Transformation of derelict areas into mixed-use urban neighborhoods – case studies in the Polish cities

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• Introduction – urban regeneration in Poland
• Case studies:
  – Gdańsk - Young City
  – Kraków – Zabłocie
  – Wrocław – Plac Społeczny / Social Square
  – Warsaw – Chopin Airport City
  – Siemianowice – Michał coal mine
  – Goleniów – „Heart of the city”
• Conclusions
Urban regeneration in Poland

• Political change in 1989, economic transformation later than in western Europe
• changing economic conditions resulted in several abandoned sites (post-industrial, post-military, former railroad, etc.)
• urban development in Poland concentrated on downtown revitalisation, infrastructure works and greenfield development new housing estates
• several brownfield areas have been re-used for commercial functions (industry, shopping malls, offices)
• the processes of transforming centrally located derelict sites into mixed-use neighborhoods and incorporating them within the urban structure has been complicated and often delayed
• catalysing effect of real estate market growth, EU funding, etc.
• ongoing projects on various stages of early implementation; early outcomes
Derelict areas to compact neighborhoods

- Brownfield (or other) area located within the city center, surrounded by dense urban structure
- Good transport infrastructure in site proximity
- Site amenities – green space, waterfront, historic industrial buildings, cultural heritage
- External factors - growing local economy, demand for housing and commercial space, etc.
- Sustainable development – efficient use of resources, „recycling“ of urban space
- Sustainable city - compact urban structure, mixed-use, neighborhoods, public spaces, walkable, public transport
Planning process

- Initiation of the process
- Vision
- Masterplan
- Land use (zoning) plan
- Delivery plan
- Architectural projects
- Tenders
- Implementation
- Evaluation
Kraków – Zabłocie

- Landuse - Various industrial and facilities
- Regeneration beginning - 2003
- Highlights - Central location, Waterfront, Historic heritage (Emalia Factory)
- Implementation stage - Zoning plan, Local Regeneration Program, Museum of Contemporary Art, Residential and commercial development in progress
Gdańsk - Young City

- Landuse - Gdańsk Shipyard
- Regeneration beginning - 1995
- Highlights - Central location, Waterfront, historic heritage (Solidarity), Europen Solidarity Centre, Wyspa Art Institute
- Implementation stage - Zoning plan, urban development plan, public spaces, European Solidarity Centre, Cultural Events
Wrocław – Plac Społeczny / Social Square

- Landuse - Major road junction
- Regeneration beginning - 2006
- Highlights - Central location, Riverfront
- Implementation stage - Vision plan, zoning plan
KONKURS - PLAC SPOŁECZNY
RYS 3. Kierunki zagospodarowania przestrzennego ze Studium uwarunkowań i kierunków zagospodarowania przestrzennego Wrocławia
- System transportowy
Strategie rozwoju:

- Sprzedaż na rzecz dużych podmiotów (pakiety głównych koordynatorów)
- Sprzedaż całej strefy (poludniowy inwestor budowlany)
- Złożona sprzedaż działki (duża liczba inwestorów budowlanych)
Chopin Airport City

- Landuse - Terminal parking lot
- Regeneration beginning - 2009
- Highlights - Central location, Chopin Airport, new railway station
- Implementation stage – Competition vision plan, urban development plan in progress
Siemianowice – Michał coal mine

- Landuse - Coal Mine
- Regeneration beginning - 2000
- Highlights - Central location, Listed industrial buildings, historic park
- Implementation stage - Vision plan, zoning plan, some commercial development, adaptation for events hall in progress
Siemianowice brownfield redevelopment
Struktura własności terenów na dzień projektu planu miejscowego

wiecz. uz.: Gmina miasta S. St.

właściciel i uz.: Gmina miasta S. St.

właściciel: Gmina miasta S. St., wiecz. uz.: wyłącz włości własności garzyny

wiecz. uz.: KWK "Górnosewicz" Sp. z o.o.

wiecz. uz.: Spółka Miejska "Mieszaln".

wiecz. uz.: PWR Węg. Gór. S.A. Kalinowska "Kalina".


wiecz. uz.: Kab. Lawendow "Libertet"

wiecz. uz.: "PRO INVEST" Sp. z o.o.


wiecz. uz.: "Miejs" S.A.

wiecz. uz.: Firma Spółka Węglowa S.A.

wiecz. uz.: Norwik P. - Ograbiak A jako współwłaściciela S.C. "HYDROREM"

wiecz. uz.: Augustyniak K. i Augustyniak W.

wiecz. uz.: Waleriański A. i Waleriański B.

wiecz. uz.: Sawicz Józef i Sawicz Janina

właściciel i uz.: Sawicz Józef i Sawicz Janina

zarz. "Konsortium" UP z o.o.
Studium Uwarunkowań i Kierunków Zagospodarowania Przestrzennego
Goleniów – „Heart of the city”

- Landuse - Various industrial and facilities
- Regeneration beginning - 2009
- Highlights - Central location, Riverfront
- Implementation stage - Vision plan, land restructuring in progress
Conclusions

• Transformation of derelict urban is a major urban planning challenge design in Poland. Regeneration processes are complex, interdisciplinary and take several stages.
• Creating new compact, mixed use neighborhoods should be a key element of sustainable urban development.
• The main advantage of plans is establishing conceptual and legal framework for the new urban structure; “what will the structure be filled with” remains open.
• While commercial development has been postponed, cultural events and venues attract attention and “mentally” incorporate the areas within the city.
• Regeneration experiences show the limited role of architects, urban designers and planners in the processes which depend mostly on political decisions and economic conditions.