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I N S T I T U T E O F T O U R I S M

A MARKETING STUDY OF LOCATION OF MOTELS  
IN BIELORUSSIA, LITHUANIA AND WESTERN UKRAINE.

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W A R S A W 1 9 9 3

## INTRODUCTION

The basic aim of this project is selection of sites for the projected motel chain, in Bielorussia, Western Ukraine and possibly on the Polish side of the border, if estimations of the potential utilisation of motels by hard-currency travellers will turn out to be optimistic. Analysis of profitability of this undertaking will be based on this study.

Locatisation of motel sites is supported by the following analyses of selected indicators:

1. Analysis of the present-day international traffic on frontier crossings between Poland and the former USSR republics, as well as forecasts for the next 10 years.
2. Analysis of the transit freight traffic, with a clear indication of the main streams and forecasts for the next 10 years.
3. Analysis of utilisation of selected hotel establishments located in Bielorussia and Western Ukraine, as justification of the proposed settings.
4. Estimation of the number of foreign visitors in selected countries, with forecasts and analysis of current and potential traffic and utilisation of the accommodation base.

At the same time, possibilities of the best possible utilisation of hotel base in the region of Katyn and Nieśwież has been indicated.

It is assumed that construction of motels in countries' capitals due to existing plans of hotel developments in capitals of Lithuania, Belorussia and Ukraine, seems to be quite risky. Independently, the analysis regarding development of accommodation facilities (motels) in eastern areas of Poland has been carried out. It has proved that most appropriate economically will be, first of all, construction of motels for transit traffic. The participation in such enterprise of Polish tour operators and hotel chains will be mostly desirable. This would involve the volume of tourist traffic served by these organizations.

A preliminary analysis has proved that construction of motels which would service the transit traffic on the Polish side cannot be justified from the economic point of view. Also, construction of motels located in state capitals is a very risky undertaking as there are several projects of development of the existing accommodation base, utilised by foreign visitors in capitals of Lithuania, Bielorussia and Ukraine.



According to the accepted assumptions, only hard- currency tourists (who in most cases originate from the Western Europe, USA/ Canada) and Polish tourists (they were treated as a separate client group whenever it was possible) are the subject of this analysis.

As a result of this analysis, the following locations for motel sites have been proposed (locations given in the brackets should be treated as alternative suggestions, depending on the local offer).

Along the route of the biggest current and forecasted international traffic: Warsaw - Brest - Minsk - Moscow:

1. Brest (Kobryn)
2. Stolpce (Nieśwież or Baranowicze)
3. Smoleńsk (Katyń)

On the cross-roads of southbound routes (smaller international traffic):

4. Dubno (Rovne, Krzemieniec)
5. Zaleszczyki (Czerniowce)
6. Lvov

Other routes (a fork of the first road in the direction of St. Petersburg:

7. Witebsk

Presented forecasts of the tourist traffic in the years 1995 and 2000, together with accepted increase of utilisation of the existing accommodation base by foreign visitors up to 30% (and up to 50% in Brest) indicate the profitable level of utilisation of establishments located in selected places. A close co-operation of the investor with travel offices is necessary in order to create an attractive tourist offer which would encourage potential customers into spending more than two nights in hotel establishments located in a given area. Therefore, criteriae used during the selection of motel sites included both merits of the local landscape and tourist attractions in a given area.

Besides above mentioned factors the domestic tourist traffic plays an important role in planning motel (hotel) locations in Poland ( due to similarity of prices and growing number of well-off Poles). Therefore the most important factors in motel location were: international transit (its volume and routes),

sojourns in a city (business and sightseeing) and attractiveness of surrounding areas.

As result of analysis the following motel locations in Eastern Poland were proposed:

On route from Warsaw to Vilnius and Kaunas (Ogrodniki, Szypliszki): in Suwałki (or its outskirts)

On route from Warsaw through Białystok to Grodno and further towards Baltic countries: Białystok (nearby village of Wasilczyki).

On southern routes leading to the cities of Ukraine: in Przemyśl (or its surroundings).

There is no location suggested on the route Warsaw - Terespol, as only one factor (transit traffic) can be considered. An establishment there located should be prepared for accommodating mainly truck drivers.



## INTERNATIONAL TRAFFIC ON FRONTIER CROSSINGS BETWEEN POLAND AND THE FORMER USSR REPUBLICS

In 1992, over 154 million persons crossed the Polish border (from and to Poland). Over 18.39 millions persons, in which 2.165 million were Polish subjects leaving Poland, over 2.095 million were entering Poland, 7.086 million were foreign tourists entering Poland and the remaining 7.044 million were foreign visitors leaving Poland, crossed our eastern frontier. Datae concearning the volume and structure of the passanger traffic on Poland's eastern border in particular months are shown on tables 1 and 2.

Since 1992, the Main Office of Statistics does no longer divide foreign tourists crossing Polish boreders into sunjects of the former Eastern Block countries and others. Such division was still made in 1991. And so, in 1991, in the total of 6.245 million of foreign visitors who arrival in Poland through the eastern border, 6.133 million were subjects of the former Eastern Block countries, while the remaining 111.4 thousand originated from other countries. Also, in the same 1991, among 6.305 million foreigners who left Poland through the eastern border, 6.206 million were subjects of the former Eastern Block countries, and only 98 thousand held passports of other countries.

If one observes the passanger traffic on the eastern border in the years 1991 - 1992, he may notice that the number of Polish tourists who pass our estaern border has decreased. In 1992, about 28.7 and 52.4 thousand Poles less, as compared to 1991, have left and entered Poland through the eastern border, respectively.

At the same time, the number of foreign visitiors passing Poland's has increased, as compared to 1991. In 1992, about 841.2 thousand foreigners more, as compared to the previous year, have arrived in Poland and left our country through the eastern border.

As far as seasonal conditioning of the passanger traffic on the eastern border is concearned, January and February were two months characterised by the lowest intensity of the tourist traffic (both in 1991 and 1992). For example, in January 1992, only 764 thousand persons have passed the eastern border (from and to Poland).

Summer months of July and August are characterised by a high intensity of the traffic. In 1992, intensity of the tourist traffic reached its peak in June, July and August with over 1.7 million crossings in June and July and over 1.9 million crossings in August. In 1992, October, November and December were months with the highest tourist traffic (over 1.8 million crossings each month). Moreover, in 1992, March, April, July and August were the months of the biggest tourist traffic (over 1.6 million crossings each month plus over 1.7 million crossings in August).

As far as seasonal conditioning of the passenger traffic on the eastern border, with the division into Polish subjects and foreign tourist, is concerned, we can speak of the following tendencies: the smallest number of Poles leaving Poland through the eastern border was observed in January and February (only 129.5 thousand Poles in January 1992). The biggest number of Poles leaving Poland through the eastern border was observed in the summer and in the autumn (over 200 thousand people each month). In 1991, these were the months of June, July and August (the biggest number of crossings - 246.9 persons), September and October. In 1992, it was July, August, September and October (the biggest number of 223.7 thousand crossings).

A similar data exists in the case of returns of the Polish subjects through the eastern border. The smallest number of Poles returns home in January and February (117.0 thousand persons in 1992). Months, in which the biggest number of Poles entering Poland has been observed, are: similarly as in the case of leaving Poland, summer and autumn months. In 1991, it was June, July, August (the biggest number of 238.9 thousand persons), September and October. In 1991, these were June, August, September, October (the biggest number of 221.8 thousand returns) and November.

In 1992, Poland was visited by over 49.015 million foreign tourists. Germans were in the lead with 30.687 million tourists, 8.257 visitors held Czechoslovak passports. 7.788 million persons originated from the former USSR republics (in 1991, the number of visitors from Russia amounted to 7.545 million, so the number has increased by 243.2 thousand persons). Roumanian tourist have taken the fourth place with the total number of 208.9 thousand visitors (275.9 thousand have visited Poland in 1991 what means that this number has been increased by 67



thousand). In 1992, 70 thousand Bulgarians visited Poland (and about 13 thousand less, as compared to 1991).

Passanger tourist traffic on the eastern border is concentrated around four frontier crossings, or rather groups of crossings. Below, are given directions of concentrated frontier crossings: Kowno (the Baltic States), Grodno (St. Petersburg), Brest (Moscow), Lvov (Kijev). We shall focuss on the following big frontier crossings, or groups of crossings: Ogrodniki (car pass), Kuźnica Białostocka (car and rail pass), Terespol (car and rail pass), Dorohusk (car and rail pass), Hrebenne (rail pass), and Medyka (car and rail pass).

The biggest tourist traffic flows through Terespol border crossings. In 1992, 3639.5 thousand persons have crossed the Polish border through the rail pass (in both directions - from and to Poland) and 2278.7 thousand persons through the car pass. A group of border check-points in Medyka services the second biggest stream of the tourist traffic. In 1992, 2585.6 thousand persons have crossed the border through the car pass in Medyka, and 1850.6 persons through the rail crossing. Another important group of frontier crossings is located in Kuźnica Białostocka. In 1992, 1909.6 and 807.2 thousand persons, respectively, have crossed the border through the rail and road pass in Kuźnica Białostocka in both directions - from and to Poland. In Ogrodniki, 2063.0 thousand persons crossed the border from and to Poland. In Dorohusk, 619.9 thousand persons crossed the border through the rail pass (in both directions from and to Poland), while 573.4 thousand tourists used the car pass. And finally, in Hrebenne, 683.8 thousand tourists crossed the border, in both directions.

Medyka seems to be extremely popular with Poles who wish to cross our eastern border, as it is the most often chosen border crossing. In 1992, 524.7 thousand Poles leaving Poland used the car pass, and 22.0 thousand had chosen the rail pass there. The second most frequented crossing is located in Ogrodniki. In 1992, 421.5 thousand Poles left Poland through this crossing. In 1992, the car pass in terespol was used by 229.8 thousand Poles leaving Poland, while the local rail pass serviced 170.2 thousand Poles. In Kuźnica Białostocka, 239.2 thousand Poles leaving Poland used the rail pass there and 145.8 thousand chose the car pass. In 1992, in Dorohusk, 130.2 thousand Poles crossed the border through the car pass, and around 18 thousand through the rail pass. Only 50 thousand Poles left Poland through Hrebenno frontier crossing.



A similar distribution of tourist traffic characterises return journeys of Polish subjects made through the eastern border. Foreigners entering Poland, are in most cases using the border check-points in Terespol. In 1992, 1712.7 thousand foreign tourists arrived in Poland through the rail pass in Terespol, the remaining 810.2 thousand used the car pass located there. The second group of crossings which are often chosen by foreign visitors is located in Medyka. In 1991, 940.9 thousand foreign visitors arrived in Poland through the rail check-point in Medyka and 736.0 thousand after using the car pass located there. Another group of popular crossings is located in Kuźnica Białostocka. In 1992, 736.6 thousand foreign visitors who entered Poland, had used this particular car pass. Also, 254.1 thousand persons crossed the border through the rail pass there. In Ogrodniki, in 1991, 580.7 thousand foreign tourists had been serviced in the local frontier crossing. In 1992, 311.1 thousand foreigners crossed the border through the rail pass in Dorohusk and 157.3 thousand used the car pass located there. Finally, in 1992, 321.3 thousand foreign tourists crossed the border in Hrebenne.

#### FORECASTS FOR PASSANGER TRAFFIC ON POLAND'S EASTERN BORDER.

Presented below forecasts concerning the passenger traffic on the eastern border are result of an analysis conducted by the Institute of Tourism in Warsaw.

##### 1. Eastern border

	Poles	hard-currency tourists	Total
1991	4300 thousand	210 thousand	4500 thousand
1992	4250 thousand	300 thousand	4550 thousand
1995	6400 thousand	800 thousand	7200 thousand
2000	10700 thousand	1000 thousand	11700 thousand

##### 2. Terespol/ Kukuryki - Brest route

	Poles	hard-currency tourists	Total
1991	560 thousand	80 thousand	640 thousand
1992	500 thousand	120 thousand	620 thousand
1995	750 thousand	300 thousand	1050 thousand
2000	1300 thousand	560 thousand	1860 thousand

## TRANSIT FREIGHT TRAFFIC

In 1992, 2133.4 thousand passenger cars (inclusive of small buses and coaches) had been reported to cross Poland's eastern border in both directions, from and to Poland. This number included 570.2 thousand vehicles owned by Polish subjects leaving Poland, 555.9 thousand Polish vehicles entering Poland, 439.9 thousand vehicles on foreign registration plates entering Poland and 567.2 thousand vehicles of foreign tourists, leaving Poland. Respective data are presented on table 3, attached to this document.

In 1991, 1764.8 passenger car had been registered to have crossed Poland's eastern border in the both directions. This number included 312.8 thousand vehicles of Polish subjects leaving Poland and 307.7 thousand vehicles of Polish subjects returning to Poland, 536.2 thousand vehicles of foreign tourists entering Poland and 608.0 thousand vehicles of foreign tourists leaving Poland. The total number of vehicles on foreign registration plates included 529.0 thousand vehicles on plates of the former Eastern Block countries, which entered Poland, 599.4 thousand vehicles of citizens of the former Eastern Block countries leaving Poland, some 7 thousand vehicles entering Poland from other countries and about 8 thousand vehicles, which had registration plates of other countries, leaving Poland.

In 1992, 366.8 thousand heavy vehicles had been registered to have crossed Poland's eastern border in the both directions. This number included 35.2 thousand heavy vehicles on Polish registration plates leaving Poland, 35.9 Polish heavy vehicles entering Poland, as well as 142.7 thousand foreign heavy vehicles entering Poland and 152.8 thousand foreign heavy vehicles leaving Poland.

In 1991, 243.9 thousand heavy vehicles had been reported to have crossed Poland's eastern border in the both directions. This number included 86.6 thousand foreign heavy vehicles entering Poland (in which 76.1 thousand were vehicles from the former Eastern Block countries), 94.6 thousand foreign vehicles leaving Poland (in which 83.2 thousand were vehicles from the former Eastern Block countries), and 11.4 thousand vehicles on leaving Poland was reported in 1992, in the border crossing of Ogrodniki, the second biggest result came from Medyka - 133.3 In the case of foreign visitors to Poland, the biggest number of 138.8 thousand vehicles passenger cars crossing Poland's eastern border was registered in Terespol, in 1992. Other



significant number of crossings came from Medyka - 84.7 thousand vehicles and Ogrodniki - 77.8 thousand vehicles. Situation in the case of foreign passenger cars leaving Poland was more or less similar. On the border crossings mentioned above, the smallest number of 17.9 thousand foreign vehicles entering Poland had been reported in Dorohusk, while the smallest number of foreign tourists leaving Poland was reported from Hrebenne - 14.3 thousand.

The biggest number of 15.2 thousand Polish heavy vehicles leaving Poland through the eastern border was reported from Kukuryki/ Terespol, in 1992. The second biggest number of crossings was observed in Ogrodniki with 8.9 thousand vehicles and the third one in medyka - some 3.2 thousand vehicles. Some 0.5 thousand vehicles passed the border through border crossing in Hrebenne. Distribution of Polish heavy vehicles returning to Poland is characterised by similar datae.

In the case of foreign heavy vehicles, the biggest number of heavy vehicles entering Poland had been reported in Kukuryki (Terespol) - 79.0 thousand heavy vehicles, Medyka - 26.8 thousand vehicles and Ogrodniki - 23.6 thousand vehicles. 1.1 thousand heavy vehicles drove through the border crossing in Hrebenne. Distribution of foreign heavy vehicles leaving Poland is characterised by similar numbers.

#### FORECASTS FOR VEHICLE TRAFFIC

Indicators used frequently in the EEC prognostic analysis, reports of the Main Office of Statistics, Ministry of Transport and Marine Economy, are the underlying assumptions for the forecast of the road traffic. Indicators characterise the increased shipment of commodities (up to 400%) through Poland's eastern border in the years 1990-2010 and an increase, up to 1200% of the passenger traffic from the West European countries. Datae presented below result from the schedule of these forecasts for particular years:

##### 1. Passenger cars, coaches and small buses

	Total	Poles	hard-currency tourists
1991	636 thousand	620 thousand	16 thousand
1995	960 thousand	900 thousand	60 thousand
2000	1610 thousand	1500 thousand	110 thousand



## 2. Heavy vehicles

	Total	Poles	hard-currency tourists
1991	84 thousand	62 thousand	22 thousand
1995	126 thousand	93 thousand	33 thousand
2000	210 thousand	155 thousand	55 thousand

Forecasts for heavy vehicles for border crossings located on the route leading from Terespol / Kukuryki to Brest:

	Total	Poles	hard-currency tourists
1991	51 thousand	43 thousand	18 thousand
1995	94 thousand	64 thousand	30 thousand
2000	154 thousand	104 thousand	50 thousand

## ACCOMODATION BASE AND ITS UTILISATION

Having taken into account the existing and foreacasted international traffic, understood as traffic consisting of potential hard-currency bearing customers of motels, lack of outstanding natural and historical monuments of international importance in the discussed area, we shall take into consideration only these locations of motel sites which are in the vicinity of the main transit routes:

Warsaw - Brest - Minsk - Smolensk - Moscow,

Warsaw - Brest - Minsk - Witebsk - St. Petersburg

Warsaw - Brest - Łuck - Tarnopol - Czerniowce - Bucurest

Cracow - Lvov - Kijev

Warsaw - Vilnus - Riga - Tallinn - St. Petersburg.

With regard to a much smaller international tourist traffic, relatively short distances between capitals of the Baltic States as well as unclear plans concearning the future location of motorways in this region, we shall ignore the Warsaw - Riga - Tallinn - St. Petersburg route in our plans .

In order to describe the volume of international tourist traffic in accomodation base we shall focuss on the main route leading from Warsaw thorough Brest, Minsk, Smolensk to Moscow. Basic accomodation base which services foreign tourists on this route is centered around four cities: Brest, Minsk, Smolensk and Baranowicze.

### 1. MINSK

Minsk has over 4 thousand hotel places which service hard-currency tourists. In 1992, in seven main hotels of Brest, the total number of 827 000 guests had been accomodated. This number includes 131 000 accomodation services provided to foreign tourists (Polish tourists occupied the total number of 12000 hotel places).

The whole accomodation base of Mińsk is utilised in 82%. In 1992, its average utilisation ratio amounted to 67%. Only a motel located 18 km away from the city centre, an the Brest highway, is utilised in 25%.

Datae concearning utilisation of hotels in Minsk is characterised by a great stability. Therefore, one may expect that unless a drastic rise of hotel prices in repect to average wages will not be introduced, the same situation should remain unchanged in the nearest future.



A low level of utilisation of hotel accomodation by foreign tourists (reaches only 20% in a single hotel establishment), which has currently settled at 9-10% constitutes a far more serious problem. It should be also added that most foreign visitors to Minsk come from the West European countries. In 1992, in Mińsk, hotel accomodation was provided to the total number of 131 000 customers.

It should be stressed that since the last couple of years there has been an observable increasing tendency concerning utilisation of hotels by foreign tourists. According to forecasts for the next 10 years, we should expect a systematic rise of share of foreign customers in utilisation of hotel accomodation and a rise of utilisation of hotel establishments located in urban areas to the level of only 30%.

## 2. BREST

Brest has over 1000 beds in hotels which constantly receive hard-currency bearing hotel guests. In 1992, in the four biggest hotels in Brest, the total number of 285 000 accomodation services had been provided. This number includes 94 000 accomodations provided to foreign customers, in which 52 000 were Polish subjects. Utilisation of hotels in Brest reaches 90% but in 1992, an average utilisation rate amounted to over 83%. Utilisation of hotels in Brest is characterised by a great stability. It should be also added that Brest is the only city located along the Warsaw - Brest route which has a big accomodation base, ready to receive a big number of foreign visitors. We should also stress the tendency to move frontier crossings and circuits in a such way that one will not drive through the city but along a circuit. In practice, the whole heavy vehicle transit traffic drives outside the city's centre. Therefore, good prospects for motels located along main transit routes may still remain to be the leading trend for many years. Development of accomodation base along the polish side of the border would constitute a serious threat to prosperity of hotel business there.

There is a high level of utilisation of places of accomodation by foreign tourists in Brest. The current level amounts to 27%. Over 50% of all customers are Polish tourists (over 50 thousand accomodations).

In 1992, hotels in Brest have provided accomodation services to the total number of 94 000 customers.



### 3. BARANOWICZE

Baranowicze have only 320 hotel beds, in which hard-currency customers could be accomodated. In 1992, the total number of 69 000 accomodation services had been provided. This number includes 1800 foreign customers, out of which 1500 were Polish subjects.

Utilisation of hotels reaches only 60% in Baranowicze. It should be stressed that Brest is the only city on the Warsaw - Brest route which has a bigger number of places of accomodation oriented at receiving foreign tourists, at its disposal.

Hotels in Baranowicze have a much lower level of utilisation by foreign tourists. the current level reaches only 2%, in which three quarters are tourists from Poland (1500 stays).

**Note:** For example, grodno has 1300 places of accomodation and their utilisation amounts to 71%. Utilisation of hotels by foreign customers is also low (14.4%). Two third of customers of hotels in Grodno hold Polish passports.

#### Forecasts:

Forecasts for development of road traffic, whcih are prepared for the Main Office of planning mention a 400% increase of passanger car traffic in the years 1990 - 2100, on Poland's eastern border. We assume that rise of the passanger transit traffic will be characterised by similar parameters.

If we take into consideration forecasts concearning an increase of the passanger traffic in the next 10 years, we may assume the following possibilities of utilisation for the hotel base located along the following routes:

- 1: Warsaw - Brest - Mińsk - Smoleńsk - Moscow
- Witebsk - St. Petersburg
- Luck, Tarnopol, Czerniowce

Passanger traffic of hard-currency tourists on this route:

1991 - 70 thousand persons  
 1995 - 280 thousand persons  
 2000 - 490 thousand persons

Potential increase of the number of occupied hotel beds in Brest:

	Poles	hard-currency tourist
1991	52 thousand	42 thousand
1995	72 thousand	60 thousand
2000	120 thousand	100 thousand

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2. Cracow - Lvov - Kijev and Warsaw - Przemyśl - Lvov - Kijev  
(Czerniowce)

Passanger traffic of hard-currency tourists on this route:

	Poles	hard-currency tourists
1991 -	700 thousand	10 thousand
1995 -	1000 thousand	40 thousand
2000 -	1700 thousand	70 thousand

Expected utilisation of hotel accomodation by foreign visitors,  
in selected accomodation estabilishments, with the same number  
of places of accomodation:

	Mińsk	Brest	Lvov
1992 -	9% (130 thousand)	27% (94 thousand)	5%
1995 -	18% (250 thousand)	40% (140 thousand)	15%
2000 -	30% (400 thousand)	50% (175 thousand)	30%



## POSSIBLE LOCATION OF MOTELS

In accordance with justification presented earlier in the document, we have only considered locations in the vicinity of the four main transit routes:

1. Warsaw - Brest - Mińsk - Smoleńsk - Moscow
2. Warsaw - Brest - Mińsk - Witebsk - St. Petersburg
3. Warsaw - Brest - Łuck - Tarnopol - Czerniowce - Bucurest
4. Cracow - Lvov - Kijev

Justification of particular locations includes a short characteristics of a given area as well as:

- natural attractions and places of interest (for foreigners, including Polish tourists),
- location along a transit route, junction of main roads etc.,
- existing and potential freight traffic,
- utilisation of other hotel establishments located in the vicinity of a given motel site,

Having taken sightseeing attractions into consideration, we have selected and presented only major places of interest, located not more than 100 km away from the main route and the projected motel site. Places of interest are rated from 1 to 4 points.

1 - a single monument, or a group of historical or natural monuments of a minor importance (nature reserves, other natural attractions, landscape parks, fragments of interesting landscapes, buildings and places connected with famous personages or events, which may interest or be a purpose of travel for Polish tourists.

2 - a single monument of a greater value, a valuable group of monuments and natural attractions which may be an interesting purpose for travelling to a given site, from both Poland and Western Europe.

3 - a notable group of monuments, usu National Heritage Monuments of a given country, outstanding natural attractions, single monuments (e.g. famous museums) which could be a purpose of travel for foreign tourists.

4. Renowned monuments - World Heritage Monuments which may be visited by a big number of tourists from all over the world.

Still, when we evaluate tourist attractions of Bielorussia in an objective way, we have to admit that there is a limited number of monuments which could be really a place of interest for a foreign visitor, and especially for a one from the Western Euro-



pe. Moreover, despite the small number of outstanding monuments, an eager tourist will find most of them in a pityfull condition. The only natural attraction located in Bielorussia, which is internationally renowned ( 4 points) is the National Park of Biełowieżskaja Forest. Other notable monuments (3) which may attract foreign tourists are: monumental complex of Nowogródek, Nieśwież and Witebsk (with a museum to Marc Chagall). Numerous monuments in Bielorussia, which are connected with famous personages of the Polish history and literature (Mickiewicz, Kościuszko, Niemcewicz, Traugutt, Rodziewiczówna, Stanisław August Poniatowski, Reytan, Moniuszko and Wankowicz) are really interesting only for visitors from Poland.

On the fragment of the Russian republic which is included in the scope of our research the only monument which may attract foreign visitors is the historic complex of the old quarter of Smoleńsk (3). The place of martyrdom of Polish officers, in Kałyń has significance only for Polish tourists, whose interest will decrease with the course of time.

Western Ukraine has the following World Heritage Monuments (4): monumental complexes of Lvov, Kamieniec Podolski and Kijev (which is not included in our research) and Carpathians National Park embracing Czarnohora. Other outstanding natural monuments (3) include: valley of river Dniestr (outside Zaleszczyki), ethnographic region of Eastern Carpathians, monumental complex of Łuck, Krzemieniec and Żółkiew, churches and monasteries of Zimnoje and Poczajów, castles in Olesko and Podhorce.

Having considered the criteriae mentioned above and information presented in the previous chapters of this study, one might say that development of accomodation base oriented at receiving foreign visitors (including Poles) around the following cities, is fully justified:

1. Brest, Kobryń, Iwacewicz, Baranowicz, Stołbce, Smoleńsk and Witebsk - located on the route from Warsaw to Moscow and St. Petersburg.

2. Kowel, Łuck, Dubno (Rowne - on the route to Kijev), Zaleszczyki, Czerniowce - on the route leading from Warsaw through Brest to Bucarest.

3. Przemyśl, Lvov, Rowne - on the route from Cracow to Kijev.

The list mentioned above does not include three state capitals: Vilnius, Mińsk and Kijev. We have assumed that with the increased

number of arrivals of foreign visitors, typical city hotels offering a good standard of services will be built in a relatively short time. Such establishments will probably service a large part of the typical transit traffic. It should be stressed that apart from Brest - in those three state capitals a rapid rise of interest in places of accommodation of a higher standard will probably occur in the nearest future.

As there is a small share of foreign tourists (apart from Polish tourists) in utilisation of the hotel base and forecasted development of frontier crossings and communication routes located northbound of Poland expects that they will be detouring city centres, we have omitted Grodno in our research. The accommodation base existing in Grodno is desperate for modernisation and not for construction of establishments of the motel type.

Now, in order to make a final list of priority locations of motels, which would create a chance for a proper utilisation of the establishment, and what follows would make return of invested capital possible, we would like to present all relevant pros' and cons' concerning suggested location sites.



## BREST (Bielorussia)

**Proposed location** - outskirts of Brest:

1. Westbound of the city, at cross-roads of the Moscow route and northern circular road used by heavy vehicles (ranging from the freight frontier crossing in Kukuryki). Landscape attractiveness: 1.

2. In the north-western suburbs of the city, close to the frontier crossing in Terespol, at the junction of routes heading towards Moscow and Kijev. Landscape attractiveness: 0.

**Accommodation base and its utilisation:** about 1000 beds utilised up to 85%, including 30% of foreigners (Poles constitute over 50% of all foreign customers).

**Tourist and freight traffic and forecasts for the future:**

1991 - tourist traffic - 640 thousand persons, heavy vehicles - 51 thousand.

1995 - tourist traffic - 1050 thousand persons, heavy vehicles - 94 thousand .

**Monuments on the spot:** (historical and monumental value of buildings has been given in the brackets): the Brest fortress, museum (1)

**Monuments in the area:** (distance from the centre of Brest and historical and monumental value of buildings has been given in the brackets):

1. Skoki (10 km). XVIII century palace surrounded by beautiful gardens, the ancient house of Niemcewicz family, birthplace of Julian Ursyn Niemcewicz. (1)

2. Wołczyn ( 40 km). XVIII century Holy Trinity Church . the resting place of ashes of the king Stanislaw August Poniatowski(1).

3. Wysokoje (45 km) An early XIX century palace surrounded by a park. In the past, the house of the Potocki family. (1)

4. Czernawczyce (20 km) XVI century Holy Trinity Church (1)

5. Kamieniec (40 km), XIII century White Tower, a natural history museum (1)

6. Kobryń ( 50 km). A group of monuments in the city's old quarter and A. Suworow's museum (2), see: location - KOBRYŃ

**Natural attractions** (distance from the Brest's city centre and natural attractiveness of a given monument is given in the brackets):

1. Kamieniuki (60 km). Biełowieżskaja Puszcza National park, the biggest natural monument in Bielorussia (4), natural museum, a model wildlife reserve, dydactic route.
2. Szack ( 90 km) - in Ukraine, Szack National Park, (2), a natural museum, dydactic route.

**Suggested sightseeing tours:**

Brest - Skoki - Wołczyn - Wysokoje - Kamieniuki - Biełowieżskaja National Park - Kamieniec - Czernawczyce, 170 km.

**Good points of such location:**

- vicinity of the frontier crossing of the highest existing and forecasted intensity of traffic on Poland's eastern border,
- cross-roads of two main international routes in the direction of Moscow and Kijev,
- numerous historical and natural monuments in the area, possibility of visiting them on a circuit way,
- vicinity of Bielorussia's top natural attraction - Biełowieżskaja Puszcza National Park.

**Weak points of such location;**

- low landscape attractiveness of the location site - deteriorated landscape on the outskirts of the big urban complex of Brest,
- existence of few hotels of a relatively satisfactory standard in the centre of Brest and the increased interest of potential investors in constructing new hotel establishments there.



## KOBRYŃ (Bielorussia)

**Proposed location:** on the eastern outskirts of the city, on the Royal Canal, close to the junction of Moscow and Homel highways.  
**Landscape attractiveness:** - 1.

**Accommodation base and its utilisation:** located in the city of Brest (see: Brest)

**Tourist and freight traffic and their forecasts** (see: Brest)

**Monuments on the spot:** groups of notable monuments located in the city's old quarter (2), old houses, market halls, a 18th century monastery of Our Saviour, St. Nicolaus Greek Catholic Church founded in the 18th century, a manor house, the seat of A. Suworow's museum

### Monuments in the area:

1. Kamieniec (50 km) - see: monuments around Brest (1),
2. Bereza ( 60 km) - ruins of a 16th century Carthusian monastery (1) 3.
- Hruszowa ( 30 km) - formerly an estate of a celebrated writer Maria Rodziewiczówna, in which she resided for over fifty years. (1)

### Natural attractions:

1. Kamieniuki (80 km) - Białowieżskaja Puszcza National Park (4) - see: Location: BREST 2.
- Szack (95 km), in Ukraine - Szack National Park (2), see: location: BREST

### Model sightseeing routes:

1. Kobryń - Kamieniec - Białowieżskaja Puszcza National Park - Kobryń (160 km)
2. Kobryń - Bereza - Hruszowa - Kobryń (90 km)

### Good points of this location:

- location at the junction of the two main routes in the direction of Moscow and Homel,
- lack of a good hotel in town,
- seeightseeing attractions right on the spot,
- possibility of visiting the Białowieża Primaeval Forest
- a national park which is considered to be Bielorrussia's top natural attraction.

**Weak points of this location:**

- lack of a greater number of places of interest in the area, and a relatively small landscape attractiveness of the location site.



## IWACEWICZE (Bielorussia)

**Proposed location:** on the main road, in the southern suburbs of the city. A flat area, small forest close to the location site. Landscape attractiveness - 1.

**Accommodation base and its utilisation:** no accommodation base within 150 km.

**Tourist and freight traffic and their forecasts:** (see: Brest)

**Monuments on the spot:** - none

### Monuments in the area:

1. Kossowo-Mereczowszczyzna (17 km) - Neogothic castle built by the Pusłowski family in the 19th century (1), the birthplace of Tadeusz Kościuszko (1): a memorial stone may be seen on the site of the former manor house of the Kościuszko family (reconstruction of the house is planned in the future), a copy of Kościuszko's birth certificate is exhibited in the local church.

2. Rużana (40km) - a group of monuments (1): ruins of the monumental castle built by the Sapieha family in the 18th century, a Roman Catholic church dating from the 16th century, and a 17th century Greek Orthodox church and Basilian monastery, a 19th century synagogue.

3. Zyrowicze (50km) - three Greek Orthodox churches and a monastery constructed between 17th and 18th century, one of the most important Greek Catholic cult centres in Bielorussia (2).

4. Słonim (55km) - a notable group of monuments (2): 17th century Bernardine church, a 17th century church with adjoining monastery of Bernardine nuns, St. Andrew's church - 17th century, town hall (18th century), synagogue (17th century), old town square (18-19th century), 19th century Pusłowski palace located in Albertyn suburbs.

5. Synkowicze (65 km) - a 15/16th century fortified Greek Orthodox church, one of the best preserved examples of Gothic architecture in Bielorussia (2).

6. Bereza (30 km) - monumental ruins of a Carthusian monastery (1)

7. Stare Piaski (30 km) - Pusłowski palace overlooking Czarne (Black) Lake (1)

8. Pińsk (95 km) - a notable group of monuments (2): 18th century Franciscan church and monastery (converted into a

cathedral), 17th century Jesuites' College, 18th century palace of the Butrymowicz family, the Museum of Polesie.

**Natural attractions:**

1. Wygonowsko Lake reserve (60km) - protects typical Polesie landscapes, with its pitbogs, forests and lakes, a magnificent refuge of game and fowl (1), a hunting lodge overlooking a lake may accomodate hard-currency hunters, the historical 18th century Ogiński Canal linking Szczara with the Jasiódła river runs through the lake. At the moment, its waters are purified and the canal refurbished. Reconstruction of a canal which would be available to the water transport will increase attractiveness of this place.

**Suggested sightseeing tours:**

1. Iwacewicz - Kossowo-Mereczowszczyzna - Rużana - Słonim - Synkowicze - Zywrowicze - Iwacewicz (160 km)
2. Iwacewicz - Telechany - Wygonowski Lake reserve - Iwacewicz (120 km)
3. Iwacewicz - Pińsk - Iwacewicz (200 km)

**Good points of such location:**

- location on the main road leading from Moscow to Warsaw,
- lack of a good hotel within 150 km,
- numerous of places of interest in the area, which incourage to go on sightseeing tours.

**Weak points of this location:**

- no places of interest on the spot,
- a relatively low landscape attractiveness of the location site,



## BARANOWICZE (Bielorussia)

**Proposed location:** by the main road, in the northern suburbs of the city, close to the exit leading towards Nowogródek. An undulating area, no forests growing close to the location site. Landscape attractiveness of the location: 1

**Accommodation base and its utilisation:** over 300 beds in the local hotel, utilisation up to 60%, foreign tourists constitute only 2% of all hotel guests as the standard of offered services is low and hotels in Minsk and Brest offer competitive accommodation.

**Tourist and freight traffic and their forecasts:** (see: Brest)

**Monuments on the spot:** - none

**Monuments in the area:**

1. Słonim 965 km) - a group of notable monuments (2), see: monuments around Iwacewicz
2. Zyrowicze 970 km) - three churches with an adjoining monastery (2), see: monuments around Iwacewicz,
3. Synkowicze (75 km) - a fortified church (2), see: monuments around Iwacewicz ,
4. Zaosie (15 km) - the birthplace of Adam Mickiewicz (1), a stone memorial to the poet, reconstruction of a manor house in which Mickiewicz was born is planned in the future, starting point for the 'Mickiewicz Trail' leading through towns connected with life and art of this greatest Polish Romantic poet.
5. Tuhanowicze 925 km) - a town on the 'Mickiewicz Trail ' (1), a former estate of the Wereszczak family, a place where Mickiewicz met his beloved Maryla. A fine arbour, an alleged meeting place of Adam and Maryla may be still seen in a big park, reconstruction of the deteriorated manor house of the Wereszczak family is planned for the nearest future, the Filaret Stone is found in the nearby forests.
6. Nowogródek (50 km) - a group of monuments listed as historical heritage of Bielorussia (3): ruins of the 14 th century castle of the Lithuanian Dukes atop the Castle Hill, a 15 th century parish church witnessed baptism of Adam Mickiewicz, St. Boris and Gleb's Greek Orthodox Churches dating from the 17th century, post-Dominican St. Michael's church built in the 18th century, a former Franciscan church and monastery (18th century), manor house which once housed Adam Mickiewicz's

family is today a museum to the poet, the monument of Mickiewicz erected in Nowogródek is the end of the 'Mickiewicz Trail'.

7. Snów (35 km) - A 18th century Rdzutowski palace surrounded by magnificent gardens (1),

8. Nieśwież (55 km) - a notable group of monuments, Bielorussia's National Heritage Monument (3): a 15th century castle of the Radziwiłł family with ground fortifications, ponds and a large park, in a 17th century Jesuites' church tombs of the Radziwiłł family may be seen, 18th century monastery of Benedictine nuns, a castle tower dating from 16th century, Słuck Gate -16th century, town hall surrounded by market stalls built in the 16th century, a large Alba park with a splendid system of 18th century canals.

9. Hruszówka - (30 km) - a country house, once the seat of the Reytan family, the death and resting place of Tadeusz Reytan.

#### **Natural attractions:**

1. Świtez Lake (30 km) - natural reserve located on the 'Mickiewicz Trail' (1), a picturesque site surrounded by beautiful dense forests, described by Adam Mickiewicz in many of his poems. Other places of interest in the area, located on the 'Mickiewicz's Trail' include - Czombrów (an alleged prototype of Soplicowo) and Woroncza (a park, a church and a cemetery with tombs of the Wereszczak family)

#### **Suggested sightseeing tours:**

1. Baranowicze - Słonim - Synkowicze - Zyrowicze - Baranowicze (160 km)

2. Baranowicze - Zaosie - Tuhanowicze - Świtez Lake - Nowogródek - Baranowicze (130 km)

3. Baranowicze - Hruszówka - Kleck - Nieśwież - Snów - Baranowicze (130 km)

#### **Good points of this location;**

- location close to the main throughroad leading from Moscow through Mińsk to Warsaw,

- lack of a good hotel within 130 km,

- numerous places of interest in the area, including outstanding historical monuments located in Nowogródek and Nieśwież,

- vicinity of places included on the typically tourist 'Mickiewicz's Trail'.



**Weak points of such location:**

- lack of sightseeing attractions right on the spot,
- relatively unattractive setting of the motel .

## Stołpce (Bielorussia)

**Proposed location:** by the main road, on the banks of the Niemen river, westbound of Stołpce. An undulating area, excellent view on the Niemen valley. Attractiveness of the setting: 2.

**Accommodation base and its utilisation:** accomodation base is centred around the nearby Mińsk (75 km away), potential of hotels of better categories is utilised in 65 - 80%, foreign visitors constitute 10-15% of all guests (Poles are not an important client group here). There is a motel located halfway between Mińsk and Stołpce, yet it is barely used as its utilisation ratio hardly reaches 25%, with a 6% of foreign tourists.

**Tourist and freight traffic and their forecasts:** (see: Brest)

**Monuments on the spot:** - none

### Monuments in the area:

1. Mir ( 15 km) - Late Gothic 16th century castle of the Radziwiłł family surrounded by picturesque ponds and a large park, one of the best preserved historical monuments in Bielorussia (2).
2. Szczorse ( 50 km) - a town on the 'Mickiewicz's Trail', remains of the Chreptowicz palace (1), reconstruction of the palace is planned in the distant future,
3. Nowogródek (65 km) - a notable group of National Heritage Monuments (3), see: monuments around Baranowicze . Other towns included on the 'Mickiewicz's Trail ' such as: Korelicze, Ruta and Wołowicze, are located near the road leading to Stołpce.
4. Zaosie (70 km) - the birthplace of Adam Mickiewicz (1),
5. Tuhanowicze ( 65 km) - once an estate of the Wereszczak family (1), see: location BARANOWICZE
6. Nieśwież ( 30 km) - a notable group of National Heritage Monuments , (3), see: monuments around BARANOWICZE,
7. Snów ( 45 km) - palace of the Rdzutowski family (1) surrounded by a park, built in the 18th century
8. Iszkoldź (30 km) - a 16th century church (1),
9. Hroszówka (70 km) - a manor house, once aproperty of the Reytan family, the deathplace of Tadeusz Reytan, (1) see: location BARANOWICZE,



10. Iwieniec ( 50 km) - a church and Franciscan monastery dating from the 17th century (1),
11. Lubcz (65 km) - a 17-18th century castle of the Radziwiłł family (1), a castle gate, ruins, towers, the Hohenloh Palace, ground fortifications, a park.
12. Mińsk (75 km) - a group of monuments (2): a church and monastery of Bernardine nuns dating from the 17th century, a 17th century Jesuites' church and monastery, 17th century St. Catherine's Greek Orthodox church, 19th century country house, once the property of the Wańkiewicz family, notable 18-19th century buildings located in the Troicki Przedmieście, the Calwaria Cementary.
13. Zasław - (80 km) - 16th century church of the Holy Transfiguration, embankments and moats of the former Zasławski castle (1),
14. Przyłuki (70 km) - a palace built by the Czapski family in the 19th century (1): a palace, clock tower, farm buildings - all surrounded by a fine park.

#### **Natural attractions:**

1. J. Kołas natural reserve located on the banks of the Niemen river (10 km) - features picturesque landscapes of the Niemen river, the birthplace of the Bielorussian poet and writer Jakub Kołas (1),
2. Nalibock Forest reserve (40 km) encompasses a large forested area adjusting to the Niemen valley, features an interesting refuge of unique, wild species (1),
3. Świtez Lake (70 km) - natural reserve (1), see: location: BARANOWICZE.

#### **Suggested sightseeing tours:**

1. Stołpce - Mir - Korelicze - Nowogródek - Świtez Lake - Zaosie, Baranowicze - Stołpce (200 km),
2. Stołpce - Nieswież - Kleck - Hroszówka - Snów - Mir - Stołpce (170 km)
3. Stołpce - Przyłuki - Mińsk - Zasław - Stołpce (190 km),
4. Stołpce - Iwieniec - Naliboki - Nalibocka Forest reserve - Lubcz - Szczorse - Korelicze - Mir - Stołpce (170 km).

#### **Good points of this location:**

- location on the main road leading from Warsaw to Moscow,
- vicinity of the state capital,
- attractive location on the banks of the Niemen river,

- lack of a good hotel within 75 km,
- numerous outstanding monuments in the area (Nowogródek, Nieśwież, Mir)
- vicinity of places located on the 'Mickiewicz's Trail'.

**Weak points of this location:**

- lack of places of interest on the spot,
- a relatively limited number of monuments in the nearest area,



## SMOLEŃSK (Russia)

**Proposed location:** on the junction of roads leading from Moscow to Warsaw and from Moscow to Riga, 30 km westbound of the city. A flat, woodless area. Landscape attractiveness of the proposed motel site - 1.

**Accommodation base and its utilisation** - no data available.

**Tourist and freight traffic and their forecasts (estimates):**

1991 - tourist traffic - 100 thous. persons,  
heavy vehicles-15 thous.

1995 - tourist traffic - 400 thousand persons,  
heavy vehicles - 40 thousand

**Monuments in the area:**

1. Katyń - a place of a WW 2 mass murder with graves of Polish officers (1),
2. Smoleńsk (30 km) - a group of notable monuments (3): 16 th century fortified walls with the Royal Bastion, crowned with 16 towers, 12th century St Peter and St Paul's Greek Orthodox church, Joan Błogosław 12th century church, 17th century Uspieński Orthodox Church, Troicki monastery dating from 18th century, 18th century Wozniesiński monastery and a gallery of painting.
3. Tałaszkino (50 km) - a country house, once the 19 th century residence of princess Teniszewa. Built in an old-Russian style (1), housed great Russian painters in its interiors, today converted into a museum.
4. Witebsk (100 km) - a valuable group of monuments and a museum of Marc Chagall (3), see: location: WITEBSK.

**Natural attractions:** - none

**A suggested sightseeing tour:**

Katyń - Smoleńsk - Tałaszkino - Smoleńsk (120km).

**Good points of this location:**

- location in the outskirts of a big urban centre featuring a notable monumental complex,
- location at the crossroads of two main transit routes heading from Moscow to Warsaw and from Moscow to Riga,
- location in the vicinity of Katyń, which is visited by a great number of Polish tourists.

**Weak points of this location:**

- lack of a greater number of monuments (outside Smolensk) in the nearest area,
- existance of other hotels in Smoleńsk which provide services on a relatively satisfactory standard,
- relatively small attractiveness of the local landscape.



## WITEBSK (Bielorussia)

**Proposed location:** Eastbound of the city, on the junction of routes leading from Riga to Moscow and from Odessa through Kijev to St. Peterburg. A forested, undulating area. Landscape attractiveness of the proposed motel site - 2.

**Accommodation base and its utilisation:** no datae available

**Tourist and freight traffic and its forecast:**

1991 - tourist traffic - 150 thousand persons,  
trucks - 12 thousand,  
1995 - tourist traffic - 250 thousand persons,  
trucks - 24 thousand .

**Monuments:**

1. Witebsk - centre (10 km) - a notable group of monuments, Błagowieszczanska Orthodox church dating from the 12 th century, a former Jesuites' church from the 18th century, a 18th century Basilian church, a 18th century Governor's Palace, a 18th century town hall , a museum of Marc Chagall who was born and spend his youth in Witebsk (3),
2. Bieszenkowice (60 km) - a palace of the Chreptowicze family built in the 18th century (1),
3. Obol (70 km) - a manor house, a former residence of the Hrebnicki family dating from the 18th century (1),
4. Połock (95 km) - a group of notable monuments (3) St. Sophia's Orthodox church built in the 11th century, a 12th century church of the Transfiguration, a 18th century Bernardine monastery, a 18th century Jesuites' College, ground fortification of the former Lower and Upper Castle, old buildings of the city's old quarters, constructions of which dates from the 18th and 19th century,
5. Katyń (100 km) - a site of murder of Polish officers (1),

**Natural attractions:**

1. Ravine of the Dźwina river near Witebsk (1),
2. A large forested area with lakes, 25 km northbound of Witebsk (1),

**A suggested sightseeing tour:**

Witebsk - Bieszenkowice - Połock - Obol - Witebsk (230 km).

**Good points of this location:**

- location on outskirts of a big urban agglomeration which features a group of outstanding monuments,
- location on the crossroads of two main transit routes: Riga - Moscow and Odessa - St. Petersburg,
- picturesque landscapes of the region.

**Weak points of such location:**

- a small number of monuments in the nearest area (exclusive of Witebsk),
- existence of other hotels in Witebsk.



## KOWEL (Ukraine)

**Proposed location:** on the South Eastern outskirts of the city, close to the junction of Brest - Czerniowce and Lublin- Kijev routes . A flat, swampy area covered with small forests. Landscape attractiveness of the area - 1.

**Accommodation base and its utilisation:** no hotels of better categories in the city and in the closest area.

**Tourist and freight traffic , with forecasts:**

for the present day it is almost non-existent but forecasts for 1995 speak of 100 thousand persons and some 10 thousand heavy vehicles.

**Monuments on the spot:** - none

**Monuments in the area:**

1. Kazimierz Wołyński ( 65 km) - an outstanding group of monuments (2), Uspieński Orthodox church dating from the 12th century, St. Vasil's Greek Catholic church built between 14th and 15 th century, an 18th century Jesuites' church.
2. Zimnoje (70 km) - a group of monumental buildings of the fortified Świątłogórski monastery (3): Uspieńska Greek Catholic church from 15th century, a 16th century Holy Trinity church, 15th century fortified walls flanked with towers.
3. Luboml (45 km) - a monumental complex (1): St. George's church from the 13th century, a 15th century church and a 17th century palace , a former residence of the Branicki family.
4. Łuck (70 km) - a monumental complex of an outstanding historical value on the scale of the whole Ukrainian Republic (3), see: location: ŁUCK.

**Natural attractions:**

1. Szack (70 km) - Szack National Park (2): preserves typical Polesie landscapes: lakes, swamps, natural reserves, a nature trail ,a natural history museum.

A suggested sightseeing tour:

Kowel - Szack - Luboml - Włodzimierz - Zimnoje - Kowel (225 km)

**Good points of this location:**

- location on the cross-roads of two main transit routes,
- attractive places of interest and a natural park within 70 km,
- lack of a good hotel in town.

**Weak points of this location:**

- no monumnets in the city and in the nearest area,
- low attractiveness of the proposed location of the motel site.



## ŁUCK (Ukraine)

**Proposed location:** close to the city centre, in the valley of river Styr. The valley is covered by lush meadows and afforestation on the banks of the river, urban architecture. Landscape attractiveness of this location - 1.

**Accommodation base and its utilisation:** an accommodation base exists, but there is no data concerning its utilisation.

**Tourist and freight traffic and forecasts for the future:** (see: KOWEL)

**Monuments on the spot:** historical buildings centred around the Old Town, most valuable among historical buildings of the whole republic - a complex considered to be an outstanding historical monument as a whole (3): a 13th century castle of Lithuanian Dukes, a Jesuites' church (cathedral) and a monastery erected in 17th century, a 17th century Basilian monastery, a 17th century church of Bridget nuns, a 15th century monastery of Sisters of Charity, houses of the Old Town built between 17th and 19th century, museums.

### Monuments in the area:

1. Ołyka (35 km) - a historical complex (2): a 15th century castle built by the Radziwiłł family, collegiate church, belfry and fortified walls dating from the 17th century.
2. Klewań (50 km) - a monumental complex (1): a 17th century Roman Catholic church and a 16th century castle of the Czartoryski family.
3. Młynów (35 km) - remains of the palace built in the 18th century by the Chodkiewicz family (1): the palace outbuilding (reconstructed, will be converted into a museum in the future), a large park with numerous ponds.
4. Beresteczko (70 km) - a 18th century Roman Catholic church, monument of the Beresteczko battle (1).
5. Dubno (45 km) - a valuable historical complex (2) - see: location: KOWEL.
6. Włodzimierz Wołyński (97.5 km) - a valuable historical complex, see: location: KOWEL.
7. Zimnoje (70 km) - a complex of buildings of the fortified Świątłogórski monastery (3), see: location: KOWEL.

**Natural attractions in the area:** - none

**Suggested sightseeing tours:**

1. Łuck - Młynów - Dubno - Beresteczko - Łuck (160 km)
2. Łuck - Ołyka - Klewań - Równe - Dubne - Młynów - Łuck (210 km)
3. Łuck - Zimnoje - Włodzimierz Wołyński - Beresteczko - Łuck (220 km)

**Good points of such a location:**

- location in a big city featuring outstanding historical monuments,
- location at the junction of transit routes : Brest - Czerniowce and Brest-Kijev,
- numerous outstanding historical monuments in the area which encourage into organising long sightseeing tours.

**Weak points of this location:**

- existence of other good hotels in Łuck,
- low landscape attractiveness of this region.



## DUBNO (Ukraine)

**Proposed location:** eastbound of the city, on the cross-roads of routes leading from Brest to Czerniowce and from Lvov to Kijev. A woodless, slightly undulating area. Landscape attractiveness of this area: 1.

**Accommodation base and its utilisation:** - none

**Tourist and freight traffic and forecasts for the future:**

- 1991 - tourist traffic - 1400 thousand persons,  
trucks - 14 thousand,
- 1995 - tourist traffic - 2100 thousand persons,  
trucks - 22 thousand.

**Monuments on the spot:** - a notable historical complex (2): a castle and ground fortifications dating from 15th-18th century, a 17th century Bernardine church, a Carmelite nuns church founded in the 17th century, the Luck Gate built in the 15th century.

**Monuments in the area:**

1. Młynów (15 km) - remains of a palace built by the Chodkiewicz family (1), see: location: LUCK,
2. Beresteczko (55 km) - a 18th century church and a monuments commemorating the battle of Beresteczko (1),
3. Luck (45 km) - a National Heritage Monument (3), see: location: LUCK,
4. Ołyka (40 km) - a valuable group of monuments (2), see: location: LUCK,
5. Klewań (55 km) - a 17th century church and a 16th century castle of the Czartoryski family (1),
6. Krzemieniec (40 km) - a National Heritage historical-landscape Monument (3), see: location: KRZEMIENIEC,
7. Wiśniowiec (60 km) - a historical complex (1): a 18th century castle of the Wiśniowiecki family surrounded by a large park, a castle church founded in 15th century,

8. Zbaraż (90 km) - a notable historical complex (2): a 17th century castle, Bernardine church and monastery founded in the 17th century,
9. Podczajów (65 km) - a group of monasteries and Greek Catholic churches of Ławra Poczajowska, Ukraine's National Heritage Monuments, one of the most important Greek Orthodox cult places in the contry (3),
10. Olesko (100 km) - a valuable historical complex (3) - a 17th century castle of the Sobieski family, converted into the Museum of Interiors, surrounded by a large park, a 17th century Capucin church and monastery,
11. Podhorce (95 km) - a palace amid fine gardens, one of the best preserved palaces in Ukraine (3): a 17th century palace, a large landscape park, , a 18th century church, and a 18th century inn,
12. Podkamień (90 km) - a group of buildings of the Dominican church founded in the 17th century (2): a church. a monastery, fortified walls with towers,
13. Międzyrzecz Ostrogski (65 km) - a group of buildings of the fortified Greek Orthodox Holy Trinity church founded in the 17th century (2): a monastery, a church, fortified walls flanked with towers,
14. Ostróg (70 km): - a notable historical complex (2): a 16th century castle with a castle chapel from the 15th century and a fortified tower dating from the 17th century, presently converted into a museum, a 16th century Jesuites' church, a 15th century Luck Gate.

#### **Natural attractions:**

1. The Krzemieniec mountain range (40 km) - a long range of forested hills with outcrops, a lanscape park will be estabilished in this area (1).



**Suggested sightseeing tours:**

1. Dubno - Młynów - Łuck - Beresteczko - Dubno (160 km)
2. Dubno - Młynów - Ołyka - Klewań - Równe - Dubno (125 km)
3. Dubno - Krzemieniec - Poczajów - Wiśniowiec - Zbaraż - Dubno (220 km)
4. Dubno - Brody - Podkamień - Podhorce - Olesko - Dubno (230 km)
5. Dubno - Międzyrzecz Ostrogi - Ostrog - Krzemieniec - Dubno (185 km)

**Good points of this location:**

- location at the cross-roads of two main transit routes,
- outstanding historical monuments right on the spot,
- a galore of other valuable historical monuments in the area which enable tourists to go on many, alternative sightseeing tours,
- lack of a good hotel in the area.

**Weak points of such location:**

- a relatively small landscape attractiveness of the setting.

## KRZEMIENIEC (Ukraine)

**Proposed location:** northern suburbs of the city, close to the main road. An undulating area, located at the foot of the forested Krzemieniec mountain range. Landscape attractiveness of this area: 2.

**Accommodation base and its utilisation:** - none

**Tourist and freight traffic and forecasts for the future:**

1991 - tourist traffic - 700 thousand persons,  
trucks - 6 thousand,  
1995 - tourist traffic - 1000 thousand persons,  
trucks - 10 thousand.

**Monuments on the spot:** a National Heritage historical - landscape Monument (3): a Jesuites' church and buildings of the Krzemieniec High School founded in the 18th century, a 18th century Basilian church, a 16th century Franciscan church and monastery, ruins of a castle erected atop Queen Bona's Hill in the 14th century, manor house of the Słowacki family - the birthplace of the great Polish Romantic poet Juliusz Słowacki, a monument to the poet, his marble bust may be seen in the local Catholic church, the tomb of Salomea Becu - Słowacki's mother may be seen in the local cemetery, a well-preserved Jewish cemetery, historical buildings centred around the Old Town Square.

**Monuments in the area:**

1. Wiśniowiec (25 km) - a historical complex (1): a 18th century castle of the Wiśniowiecki family, a park and a castle chapel founded in the 15th century.
2. Zbaraż (50 km) - a notable historical complex (2): a 17th century castle, a 17th century Bernardine church and monastery,
3. Począjów (20 km) - a group of monasteries and Greek Orthodox churches of the Ławra Począjowska, a National Heritage Monument, one of Ukraine's most important cult places of the Greek Orthodox church (3),
4. Tarnopol (70 km) - a historical complex (1): a 18th century Dominican church and a 17th century castle,
5. Mikulińce (90 km) - a notable historical complex (2) a Baroque 18th century church, a palace surrounded by a park, built by the Rej family, ruins of a 16th century castle,



6. Podkamień - (70 km) - buildings of a fortified Dominican monastery (2), see: location: DUBNO,
7. Podhorce (75 km) - a palace surrounded by a fine park (3), see: location: DUBNO,
8. Olesko (85 km) - a fine historical complex (3), see: location: DUBNO,
9. Dubno (40 km) - a valuable group of monuments (2), see: location: DUBNO,
10. Łuck (90 km) - outstanding complex of monuments (3), see: location: ŁUCK,
11. Ołyka ( 85 km) - a valuable group of monuments (2), see: location: ŁUCK,
12. Międzyrzecz Ostrogski (65 km) - a fortified monastery (2), see: location DUBNO,
13. Ostróg (70 km) - a notable historical complex (2), see: location: DUBNO.

**Natural attractions:**

1. A picturesque setting of Krzemieniec in a valley surrounded by steep slopes of limestone hills (2),
2. Krzemieniec Mountains (on the spot) - a forested range of hills strething on over 100 km, featuring numerous gorges, rocks and belvederes commanding excellent views, estabilishment of a landscape park is planned in the future (1).

**Suggested sightseeing tours:**

1. Krzemieniec - Wiśniowiec - Zbaraż - Tarnopol - Mikulińce - Krzemieniec (180 km).
2. Krzemieniec - Poczałów - POdkamień - Podhorce - Olesko - Krzemieniec (220 km) .
3. Krzemieniec - Międzyrzecz Ostrogski - Ostróg - dudbo - Krzemieniec (185 km).
4. Krzemieniec - Dubno - Łuck - Ołyka - Młynów - Krzemieniec (210 km).

**Good points of this location:**

- location in an attractive setting,
- an outstanding value of the historical complex located in Krzemieniec,
- a group of buildings connected with Juliusz Słowacki,
- numerous natural monuments of special interest located in the area, which incourage tourists into organising sightseeing tours,

- the Krzemieniec Mountains range, a perfect place for walking excursions around Krzemieniec,
- lack of a good hotel in town.

**Weak point of such location:**

- location on a route of a minor importance for the international transit traffic.



## ZALESZCZYKI (Ukraine)

**Proposed location:** a site overlooking Dniestr gorge, southbound of the city. Landscape attractiveness of the location site - 3.

**Accommodation base and its utilisation:** no existing accomodation base

### **Tourist and freight traffic and forecasts for the future:**

1991 - tourist traffic - 800 thousand persons,  
trucks - 5 thousand,  
1995 - tourist traffic - 1200 thousand persons,  
trucks - 8 thousand.

### **Monuments in the area:**

1. Skała Podolska (55 km) - a historical complex (2): ruins of a 16th century castle, 16th century fortified walls, a 18th century Baroque palace, a 18th century church, a large dendrarium.
2. Kamieniec Podolski (90 km) - one of the most valuable historical monuments in Ukraine (4), see: location: CZERNIOWCE,
3. Czortków (40 km) - a historical complex (1): ruins of a 15th century castle, a wooden church founded in the 17th century, a 19th century church, a 19th century synagogue, a group of 19th century market stalls,
4. Buczacz (70 km) - a valuable historical complex (2) - a 18th century town hall, a 18th century Basilian church and monastery, a 18th century Roman Catholic church, ruins of a 15th century castle, a historical lime tree under which the Buczacz Treaty was signed,
5. Trembowla (85 km) - a historical complex (2): ruins of a 16th century castle, a 17th century Carmelite church and monastery, St Nicolaus' church founded in the 16th century,
6. Husiatyń (75 km) - a historical complex (2): a 17th century Bernardine church and monastery, a 17th century synagogue converted into a museum, 17th century St Onufry's church, formerly a Turkish mosque,
7. Kołomyja (65 km) - a historical complex in the old part of the city, Błagowieszcza Greek Orthodix church, museum of folk art of eastern Carpathians (2),
8. Kuty (80 km) - a museum of folk art of eastern Carpathians, the cultural centre of eastern Carpathians,
9. Czerwograd (25 km) - a 17th palace of the Lubomirski family,

10. Czerniowce (45 km) - a historical complex (2), see: location: CZERNIOWCE,
11. Chocim ( 90 km) - a 17th century castle of Turkish pashas located on the picturesque banks of the Dniestr river (2), a battlefielf of two famous battles with the Turks.

**Natural attractions:**

1. Czerwonograd (25 km) - waterfalls in the valley of the Dżuryn river (1),
2. Krzywczce (55 km) - a group of caves featuring magnificent dripstones, the whole complex , about 20 km long, is open to the public (2),
3. Jaremcza (100 km) - the starting point for all excursions to Carpathians National Park encompassing Czarnohora, one of Ukraine's most fascinating natural attractions (4),

**Natural attractions on the spot:** picturesque location of Zaleszczyki and a deep ravine of the Dniestr river (3).

**Suggested sightseeing tours:**

1. Zaleszczyki - Czortków - Buczacz - Trembowla - Husiatyń - Zaleszczyki (250 km)
2. Zaleszczyki - Krzywczce - Skała Podolska - Kamieniec Podolski - Chocim - Czerniowce - Zaleszczyki (240 km)
3. Zaleszczyki - Kołomyja - Jaremcza - Worochta - Wierchowina - Kutry - Sniatyn - Zaleszczyki (265 km).

**Good points of this location:**

- picturesque location of the motel site,
- numerous historical and natural monuments of special interest, in the area which are perfect for sightseeing tours,
- possibility of visiting the most interesting ethnographic region of eastern Carpathians,
- lack of a good hotel in the city,

**Weak points of such location:**

- a relatively long distance to the most interesting historical monuments, i.e.e Kamieniec Podolski and Carpathians National Park.



## CZERNIOWCE (Ukraine)

**Proposed location:** northern suburbs of the city, on the banks of the Prut river, close to the junction of routes leading from Lvov to Bucurest and from Lvov to Odessa. Landscape attractiveness of this area: 1.

**Accommodation base and its utilisation:** accomodation base exist, lack of respective datae,

**Tourist and freight traffic and forecsts for the future:**  
(see: Zaleszczyki)

**Monuments on the spot:** a historical complex (1): a 18th century palace of an Orthodox metropolitan, a Greek Orthodox cathedral dating from the 19th century, a 19th century synagogue, a 18th century town hall.

### Monuments in the area:

1. Chocim (45 km) - a place where two famous battles were fought with the Turks, picturesque location on the banks of the Dniestr river, a 16th century castle of Turkish pashas,
2. Kamieniec Podolski (97 km) - one of the most valuable historical monuments of Ukraine (4), buildings of the Old Town, considered to be a historical reserve, erected on picturesque slopes of the Smortrycz gorge: a 16th century castle, 16th century fortified walls flanked with 12 magnificent towers, a 15th century cathedral, a 17th century Dominican church, a 17th century Holy Trinity church, a 17th century town hall, a 17th century Ormian quarter.
3. Kosów (65 km) - museum of folk art of eastern Carpathians, the cultural centre of eastern Carpathians (3),
4. Kołomyja (75 km) - historical centre of the city, Białowieszcza Greek Orthodox church, museum of folk art of eastern Carpathians (3),
5. Czerwonograd (97 km) - a 17th century castle once a residence of the Lubomirski family, waterfalls in the gorge of the Džurin river (2),

**Natural attractions:**

1. The gorge of the Dniestr river, near Zaleszczyki (45 km) - 3,
2. Worochta (115 km) - the starting point for all excursions heading to Czarnohora which is located within Carpathians National Park - Ukraine' top natural attraction (4),

**Suggested sightseeing tours:**

1. Czerniowce - Chocim - Kamieniec Podolski - Skała Podolska - Zaleszczyki - Czerniowce (210 km)
2. Czerniowce - Kutty - Kosów - Kołomyja - Czerniowce (165 km)
3. Czerniowce - Kutty - Kosów - Wierchowina - Worochta - Czerniowce (230 km)

**Good points of this location:**

- location at the cross-roads of transit routes heading from Lvov to Bucurest and from Lvov to Odessa,
- outstanding natural monuments in the area , ideal purposes for sightseeing excursions,
- possibility of visiting the most interesting ethnographic region of eastern Carpathians in Ukraine.

**Weak points of such location:**

- rather unattractive surroundings of the motel site,
- lack of places of interest in the nearest area,
- a relatively long distance to the most interesting places, i.e. to Kamieniec Podolski and Carpathians National Park,
- existence of other hotels in Czerniowce.



## LVOV (Ukraine)

**Proposed location:** north-east of the city centre, on the junction of circular road and a through route to Kijev. A woodless, undulating area. Landscape attractiveness of the area:1.

**Accommodation base and its utilisation:** no datae available.

**Tourist and freight traffic and forecasts for the future:**

1991 - tourist traffic - 1400 thousand persons,  
trucks - 14 thousand,  
1995 -tourist traffic - 2100 thousand persons,  
trucks - 22 thousand.

**Monuments on the spot:** an group of monuments in the old quarter of the town of an outstanding value, the most interesting historical monument in the whole of Ukraine (4): a 14th century cathedral, the 17th century Boim chapel, a 17th century Bernardine church and monastery, a 17th century Jesuites' church, a 18th century Dominican church, a 18th century St Jura's Orthodox church, Piatnicka Greek Catholic church founded in the 14th century, the 16th century Uspienska Greek catholic church, a 15th century Ormian cathedral, a 17th century Royal Arsenal and a 14th-17th century architectural complex of the Old Town Square.

**Monuments in the area:**

1. Zółkiew (20 km) - a notable historical complex, one of the most interesting ones in the whole Ukraine (3): 16th century castle of the Zółkiewski family, a 16th century cathedral, a 17th century Basilian church, a 17th century Dominican church and monastery, houses on the Old Town square dating from 16th-17th century, fortified walls with 17th century gates.
2. Czerwonograd (Krystynopol) (60 km) - a valuable historical complex (2): a 18th century Basilian church and monastery, a 18th century Bernardine church and monastery and a 17th century castle.
3. Bełż (60 km) - once ,one of the most important centres of chassisidic movement , once the seat of famous cadicks, a historical complex (1): a 17th century Dominican church and monastery, a 17th century fortified tower, a 17th century town hall.

4. Sokal (70 km) a notable historical complex (2): St Nicolas' Greek Orthodox church, a 16th-17th century church and monastery, a 16th century synagogue,
5. Olesko (60 km) - the Sobieski castle - the Museum of Interiors (3), see: location: DUBNO,
6. Podhorce (70 km) - a palace surrounded by a fine park (3), see: location: DUBNO,
7. Złoczów (70 km) - a notable historical complex (2): a 16th century Greek Orthodox church of St. Nicolaus, a 17th century church of Ressurrection, a 18th century church and monastery, a 16th century castle,
8. Świrż (50 km) - a valuable historical complex (2): a 15th century castle, a 16th century church,
9. Mieźgorie (55 km) - buildings of the fortified Uśpiński monastery (1),
10. Stare Sioło (30 km) - a 18th century castle (1),
11. Potylicz (75 km) - a wooden Greek Orthodox church founded in the 15th century (1).

**Natural attractions;**

1. Roztocze (30 km) - preserves a fragment of Roztocze covered with dense forests embracing numerous ponds, a natural history museum, the area will be soon converted into a national park (1).
2. Gołogóry (30 km) - a picturesque range of hills, an estabilishment of a landscape park is planned in the future (1).

**Suggested sightseeing tours:**

1. Lvov - Roztocze - Potylicz - Zółkiew - Lvov (150 km)
2. Lvov - Zółkiew - Bełż - Czerwonograd - Sokal - Lvov (155 km)
3. Lvov - Mieźgorie - Świrż - Stare Sioło - Lvov (120 km).

**Good points of this location:**

- magnificent historical monuments of Lvov,
- numerous notable monuments in the area - ideal purposes for organisation of sightseeing tours,
- location at the cross-roads of major international transit routes; Warsaw- Lvov, Cracow -Lvov, Vienna- Lvov and Lvov-Kijev.

**Weak points of this location:**

- existence of other good hotels in Lvov.



## RÓWNE (Ukraine)

**Proposed location:** in the city. A woodless, undulating area, a deteriorated urban landscape. Landscape attractiveness of the area: 0.

**Accommodation base and its utilisation:**

**Tourist and freight traffic and forecasts for the future:**

**Monuments on the spot** - there aren't any

**Monuments in the area:**

1. Luck (70 km) - a very valuable historical complex (3), see: location: LUCK,
2. Ołyka ( 35 km) - a valuable historical complex (2) - see: location: LUCK,
3. Klewań ( 20 km) - a 17th century church and a 16th century castle, once a residence of the Czartoryski family (1),
4. Dubno (40 km) - a valuable historical complex (2), see: location: DUBNO,
5. Młynów ( 40 km) - remains of the palace built by the Chreptowicz family (1), see: location: LUCK,
6. Krzemieniec (85 km) - a valuable historical complex (3), see: location Krzemieniec,
7. Ostrog (40 km) - a valuable historical complex (2), see: location: DUBNO,
8. Międzyrzecz Ostrogi (40 km) - a fortified monastery (2), see: location: DUBNO.
9. Zasław (80 km) - a valuable historical complex (2): a 17th century missionary church and monastery, a 17th century Bernardine church, ruins of a 17th century church of St. Stanislaus, monumental ruins of a palace of the Zasławski Dukes dating from the 18th century, the so-called jewel-box of the Sanguszko Dukes (17th century),
10. Międzyrzecz Korecki (60 km) - a historical complex (1) - a 18th century Roman Catholic church, a 18th century palace of the Stecki family,
11. Korzec (75 km) - a valuable historical complex (2): ruins of a 15th century castle, a 16th century church of St Anthony, 17th century eastern monastery of the Holy Trinity

12. Sławuta ( 70 km) - a valuable historical complex (1): palace of the Sanguszko family, built in the 18th century, a Roman Catholic church in which tombstones of members of the Sanguszko family may be seen.

**Natural attractions:**

1. Krzemieniec Mountains (40 km) - see: location: KRZEMIENIEC(1)  
Suggested sightseeing tours:

1. Rovne - Klewań - Ołyka - Łuck - Młynów - Dubn0 - Rovne (175 km)
2. Rovne - Międzyrzecz Korecki - Korzec - Sławuta - Ostróg - Rovne (200 km)
3. Rovne - Ostrog - Międzyrzecz Ostrogski - Krzemieniec - Dubno - Rovne (200 km)

**Good points of such location:**

- location at the junction of transit routes heading from Kijev to Lvov and from Kijev to Brest,
- numerous valuable historical monuments in the area, ideal for organisation of interesting sightseeing tours.

**Weak points of such location:**

- unattractive landscape in the area,
- location in a big urban agglomeration, with no natural attractions right on the spot,
- existence of few good hotels in Rovne,
- a long distance from the most interesting monuments.



## PRZEMYSŁ (Poland)

**Suggested location:** any, providing the access to both transit routes. Attractiveness of location (2).

**Accommodation base and its occupancy:** no competitive accommodation base for transit tourists, no hotels of higher categories. There are holiday centres and hostels of lower standard (appr. 500 beds).

**Traffic (personal and goods):**

1991 - transit - 2 million, trucks - 500.000

1995 - transit - 4 million, trucks - 900.000

**Advantages of the location:**

- proximity of border crossing with Ukraine (development possibilities)
- lack of higher standard hotels in the vicinity

**Disadvantages:**

- decreasing importance of the city due to expected change of administrative division of the country
- negligible domestic tourist traffic

## BIAŁYSTOK (Poland)

**Suggested location:** village of Wasilczyki. Attractiveness of location (3).

**Accommodation base and its occupancy:** there is some accommodation base unfit for transit tourists, no hotels of higher categories. In the voivodship of Białystok there are 7 hotels with about 230 rooms including 50 in 3 star hotels (occupancy rate appr. 35%). Besides in whole voivodship there are about 35 other accommodation establishments with 900 beds.

**Traffic (personal and goods):**

1991 - transit - 800.000, trucks - 300.000

1995 - transit - 1.500.00, trucks - 600.000

**Advantages of the location:**

- proximity of a big city
- lack of higher standard hotels in the vicinity
- transit route

**Disadvantages:**

- Existence of accommodation base



## SUWAŁKI (Polska)

**Suggested location:** any, providing access to both transit routes. Attractiveness of location (4).

**Accommodation base and its occupancy:** there is some accommodation base unfit for transit tourists, no hotels of higher categories, there are numerous holiday centres distant from transit routes. In Suwa ki voivodship there are 4 hotels with around 260 rooms including 120 rooms in 2-3 star hotels (occupancy rate about 30%) and 130 other accommodation establishments located mainly in areas distant from the discussed locations.

**Traffic (personal and goods):**

1991 - transit - 2 million, trucks - 500.000

1995 - transit - 4 million, trucks = 900.000

**Advantages of the location:**

- proximity of border crossing to Lithuania ( expected increased traffic),
- lack of higher standard hotels near proposed location,
- increasing domestic car traffic

**Disadvantages:**

- decreasing importance of the city due to expected change of administrative division of the country
- existence of accomodation base

## A PROGRAMME OFFER FOR THE REGION OF KATYŃ

1. Smoleńsk (30 km) - a notable historical complex (3): fortified 16C walls, with Royal Bastion and 16 towers, a 12C St Paul and Peter's Greek orthodox church, a 12C church of St Joan Błogosław, a 17C Uspieńsk Orthodox church, a 18 C Troicki monastery, a 18C Woznienski monastery and a gallery of painting.
2. Tałaszkino (50 km) - a manor house of princess Teniszewa, built in the Old Russian style in the 19th century, once visited by famous Russian painters, today houses a museum. (1)
3. Witebsk, centre (90 km) - a notable group of monuments: a 12C Błagowieszczanski Greek Orthodox church, a former Jesuits' church founded in the 18th century, a 17th C Basilian monastery, a 17th C Governor'd palace, a 18th century Town Hall, a museum of Marc Chagall who was born and spend his youth in Witebsk (3),
4. Połock (180 km) - a notable group of monuments: St.Sophia's Orthodox church dating from the 11th century, a 12th monastery of Transfiguration, a 18th century Bernardine monastery, a 18th century Jesuits' College, ground fortifications of the former Upper and Lower castle, old buildings of the old quarter built between 18th and 19th century.

### Natural attractions:

1. Impressive ravine in the valley of river Dźwina, close to Witebsk (1).
2. A vast forest, featuring numerous lakes, 25 km northbound of Witebsk (1).

### Suggested sightseeing tours:

1. Katyń - Smoleńsk - Tałaszkino - Smoleńsk (120 km)
2. Katyń - Smoleńsk - Witebsk - Bieszenlowicze - Połock - Obol - Witebsk - Orsza - Katyń (320 km)

### Good points of such location:

- location on the outskirts of a big urban agglomeration, featuring a notable historical complex,
- location at the junction of two main transit routes: Riga-Moscow and Odessa -St. Petersburg,
- picturesque landscape of the area.



## A PROGRAMME OFFER FOR THE REGION OF NIEŚWIEŻ

**Nieśwież** - a National Heritage Monument (3): a 16th century castle of the Radziwiłł family, surrounded by impressive ground fortifications, ponds and a large park, a 17th century Jesuites' church in which tombs of the Radziwiłł family may be seen, a 18th monastery of Benedictine nuns, Castle Tower erected in the 16th century, 16 c Słuck Gate, Town Hall surrounded by a group of historical 16th century market stalls, magnificent Alba park with a system of 18th century canals.

### **Environs:**

1. Słonim - a valuable historical complex (2): 17th century Bernardine church, 17th century Bernardine nuns church and monastery, 17th c St. Andrew's church, 17th century synagogue, buildings centred around the Old Town, dating from 18th-19th century, 19th century palace of the Pusłowski family in the suburb of Albertyn.

2. Synkowicze - 15th/16th century fortified Greek Orthodox church, one of the best examples of Gothic architecture in Bielorussia (2),

3. Zyrowicze - a complex of 3 Greek Orthodox churches and an Eastern monastery, founded between 17th and 18th century, one of the most important Greek Catholic cult centres in Bielorussia (2).

4. Zaosie - the birthplace of Adam Mickiewicz (1): a stone memorial, refurbishing of the manor house, in which Mickiewicz was born is planned in the future, beginning of the tourist 'Mickiewicz Route' leading through places connected with life and art of this biggest Polish Romantic poet.

5. Tuhanowicze - a place on the 'Mickiewicz's Route' (1), once the estate of the Wereszczak family, the place in which Mickiewicz first met his beloved Maryla, a large park with an arbour ( an alleged meeting place of Adam and Maryla) has been preserved, reconstruction of the ruined country house of the Wereszczak family is planned in the future, the Filarets' Stone may be seen in a nearby forest.

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6. Nowogródek - A National Heritage Monument (3): ruins of a 14th century castle of the Lithuanian Dukes atop the Castle Hill, a 15th century parish church in which A. Mickiewicz was baptised, St Boris and Gleb's Greek Orthodox church founded in the 17th century, a 18th century post-Dominican church of St. Michael, a former Franciscan church and monastery built in the 18th century, a manor house of the Mickiewicz family, in which the poet spent his childhood and youth, today houses a museum to the poet, a monument to A. Mickiewicz. Nowogródek is the last place on the 'Mickiewicz's Trail'.
  7. Snów - a 18th century palace of the Rdzutowski family, surrounded by a large park.
  8. Hruszówka - a palace (1), long property of the Reytan family, the deathplace and grave of Tadeusz Reytan.
  9. Iwieniec - a 17th century Franciscan church and monastery (1)
  10. Lubcz - a castle of the Radziwiłł family, built between 18th and 19th century (1): castle gate, ruins, towers, palace of the Hohenloh family, ground fortifications, a park.
  11. Minsk - a historical complex (2): a 17th century church and monastery of Bernardine nuns, a 17th century Jesuites' church and monastery, 17th century Greek Orthodox church of St. Catherine, 19th century manor house of the Wańkowicz family, buildings clustered around the historical Troickie Przedmieście (Troicki Suburbs) dating from the 18th and 19th century, Calvarian cementary.
  12. Zasław - 16th century Greek Orthodox church of Transfiguration, moats and dikes of the former Zasławski castle(1),
  13. Przyłuki - a palace complex constructed in the 19th century for the Czapski family: a palace, clock tower, farm buildings all surrounded by a fine park.



**Natural attractions:**

1. J.Kołas natural reserve on the banks of the Niemen river featuring picturesque landscapes of the Niemen river, the birthplace of the Bielorussian poet and writer, Jakub Kołas (1).
2. Nalibocki Forest reserve (40 km) - a vast forested area adjoining to the valley of the Niemen river, featuring a refuge of rare species (1),
3. Switeż Lake (30 km) - nature reserve located on the 'Mickiewicz Trail' (1), extremely picturesque, surrounded by beautiful, dense forests, described by Adam Mickiewicz in several of his poems. Other places, included in the 'Mickiewicz Trail', such as Czombrów (prototype of Sopliców) and Woroncza (a park, a church and cementary with graves of the Wereszczaks, are in the vicinity of the lake.
4. Wygonowskie Lake reserve (60 km) - preserves typical landscapes of polesie with its swamps, forests and lakes, a big refuge of rare game and foul (1), a hunter's lodge overlooking the lake houses foreign hunters, the historical 19th century Oginski's Canal, linking Szczara with Jasiołda river, runs through the lake. It is currently purified and refurbished, a canal accessive to water transport would increase attractiveness of this place.

**Good points of location:**

- location on the main road leading from Warsaw through Mińsk to Moscow,
- lack of a good hotel in town,
- numerous natural attractions in the nearest area, including National Heritage Monuments located in Nowogródek,
- vicinity of places located on the 'Mickiewicz Trail'.

## PRIORY RECOMMENDATIONS FOR LOCATION OF THE MOTEL SITES

The seventeen places mentioned above and three in Poland have been selected on the basis of criteriae presented earlier in the text. It should be stressed that construction of all motels at the same time would turn out to be inexpedient from the economic point of view. Some suggested motel sites lay very close to each other and decisions concerning the actual construction of one of those motels have to result from a direct economic analysis (prices of the land, equipment of the building lot etc.). Taking into considerations forecasts of the international traffic on international routes and possibilities of increasing the number of visitors (and especially those from Poland) we have selected some priory locations for motel sites (with the main assumption that in capitals, i.e. in Vilnus, Misk and Kijev, the accomodation base will develop in accordance with main trends of development of the passanger's traffic). The following locations have been selected as the best possible:

On the route of the current and forecasted biggest international traffic: Warsaw - Brest - Mińsk - Moscow:

1. Brest (Kobryń),
2. Stołbce (Nieśwież or Baranowicze),
3. Smoleńsk (Katyń).

On the cross-roads of southbound routes (smaller international traffic):

4. Dubno (Rovne, Krzemieniec),
5. Zaleszczyki (Czerniowce),
6. Lvov.

Other routes (an arm of the firts route in the direction of St. Petersburg):

7. Witebsk.

In Poland on transit routes:

1. Suwałki
2. Białystok
3. Przemyśl

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Table 1. Passenger traffic on the border, on the basis of selected frontier crossings on Poland's eastern border, in the years of 1991- 1992 , in thousands.

Name and  type of the frontier crossing	Year	Total  frontier cross	Polish subjects		Total foriners		Foreigners from			
							former communist countries		other countries	
			crossing the border							
			from Poland	to Poland	to Poland	from Poland	to Poland	from Poland	to Poland	from Poland
TOTAL	1991 1992	16891.5 18390.7	2193.9 2165.3	2147.3 2095.0	6245.0 7086.2	6305.1 7044.1	6133.6 -	6206.3 -	111.4 -	98.7 -
Ogrodniki car pass	1991 1992	1643.5 2063.0	336.8 421.5	340.6 463.3	470.2 580.7	495.7 597.4	467.7 -	493.0 -	2.4 -	2.6 -
Kuźnica Bia- łostocka car pass	1991 1992	544.8 807.2	139.1 145.8	166.9 175.4	124.4 254.1	114.3 231.8	123.6 -	113.8 -	0.7 -	0.5 -
Kuźnica Bia- łostocka - rail pass	1991 1992	2061.8 1909.6	330.4 239.2	261.1 135.0	771.5 736.6	698.6 798.7	749.7 -	688.1 -	21.8 -	10.4
Terespol car pass	1991 1992	2447.0 2278.7	261.6 229.8	251.9 229.5	802.7 810.2	1130.6 1009.0	780.8 -	1108.9 -	21.9 -	21.7 -
Terespol rail pass	1991 1992	2355.8 3639.5	203.8 170.2	191.2 160.3	959.2 1712.7	1001.4 1596.1	919.7 -	962.3 -	39.4 -	39.0 -
Kukuryki car& freight pass	1991 1992	243.7 267.2	21.6 20.6	23.2 20.5	97.5 109.1	100.1 116.9	84.5 -	87.5 -	13.0 -	13.8 -
Dorohusk car pass	1991 1992	638.7 573.4	70.0 130.2	70.4 109.1	295.9 157.3	202.3 176.7	293.7 -	202.2 -	0.1 -	0.1 -

con. of table 1

Dorohusk rail pass	1991	957.9	57.8	75.2	480.2	344.5	480.1	344.4	0.09	0.06
	1992	619.9	18.1	32.2	311.1	258.3	-	-	-	-
Hrebenne car pass	1991	15.8	0.9	1.9	7.9	5.0	7.9	5.0	0.01	-
	1992	683.8	50.1	66.6	321.3	245.6	-	-	-	-
Medyka car pass	1991	3568.2	646.7	638.3	1115.5	1167.5	1107.7	1160.2	7.8	7.3
	1992	2585.6	524.7	494.6	736.0	830.2	-	-	-	-
Medyka rail pass	1991	2147.0	70.0	74.1	1031.5	974.3	1030.2	970.9	1.2	0.4
	1992	1850.6	22.0	19.4	940.9	868.1	-	-	-	-

Source: Datae of the Main Office of Statistics



Table 2.

Passanger traffic on Poland's eastern border, in particular months, in the years of 1991 - 1992 (in thousands)

Month and year	Total  frontier crossings	Polish subjects		Total foreigners		Foreigners from			
						former communist countries		other countries	
		crossing the border							
		from Poland	to Poland	to Poland	from Poland	to Poland	from Poland	to Poland	from Poland
TOTAL 1991	16891.5	2193.9	2147.3	6245.0	6305.1	6133.6	6206.3	111.4	98.7
1992	18390.7	2165.3	2095.0	7086.2	7044.1	-	-	-	-
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
January 1991	611.0	117.4	113.2	196.4	183.9	189.3	179.7	7.0	4.1
1992	764.2	129.5	117.0	265.1	252.4	258.2	247.3	6.9	5.1
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
February 1991	781.3	120.6	123.5	274.9	262.2	269.5	256.8	5.3	5.3
1992	1128.5	149.7	151.6	428.8	398.2	-	-	-	-
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
March 1991	1220.8	152.2	168.2	431.9	468.3	424.5	463.8	7.3	4.5
1992	1645.2	184.3	178.6	640.0	642.2	-	-	-	-
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
April 1991	1228.4	151.3	134.0	480.3	462.7	470.3	457.6	9.9	5.1
1992	1623.1	173.6	155.0	662.5	631.9	-	-	-	-
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
May 1991	1420.4	195.4	183.7	508.2	533.0	498.0	525.7	10.2	7.2
1992	1433.6	159.9	154.4	561.7	557.4	-	-	-	-
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con. of table 2.

June	1991	1779.4	244.0	202.4	690.8	642.0	678.2	633.5	12.6	8.4
	1992	1486	170.1	159.6	569.2	587.6	-	-	-	-
July	1991	1738.4	237.7	230.4	629.0	641.2	616.0	625.1	13.0	16.0
	1992	1609.4	204.4	189.9	598.7	616.2	-	-	-	-
August	1991	1986.7	246.9	238.9	761.0	739.7	744.5	724.1	16.5	15.6
	1992	1735.7	205.6	197.0	658.8	674.1	-	-	-	-
September	1991	1508.9	197.0	211.5	548.7	551.5	537.0	540.0	11.6	11.5
	1992	1465.7	201.4	196.6	559.9	507.6	-	-	-	-
October	1991	1594.4	202.6	212.9	583.7	595.0	576.9	586.5	6.7	8.4
	1992	1805.0	223.7	221.8	690.3	669.0	-	-	-	-
November	1991	1440.3	180.1	173.7	532.4	553.9	527.3	548.4	5.1	5.5
	1992	1812.2	190.9	194.6	717.9	708.6	-	-	-	-
December	1991	1581.0	148.1	154.4	607.1	671.2	601.5	664.6	5.6	6.6
	1992	1880.9	171.5	178.2	732.7	798.3	-	-	-	-

Source: Datae of the Main Office of Statistics



Table 3.

Frontier crossings of passengers vehicles, according to selected frontier crossings on Poland's eastern border, in the years of 1991 - 1992.

Name the frontier crossing	Year	Total number of vehicles	Polish subjects		Total foreigners		Foreigners from			
							former communist countries		other countries	
			crossing the border							
			from Poland	to Poland	to Poland	from Poland	to Poland	from Poland	to Poland	from Poland
TOTAL	1991 1992	1764870 2133498	312823 570288	307702 555953	536293 439997	609052 567260	529079 -	599409 -	7214 -	8643 -
Ogrodniki	1991 1992	296218 502623	55208 161696	52945 166598	88823 77818	99242 96511	88224 -	98561 -	599 -	681 -
Kuźnica Białostocka	1991 1992	219993 295102	58993 72284	63810 70033	49668 70458	48522 82327	49490 -	48394 -	178 -	128 -
Terespol	1991 1992	573506 544470	87809 109374	83852 101453	170671 138800	231174 194843	166138 -	225449 -	4533 -	5725 -
Dorohusk	1991 1992	125745 141818	16488 49042	18660 43723	50397 17949	40200 31104	50369 -	40177 -	28 -	23 -
Hrebenne	1991 1992	1811 62862	300 11973	390 17397	757 29121	364 14371	754 -	364 -	3 -	- -
Medyka	1991 1992	517106 461958	87615 133321	83077 125959	166590 84757	179824 117921	164983 -	177989 -	1607 -	1835 -

Datae of the Frontier Service

Table 4.

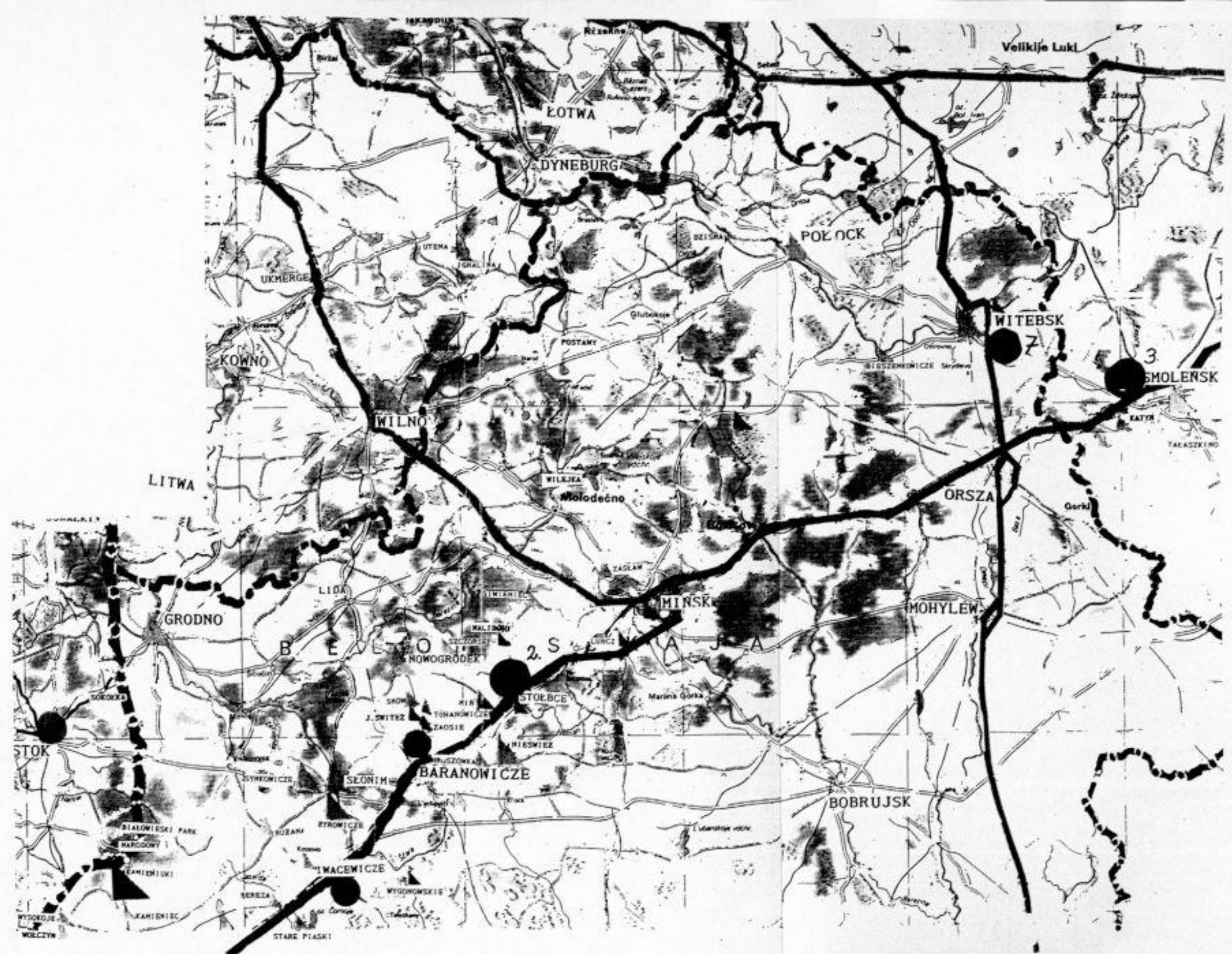
Frontier crossings of heavy vehicles, according to selected frontier crossings on Poland's eastern border, in the years of 1991 - 1992.

Name the frontier crossing	Year	Total number of vehicles	Polish subject	Total foreigners		Foreigners from				
						former communist countries		other countries		
			crossing the border							
from Poland	to Poland	to Poland	from Poland	to Poland	from Poland	to Poland	from Poland	to Poland	from Poland	
TOTAL	1991	243950	30919	31688	86645	94698	76141	83227	10504	11471
	1992	366843	35281	35997	142741	152824	-	-	-	-
Ogrodniki	1991	21665	2478	2669	8038	8480	7824	8226	214	254
	1992	66571	8974	10082	23635	23880	-	-	-	-
Kuźnica Białostocka	1991	1824	521	483	481	339	368	237	113	102
	1992	9801	1717	2035	2911	3138	-	-	-	-
Terespol	1991	163630	21389	22512	57400	62329	48544	52943	8856	9386
	1992	193145	15268	14442	79095	84340	-	-	-	-
Dorohusk	1991	2069	397	386	693	593	661	566	32	27
	1992	5978	820	912	1938	2308	-	-	-	-
Hrebenne	1991	2249	91	98	1003	1057	1002	1057	1	-
	1992	5195	539	813	1121	2722	-	-	-	-
Medyka	1991	48320	5337	4868	17692	20423	16504	18826	1188	1597
	1992	63565	3285	3510	26800	28970	-	-	-	-

Datae of the Frontier Service

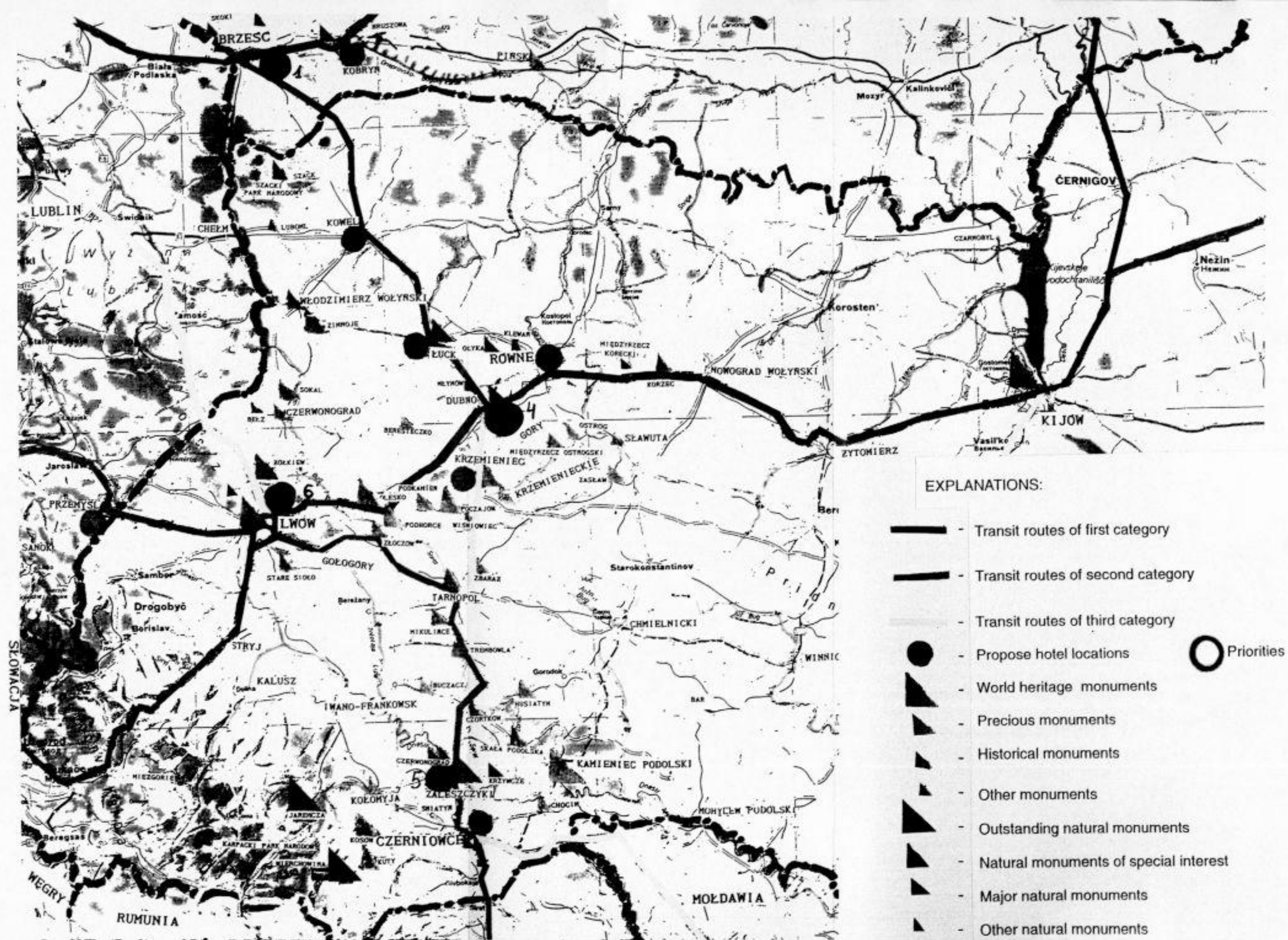
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The propose location of hotels in Byelorussia  
with major sightseeing attractions





The propose location of hotels in western Ukraine with major sightseeing attractions