

**Dream.
Plan.
Build.**



СТАЛЕВА
МРІЯ

УНІВЕРСАЛЬНА
КОНЦЕПЦІЯ
ВІДБУДОВИ
УКРАЇНИ



DMNTR



Steel Dream

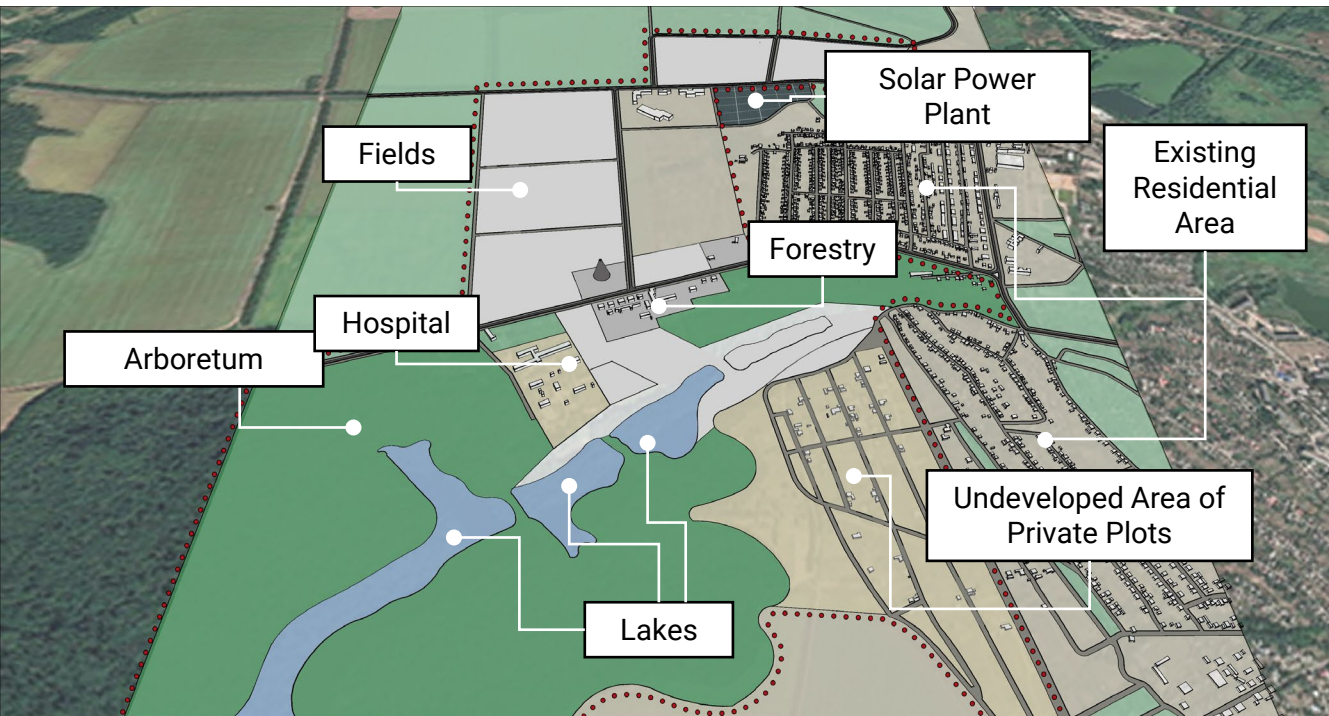
A universal concept for the rapid reconstruction of Ukraine, consisting of 14 typical steel-frame building designs that combine housing and infrastructure facilities.

Residential:	1-8 storey hostel hotel
Social:	kindergarten school outpatient clinic underground shelters
Infrasctructure:	parking sports complex

More than 200 projects consist of technical and cost documentation and can be adopted by any plot and customer needs.

Core Concept

In 2024, the core concept for "Steel Dream Trostyanets" was developed. It features a conceptual vision that merges new residential quarters with the arboretum, while also integrating the community's key projects (the industrial park, biathlon complex, and rehabilitation center). The concept has already been presented to partners in the US and Europe. This presentation is the final, detailed plan that transforms these separate projects into a single, unified ecosystem.



Historical and natural Trostyanets



Festival Trostyanets





UNITED
COMMUNITY



оселівка

Олексине

Лісне

Liudzh

Загальноосвітня школа I-III ступенів

Людж

Станова

Тростянець

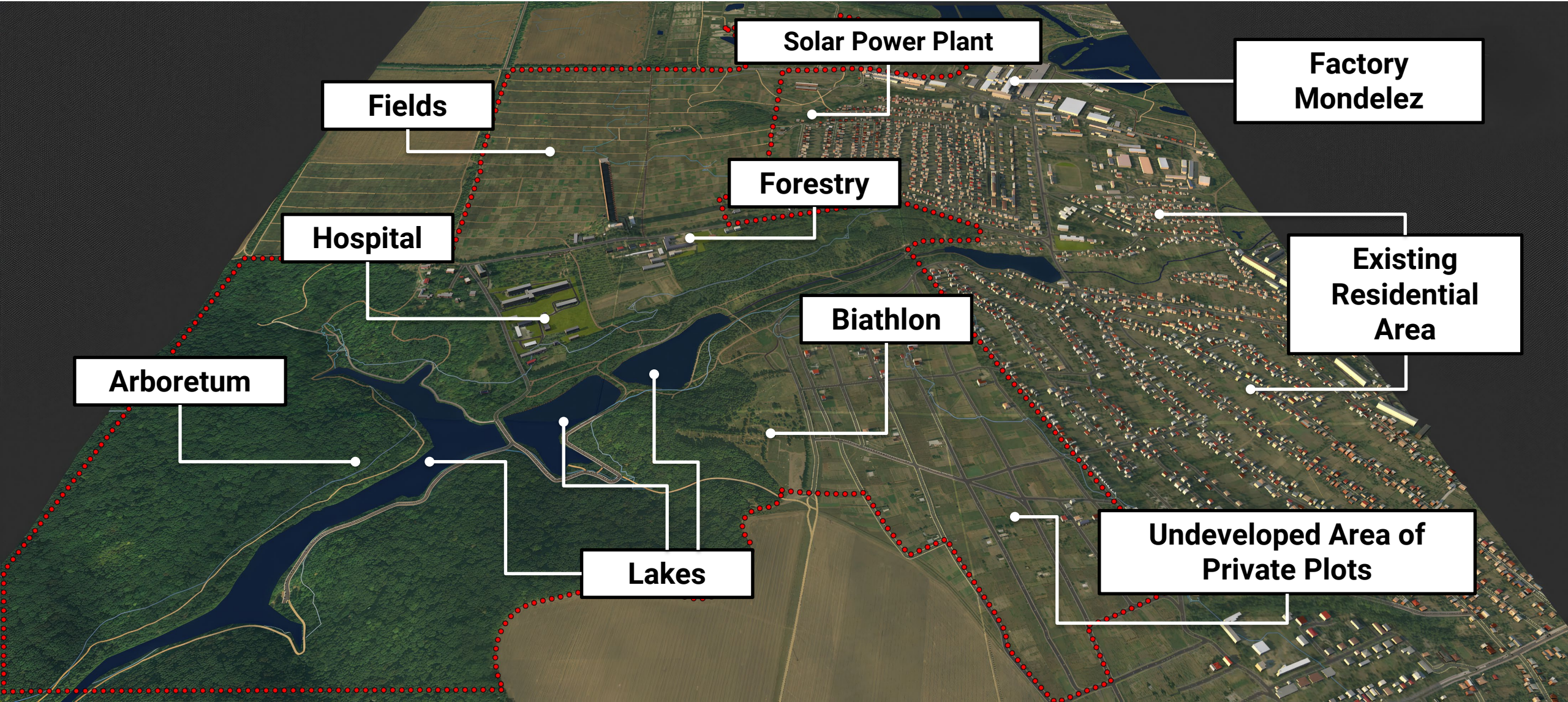
ТРОСТЯНЕЦЬКА ЦЕНТРАЛЬНА...

Річка Боромля

Лучка



Land Plot



Solar Power Plant

Factory Mondelez

Fields

Forestry

Hospital

Existing Residential Area

Biathlon

Arboretum

Lakes

Undeveloped Area of Private Plots

Land Plot

Plot:

- Located in the western part of the city;

Plot Area:

- Approximately 400 hectares;

Existing Development on the Plot:

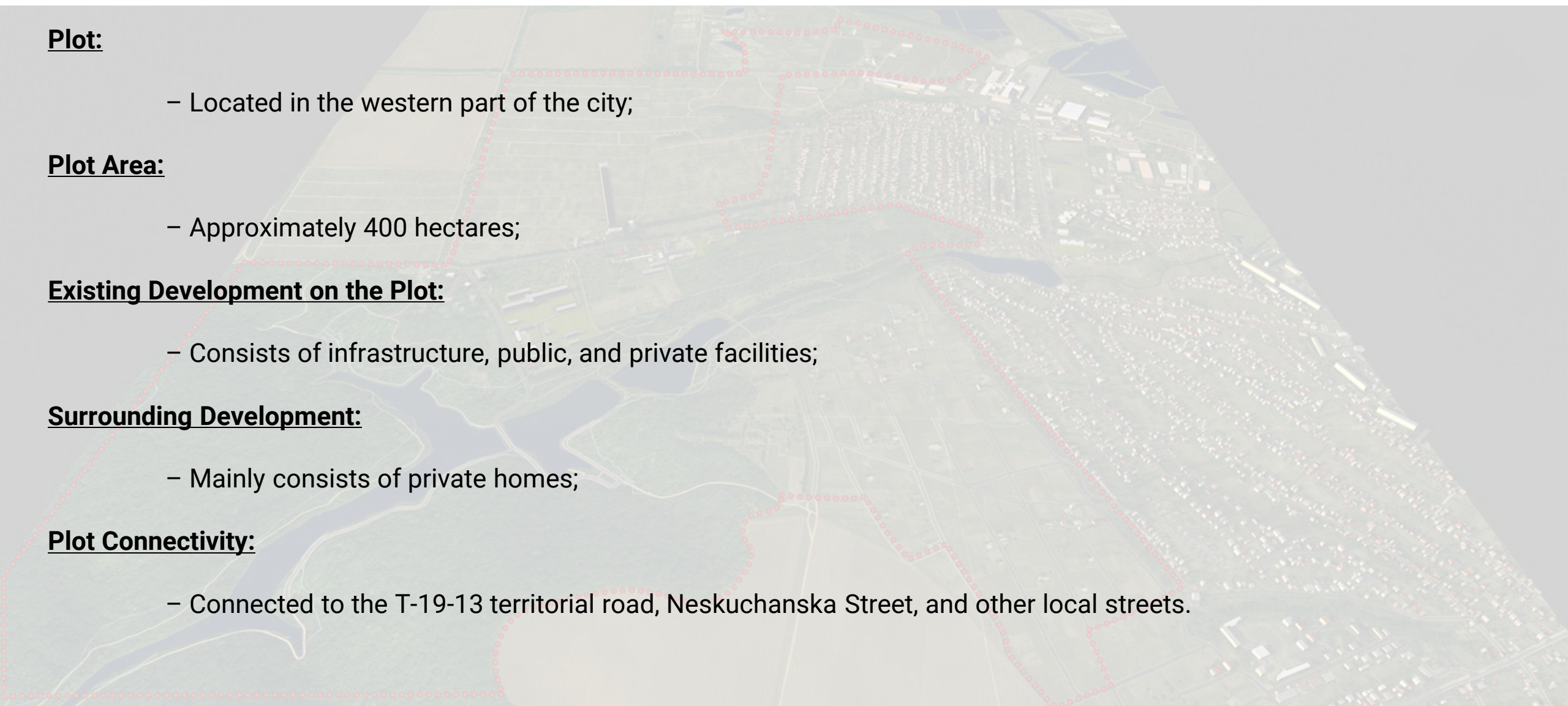
- Consists of infrastructure, public, and private facilities;

Surrounding Development:

- Mainly consists of private homes;

Plot Connectivity:

- Connected to the T-19-13 territorial road, Neskuchanska Street, and other local streets.



Industrial Park "Trostyanets"

Location:

– The industrial park is located in the northern part of the plot;

Land Area:

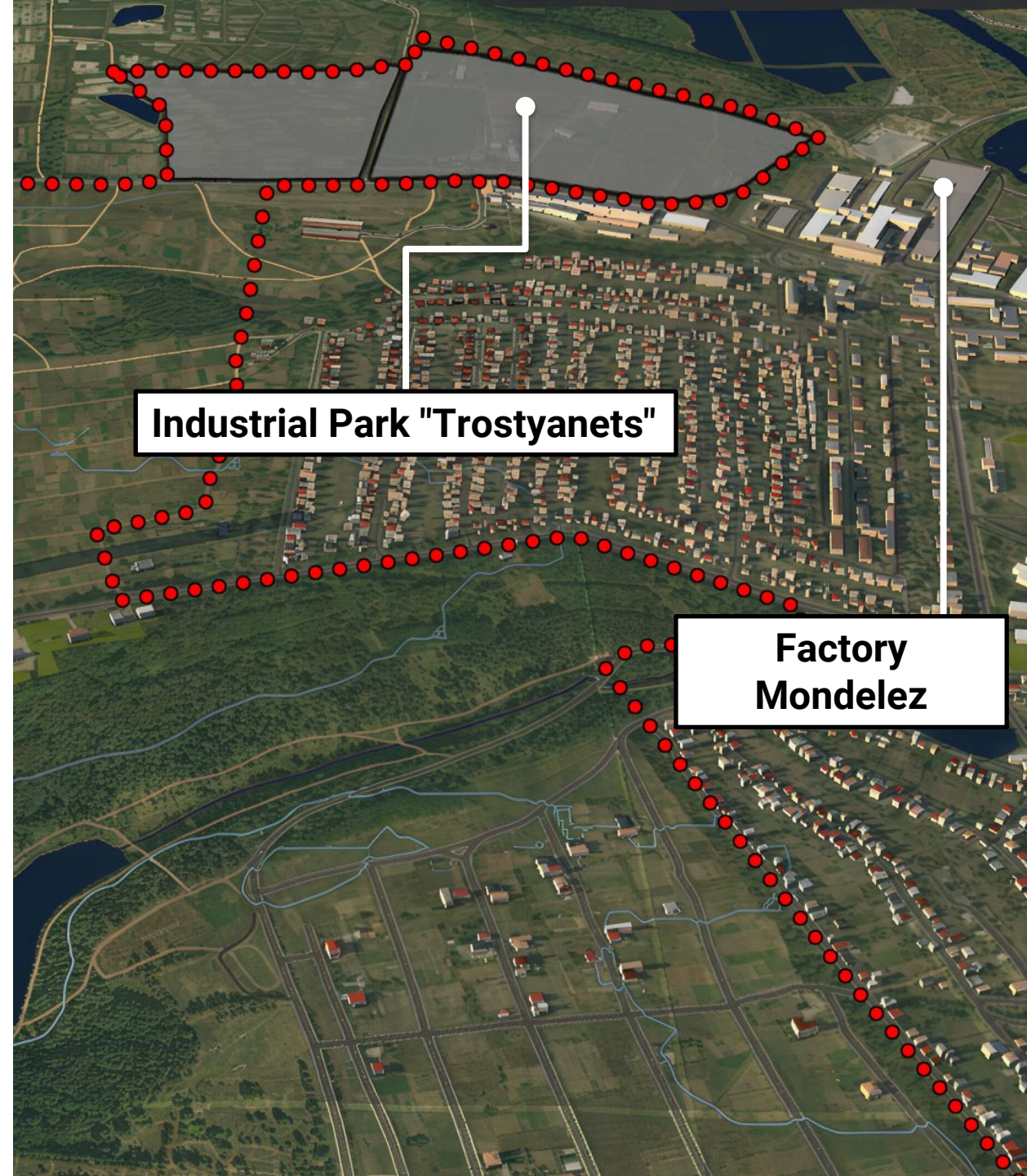
– 40+ hectares;

Strategic Vision:

- Synergy with Mondelez Ukraine PJSC.
- Creation of 3,200 new jobs.
- Expansion of food and processing industries.

Opportunities:

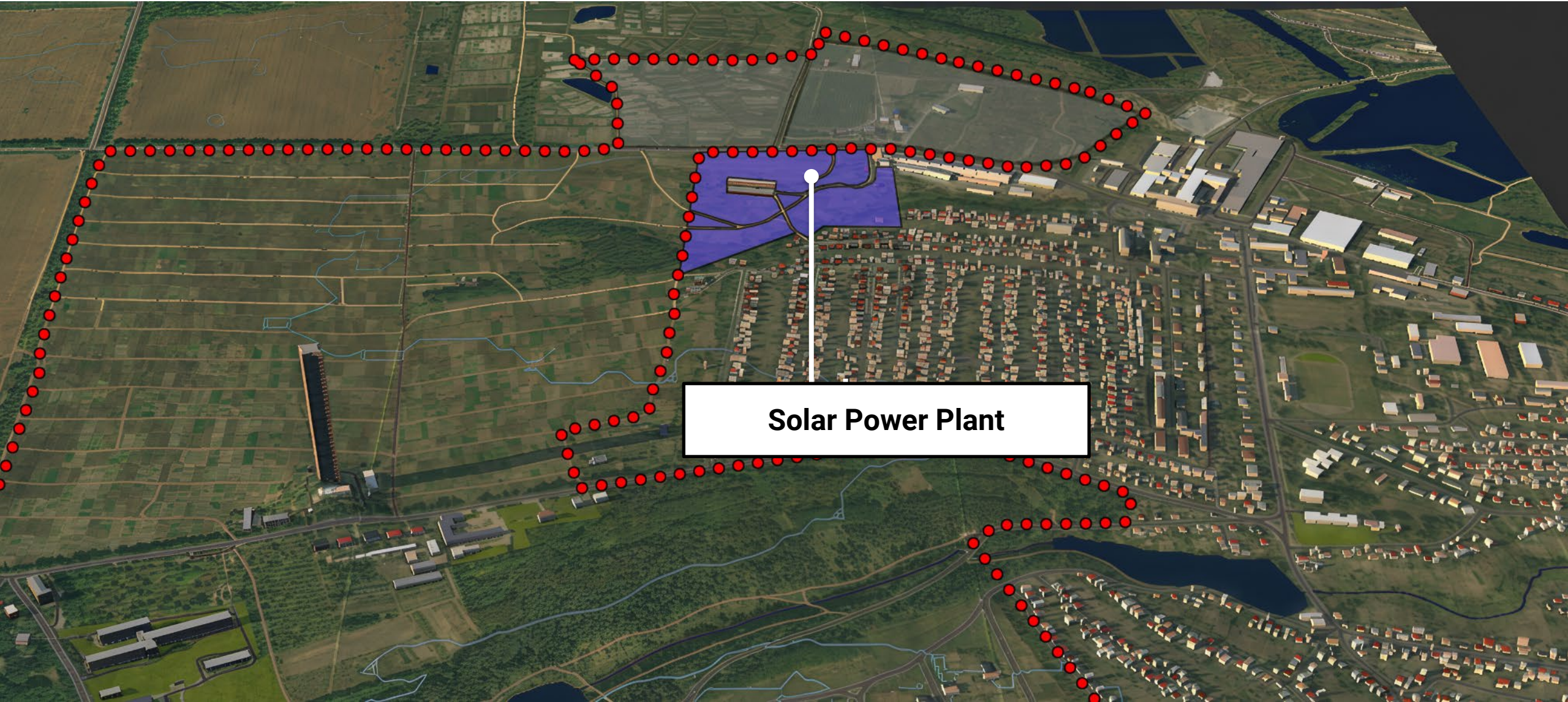
- Sustainable development of the community;
- A clear industry focus on agricultural processing and light industry;
- Generating competitive products for external markets.



Industrial Park "Trostyanets"



Solar Power Plant



Solar Power Plant

Solar Power Plant

The first large-scale solar power plant in the region

Land area: 9 Hectares

Planned capacity: 5.7 MW



Land Plot Analysis



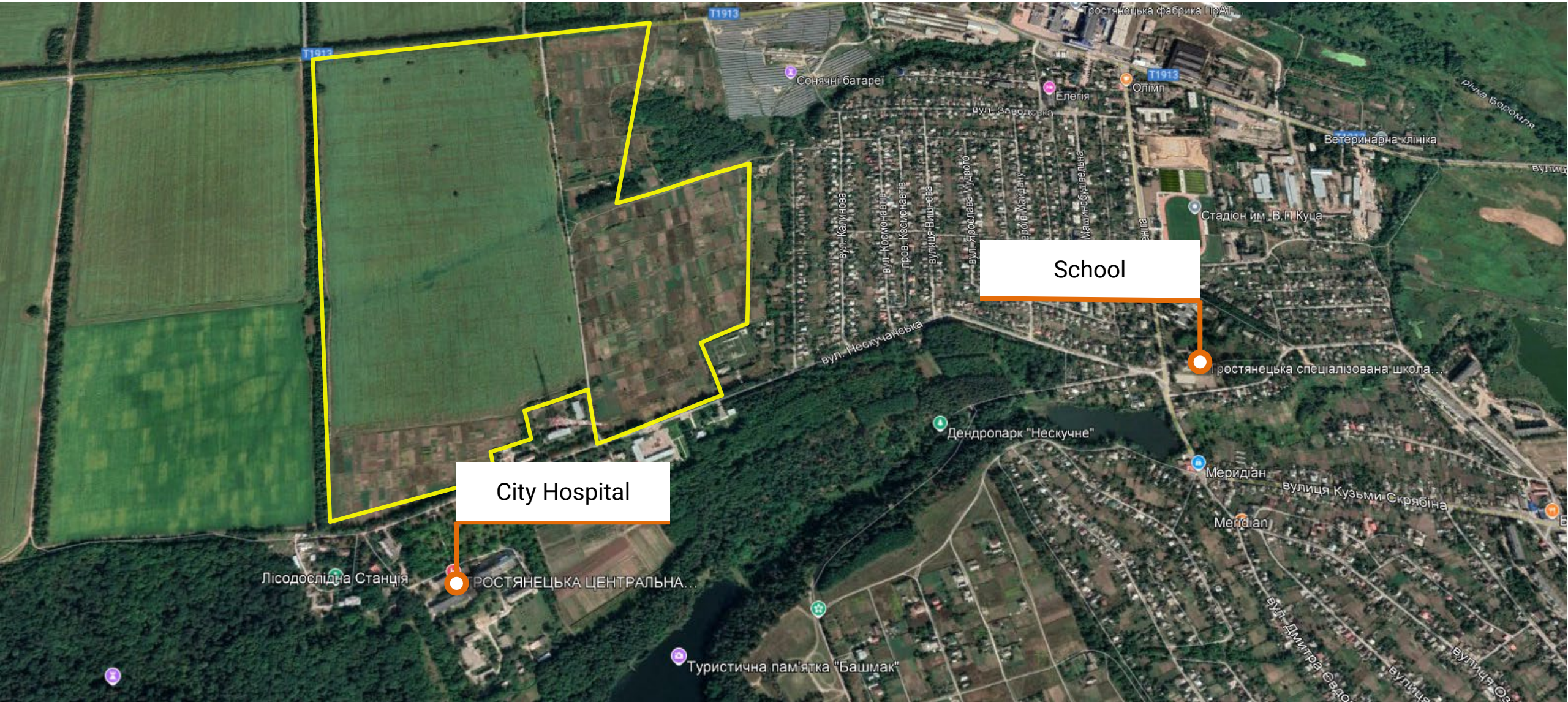
Land Plot Analysis

Total Plot Area	88 ha
Total Development Area	19 ha
<i>Residential</i>	<i>10,5 ha</i>
<i>Public/Community</i>	<i>8,5 ha</i>
Green Space Area	50 ha
Paved Area	19 ha
Population	11 605 residents
Population Density	130 residents/ha
Building Height	5 storeys
Number of Building Sections	195 units
Number of Apartments	6 595
Capacity of Residential Shelters	11 650
Total Parking Spaces	3 530
Planned Capacity in Educational Facilities	
<i>Preschool</i>	<i>630 children</i>
<i>Secondary School</i>	<i>800 students</i>



Land Plot Analysis

Health care and child education institutions



Land Plot Analysis

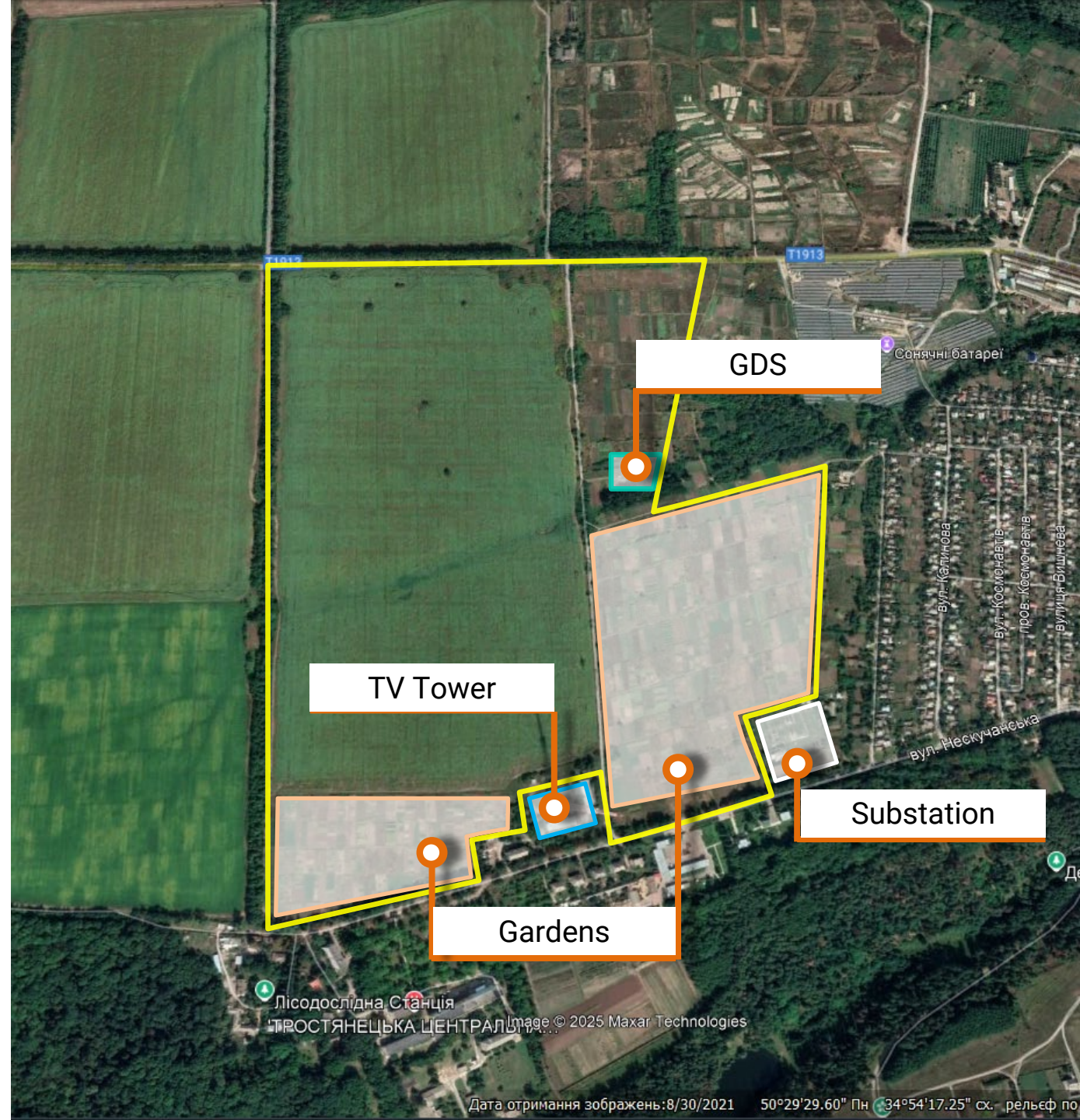
Challenges and Limitations

Current situation

A gas distribution station and a high-pressure gas pipeline are located on the site.

- A 110 kV substation is located in the southeastern part of the site.
- 110 kV and 35 kV power lines cross the site.
- An exclusion zone exists in the southern part of the site due to high electromagnetic field (EMF) levels
- A portion of the site is currently occupied by private garden plots.

Implementing such an ambitious concept will require further clarification and potential adjustments to the final project design.



Risks and Opportunities

Risks:

Project delays due to a lack of funding for the "Trostyanets" Industrial Park.

Military actions.

Lack of financing for the construction of residential quarters.

The need to obtain technical specifications for integrating existing facilities during the construction of the residential complex.

Project delays due to public hearings.

Opportunities:

Sustainable and long-term community development.

Enhancing the positive image of the local government.

Creating a balanced urban environment for diverse groups.

Attracting investors.

Preliminary Action Plan:

1. Develop a community negotiation strategy.
2. Conduct public hearings.
3. Research community needs.
4. Integrate community needs into the final project.

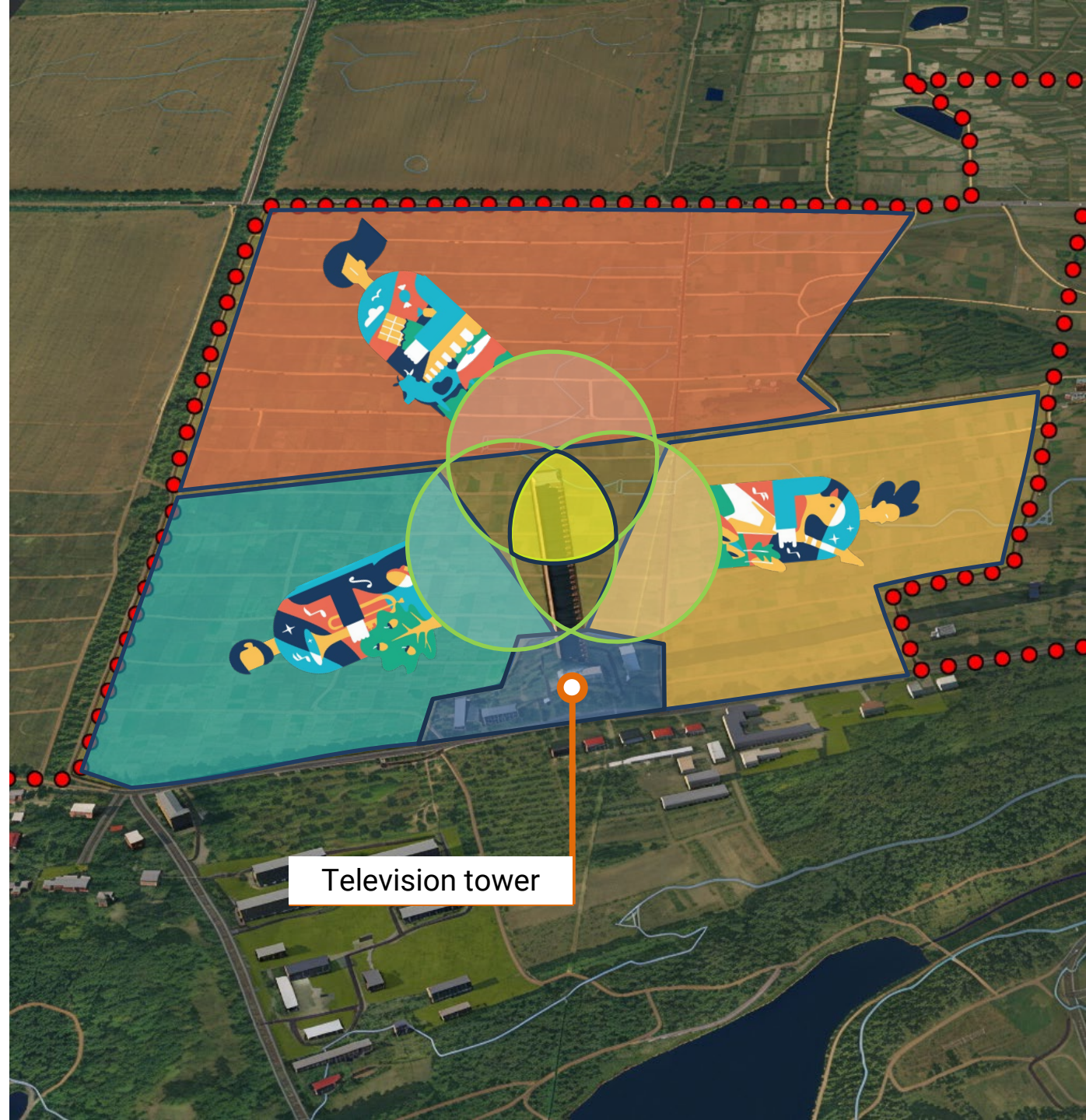
Core Theses of the Concept

"Steel Dream Trostyanets" is based on a comprehensive development strategy that transforms the community's unique advantages into a powerful symphony of life and work.

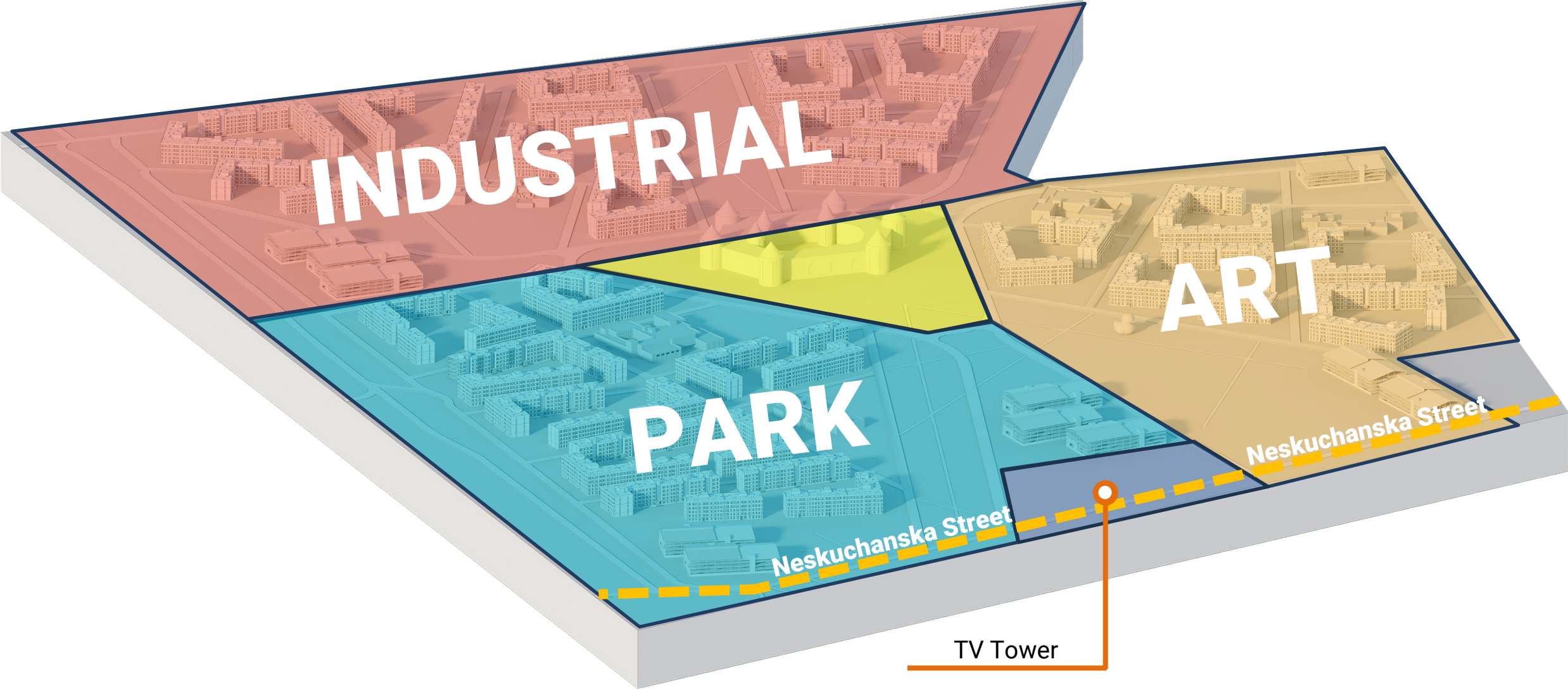
Key aspects include:

- Synergy between the past and the future.
- Community unification.
- Formation of an integrated hub for living and business.

The concept integrates the industrial, cultural, and environmental assets of Trostyanets into a single ecosystem, built upon its rich historical heritage.



Quarter Concept



Quarter Concept

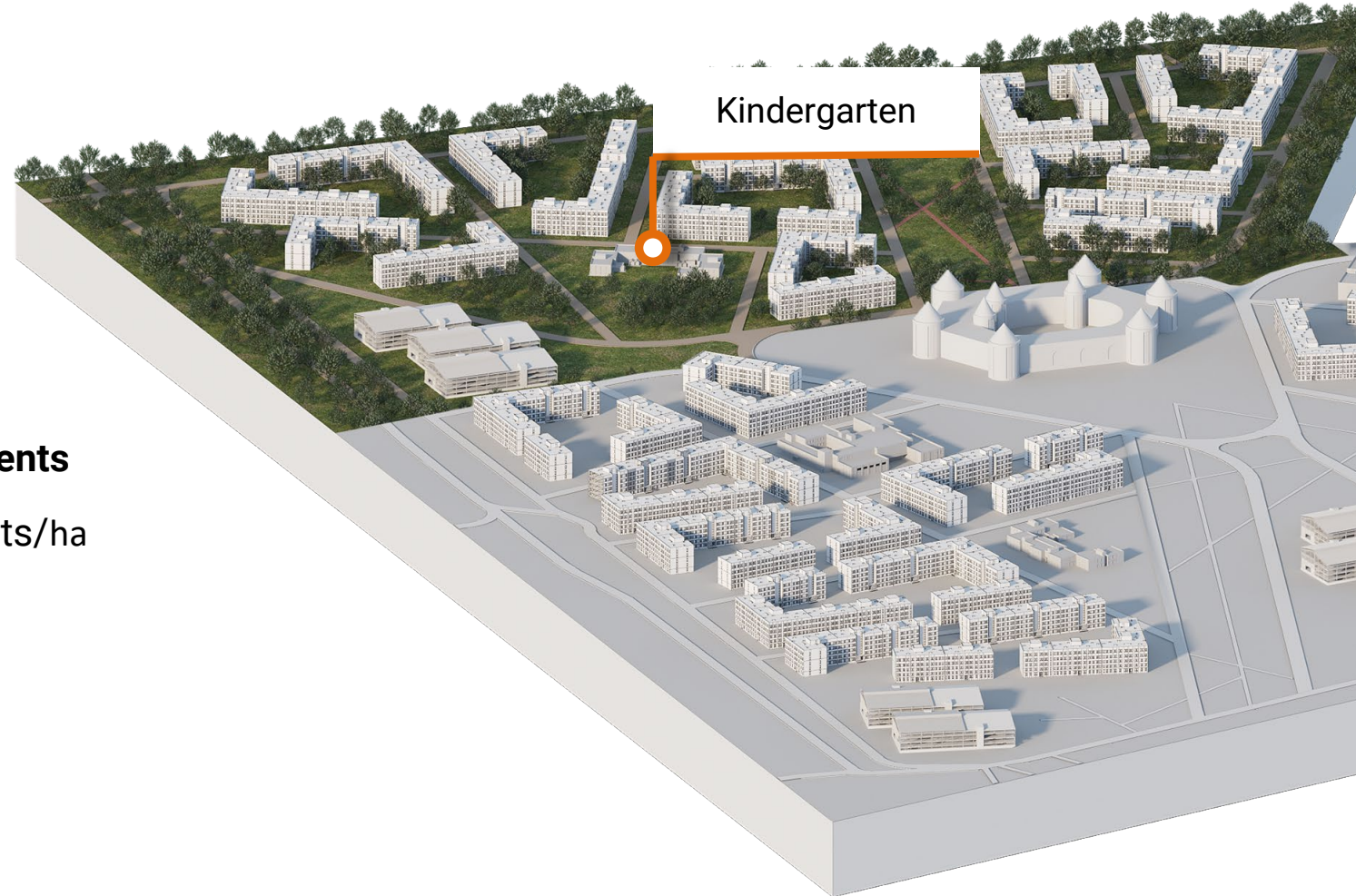
Industrial Quarter



Quarter Concept

Industrial Quarter

Total Plot Area	29 ha
Total Development Area	7 ha
<i>Residential</i>	<i>4,5 ha</i>
<i>Public/Community</i>	<i>2,5 ha</i>
Green Space Area	16 ha
Paved Area	6 ha
Population	4 880 residents
Population Density	170 residents/ha
Building Height	5 storeys
Number of Building Sections	83 units
Number of Apartments	2 790
Capacity of Residential Shelters	4 900
Total Parking Spaces	1 105
Planned Capacity in Educational Facilities	
<i>Preschool</i>	<i>210 children</i>



Quarter Concept

Industrial Quarter

Life Next to Work:

The quarter is located in close proximity to the new Industrial Park. This creates an ideal work-life balance by minimizing commute times.

Comfort for Residents:

This is a self-contained space with its own infrastructure. It includes a planned kindergarten for 210 children, modern sports grounds, and large green areas (16 ha) for recreation.

An Engine for the Community:

Creating comfortable housing for 4,880 future residents is a key factor in attracting a skilled workforce to the Industrial Park and ensuring the sustainable economic development of Trostyanets.



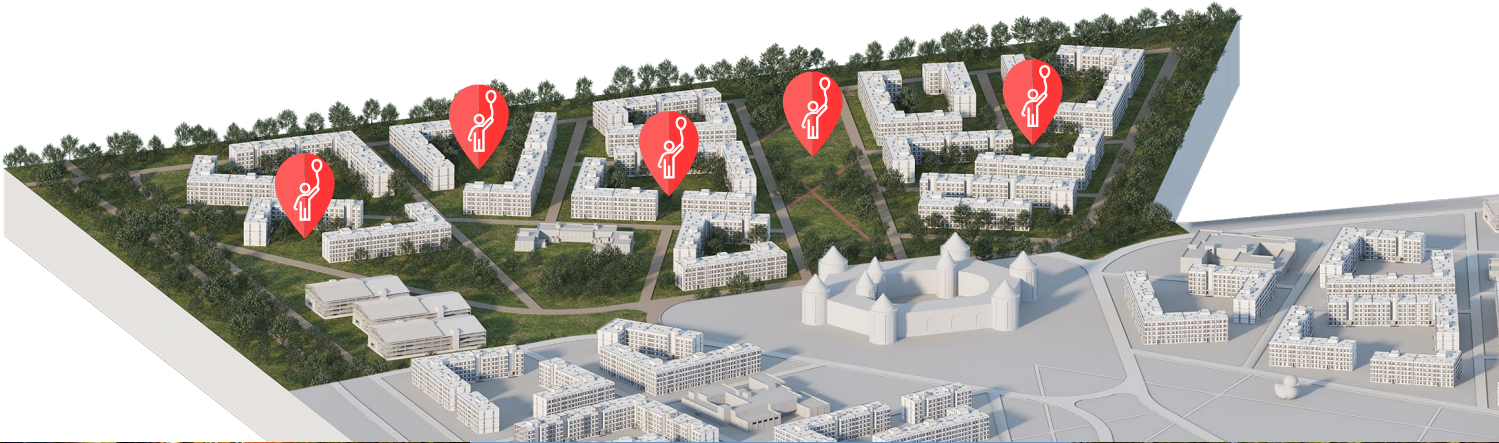
Mondelēz
International



Quarter Concept

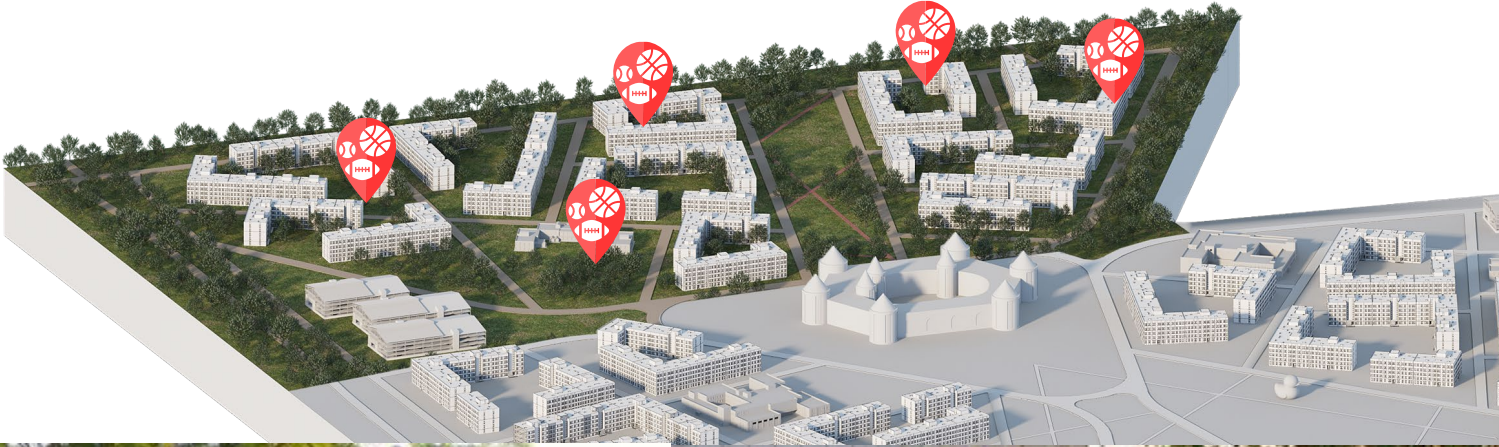


Industrial Quarter. Playgrounds



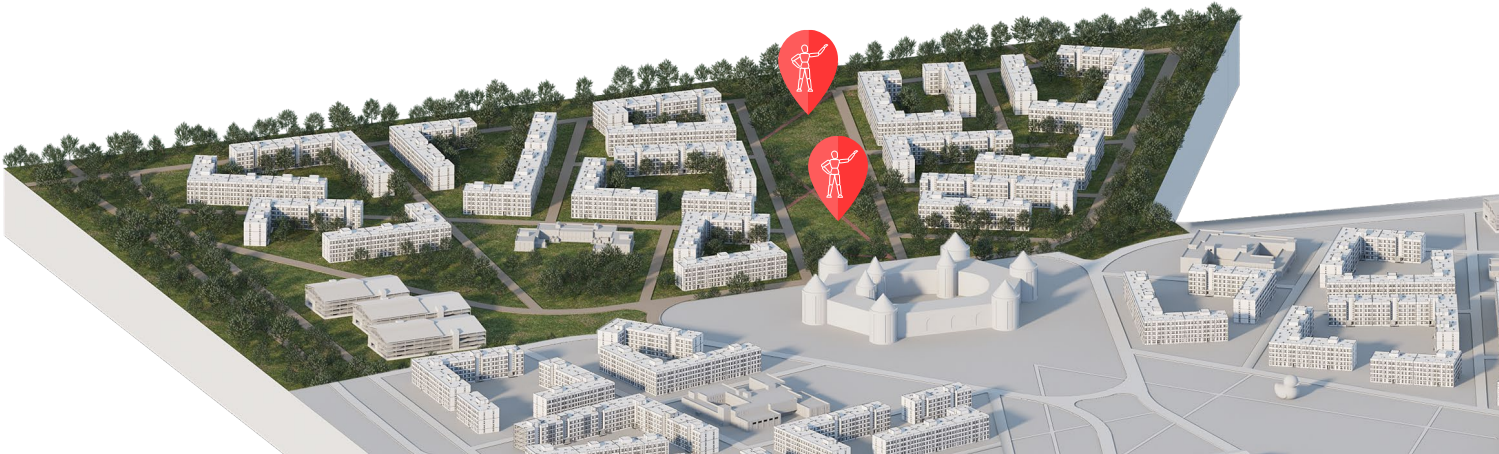
Quarter Concept

Industrial Quarter. Sports fields



Quarter Concept

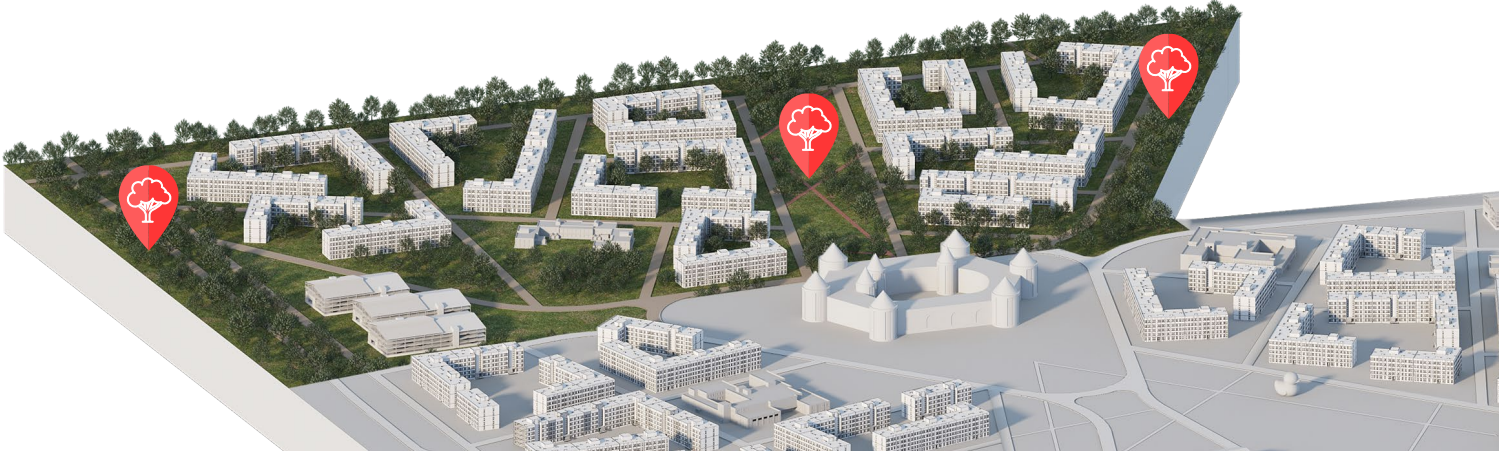
Industrial Quarter. Art installations



Quarter Concept



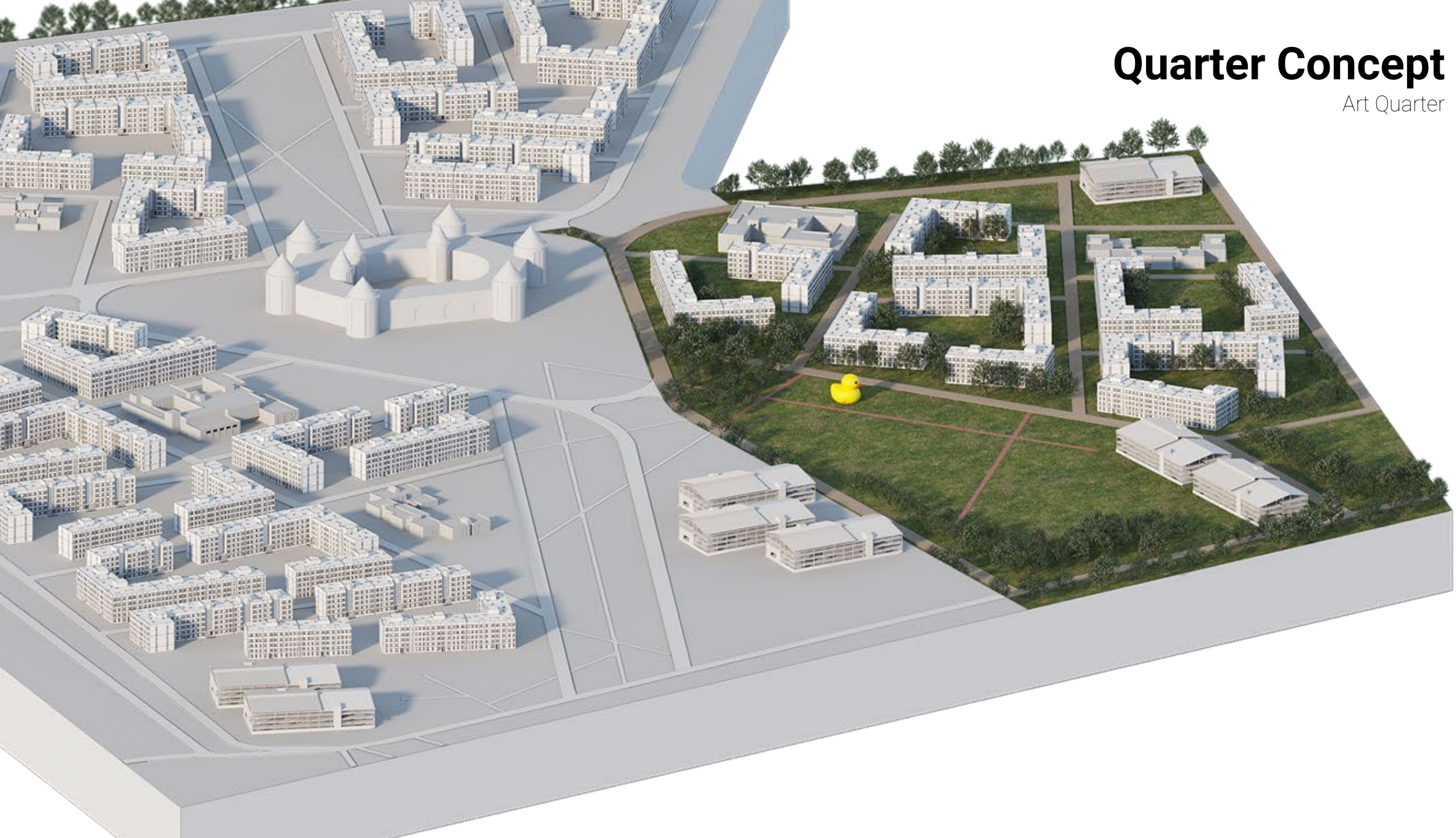
Industrial Quarter. Park area





Quarter Concept

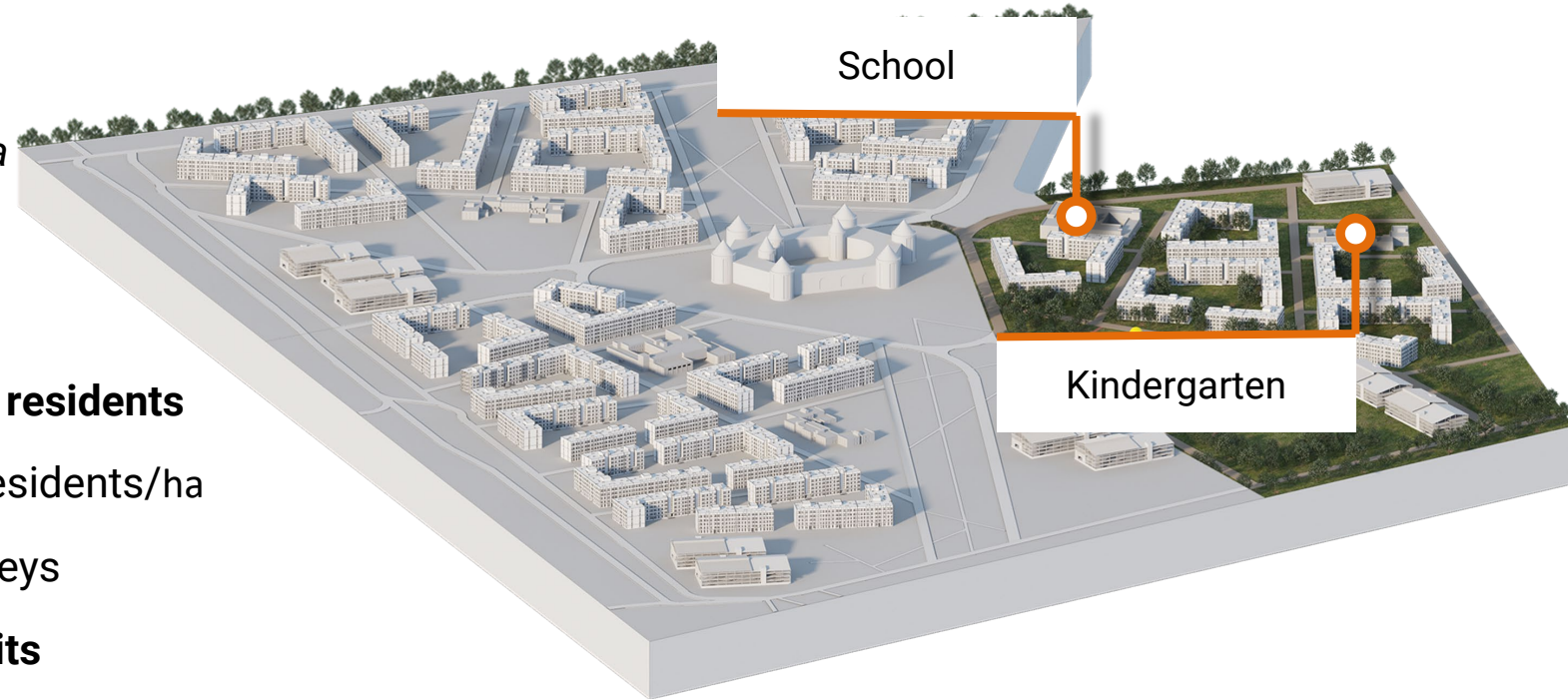
Art Quarter



Quarter Concept

Art Quarter

Total Plot Area	27 ha
Total Development Area	5 ha
<i>Residential</i>	2,5 ha
<i>Public/Community</i>	2,5 ha
Green Space Area	15 ha
Paved Area	7 ha
Population	2 610 residents
Population Density	100 residents/ha
Building Height	5 storeys
Number of Building Sections	43 units
Number of Apartments	1 500
Capacity of Residential Shelters	2 650
Total Parking Spaces	920
Planned Capacity in Educational Facilities	
<i>Preschool</i>	210 children
<i>Secondary School</i>	400 students



Quarter Concept

Art Quarter

A Space for Creativity and Self-Expression:

This is the cultural heart of the new community, where contemporary art, vibrant murals, and unique art installations are integrated into the everyday environment. And yes, that includes the famous **Yellow Duck!**

A Hub for Events and Festivals: The quarter's architecture and public squares are designed to host art exhibitions, music festivals, and fairs, uniting residents and city guests.

Inspiration for the Whole Family: In addition to creative zones, the quarter offers comfortable infrastructure for its 2,610 residents, including a new school for 400 students, a kindergarten, and interactive recreational areas.



Quarter Concept

Art Quarter. Playgrounds



Quarter Concept

Art Quarter. Sports fields



Quarter Concept



Art Quarter. Art installations



Quarter Concept

Art Quarter. Creative Hub



Quarter Concept



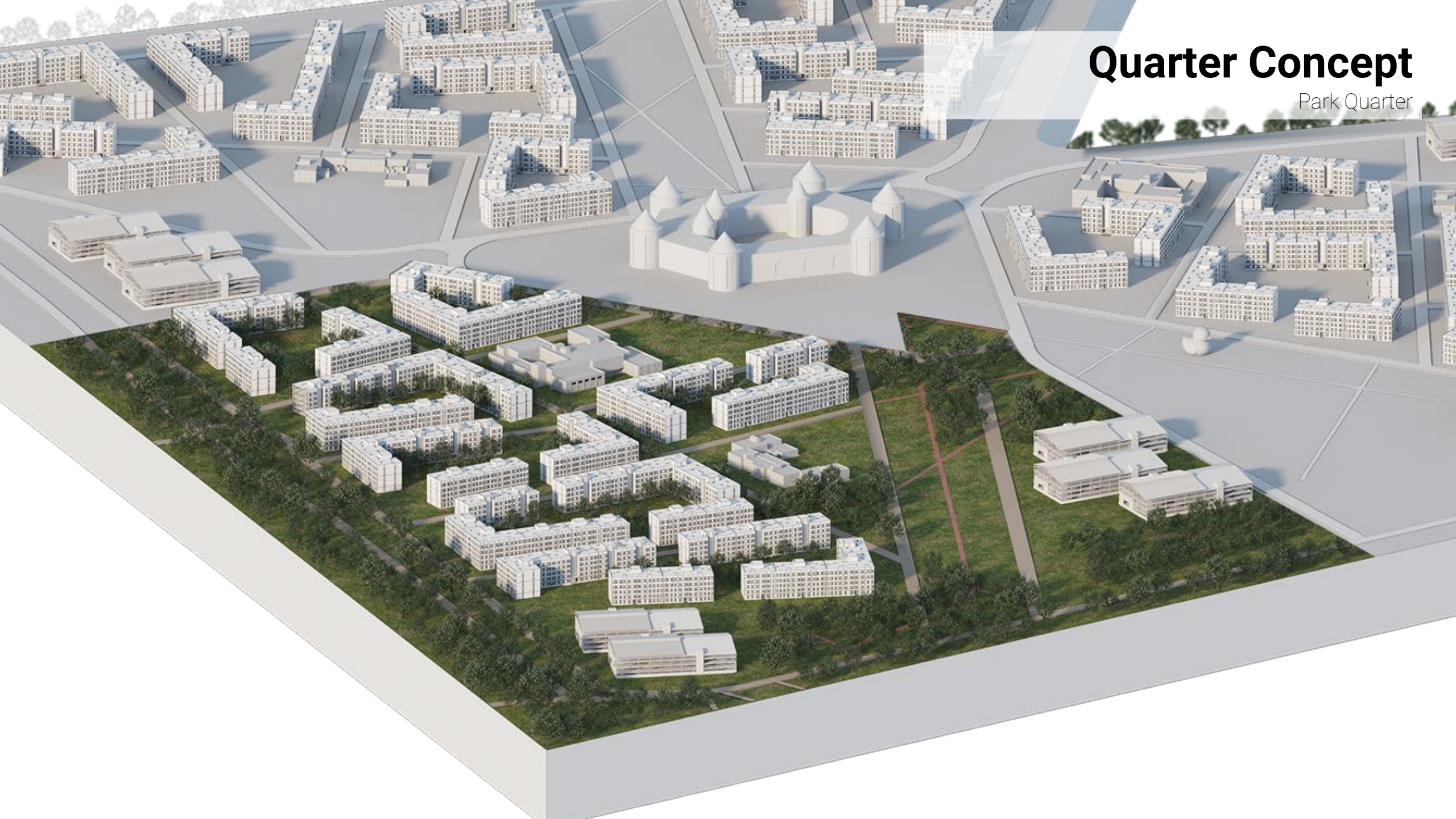
Art Quarter. Park area





Quarter Concept

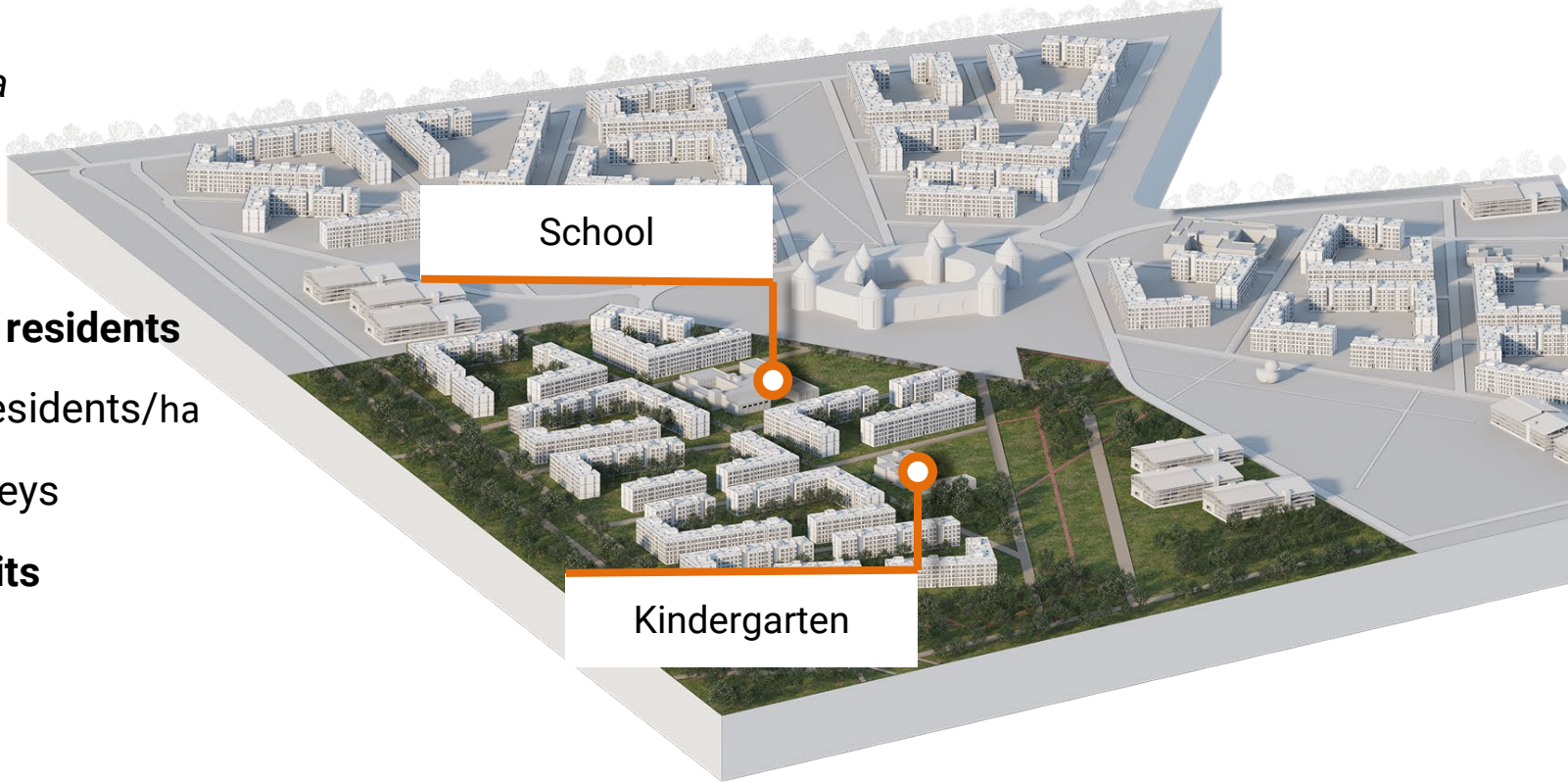
Park Quarter



Quarter Concept

Park Quarter

Total Plot Area	31 ha
Total Development Area	7,5 ha
<i>Residential</i>	<i>3,8 ha</i>
<i>Public/Community</i>	<i>3,7 ha</i>
Green Space Area	18 ha
Paved Area	5,5 ha
Population	4 110 residents
Population Density	130 residents/ha
Building Height	5 storeys
Number of Building Sections	69 units
Number of Apartments	2 300
Capacity of Residential Shelters	4 150
Total Parking Spaces	1 500
Planned Capacity in Educational Facilities	
<i>Preschool</i>	<i>210 children</i>
<i>Secondary School</i>	<i>400 students</i>



Quarter Concept

Park Quarter

Life on the Border with Nature: The quarter's main idea is maximum integration with the "Neskuchne" arboretum. A central promenade flows smoothly into the park, erasing the boundary between the city and nature.

An Oasis of Calm and Health: The quarter is designed for those who value tranquility and active outdoor recreation. Playgrounds made from natural materials, sculpture alleys, and proximity to the lake create a unique, rejuvenating atmosphere.

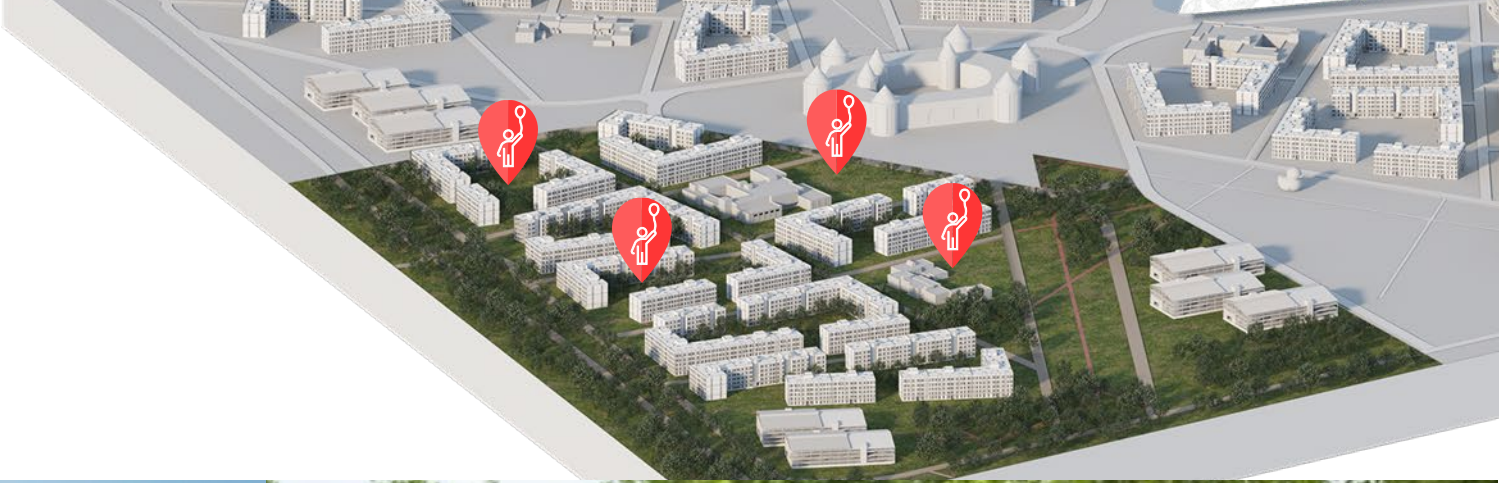
Infrastructure in Harmony with the Park: For its 4,110 residents, the plan includes not only a school and a kindergarten but also a cozy commercial area fronting the park, making the quarter both comfortable and self-sufficient.



Quarter Concept



Park Quarter. Playgrounds



Quarter Concept



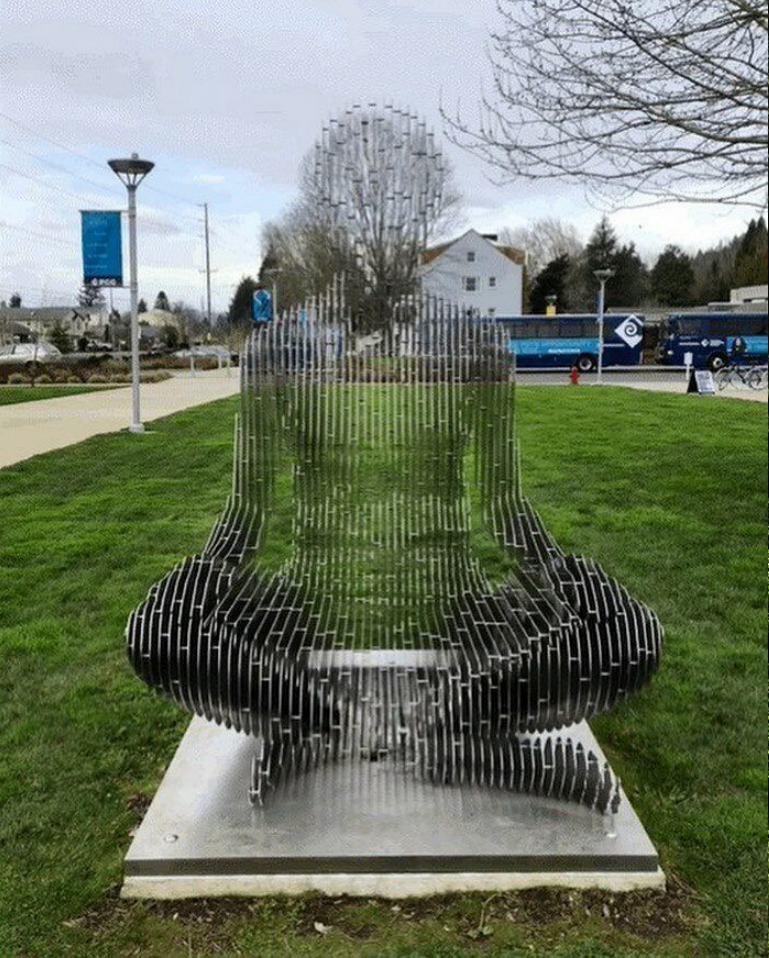
Park Quarter. Sports fields



Quarter Concept



Park Quarter. Art installations



Quarter Concept



Park Quarter. Park area



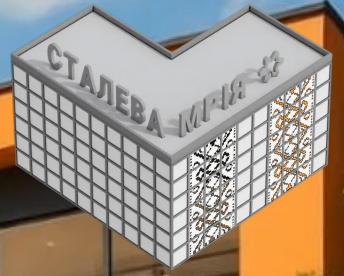
Quarter Concept



Park Quarter. Commercial area



Commercial area



*Conceptual vision of the commercial area





Trostyakovo in the Trostyakolo - The Center of Gravity for Trostyanyets



*Conceptual rendering of the shopping center

The Round Yard: An Idea that Unites

The "Round Yard" was never a fortress, but a stage for community life—a place for fairs, theater, and festivals that brought everyone together.

The core idea is to create a multifunctional center of unity. The new complex will become a modern "Round Yard," combining the three key forces of Trostyanets: Industry, Art, and Nature.



TrostyaKolo – A Center of Gravity

A dynamic hub to meet all community needs

Retail and Services

- Supermarket for daily needs.
- Stores for clothing, electronics, and home goods.
- Farmers market featuring local producers.
- Banks, pharmacies, and service centers.

Leisure and Entertainment

- Food court, cafes, and restaurants.
- Multi-screen movie theater.
- Kids' entertainment zone.
- Bowling and arcade games.

Community Space and Development

- Quarter management office.
- Multi-purpose event space.
- Coworking space for freelancers and small businesses.
- Zones for seasonal festivals.

Shelters

The concept includes the development of a multifunctional network of underground spaces with a dual purpose: protective shelters and cultural-educational centers.

Key Principles:

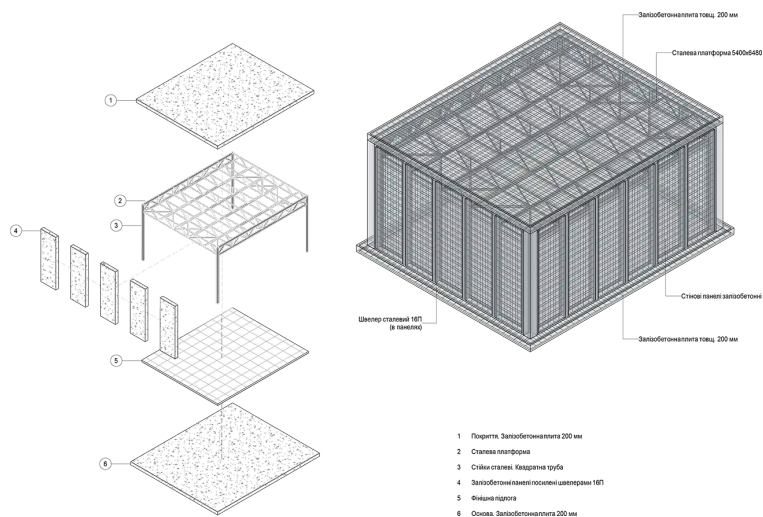
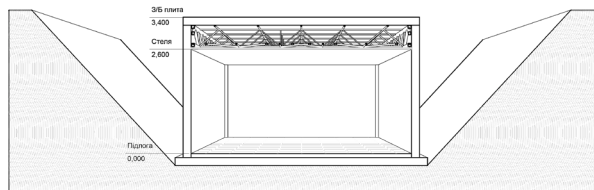
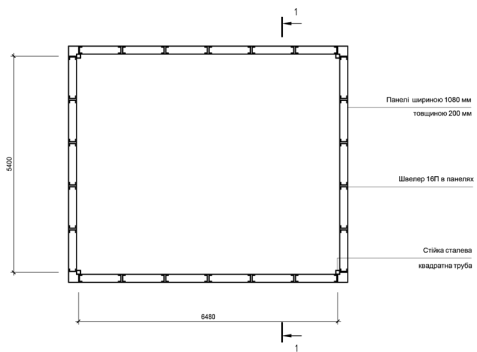
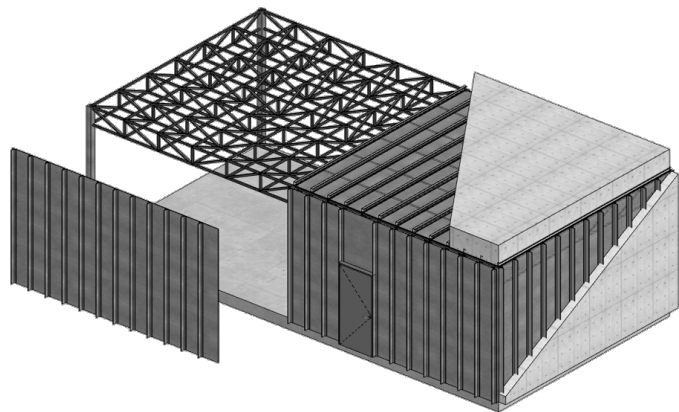
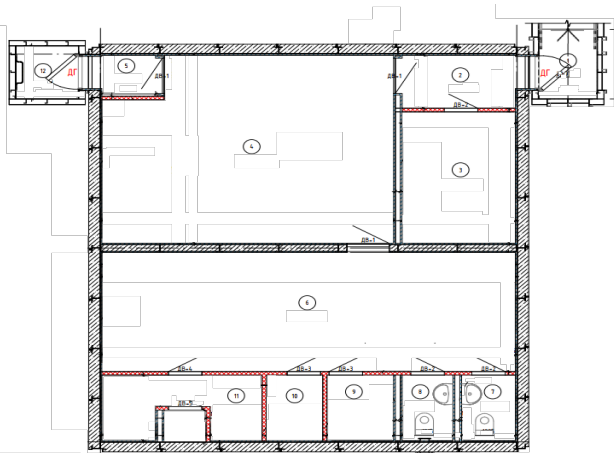
- Strategic placement of shelters near residential buildings for maximum protection from debris and to enhance safety.
- Ensuring full area coverage with maximum accessibility: within a 3-minute walk from any point in the park.
- Creating versatile spaces for cultural and educational activities, such as lecture halls, art galleries, and exhibition areas.
- Full engineering and technical support with all necessary utilities.



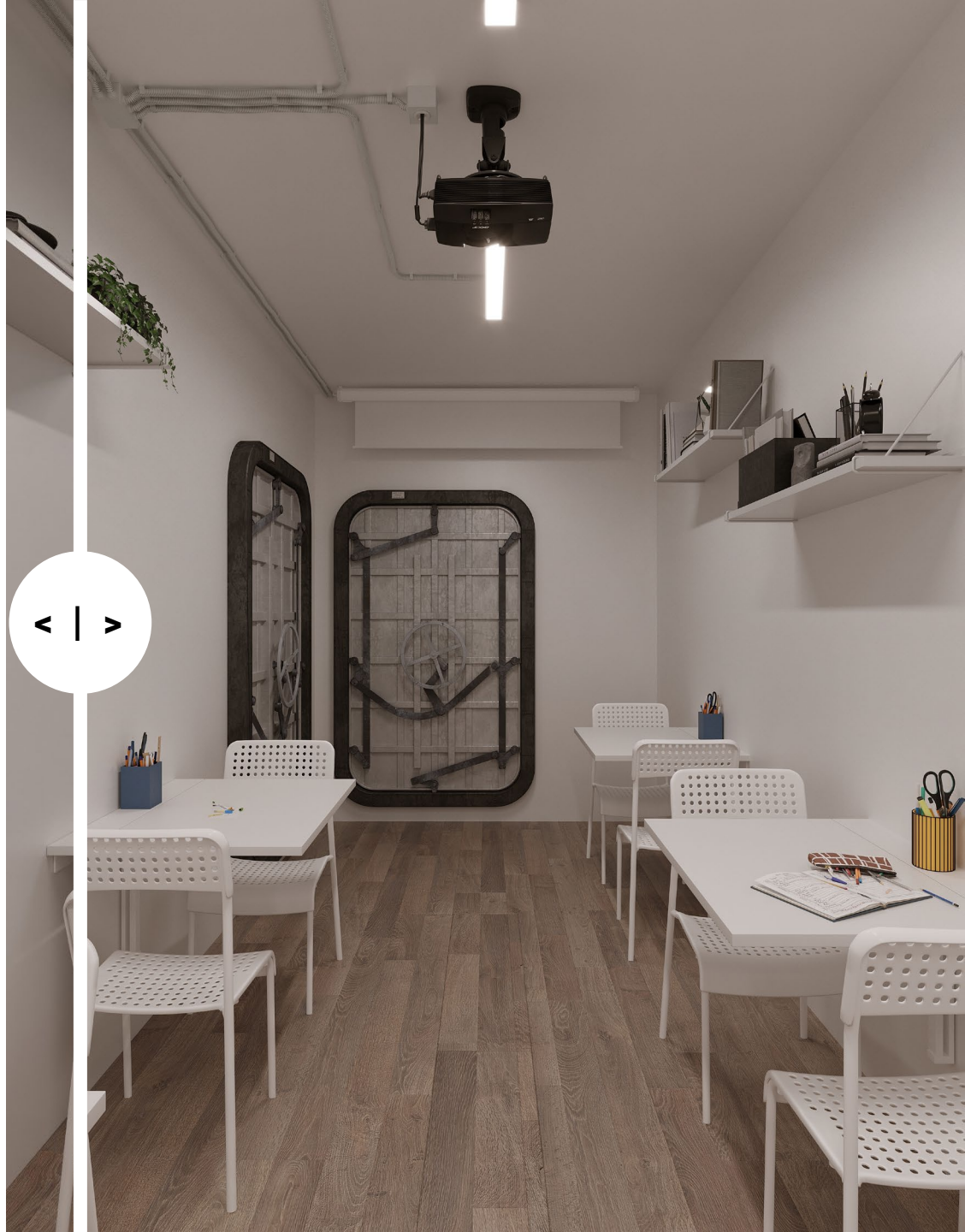
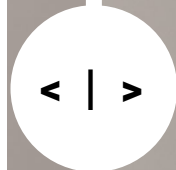
Shelters in neighborhoods



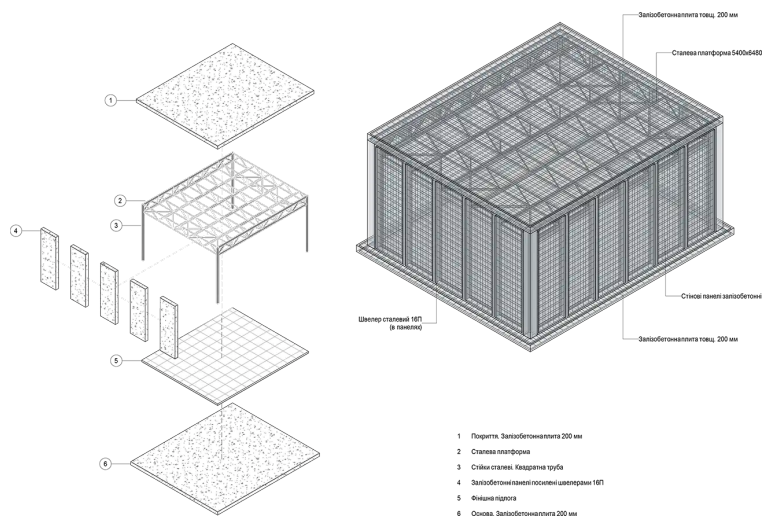
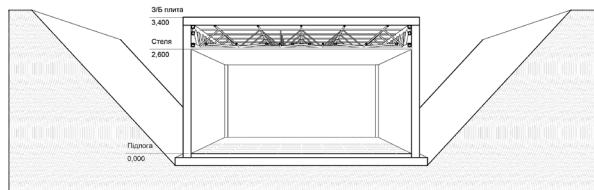
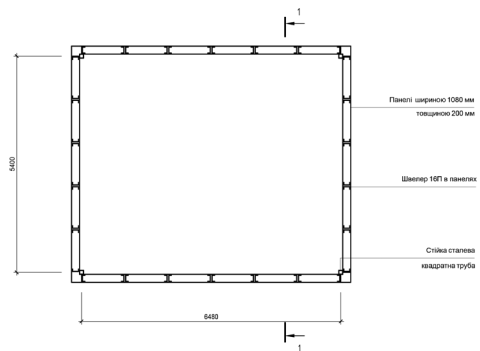
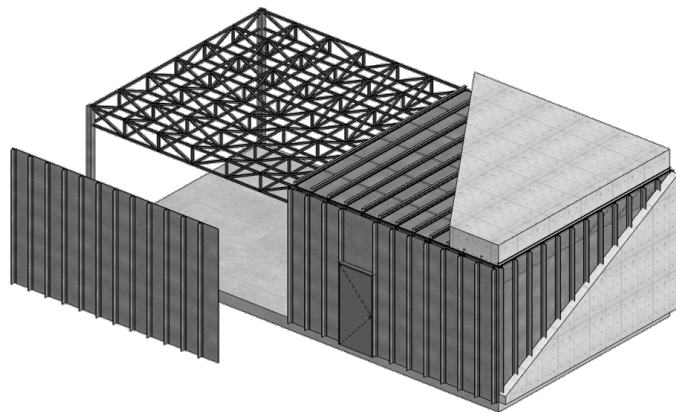
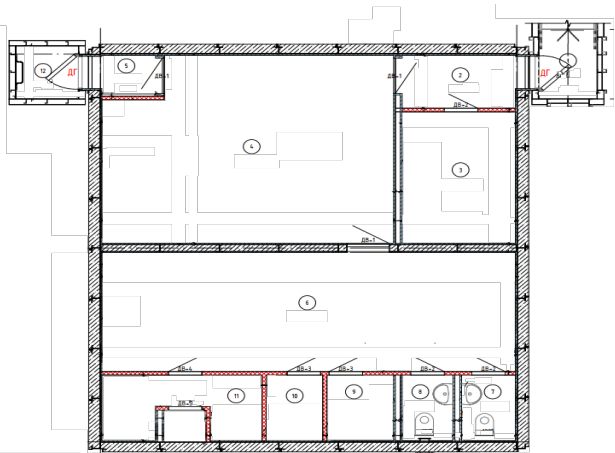
Shelter



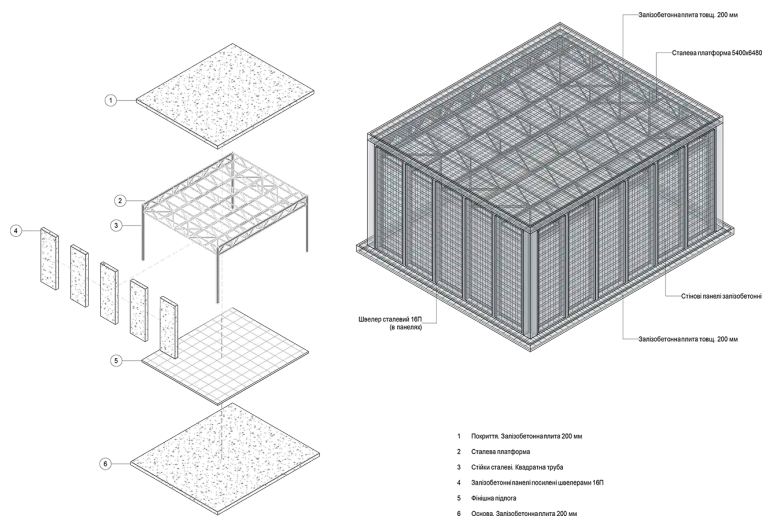
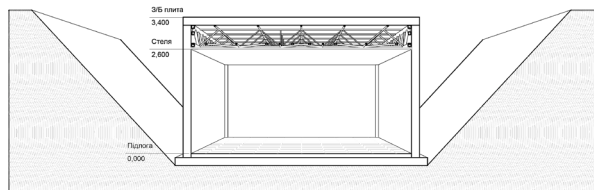
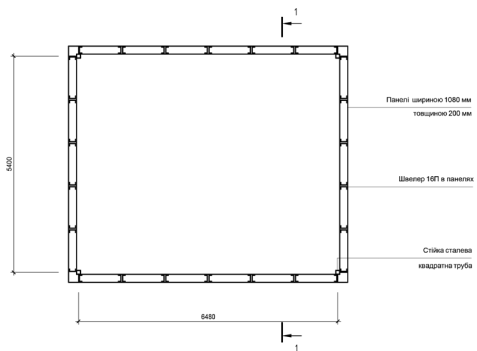
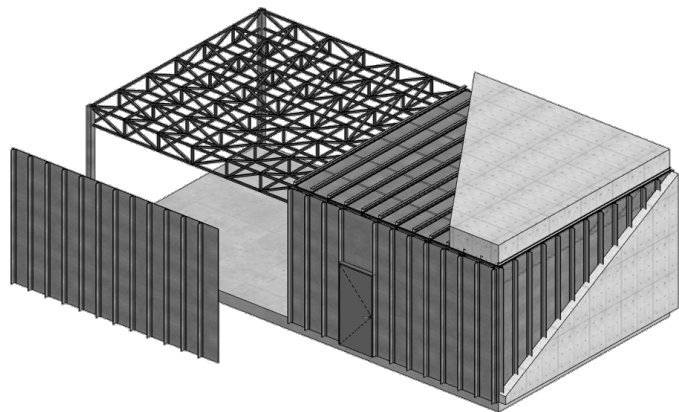
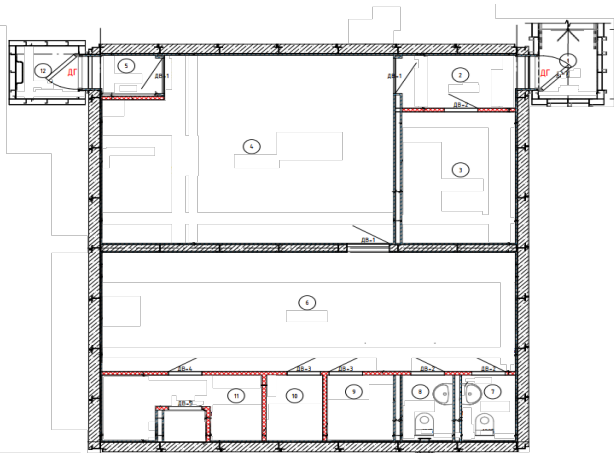
1. Підлога. Залізобетонна плита товщ. 200 мм
2. Сталева платформа
3. Сітка сталеві квадратна труба
4. Залізобетонна панель посилені швелерами 167
5. Фінішна підлога
6. Основа. Залізобетонна плита товщ. 200 мм



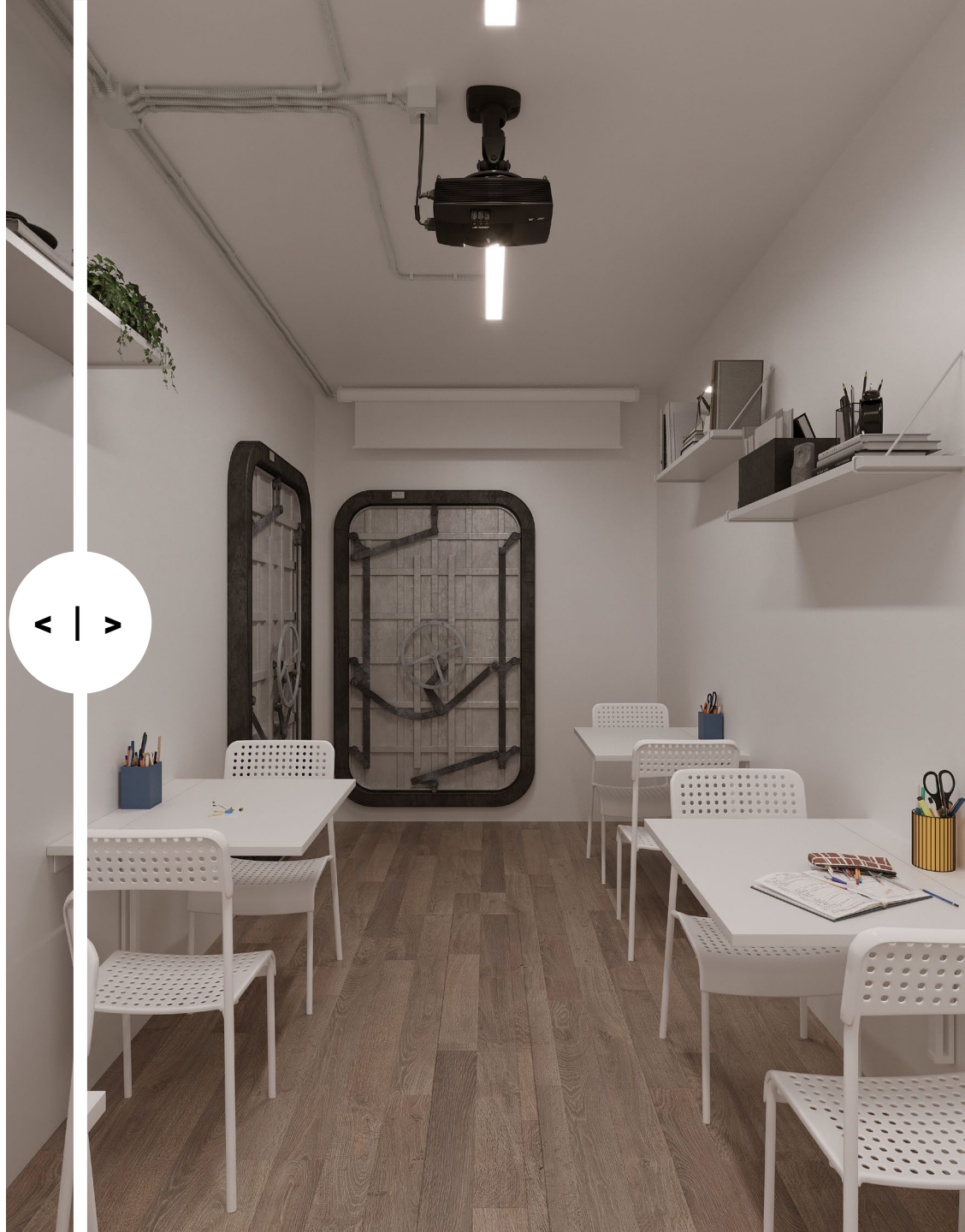
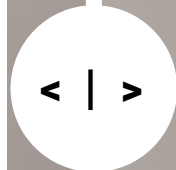
Shelter



Shelter



1. Плитка, Завибегонялита 200 мм
2. Сталева платформа
3. Сітка сталеві квадратна труба
4. Завибегонялита посилені швелерами 167
5. Фінішна підлога
6. Основа, Завибегонялита 200 мм



Memorial Complex

The creation of a memorial space to honor the memory of the city's hero-defenders and civilian residents who perished during the occupation.

The complex will be a place to preserve historical memory and pass it on to future generations.

Proposed elements of the complex:

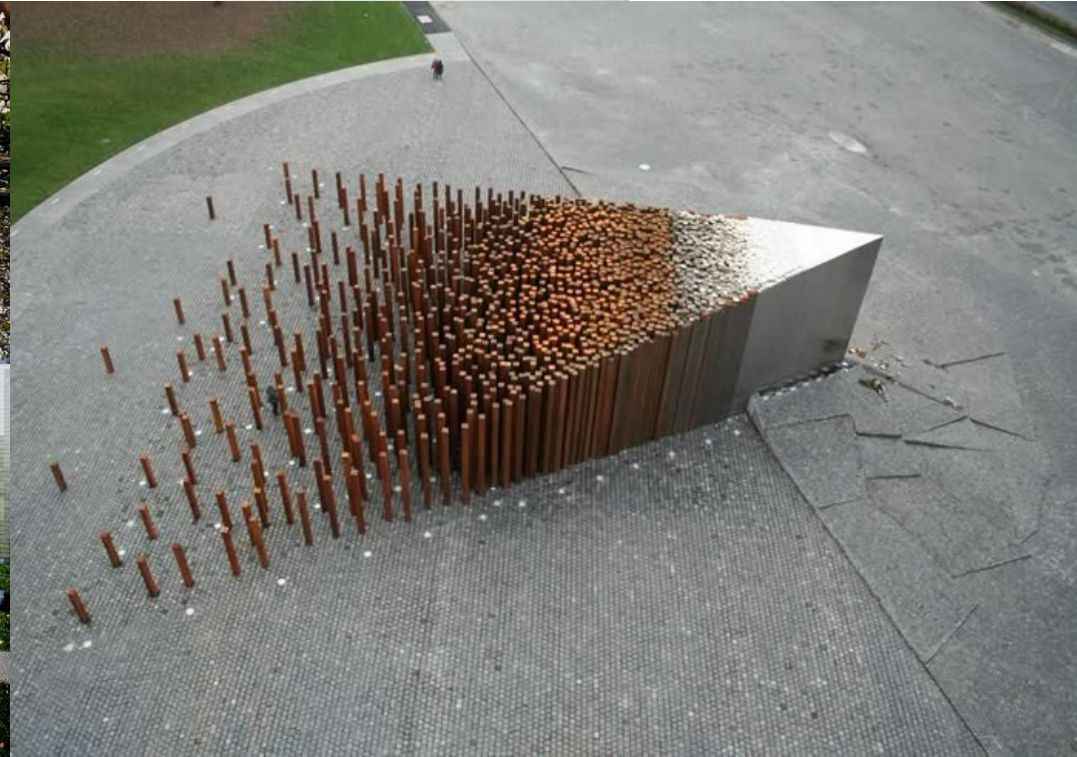
- Memorial art installations and monuments with options for personalization.
- Gardens of remembrance with symbolic plantings for quiet mourning and reflection.
- Informational stands with historical testimonies and documents.
- Ceremonial spaces for official events and remembrance services.
- Areas for laying flowers and leaving personal memorial items.



Memorial Complex

Proposed Action Plan

1. Conduct public discussions.
2. Initiate a call for proposals regarding the form and content of the memorial area.
3. Consult with the families of the victims and with veterans' organizations.
4. Incorporate public feedback into the final design of the complex.

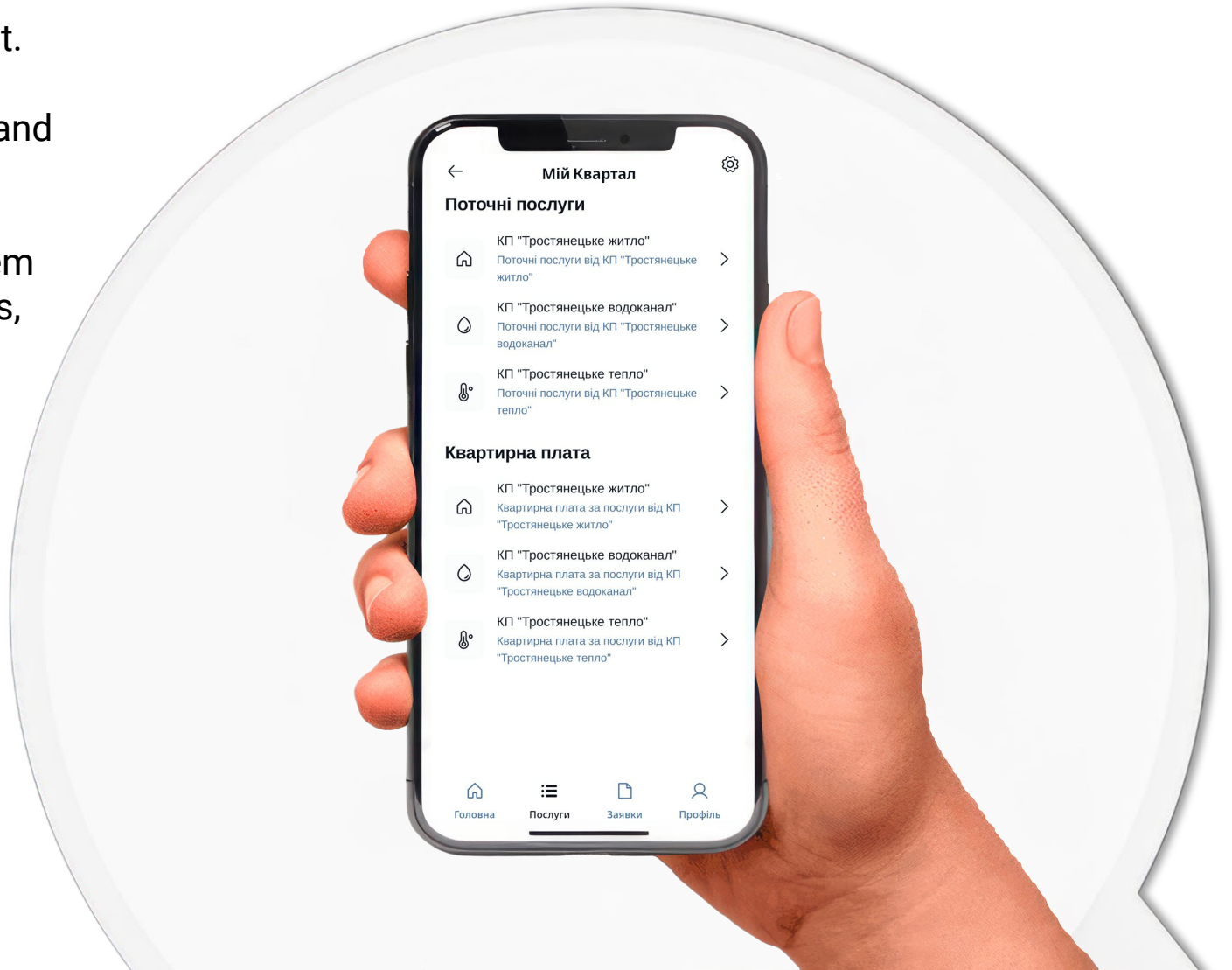


Quarter Management Office

A dedicated quarter management office will enable effective administration, implementation of the development strategy, and attraction of investment.

The office will provide site maintenance, security, and video surveillance.

A dedicated mobile app for residents will allow them to view news about fairs and events, pay utility bills, and submit maintenance requests.



Residential building

Number of storeys – 3 to 6

Area – from 2,210 m²

Apartments – from 30

Construction time – 5 Months



*One of the types of residential buildings offered





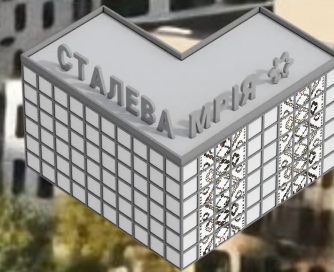


School

Area – 8,063 m²

Approximate capacity - 400 children

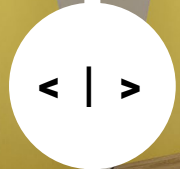
Construction time - 12 months









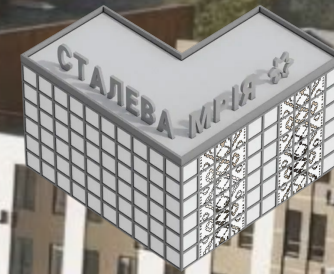


Kindergarten

Area – 5,160 m²

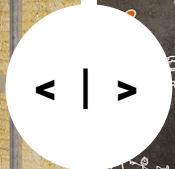
Approximate capacity - 210 children

Construction time - 9 months





V





V

Parking

Area – from 2,520 m²

Capacity – from 75 to 445 parking spaces

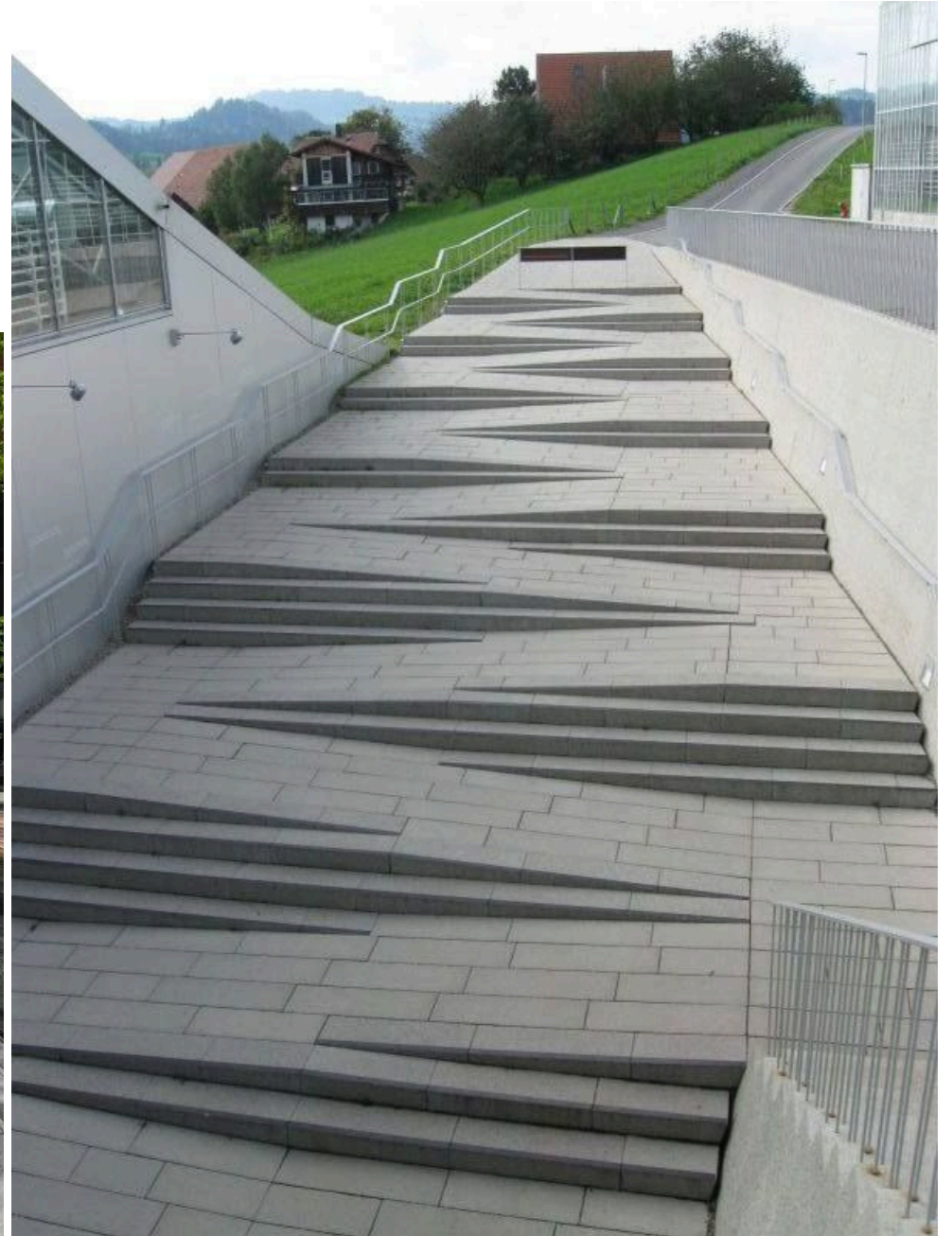
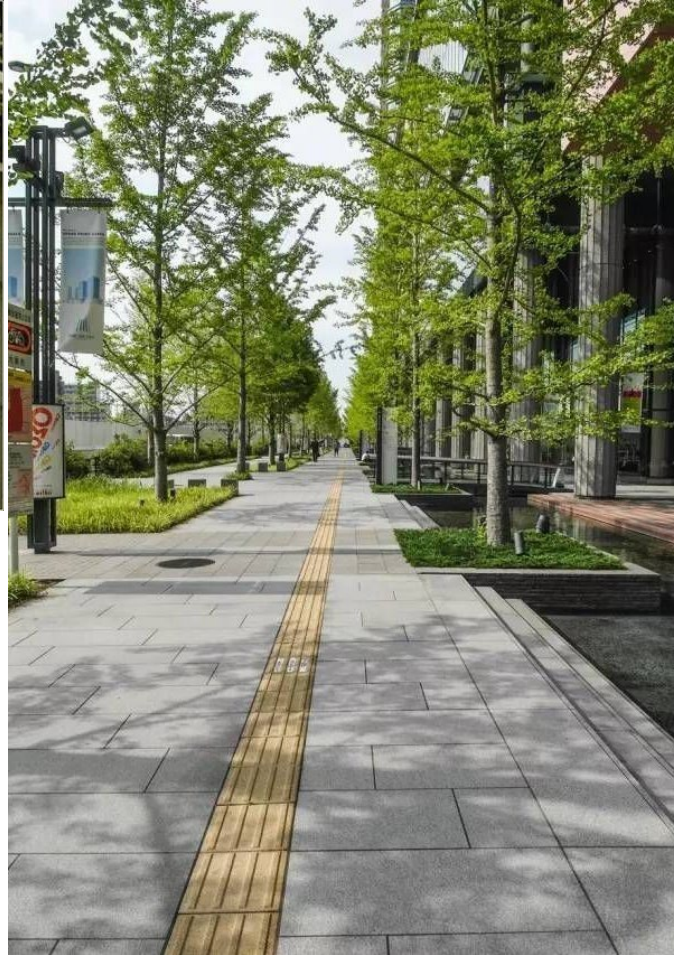
Construction time - 5-9 months



*One of the types of parking offered

Inclusivity

The concept ensures that people with reduced mobility are provided with all necessary means for safe and convenient movement throughout the quarters



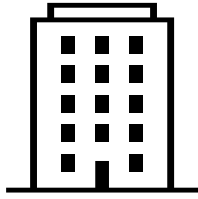
Autonomy

A modern urban space combines aesthetics, eco-friendliness, and technological independence.

Solar panels and autonomous communication points with battery storage ensure energy independence, uninterrupted communications, and charging for mobile devices. Drinking fountains are integrated with the shelters' reserve water supply for efficient resource management.

This creates a self-sufficient ecosystem, providing a safe and comfortable environment for residents.





195

FIVE-STOREY SECTIONS (STANDARD)



2

SECONDARY SCHOOLS



6,595

FAMILIES



233

SHELTERS

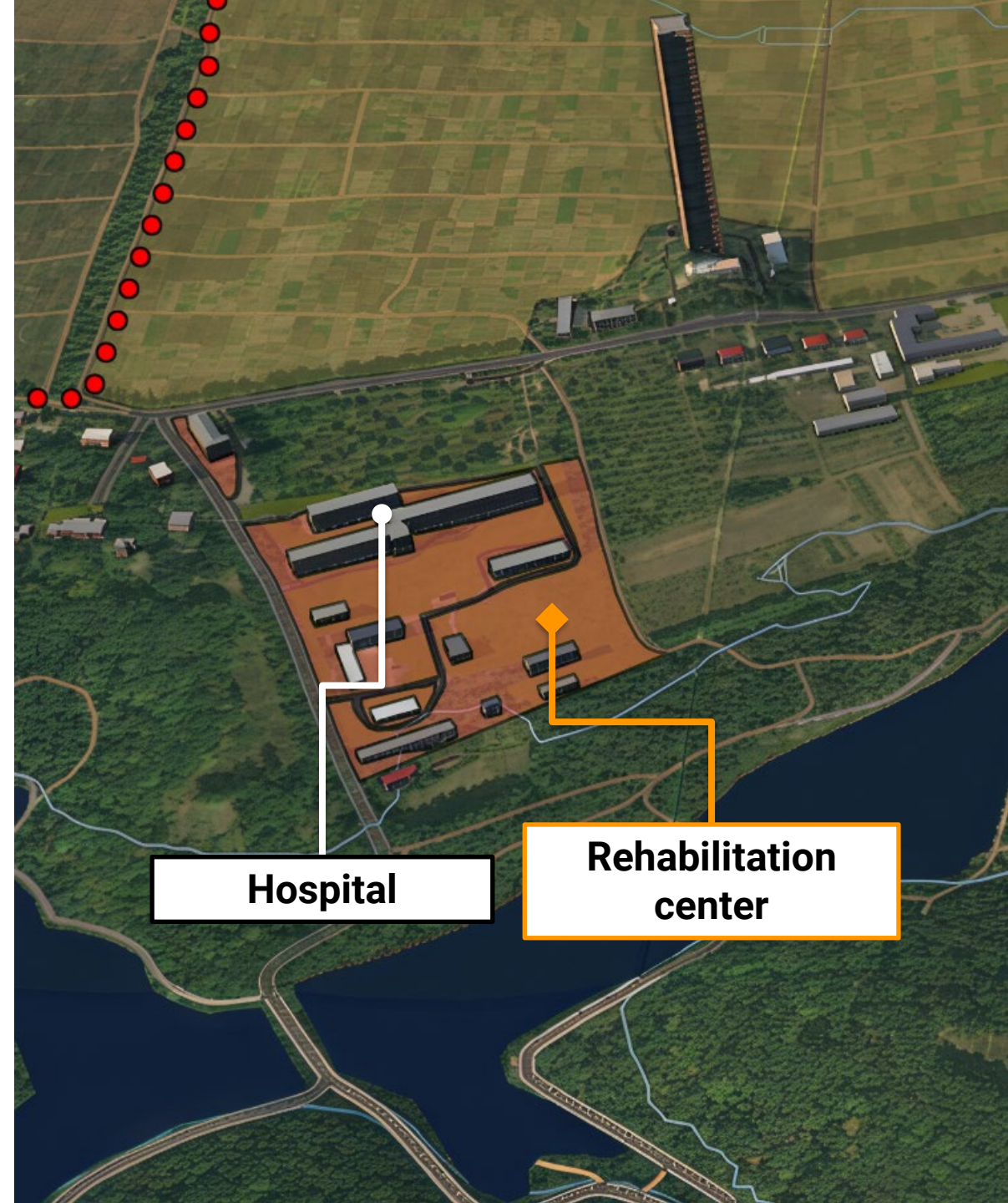


3

PRESCHOOL FACILITIES

Trostyanyets City Hospital

- Over 30% of the hospital was destroyed during the occupation.
- Restoration of the hospital began in October 2023.
- The reconstruction of the polyclinic and the in-patient building was completed by the end of 2024.
- Currently, the hospital provides medical care to approximately 400 people daily.



Rehabilitation center

A modern complex for recovery and recreation with an area of 1,838 m².

Medical Rehabilitation:

- A pool for vertical and horizontal spinal traction.
- Manual therapy and lymphatic drainage procedures.
- Massage rooms.

Wellness and SPA:

- A pool area with hydromassage and two jacuzzis.
- Finnish sauna, hammam, salt room, and solarium.
- Aromatherapy room.

Recreation:

- A general-use swimming pool.
- An outdoor terrace with a hot tub.



Rehabilitation center



Arboretum "Neskuchne"

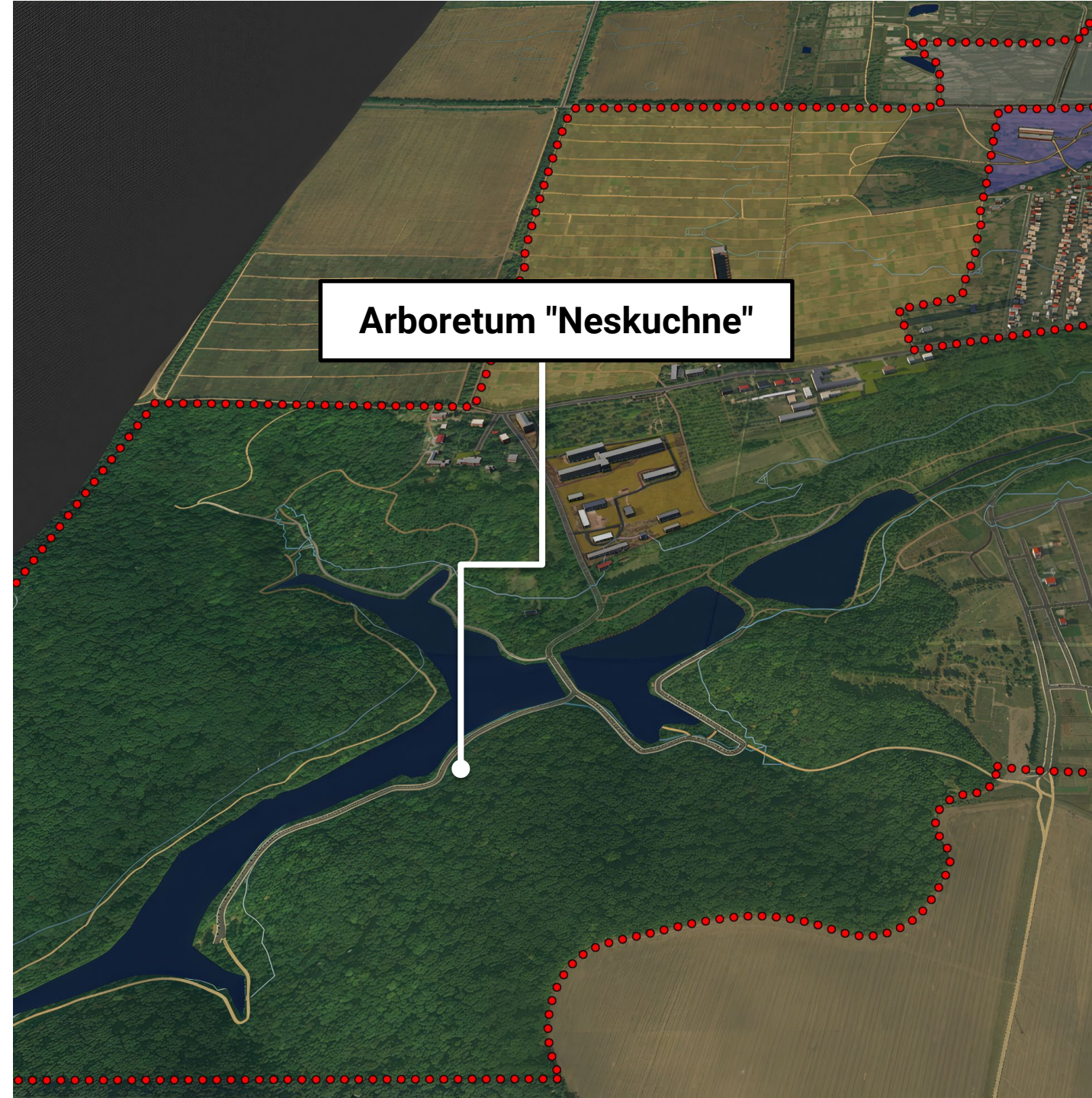
This is a unique place that combines natural treasures with historical heritage, and it is a true point of pride for Trostyanets.

Unique Flora:

Over 800 species of trees and shrubs grow on the park's territory. The collection includes rare and exotic plants, making it one of the richest arboretums in the region.

Historical Heritage:

The park, founded in the 19th century, is an official monument of landscape art. It preserves the authentic atmosphere and landscape planning elements of a past era.



Arboretum Concept

Benchmarking Against the World's Best Eco-Parks

An analysis of the world's best eco-parks was conducted to transform 'Neskuchne' into a modern space that combines science, recreation, and beauty. Our concept is based on 5 key principles that will make the park a source of community pride.

1. Kew Gardens (Great Britain) - kew.org
2. Arboretum Trompenburg (Netherlands) - trompenburg.nl
3. Arnold Arboretum (United States) - arboretum.harvard.edu
4. Missouri Botanical Garden (United States) - missouribotanicalgarden.org
5. Royal Botanic Garden Edinburgh (Great Britain) - rbge.org.uk
6. Brooklyn Botanic Garden (United States) - bbg.org
7. Singapore Botanic Gardens (Singapore) - nparks.gov.sg
8. Jardín Botánico de Bogotá (Colombia) - jbb.gov.co
9. Nong Nooch Tropical Botanical Garden (Thailand) - nongnoochtropicalgarden.com
10. Kirstenbosch National Botanical Garden (South Africa) - sanbi.org



Arboretum Concept

Five Principles of an Attractive Park



BIODIVERSITY & ECOLOGY

Preserving the park's unique flora and creating new zones that support the local ecosystem



EDUCATION & SCIENCE

Developing interactive trails, educational programs for schools, and research areas



AESTHETICS & MODERN DESIGN

Creating photogenic spots and art installations that are harmoniously integrated into the natural landscape



DIVERSE RECREATION

Establishing zones for both active (sports, rope park) and passive (therapeutic gardens, picnic areas) leisure for all age groups



HEALTH & WELLNESS

Creating rehabilitation zones, mineral water fountains, and quiet spaces for mental relaxation

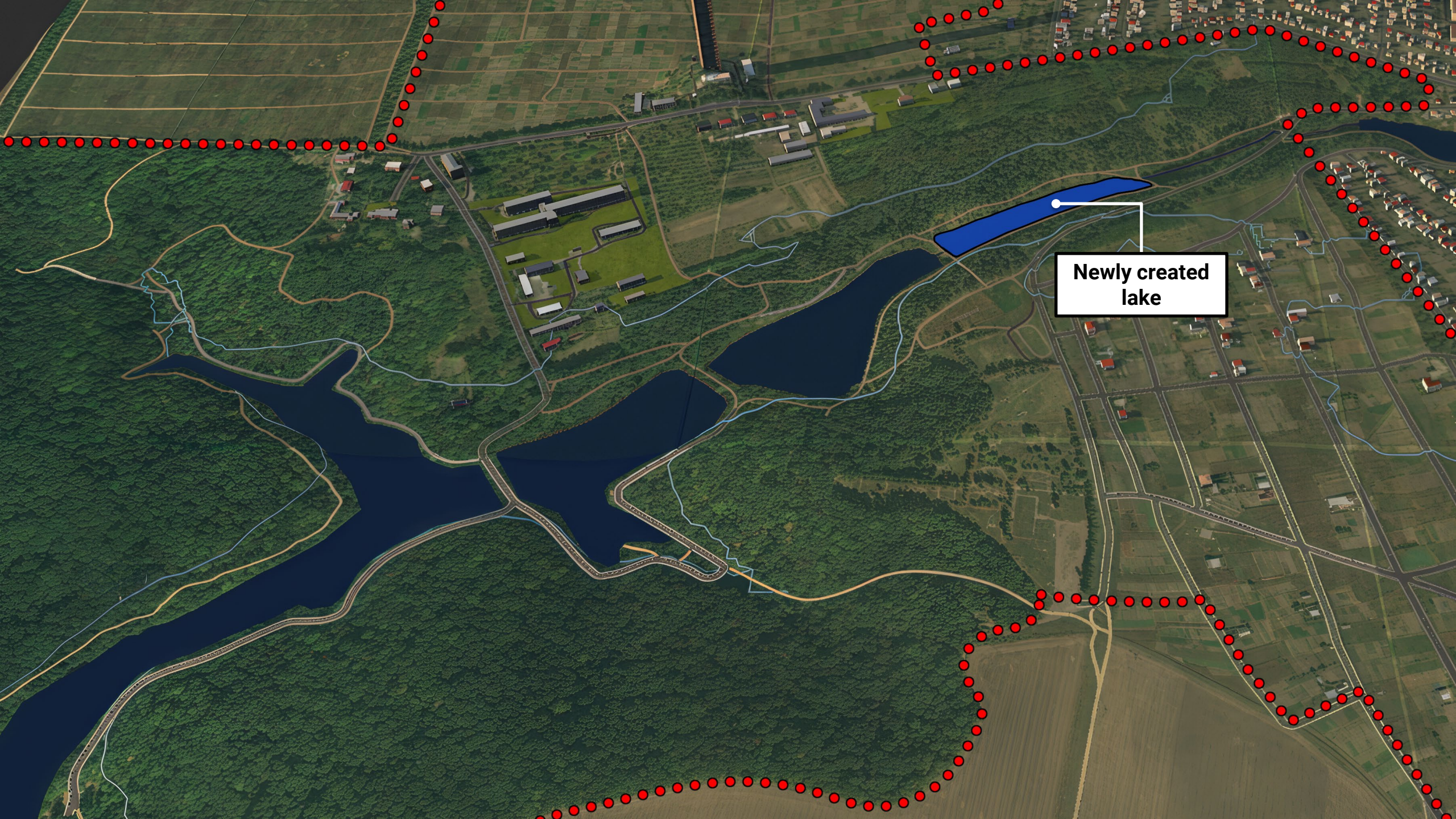
Arboretum Concept

General Concept

The main goal is to transform the "Neskuchne" arboretum from a conservation area into a vibrant green hub that unites four key directions:

- **Health & Wellness:** Creating a modern rehabilitation center, therapeutic gardens, and fresh water fountains.
- **Active Recreation:** Developing sports and children's zones, building a rope park, and creating a new lake for leisure activities.
- **Tourism & Hospitality:** Developing tourism infrastructure, including the construction of a new hotel and glamping zones.
- **Nature Preservation:** Carefully integrating all new facilities into the existing landscape to preserve the park's unique biodiversity.



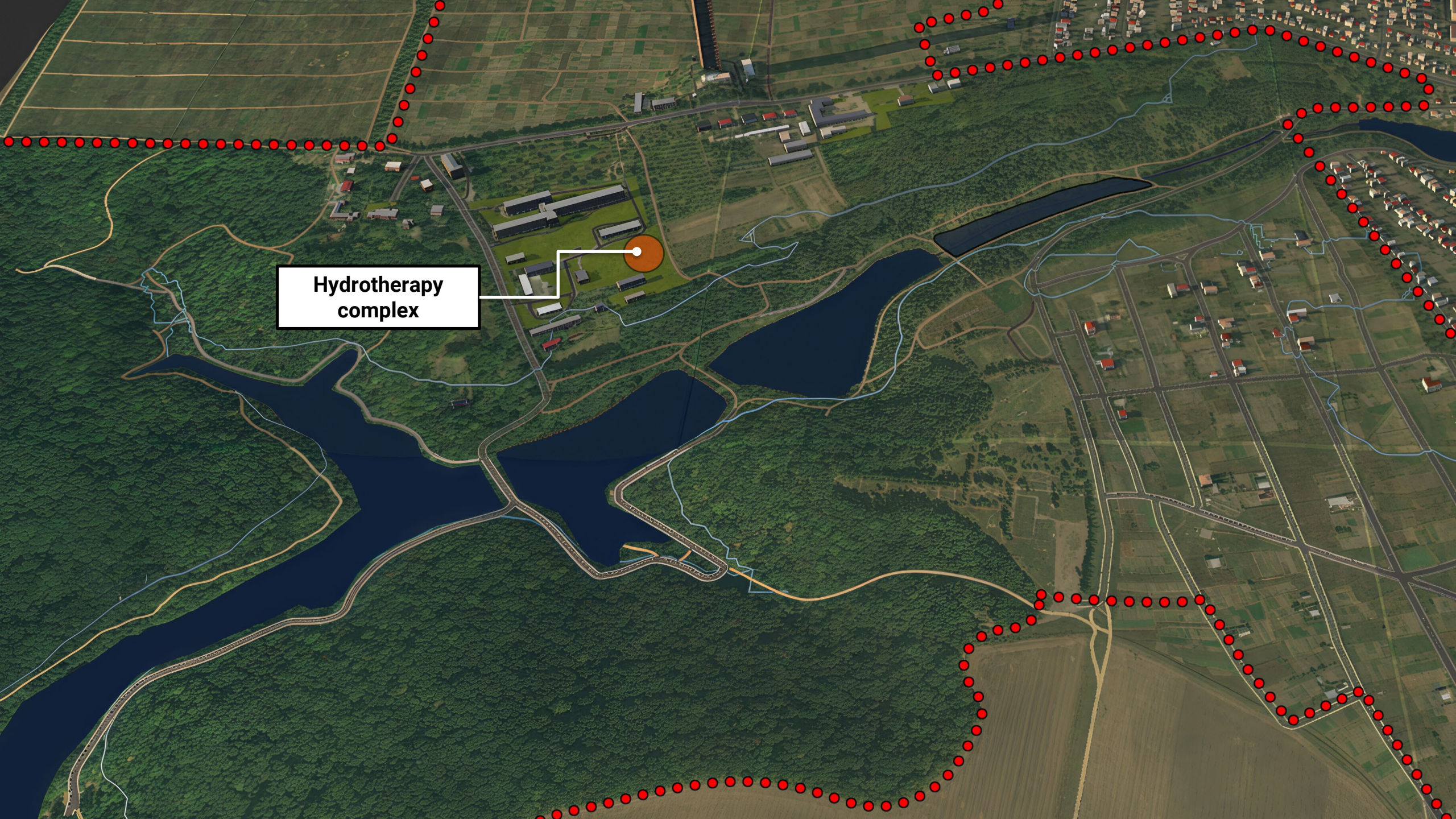


Newly created lake

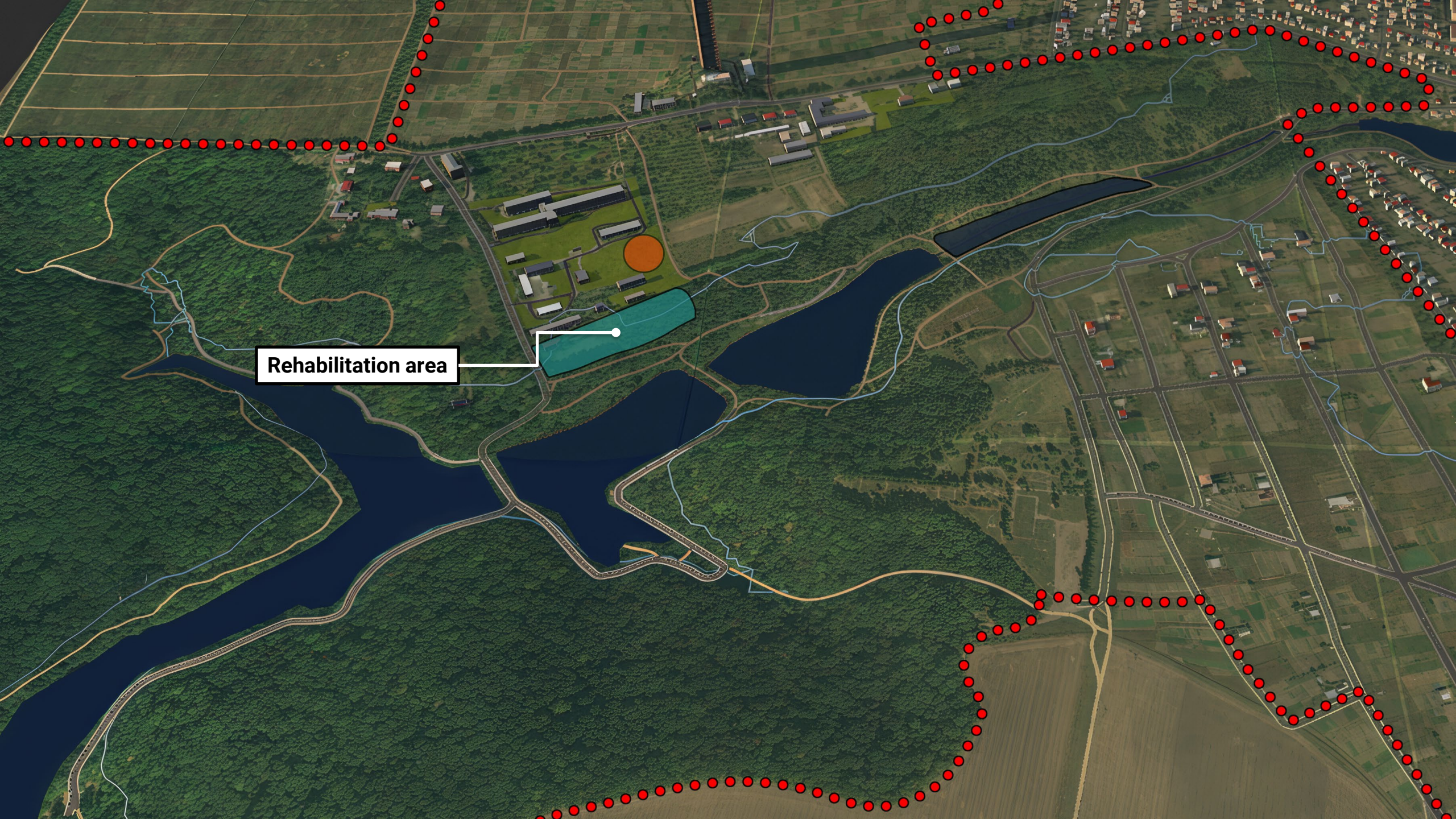
New lake and park with commerce



*Conceptual vision of the area near the new lake

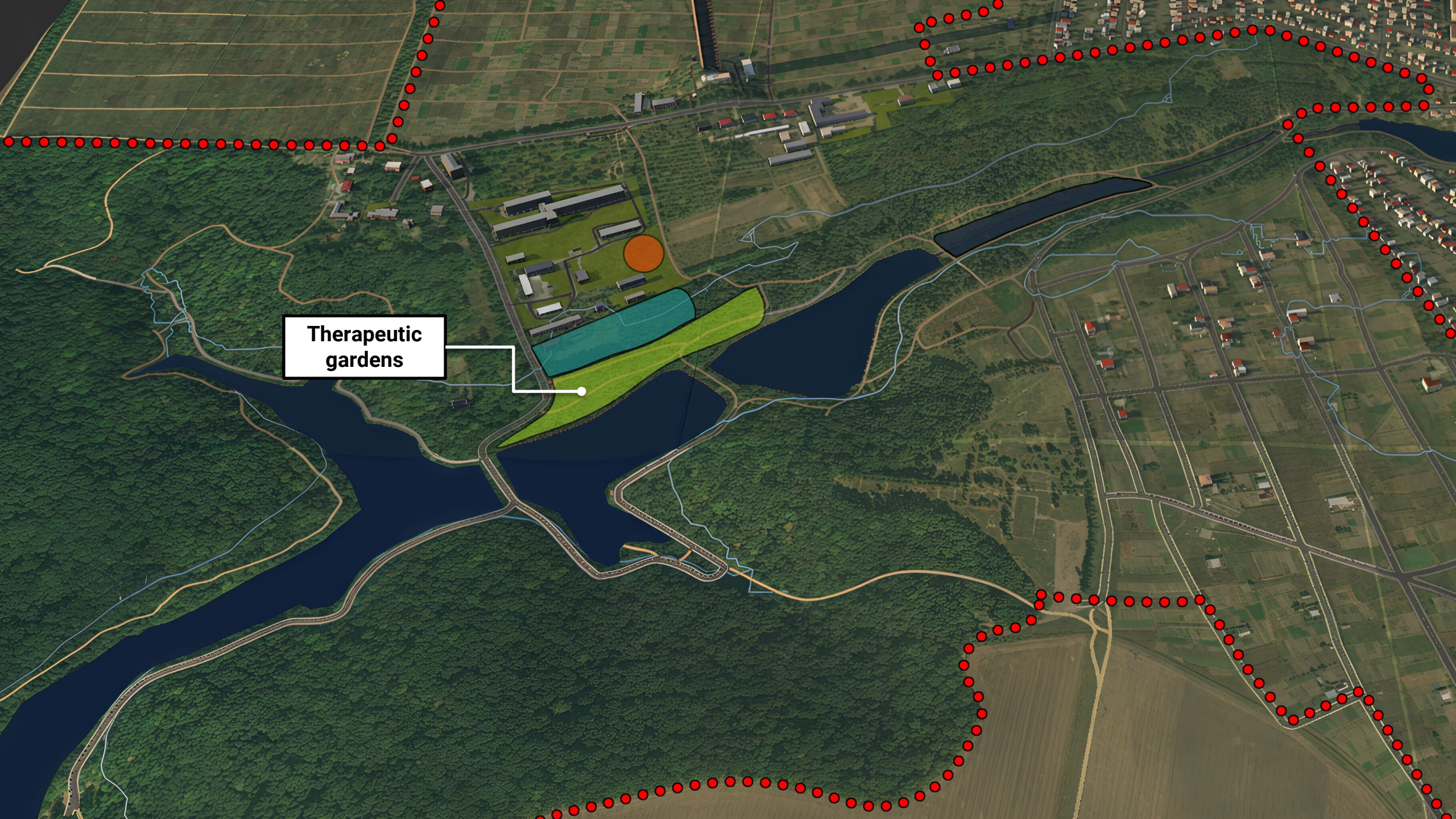


**Hydrotherapy
complex**



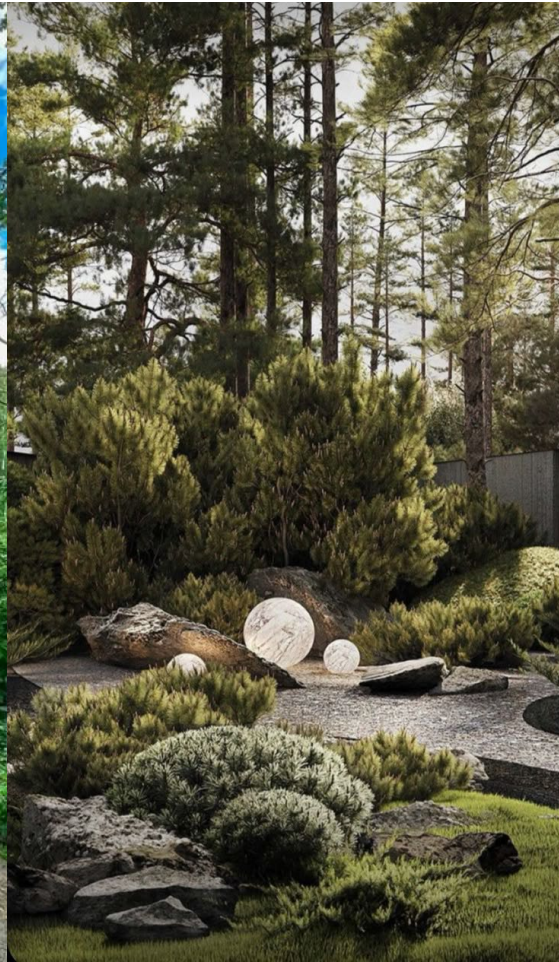
Rehabilitation area

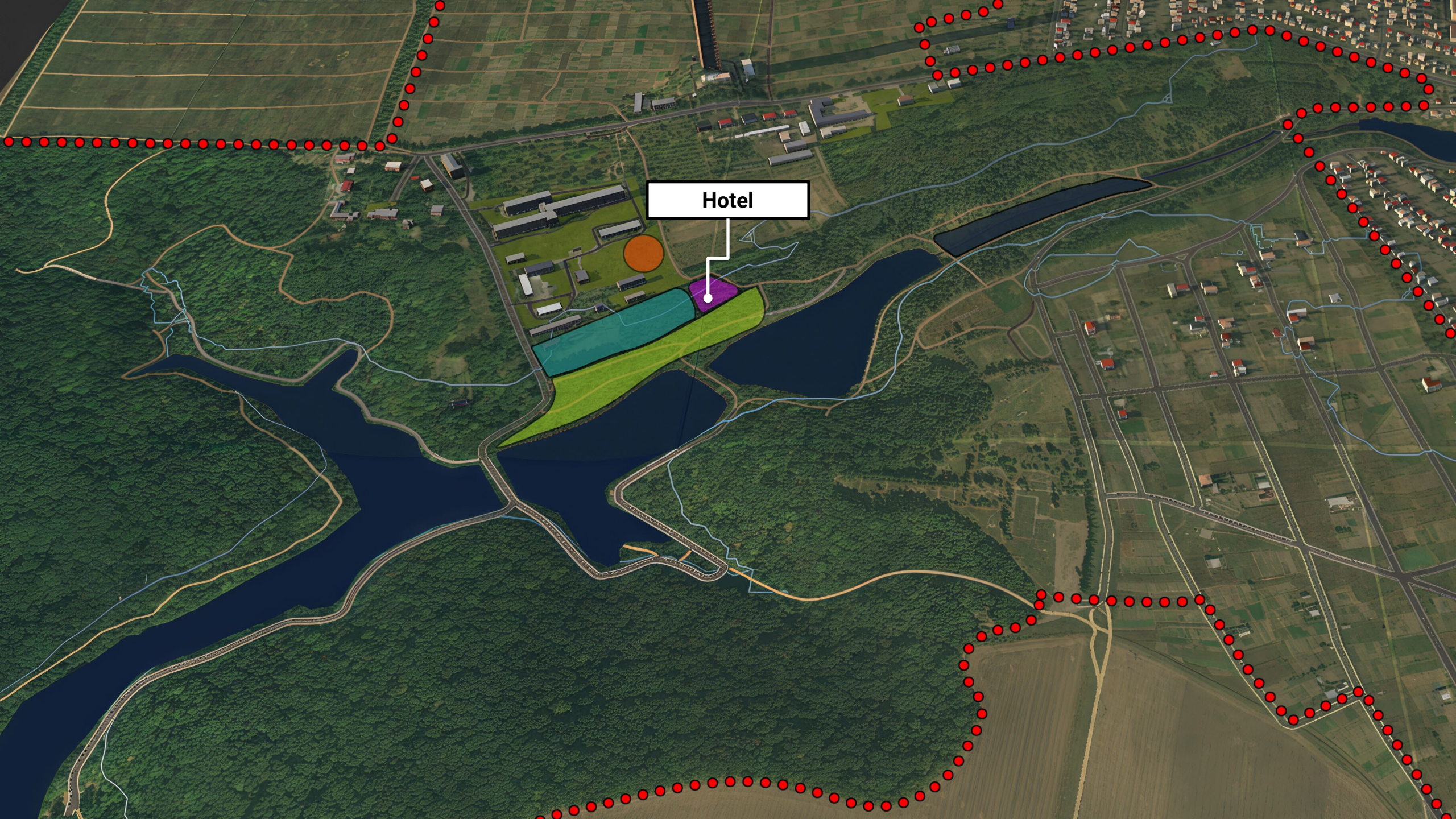
**Therapeutic
gardens**



Arboretum Concept

Therapeutic gardens





Hotel

Arboretum Concept

Hotel

Trostyanyets has significant potential for tourism development, thanks to its unique natural resources and historical monuments.

The new hotel complex will become a hospitality center for all community guests and a key element of the tourism infrastructure.

Location:

Adjacent to the rehabilitation center and the arboretum entrance.

Target Audience:

- Patients and guests of the rehabilitation center.
- Tourists visiting natural and historical landmarks.
- Athletes and event participants at the biathlon complex.



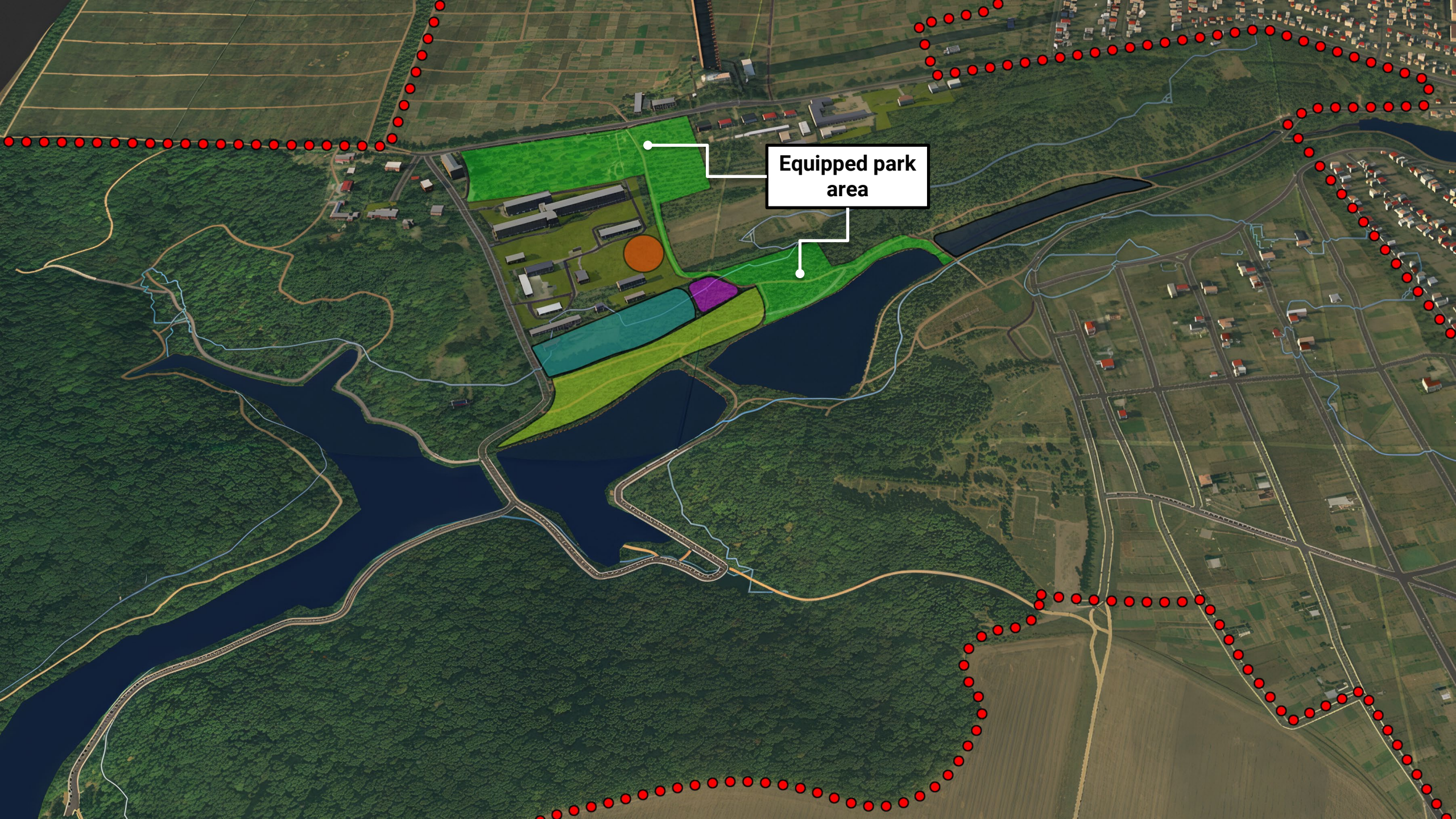
Hotel

Area – 6,450 m²

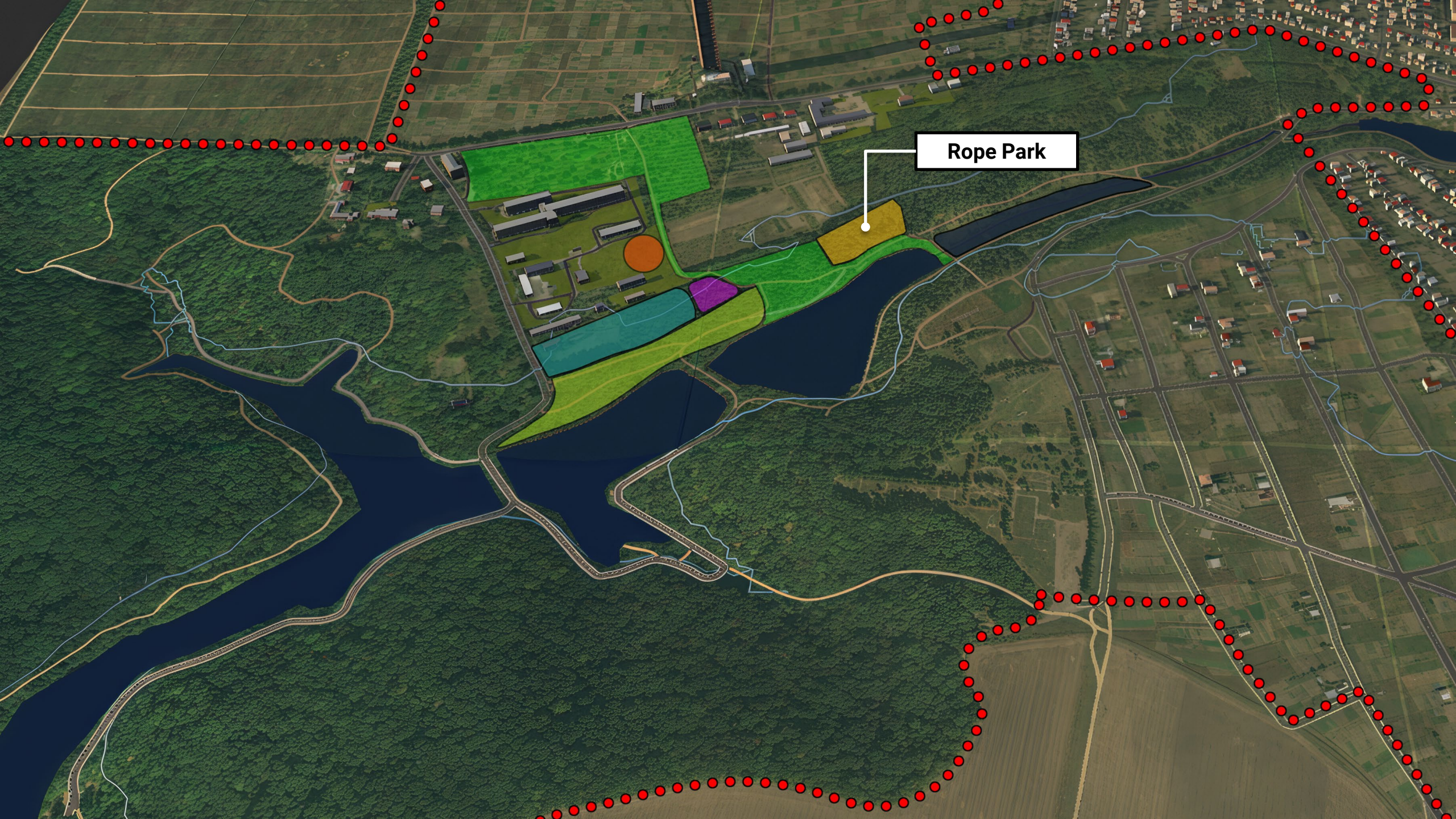
Implementation period – 9 months



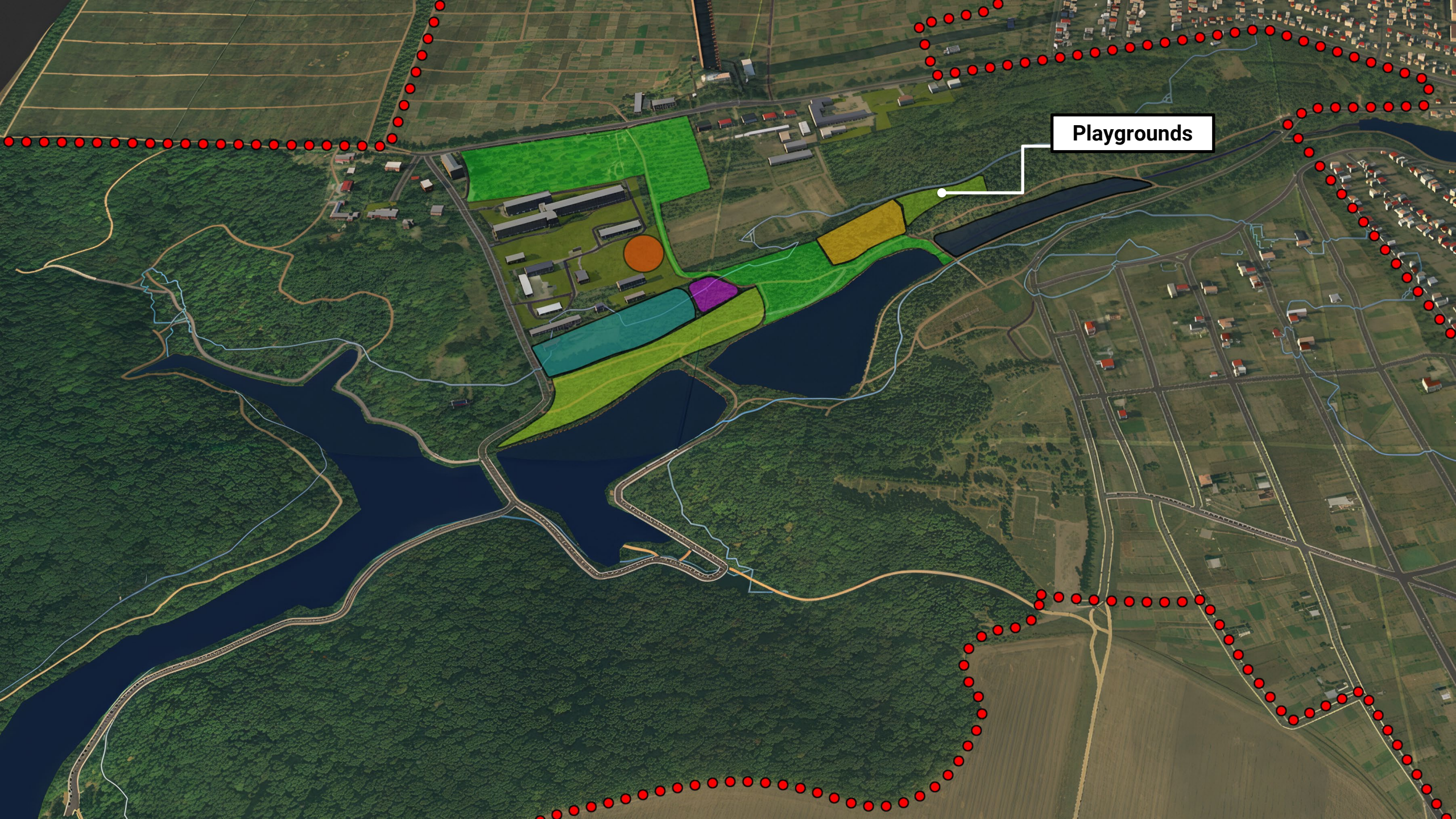




Equipped park area



Rope Park

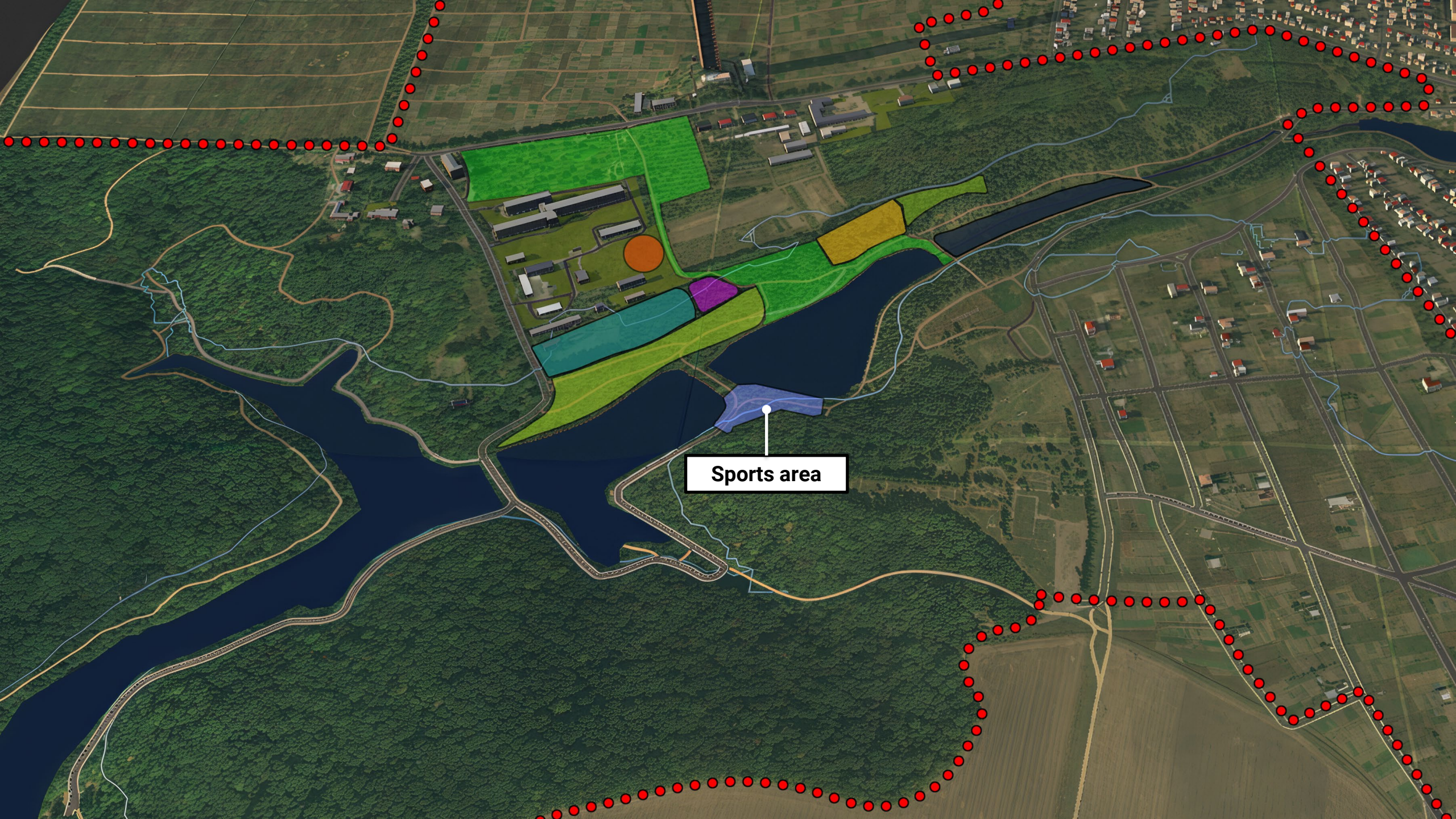


Playgrounds

Arboretum Concept

Entertainment areas for children and adults



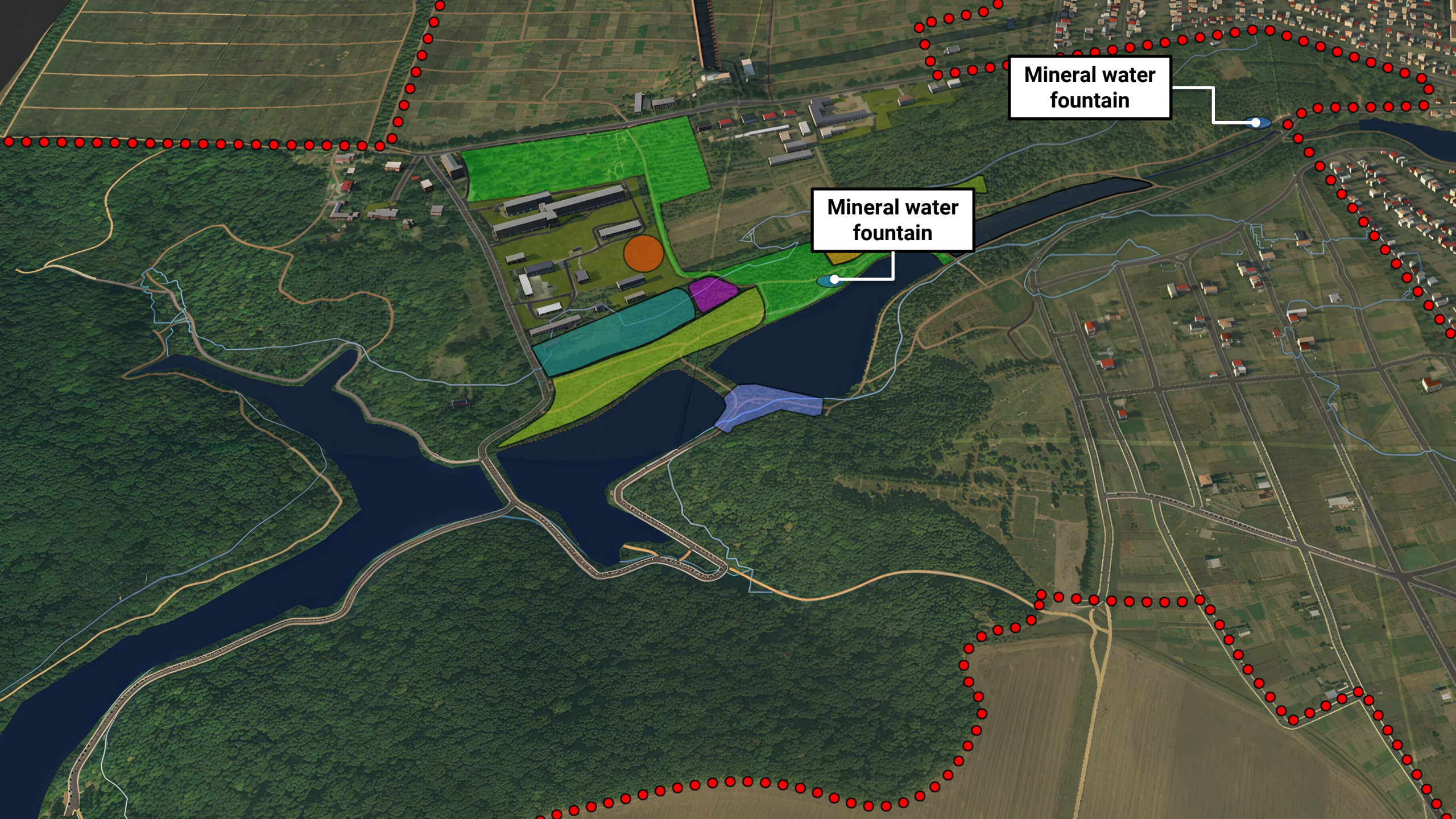


Sports area

Arboretum Concept

Sports fields



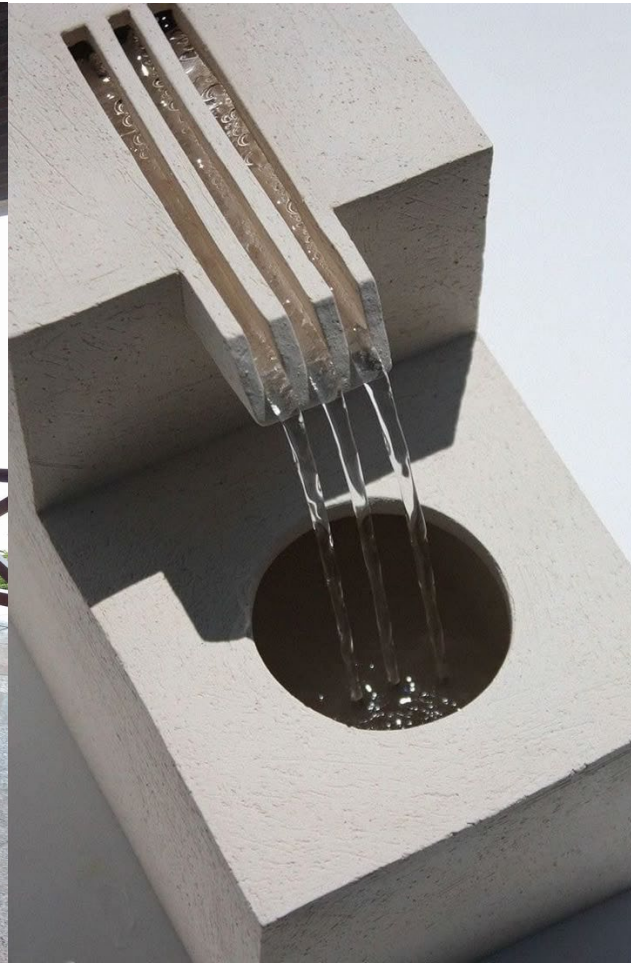


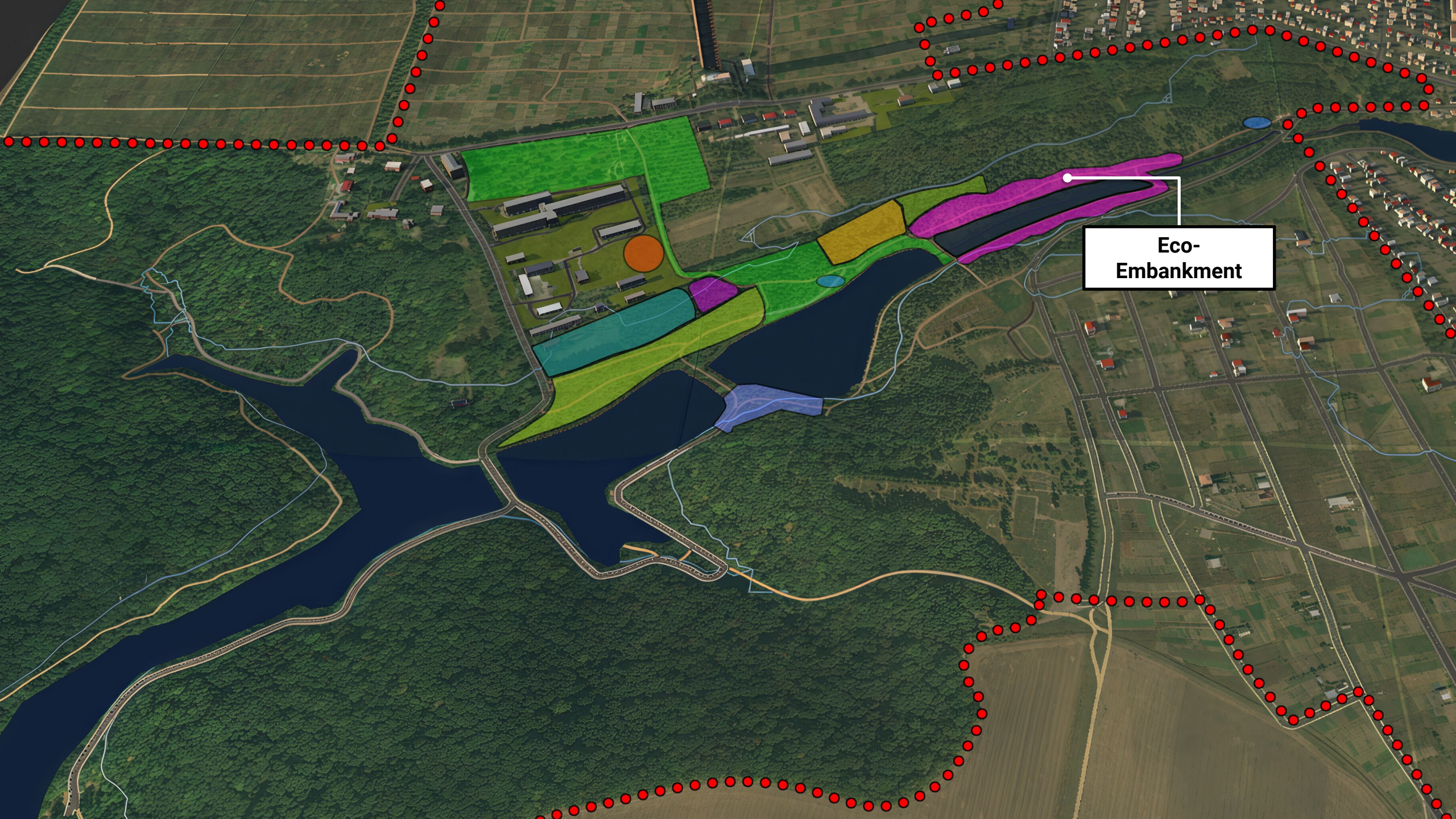
Mineral water fountain

Mineral water fountain

Arboretum Concept

Mineral water fountain

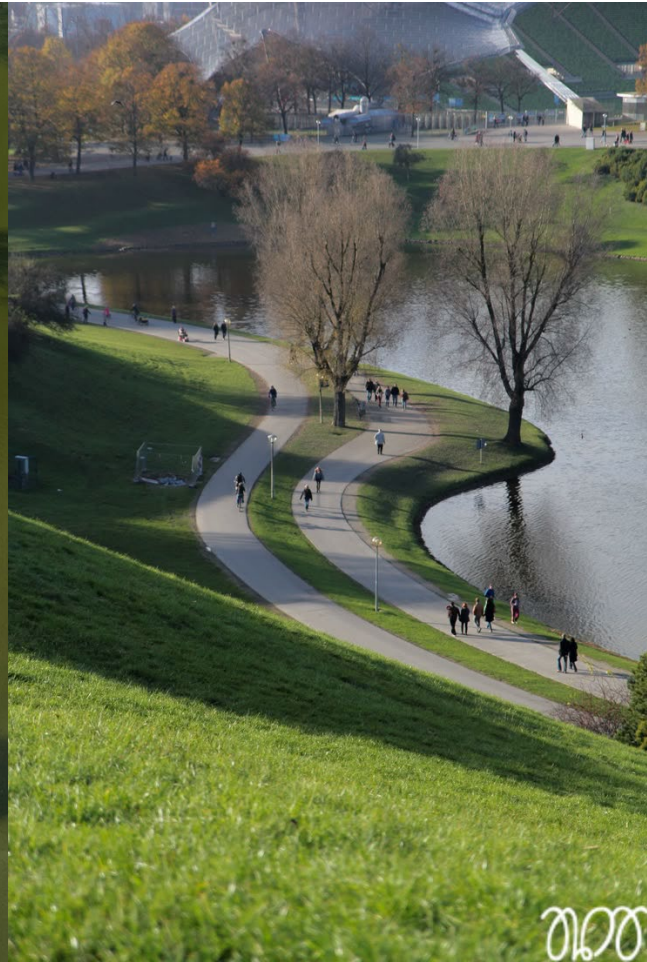
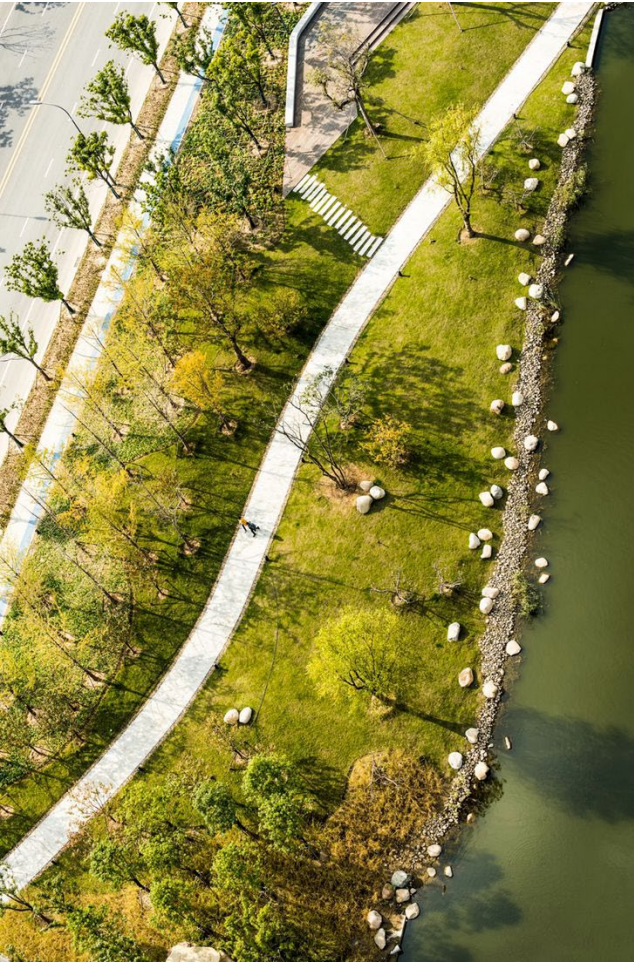


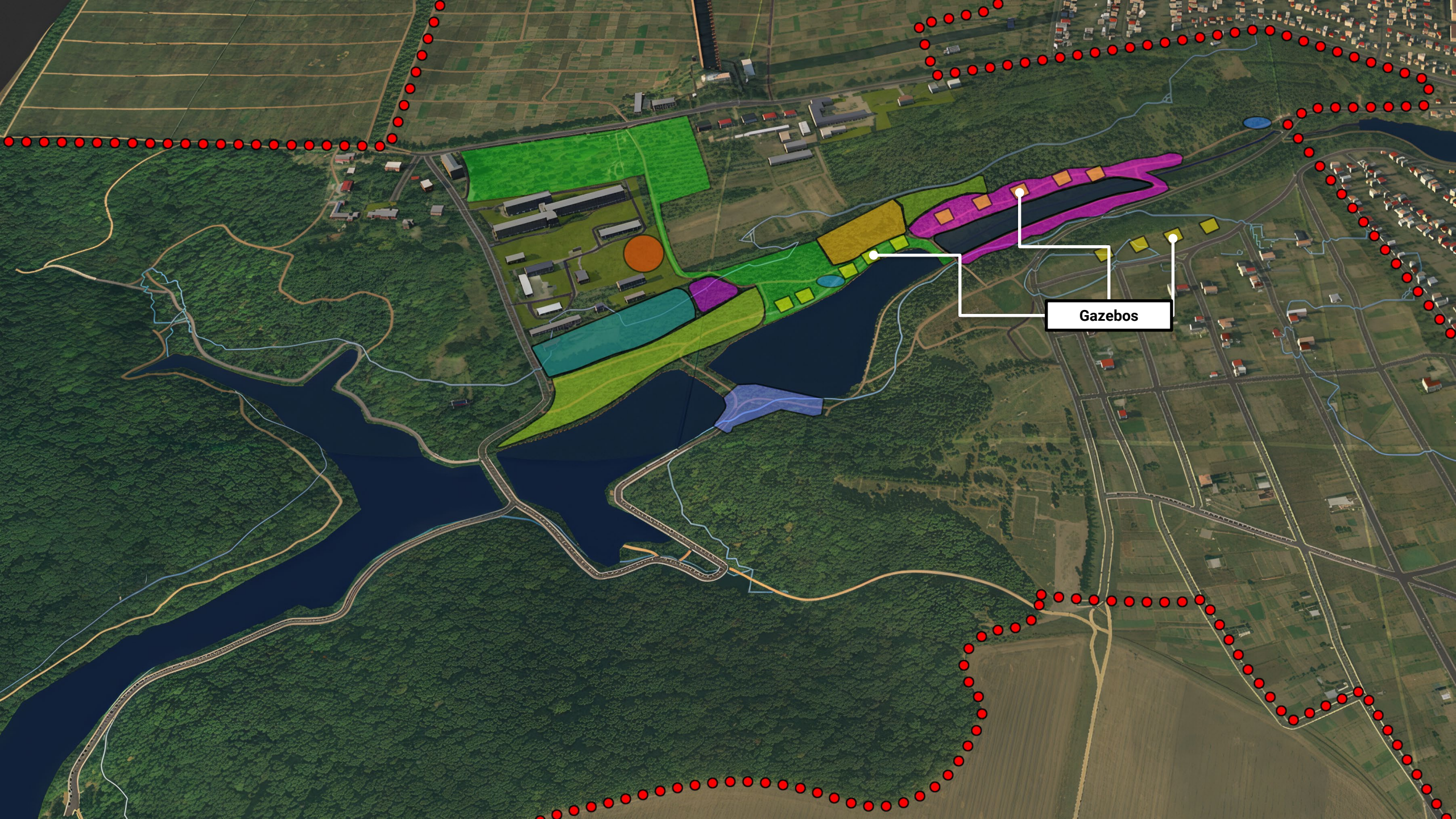


Eco-Embankment

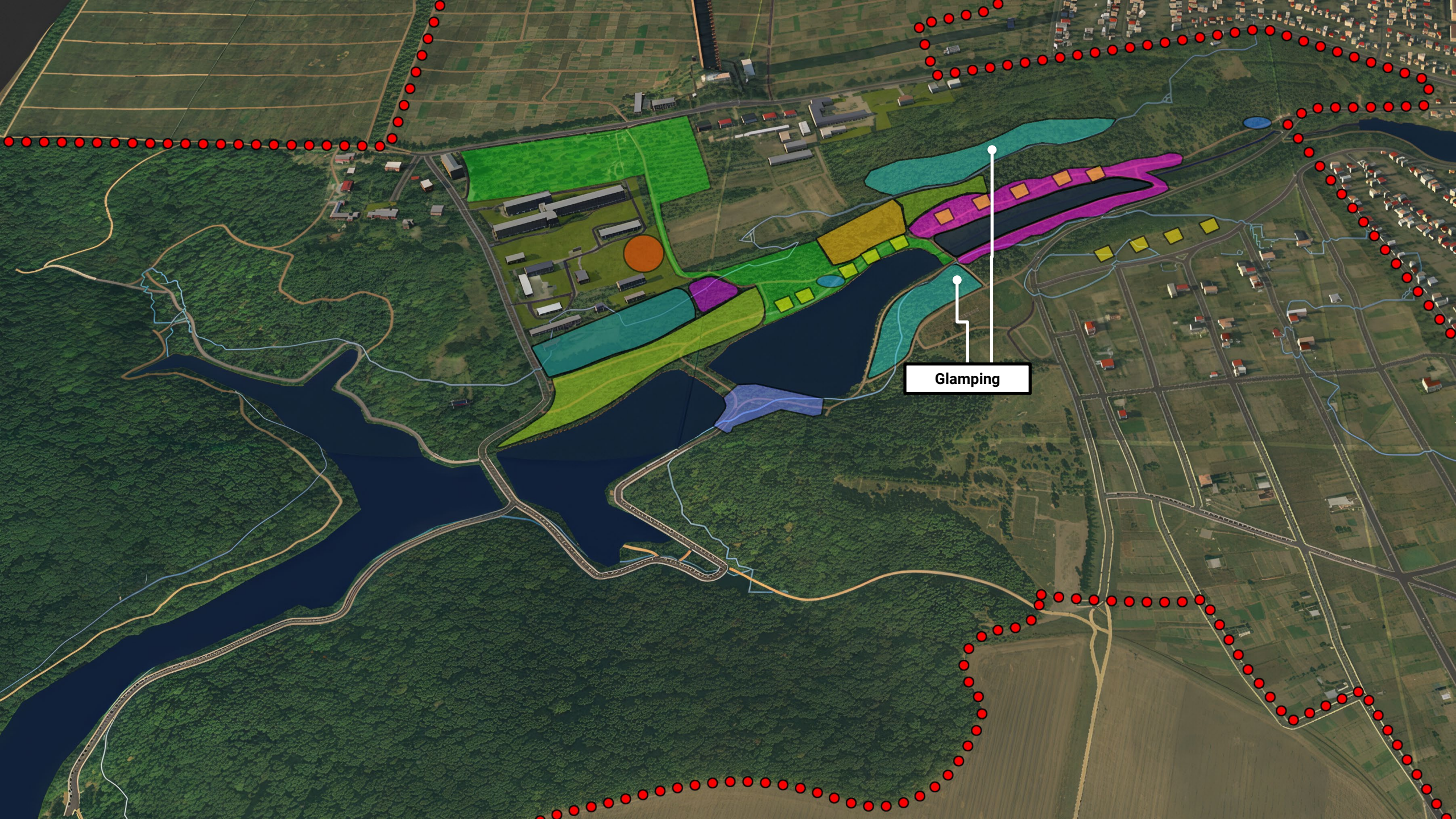
Arboretum Concept

Eco-embankment





Gazebos

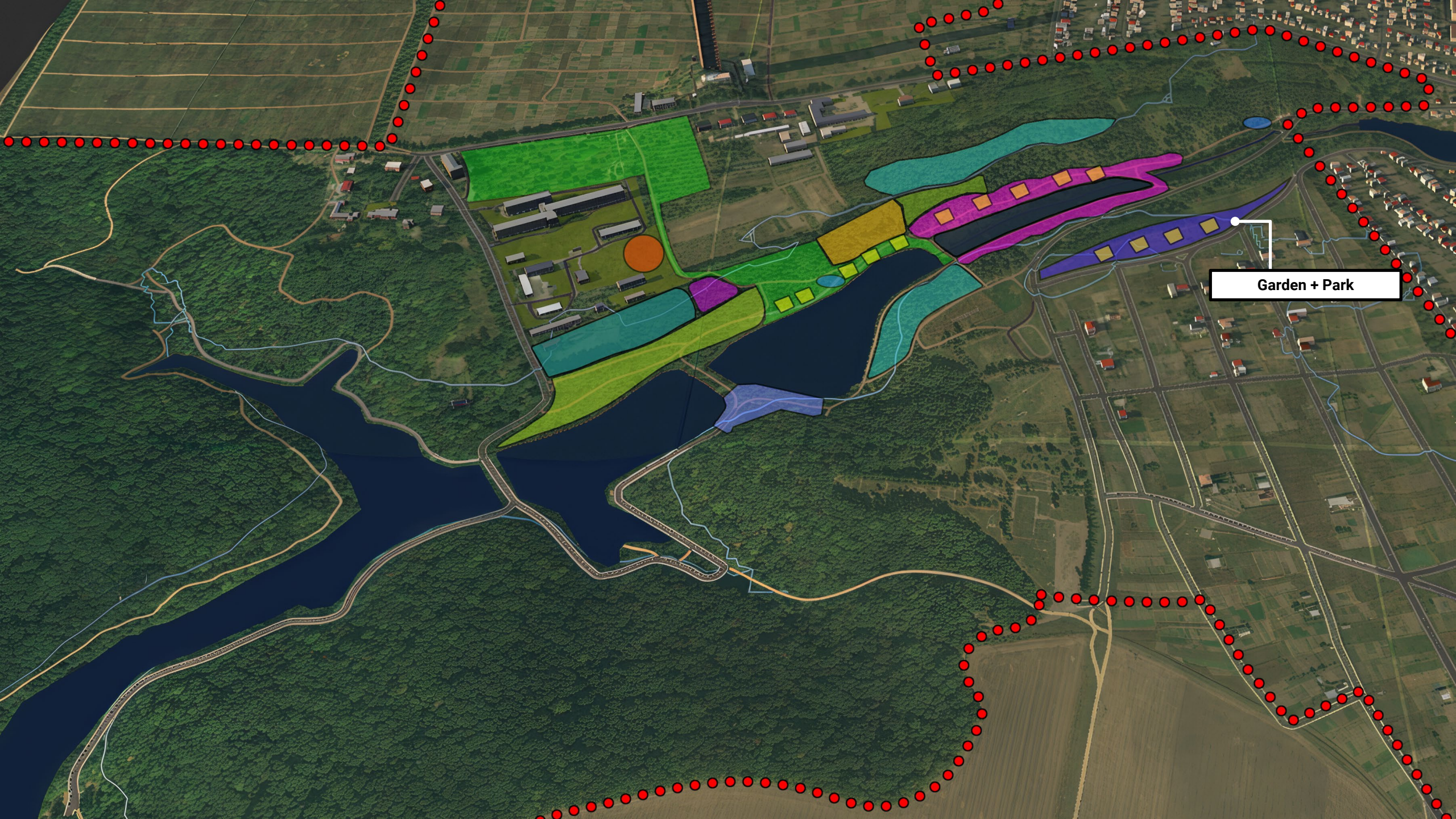


Glamping

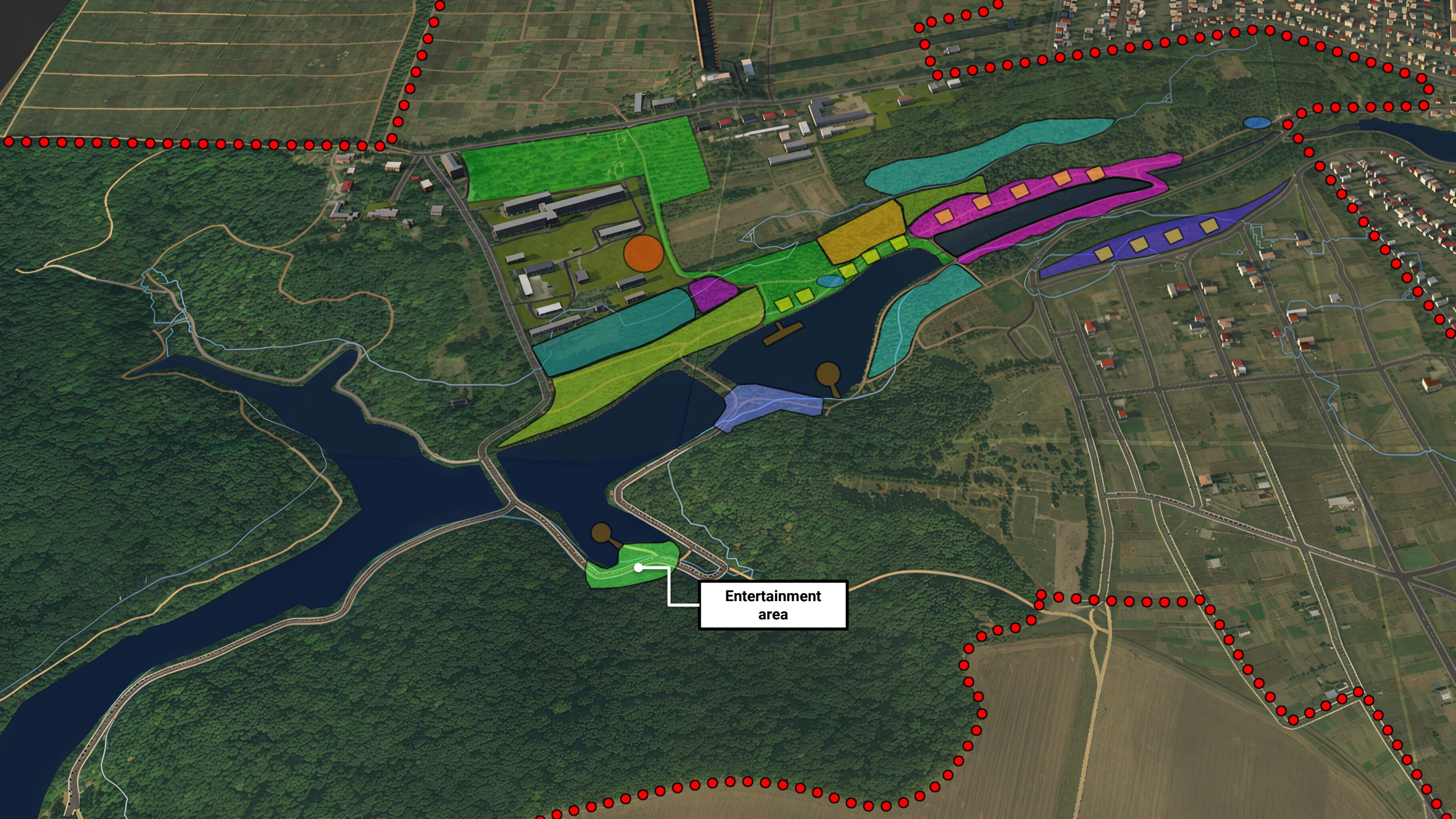
Arboretum Concept

Gazebos, glamping

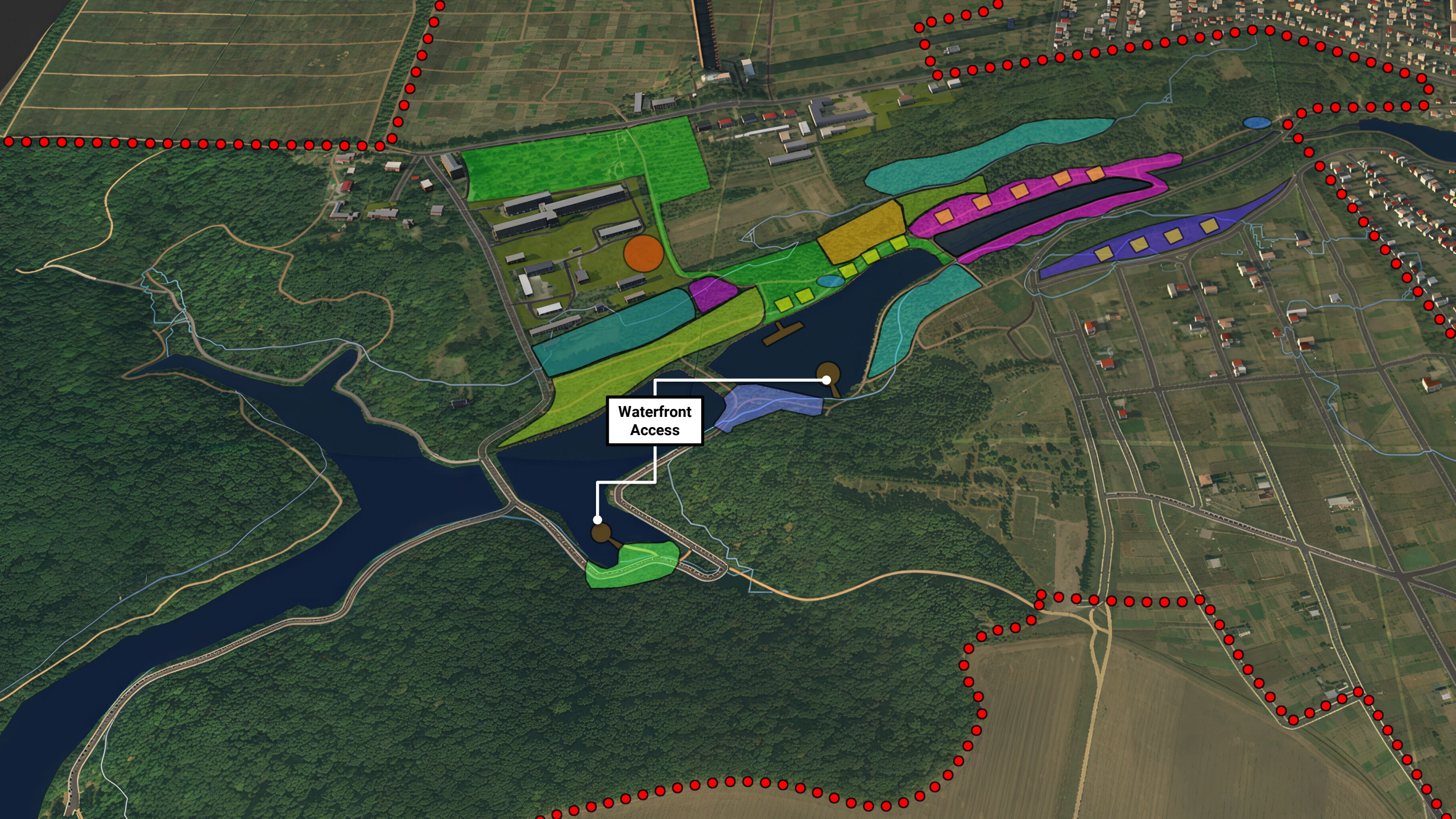




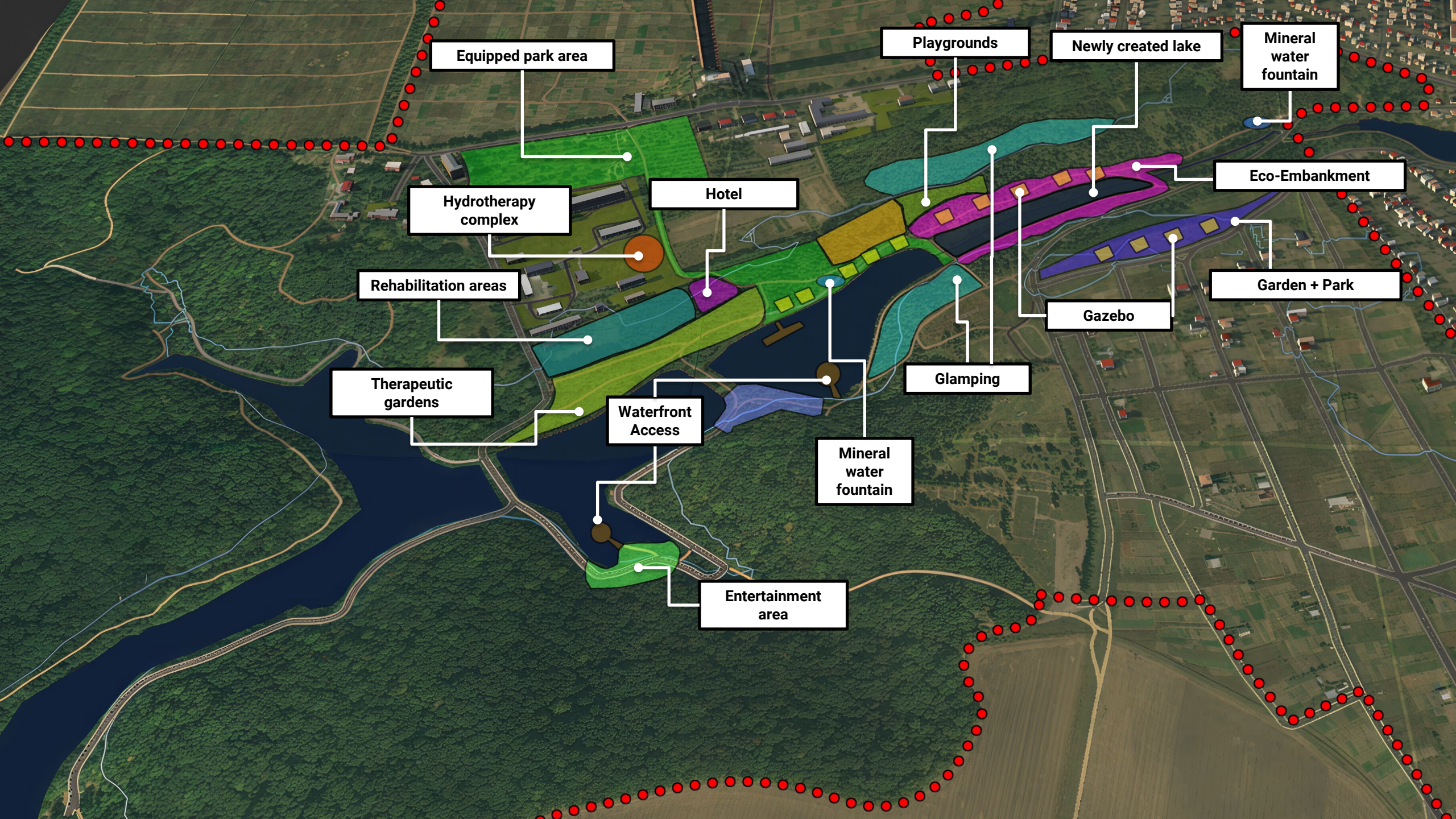
Garden + Park



Entertainment
area



Waterfront
Access



Equipped park area

Playgrounds

Newly created lake

Mineral water fountain

Hydrotherapy complex

Hotel

Eco-Embankment

Rehabilitation areas

Therapeutic gardens

Waterfront Access

Mineral water fountain

Glamping

Gazebo

Garden + Park

Entertainment area

Biathlon complex "NESKUCHNE"

Location:

– The biathlon complex is located in the southern part of the plot.

Land Area:

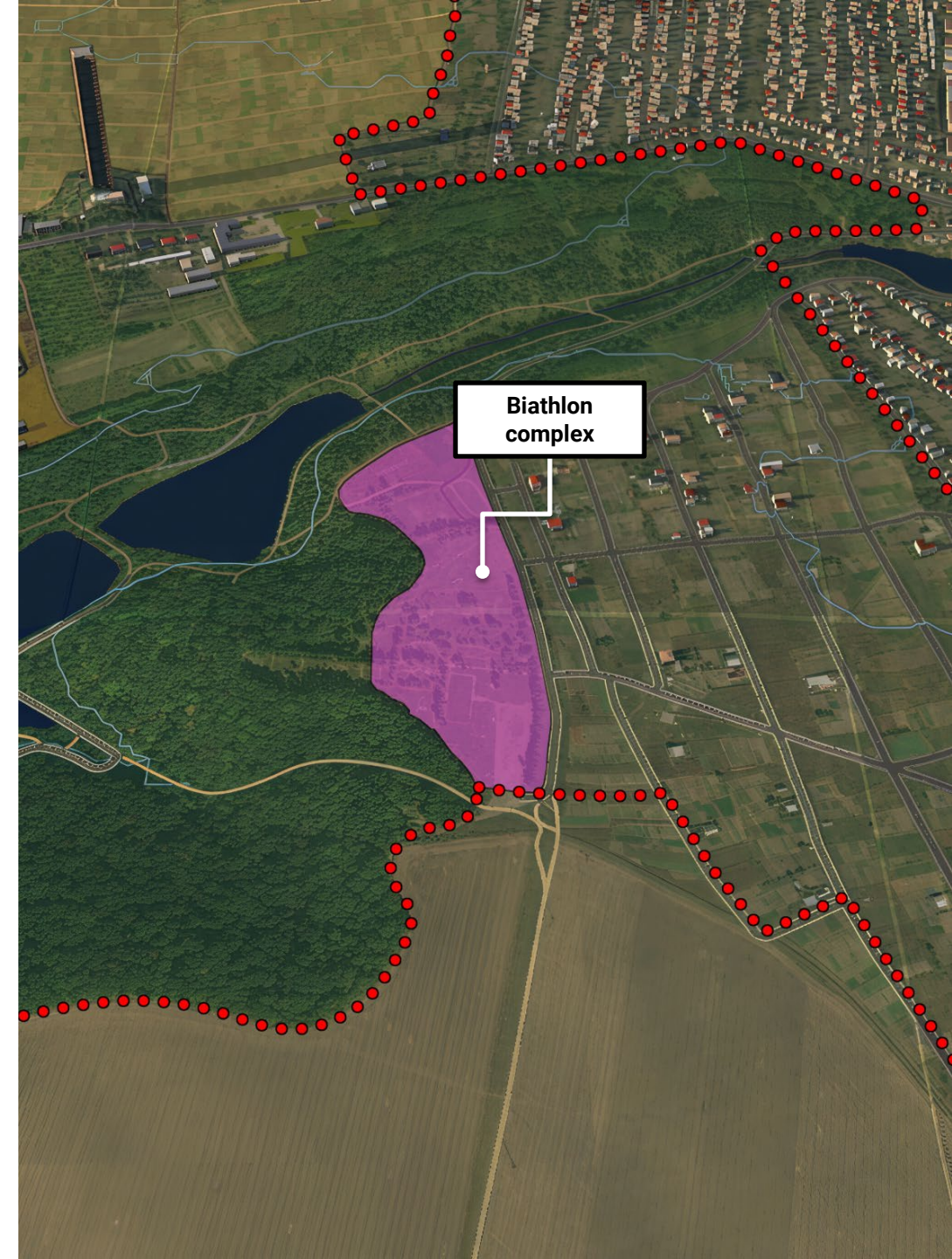
– 14 hectares.

Strategic Goals:

- A modern, European-standard complex capable of hosting world championships.
- A unique location next to the arboretum on flat terrain (160m above sea level).
- An alternative to Bukovel for flat-terrain competition..

Key Features:

- The project was developed with input from experts in biathlon complex design and operation.
- A main grandstand with 6,000 seats.
- A parking area for 600 vehicles.



Biathlon complex "NESKUCHNE"



Biathlon complex "NESKUCHNE"

Completed part of the project

As part of the project, multifunctional facilities have been created that can be repurposed according to the community's needs.

Currently, a temporary housing building for internally displaced persons and a dining hall have been completed. In peacetime, these facilities can serve the necessary functions for the biathlon complex.



Cottage Village



Cottage Village

An exclusive cottage village is proposed for the site of the undeveloped private plots. This space will serve as an extension of the sports cluster and a comfortable home for athletes and guests of the "Neskuchne" biathlon complex.

For Athletes:

Modern two-story cottages designed for comfortable living and recovery during year-round training camps and competitions.

For Tourists and Guests:

An ideal location for those who prefer an active holiday, with direct access to biathlon tracks, the arboretum, and all recreational infrastructure.

A Unique Atmosphere:

The village's architecture and landscaping will emphasize its athletic spirit, creating a dynamic and inspiring space that will become a true "sports driver" for the community.



Two-storey residential building

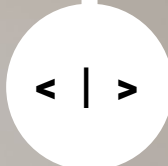
Area – from 520 m²

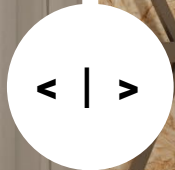
Apartments – from 7

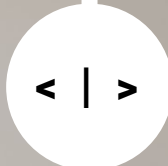
Construction time – 4 months



*One of the types of residential buildings offered







Vision 2050

A 25-Year Development Strategy for Trostyanets

Main Vision:

In 20-25 years, the Trostyanets community will be a self-sufficient, innovative, and green regional hub—a comfortable place to live, work, and visit.

Economic Hub and Innovation:

Over 3,200 new jobs created through the full operation of the Industrial Park, development of export-oriented businesses, and attraction of new investment.

Quality of Life and Human Capital:

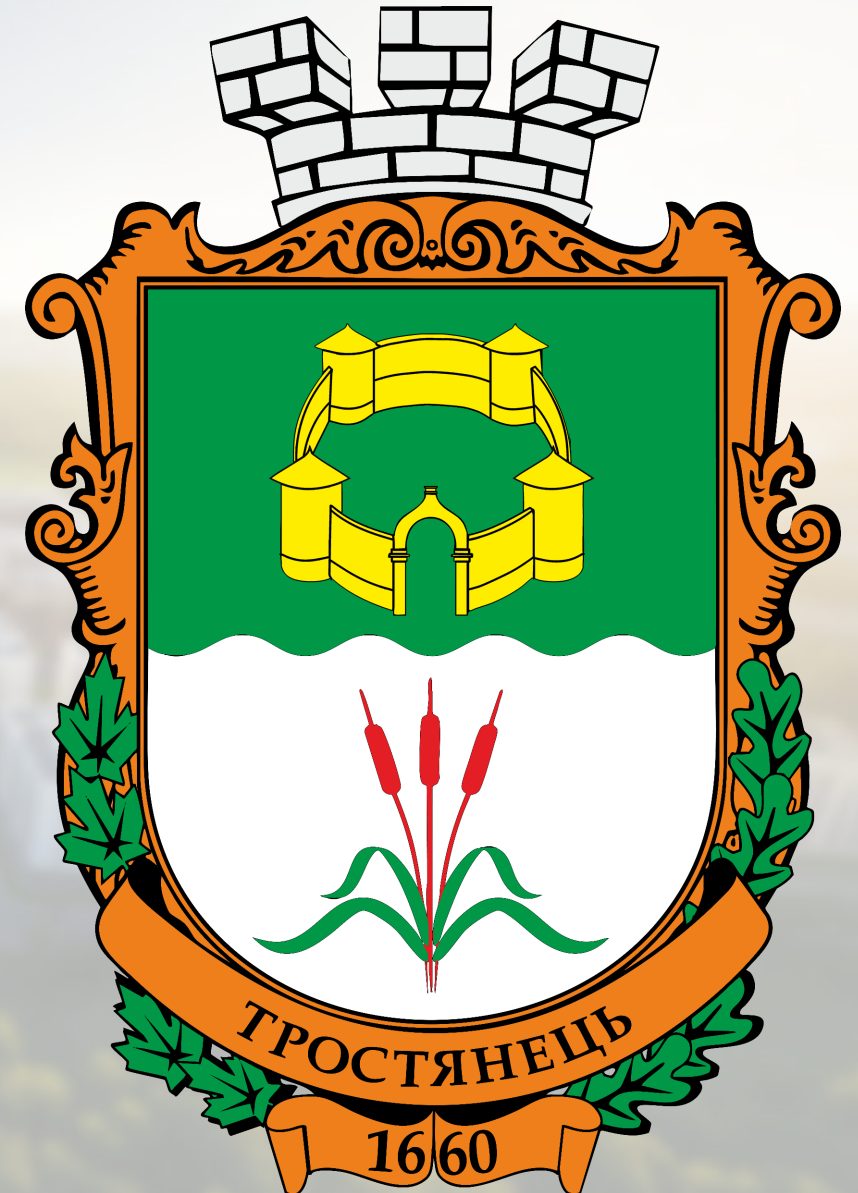
Over 11,600 residents provided with new, comfortable housing. The outflow of skilled professionals has been halted, and modern social infrastructure has been created, including new schools, kindergartens, and public spaces.

A Magnet for Tourism and Sports:

Trostyanets transformed into a national center for sports and eco-tourism. The biathlon complex is one of the best in the world, hosting international competitions, and the updated arboretum is ranked among the planet's top 10 eco-parks.

Sustainable Development and Energy Efficiency:

A higher level of energy independence achieved thanks to a dedicated solar power plant. Green building principles have been implemented, creating a balanced, green ecosystem.



Roadmap

Quarter Concept

A detailed concept for the area's development has been created



Lot Breakdown

The project is structured into separate investment lots for phased financing



Design Funding

Funds have been allocated for design work



Organization & Preparation

Preparations for the start of construction are underway



New Facilities

The community receives infrastructure and housing tailored to its needs



Public Hearings

Holding discussions and integrating community needs into the final project



Partner Engagement

Seeking and engaging key partners, including donors, foundations, and private businesses



Construction Funding

Financing is secured from the state, foundations, donors, and businesses



Project Support

Managing the projects as they are implemented in lots

