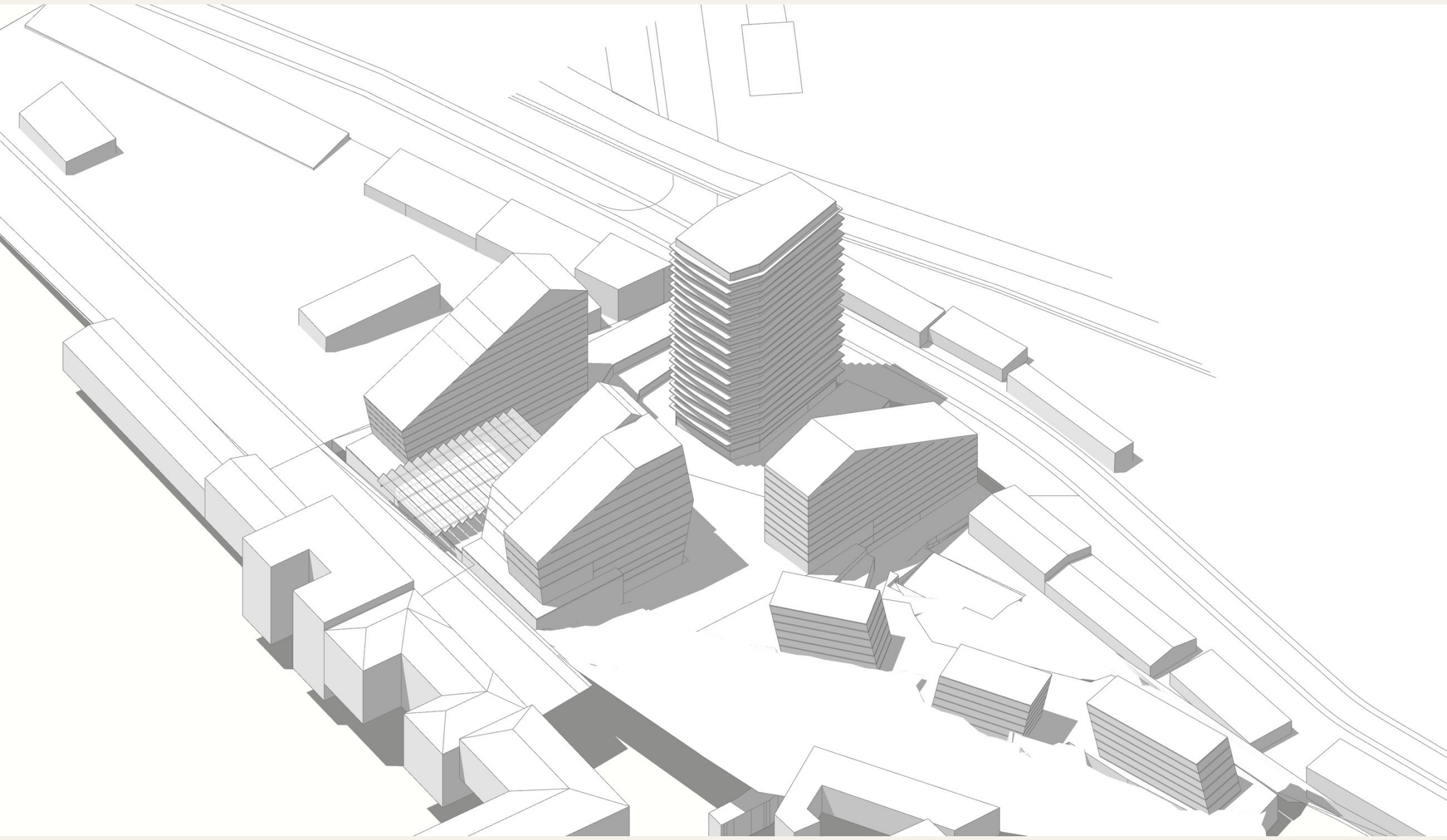


ITOWN, ODESA — THE QUARTER IN ITS CONTEXT · MASTERCONCEPT MASSING, 2020 · OFFICINA ARCHITETTI / HEMBERT PEÑARANDA

Building on delivery scale, a focus on how places are used.

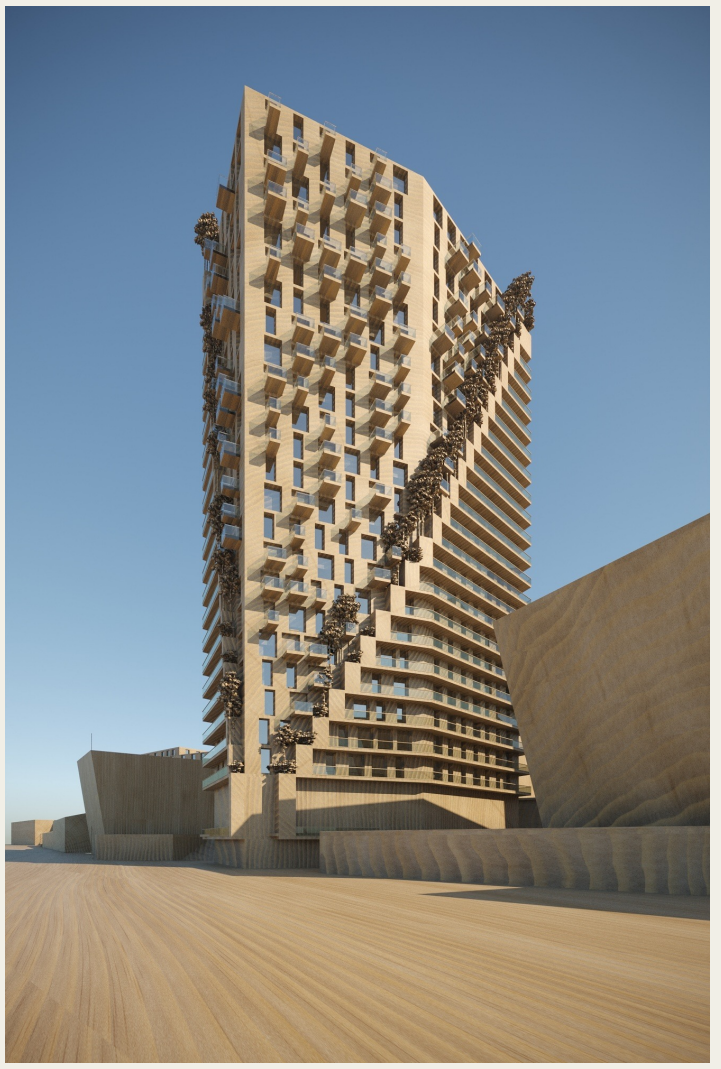
A quarter planned around an auditorium and cinema halls as well as housing. A hub where a school sits two floors below a coworking floor. A park regeneration programme shaped around how an afternoon is spent. Learning, innovation, community and everyday habits.

Tymur Tsaturov
Entrepreneur and development executive

2020–2022 IN ONE VIEW

A broader development portfolio.

The engineering businesses established in the previous period provided a delivery platform. Building on that delivery scale, the focus broadened to how places are used — learning, innovation, community and everyday habits — with teams and partnerships assembled for each product.



ITOWN — THE RESIDENTIAL TOWER IN THE QUARTER
OFFICINA ARCHITETTI / HEMBERT PEÑARANDA, 2020

DEVELOPMENT PRODUCTS	ITown, a mixed-use district taken to approved masterconcept. Radostna, a masterplan of ≈246,000 m² of building area in three construction stages, dated 13 March 2020. Pastera 25, a heritage block in central Odesa. Prostranstvo na 9, ≈8,900 m² and 144 units, design to sales stage completed, the partner team carrying commissioning and handover.
DEEP TECHNOLOGY	Innovation Kitchen — a democratic school on the second floor, coworking on the fourth, and resident companies working in additive manufacturing and 3D technologies, in 1,275 m² of effective lettable area.
RESEARCH AND CULTURE	VERUM IN GRANO shown across three Odesa institutions in autumn 2020, and a three-volume biodiversity monitoring publication co-funded the same year.
CITY AND HOSPITALITY	A regeneration programme for ≈26.7 ha of protected park, opened with its first trading businesses, and five operating food and beverage formats.

INNOVATION KITCHEN · ODESA

Learning, making and everyday life, in one building.

An additive-manufacturing and 3D-technology hub, with a democratic school inside it. Altera took the second floor and the coworking floor is the fourth; alongside them, resident companies working in ceramic 3D printing, implant research and digital city models. The concept connected pupils with startup infrastructure and working teams. SidiRoom prepared food freshly to order, with attention to pupils' food habits and everyday choices.



ODESA HEADQUARTERS

The wall and lettering painted by Yana

1,275 m² of effective lettable area, about 96% of it occupied in the September 2021 report.



FURNISHED COWORKING · PUBLISHED 21 NOVEMBER 2021 · GRAFFITI BY BIOS (@BIOS.LINES)

Four technologies under one roof.

The hub hosted technology companies as its residents. Four of them, selected here as examples rather than as the full resident list: ceramic additive manufacturing, bone-implant research, body scanning and 3D documentation of the city. Descriptions and images below are the residents' own presentation material, and the distinctions listed belong to them.



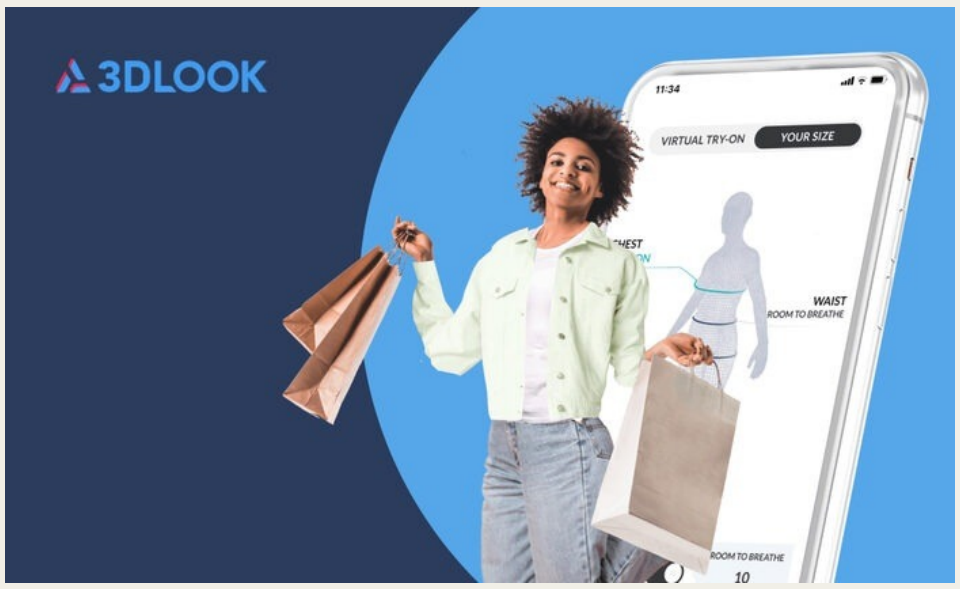
Kwambio

Ceramic 3D printing on its own patented binder-jetting process and clay-based powder. Member of the Techstars family.



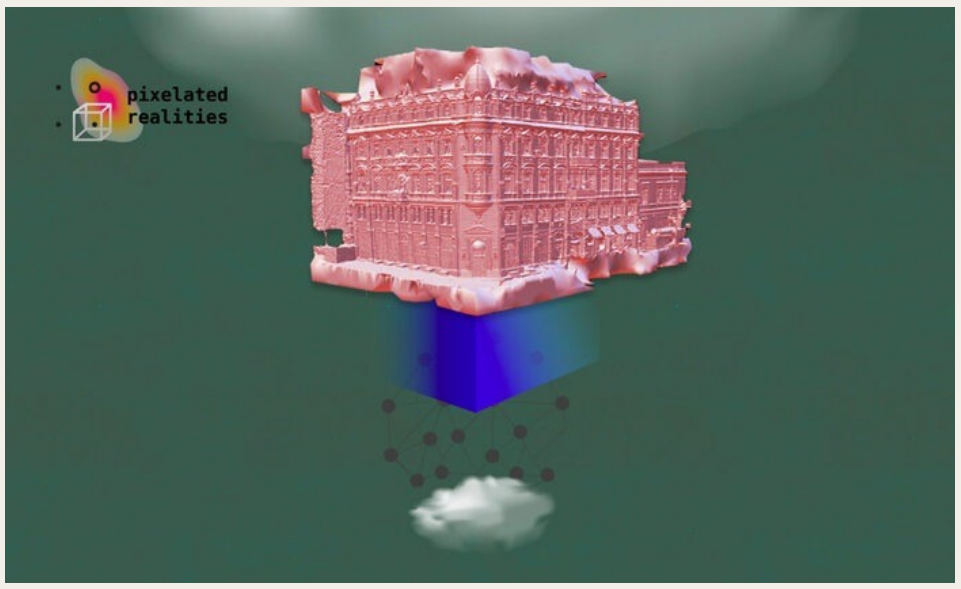
A.D.A.M.

R&D in patient-specific, 3D-printed bone implants generated from clinical imaging.



3DLOOK

Body scanning and virtual try-on for apparel retail, from two phone photographs. Winner, 2019 LVMH Innovation Award, before joining the hub.



Pixelated Realities

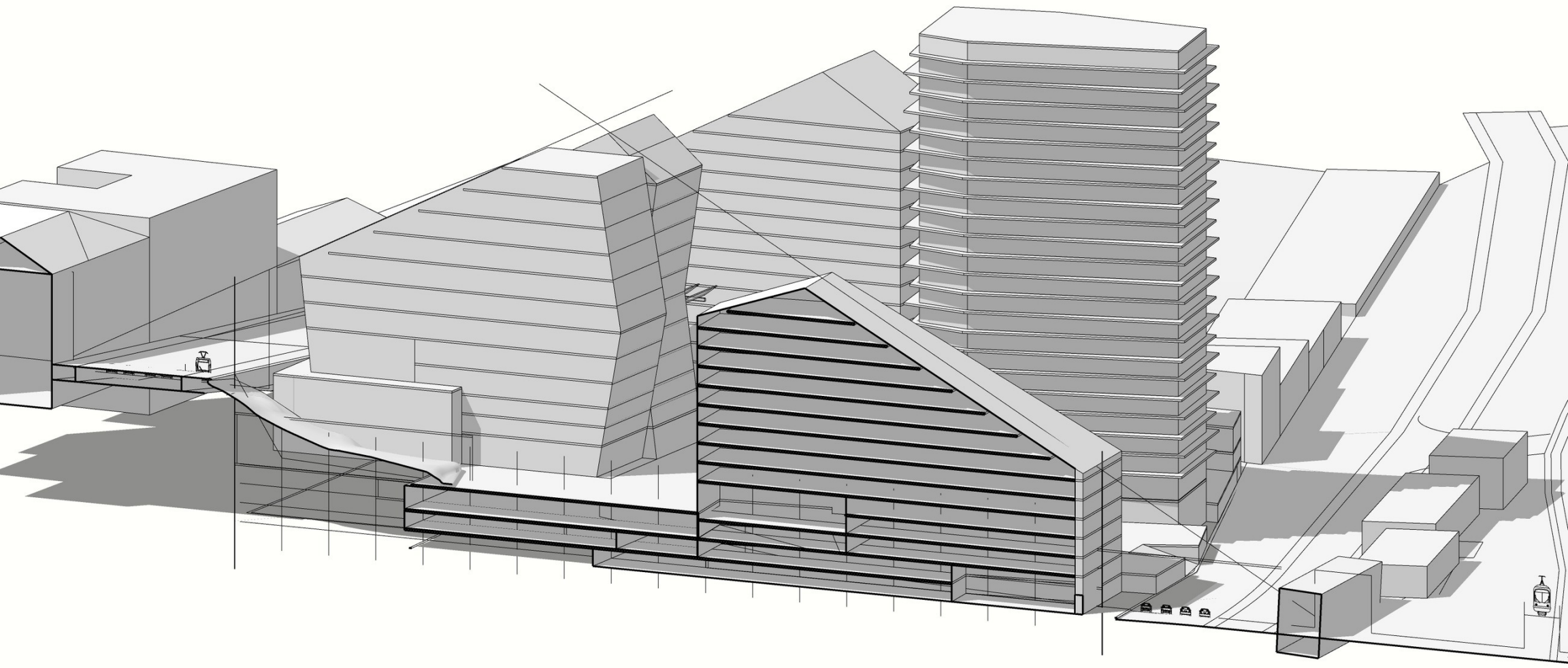
Digital documentation and 3D models of buildings and cultural heritage.

RESIDENT PRESENTATION IMAGES, INNOVATION KITCHEN SITE ARCHIVE

ITOWN · ODESA

A mixed-use district, carried to approved concept.

A district rather than a building: housing over retail and a food market, offices, and a public layer of its own — the masterplan in progress of 8 May 2020 sets out an auditorium of 967 m² and five cinema halls on the +6.20 level. I set the brief and the programme, engaged the architects and took the concept through approval.



DEVELOPED MASSING — MARKET AND AUDITORIUM VOLUMES AT THE BASE OF THE TOWER

OFFICINA ARCHITETTI / HEMBERT PEÑARANDA

June 2020

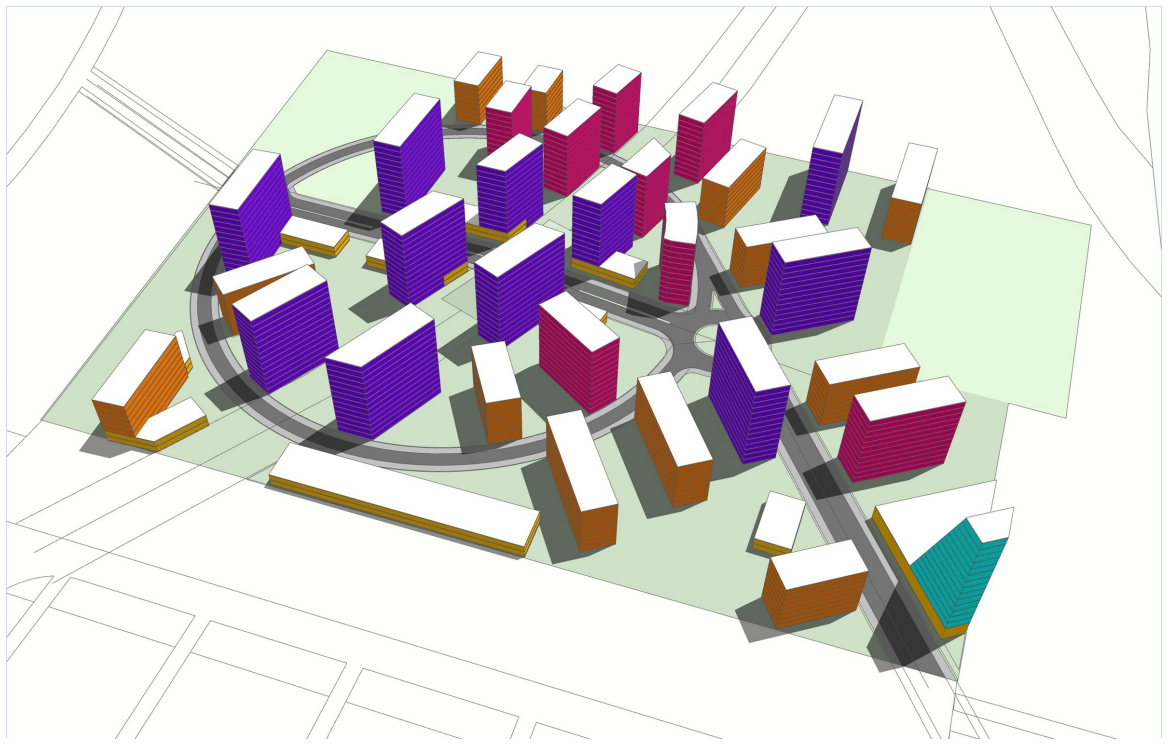
masterconcept approved — my role on the project ended at that stage.



RADOSTNA · ODESA

A masterplan measured in city blocks.

A new residential quarter on Radostna street, planned as a whole: circulation, green structure, building heights and a three-stage construction sequence, with retail, services and a conference hall inside the plan.



MASSING, CONSTRUCTION STAGES 1–3

≈246,000 m²

of building area across the three construction stages, from the surface schedule of the masterplan set.

13 March 2020

date on the masterplan drawings.

≈18 ha

site area covered by the plan.

RADOSTNA MASTERPLAN · OFFICINA ARCHITETTI / HEMBERT PEÑARANDA

PERSPECTIVE FROM THE DECEMBER 2019 PRESENTATION SET

PASTERA 25 · ODESA

Adaptive reuse of a heritage block — at concept stage.

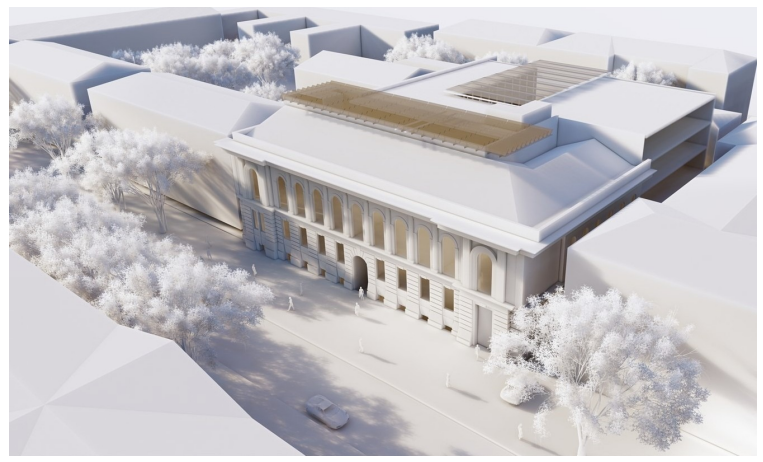
An arcaded building in the centre of Odesa, studied for reconstruction: the historic envelope kept and the deep courtyard covered as a daylit hall with trade, food and public functions under it. The drawing set carries two underground parking levels.



COURTYARD HALL · CONCEPT VISUAL, NOT A PHOTOGRAPH



SECTIONAL STUDY



VOLUME IN ITS BLOCK

From the 2021 presentation set and the reconstruction drawing set for a public building on Pastera street, Odesa.

Concept and pre-development — Programme, reuse strategy and the reconstruction studies for the building.

DYUKOVSKYI PARK · ODESA

A park programme shaped around how an afternoon is spent.

Heritage, biodiversity, the water system, recreation, education and commercial functions carried as one programme. I separated what the city subsidises from what can earn, and put the earning part into operation first — the park's first two food businesses traded through the 2022 season.

≈26.7 ha
the protected park area recorded in the 2022 regional ecological passport.

EXISTING CONDITION, 2022 · PHOTOGRAPH



PROPOSED · ARCHED PROMENADE OVER THE EXISTING AVENUE



PROPOSED · PAVILION AND PLAYGROUND ON THAT SITE



PROPOSED · CHESS TERRACE UNDER THE EXISTING TREES



2022 CONCEPT PROPOSALS · JK LAB / ZHANNA KISELEVA



OPENING PERFORMANCE, SINIY CRAB, 11 SEPTEMBER 2020 · EXHIBITION WORKS: IGOR GAIDAI

RESEARCH SUPPORT AND PUBLIC ENGAGEMENT

Research funded, and carried into public view.

I contributed funding across three fronts in this period — a biodiversity monitoring publication, rebuilding work at a research station, and the Odesa programme that presented the Ukrainian Biodiversity Protection Foundation to the public.

THE PROGRAMME

VERUM IN GRANO ran across three institutions in autumn 2020 — the Odesa Fine Arts Museum, the SiniY Crab art space and an open-air gallery on Arkadiiska alley — with an opening performance, a lecture and masterclasses. Both indoor venues extended their runs on visitor demand; the organisers reported more than 4,000 visitors in total.



VOLUMES 1–3 · KYIV, 2020

THE PUBLICATION AND THE STATION

Conservation Biology in Ukraine, issue 16 — three volumes, more than 1,000 pages, Kyiv 2020, published with financing I contributed.

Balyko-Shchuchenka research station — second and third floors, engineering systems, the boiler room and façades, co-funded across more than one year.



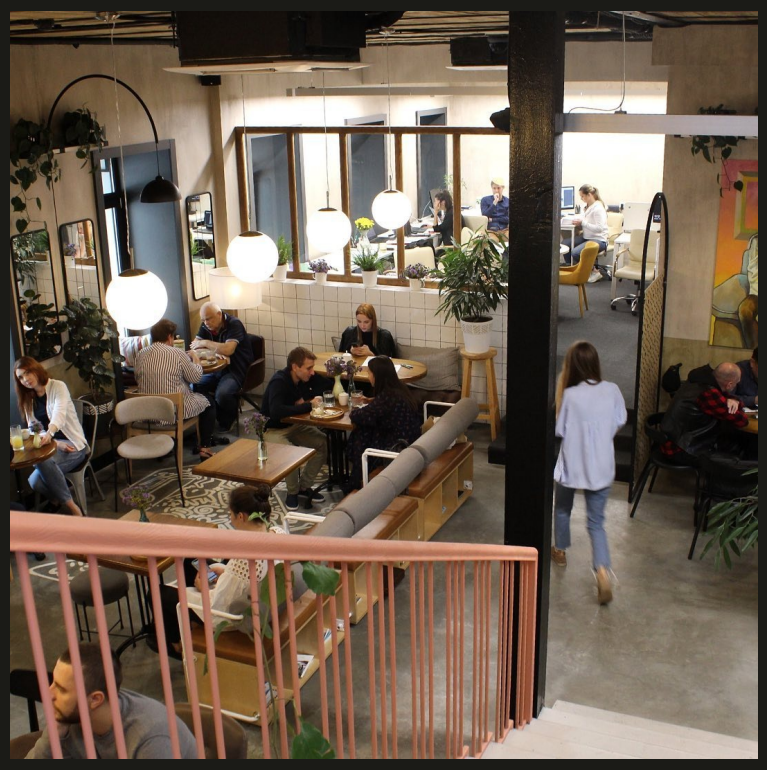
ODESA FINE ARTS MUSEUM, AUTUMN 2020

OPERATING HOSPITALITY

The businesses that gave the places a daily life.

Coffee, bistro and park formats developed as products in their own right — recipe and service standard, assortment economics, identity, interior and equipment — and then run.

cuppybar






Published: CuppyBar, 22 October 2020 · Yourz Bistro, 8 April 2021 · Tartateka (archive)

HOTTY DOG, DYUKOVSKYI PARK, 27 JULY 2022

CuppyBar	Own blend and brewing, service standard, assortment economics and identity. Trading from 2020.
Tartateka	67.46 m² design project, November 2020; operating café from 2021.
Yourz Bistro	Restaurateur selected, deal structured, delivery to opening by my own companies.
Sidi Room	The café operating inside the Innovation Kitchen hub.
Сад · Hotty Dog	First two businesses trading in Dyukovskyi park, summer 2022.

Tymur Tsaturov

Entrepreneur and development executive · 2020–2022