

## **Modern revitalization of Kyiv**

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### **ABSTRACT**

The purpose of the article is to identify the features of modern revitalization of the capital of Ukraine. The main types of revitalization are identified and examples of specific forms of such transformation are given. At the same time, it was established that most of the relevant changes took place in the period **2001–2008**. The processing industry enterprises were mostly closed during the years of Ukraine's independence. It was also found that revitalization significantly changed the former warehouses. The scientific novelty is to reveal the features of revitalization according to economic cycles that took place in Kyiv. The study of the peculiarities of the development of this process was detailed on specific examples. In addition, it was found that most of the shopping and entertainment and shopping centers operating in the capital of Ukraine were created on the basis of former large industrial enterprises. Thus, it was proved that modern revitalization is an invariant of the post-industrial development of the large post-Soviet city, which includes the city of Kyiv.

**KEYWORDS:** Revitalization, Kyiv, Office space, Economic cycle, Deindustrialization.

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**1. Introduction.** Revitalization of the major process in post-industrial cities in different countries. David Harvey has formed modern geographic studies of the issue revitalization [1]. In Ukraine, the first such studies are based precisely on his understanding of revitalization as a process of territorial manifestation of capitalism. At the same time, it is important to study the economic and geographical position of the city. The last work is [2]. In Kyiv, more than 30% of the territory is occupied by industrial sites, while 40% of industrial enterprises do not produce marketable products. Leasing of space for warehouses or office space has become widespread. There is a choice - demolition or revitalization. During the revitalization, a set of works is performed, which provides for the preservation of the architectural appearance of buildings, with the creation of interior and interiors and engineering and technological equipment, in accordance with modern norms and requirements. The main task of revitalization is the reconstruction of industrial buildings and areas around them in order to replace their functional purpose.

**2. Proposed Techniques / Algorithms.** The basis of the study are general scientific methods: descriptive, formal logic, analysis and synthesis. Among the interdisciplinary methods, a mathematical and statistical apparatus was used to identify the main trends of revitalization in Kyiv for independence epoch. The main method of work is descriptive-geographical, with the help of which the location of revitalized objects of Kyiv was revealed.

**3. Experimental Results.** Given that a detailed analysis of the revitalization of industrial zones of the capital of Ukraine from the geographical standpoint of M. Bykova [3], we will not disclose them, we will pay attention only to the fact that this study focuses only on the territorial aspect. Geographical features of revitalization in other cities of the state are revealed by us [4; 5; 6]. Urban features revealed in the process of revitalization are revealed in the works of architects. In recent publications on this issue, representatives of this science [7; 8; 9; 10] emphasis is placed on the introduction of the principles of sustainable development in urban planning practice. While the connection between revitalization and economic cycles has not been revealed in scientific works devoted to the study of Kyiv. Therefore, we are the first to reveal this issue in this publication.

Revitalization is one of the social aspects of urban space, which contributes to the regeneration of social activity and civic responsibility. Thus reveals the old building acquires new functions that were not provided for in the creation of industrial enterprises. For example, the conversion of former industrial buildings into living space - a loft leads to a change in the value of the relevant buildings as elements of urban cultural heritage. Thus, the revitalization of former industrial enterprises is a chance for Kyiv to become a comfortable modern post-industrial city. It is worth noting that in this context, revitalization is an invariant of gentrification, which leads to changes in the social space of the city. Accordingly, the former brownfields receive a new role of bearers of historical and cultural heritage, which involves the introduction of the principles of sustainable development to preserve urban development. At the same time, in contrast to the process of gentrification, which involves large-scale changes in the facility and significant investment, revitalization allows you to find new, more efficient ways to use former industrial facilities without making significant changes. This led to the widespread revitalization process in all post-Soviet cities, which thus adapted to the post-industrial stage of development.

Economic cycles are an integral part of a market economy. Traditionally, there are several species, among which the Kitchin cycle reflects construction activity [11]. Accordingly, the analysis of the pace of the revitalization process for them allows to show the real transformation processes due to the economic development of the city.

As part of the revitalization during the years of independence in Kyiv, 43 industrial enterprises were transformed (Table 1). Mostly these are former processing enterprises that have not been able to establish production in the new market conditions.

**Table 1.** Number of closed industrial enterprises in Kyiv by economic cycles

Economic cycle	Years	Number of closed enterprises
Crisis	1991 – 2001	6
Growth	2001 – 2008	19
Crisis	2008 – 2011	5
Growth	2011 – 2014	9
Crisis	2014 – 2016	4
Growth	after 2017	-

Compiled by S.P. Zapototskiy according to information [7; 12].

Examining the periods of closure of industrial enterprises that have undergone revitalization, we can clearly see the relationship between the number of closed enterprises and the periods of development of the Ukrainian economy (see Table 1). From this table we can conclude that it was during the period of economic growth (2001 – 2008) that the process of revitalization in Kyiv was the most active. This is due, in our opinion, to the significant need to adapt urban development to the new needs of both managers and new tastes of consumers, who give a clear advantage to large shopping and entertainment centers and shopping centers through the introduction of middle-class social standards of Western European living standards.

The largest revitalized facilities in the capital of Ukraine are the shopping center *Cosmopolitan* (70 thousand m<sup>2</sup>), built on the site of the former large machine-building plant *Bolshevik* (Table 2). Also on the site of the former large enterprises – *Darnytskyi Silk Mill* and *Electronmash Plant*, the *Platform Art Factory* shopping center (almost 65,000 m<sup>2</sup>) and the shopping center *Auchan promenade* (63,000 m<sup>2</sup>) were built, respectively. The smallest (by area) are revitalized cultural institutions, such as, for example, *Art Space G 13* (Table 2).

**Table 2.** Examples of revitalization in Kyiv

Industrial enterprise of soviet time	Year of closing	Type of revitalization	Revitalized institution
Canteen of Artem plant	1997	office space	Artem
Shoe factory	2002	office space	Forum
Toy factory	2003	office space	Biasness Centre
Yeast factory	2004	office space	Torus
Plant of automation named after G.I. Petrovsky	2005	office space	Cubic-Center
Book factory	2005	office space	Renaissance
Factory of logarithmic rulers	2006	office space	Rilyeyeva, 10 a
Production building Mayak plant	2007	office space	Mayak Westhause
Shoe factory	2010	office space	Forum Park Plaza
Special design bureau of relays and automation	2010	office space	Forum-Satellite
Generator Plant	2011	office space	Rialto
Factory of metal structures	2012	office space	Yakutska, 8
Lastivka, Sewing Factory	2013	office space	Illinskiy
Furniture factory Lagoda	2014	office space	Lagoda
Kyiv Welding Equipment Plant	2014	office space	Grand step
Experimental mechanical plant	2016	office space	Frunze, 67 - 71
Kyiv Experimental Mechanical Plant «Zvarka»	2003	shopping center	GorodOK
Kyiv Metalware Plant	2003	shopping center	Megamarket Gorky
Reducer plant	2006	shopping center	Arcadia
Electronmash plant	2009	shopping center	Auchan promenade
Bolshevik plant	2000	shopping center	Cosmopolit
Warehouses of the Arsenal plant	2003	creative space	Art arsenal
Kyiv glass container plant	2014	creative space	Art space «G 13»
Tape weaving factory	2014	creative space	Art center «Closer»
Warehouses of the Kiev river port	2015	creative space	Port creative hub

Warehouses of the Kyivmlyn enterprise	2012	hotel	Fairmont Grand Hotel Kyiv
Industrial enterprise of soviet time	Year of closing	Type of revitalization	Revitalized institution
Building 22 of the Radar plant	2012	hotel	Alfavito hotel Kyiv
Woodworking plant DOK-3	2016	residential complex	Loft House Podol
Vulcan plant	2010	residential complex	Comfort Town

Compiled by V. Zapototska on the basis of information about the creation of revitalized facilities in Kyiv, provided on their official websites.

In Kyiv, such types of revitalized premises as office-business, shopping center, creative space, hotel, residential premises predominate (Table 2).

One of the most numerous examples of revitalization is the creation of office structures. The first such facility was established in 1997, when the former canteen of the *Artem* plant was converted into an office space (Table 2). According to our data, a large number of industrial buildings of former machine-building enterprises are being revitalized in the capital of Ukraine into office complexes. This is due to the fact that they were created on the site of the former large (by area) production shops, which did not have complex engineering structural elements.

Shopping and entertainment centers are often built on the site of former warehouses, as well as on the site of former factories. On the site of the former warehouses now operate: shopping center *Caravan*, shopping center *GorodOK*, shopping center *Megamarket-Petrovka* and others (Table 2). The most famous case of revitalization of industrial zones in shopping and entertainment centers is the former *Bolshevik* plant. The company sold 55% of its space to businessman V. Yushkovsky, who opened the *Cosmopolit* shopping mall on the site of these former industrial buildings.

Cultural and artistic buildings operate on the site of former warehouses, as well as mostly former textile factories (Table 2). The most famous examples of such revitalization are *Art Factory Platform* and *Art Arsenal*. In place of the former was previously the *Kyiv Silk Factory*, the area of which in Ser. 90s of the twentieth century. were sold to the Israeli company *City Capital Group*, and the second was created on the site of the former warehouses of the *Arsenal* plant in 2003. It became the first example of revitalization, when the state created a modern art space at the expense of abandoned warehouses. This is one of the rare instruments of purposeful state policy on the formation of national significance of cultural institutions in Ukraine.

Revitalization of industrial facilities into hotel and residential premises has not become widespread in Kyiv. We know only four such institutions. Indicative in this regard is the hotel *Fairmont Grand Hotel Kyiv* (Table 2), created on the site of the former warehouses of the Podolsk mill in 2012, owned by businessman L. Yurishov. This entrepreneur also owns the *Alfavito Hotel Kyiv*, created in the premises of the former 22nd building of the *Radar* plant (see Table 2). There is also experience in creating on-

site former industrial complexes. Such examples are the residential complex *Comfort Town*, located on the site of the former plant *Vulcan*, as well as the residential complex *Loft House Podol*, created on the site of the woodworking plant "DOK-3" (Table 2).

**4.Discussion and Conclusion.** Based on the collected primary information, it was found that during the years of Ukraine's independence, 43 industrial enterprises were closed in the capital. Most of them are former large enterprises of the processing industry, which have not been able to adapt to modern market conditions. Involvement of Kitchin cycles in the analysis of relevant time changes in the revitalization process showed that it was most intense during the economic boom in Kyiv, which directly indicates the relationship between construction activity and the presence of demand in the real estate market. Therefore, during the period of maximum economic growth (2001 - 2008) in the capital of Ukraine, 19 enterprises were revitalized, mainly in office and business premises. Among other types of revitalization, the development of a network of large shopping centers has become widespread, due to the adoption of the Western European model of middle-class consumption in the country.

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