengthen the country's economy. Today, Irpin is a symbol of indomitability and a symbol of Ukrainian revival and the future of the state.



HOW IS IRPIN BEING RESTORED?



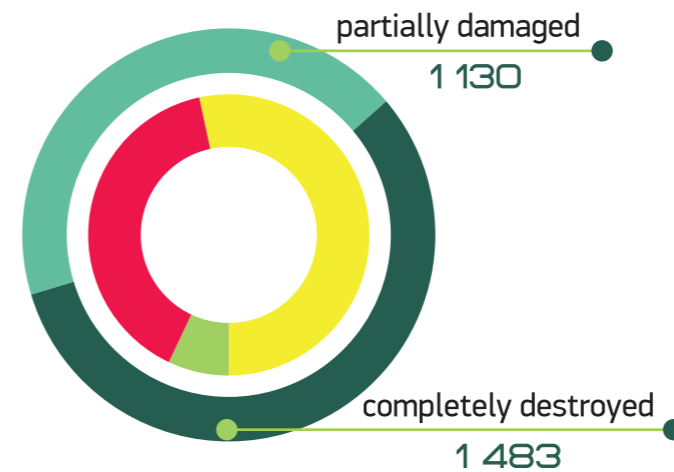
Infrastructure destruction stood at **76%** as of 2022

A total of 7,204 objects have been damaged or destroyed

This includes 3,247 residential properties



PRIVATE RESIDENTIAL HOUSES

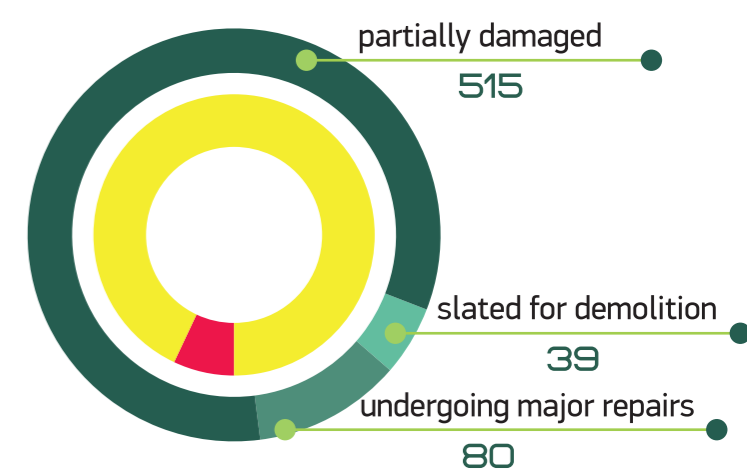


360 partially restored

54 under reconstruction from scratch

201 have been dismantled

MULTI-APARTMENT RESIDENTIAL BUILDINGS



499 have been restored

19 have been dismantled



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STATE OF THE CITY

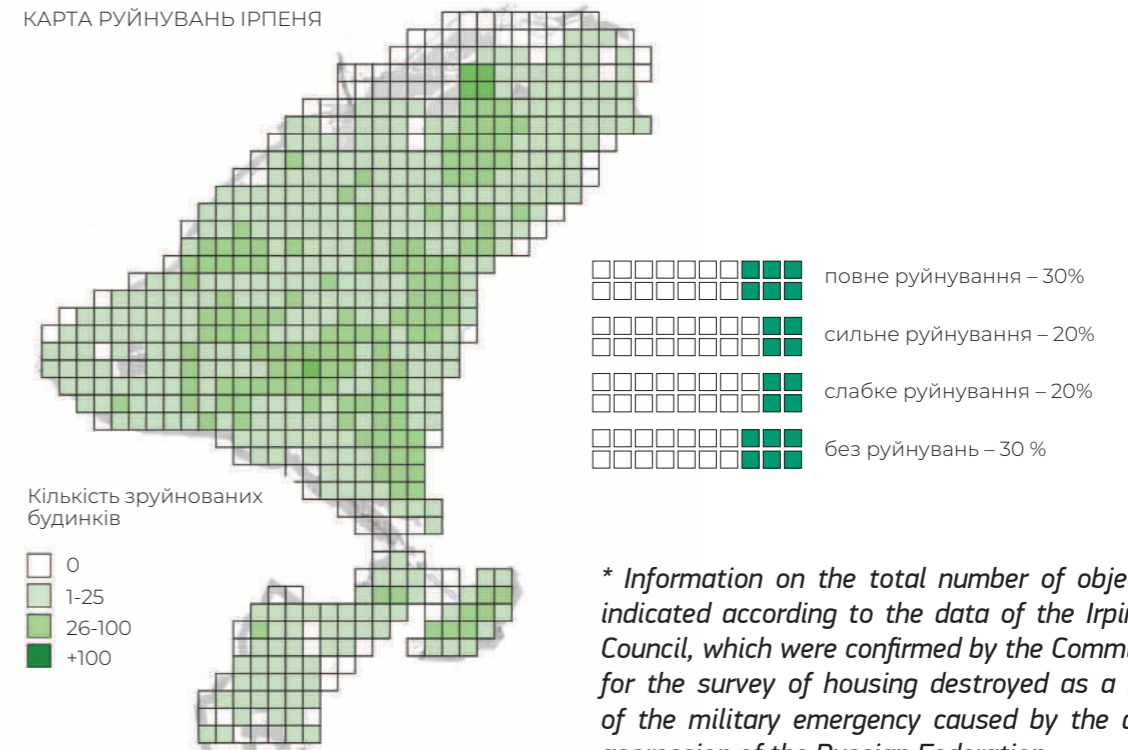
LEVEL OF DESTRUCTION

As a result of the Russian military invasion and active hostilities, 76% of the infrastructure was destroyed in the territory of the Irpin urban territorial community. The city suffered almost the greatest destruction of the residential sector and civil infrastructure among the settlements of the Kyiv region: 7,204 infrastructure objects were damaged and destroyed, including more than 3,247 residential objects, of which 1,130 private residential buildings were partially damaged, 1,483 were completely destroyed, among multi-story buildings residential buildings: 515 partially damaged, 80 in need of major repairs, 39 to be

dismantled, 16,358 residents of Irpin remained homeless. At the same time, the houses of 60,635 residents were damaged to varying degrees. In the city, 22 premises of educational institutions, 11 medical institutions, 6 city water pumping stations, 5 sewage pumping stations, 35 boiler houses were damaged or destroyed, 43 units of municipal special equipment and 2 city boiler houses were completely destroyed.

According to experts' calculations, approximately \$1 billion is needed to restore the hero city of Irpin to the state it was in by February 24, 2022.

КАРТА РУЙНУВАНЬ ІРПЕНЯ



DYNAMICS OF RECOVERY

As of October 2023, 499 multi-story buildings have already been restored, with a total cost of 455.9 million UAH. Out of the 39 multi-apartment buildings slated for demolition, 19 have already been dismantled. New construction projects for the demolished buildings are mostly in the planning stage. Additionally, 146 private houses have been dismantled with the support of the UNDP, and nearly 55 using local budget funds and the efforts of the Irpin Municipal Housing and Communal Services.

With the support of the Kyiv regional organization of the Red Cross Society of Ukraine, project documentation was developed and works on the capital repair of the building of the Irpin Children's City Hospital «Irpin Central City Hospital» of the Irpin City Council at the address: Irpin, st. Davydchuka, 63 for the total amount of 133,450 euros.

With the support of the International Charity Organization Project Hope, the current repair of the windows of the buildings of the Communal non-profit enterprise «Irpin Central City Hospital» of the Irpin City Council of the Kyiv region was carried out for a total amount of 42,202 euros.

In cooperation with the Italian foundation «Terre des Hommes» Italia, the Center for Public Communications, the Irpin City Council, volunteers of the «Irpin Reconstruction Summit» and with

the support of the UN Office for the Coordination of Humanitarian Affairs / OCHA Ukraine, four residential apartment buildings were rebuilt in Irpin, namely: condominiums «Everest» on the street Turgenivska, 10, condominium «Mineral» on the street Mineralna, 11a, condominium «Zatyshok» on the street Mineralna, 18 and residential complex «Aristocrat» on the street. Davydchuka, 15 b. This is housing for 1,192 residents of Irpin, 450 families have returned to their restored homes.

The Portuguese sister city of Cascais granted Irpin 500,000 euros for the restoration and completion of the construction of the new kindergarten «Vinochok» on Kyivska Street, 18. The construction of the new preschool, designed for 300 children, began in April 2021. It was planned to be put into operation in May 2022, but the hostilities in Irpin did not allow it to be put into operation on time. Currently, the level of readiness of the building itself is approximately 80%. In the near future, the consequences of enemy shelling will be eliminated in the kindergarten, construction work will be completed, materials, furniture, equipment will be purchased, the territory will be improved, etc.

In Irpin, work continues on the reconstruction of the «Radist» kindergarten, which was destroyed during the hostilities. The financing of the construction works was taken over by the In Irpin, the «Radist» kindergarten, which was completely destroyed



during the conflict, has been fully restored. The funding for the reconstruction was provided by the government of Lithuania. In September 2023, the renovated facility welcomed its first students. The kindergarten has been expanded with the addition of a third floor, allowing it to accommodate more children. The playgrounds have also been updated.

Within the project «SOCAR. Ukraine. Together» company «SOCAR Energy Ukraine» restored the damaged Irpin School No. 12 named after Zarifa Aliyeva. Now the school has a new roof, windows and stained-glass windows, a renewed facade, renovated classrooms and offices, the gym, which was the most affected by the explosion, and bathrooms have been installed in the bomb shelter. Already on September 1, 2022, students came to the renovated school.

The «Champion» stadium in Irpin, damaged by the Russian occupiers, will be rebuilt as part of the UNITED24 project with the assistance of Andrii Shevchenko. Football clubs «Milan» and «Shakhtar» responded to the player's appeal, which will allocate 150,000 euros and 100,000 euros, respectively. The company Parimatch Ukraine also joined the large collection for the restoration of the stadium and is ready to allocate 200,000 euros. In general, 600,000 euros are needed to rebuild the stands, restore the field, and light the arena.

Irpin Lyceum No. 3 has been rebuilt with funding from the United Nations Children's Fund (UNICEF).

For over a year, the lyceum remained the most damaged educational institution in the community. In total, approximately 4.8 million euros were invested in its reconstruction. The restoration of the institution was completed in September 2023. The charitable foundation «Yellow-Blue Wings» provided the lyceum with furniture and kitchen equipment. Additionally, the adjacent area of the institution was improved with the assistance of the NGO «Epicenter for Children», in collaboration with the company «Epicenter».

Irpin also won a grant from the Northern Environmental Finance Corporation (NEFCO) in the amount of 7.7 million euros. The funds will be used for capital repairs of heating, water supply and drainage facilities.

As of October 2023, the reconstruction of buildings has already been completed, totaling 455.9 million hryvnias. The funding comes from the Reserve Fund of the state budget, regional subsidies, international partners, charitable organizations, the «Restore the Home» program, and with the support of the NGO «Irpin Recovery Fund».

Under the «eRecovery» program, 1,320 homeowners with damaged property have received compensation totaling 130.7 million hryvnias. Additionally, 23 housing certificates have been issued, allowing the purchase of new housing in exchange for completely destroyed property, with a total value of 91.9 million hryvnias.



FOUNDATION
OF IRPIN
RESTORATION

RESTORATION

RECOVERY PLAN

After the deoccupation, people began to return to the city - this led to an urgent need to restore the infrastructure and housing stock. More than one and a half hundred Ukrainian specialists have already united around the restoration of Ukraine on the example of Irpin within the framework of the «Irpin Reconstruction Summit» (IRS) project. Also, almost 50 specialists from more than 10 countries and 3 continents joined the project. The project was supported by: the UN, the Committee of the Regions (EU), experts from the USA, Chile, France, Italy, Great Britain, Canada and Germany. Among them are the largest American architectural company «Gensler», Italian «Green Building Council Italia», Fondazione «Terre des Hommes» «Stefano Boeri Architetti», Chilean «Though, Integral Infrastructure and Urban Planning Solutions» and Dutch «Hiroki Matsuura MASA architects».

In order to structure the work on the restoration of the city, it became necessary to create a plan for the restoration of the Irpin urban territorial community for 2023-2033.

The plans should combine international experience with local knowledge and vision for the recovery and reconstruction of the Irpin urban territorial community.

«Irpin Reconstruction Summit Reconstruction Plan for 2023-2033» is a complex work that involves several areas: elimination of consequences, restoration of the housing stock, creation of social housing, creation of new infrastructure facilities, reconstruction of social and critical infrastructure, implementation of investment projects, memorialization and development of tourist potential.



ELIMINATION OF CONSEQUENCES AND DISMANTLING

As a result of active hostilities in the city, every street in the city needed cleaning. Within the framework of assistance from «KOVA», the cities of Kyiv region (Bila Tserkva, Obukhiv, Myronivka), the Highway Service in Kyiv region, as well as volunteers from every street of the city, debris was removed and temporary pothole repairs were carried out.



The decision of the commission on TEB and Emergency Situations determined two places for temporary storage of construction waste generated as a result of armed aggression:

- parking near the Irpin cemetery (for storing burned cars from the Road of Life (Romanivsky bridge))
- St. Technological (Skovorody) by the KLO gas station (construction waste, remains of buildings and also later dismantled emergency buildings).

In 2022, 12 emergency high-rise buildings were dismantled with the funds of the state budget reserve for the total amount of 697,500 euros (625,000 euros - the reserve fund of the state

budget, 72,500 euros - subvention funds).

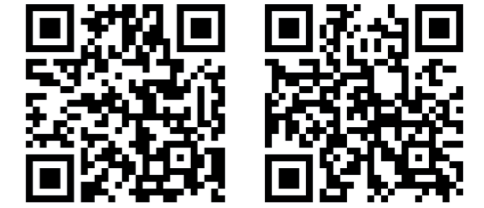
As part of cooperation with UNDP, under a program financed by the Japanese government, 100 private houses will be dismantled by mid-May 2023. These works are actively being carried out now.

In addition, since Irpin was the most affected of all the communities of the Kyiv region, the city of Irpin was chosen by the Vice-Prime Minister of Ukraine, O. Kubrakov, as a pilot project for the processing of construction waste generated as a result of armed aggression.

As a result of this initiative, the Irpin City Council received already 8 units of equipment for waste processing (wheel loaders and crawler loaders) from the Japanese manufacturing company JICA. Crushing systems for primary and secondary processing should also be delivered by the end of June. And within the framework of grant assistance from the Japanese government, a bulldozer is also expected by the end of July 2023. Preparatory work has already begun at the temporary garbage storage site.



HOUSING



The priority for the city is to restore the housing stock. All residents of Irpin, who lost their homes, should be provided with housing, taking into account the principle of «rebuilding better than it was». In addition, the city government strives to adhere to the principles of openness and transparency, European

integration, sustainable development, energy independence, inclusiveness and civil protection. According to the estimates of experts and estimators engaged by the Investment Council of Irpin, approximately \$850 million is needed to restore the city's destroyed or damaged housing stock.





MODULAR BUILDINGS AND TOWNSHIP

Many residents lost their homes. Until the complete restoration of the residential infrastructure in the city, there is still a need to use modular buildings for the private sector and modular towns. Two modular towns have been created in the city - «Dubky» and «Lastivka». Also, in the period from April 2022 to December 2022, a modular town was established by «Ukrzaliznytsia». The demand for modular houses for the private sector has been accounted for.

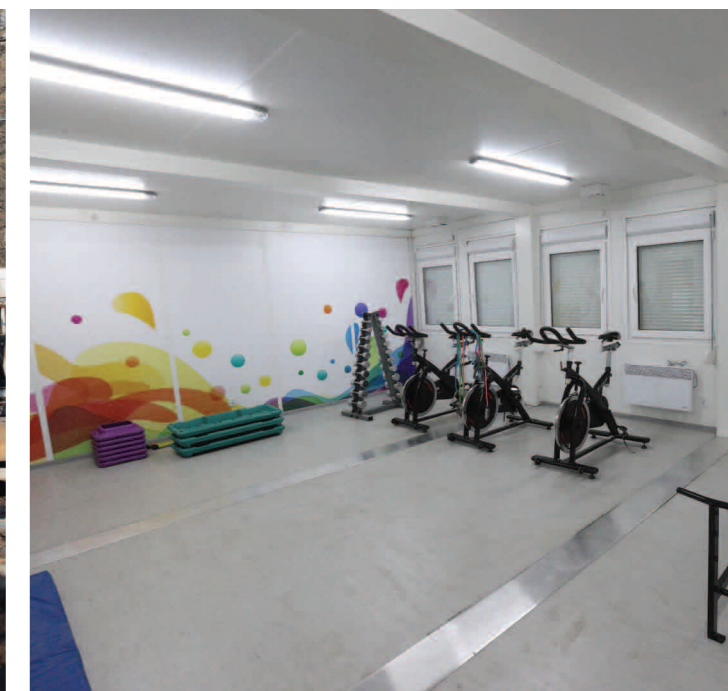
Dubky modular town (opened in August 2022) is home to 352 residents who lost their roof over their heads due to the Russian invasion and received temporary housing here. Irpin received modular constructions from the

Polish government free of charge within the framework of agreements with the Ministry of Community and Territorial Development of Ukraine. The modular town consists of 88 four-person residential modules, 55 of which are already occupied. Families of local doctors, educators and military personnel who were left without a home settled in them. Also on the territory of the town there is a library, a small gym, a children's playroom, a recreation room and a washing and ironing area.

In November 2022, the construction of a new modular town was started in the city of Irpin on the territory of the former «Lastivka» sanatorium. This became possible thanks to the cooperation of state authorities with the Polish

government and the Finnish embassy. Finland provided Irpin with 12 townhouses with three apartments in each, a total of 36 apartments. Poland ensures the construction of 240 apartments for citizens. In total, the modular

town on Lastivka will have 276 apartments for residents of Irpin who lost their homes as a result of Russian aggression. This is the largest project in Ukraine to provide social housing for affected citizens.





RECONSTRUCTION OF SOCIAL INFRASTRUCTURE

According to the results of the «Irpin Reconstruction Summit» project competition, the commission reached an agreement to approve the following projects: Irpin Museum of History and Local History, Irpin City Library named after M. Rylskyi, «Road of Life» Cultural and Leisure Center, Central Cultural Center, Irpin Central city stadium «Champion», Preschool educational institution No. 2 «Vesnyanka», Irpin academic lyceum of the National University of Bioresources and Nature Management of Ukraine, Irpin specialized

comprehensive school of I-III degrees with in-depth economic and legal studies No. 2, Irpin specialized comprehensive school I-III degrees of artistic profile No. 1 named after A.S. Makarenko, Irpin Children's and Youth Sports School, Svobody Square on the site of the old market. The projects were developed by Ukrainian specialists: leading architects, designers, artists, urban planners and other specialists in order to restore the important social infrastructure and architecture of the city.





CENTRAL HOUSE OF CULTURE

Irpın, str. Soborna, 183
Built in 1954
Preliminary restoration cost:
EUR 13 204 800

The central building of culture was the main cultural and creative space of the city, a city architectural monument. The auditorium has 484 seats. There were 8 permanent creative teams working here, in which more than 150 participants worked.

As a result of the fierce fighting that took place on the territory of the city of Irpin in March 2022, the Central House of Culture suffered significant destruction. Only the incoming group survived. Today, this place is gaining world popularity.

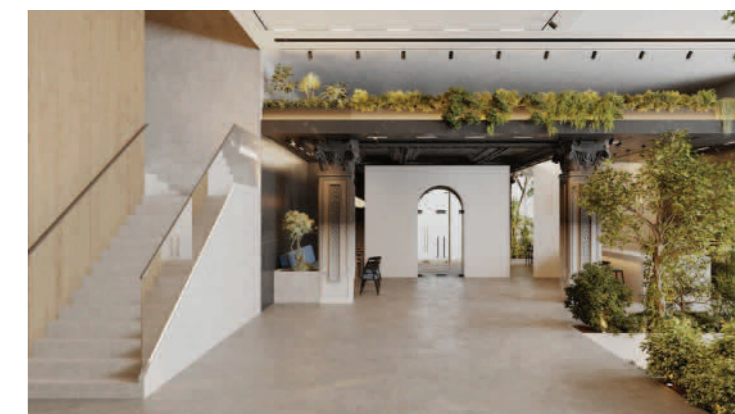
On the background of the ruins of the House of Culture, clips of the world-famous artist Ed Sheeran and the Ukrainian band «Antitila» and winners of the «Eurovision-2022» song contest - the band «Kalush Orchestra» were shot, and a live performance of the famous Canadian pianist Darius Majintas took place.

The restoration project is aimed at preserving those parts that were not damaged. The main goal is to combine the past and the present. The facade is planned to be restored and sewn into a glass cube as a symbol of culture that cannot be taken away from the Ukrainian people. The architects also decided to take care of the surviving part of the brickwork and clean it, paying tribute to the history of the brick factory.

The right wing, the most destroyed, was decided to be modernized and expanded. The part of the building, which combines brickwork and polished concrete, will be decorated with facade panels. Inside the building, the architects plan to plant a large tree that will symbolize life and new talents that will grow in the updated modern House of Culture. It is planned to pay a lot of attention to the concentration hall with new equipment, made taking into account the latest world trends in architecture. Much attention is planned to be paid to the concentration hall with new equipment, made taking into account the latest world trends

in architecture. On the roof there will be a location for events and an outdoor summer cinema. In front of the building, it is planned to organize a public space with art installations and places to relax.

The project was developed by: Ruslan Savchuk, Vasylyna Boychuk «Mira Architects», Volodymyr Nalbat «Mira Architects», Vladyslav Gushel, Daryna Luhantseva «Mira Architects», Zoreslava Dzyublyuk, Iryna Gavrylyuk «Mira Architects», Karina Kovaleva «Mira Architects», Pavlo Kormiltsev GK «Svitlotek», Maksym Dytkovskyi, Oleksandr Zmikhnovskyi «Advansys Group», Sofia Dzyublyuk.





IRPIN MUSEUM OF HISTORY AND LOCAL KNOWLEDGE

Irpin, str. Shevchenko, 4
Built in 1990
Preliminary restoration cost:
EUR 1 923 340

The Irpin Museum of History and Local Lore is visited by 4,000 to 6,000 people every year (before the epidemic), 40 to 80 excursions and various mass events are held (exhibitions, presentations, meetings, creative evenings, etc.). The museum sheds light on the history of the city of Irpen and the Irpin community, introduces residents and guests of the city to the work of prominent compatriots - artists, writers, sculptors, and masters of folk art. The treasures of the museum are: a stock exhibition about the outstanding kobzar «Musical instruments of Mykola Budnyk», a

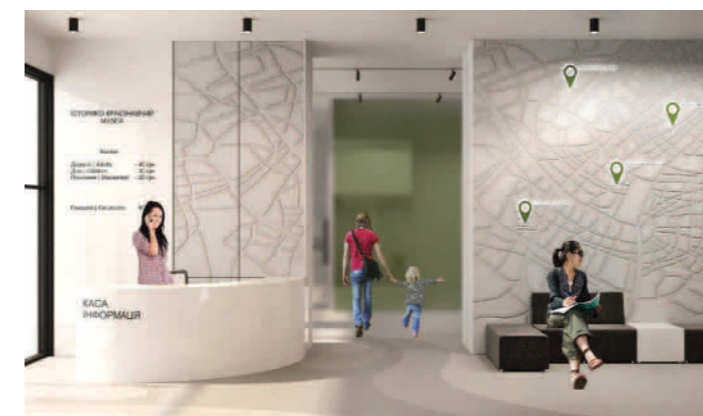
collection of paintings «Irpin in the work of Matvyi Dontsov» and the last work of the Honored Artist of Ukraine Volodymyr Sydoruk, whose earthly life ended in this museum. After the invasion of the city, the windows, porch and roof of the museum were damaged. The premises need expansion, re-planning and conceptual rethinking. Now, taking into account not only local, but also international interest in the city of Irpin, as well as taking into account its location, attention to the museum will only grow. Getting to know the city always begins with a walk through the central street and learning about its history.

During the military operations, the museum was damaged and needs replacement of windows, reconstruction of the porch and roof. But according

to the designers, the museum does not need current renovation, but a significant expansion and a radical rethinking of the entire concept of its activity and exhibition methods. Changing the concept of the museum from a traditional museum to a modern museum space with many related functions will allow us to expand the audience of visitors (guests to the city, new residents); increase in the number of visitors (simultaneously several events in different halls); increasing the frequency of visits (thematic school lessons, family days, periodic exhibitions); additional finances at the expense of paid services - rental of premises for seminars, a coffee shop, itinerary

tours of the city; new lifestyle; popularization of the city at different levels.

The project was developed by: Zoreslava Dzyublyuk, Vasylyna Boichuk «Mira Architects», Volodymyr Nalbat «Mira Architects», Daryna Luhantseva «Mira Architects», Dmytro Smymyi LLC «KS-engineering», Iryna Gavrilyuk «Mira Architects», Iryna Chaika, Kateryna Maksimentseva AB «MODUS», Pavlo Kormyltsev «Svitlotek» GC, Lyubov Tyutina, Maryana Dzyubik «Mira Architects», Maria Neboracek, Oleksandr Zmikhnovsky «Advansys Group», Oleksiy Antonets, Roman Bozhenko «Mira Architects», Ruslan Savchuk, Agnes Snisar, Sofia Dzyublyuk.





IRPIN CITY LIBRARY NAMED AFTER M. RYLSKY

Irpin, str. Shevchenko, 3A
It was built in 1945
Preliminary restoration cost:
EUR 326 688

One of the buildings that suffered minor damage was a multi-story residential building made of prefabricated materials of the Soviet era, very characteristic and with a great emotional charge in the collective memory of the city microdistrict, embodying all the concepts and characteristics of the spatial and stylistic aspects of the Stalinism building. In its plane, which is offset from the structural axes and the supporting structure of the panel apartment building, що виділяється як самостійний єдиний об'єм, який простягається до громадського простору, which combines

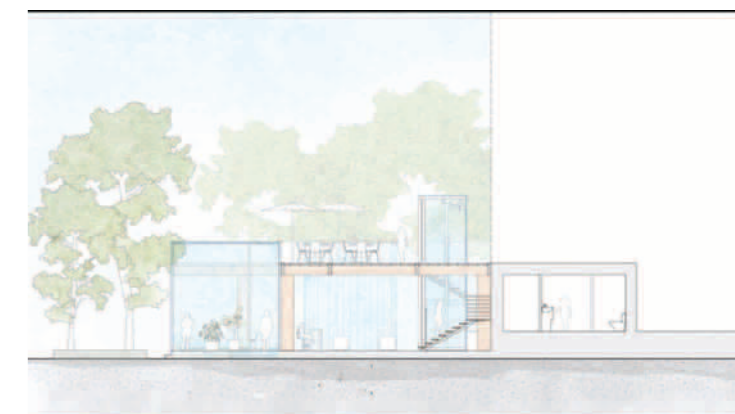
the city square and the municipal square. The building in this volume forms the basement of this old apartment building, where the city library is now located.

Today, our library system is a modern educational institution, which includes two city libraries - a children's and an adult library. The developers of the project, led by the Chilean architect Cristian Wittig, conducted a study that showed that almost half of the respondents visited the library only at school or student age. Therefore, they see the goal of the project as increasing the interest and attendance of the object. The concept of the library has been changed and is considered as a living glass box that is open, transparent and filled with light.

The first image of the design consists of the concept of the library as a living glass box, open, transparent, full of light, which contains, protects, gives the city its most valuable jewels and treasures: books, takes care of them. The second image of the design is formed through the concept of the library as a new space of freedom in the city, based on the meeting and architectural fusion between the perception and experience of the simultaneous inhabitation of the inner space and the outer space, blurring its perceptual boundaries through the dematerialization of a wall filled with transparent glass planes. Taking into account all the above, the project envisages an architectural reformulation to transform this Soviet space into a new space full of natural light, freedom and spatial and programmatic continuity that encourages free

encounters of the people who will inhabit it. For such purposes, thanks to the use of large longitudinal planes of continuous glass, the project is aimed at the construction of a glass cube, which, as a new transparent perimeter, allows blurring the boundaries between the interior and exterior of the library and creates an entrance to the public space - Public Square, its trees and the main facade of the municipal building, creating a new experience of spatial and programmatic freedom inside. Being in the library, we will have a sense of security and silence, as if we were reading a book in the Public Square without actually being there.

The project was developed by: Cristian Wittig (Chile), Iryna Gavriyuk «Mira Architects», Vasylyna Boychuk «Mira Architects», Daryna Luhantseva «Mira Architects».





CULTURAL AND LEISURE CENTER «ROAD OF LIFE»

Irpın, str. Popovycha, 1
Built in 1980
Preliminary restoration cost:
EUR 3 752 280

The «Romanivka» club is a creative space where you can spend your time meaningfully, gather around traditions, teach children creativity and simply communicate. Children's groups for acting skills, Petrykiv painting, and a vocal group worked here. A rock band and a school of drummers were engaged. The club was arranged as a cozy chamber institution, where not only creative studio classes, but also concerts, plays and festive events of cultural and educational content were constantly held. The club building was one-story, built from

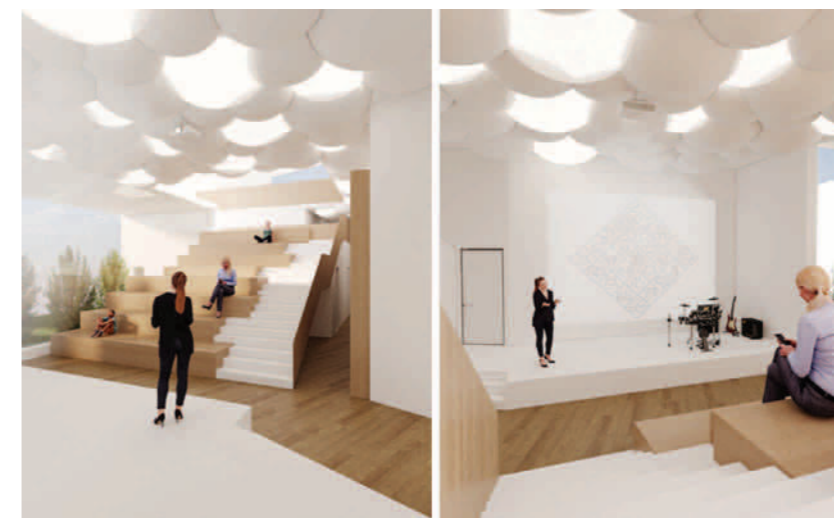
silicate bricks produced by the Bucha brick factory. The total area of the premises was 194.6 m². The club had a spacious hall with a stage and two club rooms.

In March 2022, the club was destroyed by Russian invaders. He witnessed the courage, courage, despair, death, despair, salvation and heroism of the people of Irpin. As a result of Russian aggression, the building lost its roof, windows and doors. The walls are cracked, the heating system is destroyed. The cultural institution was completely looted. This object is of great urban importance, a memorial and a pedestrian park zone are also planned nearby. Based on this, several compositional directions are determined, which will help us

create a high-quality open space for residents and guests. The composite search for building form focuses on simple geometric objects. The developers of the project propose to turn the «Romanivka» club into a modern architectural center of culture and leisure. The main idea is to separate the building from the road and create a cozy interior space with a children's playground in the Scandinavian style. A memorial and a pedestrian park area are planned nearby. The multifunctional space on the first floor will include a library and a conference room. There

will also be a lecture hall, an auditorium with a stage, a dance hall, a cafe, and administrative premises. Theater and vocal halls, a library with a reading room, a fine arts classroom, a cafe, administrative and technical premises are planned on the second floor.

The project was developed by: Ruslan Savchuk, Maryna Daniltseva «Partner C», Dina Haman OSN «Romanivka», Ilya Snisar «Partner C», Lyubov Tyutina, Oleksandr Zmikhnovsky «Advansys Group».





ART CENTER «IRPIN»

Irpin

Irpin stood strong and resisted. For over a century, Irpin has been home to and inspired artists like F. G. Krychevsky, M. O. Dontsov, B. M. Pianida, M. M. Balyasny, P. Y. Sabadish, V. G. Zabolotny, sculptor V. V. Klymov, and artist Y. O. Kalatsyuk. Perhaps due to its cultural values, deeply rooted from generation to generation, the people of Irpin resisted the enemy they couldn't withstand.

That's why culture and the arts are one of the city's top development priorities. Establishing an art center in the city is an integral part of the process to preserve the cultural heritage, the history of struggle, and resistance.

The idea of the new art center project for Irpin was developed by Austrian architect Gerhard Hauser. It involves combining ecological and economically efficient solutions through an interior design in the style of an industrial loft. All residents of Irpin will have the opportunity to develop their creativity there, and various artists from abroad will be able to host their exhibitions. The impressive architecture will provide a backdrop and framework for almost any type of performance. The new art center building will become a symbol of resistance and a strong will to live. Constructing such a space will not only contribute to the development of culture and the arts in Irpin but also make this place a magnet that fosters economic development and tourism potential for the city.





IRPIN SECONDARY EDUCATION SPECIALIZED SCHOOL OF I-III GRADES

WITH IN-DEPTH STUDY
OF ECONOMICS AND LAW №2

Irpin, str. Turgenivska, 28
Built in 1956
Preliminary restoration cost:
EUR 4 856 103

1698 students attended the school, 93 teachers worked. Students and teachers actively engaged in project activities, participated in various educational contests and competitions. The school is a participant of the All-Ukrainian program «Democratic School», the international project «M-18: We can do more!», the educational project «Miksike in Ukraine», the joint project of the charitable organization «Teachers for

Democracy and Partnership» and the Swedish organization «Global action plan». - «Education for sustainable development». In 2022, school teachers Svitlana Merkulova and Olena Fedorova were included in the 50 best teachers of Ukraine of the national prize «Global Teacher Prize Ukraine». In the period from 2015 to 2021, the school premises were thoroughly renovated, the design was updated, the building was insulated, and the technical base was modernized. The institution is part of the network of social and sports schools of the «Real Madrid» foundation, which carry out the mission of involving children from low-income families and children from risk groups in

sports, education, personality development and socialization.

As a result of the armed aggression of the Russian troops on the territory of the city in March 2022, the school's roof, facade, walls, classrooms, heating system and power grid were damaged, windows were broken, and the school's canteen and cafeteria were completely destroyed. The main building of the school was partially damaged and has already been restored, the dining room was completely destroyed.

The concept project envisages the complete reconstruction of the dining hall with the addition of two additional floors for the needs of the school. Part of the kitchen, which was partially damaged, is subject to the reconstruction of the 1st floor, the restoration of the facades, the superstructure of the 2nd floor. The project envisages a 215 m² bomb shelter under the dining room. All floors are connected by a hall space and a stairwell, the

second floor above the dining room provides an atrium. The dining room has a supporting grid of columns and a perimeter window system that fills the room with light, and the atrium adds space. The constructive part involves the survey and analysis of the existing foundations, excavation of the pit, reinforcement and casting of the reinforced concrete bowl of the bomb shelter in the basement part with the solution of the spatial framework of the grid of the supporting columns of the 1st floor and the monolithic frame system of the 2nd and 3rd floors. The materials of load-bearing walls and partitions are ceramic bricks or blocks, 100mm basalt wool insulation. Finishing of facades - decorative plaster, facade tiles, decorative elements, hinged aluminum facade systems.

The project was developed by: Mykhailo Novoselskyi, project manager, Serhii Tsaryk, project manager, Viktor Kovalchuk, architect.





THE SCHOOL OF ARTS

Irpin
EUR 16 204 876

This year, the Irpin Children's School of Arts named after M. Verikivsky could only graduate 45 young talents due to the ongoing military conflict, with the majority of graduates completing their studies remotely.

The pre-project proposal for the construction of the new School of Arts envisions a building consisting of educational art classrooms, a vestibule with a green accessible roof, and a rounded hall. In the educational section, there will be a space with another lighting where an amphitheater will be located. The vestibule features glass showcases for the library and

an interactive children's music museum. The school aims to create a small but unique children's music museum with interactive exhibits and the ability to interact with some significant musical instruments, which will be a first of its kind in Ukraine.

The construction of such a school will provide an opportunity to engage all willing students from Irpin's schools in music and art education, which amounts to 10,300 children as of the beginning of the 2023-2024 school year. According to the plan, this institution will become a venue for hosting internationally significant cultural and artistic events.





RECONSTRUCTION OF IRPIN GYMNASIUM «OSVITA»

Irpin, str. Pryvokzalna Square, 5
Built in 1999
Number of students: 263
Number of teachers: 24
EUR 6 100 000

The existing school building, constructed in the 1970s, was designed for 250 students in grades 1-9. The building is a two-storey structure with a basement. Its main structural element consists of columns with a 6-meter column grid. The basement serves as a storage, and the basement ceiling does not meet storage standards. The existing school layout does not conform to modern school design standards. The school lacks inclusivity,

recreational areas, and evacuation routes are narrow. There is a lack of proper shelter. The reconstruction requires bringing the building up to modern standards, including recreational areas and sports facilities on the school's premises.

As a result of Russia's armed aggression and active hostilities in the city in March 2022, the school's premises, facade, and windows were partially damaged.

The project's goal is the reconstruction of the general educational institution that was damaged due to armed conflict, following the «Build back better» principle, which involves expanding the

building area and improving studying conditions.

The project proposal includes a complete redesign of the building, the addition of a third floor, the installation of a functional roof, an extension of the vestibule area, and a new sports hall. Solar panels will be installed on the roof. The reconstruction of Irpin Gymnasium «OSVITA» will increase the number of educational places to 1000.





IRPIN SPECIALIZED SECONDARY SCHOOL OF I-III GRADES

OF THE ART PROFILE
№1 IM.A.S. MACARENKA

Irpin, Turgenevskaya St., 17
Built in 1941

Irpin specialized secondary school of I-III degrees of artistic profile № 1 named after A.S. Makarenko is the oldest educational institution of the community. The history of the school begins around 1905, and in 1941 the building where the school is located was built. In 2003, the institution was reorganized into a specialized comprehensive school of I-III degrees of artistic profile № 1 named after A.S. Makarenko. Before the war, 1065 students studied here, 65 teachers worked. In 2021, a

new building for 900 students was opened. The offices are equipped with modern multimedia teaching aids, a resource center for children with special educational needs has been created, a sports, gymnastics and assembly hall, a spacious dining room, a media library and new sports grounds have been equipped.

As a result of the armed aggression of Russia and active hostilities on the territory of the city in March 2022, almost 50% of the building was damaged. Damaged: facade, walls, roof, windows, entrance and interior doors, sports hall, assembly hall, sports ground, running

tracks, electrical networks, video surveillance system.

The project proposal proposed a complete reconstruction of the old building of the school with an increase in its number of floors to 3 floors. In the building to be reconstructed, it is planned to place in the basement: a bomb shelter; technical premises, on the 1st floor: lobby with dressing room; an educational section for the first classes with study, sleeping and play rooms for two classes; teacher premises; specialized classes in foreign languages and computer science; reconstruction of the dining room for younger classes; sanitary premises, on the 2nd floor: an educational section for 1st grades with study, sleeping and play rooms for two classes; educational section for younger 2-4th grades for 5 grades; educational section for extracurricular activities - for 4 classes

(existing classes above the dining room); sanitary premises, on the 3rd floor: educational section for junior 2-4th grades for 5th grade; creative workshops, club premises; sanitary premises. The total capacity of the school after the reconstruction does not increase and is: 36 classes, 900 students. The increase in area is expected due to: changes in the composition of the educational premises of the younger classes (additional playrooms, bedrooms, extended day groups); increasing the number of specialized classes (linguistic, computer, art); increasing the number of after-school education facilities (clubs, clubs, art workshops) and setting up a bomb shelter. The total area before reconstruction is 9,800 m². The total area after reconstruction is 13,460 m².

The project was developed by: PE «Demchenko»,





FREEDOM SQUARE ON THE PLACE OF THE OLD MARKET

Irpin, Z. Aliyeva Str., 65/3
Built in 1909
Preliminary restoration cost:
EUR 7 537 356

The first mentions of the square where the market was located in the city of Irpin date back to 1909. It has always been a place of attraction for people, a place of trade, business meetings, and communication. The market has always had a special economic and social significance for the city. Before the war, more than 260 PEs were registered on the market, 512 trading places operated, almost 1,000 people worked, taxes were paid to the local budget. The entire territory of the market belongs to the city, except for two buildings. A modern residential complex

is located near the market, and there are many shops and restaurants around. On average, more than 500 people visited the market per day.

During the invasion of the Russian occupiers, the market suffered significant destruction, most of the pavilions were destroyed, shop buildings and roads were damaged. Since the territory of the market was burned to the ground during the Russian invasion and occupation, it was decided to build Freedom Square in its place.

The large number of parked cars along the streets around the square was previously attributed to an active market function. Currently, it is necessary to create opportunities to free the street from «visual noise», to allocate more space for pedestrian zones

and bicycle paths. Options for solving the problem of blocked streets and pedestrian obstacles in the proposed project are the planning of underground parking and the organization of car traffic, bicycle paths, parking lots, etc. Bicycle planning of the city remains relevant, as the increase in the number of recreational zones encourages the development of bicycle infrastructure. The concept is based on smooth lines and rounded shapes, natural materials and energy-efficient construction. All this is combined as organically as possible with active landscaping and water

structures. Contrasting forms - a rounded pergola and an acute-angled house - will attract the attention of visitors.

The project was developed by: Marina Danyltseva, Partner C, Kyrlyo Guzenko, Sofia Dzyublyuk, Anna Karapetyan, Stanislav Klymenko, «Bike City consulting», Pavlo Kormyltsev, GK «Svitlotek», Kateryna Maksimentseva, Tymofiy Nagorny, Bike City consulting, Artem Polyukh, Andriy Puchinin, Serhii Sagan, Smart D, Agnesa Snisar, Yaroslav Torba, Vladyslav Khvyshchuk.





RECONSTRUCTION OF THE STATE TAX UNIVERSITY

Irpin, str. Universitetska, 31
Built in 1921
EUR 27 000 000

The State Tax University is alma mater to approximately 5,000 students, 314 academic and teaching staff, and around 200 postgraduates. Since the occupation began in early March 2022, the State Tax University became one of the largest humanitarian hubs for the Irpin community. After the de-occupation of Irpin on March 28, 2022, the State Tax University also became a center for providing medical assistance.

The university suffered significant damage, including 6 student dormitories, 4 educational and administrative buildings, and a sports

complex. In total, 50% of the university's infrastructure was partially or completely destroyed. Despite the active war phase, the university continues to provide educational services for higher education seekers in 17 specialties and over 50 educational programs.

The educational institution is one of the largest contributors to the community's tax revenues and is a budget-forming entity. Its restoration is a priority and a crucial step in reviving the educational system in Irpin and ensuring access to quality education for the younger generation. While some auditoriums have started receiving major repairs, most of the buildings and dormitories require additional funding. After the completion of major renovations, the restoration project includes the construction of a new central building.





FOUNDATION
OF IRPIN
RESTORATION

DEVELOPMENT

NATURE, CLIMATE AND GEOGRAPHY



Country –

Ukraine

Region - Kyiv region
The district is Buchanskyi



Year of foundation:

1899

City status since 1956
Irpin urban territorial
community was formed
in 2020



Postal codes

Irpin **08205**

Mykhailivka - Rubezhivka,
Zabuchchya - Kozintsi,
Dibrova -

07855



City telephone code:

+380 4597



Community area:

8 204,9 ha



Distance between Kyiv
and Irpin:

7 km – by car

13 km – by train



Transport:

– **1** railway station
1 international cargo airport
“Antonov”, where the construction
of a passenger terminal is also
planned, which will be able to
compete with the international
airport “Kyiv-Zhulyany”



Roads:

E373,
E40 – two international
roads in the direction of the
European Union



The number of sunny
days in a year is –

198



Amount of precipitation:

From **580** to **650**mm

per year

The climate is moderately continental



Average air temperature:

January: **-4,7°C**

July: **+26°C**



Waterways:

the river of Irpin

9,5 km

the river of Rokach – 6.6 km
the river of Buchanka – 7.67 km

DEMOGRAPHICS AND HUMAN RESOURCES*

The number of existing population in the Irpin urban territorial community is

79 950* people:

Irpin – **65 167** people

with. Dibrova – **411** people

with. Zabuchya – **490** people

with. Kozyntsi – **981** people

with. Mykhailivka-Rubezhivka – **6113** people



3% – the level of registered unemployment (in relation to the working population)

2 332** persons have the status of unemployed



14 000 UAH – is the average monthly salary

*data as of 01.01.2022
**data as of October 1, 2022

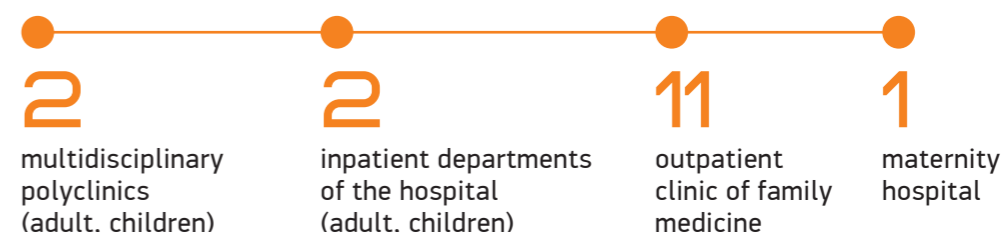
HUMANITARIAN SPHERE



EDUCATION



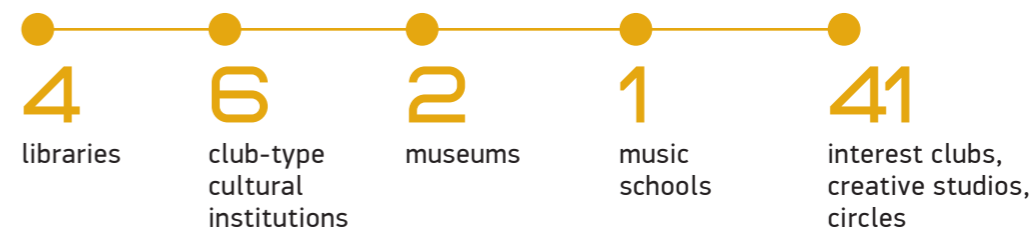
MEDICINE



SPORT



CULTURE







FOR TOURIST LEISURE, THE CITY PRESENTS:

57 monuments of history, 4 monuments of architecture, 3 monuments of archeology and 7 monuments of history. The city has a distinguished history with the names of more than 100 great figures in the fields of economy, culture, art, music, education and medicine.

DYNAMICS OF COMMUNITY INFRASTRUCTURE DEVELOPMENT

2014-2022

- 
EDUCATION
 Built:
 - 5** preschool educational institutions
 - 2** new school buildings
- 
MEDICINE
 Built, reconstructed, restored:
 - 11** family medicine clinics
 - 1** inpatient medical center
 - 2** polyclinics
- 
CULTURE
 Reconstructed:
 - 4** libraries
 - 3** houses of culture
- 
CYCLING INFRASTRUCTURE
 - 5,3 KM** bicycle path between Irpin and Kyiv
 - 34 KM** bicycle path in the city of Irpin
 - 7 KM** bicycle path on the city embankment along the Irpin River

- 
RESIDENTIAL AND COMMUNAL SPHERE
 - 76** residential buildings have been updated
 - 43** residential roofs have been repaired
 - 72** streets have been renovated
 - 38** kilometers of sidewalks have been laid
- 
TOURISM
 Built, reconstructed, restored:
 - 7** parks
 - 3** square
 - 1** central square
 - 7 KM** of the embankment of the Irpin River
- 
SPORT
 Built, reconstructed, restored:
 - 60** sports grounds
 - 2** stadiums
 - 2** sports complexes
- 
A SAFE CITY
 In total, the city established:
 - 300** street video surveillance cameras
 - 48** alarm buttons» in institutions of education, culture, sports, health care
 - 8** «panic buttons» of two-way communication in public places



INTERNATIONAL COOPERATION

Irpin partnership with sister cities becomes a platform for the qualitative development of local self-government, builds a dialogue between international partners and enables the implementation of international projects, educational and cultural events, helps with methods and resources for obtaining this knowledge.

IRPIN TWIN CITIES:

- 
POLAND
 Pish
 Goszyno
 White Sands
- 
LITHUANIA Alytus
- 
GEORGIA Mtskheta
- 
SPAIN
 Alboraya
 Guernica
 Alcala de Henares
- 
GERMANY Borna
- 
USA
 Milwaukee
 Miami
- 
PORTUGAL
 Cascais
- 
MEXICO
 Tlahomunco de Suniga

Irpin International Cooperation is a strategic partnership between municipalities of foreign countries, local youth and public organizations, grant-giving funds, umbrella organizations and individual experts who cooperate within the framework of various international initiatives for mutual development.



Irpin can become a model for the recovery of Ukrainian cities, implementing this plan together with international partners. International cooperation of Irpen is a strategic partnership with municipalities of foreign countries, local youth and public organizations, grant-giving funds, umbrella organizations and individual experts who cooperate within various international initiatives for mutual development.

Irpin's partnership with sister cities becomes a platform for the qualitative development of local self-government, builds a dialogue between international partners and enables the implementation of international projects, educational and cultural events, helps with methods and resources for obtaining this knowledge.

Irpin has sister cities with which the city has cooperated for many years: the city of Milwaukee in the USA, which announced a fundraiser for Irpen in the early days of the war; the city of Borna in Germany, which received and resettled 130 families from Irpin and gave the city metal stoves («burzuyki») for heating in the amount of 50,000 euros; the Lithuanian city of Alytus, which gave Irpin an ambulance; the Polish cities of Pisz, Goszyno, and White Sands; the Georgian city of Mtskheta, which has also been cooperating with Irpen for a long time.

In 2022, Irpen has 5 new sister cities: Guernica (Spain), Tlachomunco de Zuniga (Mexico), Cascais

(Portugal), Alboraya (Spain) and Miami (USA). After the signing of the agreement, the Portuguese city of Cascais allocated 500,000 euros for the reconstruction of the «Wreath» kindergarten on Kyivska Street in Irpin. The police of the city of Miami decided to transfer the confiscated weapons for the heroic territorial defense of Irpin, which became the first such case in the history of the United States.

The city strives to create open, mutually beneficial and long-term relationships with investors, because we understand that investments can help restore a roof over the heads of citizens and provide new jobs. Currently, the city cooperates with leading architectural companies of the USA, Italy, Chile and the Netherlands. Irpen is actively promoted at international events as a city that needs to be restored not tomorrow, but already today. Irpin was presented at the «International Expert Conference on the Recovery of Ukraine G7», «Recovery Forum Ukraine 2022 - COP27», «European Conference on Local Self-Government», «Loughborough University in London», «Forum on the Reconstruction of Ukrainian Cities in Warsaw and Prague», at the 4th youth conference of the Eastern Partnership «Youth for the revival of democracy». We actively work with international institutions in Milan, Cannes, Nice, Brussels, Valencia, Barcelona, Paris, Cascais and others, as well as with the Representation of Ukraine in the EU and the Committee of Regions in the EU.



The work on the restoration of the city is widely reflected in the media: «New York Times», «Euronews France», «RAC1», «XAL-Local Audio-Visual Network», «EFE», «Gemma Nierva TV», «NRC Media», «Lastampa», «Radio Radicale», «AskaNews», «Libero24x7», «Milano Corriere», «Ansa», «Rainews», «Milano today», «Grae Sezionenews», «Mianews», «AGI», «Fanpage.it», official channels of the Verkhovna Rada of Ukraine, «Channel 5», National Marathon, «Breakfast with 1+1», «ITV», «IRPIN.ua», «Mistoinform», «Irpin Truth», etc.



PRIORITY INDUSTRIES FOR INVESTMENT

THE PRIORITY AREAS OF INVESTMENT ATTRACTION IN THE IRPIN COMMUNITY ARE:



environmental protection and implementation of environmental protection measures (water treatment facilities, garbage disposal);



introduction of energy- and resource-saving technologies;



medical industry (creation of modern hospitals, dispensaries, sanatoriums-prophylactics, medical and rehabilitation centers);



development of small and medium-sized businesses;



development of communal enterprises;



infrastructure development (roads, parks, sports grounds);



development of tourism business;



development of the construction industry.

PROJECTS WHERE INVESTMENTS ARE IN DEMAND



Nº	DESCRIPTION OF THE PROJECT	INVESTMENTS AMOUNT
1	Building a restaurant business in the parks	from €500,000
2	Construction of entertainment areas and restaurant business on the waterfront	from €500,000
3	Construction of sanatorium and rehabilitation center	€6,000,000
4	Construction of a private maternity home	€1,500,000
5	Construction of a private school	from €2 000 000
6	Construction of a sports complex with a swimming pool	from €2 500 000
7	Construction of pre-school educational institutions	from €2 000 000
8	Creation of the tourist cluster "The Garden Of Ukrainian Literatures"	€3 000 000
9	The construction of the art center "IRPIN ART HOUSE"	€2 000 000
10	The construction of the children's art house	€2 000 000
11	Construction of the beach area on the Irpin River	€2 000 000
12	The construction of the ice arena	€8 000 000
13	The construction of a house for elderly people / hospice	€1 000 000
14	Creation of technological or industrial park	Individually
15	Construction of the treatment plants	€8 000 000
16	Creation of bicycle infrastructure	from €100 000, individually
17	Construction of the monorail from Irpin to Kyiv	€150 000 000
18	Construction of The Aqua Park on the lake	€15 000 000
19	Construction of multifunctional residential complexes	individually
20	Construction of the greenhouse complex	€200 000
21	Construction of a singing field in Mykhaylivka-Rubezhivka	€2 500 000
22	Construction of waste sorting complex	€2 000 000
23	Reconstruction of The State Tax Sports Complex University	€15 000 000



1 BUILDING A RESTAURANT BUSINESS IN THE PARKS

IDEA	● Development of tourism and restaurant-hotel business in the western suburbs of Kyiv
ADDRESS	● Irpin
INDUSTRY	● Tourism, leisure
FORM	● Private
VOLUME OF INVESTMENTS	● approximately from €500 000
ADVANTAGES	● Rapid development of tourism, active marketing policy of the city, attraction of tourist flows
PAYBACK	● 4-6 years

Irpin is a city of parks. The city entered the Guinness Book of Records for the number and speed of opening new green areas for citizens.

12 parks of Irpin are favorite places of rest for all categories of the population: mothers with children, young couples, and elderly people. In conditions of stable population growth, such urban areas are particularly relevant.

Every park in Irpin is equipped with: fountains, gazebos, benches, walking and jogging paths.

Park of Writers, Park «Oaks», Park Neznaika, Park named after Volodymyr Pravyk, Central Park, Pokrovsky Wooden Sculpture Park, Friendship Park named after Academician Zarifa Aliyeva - they are visited by more than 10,000 citizens (CA) every day.

Incentives for investors:

- preferential land lease for the first 3 years

- documentary and legal support of projects
- assistance of the city administration in conducting business, additional programs, consultations on obtaining municipal permits

Investment options: preferential lending (city after active hostilities), foreign investment, franchising, other.

Earning options: construction at the initial stage for the purpose of sale or rent, development of the restaurant business and sale of the finished business, other options.

Competition: various cafes and pubs are open in every district of the city, restaurants of Georgian, Italian and European cuisine are successfully operating. At the same time, the city needs a buffet restaurant, restaurants from different countries of the world are not represented, and there are almost no nightclubs.

The average check is €8.





2

CONSTRUCTION OF ENTERTAINMENT AREAS AND RESTAURANT BUSINESS ON THE WATERFRONT

- IDEA** ● Development of tourism and restaurant-hotel business in the western suburbs of Kyiv
- ADDRESS** ● Irpin
- INDUSTRY** ● Tourism, leisure
- FORM** ● Private
- VOLUME OF INVESTMENTS** ● approximately from €500 000
- ADVANTAGES** ● Rapid development of tourism, active marketing policy of the city, attraction of tourist flows
- PAYBACK** ● 4-6 years

The Irpin Embankment stretched for 8 kilometers along the Irpin River. There are modern sports areas for basketball, boxing and football, Ukraine's largest outdoor skate park, etc. Children's playgrounds are installed, it is possible to rent bicycles and water vehicles. Various festivals and other activities take place regularly. The city plans to increase the length of the embankment to 25 kilometers. New residential complexes are being built near the embankment, the population of which will make up a quarter of the entire city of Irpin (15,000).

Incentives for investors:

- preferential land lease for the first 3 years
- documentary and legal support of projects
- assistance of the city administration

in conducting business, additional programs, consultations on obtaining municipal permits

Investment options: preferential lending (city after active hostilities), foreign investment, franchising, other.

Earning options: construction at the initial stage for the purpose of sale or lease, development of the restaurant business and sale of the finished business, other options.

Competition: various cafes and pubs are open in every district of the city, restaurants of Georgian, Italian and European cuisine are successfully operating. At the same time, the city needs a buffet restaurant, restaurants from different countries of the world are not represented, and there are almost no nightclubs.

The average check is €12



3 CONSTRUCTION OF SANATORIUM AND REHABILITATION CENTER

IDEA ● Creation of a powerful institution of national level for the provision of medical rehabilitation services

ADDRESS ● Irpin

INDUSTRY ● Medicine, tourism

FORM ● Public-private partnership

VOLUME OF INVESTMENTS ● approximately €6 000 000

ADVANTAGES ● The status of a recreational zone, a convenient logistic junction, an active marketing policy of the city with the positioning of the city as a recreational zone

PAYBACK ● Estimated payback period is 4-5 years

Field of activity: surgery, recovery after operations, orthopedics, psychological state, ophthalmology.

Competition: Today, there are 2 rehabilitation centers in the city of Irpin:

- «Logos» (Rehabilitation and Charitable Assistance Center, religious organization),
- All-Ukrainian Clinical Medical Rehabilitation Cardiosurgical Center of the Ministry of Health of Ukraine (direction - cardiology).

The city suffered from military operations and the population needs high-quality medical care. Internally displaced persons (IDPs) are also moving to the city, who also need rehabilitation. An important moment is the future return of combatants from the frontline.

Conclusion: A complex rehabilitation center is needed, which would solve the main issues of rehabilitation of the affected categories with

further expansion of directions and increase in the number of services.

Brief investment rationale:

- In connection with the military operations, the market of medical services is in the stage of active development. The number of surgical operations increased and the psycho-emotional state of the population worsened.
- The demand for rehabilitation services has grown significantly.
- The rehabilitation center is designed for 100 wards. One-time permanent placement of ~300 patients. At the same time, the RC can work as a full-time hospital.
- Up to 500 people can take a rehabilitation course every month.
- The cost of a 3-week rehabilitation course starts at €500.





Target audience: young families of the city of Irpin (75% of the population are young people), nearby cities and towns, the city of Kyiv, other cities of Ukraine.

The cost of the procedure starts at €1,500

Competition: There is only one specialized medical facility in the region - the communally owned Irpin Maternity Hospital in the village of Vorzel. **Advantages:** The city

of Irpin is the record holder for the birth rate in the Kyiv region. The neighboring town of Bucha also has a high birth rate. The average age of the population in the region is 35 years. In addition, Irpin has a high migratory attractiveness - the population growth for 2021 is more than 4%. The average salary in Irpin as of the 6th quarter of 2020 was €350 and has increased by 16% since the beginning of the year.

4

CONSTRUCTION OF A PRIVATE MATERNITY HOME

- IDEA** ● Creation of a powerful institution of the national level
- ADDRESS** ● Irpin, Ukraine
- INDUSTRY** ● Medicine, tourism
- FORM** ● Public-private partnership
- VOLUME OF INVESTMENTS** ● approximately €1 500 000
- ADVANTAGES** ● The status of a recreational zone, a convenient logistic junction, an active marketing policy of the city with the positioning of the city as a recreational zone
- PAYBACK** ● 6-7 years





5

CONSTRUCTION OF A PRIVATE SCHOOL

IDEA ● Opening of a European-style school according to international standards of quality education

ADDRESS ● Irpin, str. Sadova, 38

INDUSTRY ● Education

FORM ● Private property

VOLUME OF INVESTMENTS ● approximately €2 000 000

ADVANTAGES ● A large number of young families, small children, insufficient number of schools in the region

PAYBACK ● 6 years

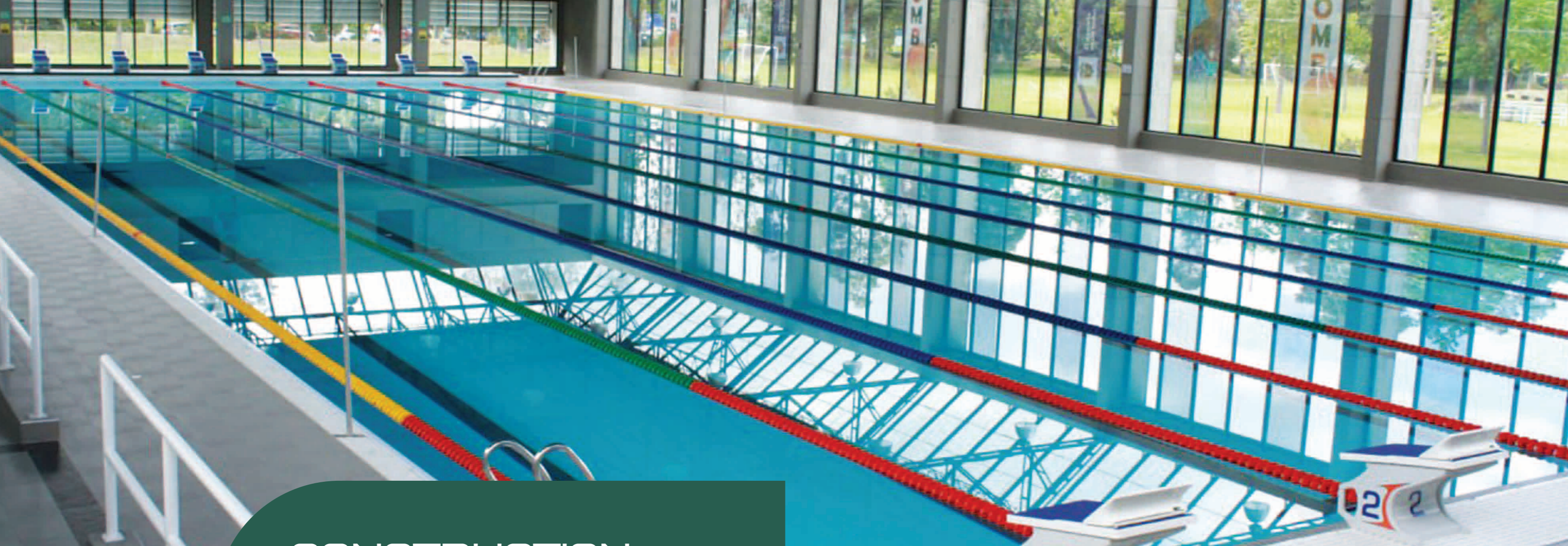
Target audience: The school-age population in Irpin is almost 18,000, every year before the war about 1,500 children went to first grade. Due to IDPs, the number of students is steadily increasing. Unsatisfied need – more than 30%.

Economic advantages: The unemployment rate in Irpin is less than 1%. The average salary is about 14,300 as of 2021. The number of school-age population is about 16% of the total number.

Tuition fee per month - €500-1000

Investments: foreign schools, franchising, separate initiative, lending on preferential terms (city after active hostilities).

Competition: The tradition of private education in our country is relatively new, this sector of the market is not filled. Features of the territorial location of the future educational institution will be discussed individually, taking into account the location of already existing educational institutions. The private education market as a whole is expected to grow. The Irpin Investment Council facilitates negotiation processes with premises owners, banks, construction and repair companies, granting preferential lease terms and municipal permits, organization of marketing campaigns, etc.



6

CONSTRUCTION OF A SPORTS COMPLEX WITH A SWIMMING POOL

IDEA ● Development of sports and a healthy lifestyle in the region and region, training of athletes in water sports

ADDRESS ● Irpin, str. Severynivska, 129-b

INDUSTRY ● Sports

FORM ● Public-private partnership

VOLUME OF INVESTMENTS ● approximately from €2 500 000

ADVANTAGES ● Predominance of young family-type population, lack of similar complexes in Irpin surubs

PAYBACK ● 5-7 years

The main type of activity is sports and health services.

What this project involves: expanding business, improving the city's sports infrastructure, improving the health of Irpin residents.

Target audience: As of January 1, 2022, 65,000 people officially lived in the city of Irpin. After the end of hostilities in the territory of the community, 85% of the population returned home - that's 55,000 people. The people of Irpin continue to return to their hometown. The population is growing at the expense of IDPs. It is planned that at least 14 (~ about 14 thousand residents of the city at this time) will visit the pool "often". Paying attention to the geographical location of Irpin it can be argued that frequent visitors will be not only residents of the city, but also of the region, who are actively involved in sports.

Estimated price for services (swimming pool/rehabilitation/fitness room): from €150 per

month (average cost - from €200 per month).

Investments: franchising, separate initiative, lending on preferential terms (city after active hostilities).

Competition: Today, the indirect competitor in the city is one operating swimming pool; however, its purpose is significantly different from the purpose of the water sports complex, which, accordingly, gives a significant advantage for this investment project. This complex aims to become not only an effective site for innovative sports programs, but also to be a training center for professional athletes, as well as a venue for various competitions, including swimming. The project will allow access to swimming training and aquatherapy services for all residents including residents with special needs (CP) with the help of specialized sports programs.



7 CONSTRUCTION OF PRE-SCHOOL EDUCATIONAL INSTITUTIONS

7

- IDEA** ● Providing the population with private kindergartens of the new generation
- ADDRESS** ● Irpin
- INDUSTRY** ● Education
- FORM** ● Public-private partnership
- VOLUME OF INVESTMENTS** ● approximately from €2 000 000
- ADVANTAGES** ● A large number of young families, small children, insufficient number of schools in the region
- PAYBACK** ● 5-7 years

Tuition fee per month - €300-800

Target audience: In Irpin - about 6,000 children of preschool age. With the increase in the number of IDPs in Irpin, the number of preschoolers is steadily increasing.

Economic advantages: The unemployment rate in Irpin is less than 1%. The average salary is about €380 as of 2021.

Investments: foreign pre-school education institutions, franchising, a separate initiative, lending on preferential terms (city after active hostilities)

Competition: The number of places in municipal kindergartens is insufficient.

Private institutions do not cover the deficit either. Only 50% of children are covered by preschool educational services. In addition, parents are looking for opportunities to choose additional classes and groups for their children. Before the war, population growth was 6% per year (2021). After the end of hostilities, the growth should increase due to IDPs. Features of the territorial location are discussed individually. The private education market as a whole is expected to grow. The Investment Council of Irpin promotes negotiation processes with premises owners, banks, construction and repair companies, providing preferential lease terms and municipal permits, organization of marketing campaigns, etc.





8

CREATION OF THE TOURIST CLUSTER «THE GARDEN OF UKRAINIAN LITERATURES»

IDEA ● Creation of a unique tourist cluster in the territory of residence of outstanding Ukrainian writers and poets, with a unique landscape environment

ADDRESS ● 20 Stelmaha Street, Irpin

SPHERE ● Culture, tourism

FORM ● Public-private partnership

VOLUME OF INVESTMENTS ● approximately €3 000 000

ADVANTAGES ● The Park of Writers was created. Active marketing is underway to promote the city and attract tourist flows

The reconstruction of the existing architectural and park complex on the territory of the House of Writers' Creativity in Irpin with complete preservation of architectural objects and reconstruction of buildings in compliance with the requirements of the legislation on the protection of historical and cultural heritage. Granting the House of Writers' Creativity the status of a historical and cultural reserve with the aim of receiving funding from budgets of all levels, as well as preserving the historical and cultural integrity of the object.

The construction on the adjacent territory of the park thematic recreation area «The Gar-

den of Ukrainian Writers», which will include a combined system of garden and park and architectural objects, an amphitheater, an open-air library-archive, a literary alley, as well as the construction of a themed hotel and restaurant complex in order to provide tourists with the necessary infrastructure. The main goal of the cluster is the formation of a modern competitive tourism industry, the creation of socio-economic and organizational and legal mechanisms for the planned formation of a modern, highly efficient and competitive tourist and recreation complex at a new stage of the development of the tourism industry.





9

CONSTRUCTION OF THE ART CENTER «IRPIN ART HOUSE»

The construction of a modern center is planned for mass cultural, artistic and business events. The construction of a multi-functional, large-scale cultural and artistic center involves solving several urgent needs of the cultural sector at once:

- placement of a modern art school with sufficient number of places in this institution;
- creation of a museum of modern culture

of the city, a gallery for local sculptors, artists, photographers, masters of decorative and applied art;

- creation of space for the implementation of creative initiatives of the public;
- creating an image of the institution as a huge exhibition center for holding all-Ukrainian and international art and other exhibitions and presentations.

- IDEA** ● Creation of a center of creativity and art of an international level
- ADDRESS** ● University Street, Irpin
- SPHERE** ● Culture
- FORM** ● Public-private partnership
- VOLUME OF INVESTMENTS** ● approximately €2 000 000
- ADVANTAGES** ● Lack of innovative large-scale, complex, exhibition and concert cultural buildings in Kyiv and the Kyiv region





10

CONSTRUCTION OF THE CHILDREN'S ART HOUSE

IDEA ● Creation of an institution with the latest approach to the development of creative and artistic abilities of children and adolescents

ADDRESS ● Troyitska Street, Irpin

SPHERE ● Education

FORM ● Public-private partnership

VOLUME OF INVESTMENTS ● approximately €2 000 000

ADVANTAGES ● A large number of young families, small children, insufficient number of institutions for creativity, extracurricular education in the region

A healthy society presupposes the education of highly spiritual and cultural personalities. The cultural sphere of Irpin should play a decisive role, especially in the conditions of competition with the cultural institutions of the satellite city - the capital of Ukraine, Kyiv. The city is interested in creating private cultural institutions in order to increase the quality of the cultural product and increase the number of the population covered by it.

The material equipment of institutions, creation of active space and at the same time passive recreation in the building will be a significant competitive advantage of the institution. It is proposed to arrange a mini-library, a coffee shop, places for changing exhibitions of photos and paintings by artists, a free WI-FI zone, if possible - gyms, free areas for creativity, the possibility of electronic registration for events, private circles and studios, frequent visitor cards, etc.



11

CONSTRUCTION OF THE BEACH AREA ON THE IRPIN RIVER

- IDEA** ● Creation of places for beach recreation
- ADDRESS** ● Irpin river, Irpin embankment
- SPHERE** ● Tourism, leisure
- FORM** ● Public-private partnership
- VOLUME OF INVESTMENTS** ● approximately €2 000 000
- ADVANTAGES** ● The status of a recreation zone, a convenient logistic junction, an active marketing policy of the city to position the city as a recreation zone.



Recreation, tourism, health improvement are an important social value. Therefore, over the past few decades, their importance has been gradually increasing in the world. In the recreational needs of the population, the leading place belongs to recreation in nature.

The most important thing in the effective use of natural resources is the availability of organizational infrastructure. These are hotels, motels, holiday homes, restaurants,

entertainment facilities, attractions - what Irpin needs.

In a region with a population of 100,000, the niche of beach recreation is not occupied and the beach areas are not refined according to world standards.

Considering the population of Irpin and nearby towns, there is great potential in creating places for beach recreation on the Irpin River.





12

CONSTRUCTION OF THE ICE ARENA

IDEA ● Create an ice arena in the Kyiv region, which would be used for ice sports and training of national-level athletes

ADDRESS ● Pivnichna Street, Irpin

SPHERE ● Sport

FORM ● Public-private partnership

VOLUME OF INVESTMENTS ● approximately €8 000 000

ADVANTAGES ● The proximity to Kyiv will satisfy the need of the people of Kyiv and the suburbs of the capital of Ukraine for an ice rink suitable for the development of professional sports

There is only one playground in Kyiv and its suburbs that meets the standards and needs of professional ice sports: figure skating, short track, ice hockey and curling. Since there is only one such site, it is extremely overloaded with the number and intensity of training on it.

However, the ice arena will be a large sports complex, which, in addition to an indoor rink of standard sizes for hockey and figure skating, will offer: football, taekwondo, aikido, sports and health aerobics, as well as a sauna, a beauty salon, a gym, etc.





13

CONSTRUCTION OF A HOME FOR ELDERLY PEOPLE / HOSPICE

- IDEA** ● Organization of accommodation for elderly people in comfort and coziness
- ADDRESS** ● Davydchuka Street, Irpin
- SPHERE** ● Social protection
- FORM** ● Public-private partnership
- VOLUME OF INVESTMENTS** ● approximately €1 000 000
- ADVANTAGES** ● The low competitiveness in this segment, the possibility of an even load throughout the year, a convenient transport interchange, the status of a recreation area

It is proposed to build an institution for the stay of single disabled residents of Irpin and Kyiv region, with a total of 100 places, with the creation and arrangement of the following units in the structure:

- Patient department (24 hours stay) with 50 beds;

- Department of hospice and palliative care at home of patients;
- Medical advisory department.





14

CREATION OF TECHNOLOGICAL OR INDUSTRIAL PARK

IDEA ● Creation of a production area and modern “business center” buildings for research and educational purposes

ADDRESS ● Irpin

SPHERE ● Production, science, research, business

FORM ● Public-private partnership

VOLUME OF INVESTMENTS ● Individually

ADVANTAGES ● Irpin Technopark has ideal transport connections, the creation of the park will provide jobs for the population of Kyiv region, which is 1.8 million inhabitants

Attention investors!

The creation of an Industrial Park is planned in the Irpin community. The project area is about 20 hectares. The creation of a production zone and modern buildings of the «business center» format for research

and educational purposes, modern scientific infrastructure, advanced research technologies, a solar power plant, the largest arboretum in Ukraine and an eco-garden are planned. The presentation of the project will take place soon. For details, write to volodymyr.karpliuk@irpinhelp.com





15

CONSTRUCTION OF THE TREATMENT PLANTS

IDEA ● Creation of an autonomous building for the purposes of the city and disconnection from the buildings of the city of Kyiv

ADDRESS ● Irpin, Universytetska Street

SPHERE ● Communal economy

FORM ● Public-private partnership

VOLUME OF INVESTMENTS ● approximately €8 000 000

ADVANTAGES ● The low level of quality of sewage treatment facilities provides scope for the latest technologies, a favorable climate for investments in large-scale projects, constant population growth and an increase in new buildings in the city.

Creating comfortable living conditions is impossible without providing high-quality and stable housing and communal services. The introduction of investments in the field of housing and communal services to carry out major repairs and reconstruction of existing housing and communal services facilities, namely: the construction of a sewage treatment plant will allow the investor to

earn a profit from the payment of communal services by the population and enterprises.

The introduction of the latest technologies in the field of sewage treatment, with the mandatory realization of obtaining biogas, thermal and electrical energy after waste processing - such latest technologies are expected for the city of Irpin.





16

CREATION OF BICYCLE INFRASTRUCTURE

IDEA ● Development of bicycle tourism and bicycle network for short-distance mobile trips

ADDRESS ● Irpin city and agglomeration

SPHERE ● Transport, tourism, leisure, sports

FORM ● Public-private partnership

VOLUME OF INVESTMENTS ● approximately from €100 000, individually

ADVANTAGES ● Irpin is a city of parks. Residents and guests of Kyiv come to the suburbs of the capital on weekends to get acquainted with the history of the town, participate in sports and cultural and artistic events, and relax in local parks and on the dam. The optimal option for moving around the city for this purpose was a bicycle.

Every year the number of bicycle users in Irpin is increasing. Citizens increasingly choose bicycles for mobile trips around Irpin and Kyiv. Bicycle tours throughout the city have gained the most popularity in Irpin, as one of the types of leisure and tourism. Also, electric scooters and other mobile electric vehicles are gaining more and more popularity. The development of cycling tourism is one of the priorities for Irpin. Before the start of the military invasion, about ten traditional cycling events were held and started in the city. In particular, races for adults and children and bicycle marathons at a distance of 100 to 1500 kilometers.

Areas of investment: for the effective development of bicycle tourism in the city, there is a need to create and develop a bicycle network, namely, routes, tracks, parking lots, transport storage hubs, bicycle maintenance, and rental services, bicycle shops, bicycle schools, bicycle events, mobile applications for bicycle users, catering establishments and hotel businesses on tourist routes, etc.

Incentives for investors:

- preferential land lease for the first 3 years
- documentary and legal support of projects
- assistance of the city administration in conducting business, additional programs, consultations on obtaining municipal permits

Investment options: preferential lending (city after active hostilities), foreign investment, franchising, and others.

Competition: several small private bicycle rental and maintenance services and bicycle shops operate in the city. There is also a company that rents out electric scooters. There are bike lanes in every city park and on the embankment. The demand for services in this area is greater than the supply.





17

CONSTRUCTION OF THE MONORAIL FROM IRPIN TO KYIV

IDEA ● Development of alternative public transport

ADDRESS ● Irpin, Universytetska Street

SPHERE ● Transport

FORM ● Public-private partnership

VOLUME OF INVESTMENTS ● approximately €150 000 000

ADVANTAGES ● The speed of construction and commissioning, proximity to the city of Kyiv, a convenient transport interchange for the creation of an intercepting parking lot.

A monorail is a form of public transport that moves over city roads, rivers or canals on a rail that is suspended on supports.

The construction of the Monorail from Irpin to Kyiv is a way to solve the problem of traffic jams at the entrances to the city of Kyiv and the transport problem of Irpin and the entire suburbs of Kyiv.

The project envisages the creation of a parking lot for four thousand cars in the city of Irpin. On them, residents of the suburban area can leave their vehicles and transfer to the monorail and quickly reach the city of Kyiv. The car is kept in the parking lot during the day and is picked up by the owner on the way back.

The potential number of customers who can use the monorail is up to 50,000 people daily from the cities of Irpin, Vorzel, Bucha, Gostomel, Nemyshaevo, Borodyanka.

The main advantage of a monorail is that, like a traditional subway, it does not take up space on congested highways of the city, but, unlike the subway, it is much cheaper to build and can overcome steeper vertical gradients compared to any railway double-track transport. Actually, monorail lines are another possibility for the implementation of urban passenger lines.

Estimated payback period: 10-12 years.

Dubai Monorail is a monorail line on the Palm Jumeirah Island in Dubai (UAE). It was built by Marubeni Corporation.





18 CONSTRUCTION OF THE AQUA PARK ON THE LAKE



The idea of this investment project on the lake on Hostomel's Lake shose Street involves the development of an unused market niche of the entertainment sphere of social and cultural recreation in the city of Irpin and the Kyiv region due to the construction of a new, unique, from the point of view of engineering and technology, center of the entertainment industry - a sports and health complex with the aqua park on the square near a large lake.

slides and attractions, restaurants, cafes and cozy shops in a natural landscape area with living vegetation determines the high profitability of the project.

According to the list of services, the «Aquapark on the Lake» complex will be an attractive leisure center for residents and guests of the city of Irpin, Kyiv and its suburbs.

Average check: €50-60

Estimated payback period: 10-12 years.

The construction of a unique object with a variety of interests, swimming pools, water

- IDEA** ● Construction of a large recreation complex with the Aqua park
- ADDRESS** ● Irpin, Hostomel's Lake shose Street
- SPHERE** ● Tourism, leisure
- FORM** ● Public-private partnership
- VOLUME OF INVESTMENTS** ● approximately €15 000 000
- ADVANTAGES** ● The status of a recreational area, a convenient logistic junction, active marketing policy of the city on the positioning of the city as recreation area. Lack of competition.





Irpın is a modern, young and European city, besides it has a very good location and developed infrastructure, a city that can compete with many cities of Ukraine in terms of attractiveness for housing and doing business.

opportunities for business and leisure.

Young people and modern entrepreneurs want to live in a city that is bursting with creative ideas and inspires, provides many

That is why the population of Irpin is increasing and new and creative businesses are opening. And we, in turn, implement innovative solutions in the restoration of infrastructure and create proper and transparent conditions for conducting business in the field of multi-functional residential construction.

19

CONSTRUCTION OF MULTIFUNCTIONAL RESIDENTIAL COMPLEXES

- IDEA** ● Construction of multifunctional residential complexes
- ADDRESS** ● Irpin
- SPHERE** ● Housing, commerce
- FORM** ● Private
- VOLUME OF INVESTMENTS** ● individually
- ADVANTAGES** ● Proximity to the city of Kyiv, convenient transport interchange, sharp increase in IDPs in connection with military aggression by Russia, who need housing.





20

CONSTRUCTION OF THE GREENHOUSE COMPLEX

- IDEA** ● Growing organic vegetables, greens and salads all year round in greenhouses
- ADDRESS** ● Mykhaylivka-Rubezhivka
- SPHERE** ● Eco-business
- FORM** ● Private
- VOLUME OF INVESTMENTS** ● approximately €200 000
- ADVANTAGES** ● Proximity to the city of Kyiv, a convenient logistical junction.

The construction of a greenhouse complex in the Irpin community requires the availability of agricultural land and advantages in terms of logistics (proximity to the city of Kyiv - 7 km.), which reduces the cost of greenhouse products, costs and time for delivering products to the main consumer in the markets of Kyiv and the region.

The greenhouse complex in the Irpin community is a reliable place for agricultural production with high purchasing power of the population.

The city council supports and partially finances the laying of water, sewage and electricity networks.

The Investment Council of Irpin promotes negotiation processes with the owners of land plots and municipal permits, the organization of the company's marketing, etc.

Estimated payback period: 2 years.



21

CONSTRUCTION OF A SINGING FIELD IN MYKHAYLIVKA- RUBEZHIVKA

- IDEA** ● Construction of a platform for concerts, festivals, exhibitions
- ADDRESS** ● Mykhaylivka-Rubezhivka
- SPHERE** ● Tourism, leisure
- FORM** ● Public-private partnership
- VOLUME OF INVESTMENTS** ● approximately €2 500 000
- ADVANTAGES** ● The status of a recreational zone, a convenient logistic junction, an active marketing policy of the community. Entertainment zones have already been created. Proximity to the city of Kyiv. Convenient transport interchange.

The Singing Field in Mykhailivka-Rubezhivka is a unique cultural site where mass entertainment events are traditionally held, as well as organized family-type leisure and recreation areas. It is one of the most picturesque corners of the historical area of Mykhailivka-Rubezhivka, because it is located in the very heart of the green village next to the lake.

This place has become a real tourist anchor and a favorite location for family leisure, known for unique events and cultural events.

Our idea is the large-scale modernization of the singing field with the construction

of a large stage with high-quality sound for holding international concerts and festivals, creating platforms for holding several events at the same time. Also build places for active outdoor recreation, with the latest attraction complexes, game locations and interactive zones with a modern food court.

The Irpin Investment Council facilitates negotiation processes with the municipality regarding permits, organizing the company's marketing, etc.





Currently, mixed waste is mostly taken to existing landfills in the Kyiv region due to the lack of a waste sorting complex in the Irpin community. Nowadays, many landfills are being closed. But this is not a local problem, but a national one. However, in the city of Irpin, 30% of the population consciously separates garbage.

Therefore, the creation of a modern garbage sorting complex in the Irpin urban territorial community in the form of a public-private

partnership will provide favorable conditions for: organizing separate garbage collection; organization of reception and sorting of garbage; sale of secondary waste, etc.

The Investment Council of Irpin promotes negotiation processes with the owners of land plots and municipal permits, the organization of the company's marketing, the conclusion of contracts by waste collection companies and municipal enterprises of the city with the waste sorting complex, etc.



22

CONSTRUCTION OF WASTE SORTING COMPLEX

IDEA ● Management of solid household waste

ADDRESS ● Mykhaylivka-Rubezhivka

SPHERE ● Ecological industry

FORM ● Public-private partnership

VOLUME OF INVESTMENTS ● approximately €2 000 000

ADVANTAGES ● Proximity to the city of Kyiv, a convenient logistical junction.



23 RECONSTRUCTION OF THE STATE TAX SPORTS COMPLEX UNIVERSITY

- IDEA** ● Restoration of the base of the sports complex
- ADDRESS** ● Irpin, Sadova Street
- SPHERE** ● Sports, leisure
- FORM** ● Public-private partnership
- VOLUME OF INVESTMENTS** ● approximately €15 000 000
- ADVANTAGES** ● The status of a recreational zone, proximity to the city of Kyiv. Convenient transport interchange. Active marketing policy of the city for the positioning of the city of sports. The base has already been created.

On the territory of the State Tax University in the city of Irpin, 70% of the sports complex with a football field has been built. The base of the sports complex provides training for athletes for international competitions and the Olympic Games, as well as sports for University students, the population of Irpin and Kyiv region.

There are no sports facilities with such standards in the Kyiv region.

The total area of the sports complex is 29,347.6 m²

Composition of the sports complex:

- a physical and recreational complex, which includes a playground for volleyball, football, and basketball games;
- modern running track;
- fitness room;
- hall for playing sports;
- 2 halls for martial arts classes;
- swimming pool with a water mirror 25 m x 16 m.







The football field was reconstructed for the European football championship Euro-2012 for the training of football teams participating in the championship.

The idea is to complete the construction of the sports complex of the University according to world standards, and start its work in the form of a public-private partnership with favorable conditions for the investor.

GENSLER: IRPIN - A CITY WITH A GREEN HEART

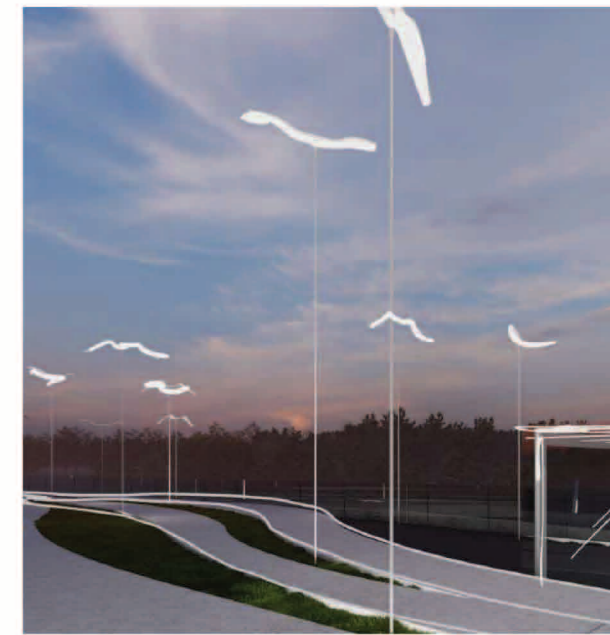
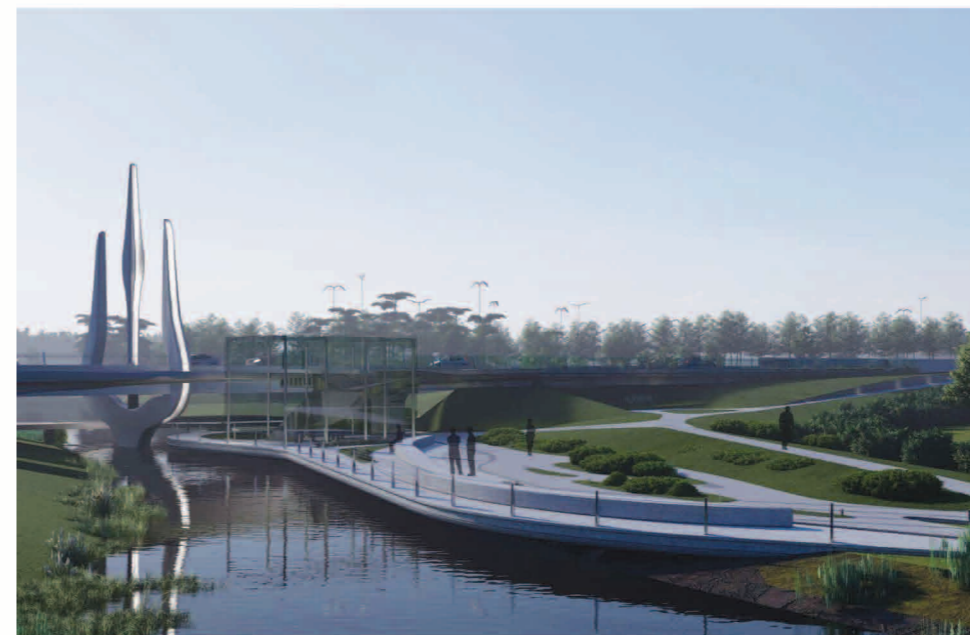


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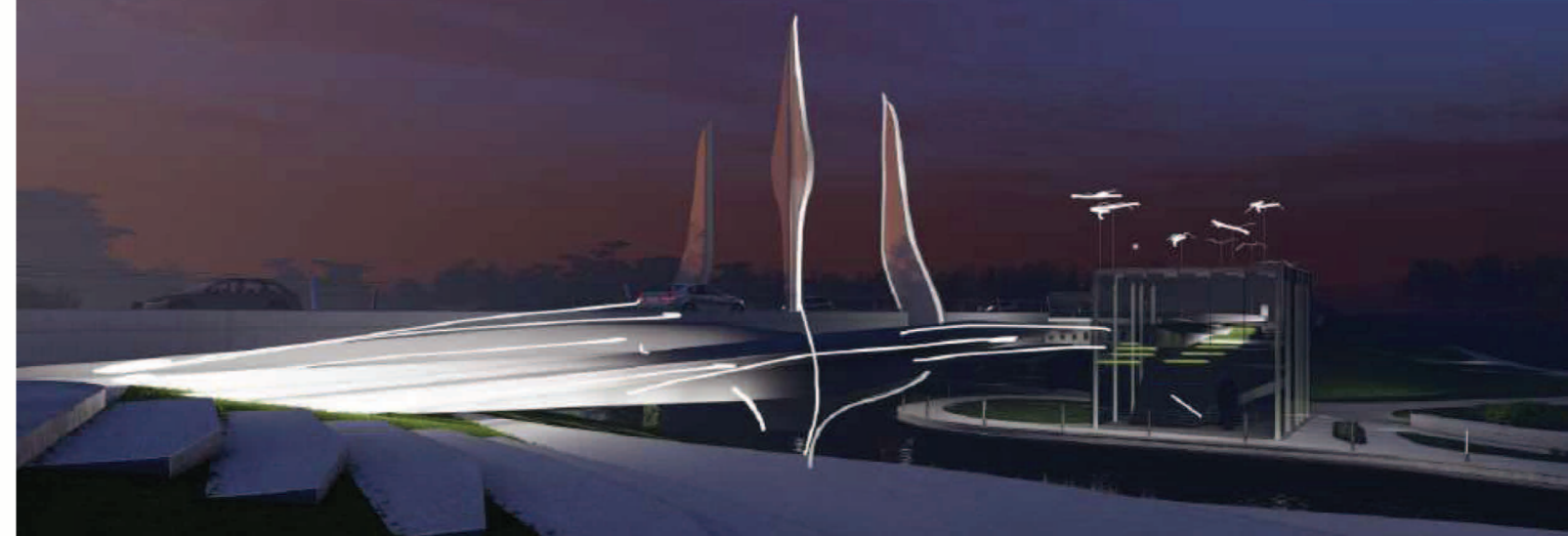
-  Bridging to the Future
-  Nature's embrace
-  Squares of Freedom
-  Heroes Gateways



Concept of the infrastructure project of the memorial complex «ROAD OF LIFE»
Team of Zoryana Tikhonchuk (Khomyn) at the IRPIN RECONSTRUCTION SUMMIT



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FOUNDATION
OF IRPIN
RESTORATION

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