

Community-led Urban Strategies in Historic Towns (COMUS)

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"Community-led Urban Strategies in Historic Towns (COMUS)"

Feasibility Study (FS)

Lutsk

Revitalisation of the Market Square



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Executive summary

The Market Square, which existed in Lutsk during the 13-18th centuries, was the beating heart of the town, during the period of the Magdeburg rights. The city was granted with the Magdeburg privilege on July 31st 1497 by the Lithuanian Grand Duke Alexander Jagiellon. It led to the development of a new urban territory dependent on the newly created Lutsk city magistrate, the main self-governing body made up of competent citizens. The confirmation of several further benefits expanded the powers of city's government and further perpetuated the market's status as urban agora. The square was an indispensable venue for large-scale fairs and auctions, community meetings, carrying out sentences and announcing magisterial and royal orders.

From the beginning of the 19th century, the city's centre of gravity gradually shifted eastwards, to Theater Square. After the city fell under the control of another state, the Russian Empire, it lost the Magdeburg rights. The Market Square gradually lost its function and purpose. However, market infrastructure continued to exist until the beginning of the Second World War.

At present, the area of the old Market Square is neglected and unattractive. Vehicles, especially those belonging to small business owners in "Staryi Rynok" (Old Bazaar), usually use the areas to park for free as it is located near the medieval walls of Lutsk Castle. This unplanned market does not have historic or authentic origins, and began in the early 1990s.

Market near the Castle, 2016



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1.1. Project goals

The main goal of the project is to gradually improve the condition of the former Market Square in the Old Town, at present underused, and create a public space for the local community. The project will increase its prominence, acting as a hinge between areas, and turn into a pleasant place to be, lying between the inner city and the castle and historic area of the city.

1.2. Project objectives

The project's objectives include: increasing public understanding of the need to preserve cultural heritage; revitalizing and promoting a decayed part of the Old Town, previously the historic core of urban space, by popularizing the past; informing the public of the space's importance as a link to Lutsk's culture during the 16-18th centuries, a part of the city's heritage that is nearly forgotten; and, improving the square's landscape by bringing an end to illegal parking. By rallying local residents around this space, the community will be encouraged to contribute ideas to return activity to market. Therefore, the main project objectives are:

- Revitalising the market square to be attractive for citizens and visitors to enjoy an open and green space;
- Planning the square as a link between the inner city and the castle;
- Informing the public, residents and tourists, about the valuable historic role that the square played in Lutsk's development;
- increasing the awareness and understanding of the role of the past in the present;
- creating an open public space that prioritises people, not cars;
- slowing down (and diverting) traffic on Danylo Halitska street
- increasing occupancy of the surrounding buildings and improving their appearance;
- incentivizing house owners to invest in restoring their buildings and providing public services (shops, cafe, museum (existing) or similar) to their ground floor spaces;
- bringing the local community together to take part in identifying their needs for the square;
- supporting the use of the market square as a meeting point for the locals.

1.3. Historic Context

Lutsk City – is at the centre of the Volyn region, located in the extreme north-west of Ukraine. The region shares a border with Belarus and Poland. The town was founded on the island in the floodplain of the River Styr, its history is ancient and is on the state's 'List of

historic settlements'. The population of the city is 217,000, its total area is 41.6 km². Its size and level of economic development is comparable to other medium-sized cities in Ukraine.

The founding date of the city is widely considered as 1085, when it was first mentioned in the ancient chronicles. In the 11-13th centuries Lutsk was the part of the Kievan Rus state, and in the 14th century it became the capital of the Galicia–Volhynia Kingdom, which inherited the statehood from Kievan Rus.

From the end of the 14th century to 1569 the city was one of the possessions of the Grand Dukes of Lithuania and was their southern residence. The Congress of Monarchs of Central and Eastern Europe, an important event of that time, was held in Lutsk in January 1429.



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During the 1569-1795 – as an important centre in Volyn province – was part of the Kingdom of Poland and the Grand Duchy of Lithuania. Then, Lutsk developed as the county town within the borders of the Russian Empire. It was again under the rule of Second Commonwealth of Poland in 1921-1939. During this period, as a result of land reclamation, the Old Town was no longer an island and became united with the mainland.

In terms of city planning, the island was divided into three parts, each of which had been fortified; the Upper Castle, the Lower Castle and downtown, with its own community centre and “Ratusha” (a city hall) on the Market Square. Importantly, this part of the city retains a significant amount of cultural heritage monuments, a traditional street layout and the buildings largely have their original layout. This distinguishes the Old Town from any other part of the city and significantly contributes to its historical environment. Another important feature of old downtown is that it is surrounded on three sides by the river flood plain, with its natural landscape; the silhouette of the Old City is clearly distinguishable from the new-builds.

The Market Square, the main trading place at the crossroads of Lutsk island during the 15-18th centuries, was the beating heart of this settlement, benefitting from the Magdeburg rights granted on July 31, 1497, by the Lithuanian Grand Duke Alexander Jagiellon. It caused the development of new urban territory dependent on the newly created Lutsk city magistrate, which was the main body self-government composed of competent citizens.

The magistrate was divided into two chambers named “lava” and council. The first branch headed by a Vogt mainly took care of secular justice issues while the second headed by senior “Raitsi” – civil and administrative cases. Several further benefits-confirmations expanded the powers of city government and further perpetuated the market’s status of urban agora.



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The square was an invaluable venue for large-scale local fairs and auctions, community meetings, carrying out sentences and announcing magisterial and royal orders.

Its core value lies in its authentic shape within the Old Town and its fully preserved historic city planning and architecture.



Market Square in Lutsk (16-18th centuries).

Reconstruction by Olexandr Dyshko



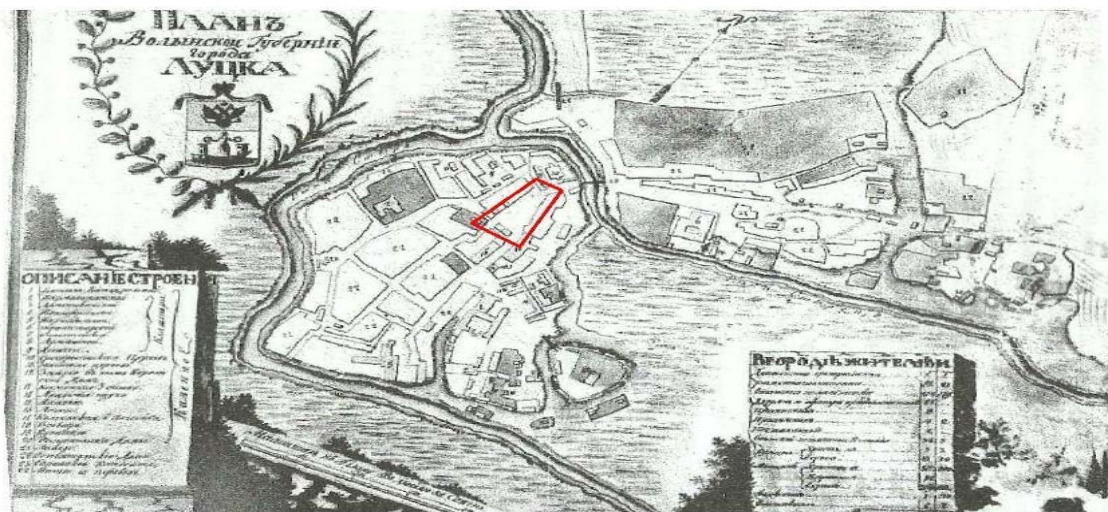
Market Square in 1918



Market Square in 1925

Unlike certain landmarks that are more easily subject to destruction, urban spatial structure is more stable and informative. This is especially true of the Old Town and it can be seen clearly when comparing cartographic materials from 1795, 1869, 1939 and the present. It is worth noting that the natural landscape has remained practically unchanged.

Lutsk City map, 1795, the Market Square is marked in red



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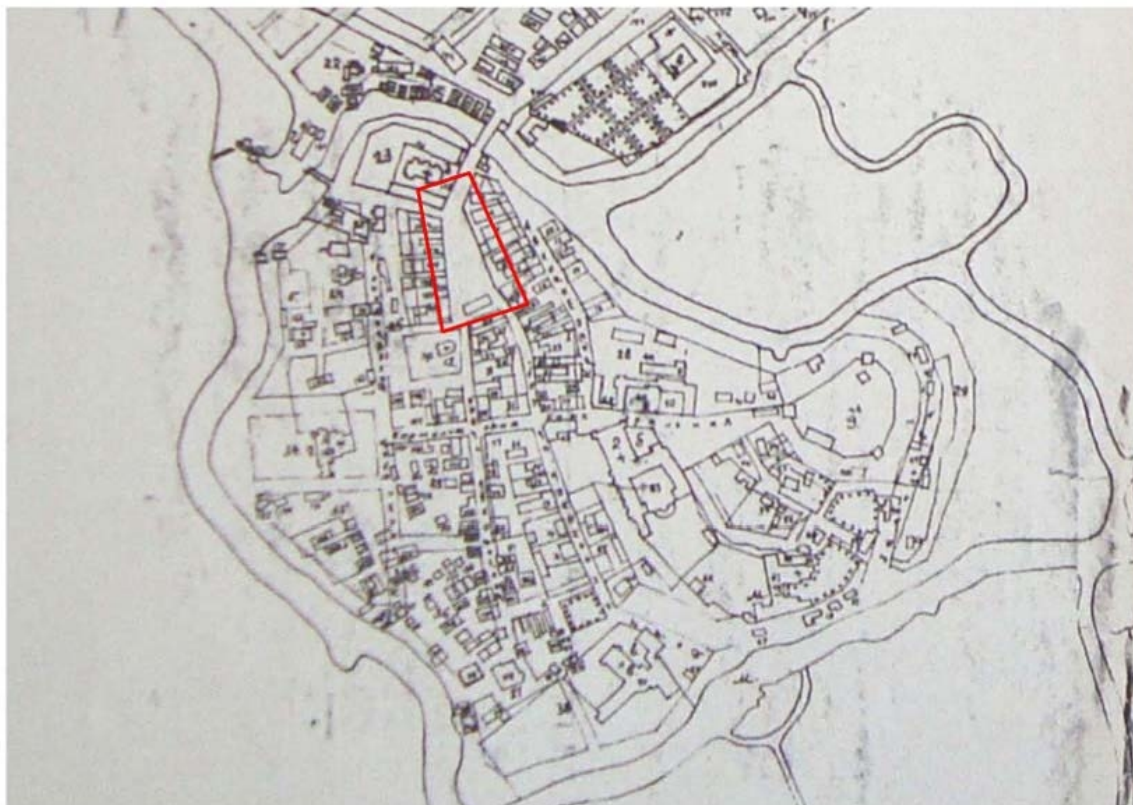
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Lutsk City map, 1869



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Lutsk City map, 1939





The current situation, Lutsk City Master Plan of Cultural Heritage “Saryi Lutsk”



From the beginning of the 19th century, the city’s centre of gravity gradually shifted eastwards, to Theatre Square. After the city fell under the control of another state, the Russian Empire, it lost the Magdeburg rights. The Market Square gradually lost its function and purpose. However, market infrastructure continued to exist until the beginning of the Second World War.

At present the area of the old Market Square is neglected. Vehicles, especially those belonging to small business owners in “Saryi Rynok” (Old Bazaar), usually use the areas to park for free as it is located near the medieval walls of Lutsk Castle. A monument





dedicated to 2000 years since the birth of Christ, located in the square, is unattractive. It would be more appropriate for it to be placed in the grounds of a nearby church or monastery.

The only attraction suitable for sightseers may be the Pharmacy museum, however, as the square is rarely visited, the museum is not very popular.

1.4. Current condition

At present, the location of the Old Market Square looks like somewhere that history has stood still. The place is under-used as an urban centre unlike similar cities and its condition is currently neglected. The buildings (mainly dwelling houses), which contribute to its character, are in total disrepair.

Approximately half of the historic buildings of the Lutsk Market Square need to be restored, among them six city planning and architecture monuments of local importance. The background buildings require reconstruction too. Some of them are empty, and as they are not profitable they are often destroyed.

The square itself also requires reconstruction, the pavement is not modern and unsympathetic. The area is covered with the usual concrete paving stones which are in poor condition. Green areas and landscaping are of poor quality. All those factors impede the development of this part of the city, locals and tourists alike are neither concerned nor interested. The area has gradually turned into a chaotic car park.

Parking on Market Square in Lutsk, photos from Spring 2016





One explanation may be the lack of any active use of the square (business, culture, attractions), prior to this project, there have been no creative views expressed or proposals on the development of the historic environment, and this has been compounded by the uncertainty of the Old Town’s legal affiliation – geographically it is located within the city, but the Cultural Heritage “Staryi Lutsk”, including the Market Square, is under the jurisdiction of the Volyn Regional Authority.

Furthermore, this predominantly residential area is home to average and below average income groups, and this, together with uncertain ownership, may encourage the residence’s indifference and inability to improve their surroundings.

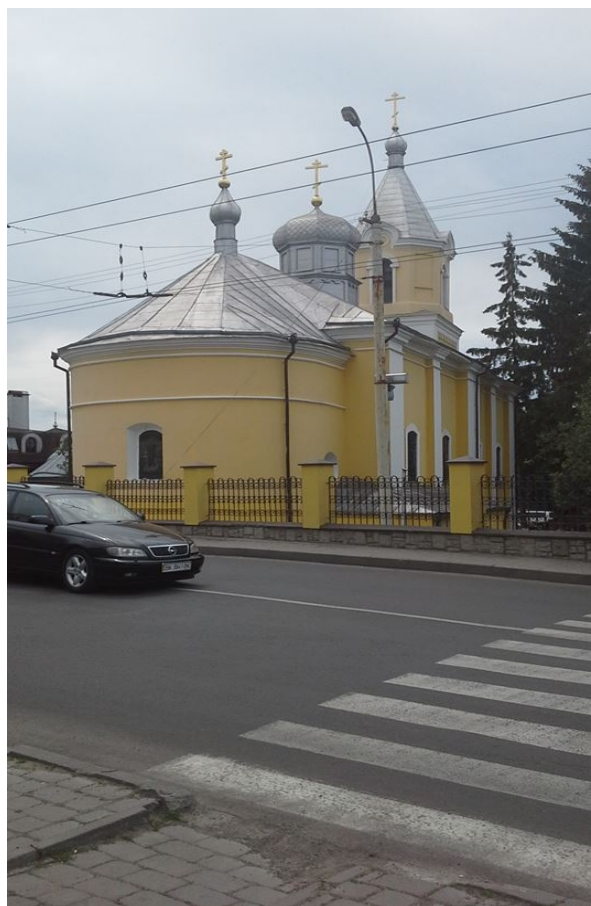
Another problem is the public’s fragmented knowledge of the protected status of the Market Square in the Old Town and the architectural and city planning structure which encodes the historical significance and uniqueness of the wider "Old Town" peninsula.

The people of Lutsk link the city’s history mainly with its castle, a view this projet seeks to change. Additionally, transport-related pollution has a negative impact on the environment, the state of buildings and is a barrier to the integrity of the Old Town.





Protection of Most Holy Lady Church, 14 Danyla Halytskoho St. (city planning and architecture monument of national importance, protection number 78, Decree of the Council of Ministers of the USSR of 24 August, 1963, № 979).



Church of the Exaltation of the Cross, 2 Danyla Halytskoho St. (city planning and architecture monument of national importance, protection number 79).





Brick-built house, beginning of 20th century, 1 Drahomanova St., (city planning and architecture monument of local importance, № 26-li). Library and the future Cultural centre



Brick-built house with cellars, 16-19th centuries, 2 Drahomanova St., (city planning and architecture monument of local importance, № 27-li).





Brick-built house with cellars, 16-19th centuries, 4 Drahomanova St., (city planning and architecture monument of local importance, № 28-li)





Brick-built house with cellars, 16-19th centuries, 7 Drahomanova St., (city planning and architecture monument of local importance, № 34-li). Grocery





Brick-built house with cellars, 16-19th centuries, 11 Drahomanova St., (city planning and architecture monument of local importance, № 29-li, Pharmacy-museum). Brick-built house with cellars, 16-19th centuries, 11a Drahomanova St., (city planning and architecture monument of local importance, № 30-li, Plumbing store).



Brick-built house, early 19th centuries, 12 Danyla Halytskoho St., (city planning and architecture monument of local importance, № 171-li).



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Looking south along Dragomanova Street



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Looking north – on the left side Danilo Halytskoho street



Market Square with a new building on the former site of the Old Town Hall





1. 5. Proposed project phases.

For the project to be successfully implemented, four factors (vectors) of co-operation are needed:

- Experts should create new forms and functions;
- The business sector must provide financial support for the city's development;
- The needs of the local community – as a major consumer – should be clearly understood;
- Local authorities should be in charge of the urban development process.

The project is divided into the following phases:

- Co-ordinate an extensive information campaign to promote the historical value of the "Old Town" with an emphasis on the Market Square as a gateway to the history of the Old Town, with exposure in all possible media (printing, guided tours, online resources, advertising street information in the form of banners, graffiti, marking system, TV programmes on the city history);
- Formulate suggestions on the various functional use of the urban space (intangible heritage, attractions, installations, business projects);
- Conduct an analysis of all the historical sources, archaeological research, architectural projects to propose a project on the reconstruction "Market Square" that is evidence-based;





- Search for project investors for implementation, investigating the following sources: the city budget, private capital, and any contributions from residents interested in contributing to the revival of the Old Town;
- Determine the responsible persons or organizations to co-ordinate the work and run the project;
- Phased implementation of project decisions;

More details of project decisions:

- Restoration of infrastructure, including the elimination of parking spaces, installation of traffic barriers and planning for easy access.

The landscape design should consider the following factors:

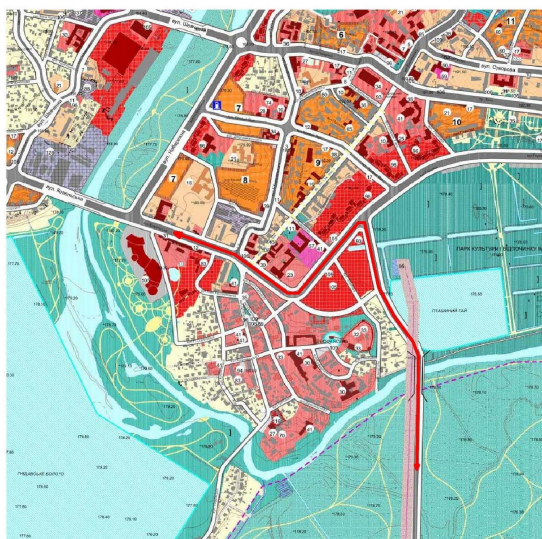
- Replacement of paving with more authentic materials (hewn stone and wood);
- Creation of a "protective" strip of green plantings by the side of Danyla Halytskoho St.;
- Organization of the Market Square public space using small creative architectural forms, creation of a venue for cultural, educational, informational and tourist activities;
- Symbolic design of the area to include historic and patriotic content;
- Space for educational and cultural events, such as mobile information and education workshops (similar to Lviv model) to involve residents in the process of the Market Square and houses restoration;
- Traffic management to limit vehicle access through Danyla Halytskoho St. (only public transport to be allowed), directing all traffic outside the "Old Town" as has been specified in the Lutsk City Master Plan designs for a ring road to be built outside the Cultural Heritage "Staryi Lutsk".
- Restore and renovate old buildings, as well as the landscape which forms the historic image of the Market Square;
- Long term perspective - to restore the "Ratusha" (a city hall) in the middle of the Market Square.





At the beginning, it would be reasonable to attract the residents and tourists with a light installation, reproducing the image of the city hall in the place where according to historical descriptions the “Ratusha” building was located and show it as an attraction in the evening.

Detail of the Lutsk City Master Plan. The new proposed road outside the Old Town is marked in red:



1.6. Methodology.

Prior to the implementation of project decisions, events and activities will be held to study the territory. One of the main activities will be to restore the paving with more appropriate, authentic, materials.

Historically, the Market Square was where townspeople held assemblies and went to shop. Our goal is to recreate the square as the centre of community meetings. For this reason, we need to restore the urban structure of the old town and reconstruct the above mentioned paving.

One of the city’s programs is to create bicycle paths and organize cycle excursions, something that would be appropriate for the old city, in particular, and cycle routes are planned to go through the Market Square.





Different colours and paving types can be used to distinguish such routes, in accordance with the project's design principles which aim to recover lost authenticity.

Repair works should not affect the historical substance but fill it with an interesting content: modern, attractive, creative to seduce the youth, business and the community as a whole.

1. 7. General budget needed to complete the phase.

General budget needed to complete the project is circa 320,500 EUR, which includes:

- preparatory works– 21,500 EUR.
- landscape and building improvement – 290,000 EUR.

To recruit who should fill the post of overall project designer, the city administration will hold a design competition. The main criteria for designers - is professionalism, creativity, loyalty and value for money.

2.1 Technical condition.

Project implementation is technically viable due to the following factors:

- preserved square space in the original urban structure;
- existence of historic descriptions and materials;
- documentation and budget is under development;
- educational and cultural events, excursions, produced printed materials to promote the historic environment;
- an educational platform "The City Workshop" is under development;
- restoration of the paving is entirely possible;
- removal of illegal parking outside the Market Square is possible;
- placement of traffic constraints of the vehicles is feasible;
- the community is currently passively waiting for the landscape improvement.

Areas requiring further work include:

- co-operation and support from local administration;





- seeking donation or investment funds (local governments, private investors, European grants, public funds);
- the involvement of the community to actively participate and support the project.

2.2 Budget evaluation

The proposed budget was calculated based on average cost of the works: the project documents and budget, construction, landscape improvement. As of February 2017, the project budget was calculated at approximately 320,500 euros.

The project budget might be partially covered by:

- the City (Lutsk City Council);
- private investors funds;
- Market Square and Old Town citizen's funds;
- public funds earned as the result of some new NGO creation;
- potential foreign investments.

The funds can be secured in phases, according to the schedule of the project. The summary of the budget expenditures is attached.

2.3. Planning proposals.

For feasibility studies please see a sketch of the Market Square zoning scheme and its descriptive explanation below.





- I – attractions and installations area;
- II – recreation zone;
- III – a zone of tourist attractions, cultural and educational activities;
- IV – an area of mobile cultural and informative events.

- restore surface using authentic paving materials;
- limit traffic on Danyla Halytskoho St.

More details about The Market Square zoning.

Zone I – an area for presentations / public dialogue and installations (associated with the potencial “Ratusha” recovery). The main aim is to form a space in front of the restored City Hall.

Zone II – a recreational, rest area and public park filled with creative small architectural forms and high quality landscape elements (benches, bicycle parking, the composition of green plantings), it is to be a crowded place;

Zone III – the area for attractions, cultural and educational activities; space for the installation of informative mobile workshops to involve the public including attractions with ethnic content (linked with multicultural centre) involving children through educational and cultural activities; inviting local craftsmen: artisans, art studios, ethnic festivals.

Zone IV – an area for mobile cultural events / informative mobile workshops. This section of the square is will have the highest footfall, as it connects the modern city centre with the historic core.

2.4. Responsible bodies

Lutsk City Council, The Department of Tourism and Promotion and The Centre for Tourist Information and Services, Department of Culture heritage and Planning and Architecture Department under the rule of the abovementioned department will be responsible for the implementation of the project.

2.5. References





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Terskyi C. V. Archaeologists claim that in the VIII century Lutsk was a town // *People's Tribune (Lutsk)*. – June, 26 1993. – № 48. – Page 6;

Terskyi C. V. *The history of Lutsk*. Volume 1. Luchesk X – XV c. – Lviv, 2006. – 252 p.

Tronevych P., Khilko M., Saichuk B. *The Lost Christian churches of Lutsk* – Lutsk, 2001.

3.1. Description of investment / project needs

The project aims to restore the Old Town and revive its economy. Both the "Old Town" and the Market Square fall within the authority of the Cultural Heritage “Staryi Lutsk”. Their value and uniqueness lie in the area’s preserved city plan and surrounding natural landscape. Unfortunately, this area has been neglected and has lost its role as the social heart of the city. This may lead to the loss of the historic core, and prevent future cultural development of the city.

Our goal is to give a new lease of life to our Old Town, to preserve its interesting and valuable heritage, and complement it with contemporary, high quality functional and spatial content to fulfil the modern community’s needs.

The proposed scenario is based on the historic urban plan, we only aim to modernise the infrastructure and add a little modern spatial and architectural vision, in order to attract investment and transform it into an attractive tourist destination in Lutsk.

The planned activities may inspire the community, in turn by meeting their needs, local businesses will be attracted and thus the project will not only protect the monuments, but also create new jobs. The improvement of the Market Square’s appearance will undoubtedly promote the development of tourism.





3.2 Model of implementation and an agreement.

It is clear that a strong project idea and the goodwill of stakeholders are not enough to implement this project. In order to effectively permanently develop the historic core, including the restoration of the designated area, we need to use a collaborative, joined-up approach.

There must be concrete steps: collaboration, practice, informing, involvement in the planning at all administrative levels, as well as the consideration of public interest and business interest. Involvement of all groups in the restoration process has a number of advantages for all the parties:

- the public administrative will be able to use the city budget effectively and purposefully, it will have an access to constantly updated information;
- a continuous dialogue with the community will make gain trust and interest in co-operation, residents will have a clear understanding of the proposed social projects and will feel part of its implementation;
- “Supply creates its own demand”, there will be favorable conditions for investment at various levels, including international.

The main goal of the process is to gain trust and strengthen co-operation, which, in turn, will lead to concrete results. A specific entity should be responsible for the project. It would be good if a representative of the city administration were in charge of the process.

The primary goal of the project co-ordinator is to build relationships, negotiate with key project stakeholders, monitor and record the stages of the project.

The views of project experts cooperating in the project (architects, historians, government officers) must be considered, their task is to write a phased project development plan.

3.3. A list of framework conditions.





Since the Market Square is a part of the Cultural Heritage “Staryi Lutsk” area, it is required to formulate clear rules for the improvement of the territory. This applies not only to specific areas, but also for buildings that contribute to the character of the Market Square. For this reason, it is essential to explore all the sites thoroughly and determine their security zones.

3. 4. *The consequences and benefits*

The creation of a new space for youth leisure and recreation, a platform for workshops of modern and folk dances, graffiti, the space for youth literary meetings, mini festivals etc is considered to be the best positive result.

In the long-term, with the assistance of European investors, local budget funds and provided community involvement, a reconstruction plan for the historic buildings on the Market Square will be prepared. This will promote the development of the small business in the specified territory and will help consolidate Lutsk as an attractive tourist destination.

3.5. *Social and economic feasibility.*

Despite its rather unrepresentable state and a economic stagnation, the potential for the restoration of this historic space is huge. Its historic and cultural component helps defines the character of the modern city.

If clear, accessible information is provided about the project, the community will support and take part in its implementation. People need to understand and be assured that this project will directly improve their welfare, everyone wants their house to be well-looked after.

The business community will be interested when it knows the benefits of the project. This is to create an integrated infrastructure to service the local population and tourists.

Some of the historical use of the buildings’ ground floor units include coffee shops, craft shops, art studios, mini-hotels. These services are practically absent from the historic core of the





city. The project will lead to the creation of jobs, as well as secure the maintenance and restoration of the historic area.

3.6. A strategy of implementation and a sustainable effect

At the basis of project implementation is the idea of a gradual phased development, achieved by communicating with the community (targetting young people) and local authorities, looking for a public, private and foreign investment (through fundraising). The impact will be sustainable if there is strong cohesion between the community and political authorities’ that will create a qualitative transformation in the area (starting with diverting traffic away the territory of the Square).

3.7. Duration

A significant period of time is required before the project goals are achieved. Consultation excercises conducted with a diverse social and professional groups from Lutsk revealed that the older generation was sceptical about the ideas presented and saw no real opportunities in the Market Square revitalization project due to the lack of specific investment. On the other hand, young people were more willing to support the promotion and preservation of the city’s cultural heritage. Therefore, the implementation process will require at least 5 years.

In the long-term, reconstruction of buildings and landscape improvement of the Market Square, as well as recreation of “Ratusha” as a symbol of urban culture, will be detailed in the city’s development strategy "Lutsk-2030".



Risk assessment.

- Refusal of the local authorities to work on implementation of the project;





- Lack of dialogue between the government, community and business;
- Lack of funding;
- Failure to understand the essence of the project by the local community and its passivity to the problems of the city;
- Failure to engage house owners in improving their buildings and their usage;
- House owners may have insufficient funds for improvement;
- Traffic needing to be slowed down or redirected may continue to go through the street, if not enough traffic replanning is done.

4. Recommendations / conclusions

The project can be considered within the complex programme of activities in cultural and social, educational and tourism spheres, the ideas will be included in the city development strategy "Lutsk – 2030".

Following the revival of this public space, the next priority will be the rebuilding of the former city hall as a centre of the Old Town area, it will serve as a symbol of the unique culture of "famous Lutsk citizens." We envisage an interactive museum or "Magdeburg" restaurant being set up in the new "Ratusha".

5. Events and responsible persons

Planned events designed to restore the activity in the Market Square as a public space are described in paragraph 1. 5.

The team responsible for the project include the Lutsk city council representatives, members of the working group of the COMUS project. The Lutsk project manager, Oksana Shtanko, is responsible for the promotion of urban history related to the Market Square, excursions, public lectures, discussions and round tables. An architect Liudmyla Vintsiuk is responsible for the development of architectural and design elements of the project.

Composite table of the budget allocation and terms.





Costs phases and probable deadlines

№	Expenses designation	Cost, (UAH)	Cost, (Euro), (30UAH/1€)	Timeline
1	Public discussions	15,000	500	Month 1
2	Scientific research study (the Market Square)	30,000	1,000	Month 1
3	The project budget documentation (the Market Square)	600,000	20,000	Month 3
4	Conducting of works on landscape improvement in the Market Square	8,700,000	290000	Month 5- Month 12
	Total	9,615,000	320,500	Month 12

