NOVYI STEBNYK

Neighbourhood Development Concept

Drohobych hromada

Developed by: rozkvit

Supported by: UN-HABITAT

Funded by: Federal Ministry for Economic Cooperation and Development

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This document was developed by the NGO Ro3kvit for the Drohobych hromada with the support of UN-Habitat and funding from BMZ.

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Cover: Part of the planning area. Source: osm.org

Photo on page 8: Workshop in Stebnyk
Photo on page 16: Excursion with NGO "Novyi Stebnyk"
Photo on page 40: Lake in "Molodizhnyi" Park
Photo on page 54: Photo of a bus stop in the city of Stebnyk
Inscription: Our people have always strived for freedom. — V. Stus

Source: Ro3kvit

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TABLE OF CONTENT

GLOSSARY

SMCE	State Mining and Chemical Enterprise
IDP	Internally displaced persons
GIS	Geographic informational system
NGO	Non-governmental organisation
IDC	Integrated Development Concept
MNCE	Municipal Non-Commercial Enterprise
ME	Municipal Enterprise
MI	Municipal Institution
UTH	Urban territorial hromada
HOA	Homeowners' Association
TH	Territorial hromada
LLC	Limited liability company
KhSA	Kharkiv School of Architecture
ASC	Administrative services center
SWOT	Analysis of strengths, weaknesses, opportunities and threats

SUMMARY

The Development Concept for the Novyi Stebnyk Planning area is a visionary, non-statutory document prepared jointly by the Drohobych City Council, the Drohobych City Institute, NGO Ro3kvit, and UN-Habitat. The document presents a comprehensive vision for the development of public spaces in the city, in particular the area around Stebnyk Narodnyi Dim and Molodyzhnyi Park.

Based on the Integrated Development Concept prepared in 2024 for the Drohobych Hromada* and after the analysis of prioritised projects and local needs, the Drohobych City Council approached NGO Ro3kvit with the proposal to work deeper and more strategically on the area of Novyi Stebnyk.

The aim of this work is to demonstrate how long-term strategic priorities and objectives identified at the hromada level can be implemented through specific practical actions at the neighbourhood level — the Novyi Stebnyk planning area (Figure 1).

The methodological basis for developing the Concept is the UN-Habitat MY Neighbourhood framework, which analyses the area through a set of principles concerning the spatial organisation of the neighbourhood and aims to achieve five universal goals: compact, connected, inclusive, vibrant, and resilient city.

Stebnyk is the second largest city in the Drohobych hromada. The planning area Novyi Stebnyk is one of the five planning areas of Stebnyk. Approximately 70% of Stebnyk's population** lives in Novyi Stebnyk, which covers about 0.8 km². The area is characterised by typical Soviet-era high-rise residential development from the 1970s and includes the city centre of Stebnyk. Novyi Stebnyk was developed for employees of the mining and chemical enterprise Polimineral — an industrial giant that ceased operations following the 1983 man-made disaster, leaving behind significant environmental and infrastructural challenges.

Economic activity in the city is low, with a significant percentage of residents commuting to neighbouring cities, mainly Truskavets and Drohobych. More than 40.2%*** of the population aged 60. Employment and leisure opportunities in Stebnyk are limited. The condition of residential buildings and utility services in Novyi Stebnyk requires major repairs. At the beginning of the full-scale invasion, the city accommodated more than one thousand internally displaced persons (IDPs). Their integration into hromada life remains one of the key challenges for the city.

The development of the Concept took approximately four months. During this period, the Ro3kvit team held three participatory activities with hromada representatives: a field trip to assess the area, a participatory workshop, and a presentation of the preliminary findings. These activities demonstrated the presence of residents who are ready to engage in and support changes.

An urban acupuncture approach, focusing on targeted, specific interventions in areas of high demand and limited resources was applied, while developing the proposals. In a context where the local budget is insufficient even for basic infrastructure maintenance, and where a significant share of public initiatives is currently directed towards supporting the Armed Forces of Ukraine, it is essential to prioritise actions that can create the greatest systemic impact.

The Concept therefore focuses on three key areas:

- the central area surrounding the Stebnyk Narodnyi Dim;
- the area near the lake in the Molodyzhnyi Park;
- a part of a residential area, serving as an example of how to organise parking and improve the quality of green spaces.

The renovation of the courtyard of the Stebnyk Narodnyi Dim has been identified as the starting point for the Concept implementation. This does not require significant resources, but at the same time could be an example of successful cooperation between the local authorities, businesses, and residents.

Despite the challenging economic and demographic conditions, worsened by the war, Stebnyk possesses a key asset — human resources. The creative energy of residents is vital for supporting the Concept implementation and long-term, positive change in the city.

** Drohobych Hromada Integrated Development Concept was developed by Drohobych hromada together with Ukraine Urban Lab, led by UN-Habitat with support from partners IMPACT and Restart*
*** Drohobych City Council*
**** Drohobych Hromada Integrated Development Concept, p. 26*

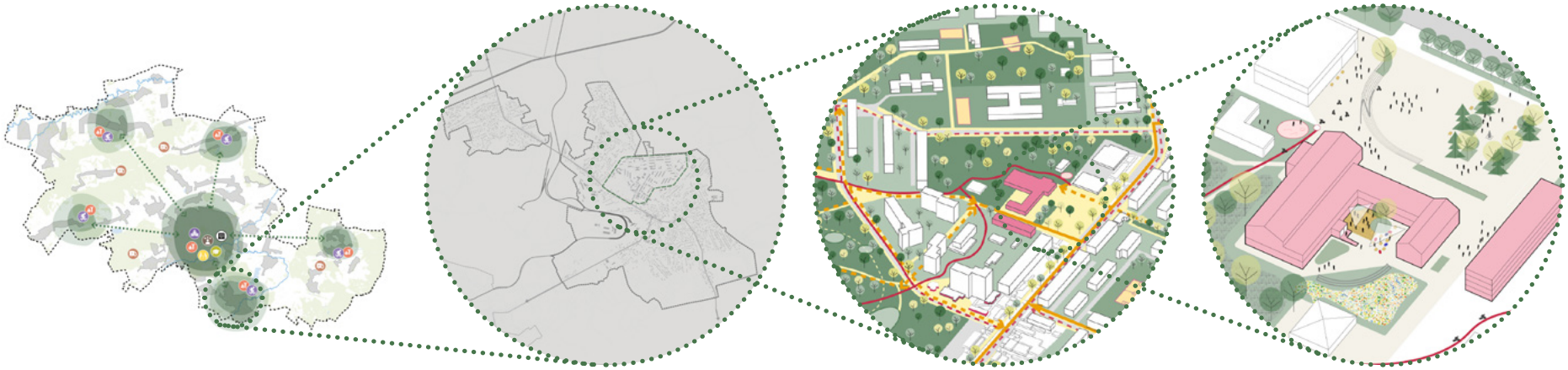


Figure 1. The continuity approach to spatial planning: from the hromada scale to design interventions at the building scale
Source: Ro3kvit

PROCESS AND METHODOLOGY

In 2024, an Integrated Development Concept was developed for the Drohobych hromada. This document, which sets out the strategic priorities and development goals for the entire hromada, provided the starting point for this work.

This project aims to demonstrate how the strategic goals and priorities defined in the Drohobych Hromada Integrated Development Concept could be implemented through specific practical actions using one of the hromada's neighbourhoods as an example.

The work process was divided into four main stages

Stage 1. Analysis of the MY Neighbourhood Methodology by UN-Habitat and of the Drohobych Hromada Integrated Development Concept.

The methodological foundation for developing the Neighbourhood Development Concept is the UN-Habitat MY Neighbourhood approach, which examines the area through a set of principles governing the spatial organisation of neighbourhoods. These principles aim to achieve five universal goals: compactness, connectivity, inclusiveness, vibrancy, and resilience.

At the end of this stage, a meeting was held with representatives of the municipality and the Drohobych City Institute to agree on common objectives and expectations, identify priority areas, and define the project site. The Novyi Stebnyk planning area was suggested as the study site by the Drohobych City Institute, taking into account the existing challenges and local priorities.

Stage 2. Analysis of the territory
Activities carried out in the analytical stage:
Review of the broader urban context.

As the Planning area Novyi Stebnyk includes the city centre and accommodates the majority of Stebnyk's population, the historical context, demographic situation, economic conditions, and presence of grassroots initiatives were examined.

Spatial analysis of project territory was assessed against the principles set out in MY Neighbourhood Methodology. This included consideration of functional zoning and land use, the street network, locations of key "attraction points," transport and pedestrian routes, the network of public spaces, typology and density of buildings, ecological connectivity, etc.

Site research: A visit to the project area was conducted, including a tour with local activists, photographic documentation, and interviews with residents and field specialists.

It made possible for the team to explore the local context in greater depth, gain a clearer understanding of the issues, assess the needs of local residents, produce a spatial Map of Needs and carry out the SWOT-analysis.

The next stage involved a workshop with residents, during which the Ro3kvit team:

- reviewed, expanded, and revised the findings of the SWOT analysis;
- clarified and added to the Map of Needs;
- finalised the preliminary conclusions from the analysis and research;
- collaborated with residents to develop scenarios for the future of Molodizhnyi Park.

Stage 3. Design
During the design stage, conceptual solutions were developed that could enhance the social and economic activity of both the planning area and the wider city. The general approaches and specific interventions outlined in the Concept section provide the foundation for creating a realistic network of public spaces tailored to the needs of Stebnyk.

This stage concluded with a presentation of the findings to representatives of the municipality, the Drohobych City Institute, and the public sector (NGO New Stebnyk). The comments and suggestions received were taken into account during the finalisation of the document.

Stage 4. Finalisation
At the final stage, this report and accompanying presentation materials were prepared for hromada representatives and external experts, marking the completion of the process.

TIMELINE

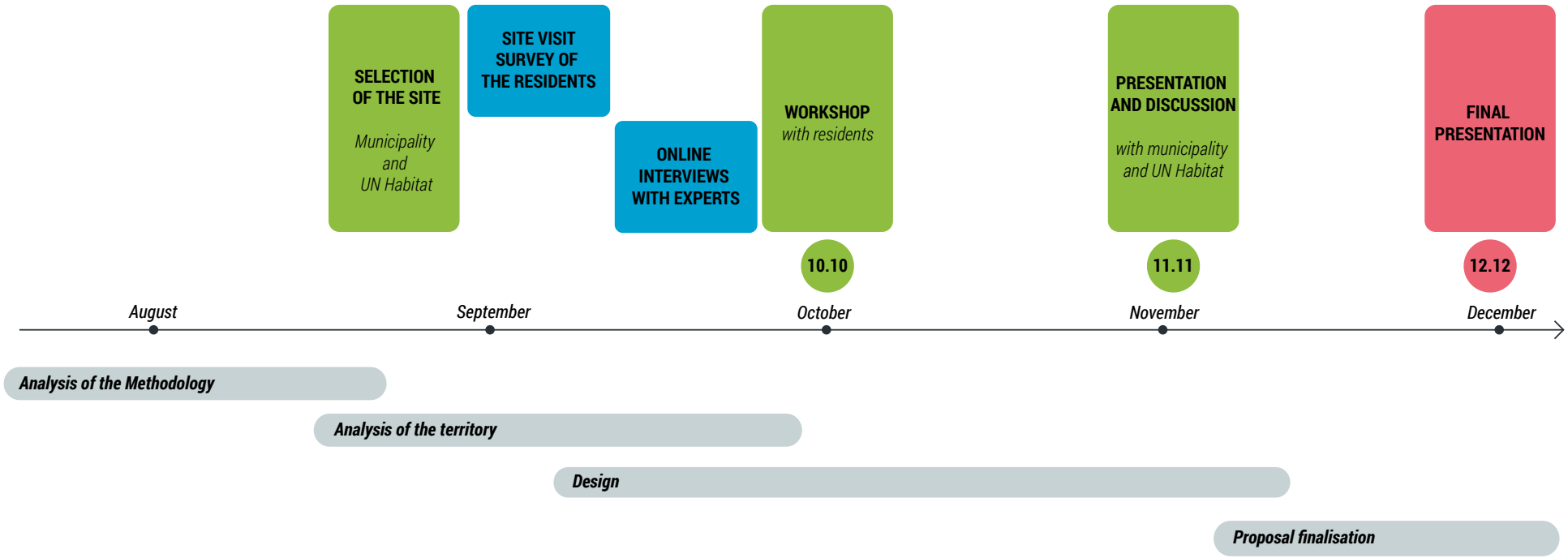


Figure 2. Timeline
Source: Ro3kvit

PARTICIPATION

While developing the Novyi Stebnyk neighbourhood concept, the Ro3kvit team analysed who uses the area, how the space is used, which groups currently influence its development, and which additional stakeholders may emerge in the future.

Engagement with the public sector, residents and local experts enabled the team to supplement analytical data with direct observation and the everyday lived experience of the space. This participatory input also drew attention to existing resident-led initiatives and improvement efforts already under way, which is essential for shaping a realistic and well-founded development concept.

The project used several forms of participation:

- Field surveys with residents to gather information and document typical patterns of space use;
- Resident interviews to identify daily routes, patterns of use, challenges, and the needs of different population groups;
- A workshop where participants mapped desired functions, problem areas, and potential development scenarios for the area;
- Consultations with key stakeholders, particularly representatives of non-governmental organisations and relevant experts.

Systematic resident participation is essential throughout the design process, as it:

- Enhances the legitimacy of decisions, ensuring they are grounded in open dialogue and the lived experience of those who use the space;
- Builds shared ownership of implementation, as residents can see how their contributions shape proposed solutions;
- Strengthens collaboration between the hromada, local authorities and other stakeholders;
- Creates the conditions for long-term support and sustainable development, because the concept responds to real needs and is backed by key user groups.

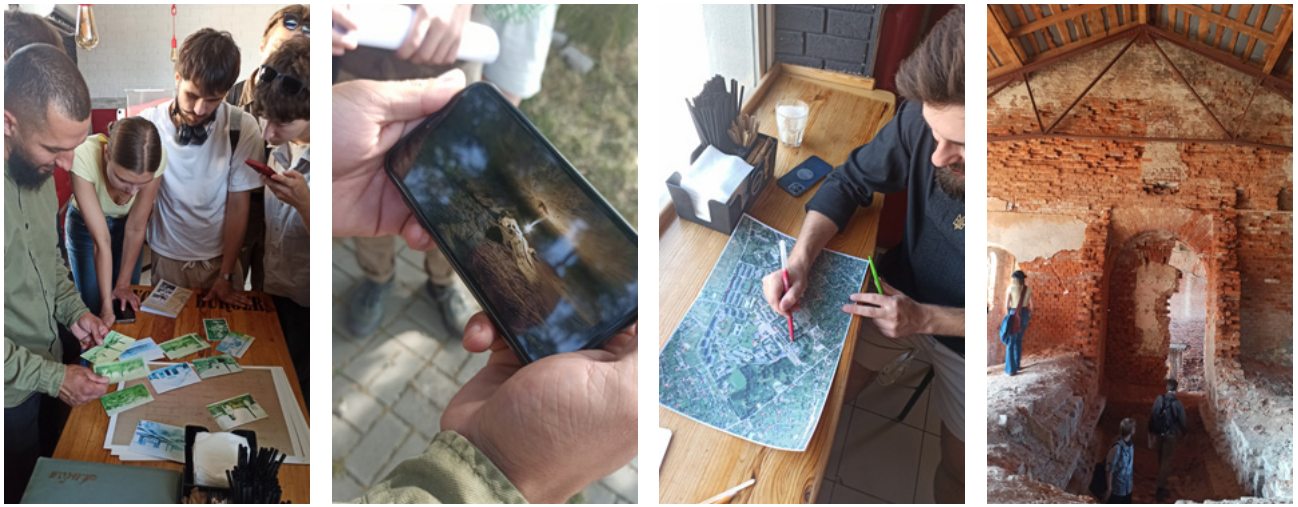


Figure 3-7. Field trip in September 2025 and offline workshop in October 2025

Джерело: Ro3kvit

CONNECTION WITH THE DROHOBYCH HROMADA INTEGRATED DEVELOPMENT CONCEPT

The strategic document Drohobych Hromada Integrated Development Concept, which sets out the main priorities, objectives and projects through to 2045, provided an important foundation for the current work on the Novyi Stebnyk neighbourhood development concept.

SOCIAL DIMENSION

BUILDING AN EQUITABLE AND COHESIVE COMMUNITY

1.1 Drohobych hromada promotes universal inclusion by removing physical and social barriers to ensure residents have equitable access to services and facilities across the territorry

1.2 Drohobych hromada upgrades its social services to improve the quality of life for all residents

1.3 Drohobych hromada upgrades its basic services to improve the quality of life for all residents

1.4 Drohobych hromada supports IDPs in facilitating their integration in the community and ensuring social cohesion

1.5 Drohobych hromada promotes gender equality to ensure fair opportunities and social cohesion

1.6 Drohobych hromada provides opportunities for its youth population by empowering them to build their futures within the community

ECONOMIC DIMENSION

ESTABLISHING AN ECONOMICALLY DIVERSIFIED HUB FOR INNOVATION, FOSTERING GRASSROOTS INITIATIVES AND SHOWCASING CULTURAL HERITAGE

2.1Drohobych hromada leverages its local economy by expanding its industrial potential, incentivising enterprise relocation

2.2 Drohobych hromada empowers local initiatives through strong community selforganisation and support for microbusinesses

2.3 Drohobych hromada actively engages with its population of IDPs as a new emerging local workforce to ensure inclusive economic growth and social cohesion

2.4 Drohobych hromada promotes the preservation of cultural heritage, celebrating the community's rich historical legacy, and attracting tourists

2.5 Drohobych hromada builds strong ties with neighbouring hromadas to boost regional economic opportunities, and optimise resource sharing

2.6 Drohobych hromada continues to drive municipal management reforms by developing innovative, transparent, and participatory financial mechanisms that ensure sustainable economic development and community growth

SPATIAL PLANNING AND HOUSING

PROMOTING SUSTAINABLE LAND USE AND ENSURING ADEQUATE HOUSING

3.1 Drohobych hromada promotes equitable access to housing to reduce disparities and provide suitable options for all residents

3.2 Drohobych hromada implements housing design standards to ensure all housing stock meets high-quality, safety and energy efficiency requirements

3.3 Drohobych hromada promotes sustainable urban development ensuring efficient use of land and resources to improve quality of life of all residents

3.4 Drohobych hromada preserves its cultural heritage, to safeguard its identity while promoting responsible and sustainable growth

MOBILITY

PROMOTING AN INTEGRATED AND INCLUSIVE MOBILITY SYSTEM TO ENSURE GREATER ACCESSIBILITY

4.1 Drohobych hromada upgrades and maintains local and regional roads to ensure safe, efficient, and seamless connectivity within the hromada and with neighbouring communities

4.2 Drohobych hromada establishes an integrated mobility framework that combines different modes of transportation into a cohesive, user-friendly system to enhance connectivity and convenience

4.3 Drohobych hromada strengthens inclusive public transport options with features such as low-floor buses, contactless payment systems, and expanded routes to ensure equitable access for all residents, including those in remote areas

4.4 Drohobych hromada implements initiatives to make transport accessible and address the design of its roads and streets to provide safe and accessible conditions for all users

4.5 Drohobych hromada develops cycling and pedestrian-friendly infrastructure, including dedicated bike lanes, safe pedestrian walkways, and bike-sharing programs, to encourage sustainable and healthy mobility options

ENVIRONMENTAL DIMENSION

ENHANCING ECOSYSTEMS AND SUSTAINABLE USE OF NATURAL RESOURCES

5.1 Drohobych hromada implements programs to restore forests, meadows, and river ecosystems, enhancing biodiversity and mitigating environmental degradation

5.2 Drohobych hromada expands and strengthens protected areas to preserve rare species and promote ecological balance

5.3 Drohobych hromada launchs educational campaigns and community engagement initiatives to foster environmental responsibility and sustainable practices

5.4 Drohobych hromada promotes responsible and sustainable extraction of its natural resources to protect ecosystems, balancing between the needs of local economies and the environment

5.5 Drohobych hromada adapts to address natural and man-made environmental threats whilst reducing its carbon emissions as part of global efforts to limit the impact on the planet

Figure 8. Priorities of the Integrated Development of Drohobych hromada
Source: Ro3kvit

OVERVIEW OF THE MY NEIGHBOURHOOD METHODOLOGY AND ITS ADAPTATION TO THE UKRAINIAN CONTEXT

MY Neighbourhood — is a practical UN-Habitat guide to sustainable urban design at the neighbourhood scale. It offers a set of principles that translate global urban development programmes — including the Sustainable Development Goals and the New Urban Agenda — into local, practical planning and design solutions.

The approach is structured around five city-wide objectives: a **Compact, Connected, Inclusive, Vibrant**, and **Resilient** city.

The global principles were adapted to the Ukrainian context and expanded to include topics, that reflect local needs, recovery priorities, security challenges, and climate risks. Thanks to its systematic structure, the methodology is well-suited for post-war reconstruction tasks, allowing for flexible adaptation of solutions to different scales of damage and hromada capacities.

Figure 9. Document «MY Neighbourhood»
Source: unhabitat.org/my-neighbourhood

The adaptation includes grouping the principles within the five Global Objectives to form a clear analytical matrix, as well as adding Ukraine-specific recommendations based on experience gained during the war and the recovery process.

The added topics are organised around four key Ukrainian challenges — reducing the impacts of war and disasters, demographic adaptation, supporting social cohesion and identity, and improving territorial governance. These challenges are directly linked to the core principles to ensure clarity and consistency in implementation.

The development concept for the Novyi Stebnyk neighbourhood aligns with the **Compact City** principles. Since it is a former industrial area, the territory has the cultural and physical features of a typical brownfield territory. The approach rethinks identity, economy, and the functions of public space — not just as a place of recreation, but as spaces to meet, connect, and develop.

Figure 10. From the document MY Neighbourhood with an addendum reflecting the needs in Ukraine
Source: «MY Neighbourhood»

Vibrant City: Local Economy and Attractiveness for Young People.
The principles of the **Vibrant City** are reflected in residents' demand for **new economic opportunities** and local activities. People want to have "places to spend money in their hromada," which stimulates the development of small businesses and creates reasons for young people to stay in Stebnyk.

The urban acupuncture approach
The recommendations are based on the urban acupuncture approach.

Two priority areas for intervention were identified:
The vacant parts of the central building Stebnyk Narodnyi Dim could become a community hub with spaces for meetings, events, and creative activities.

Hidden lake, fenced sports field, and abandoned buildings in the park are examples of the "multiplier effect," where the renovation of closed or abandoned spaces creates new value for the entire neighborhood.

It is also planned to structure **"in-between zones"** through pathways and small-scale interventions, which will allow the concept's influence to be gradually expanded.

Social cohesion and active neighborhood
All the aforementioned interventions contribute to strengthening social cohesion, activating public space, and supporting daily hromada life, creating a foundation for a sustainable development of the Novyi Stebnyk.

SUMMARY TABLE OF ADAPTED METHODOLOGY

CITY OBJECTIVE

1.1 PRINCIPLE

1.1.1 TIPS

\+

Key UA
Context additional Challenges:

REDUCE HARM OF WAR & DISASTERS

DEMOGRAPHIC SHIFTS ADOPTATION

SUPPORT SOCIAL COHESION & IDENTITY

TERRITORIAL GOVERNANCE

COMPACT CITY

1.1 PROXIMITY & WALKABILITY
1.1.1 Infrastructure for Safety
1.1.2 Permeability of Urban Fabric
1.1.3 Accessible Open Public Space
1.1.4 Green Space Distribution

1.2 MIXED LAND USE
1.2.1 Compatibility of Uses
1.2.2 Vertical Zoning

1.3 EFFICIENT PUBLIC TRANSPORT
1.3.1 Active Streets
1.3.2 Sustainable Parking Policies and Reforms

1.4 EFFICIENT DENSITY
1.4.1 Human Scale Environment
1.4.2 Brownfield Land and Buildings Reuse

1.5 PRESERVATION & INTEGRATION OF BLUE-GREEN INFRASTRUCTURE

CONNECTED CITY

2.1 EFFICIENT STREET NETWORK
2.1.1 Road Hierarchy
2.1.2 Street Density
2.1.3 Permeable Street Network
2.1.4 Walking Paths and Cycle Connectivity

2.2 MULTI-MODAL TRANSPORT
2.2.1 Convenient Public Transport
2.2.2 Bike Parking to Promote Cyclability
2.2.3 Adapted Railway lines for urban and suburban commuting.

2.3 PROXIMITY & WALKABILITY
2.3.1 Safety

2.4 MIXED USE DEVELOPMENT
2.4.1 Avoid segregated IDP housing solutions, aim for social mix in accessible housing

2.5 ECOLOGICAL CONNECTIVITY
2.5.1 Industrial Land Plots Rehabilitation
2.5.2 Integrated Natural Corridors

2.6 COMPLETE STREETS
2.6.1 Convenient Sidewalks and Pathways
2.6.2 Places of Attraction
2.6.3 Bicycle Lanes
2.6.4 Structural Elements for Comfort, Safety and Security
2.6.5 Structural Elements for Universal Accessibility
2.6.6 Public Transport Lanes
2.6.7 Safe and Convenient Pedestrian Crossings

2.7 ACTIVE STREETS
2.7.1 Active Street Front

2.8 NETWORK OF OPEN PUBLIC SPACE
2.8.1 Accessible Open Public Space

Figure 11. Methodology MY Neighbourhood with additions from Ro3kvit
Source: UN-Habitat and Ro3kvit

INCLUSIVE CITY

3.1 VARIETY OF HOUSING OPTIONS
3.1.1 Mixing Tenures
3.1.2 Diversity of Plots
3.1.3 Mixed Urban Block

3.2 AFFORDABILITY
3.2.1 Accessibility to Services
3.2.2 Employment opportunities for IDPs
3.2.3 Affordable housing

3.3 MIXED LAND USE & VARIETY OF FUNCTIONS

3.4 WALKABILITY & ACCESSIBILITY
3.4.1 Prioritising Pedestrian Movement

3.5 EFFECTIVE & AFFORDABLE PUBLIC TRANSPORTATION
3.5.1 Accessible Public Transport Stops

3.6 BARRIER-FREE ENVIRONMENT
3.6.1 Universally Accessible Streets
3.6.2 Universally Accessible Open Public Space
3.6.3 Welcoming Open Public Space
3.6.4 Designing Places of Respite
3.6.5 Universally Accessible Building
3.6.6 Overcome Social Barriers
3.6.7 Veterans- Rethinking Veteran & IDP Integration

3.7 WELCOMING ENVIRONMENT

3.8 SAFE STREETS

3.9 DIVERSITY OF OPEN PUBLIC SPACES
3.9.1 Attractive Common Spaces

3.10 SAFE OPEN PUBLIC SPACE
3.10.1 Accessible Well-Lit Public Space

VIBRANT CITY

4.1 MIXED LAND USE & FUNCTIONS VARIABILITY
4.1.1 Balanced Mix of Activities
4.1.2 Vertical Zoning
4.1.3 Active and Interesting Facades

4.2 PROXIMITY & WALKABILITY

4.3 DIVERSE URBAN FABRIC & FINE GRAIN
4.3.1 Leveraging from the Existing Context
4.3.2 Reinforcing Local Identity

4.4 REINFORCING LOCAL IDENTITY
4.4.1 Incorporating History
4.4.2 Local Identity and Diversity
4.4.3 Local Shared Community Hubs
4.4.4 Modernised Cultural Institutions
4.4.5 Memorialisation
4.4.6 Appropriation and Rethinking of Soviet Built Heritage

4.5 APPROPRIATE HIGH DENSITY

4.6 MULTI-MODAL TRANSPORT
4.6.1 Efficient Public Transport

4.7 CONNECTING WITH THE NATURAL ENVIRONMENT
4.7.1 Promoting Local Flora

4.8 ACTIVE STREETS
4.8.1 Reinforcing Local Identity

4.9 DIVERSITY OF ACTIVITIES & OF OPEN PUBLIC SPACES
4.9.1 Reinforcing Local Identity
4.9.2 Vibrancy for Stimulating the Local Economy

RESILIENT CITY

5.1 MIXED LAND USE
5.1.1 Mixed Urban Block

5.2 EFFICIENT DENSITY

5.3 PROXIMITY & WALKABILITY
5.3.1 Permeable Street Network
5.3.2 Gridded Network And Fine Grain
5.3.3 Resilience of critical infrastructure
5.3.4 Ensure food security

5.4 EFFICIENT STREET NETWORK
5.4.1 Universally Accessible Streets For Convenient And Efficient Movement

5.5 MULTI MODAL TRANSPORTATION
5.5.1 Efficient Public Transport

5.6 SAFE, STABLE & AFFORDABLE HOUSING
5.6.1 Stable And Affordable Urban Utilities

5.7 CLIMATE RESPONSIVE DESIGN
5.7.1 Hazard Mitigation
5.7.2 Climate Responsive Street Design
5.7.3 Open Public Spaces For Hazard Mitigation
5.7.4 Climate Responsive Buildings

5.8 INTEGRATION OF BLUE & GREEN INFRASTRUCTURE
5.8.1 Ecological Connectivity
5.8.2 Enhancing Agricultural Potential
5.8.3 Integration With Nature
5.8.4 Green Roofing
5.8.5 Using Local Materials
5.8.6 Adaptive Reuse of Materials and Damaged Structures

5.9 SOCIAL & ECONOMIC RESILIENCE
5.9.1 Accessibility to Jobs
5.9.2 Address the Depopulation and Enable Safe Return

5.10 RISK REDUCTION & DISASTER PREPAREDNESS
5.4.1 Multi-use Shelters and Local Emergency Hubs
5.4.2 Plan Evacuation Routes
5.4.3 Develop safe mobility systems for emergencies.
5.4.5 Spaces For Psychological Resilience & Recovery

RESEARCH

CONTEXT

Stebnyk is a city in western Ukraine, part of the Drohobych urban hromada in Drohobych Raion, Lviv Oblast. It is located in the Drohobych–Boryslav industrial area, 8 km southwest of the Drohobych (raion centre), and 4 km from Truskavets. The city has a railway station on the Drohobych–Truskavets line. Surrounding villages include Bolekhivtsi, Dobrohystiv, and Stanilya.

Stebnyk is situated in the foothills of the Carpathian Mountains, at the very base of the Orivskyi Massif, and possesses significant natural potential. The area includes large forests, river valleys, lakes, and swamps, which create favourable conditions for the development of ecological connectivity.

The Solonytsia river, which flows through the city, remains unintegrated into the urban spatial structure. Its potential as a landscape and recreational feature could be used to create walking and cycling routes.

Stebnyk has significant tourism potential based on its salt-mining heritage and impressive industrial monuments. The historic salt mine, where brine and rock salt were extracted, comprises twelve chambers, each comparable in size to a nine-storey building. However, access is currently limited due to private ownership.

The Salina saltworks is one of the most significant industrial monuments of nineteenth-century Galicia. This palace-like building was used not only for salt production but also functioned as a cultural and educational centre in Stebnyk. The tower was equipped with a clock, and the complex also included a banquet hall where balls were held.

Figure 12. National-level situational map
Source: osm.org

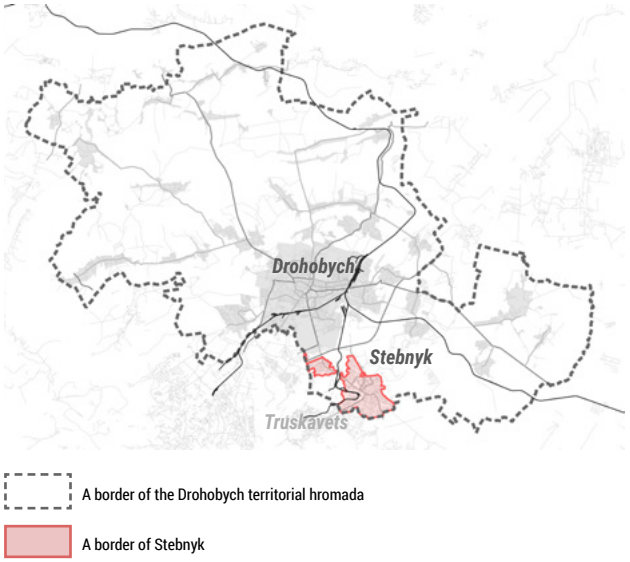


Figure 13. Territorial hromada-level situational map
Source: osm.org

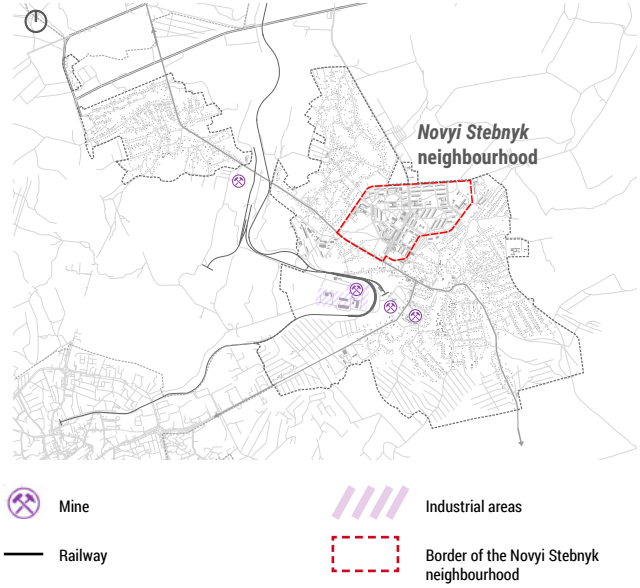


Figure 14. City-level situational map of the site
Source: osm.org

INDUSTRIAL HERITAGE AND TODAY'S CHALLENGES

Salt has been extracted in the territory of Stebnyk since ancient times. The city's first coat of arms, dating back to 1440, features five salt pans.

With the annexation of Galicia to the Austro-Hungarian Empire, the history of table salt extraction began. From 1848 onwards, the Salina saltworks complex was built and developed. It consisted of the main palace-like building, the Kiubek and Liarysh mines, and other facilities. The year 1873 became a turning point, when the presence of potassium–magnesium salts was confirmed in the territory of Stebnyk. These salts proved to be excellent mineral fertilisers for agriculture. From that time, the focus gradually shifted from table salt to the production of mineral fertilisers for farming. After the Second World War, Galicia became part of the Soviet Union. In 1946, the State Mining and Chemical Enterprise Polimineral was established, and twenty years later a processing plant began operating. Stebnyk turned into an industrial giant in the production of mineral fertilisers. In the 1970s, the population of Stebnyk rapidly increased to 20,000 residents. However, after the catastrophic accident of 1983, when toxic salt solutions and sludge contaminated the ecosystems of the Solonytsia, Tysmenytsia and Dnister rivers all the way to the Black Sea, fertiliser production was gradually reduced, and in 1988 the plant ceased operations. Today, the State Mining and Chemical Enterprise Polimineral is in private ownership, but the owner has taken no steps either to resume production or to address the environmental problems.

The diagram (Figure 15) indicates the boundaries of areas with potential landslips. This shows that beneath a significant part of the city, including part of the research area, there are underground voids formed as a result of mining activities. The scale of these voids is exceptionally large: beneath Stebnyk there are 12 underground chambers, each of which could theoretically accommodate a nine-storey building. Only a small part of these volumes has been backfilled. The main hazard is the ingress of water into the underground cavities. The water dissolves the pillars between the chambers, which can lead to the formation of sinkholes.

In recent years, karst sinkholes were first recorded in 2017, with two more appearing in 2020 and 2025. Currently, the systems for water monitoring and pumping are based on outdated equipment, and chamber backfilling works are practically not being carried out.

Apart from the immediate threat of sinkholes, with the loss of its city-forming enterprise, Stebnyk also lost its identity as a salt-producing city and industrial centre. Over the past decade, a new city identity has not yet been formed. According to survey results, most residents stated that there is "nothing to be proud of" in Stebnyk, or emphasised that they are proud above all of its people.

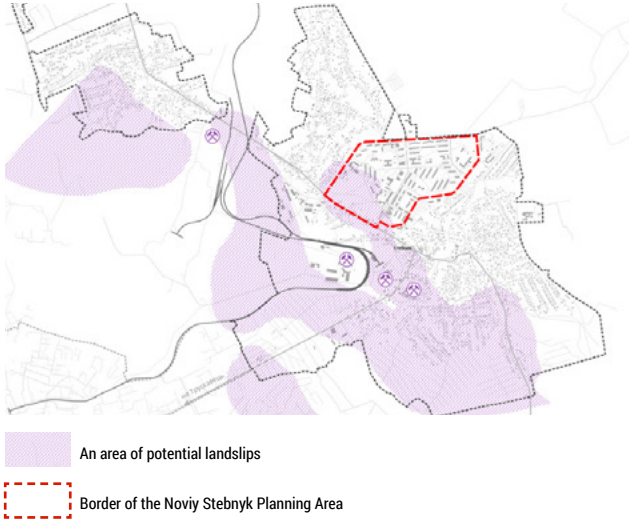


Figure 15. Scheme of an area of potential landslips, formed as a result of the extraction of potassium salt deposits
Source: Drohobych GIS

Figure 16. Sinkholes on the territory of the State Mining and Chemical Enterprise Polimineral
Source: Bing Maps Satellite Imagery

DEMOGRAPHY AND LOCAL INITIATIVES

As of 1 September 2024, the population of Stebnyk stood at 21,407*. Stebnyk is the second-largest city in the hromada by population, after Drohobych.

Demographic situation in Stebnyk is challenging, with a declining population primarily due to mortality exceeding birth rates and outward migration, which intensified following the full-scale invasion.

As of 1 September 2024, 1 430 internally displaced persons (IDPs) were registered in Stebnyk**.

The non-governmental organisation Noviy Stebnyk is working actively in the city. Before the full-scale invasion, the NGO promoted local tourism and the city's brand based on Stebnyk's industrial heritage. Afterwards, it focused its efforts on helping the Armed Forces of Ukraine, while continuing to initiate environmental and educational projects. Notable initiatives include a campaign for the collection and recycling of old tyres and the creation of the first element of the city's brand — a bench shaped like the silhouette of the Kiubek mine tower.

Collaboration between active residents and the local authorities is evident in the joint organisation of events, such as the celebration of Children's Day in Molodizhnyi Park.

Source: Data from the working group on demographic statistics of the Drohobych City Council
*** Source: Data from the working group on demographic statistics of the Drohobych City Council*

Figure 17. Image for the post about Children's Day celebration, Molodizhnyi Park
Source: FB page of the NGO Noviy Stebnyk

Figure 18. A bench shaped like the silhouette of the Kiubek mine tower, installed by the NGO Noviy Stebnyk
Source: Ro3kvit

Figure 19. Image for a post by the NGO New Stebnyk. Caption: "Two weeks ago, the first truckload of car tyres collected in Stebnyk was sent for recycling."
Source: FB page of the NGO Novyi Stebnyk

Figure 20. Image for the post about Children's Day celebration, Molodizhnyi Park
Source: FB page of the NGO Novyi Stebnyk

ECONOMY

Since 2020, as a result of the decentralisation reform, Stebnyk has become part of the Drohobych Urban Territorial Hromada. Personal income taxes — from entrepreneurs and employees of enterprises and institutions registered in Stebnyk — are paid into the hromada's general budget. Funding for schools, healthcare, and cultural institutions, as well as expenditure on all other responsibilities of local government, is also provided from the hromada budget.

Financial statistics for Stebnyk alone are available for 2019*, before the city joined the Drohobych hromada. In 2019, Stebnyk's own revenues amounted to UAH 13.3 million, while expenditure totalled UAH 93.9 million. Only 14% of funds came from the city's own budget, with the remainder provided by the Drohobych city budget (44%) and the state and oblast budgets (42%).

The tax capacity index for Stebnyk was 19.14% in 2017 and 19.58% in 2018, below the 30% threshold of capacity set at the national level. These figures indicate a low level of economic development. Since the closure of its city-forming enterprise, the SMCE Polimineral in 1988, Stebnyk's economy has stagnated.

According to the open data** , in 2024, the largest taxpayers in Stebnyk were small businesses and municipal enterprises, including the Municipal Non-Profit Enterprise Stebnyk City Hospital.

For 2024, the highest revenue (over UAH 4 million, equivalent to approximately €80,000) was generated by companies in the following sectors:

- Processing and preserving fruits and vegetables,
- Non-specialised wholesale trade,
- Hospital and healthcare services,
- Cultivation of vegetables, melons, root crops, and tubers,
- Sawmilling and planing production,
- Manufacture of non-metallic mineral products,
- Manufacture of kitchen furniture,
- Manufacture of wooden building structures and joinery products, including exports to the EU,
- Urban and suburban passenger land transport.

A significant portion of the population works in neighbouring cities, mainly Truskavets and Drohobych.

Moreover, a considerable number of households receive financial support from family members working abroad.

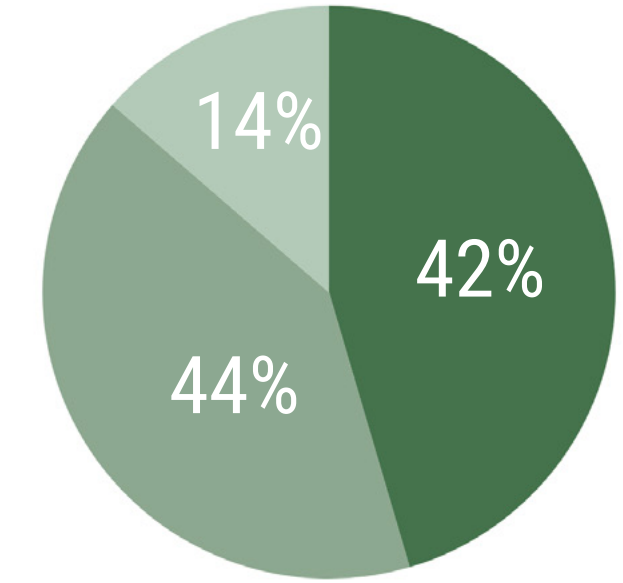


Figure 21. Expenditure Diagram for Stebnyk in 2019, thousand UAH
Source: Financial Management Department of Drohobych City Council

*Source: Drohobych City Institute
** Source: opendatabot.ua

MIXED LAND USE

According to the MY Neighbourhood Methodology (principles 1.2, 3.3, 5.1), mixed land use is a condition for compactness, inclusivity, and resilience. It ensures that services and workplaces are within walking distance (with a recommended jobs-to-residents ratio of 0.5–0.7), creates employment opportunities for people with varying income levels and education, and reduces dependence on private car transport.

A fragment of the existing land use scheme (Figure 22) shows that the Novyi Stebnyk planning area exhibits typical zoning of industrial Soviet-era cities: residential, social infrastructure, and recreational areas are spatially separated from industrial production zones. While the microrayon planning approach ensured comfortable living, it did not provide workplaces within the microrayons themselves.

Within the neighbourhood, the share of land used for economic activity is minimal: small-scale commerce predominates, production is almost absent, and the majority of space is occupied by housing and public service facilities. The recommended indicator according to the MY Neighbourhood Methodology (principle 1.2) — 40–60% of land dedicated to economic activity — is not achieved, resulting in a shortage of local jobs and requiring residents to commute to neighbouring cities. The potential to increase area for econimic activities lies in adapting existing buildings and plots for new functions.

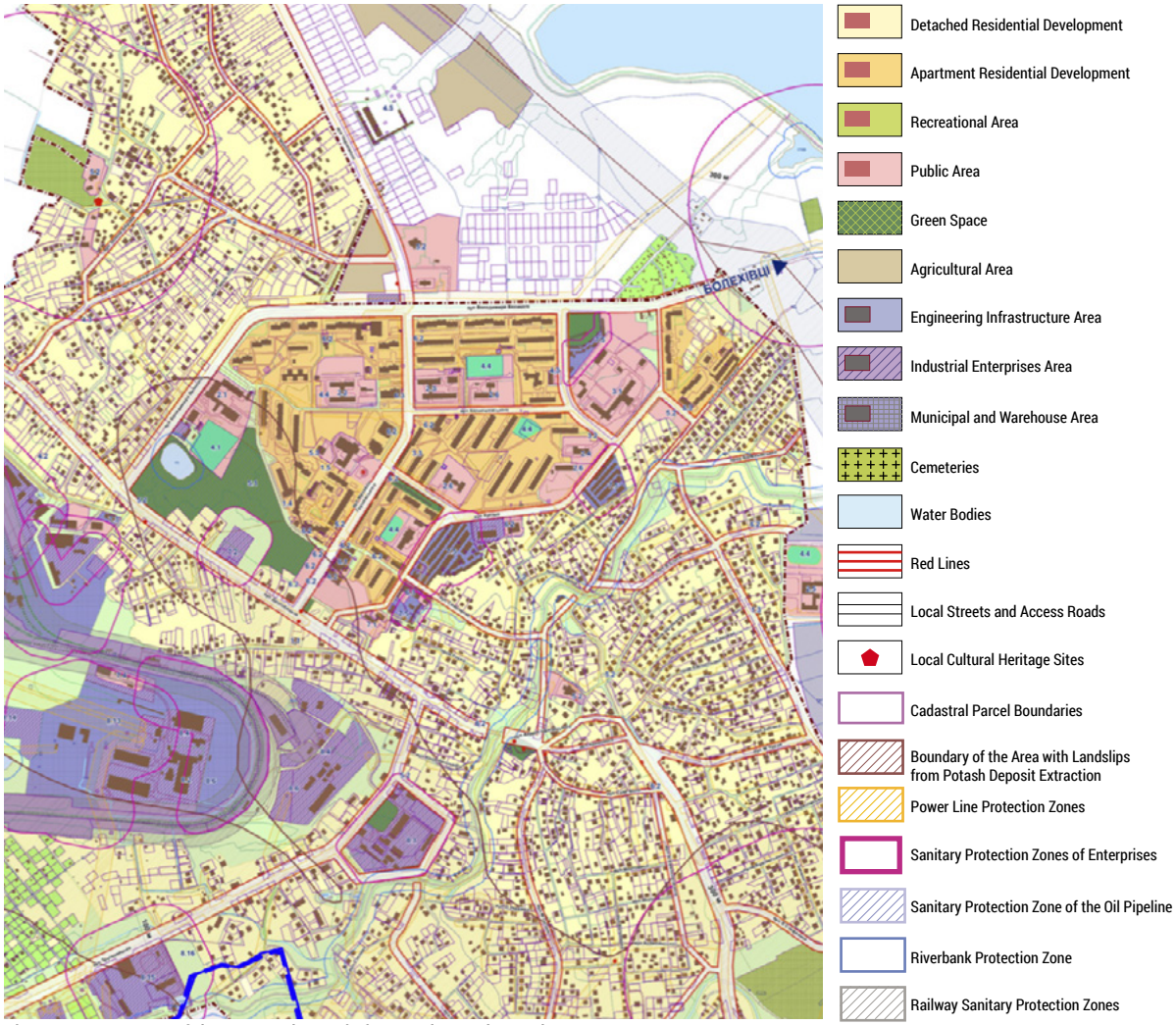


Figure 22. Fragment of the Masterplan: Existing Land Use Plan and Map of Current Planning Restrictions
Source: Drohobych GIS

LAND OWNERSHIP

According to the MY Neighbourhood Methodology (principle 4.3 Diverse urban fabric & fine grain), diversity in land plots and forms of ownership increases the vibrancy of the urban environment, as it encourages the development of different types of buildings. It also enhances inclusivity and resilience by providing a variety of housing options, workplaces, and services.

Most of the research area lacks clearly defined ownership and plot boundaries, resulting in a monotonous urban environment in terms of building forms and functions. This situation is typical for microdistrict developments and is inherited from the Soviet period. Apartments in multi-storey buildings were transferred to residents as private property free of charge, yet the land under the buildings and adjoining yards remains largely unregistered, neither privately owned nor under the permanent use of apartment owners associations. Consequently, a significant portion of the neighbourhood lacks stakeholders directly invested in its development.

Ownership is clearly defined only for land occupied by educational, social, and medical institutions: these are either municipally owned (under city authority) or state-owned — as in the case of the professional lyceum and the State Employment Centre with the adjacent green area. Private ownership exists for some single-family residential plots and small commercial areas, including kiosks, shops, and individual garages.

Figure 23. Scheme of land use
Source: GIS Data from Ukraine Urban Lab

STREET NETWORK

According to the MY Neighbourhood Methodology (principles 2.1, 5.4), an effective street network is essential for connectivity, vibrancy, and resilience in cities.

The primary streets within the research area are the perimeter streets (Drohobytska, Volodymyra Velykoho, Kulisha, Sichovykh Striltsiv) and the central street, Mykhaila Hrushevskoho. In recent years, Hrushevskoho Street has experienced increased transit traffic due to the construction of a new section of the road outside the research area. Traffic on the main streets is moderate; their profiles provide one lane in each direction, but sidewalks are sometimes absent, and there are no dedicated cycle lanes.

The secondary streets (Melnyka, Kalnyshevskoho, Stepana Bandery, Symonenka) have low traffic; in some places, they are not equipped with sidewalks, so pedestrians often share the roadway with vehicles.

Driveways 3.5 m wide provide private vehicle access to residential buildings and allow passage for emergency and service vehicles. They usually lack separate sidewalks and are shared by both vehicles and pedestrians.

The street network in Novyi Stebnyk ensures adequate permeability and connectivity of the urban fabric and is effective for existing traffic. However, it does not provide sufficient inclusivity or multimodality, as it is largely car-oriented; walking is only accessible to people without physical or cognitive disabilities.

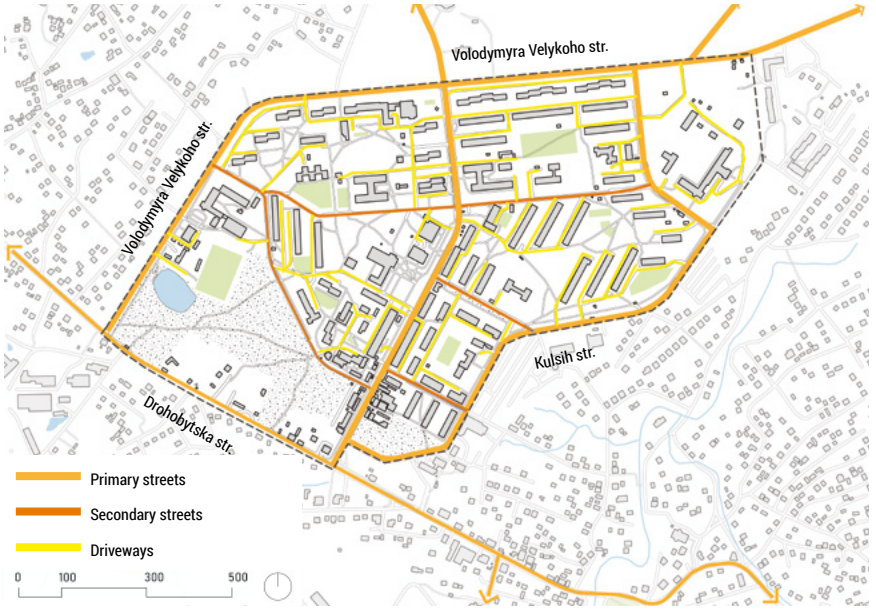


Figure 24. Street and driveway network
Source: OSM.org

Figure 25. Kalnyshevskoho street
Source: Ro3kvit

PROXIMITY AND WALKABILITY

According to the MY Neighbourhood Methodology (principles 1.1, 2.3, 4.2, 5.3 Proximity and Walkability), residents should have a five-minute walk (around 400–450 m) to essential services. This ensures compactness, connectivity, inclusivity, vibrancy, and resilience in the urban environment.

The research area hosts a significant number of commercial and social services, including supermarkets, pharmacies, a market, schools and kindergartens, the city hospital, and the polyclinic.

Survey results show that all daily necessities and services are accessible within Novyi Stebnyk. This is because the research area is also the central part of the city. Mykhaila Hrushevskoho Street effectively serves as a "high street," with most shops, cafes, and other services located along it. Commercial activity on this street intensified after the main traffic flow between Truskavets and Drohobych was redirected through it.
This concentration of "attraction points," combined with the high permeability of the urban fabric, creates favourable conditions for pedestrian mobility. Indeed, according to the survey, most residents move around the neighbourhood on foot, as key destinations are within a short distance. However, walking is primarily accessible only to people without physical or cognitive impairments.

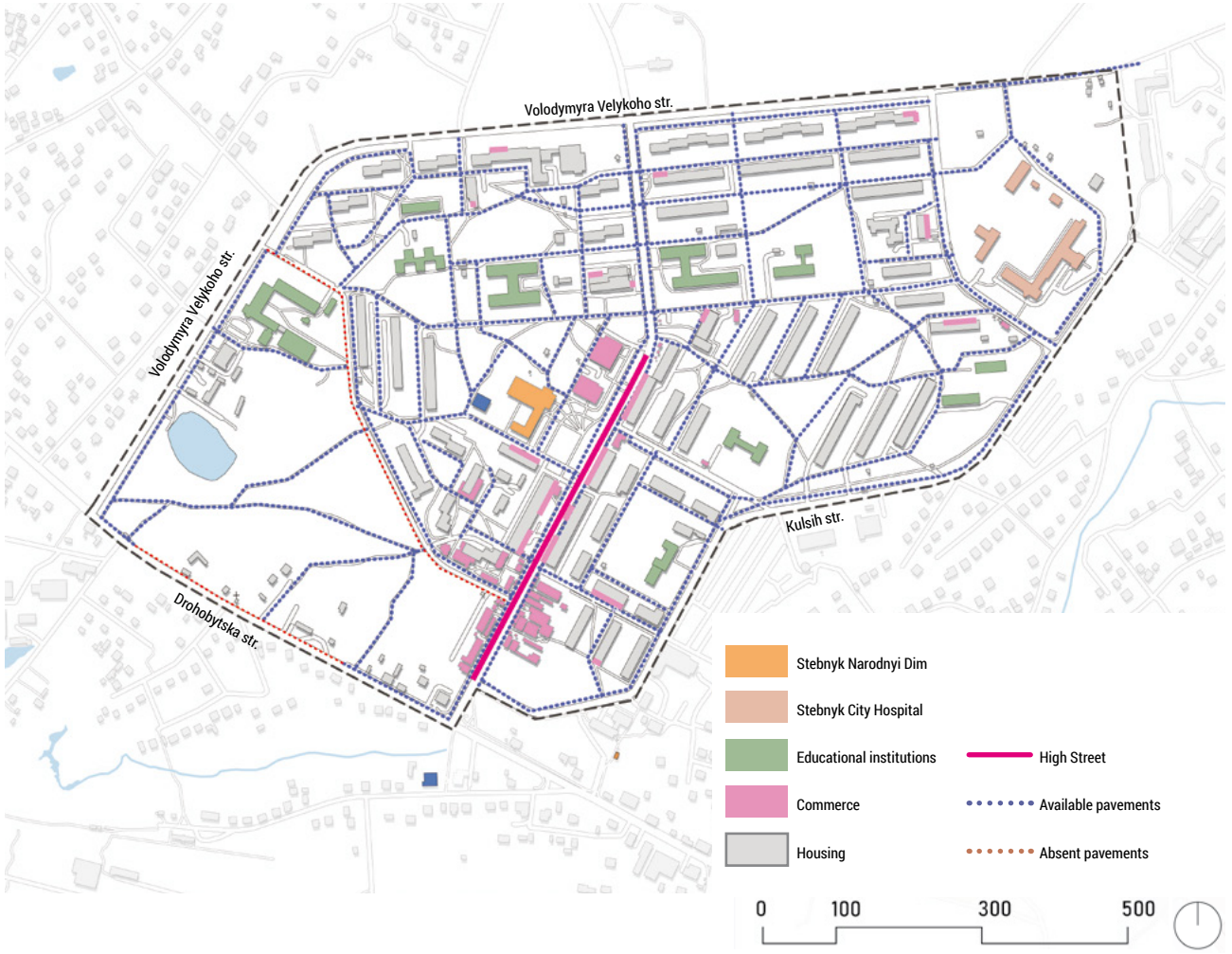


Figure 26. Attraction points and pedestrian routes
Source: OSM.org

BARRIER-FREE ENVIROMENT

According to principle 3.6 Barrier-Free Environment, of the MY Neighbourhood Methodology, accessibility is a key condition for inclusivity.

Within the research area, most public and residential buildings, as well as the main pedestrian routes, are not fully accessible for people with physical or cognitive impairments. Currently, those requiring barrier-free environment are often forced to use the roadway, as it generally has a smoother surface than the sidewalks.

The Drohobych hromada has identified inclusive mobility as a priority within its Integrated Development Concept and has already begun implementation. For Stebnyk, a planned barrier-free route has been developed, running entirely through the research area and connecting the main attraction points. However, several locations on the accessibility map are only partially accessible and require improvements: ramps have excessive slopes, high thresholds remain, and door angles are inconvenient. In many places, pavements need repair, resurfacing, and lowered crossings. At present, the level of accessibility for pedestrians with physical and cognitive impairments is low. Significant improvements are planned but have not yet been implemented. An additional factor reducing inclusivity is the insufficient street lighting in areas away from the central street, which makes movement after dark unsafe.

Figure 27. Planned barrier-free route in Stebnyk
Source: Drohobych city council

Figure 28. Hrusheveskoho str. near the market
Source: Ro3kvit

BICYCLE TRAFFIC

According to the MY Neighbourhood Methodology (principles 2.2, 4.6, 5.5 Multi modal Transport), cycling infrastructure is an important element of urban connectivity, vibrancy, and resilience.

In Stebnik, there is both internal and transit bicycle traffic between neighbouring cities, but there is no specialised bicycle infrastructure.

Bicycles are particularly popular among young people — groups of children and teenagers on bicycles are regularly observed in the central square. Cycling is also used by residents of low-density private housing around the research area, for whom distances are relatively long and public transport options are limited. For owners of individual houses, bicycle storage does not pose a problem, whereas for residents of multi-storey apartment buildings it is challenging due to the lack of lifts and shared bicycle storage facilities on ground floors.

The absence of cycle lanes or cycle tracks reduces cycling safety. At the same time, residents do not identify the lack of cycling infrastructure as a major issue. This can be explained by generally low levels of car traffic on most streets, where the roadway is de facto shared by cars, cyclists, and, in many cases, pedestrians.

Under these conditions, when planning a cycling network it is important to identify where dedicated cycling infrastructure is critically needed and where streets with mixed traffic currently perform their function effectively.

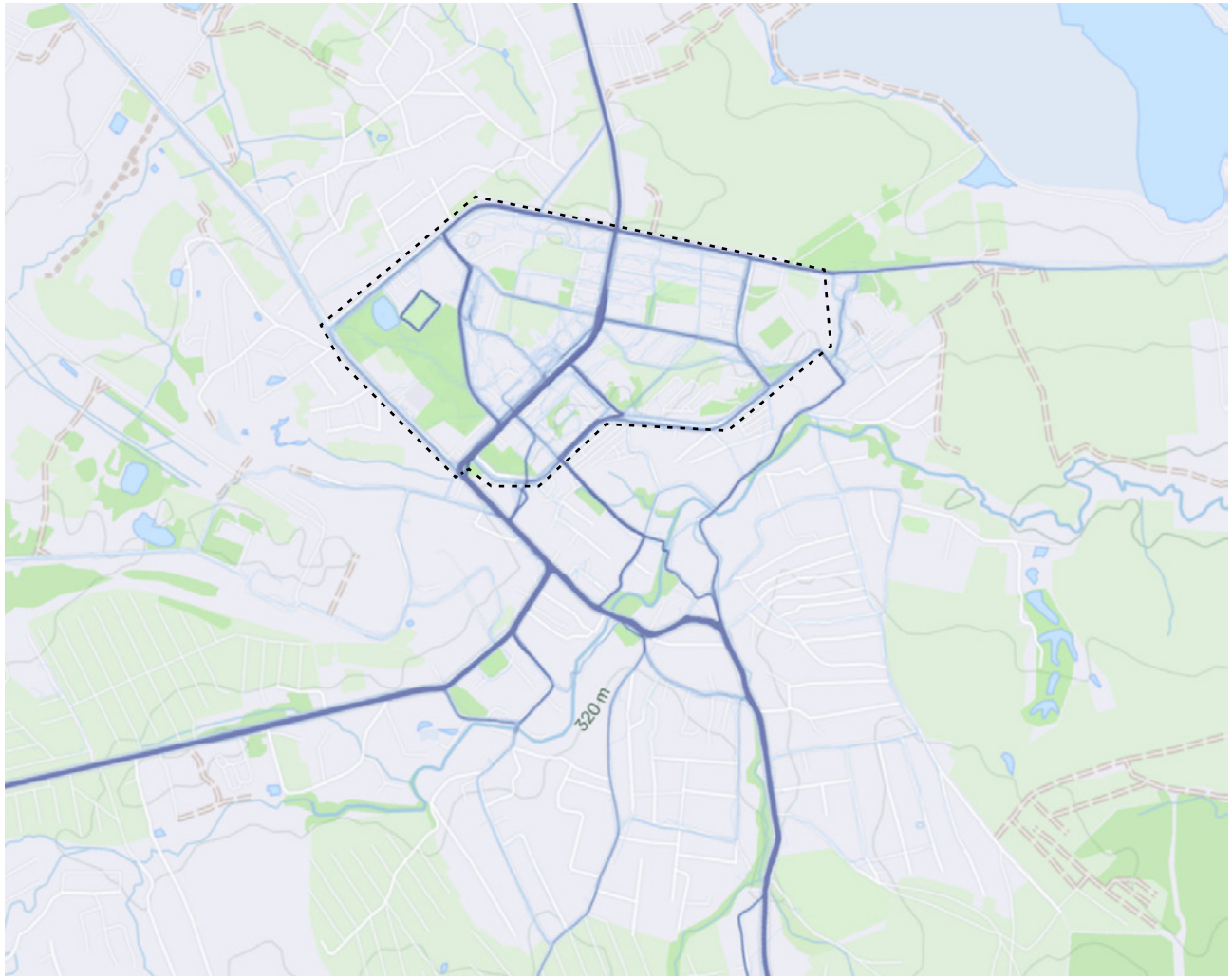


Figure 29. Bicycle traffic
Source: Strava Maps

PUBLIC TRANSPORT

According to principles 1.3, 3.5 Efficient and accessible public transport and 2.2, 4.6, 5.5 Multimodal transport of the MY Neighbourhood Methodology, the efficiency and accessibility of public transport is an important element of compactness, connectivity, inclusiveness, vibrancy and resilience of cities.

Public transport in Stebnyk is provided by suburban and intercity buses and minibuses. Services are operated by both municipal transport enterprises and private carriers. The vehicle fleet of both municipal and private operators is characterised by a high level of wear and does not provide adequate passenger comfort. Timetables are formally fixed but unreliable. Real-time vehicle tracking is available only for bus route № 18 on the Drohobych–Stebnyk connection.Low-floor buses accessible to wheelchair users operate only on route № 18.

The route to Drohobych runs along Drohobytska Street, which is partially paved with cobblestones. This significantly slows traffic, resulting in a travel time of around 40 minutes for the 10.6 km journey between the Drohobych bus station and the Stebnyk bus station.

Overall, public transport in Stebnyk provides a low level of comfort, reliability, and inclusivity, and is inefficient in terms of travel time. As a result, residents tend to use private cars whenever possible for trips that are too long to be made on foot.

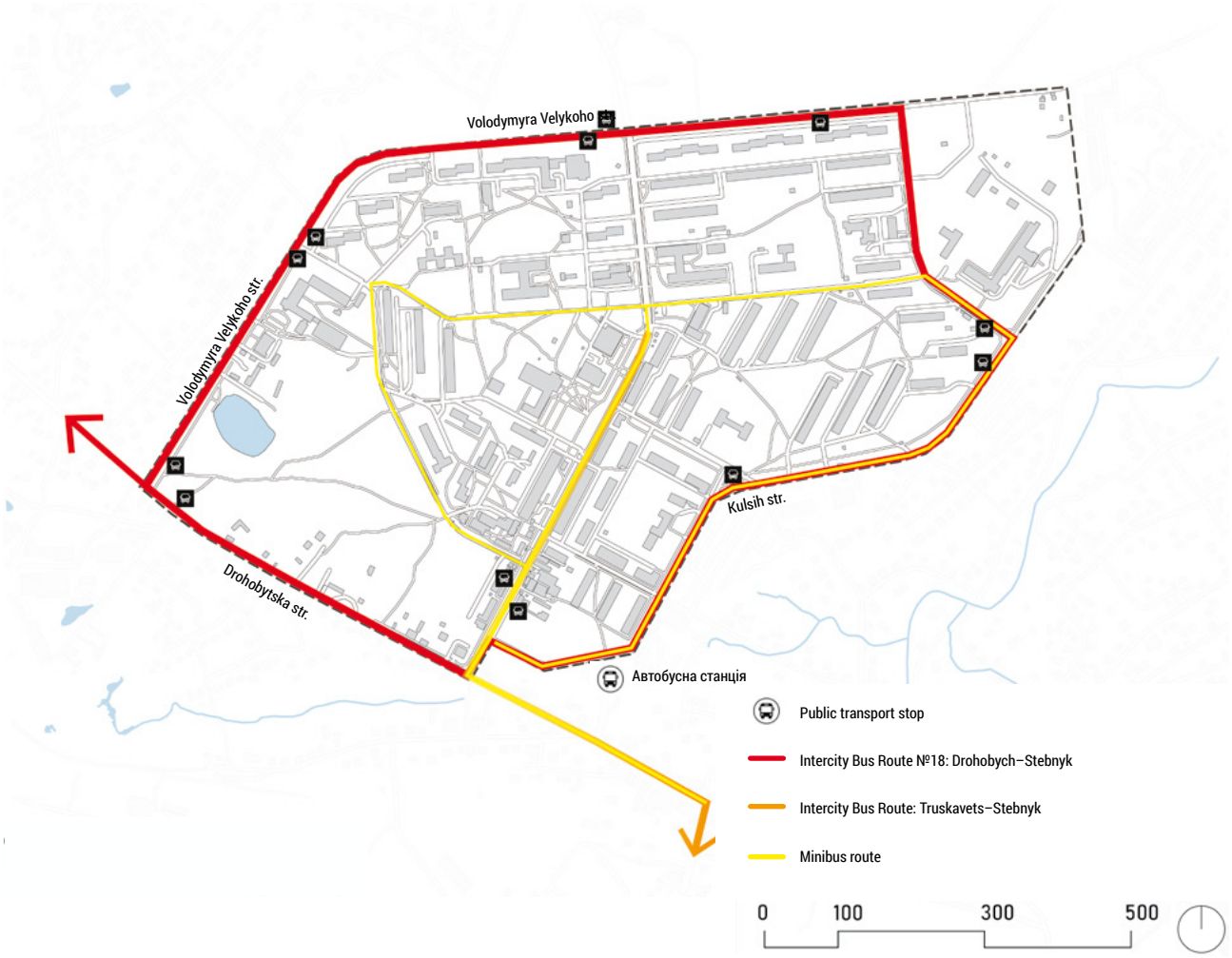


Figure 30. Public transport routes
Source: Drohobych City Council

PUBLIC SPACES

According to the MY Neighbourhood Methodology (2.8 Network of Open Public Space, 3.7 Welcoming Enviroment, 3.9 Diversity of Open Public Space, 3.10 Safe Open Public Space, 4.4 Reinfocing Local Identity and 4.9 Diversity of Activities & of Open Public Spaces), cities become more connected, inclusive, and vibrant when they have a well-developed network of welcoming, diverse, accessible, and safe public spaces that reflect local identity.

The research area has an extensive network of public spaces most of which are green. However, these spaces are characterised by a uniform variety of functions, outdated aesthetics, and a weak connection to local identity. Interviews with residents inform that “there is nowhere to go for a walk in Stebnyk” and that “nothing happens here”.

The main public space in Novyi Stebnyk is Shevchenko Square (1), which hosts most public events, including concerts, celebrations, and gatherings. The square has a large paved surface and limited greenery, increasing the risk of overheating during warm periods. Its spatial and visual “code” remains largely Soviet in character. In 2024, at the initiative of the city council, a reconstruction project for the square was developed and approved.

Mykhaila Hrushevskoho Street (2) also functions as an important public space, as most shops and services are clustered along it. The street profile is generally comfortable and includes elements of greenery. Shevchenko Square and Hrushevskogo Street are currently not barrier-free, but both spaces are included into the barrier-free route, which the city council plans to implement in 2025–2030.

Figure 31. Public spaces
Source: Ro3kvit

The public green spaces are Molodizhnyi Park (3), the park on Kulisha Street (4), and the boulevard along Stepan Bandera Street (5). Molodizhnyi Park, covering approximately 8 hectares, is a natural area without any infrastructure. The park is used as a transit area to public transport stops but lacks paved paths and lighting. Active residents independently installed a few benches and a litter bin, while local youth created an improvised pump track. By the lake, occasional anglers can be seen. Due to the absence of infrastructure, and a lack of systematic maintenance, the park's potential is minimally realised.

The park on Kulisha Street (4) and the boulevard along Stepan Bandera Street (5) are also underutilised due to poor infrastructure and maintainance quality.

Within the research area, there are almost no "closed" or inaccessible spaces: even the courtyards of apartment blocks are semi-private and passable. Large shared green areas are located between buildings, formally not belonging to apartment buildings. Their maintenance falls to municipal services; however, due to limited resources, the maintanance of green spaces, playgrounds, recreational, and sports facilities is insufficient. Most of these sportsgrounds and playgrouds have been created by residents themselves, indicating a demand for community spaces, but their current condition reflects a lack of systematic management.

Figure 32. Shevchenko Square
Source: Ro3kvit

Figure 33. Molodyzhnyi Park
Source: Ro3kvit

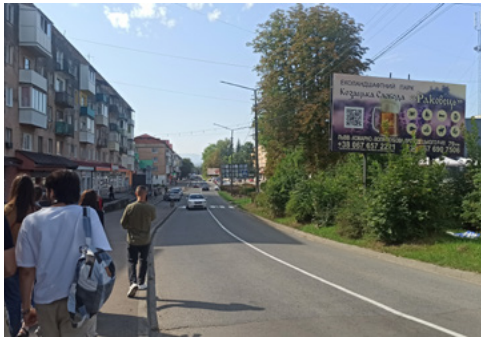


Figure 34. Hrushevskoho street
Source: Ro3kvit

Figure 35. Stepan Bandera Boulevard
Source: Ro3kvit

BLUE GREEN INFRASTRUCTURE

According to the MY Neighbourhood Methodology (principles 1.5 Preservation and Integration of Blue-Green Infrastructure, 2.5 Ecological Connectivity, 4.7 Connecting with the Natural Enviroment, 5.7 Climate Responsive Design, 5.8 Integration of Blue-Green Infrastructure), presence of the blue-green infrastructure and its integration into the urban fabric enhances a city's resilience to climate change, supports sustainable mobility, preserves biodiversity, and improves the quality of life and residents health.

The research area is characterised by a high proportion of greenery: courtyards and shared green spaces within residential areas feature extensive grasslands and mature trees. Some residents have also established vegetable gardens near their homes. Ecological connectivity is high both within the research area and with the surrounding natural zones: the site is bordered by private residential areas with abundant greenery and biodiversity, as well as agricultural land. To the south of the research area flows the Solonytsia River, which is currently not integrated into the urban structure.

The local climate is humid, providing sufficient moisture for vegetation to thrive. The risk of flooding is low, as the area is situated on a watershed, has a gentle slope, and most surfaces are permeable, facilitating natural drainage and infiltration of rainfall.

Overall, the residential development resembles a park-like setting with buildings embedded within greenery. Timely and thorough tree pruning and grass cutting represent a significant—and sometimes excessive—burden on the limited local budget, leading to insufficient maintenance of green spaces by municipal services.

Figure 36. Satelite photo of the research area
Source: ESRI Satellite

BUILDING DENSITY

According to the MY Neighbourhood Methodology (principles 1.4, 4.5 Efficient and Appropriate High Density), the appropriate high density is a necessary condition for the compactness and vibrancy of the urban environment, as it supports functional diversity and economic activity. In line with principles 3.1, 3.2, and 5.6, variety of housing options and their affordability are important prerequisites for the inclusiveness and resilience of cities.

The study area consists of 53 multi-storey apartment buildings, ranging from 4 to 9 storeys in height. Currently, the building density of Novyi Stebnyk is the highest in the municipality and is not typical for the area compared to the surrounding low-rise low-density residential development. This high density microdistrict was originally designed to accommodate workers of the SMCE Polimineral, which ceased operations in 1988. Under current conditions, when local employment opportunities are practically absent, such density is economically and socially unjustified and is gradually decreasing. Population outflow is partially mitigated by the fact that apartments are privately owned, making it more economically viable for many residents to continue living in Stebnyk while working in neighbouring towns. In contrast, young people who do not own property generally leave the town for education or work.

All housing stock is uniform in typology and privately owned. There is no municipal rental housing available. The only exception is temporary accommodation for IDPs, which does not constitute permanent housing solution. The city authorities are actively working on developing long-term solutions for housing IDPs.

Figure 37. Housing typology
Source: Ro3kvit

COURTYARDS AND SHARED GREEN SPACES

During interviews, residents most frequently identified the following problems regarding the condition of courtyards:

- Unregulated parking of private cars;
- Poor condition of roads, sidewalks, and pedestrian paths in some areas;
- Lack or poor condition of playgrounds, as well as lack of leisure facilities for teenagers and young people;
- Inaccessibility of courtyards and building entrances for people with limited mobility;
- The lack of a shared vision among homeowners' associations (HOAs) regarding courtyard improvements and the appearance of residential buildings.

Field observations:

- Residents are trying to restrict the transit of private cars through courtyards by installing bollards or barriers;
- Old tyres remain a popular material for courtyard decoration—they are used to fence off flower beds and front gardens and restrict vehicle access to lawns;
- Residents create informal sitting places near or opposite building entrances, installing benches, tables, and seesaws.

The "40:60" Co-funding Programme for Public Realm Improvements

Since 2023, a targeted co-funding programme has been operating in the municipality. Residents may initiate minor repairs and improvements to areas around residential buildings, pavements, pathways, children's playgrounds, and other elements of the public realm, provided they contribute 40% of the required funding. The remaining 60% of the project cost is covered by the local budget.

The programme is open to both individuals and organised entities, including residents' self-organisation bodies, homeowners' associations (HOAs), non-governmental organisations, charitable foundations, initiative groups, and municipal enterprises.

Figure 38. Residential courtyard
Source: Ro3kvit

Figure 39. Residential courtyard
Source: Ro3kvit

Figure 40. Residential courtyard
Source: Ro3kvit

HOUSING AND UTILITY NETWORKS

The multi-apartment housing stock in Stebnyk was mainly built in the 1970s. Since then, no major repairs have been carried out. Almost all buildings require thermal modernisation, as they currently have an energy efficiency class of G or lower.

Drohobych city council implements two local initiatives alongside the national "Enerhodim" Fund programme to support homeowners' associations (HOAs) in improving building energy efficiency: the targeted compensation programme "Warm Home" (2022–2024) and the co-financing programme for major repairs (2023–2025).

Heating in the city is centralised. The boiler room has recently been modernised to a high-capacity solid-fuel system, and parts of the heat network were replaced.

Currently, the city hosts 4 collective living facilities for IDPs. The municipality is also developing mechanisms to repair and house several IDP families in six vacant low-rise houses.

One multi-story building on Symonenka Street is privately owned but remains abandoned. Local residents state it is a safety concern and a hazardous location.

Figure 41. Residential building
Source: Ro3kvit

Figure 42. Residential building on Hrushevskoho str.
Source: Ro3kvit

Figure 43. Collective Living Centre for IDPs
Source: Ro3kvit

INTERVIEWS WITH THE RESIDENTS

Interviews were conducted by the students of Kharkiv School of Architecture as part of their studio project in September 2025, a total of 11 residents were surveyed.

Where do You usually spend Your free time?

"I'm at home, on the bench near the house, children play in the centre, near Shevchenko street, near ATB - there is no other place to play for them" **Ms. Stefa**

“I ride my bike around the city.” — **Roman, 14 years old**

“We’re walking [with the child] around the city centre, because there’s nowhere else to go.” **— Natalia, 31 years old**

"I walk my dog." **Volodya, 59 years old**

«“We’re walking [with the child] around the city centre, on Shevchenko square because there’s nowhere else to go.” **Iryna, 29 years old**

“I used to spend time in a burger place, in the city centre, in the park.” — **Stanislav, 27 years old** (now no longer living in Stebnyk)

What is something Stebnyk lacks?

"Perhaps, a park, for everyone." Ms. Stefa

«Cinema, a sports ground, a volleyball court.” — **Valeria, 17 years old**

“Some park [in the “Stroyka” area] where you can sit and chat.” — **Ivan, 60 years old**

«“Some kind of club or a park for bike tricks.” — **Roman, 14 years old**

“A children’s centre or an amusement park, something for kids.” **— Natalia, 31 years old**

“Something for children, a playroom; there’s nothing here for kids, nothing for their development, just shops and pharmacies.” — **Iryna, 29 years old**

Is there anything you’re proud of in Stebnyk?

"What do we have here?There is nothing to be proud of." **Ms. Stefa**

“The Heroes’ Square.” — **Ivan, 60 years old**

“I’m proud that many people here do sports, play football.” — **Roman, 14 years old**

«“I’m proud that there are people who personally do a lot—benches, playgrounds.” — **Yuriy, 46 years old**

“Nothing, everything needs improvement.” — **Stanislav, 27 years old**

How would you describe Stebnyk to someone who has

"A plain small city, quite cosy, without robberies.” **Ms. Stefa**

“It’s an interesting city, there are lots of young people, but nowhere to spend free time.” — **Valeria, 17 years old**

"Perfect city" **Roman, 14 years old**

"An urban-type settlement" **Natalia, 31 years old**

“A village without a local council, nothing to be proud of.” — **Iryna, 29 years old**

"An average city" **Ivan, 60 years old**

Is the city developing and does it have potential?

“If the war goes on for more than a year, no one will be left here.” — **Ivan Vasylovych, 62 years old**

"Yes, new shops are emerging" **Roman, 14 years old**

“Yes, new shops are being built, maybe it will be interesting.” **Natalia, 31 years old**

“Yes, there are people’s initiatives, but there’s no work, no landscaping, no scenery; I’m proud of the people.” — **Yuriy, 46 years old**

“Yes, the city’s potential lies in its people.” — **Stanislav, 27 years old**

“No, only new shops are opening.” — **Iryna, 29 years old**

Figure 44. Interviews with the residents
Source: Ро3ківт

NEEDS MAPPING

As a result of desk research, field research, and interviews conducted with residents and experts, the Needs Map was created. Later, the Ro3kvit team reviewed and verified it together with residents during the workshop held on October 11, 2025.

The map shows locations that residents identified as potential points for future changes and spatial interventions. Additionally, general needs related to the broader urban context were noted at the bottom of the map, including:

- ensuring convenient and accessible sidewalks and pedestrian paths;
- arranging the parking system;
- unifying the style of signs and commercial facades;
- restoring the swimming pool at School № 18 (outside the planning area for which this Concept is being developed), and so on.

Workshop participants were asked to:

- using green round stickers, mark the five most important actions (needs or interventions) in their opinion;
- using red round stickers, mark actions (needs or interventions) they considered irrelevant or disagreed with;
- formulate and add their own ideas and needs on square stickers.

This approach made it possible to verify and improve previous assumptions while taking into account residents' visions and needs in the subsequent stages of the Concept development.

Figure 45. From the October 11, 2025 workshop: review of the Needs Map
Source: Ro3kvit

SWOT ANALYSIS AND ALIGNMENT WITH THE PRINCIPLES OF MY NEIGHBOURHOOD METHODOLOGY

STRENGTHS

- Remoteness from the front line.
- Location in the foothills of the Carpathians, favourable for the development of tourism and rehabilitation
- 2.5 5.7 • A high proportion of green areas relative to the total area
- 1.4 4.5 • Efficient high population density
- 2.1 5.4 • Effective street network
- 1.2 • Availability of essential services within walking distance
- 1.1 2.3 4.2 5.3 • Concentrated location of key attraction points.
- The community has local leaders and trusts in them.
- Financial support (sponsorship/patronage) from influential people that are originally from Stebnyk
- The multi-specialty hospital in the neighbourhood, with its main departments recently modernised

WEAKNESSES

- 3.3.1 5.9 • Low level of economic development and insufficient number of workplaces
- 2.2.1 3.5 4.6.1 • Public transport does not provide adequate comfort, reliability, and accessibility
- 3.6 5.4.1 • Lack of barrier-free and accessibility infrastructure
- 3.7 3.9 4.9 • Public spaces are monotonous, unappealing, and lack adequate functionality, which limits opportunities for leisure activities and sports.
- 2.2.2 2.6.3 5.5 • Lack of cycling infrastructure: dedicate lanes, parking and storage facilities are absent
- 1.3.2 • Unorganised parking along the main street and in residential courtyards
- 5.6 • High level of physical delapidation and low energy efficiency of the apartment buildings
- 3.1 3.2 • Lack of housing options and absence of the municipal social housing
- 5.6.1 • High degree of wear and tear of engineering equipment and networks providing utility services

OPPORTUNITIES

- Implementation of the energy efficiency measures through state and municipal programs
- Participation in the “60x40” co-financing program for the improvement of courtyards and public spaces
- Applying for the international grant funding
- Further support and integration of IDPs
- Development and implementation of the municipal programs for cultural and economic development
- Development of medical tourism and rehabilitation services for war veterans
- Development of tourism based on the heritage of salt mining
- Renovation of public spaces, creating new opportunities for sport and leisure.
- Use of brownfield areas for economic development, including the relocation of businesses from frontline zones

THREATS

- Loss of identity as an industrial city, a miners’ city, a salt workers’ city, and self-perception as a suburb of Drohobych or a transit city
- Risk of environmental disasters due to the industrial past: sinkholes and tailings dam breaches
- Lack of opportunities (as of today) for the revitalization of industrial heritage - the Salina salt works, the Kiubek mines, and the underground “labyrinths.
- Low investment attractiveness due to the war
- Aging population and active departure of the working-age population to Canada and Poland
- Lower financial capacity of the hromada to invest in development due to the need to allocate funds for defence
- Proximity to larger cities, which draw away resources, workforce, and young population

PARK PROGRAMMING

At the start of the project, Molodizhnyi Park was identified by the local authorities as a public space with significant potential to impact the entire city. Research conducted by the Ro3kvit team confirmed the importance of its development: a transit and unsafe area could be transformed into an attraction point for residents of Stebnyk and neighbouring cities.

The discussion of the park programme during the offline workshop that took place in Stebnyk on the 11th of October 2025 had two stages. First, residents completed a survey, and then they worked with printed maps, placing elements of the future programme on them. Some proposals were suggested by the team, while others were formulated independently by participants. This process generated ideas such as an eco-trail, a picnic area by the lake, and an educational farm.

Survey results showed that residents consider it appropriate to begin the park's reconstruction process even under martial law, at least to start planning and design. They supported most non-commercial activities, including a children's playground, quiet recreation zones, a pump track, and a sports ground.

Overall, participants did not object to the inclusion of certain commercial activities and expressed a willingness to engage in further discussions and improvement works, as much as possible. The natural appeal of the park, particularly the lake, was of special value to them.

Figure 46-49. Results of the residents' survey at the workshop on the development of Molodizhnyi Park, October 11th, 2025
Source: Ro3kvit

Figure.50-52. Development scenarios for Molodizhnyi Park proposed by workshop participants, October 11th, 2025

Source: Ro3kvit

DEVELOPMENT CONCEPT

OBJECTIVES OF THE CONCEPT
ALIGNMENT WITH MY NEIGHBOURHOOD METHODOLOGY

MORE OPPORTUNITIES FOR PERSONAL DEVELOPMENT, RECREATION AND SPORTS

2.8.1 ACCESSIBLE OPEN PUBLIC SPACE

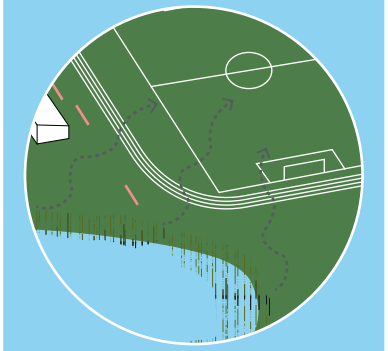
3.9 DIVERSITY OF OPEN PUBLIC SPACES

4.1.1 BALANCED MIX OF ACTIVITIES

ACCESS TO THE LAKE AND STADIUM FOR EVERYONE

1.5 PRESERVATION & INTEGRATION OF BLUE GREEN INFRASTRUCTURE

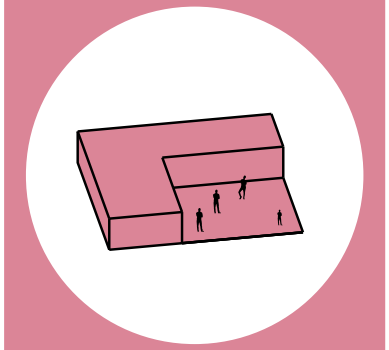
4.7 CONNECTING WITH THE NATURAL ENVIRONMENT



ATTRACTING INVESTMENT AND ECONOMIC DEVELOPMENT

1.4.2 BROWNFIELD LAND AND BUILDINGS REUSE

4.9 DIVERSITY OF ACTIVITIES & OF OPEN PUBLIC SPACE



IMPROVING THE QUALITY OF PUBLIC GREEN SPACES AND COURTYARDS

2.5.2 INTEGRATED NATURAL CORRIDORS

3.9.1 ATTRACTIVE COMMON SPACES

Figure 53. Objectives of the concept
Source: Ro3kvit

DESCRIPTION OF THE CONCEPT

Research has shown that the most pressing issue in Stebnyk, which can be addressed through small scale targeted interventions, is the lack or insufficiency of modern, safe, and accessible public spaces for sports, social interaction, and recreation.

The Concept's proposals focus on creating new public spaces, improving existing "meeting places" equipped with resident-led initiatives, and linking them into a cohesive network through green, safe, and well-lit routes.

The availability of high-quality public spaces contributes to community resilience, cohesion, interactions, and strengthening of a unique sense of place and local identity. All of this should be implemented within sustainable design approach based on nature, integrating design elements with natural vegetation.

It is suggested to concentrate efforts on two key activation areas, the development of which could have a positive impact on the entire city.

Activation area № 1 — the courtyard of the Stebnyk Stebnyk Narodnyi Dim (Figure 54).
The courtyard has the potential to become a multifunctional public space for:

- holding educational and cultural events;
- informal meetings of residents;
- implementing local hromada initiatives.

The proposed intervention does not require significant investment and can be implemented on the basis of partnership between local authorities, responsible businesses and active residents.

Activation site №2 — the area near the lake and stadium in Molodizhnyi Park (Figure 54).
Molodizhnyi Park is an 8-hectare natural area without any infrastructure. There are two fenced spaces: a stadium belonging to a state professional lyceum, and the municipal plot used for wood chips storage. The park and adjacent territories have the potential to be upgraded by creating:

- active recreation and sports areas,
- basic infrastructure - paths, lighting, a cycle route,
- an educational eco-trail, a rope park and an educational farm,
- a cafe or a restaurant near the lake in place of the wood chips storage site, allowing the natural territory of the park to be preserved without interference,
- basic maintenance and public toilets.

Activation of public green spaces in residential areas

A specific example is provided for the organisation of courtyards and shared green areas within residential areas.

The proposed solutions aim to:

- Improve connection between courtyards and shared green spaces by removing excessive divisions and physical barriers, and instead zoning the territory using landscaping and different types of surfaces;
- Create a connected green framework within the planning area;
- Organise parking places and prevent private vehicles from driving through courtyards;
- Strengthen social cohesion, stimulate the development of small businesses and local initiatives, and positively impact the quality of the urban environment.

All proposed solutions are subject to further refinement in the next stages of the design process.

Figure 54. Novyi Stebnyk Development Concept scheme
Source: Ro3kvit

CONCEPT'S SPATIAL LAYERS

Most courtyards of multi-storey residential buildings are driveways without clearly defined parking spaces, so cars can be parked anywhere, including on green areas.This reduces pedestrian safety and causes damage to landscaping.

To improve the parking situation, it is proposed to identify the actual demand for parking spaces, equip and clearly mark parking spots for residents near residential buildings (not necessarily directly next to entrances), and, where possible, adjust traffic organisation by restricting transit through courtyards for all types of transport except specialised vehicles. Most courtyards of multi-storey residential buildings are driveways without clearly defined parking spaces, so cars can be parked anywhere, including on green areas.This reduces pedestrian safety and causes damage to landscaping.

To improve the parking situation, it is proposed to identify the actual demand for parking spaces, equip and clearly mark parking spots for residents near residential buildings (not necessarily directly next to entrances), and, where possible, adjust traffic organisation by restricting transit through courtyards for all types of transport except specialised vehicles.

According to Principle **3.9.1 Attractive Common Spaces**, to promote social networks within hromadas, a neighbourhood should include additional functions and spaces that encourage short walks, physical activity, games, and social interaction, while also allowing people to enjoy pleasant environments such as inner courtyards, private or semi-private playgrounds, and hromada gardens located within or adjacent to the neighbourhood.

According to Principle **2.5.2 Integrated Natural Corridors**, parks and recreational areas should be connected by tree-lined avenues and green infrastructure to form continuous ecological networks. The improvement of Molodizhnyi Park, strengthening the connections between residential areas and the park, the organisation and proper maintenance of shared green spaces and courtyards will enable the creation of an connected green

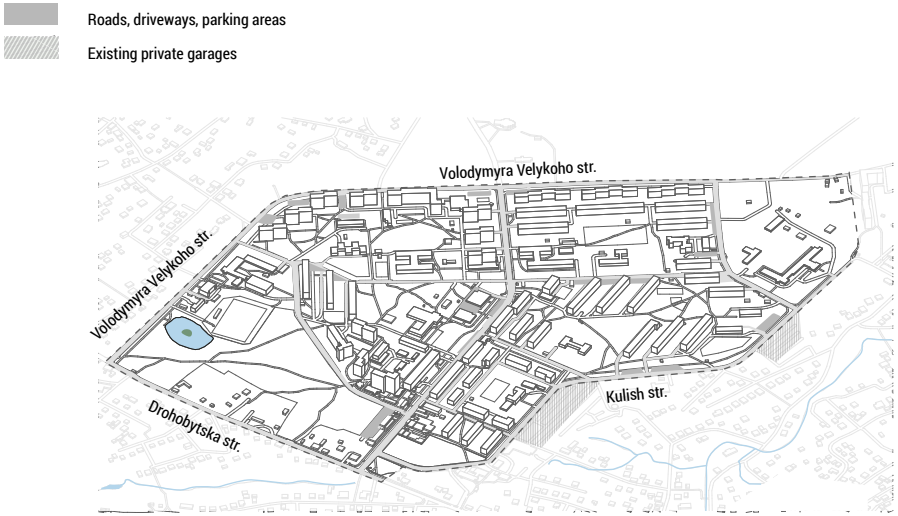


Figure 55. Proposed locations for parking areas
Source: Ro3kvit

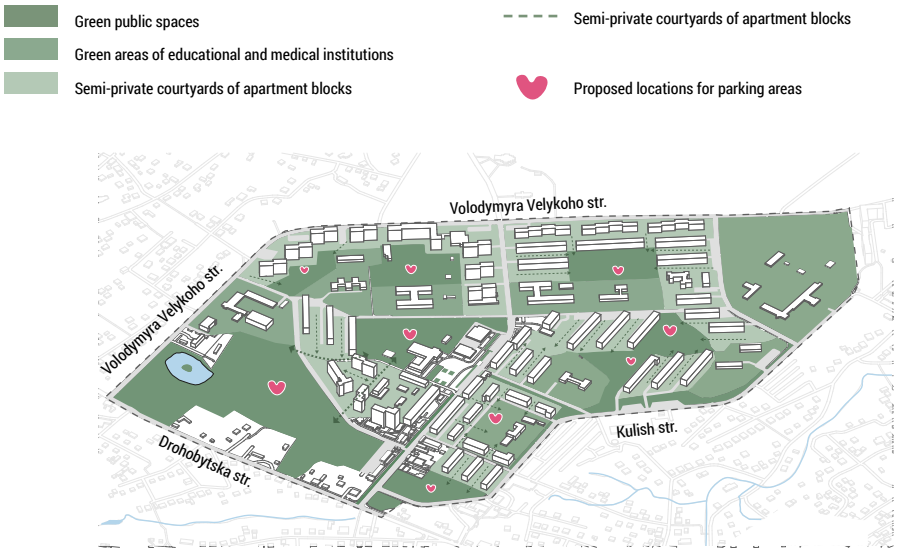


Figure 56. Proposal for creating a connected green framework
Source: Ro3kvit

structure of public spaces, providing opportunities for social interaction and hromada engagement.

According to Principle **4.6 Multi-modal Transport**, residents should have a wide choice of accessible and convenient modes of transport—such as cycling, public transport / electric transport, and private cars—so that diverse users can engage with the built environment, including in economic terms. Therefore, the street network should be publicly accessible and adapted for different modes of transport (cycle lanes, pavements, tracks, public transport infrastructure, etc.), in line with the principles of complete streets.

For New Stebnyk, the creation of a cycling route is proposed in two phases. The first phase could include a section connecting Shevchenko Square with Molodizhnyi Park, continuing as a circular recreational route within the park. The second phase could involve detailed planning and implementation of city and inter-city cycling routes.

According to Principle **5.4.1 Universally Accessible Streets For Convenient And Efficient Movement**, ensuring universal accessibility is crucial for convenient and safe movement for people of all physical abilities. According to **section 3.6.1**, clear routes, ramps, tactile surfaces, convenient signs that are accessible and understandable to all street users (navigation for people with visual impairments, etc.), green and clear buffers, and minimal barriers should be provided. A well-planned street network that takes into account topographical features is crucial for efficient and comfortable movement for everyone. A barrier-free route has already been planned for Stebnyk. As the concept identifies additional attraction points, it is proposed to extend the barrier-free route to other public spaces, in particular to Molodizhnyi Park.

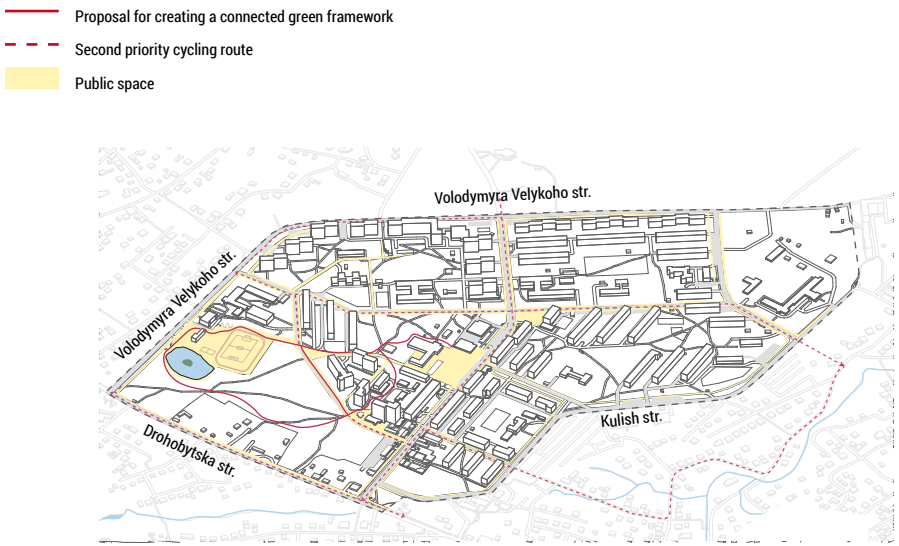


Figure 57. Proposal for the creation of a cycling network
Source: Ro3kvit

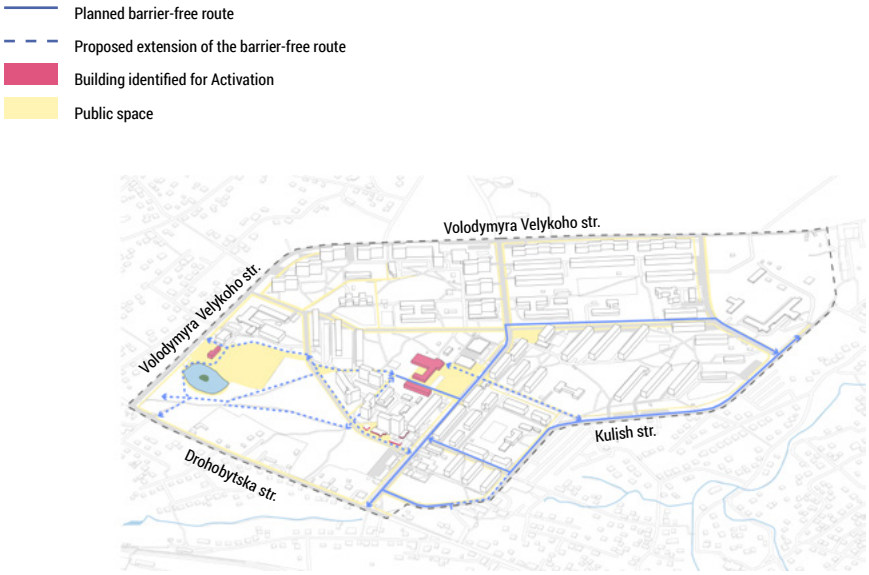


Figure 58. Proposal for the extension of the barrier-free route
Source: Ro3kvit

ACTIVATION SITE 1: STEBNYK NARODNY DIM AND UKRPOSHTA BUILDING

The Stebnyk Narodnyi Dim on Shevchenko Square is perceived as a dominant feature of the urban space due to its considerable size and central location on the city's main square. Like most Soviet-era cultural buildings, the Stebnyk Narodnyi Dim is a structure of "grand ambitions": it was constructed during a period of active urban development and the successful operation of the SMCE Polimineral, and was designed to accommodate a growing population and a high level of public activity.

Currently, the Stebnyk Narodnyi Dim primarily hosts clubs and activities for children and teenagers, as well as various cultural events. The building requires major repairs. In recent years, partial renovations of individual rooms have been carried out thanks to external funding, including the refurbishment of the library, children's centre, and sports hall.

The IDC proposes the creation of a youth centre based in the space of Stebnyk Narodnyi Dim. The idea of renovating the courtyard of the Stebnyk Narodnyi Dim (1.1, Figure 62) was developed during a workshop and has been discussed within the community for some time by then. The concept for arranging the courtyard, proposed by the Ro3kvit team, has received support both from the NGO New Stebnyk and from representatives of the Drohobych City Institute.

Implementation does not require significant funding but could have a considerable impact on city life. The courtyard already feels cozy and human-scaled, includes greenery.

Figure 59. Stebnyk Narodnyi Dim
Source: Facebook Ivan Kuts

Figure 60. Courtyard of the Stebnyk Narodnyi Dim, 2025
Source: Ro3kvit

Figure 61. The building of Ukrposhta, October 2025
Source: Ro3kvit

In order to activate the courtyard and the library space, it is proposed to integrate a commercial component. Specifically, a small youth café could be created, requiring no kitchen and located in a separate area of the library. The traditional model, in which visitors only read quietly, no longer meets the expectations of young people. Instead, a more common approach allows visitors to purchase a drink, take a book, meet friends, and socialise comfortably.

Lectures, presentations, concerts, film screenings, and creative workshops are typical activities of modern libraries, which increasingly function as cultural centres. Currently, the library space is not equipped for such activities, and its full modernisation would require significant resources. In contrast, the courtyard could accommodate most of these new functions (albeit only during the warmer months), and its renovation could be carried out more quickly and easily, allowing the relevance of creating such a cultural centre for the Stebnyk hromada to be tested.

The Ukrposhta building (1.2, Figure 62), located next to the Stebnyk Narodnyi Dim, contains large areas that are no longer in use due to reductions in postal services. These spaces could become an important resource for the development of creative businesses. Their use would contribute to the activation of the city centre, transforming an underused building into a hub of economic and social development, as creative industries typically have a positive impact on their surrounding environment.

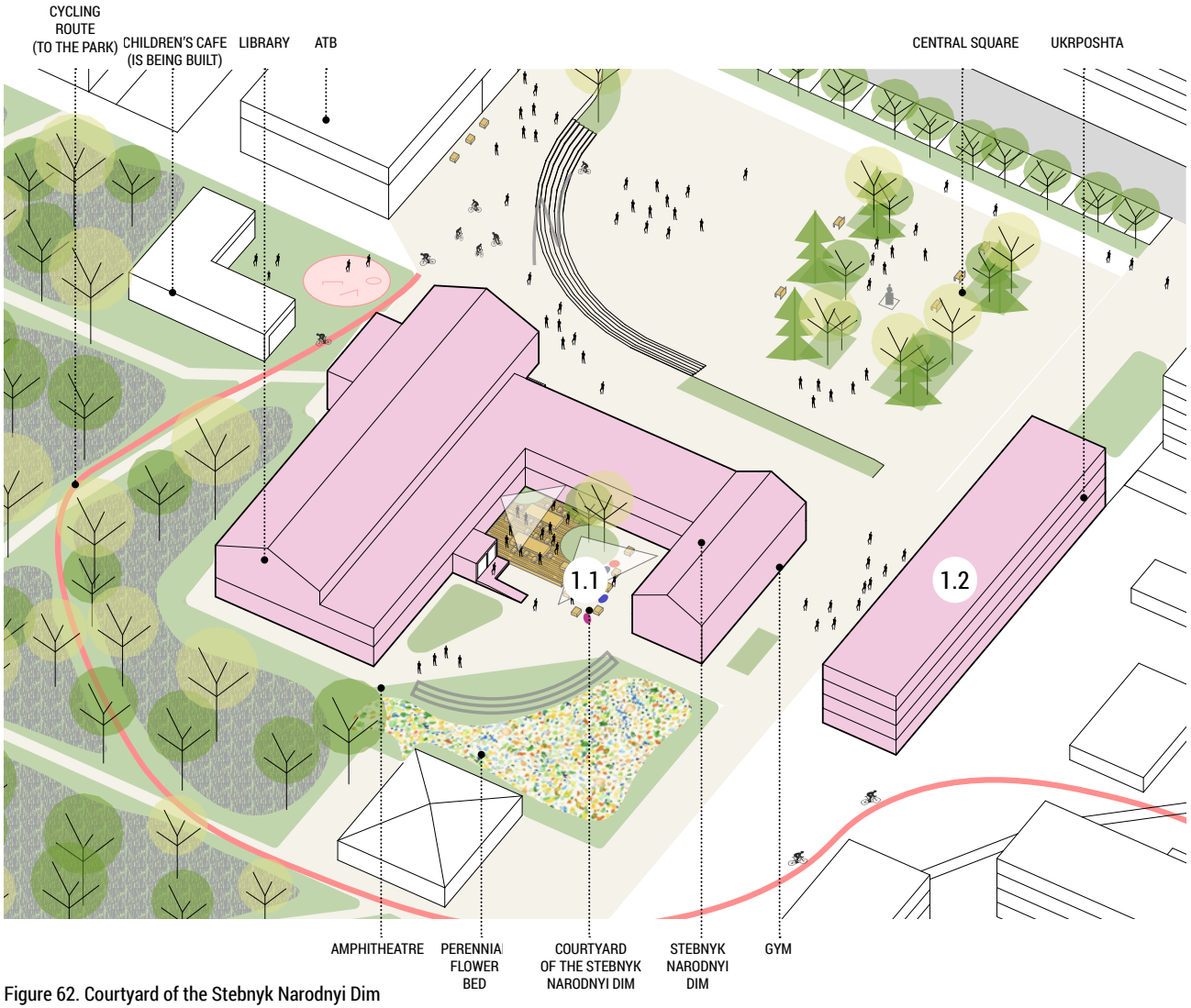


Figure 62. Courtyard of the Stebnyk Narodnyi Dim
Source: Ro3kvit

INTERVENTION 1.1: RENOVATION OF THE STEBNYK NARODNYI DIM'S COURTYARD

It is proposed to create a multifunctional space in the courtyard of Stebnyk Narodnyi Dim for leisure and events during the warmer months, including, film screenings, and lectures. A commercial component is also envisaged: a small café is planned within the library, with part of the courtyard used as a summer terrace.

The courtyard can be landscaped using low-cost, reusable materials. The use of modular wooden structures (e.g., pallets), temporary tents, screens, and string lights for illumination is recommended. On the adjacent slope, it would be appropriate to install a gabion amphitheatre, plant perennial ornamental grasses and flowering plants in a "new wave" planting style.

Alignment with IDC (Priority 1, 1.1 Accessibility/Barrier-free, operational goal): Opening of the Cultural Services Centre in Stebnyk Narodnyi Dim with a multifunctional space for cultural and educational events

Figure 63. Example of a courtyard arrangement for film screenings
Source: Ro3kvit

MY Neighbourhood Methodology by UN-Habitat

4.4.3 Local Shared Community Hubs
4.4.4 Modernised Cultural Institutions

SDGs

Figure 64. Example of a courtyard arrangement
Source: Square Roots Collective

Figure 65. Example of 'New Wave' plantings for a perennial flower bed
Source: oudolf.com

INTERVENTION 1.2: RENOVATION OF UKRPOSHTA BUILDING FOR CREATIVE WORSHOPS AND OFFICES

A big part of Ukrposhta building is currently unused due to the reduction in postal transport volumes. Thanks to its central location, original design as a production facility built to withstand substantial load-bearing requirements and open layout, the property has great potential for use by creative industries as a space for workshops and creative offices. Offering the premises at preferential rent to creative teams could become an important incentive for developing the creative sector in Stebnyk. Potential uses include furniture workshops, print studios, tailoring ateliers, bakeries, printing houses, and other types of artisanal and creative activities.

At present, the building remains in state ownership. To implement this proposal, it would be necessary to transfer it into the municipal ownership of the local hromada.

Alignment with IDC (Priority 2): 2.2 Drohobych hromada empowers local initiatives through strong community selforganisation and support for microbusinesses

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1.4.2 Brownfield Land and Buildings Reuse

SDGs

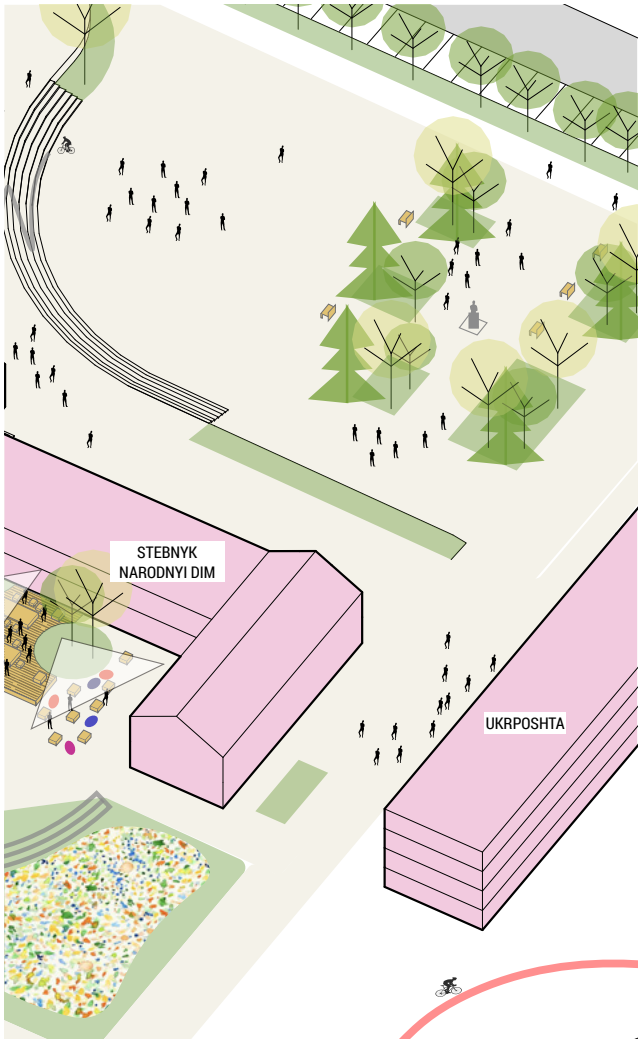

Figure 66. Layout of the Ukrposhta building
Source: Ro3kvit

Figure 67. Industrial building reuse as a workshopp
*Source: CO-*OBRA, laescocesa.org*

Figure 68. Industrial building reuse as a workshop
Source: artdesignxchange.com

Figure 69. Garage hub in Kharkiv
Source: ukrainer.net

ACTIVATION AREA 2: MOLODIZHNYI PARK, STADIUM AND THE LAKE

The initial request to the Ro3kvit team concerned Molodizhnyi Park: despite its natural potential, the area currently lacks infrastructure and is unsafe to visit in the evening. During a workshop with residents, the question was raised whether it is appropriate to consider park reconstruction during wartime. The majority of participants gave a clear answer: the city is desperately lacking spaces for recreation, walking, and sports, so planning and implementation of works should begin as soon as possible.

Molodizhnyi Park occupies an area of about 8 hectares of natural territory covered with deciduous trees and pines. Nearby is a stadium belonging to the state professional lyceum, which is currently fenced off, limiting public access; starosta of Stebnyk is already negotiating for open access. Another fenced-off area is municipal land where the municipal company ME Teploenergo stores wood chips for solid-fuel boilers. It is proposed to change the function of this plot to public use and take advantage of its prime location by the lake for a catering establishment – a café or restaurant (Figure 70, Intervention 2.1). This approach would preserve the park's natural area, while the investor, having secured an attractive plot by the water and the stadium (which will eventually be open), would take responsibility for improving the adjacent area: clearing part of the lakeshore for water access, tidying the territory, and providing a public restroom for park visitors.

Around the stadium, provided the existing fences are removed, zones for active recreation are proposed: outdoor workout equipment, table tennis tables, a volleyball court, and a pump track for cycling enthusiasts. This would form a sports hub next to the park without harming the natural vegetation of the park. The space between the stadium, the dormitory, and the professional lyceum could become an active recreational park, forming a youth campus and enhancing the area's attractiveness for students. On the opposite side of the lake, a zone for quiet relaxation, picnics, fishing, and family activities is proposed (Figure 70, Intervention 2.2).

The park once had amusement rides. A modern alternative could be a rope park, which combines activity, physical development, and recreation (Figure 70, Intervention 2.4). The absence of quality recreational locations forces residents to spend leisure time in neighbouring cities, so a commercial rope park could attract not only Stebnyk residents but also visitors from surrounding towns and villages.

Another potential draw could be an educational farm (Figure 70, Intervention 2.5). The idea was proposed by a workshop participant who highlighted the importance of children having contact with animals. Similar spaces also have a therapeutic effect on adults.

Stebnyk already has significant experience in volunteering and hosts a large dog shelter, creating favourable conditions for such initiatives.

The idea of an eco-trail (Figure 70, Intervention 2.3), proposed by a resident, envisions a route through the park that allows visitors to enjoy the natural environment. The path could have natural surfaces of different types suitable for barefoot walking, with locations along the route constructed from natural materials – a treehouse, a small bridge to the lake, and viewpoints. Informational panels about local flora and fauna could also be installed at these locations.

However, the park's primary priorities are ensuring basic safety and accessibility. It is proposed to equip existing paths with permeable surfacing and to install lighting along the main transit alley. It is also necessary to enable efficient grass cutting along paths and on open lawns using machinery; for this purpose, the area should be cleared of shrubs and small trees. Approximately 30% of the park's territory is recommended to remain uncut and planted with dense shrubs, creating biodiversity hotspots. These zones would require minimal maintenance and provide a natural refuge for birds and small animals, making visits to the park more engaging and diverse.

Figure 70. Intervention Scheme for Molodizhnyi Park
Source: Ro3kvit

INTERVENTION 2.1: THE CAFE NEAR THE LAKE AND ACTIVE PARK NEAR THE STADIUM

The proposal suggests converting the ME Teploenergo site, currently used for storing wood chips, into a public space with the possibility of hosting a café or restaurant, as well as developing sports infrastructure around the stadium by installing outdoor workout areas, volleyball courts, table tennis tables, and a pump track for cyclists. Negotiations regarding the removal of the stadium fence are already underway. Preliminary support has also been given to the proposal to change the site's function from storage to public use, as this would provide greater benefits to the residents of Stebnyk. It is important to involve a responsible business that would landscape the surrounding area, ensure access to the lake, and, if possible, provide park and sports area visitors with free access to restrooms.

Alignment with IDC (Priority 1): 1.6 Drohobych hromada provides opportunities for its youth population by empowering them to build their futures within the community

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1.4.2 Brownfield land and buildings reuse
4.9 Diversity of activities and open public spaces

SDGs

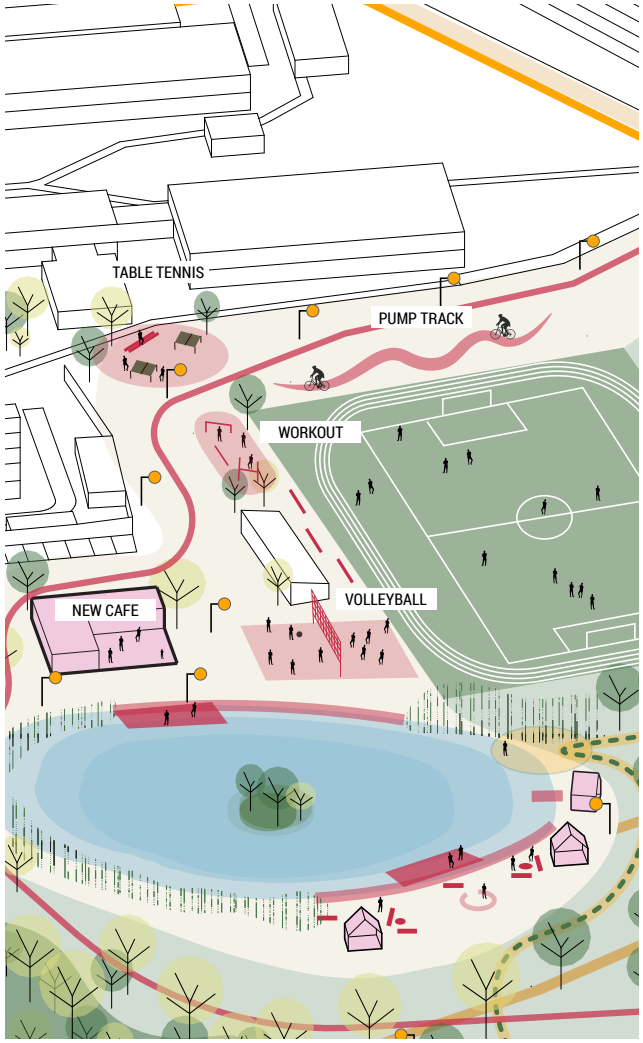

Figure 71. Layout of facilities: a café and an active park
Source: Ro3kvit

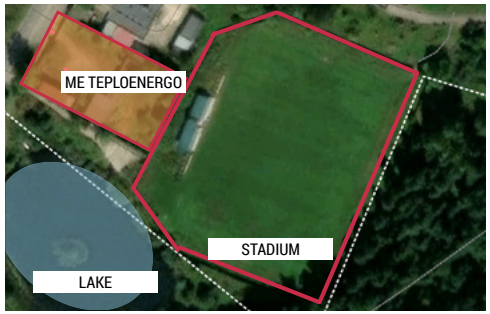

Figure 72. Current situation with fenced plots near the lake
Source: Google maps

Figure 73. Design reference: wooden outdoor sports equipment
Source: doparku.cz

Figure 74. Design reference: pump track
Source: highlandmountain.com

INTERVENTION 2.2: THE RECREATIONAL AREA NEAR THE LAKE

The lake, featuring an island and reed-covered shores, has significant recreational potential that is currently underutilized; at present, only a few anglers visit the water. During the workshop, residents emphasized the importance of lakeside recreation and expressed the need for a clearing with gazebos for picnics. The entire perimeter of the lake is overgrown with reeds. While the reeds help purify the water and support biodiversity, the park also needs space for people. It is proposed to clear no more than 40% of the shoreline and install wooden platforms with ramps to ensure accessibility. Additionally, 2–3 gazebos and 1–2 fire pits with sitting places are recommended.

The surface should remain natural (sand, wood chips, grass), but a separate 2-meter-wide path made of compacted mineral material should be provided to allow wheelchair access.

Alignment with IDC (Priority 3, 3.3 Urban development, operational goal): Integrate water zones and recreational areas into planning to improve access, environmental quality, and community well-being.

MY Neighbourhood Methodology by UN-Habitat

1.5 Preservation and integration of blue-green infrastructure
2.8.1 Accessible open public space

SDGs

Figure 75. Layout of facilities: resting places near the lake
Source: Ro3kvit

Figure 76. Design reference: fire pit arrangement
Source: www.landezine.com

Figure 77. Design reference: picnic table with canopy
Source: www.100detours.com, AMa03

Figure 78. Design reference: «Amphitheatre of Recovery" in Makariv, 2025
Source: pragmatika.media

INTERVENTION 2.3: THE ECO-TRAIL

Molodizhnyi Park has a natural character and, in its qualities, is close to a woodland park area, combining deciduous and coniferous tree plantings. During consultations with locals, the RoZkvit team found out that the hromada values the park's natural character, while at the same time expecting a wider range of accessible activities.

Based on these wishes, it is proposed to create an eco-trail — an educational and play-oriented route laid out away from the main transit paths. In certain sections, it is advisable to provide tactile surface treatments made from natural materials (such as wood, pebbles, pine cones, etc.), which are both beneficial and enjoyable to walk on barefoot.

Along the trail, it is proposed to install information boards about local flora and fauna, as well as to place play and fitness elements and recreational areas, all made from natural materials.

Alignment with IDC (Priority 1): 1.6 Drohobych hromada provides opportunities for its youth population by empowering them to build their futures within the community

MY Neighbourhood Methodology by UN-Habitat

3.9 Diversity of open public spaces
4.7 Connecting with the natural environment

SDGs

Figure 79. Layout: elements of the eco-trail
Source: Ro3kvit

Figure 80. Design reference: playground, an element of the eco-trail
Source: doparku.cz

Figure 81. Design reference: different surfaces for sections of the eco-trail
Source: Melinda Ponyiczky-Kramarics

Figure 82. Design reference: a "nest" structure for observing nature
Source: doparku.cz

INTERVENTION 2.4: THE ROPE PARK

Another way to use the park's natural potential for the benefit of the hromada is the creation of a rope adventure park. This is a commercial facility that must operate within a fenced and supervised area. This requirement is related to safety issues: the routes are located at a considerable height, all elements and fixings require regular technical inspections, and maintaining them in proper condition requires appropriate funding and a professional team. Provided that the rules are followed, the routes do not harm the trees.

A rope adventure park is a modern form of active recreation which, according to statistics, is particularly popular among young people. A typical facility occupies an area of about 0.5 hectares and includes four routes: one for young children, one for teenagers, and two for adults; the inclusion of a zip line is also desirable. As there are no similar facilities in the surrounding localities, the creation of a rope adventure park in Stebnyk has strong potential for commercial success.

Alignment with IDC (Priority 1): 1.6 Drohobych hromada provides opportunities for its youth population by empowering them to build their futures within the community

MY Neighbourhood Methodology by UN-Habitat

3.9 Variety of Public Spaces
4.7 Connecting with the Natural Enviroment

SDGs

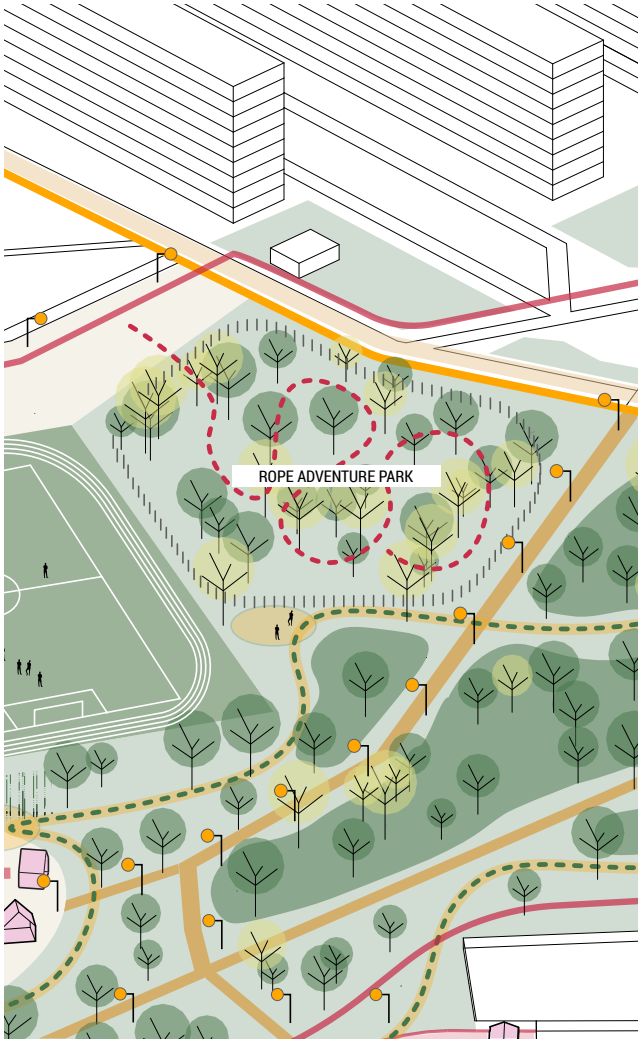

Figure 83. Proposed position of the rope park within the park
Source: Ro3kvit

Figure 84. Bear Tower rope park in Volosianka
Source: vv-hotel.com

Figure 85. Bear Tower rope park in Volosianka
Source: vv-hotel.com

Figure 86. SkyPark in Kyiv
Source: www.bodo.ua

INTERVENTION 2.5: THE EDUCATIONAL FARM

In the part of the park adjacent to private housing, it is proposed to create an educational farm. The idea was expressed by one of the workshop participants, a teacher who emphasized that interacting with animals is an effective means of psychological relief and recovery for people of all ages.

Educational farms usually keep domestic animals or species that do not suffer from excessive attention from visitors; it is important to adhere to the principles of ethical treatment of animals. Such spaces are usually open to the public and maintained by volunteers rather than commercial organisations. Stebnyk has a strong tradition of volunteering: the city already has a large shelter for dogs rescued from occupied territories, which creates favorable conditions for the implementation of such an initiative.

Alignment with IDC (Priority 1): 1.6 Drohobych hromada provides opportunities for its youth population by empowering them to build their futures within the community

MY Neighbourhood Methodology by UN-Habitat

3.9 Variety of Public Spaces
4.7 Connecting with the Natural Enviroment

SDGs

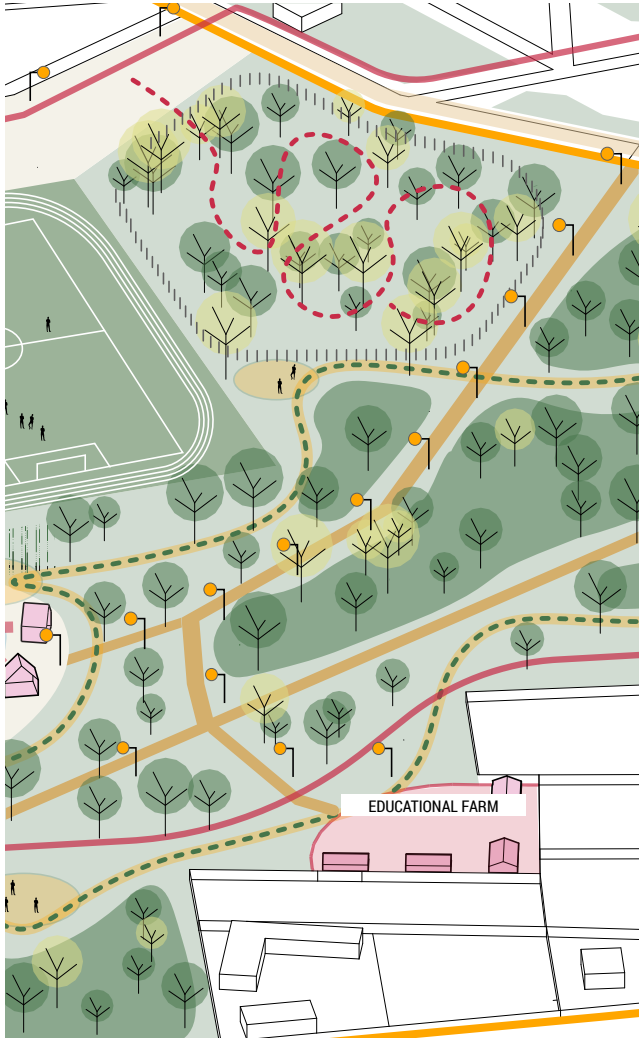

Figure 87. Proposed position of the educational farm within the park
Source: Ro3kvit

Рис. 88-90. Example of an educational farm
Джерео: portugalwithkids.pt

INTERVENTION 2.6: BASIC INFRASTRUCTURE OF THE PARK

It is proposed to create permeable pavements along existing pedestrian paths through the park, using compacted mineral surfacing, suitable also for wheelchair users. Outside the main transit paths, it is suggested to create a recreational cycle route connecting the central square, the park, and the stadium, which could later be extended to other neighbourhoods and linked with intercity cycling routes.

Along one of the main transit routes to the stops, minimal LED lighting should be installed to balance public safety with the preservation of the natural environment. It is also proposed to install sidewalks around the park perimeter where they are currently lacking — along Drohobytska and Melnyka streets. Specific areas of the park (along the paths, an open-air events lawn, picnic area near the lake, etc.) should be designated for regular grass mowing. These areas should be cleared of shrub growth to allow for mechanised mowing by a tractor.

Alignment with IDC (Priority 1): 1.1 Drohobych hromada promotes universal inclusion by removing physical and social barriers to ensure residents have equitable access to services and facilities across the territorry

MY Neighbourhood Methodology by UN-Habitat

2.6.1 Convenient Sidewalks and Pathways
2.8.1 Accessible Open Public Space

SDGs

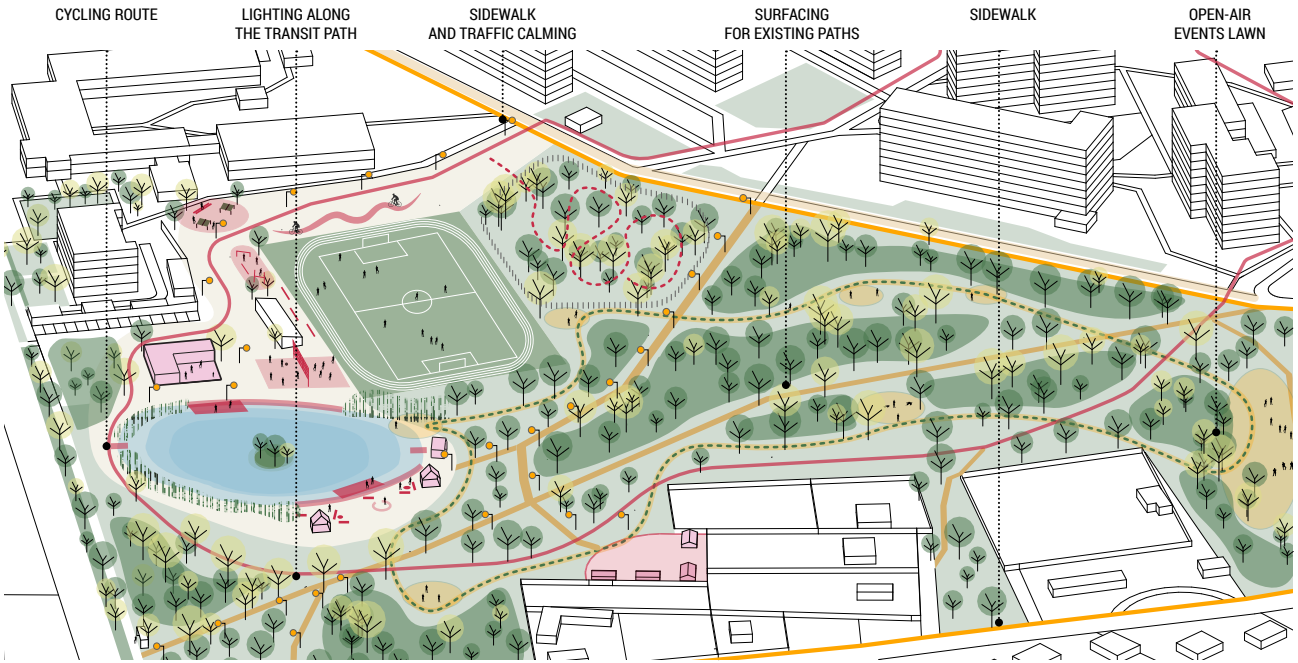

Figure 91. Layout of the basic infrastructure of the park
Source: Ro3kvit

Figure 92. Compacted mineral path surface
Source: www.wa-rock.com

Figure 93. Example of limited mowing along a path: Addiscombe Railway Park, London
Source: commons.wikimedia.org

COURTYARDS AND PUBLIC GREEN SPACE ARRANGEMENT

Communication with residents and field observations revealed two key issues: (1) chaotic parking in courtyards, and (2) insufficient maintenance of existing playgrounds and sports facilities, recreational areas, and greenery.

Stebnyk's humid climate promotes rapid grass growth, requiring frequent mowing; however, municipal services do not have sufficient capacity to maintain all residential areas and areas of the social facilities (schools, kindergartens, hospitals) regularly. In New Stebnyk neighbourhood, most buildings have HOAs that are formally responsible for maintaining the areas around residential buildings, but due to lack of funds, these responsibilities are not fully met.

To address the parking situation, it is proposed to determine the actual demand for parking spaces, organise and mark designated parking spaces for residents in proximity to buildings, though not necessarily directly at the entrances. Where possible, traffic schemes should be modified to restrict transit traffic in courtyards to all vehicles except service and emergency transport.

The issue of grass mowing can be effectively addressed through mechanisation: using tractors instead of manual mowers will reduce costs and accelerate the work. To achieve this, it is necessary to clearly differentiate areas according to maintenance regimes: zones requiring regular mowing (lawns), areas of urban meadows that only need mowing twice a year, and zones with trees and shrubs where mowing is not needed at all.

Reorganising green spaces requires significant resources, but in the long term, it will reduce maintenance costs and improve the aesthetic appearance of the areas. More landscaping recommendations are provided in the following section.

In many courtyards, residents create seating areas or sports facilities. These structures deteriorate over time and often appear unattractive; however, their very existence demonstrates a clear demand for quality courtyard infrastructure.
Given the extremely limited resources of both HOAs and municipal services, it is crucial to pool efforts and use co-financing mechanisms, such as the 40:60 program, under which residents (HOAs) cover 40% of the costs and the hromada budget covers 60%. Current participation of Stebnyk residents in the program is low, indicating a need for additional informational and educational activities to explain its benefits and participation procedures.

Equally important is the implementation of several pilot improvement projects, which can serve as successful examples and motivate other HOAs to join the program.

MY Neighbourhood Methodology by UN-Habitat

2.5.2 Integrated Natural Corridors
2.8.1 Accessible Open Public Space

SDGs

Рис. 94-95. Self-made recreational areas in one of the courtyards of Stebnyk
Джерело: Ro3kvit

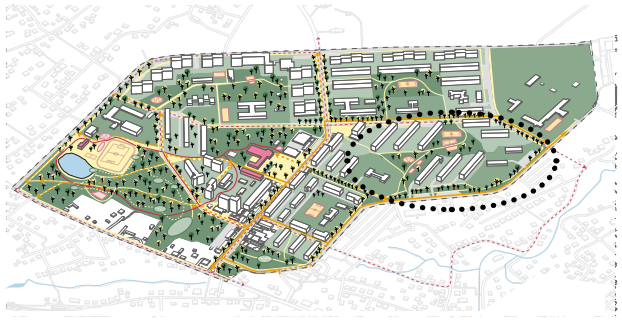

Figure 96. Planning area layout
Source: Ro3kvit

Figure 97. Example of courtyards and public green space arrangement
Source: Ro3kvit

GENERAL RECOMMENDATIONS ON LANDSCAPING

These recommendations apply to both public green spaces and courtyards, and aim to improve the quality of landscaping while minimizing maintenance needs and enabling efficient mechanised upkeep.

For mechanisation, a balance and clear borders between different surfaces are required: areas of trees and shrubs, urban meadows, lawns, and paved surfaces reduce maintenance demands and allow automated care.

Surfaces should be permeable wherever possible. Lawns should be minimised and have clearly defined borders to facilitate automated mowing. Dense tree and shrub plantings, as well as meadows/grasslands, should make up the majority of the area.

Trees and shrubs should be planted in dense clusters. This approach requires minimal maintenance, retains more water, eliminates the need to clear fallen leaves, and allows plants to grow faster and healthier than if they were scattered and surrounded by grass or lawns.

MY Neighbourhood Methodology by UN-Habitat

2.5.2 Integrated Natural Corridors
2.8.1 Accessible Open Public Space

SDGs

Any urban green space—whether a park, garden, or boulevard—should be designed and managed as one or several local biotopes using native plants. This ensures biodiversity, minimal maintenance effort, and resilient plantings.

In response to global climate change, all green areas should be designed to maximise rainwater retention. Water is too valuable to be drained away. Drainage systems are also expensive to build and maintain. Examples of where water can be collected on a small scale include:

- Green strips along streets at pavement level
- Tree pits
- Plantings in gardens and courtyards

Lawns require the most maintenance. While they are necessary in some areas, their use should be minimised due to limited resources for regular mowing. In most cases, lawns should be replaced with natural meadows of steppe grasses, which do not require irrigation and only need to be mown twice a year.

1 - Shrubs
2 - Urban meadows
3 - Trees clusters
4 - Lawns
5 - Paving

Figure 98. Separation and balance of surfaces
Source: easyscape.com

Meadows are established by improving the natural grass cover through regular overseeding with native flowering species in late autumn and early spring over a period of 3–5 years.

Meadow areas follow a characteristic seasonal use pattern:

- They can be walked on in spring, from the snowmelt until mid-to-late May,
- At the end of May and in June, access is limited due to the inconvenience of tall grass,
- Meadows are mown after the peak of flowering and seed set in mid-summer (late June to early July),
- In the fall before winter, the grass should be mowed again so that last year's grass does not interfere with the growth of new grass in the spring.

It is important to showcase the natural style of the grass cover in pilot projects, as a first step toward cultivating public interest in naturalistic plantings and moving away from traditional lawns.

Figure 99. Dense planting of shrubs in a Copenhagen residential block.
Source: Ro3kvit

Figure 103. Dense planting of shrubs and trees around a Berlin block
Source: Ro3kvit

Figure 101. Natural grass cover in central Zurich
Source: Ro3kvit

Figure 100. Satellite map of the residential block shown in the photo above
Source: Google Maps, 55.661775, 12.572785

Figure 102. Wildflower meadow on the EPFL campus, Lausanne
Source: Ro3kvit

Figure 104. Wildflower meadow in Maxima Park in Utrecht
Source: www.west8.com

NEXT STEPS

Renovation of Stebnyk Narodnyi Dim's courtyard for cultural and educational events has been identified as the first step in implementing the Neighbourhood Development Concept following the discussion between the Ro3kvit team, the local authorities, the Drohobych City Institute and the NGO Noviy Stebnyk.

Further work on the courtyard design decisions should be carried out in cooperation with active residents, employees of Stebnyk Narodnyi Dim, library clubs, teachers, and parents of children who visit these spaces. A separate issue for discussion is creation of a small café as a tool for activating the courtyard and library, and at the same time, a potential barrier for some visitors. Given the importance of Stebnyk Narodnyi Dim for the entire city, the proposed changes should be as balanced as possible and agreed upon with the community. The first practical step could be an activation event in the courtyard itself (a film screening, a festival or a workshop-discussion of design proposals) with a temporary, low-cost arrangement of the space. The main task is to preserve and strengthen the creative energy revealed during the workshop and public discussions.

Proposals for Molodizhnyi Park have so far been presented and discussed primarily with representatives of local authorities and activists, but the park is an important space for all city residents.

The next steps should be a broad public discussion, refinement of decisions, setting priorities, and preparation of detailed park areas designs. Before construction work begins, it is necessary to conduct an inventory of valuable trees and involve biologists and local flora specialists to develop recommendations for selecting ornamental shrubs and perennial plantings in the park, as well as in courtyards and common spaces.

The proposals regarding adaptation of underused buildings and plots for new functions (reuse of the Ukrposhta building for creative offices and workshops, and crepurposing the municipal storage area for recreational public use) requires negotiations with current users and the initiation of formal procedures. At the same time, investors should be sought — responsible businesses interested in opening a café by the lake, a rope park and other recreational activities — with a partnership model that is beneficial to the community.

In the area of parking management and landscaping in courtyards and common spaces, solutions should be implemented in cooperation with residents and associations of homeowners of apartment buildings.

It is advisable to demonstrate the effectiveness of mechanised green space maintenance (in particular, mowing with a tractor) using the example of a park, after clearing some areas from shrubs and young trees for easy mowing.

International experience shows the effectiveness of a model in which a park has a designated manager —a person who coordinates ongoing maintenance, hires contractors, and initiates events. Introducing the role of a park manager for Molodizhnyi Park would be an important step toward sustainable management of this space. When preparing a budget for improvements, it is equally important to allocate funds for ongoing maintenance and operation: it is better to implement simpler, cost-effective solutions with regular upkeep than to create complex features without sufficient resources for their maintainance.

Thus, the implementation of the development concept for Novyi Stebnyk neighbourhood requires phased approach, broad community involvement, as well as coordinated action by local authorities, experts and businesses, which together can form the foundation for the sustainable reviving and long-term development of Stebnyk.