

'EU policy for regenerating town and city centres'

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Poland's Cities and regeneration of its City Centres

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Content of the presentation

- ▶ Cities and city centres in Poland
- ▶ A need for city regeneration
- ▶ Conditions of city centre regeneration (no one size fits all) – examples
- ▶ Models of city centre regeneration:
 - ▶ Side-effect regeneration
 - ▶ Partial regeneration
 - ▶ Comprehensive regeneration
- ▶ Evolution of urban revitalization in Poland

Cities and city centres in Poland

919 communes with civic rights (01.01.2016)

- ▶ 7 metropolitan cities with more than 400 th. inhabitants (Warszawa, Kraków, Łódź, Wrocław, Poznań, Gdańsk, Szczecin)
- ▶ 33 big cities with 100–400 th.
- ▶ 183 medium-sized cities with 20–100 th.
- ▶ 368 small cities with 5–20 th.
- ▶ 327 micro-cities with less than 5 th. inhabitants

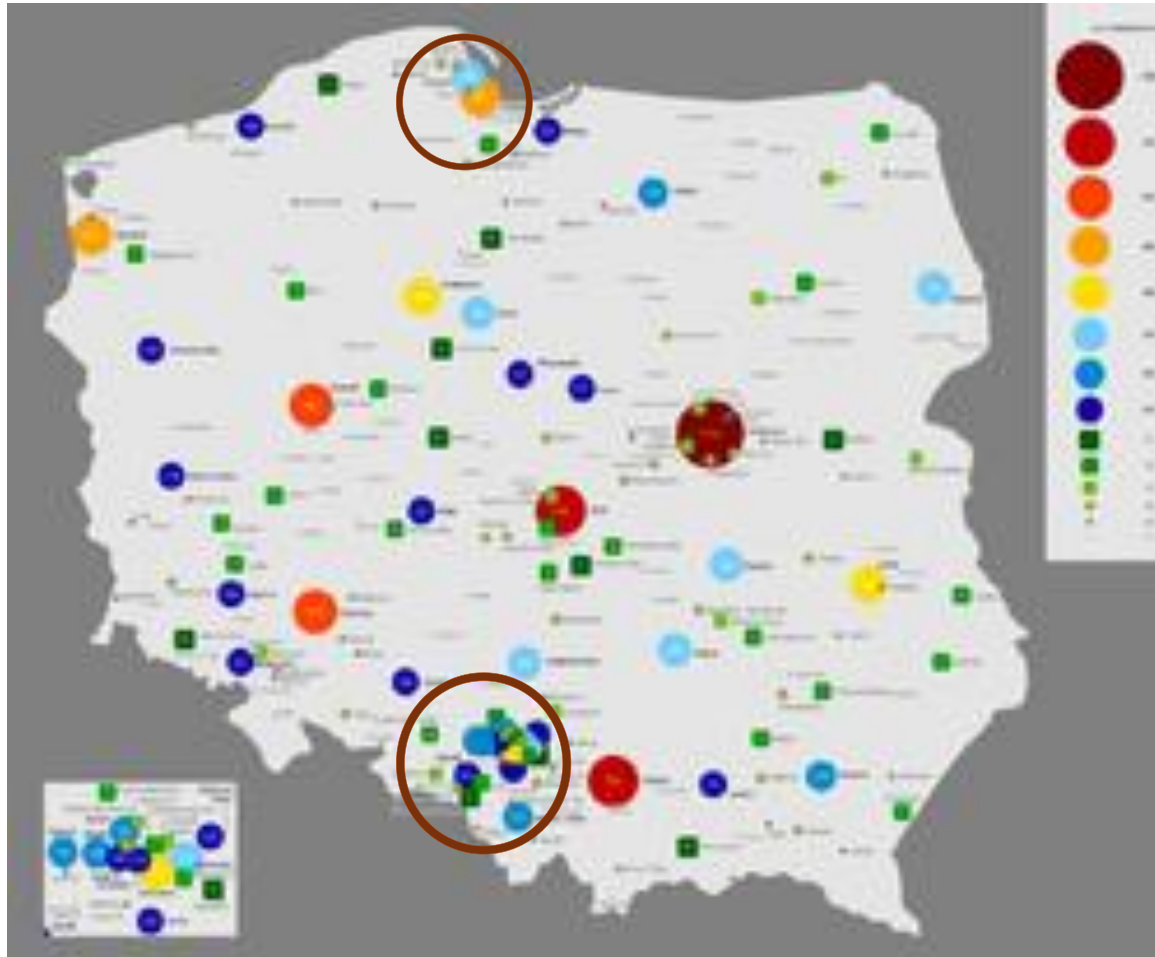
18,7 millions urban population

~500 metropolitan, big, and medium-sized city centres



Urban settlement system in Poland

(cities with more than 20 th. inh.)



A need for city regeneration

(revitalization, revalorization, resuscitation)

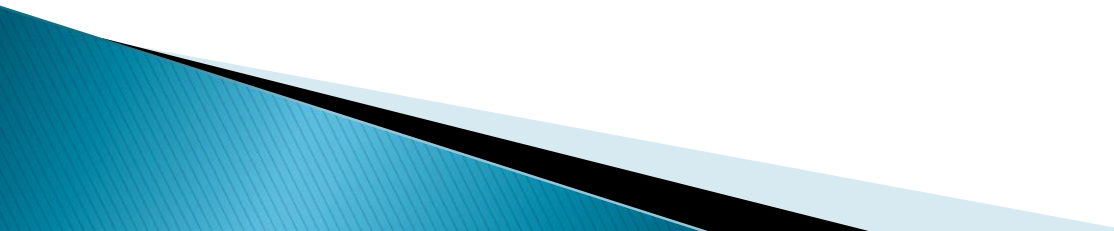
In total, at least 120,000 ha of areas that require regeneration have been identified in Poland (2007), amounting to ca. 22% of all urbanized land in Polish towns and cities. of which:

- 11% are historical inner cities,
- 4.2% post-industrial lands,
- 2.6% large-panel building estates,
- and the remaining 3.3% are post-military and post-railway lands.

About 2.2 million people live in the city centres requiring regeneration.

No one size fits all

Different history of Polish cities influence the need and regeneration model of city centres:

- ▶ WW2 (destruction, replacement of population, reconstruction)
 - ▶ First (XIX), and second (socialist) industrialization
 - ▶ Economic and demographic situation since 1990
- 

Conditions of city centres regeneration

Centers of cities	Destruction in WW2	Post-war historic reconstruction	“Socialist” developments	New historical reconstruction	“Neoliberal” developments
Warszawa	YES	YES	YES	NO	YES
Wrocław	YES	YES	YES	NO	YES
Gdańsk	YES	YES	YES	YES	YES/NO
Poznań	NO	NO	NO	YES/NO	YES
Gdynia	NO	NO	YES/NO	NO	YES/NO
Szczecin	YES/NO	YES/NO	YES/NO	YES	NO
Lublin	NO	NO	NO	NO	NO
Kraków	NO	NO	NO	NO	YES/NO
Łódź	NO	NO	NO	NO	YES/NO
Katowice	NO	NO	YES	NO	YES/NO
Kołobrzeg	YES	NO	YES	YES	NO
Elbląg	YES	NO	YES	YES	NO

Warszawa – Warsaw



Wrocław (Breslau)



Gdańsk (Danzig)



Elbląg (Elbing)



Kołobrzeg (Kolberg)



Szczecin (Stettin)



Kraków – Cracow



Łódź



Katowice



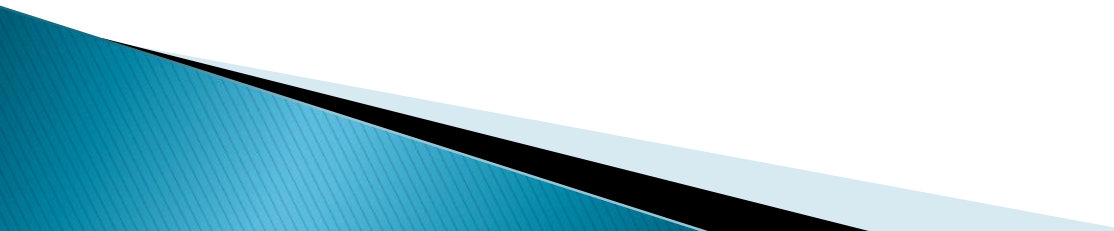
Poznań



Lublin



Problems of city centres in Poland

- ▶ Pressure of developers on open space and green areas
 - ▶ Traffic, noise, air pollution, crime
 - ▶ Loss of attractiveness of „main streets” for retail trade and as a public space
 - ▶ Visual chaos
 - ▶ Growing build-up density (offices, apartment houses)
 - ▶ Declining population, ageing, mosaic spatial structure
 - ▶ Semi-closed, and closed (gated) areas
- 

Models of city centres regeneration


Side-effect regeneration

- ▶ Every individual, private or public action resulting purposely or as side-effect in the really improvement of efficiency, attractiveness, and quality of live in city centre

Partial regeneration

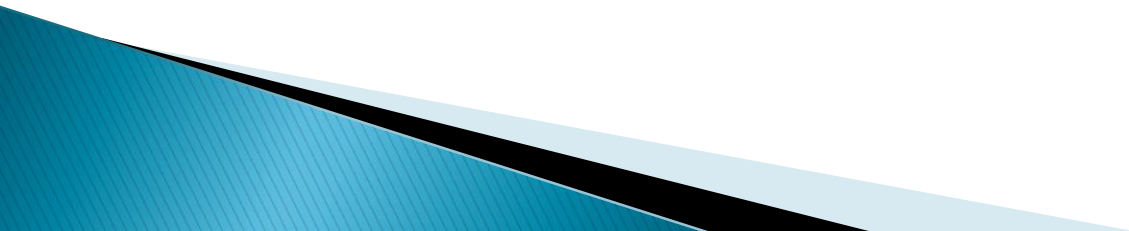
- ▶ Planned and locally co-ordinated and financed action of partial improvement of city centre (e.g. market, main street, prestigious building, urban block)

Comprehensive regeneration

- ▶ Planned, programmed, and co-ordinated at the EU, national, regional, local level action of comprehensive regeneration (visual, technical, environmental, economical, social) of determined parts of city centre financed predominantly by public sources
- 

Side-effects for a city centre regeneration

- ▶ Shopping mall as a new city market
- ▶ Cultural facility as a new public space and free-time attraction (concert hall, theatre, museum, library, science centre)
- ▶ Luxurious apartments as an attraction for rich and creative newcomers



Shopping mall as a new city market: Złote Tarasy (Golden Terrasses) in Warsaw



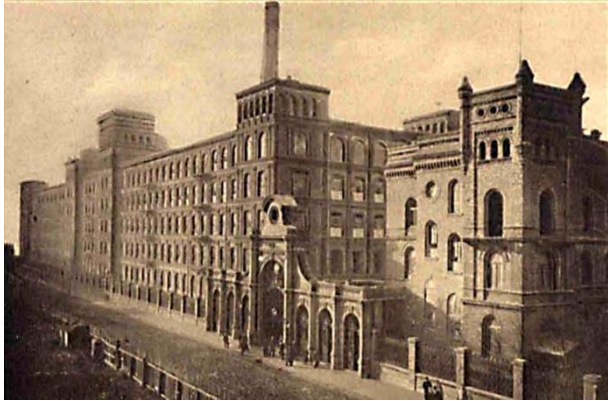
Shopping mall as a new city market: Stary Browar (Old Brewery) in Poznań



Hugger's Brewery



Shopping mall as a new city market: Manufaktura (Factory) in Łódź



Israel Poznański cotton factory



Shopping mall as a new city market: Galeria Krakowska (Cracow Gallery) in Cracow



Shopping mall as a new city market: Galeria Riviera (Riviera Gallery) in Gdynia



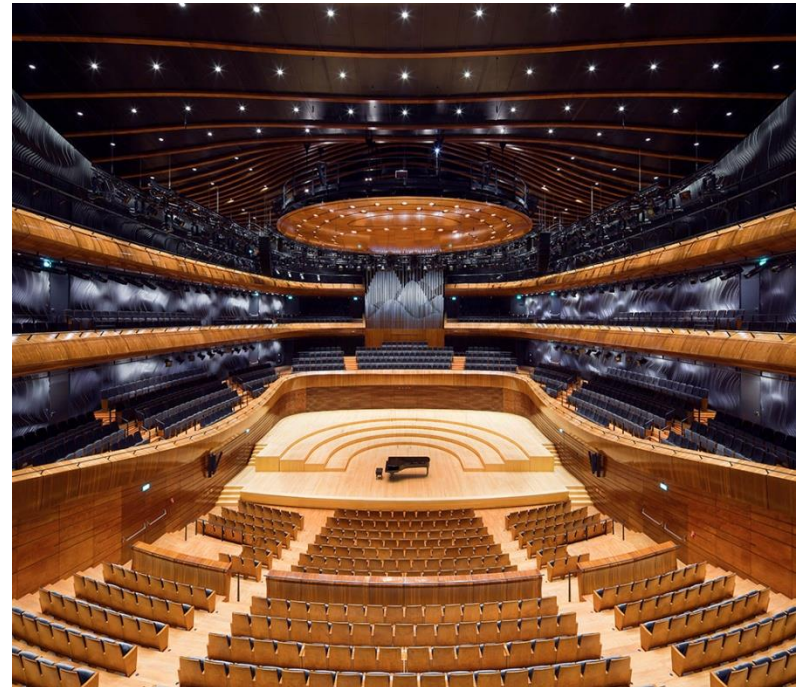
Shopping mall as a new city market: Galeria Galaxy (Galaxy Gallery) in Szczecin



Shopping mall as a new city market: Galeria Bałtycka (Baltic Gallery) in Gdańsk



Cultural facility as a new public space and free-time attraction: Concert hall in Katowice



Cultural facility as a new public space and free-time attraction: Concert hall in Wrocław



Cultural facility as a new public space and free-time attraction: Concert hall in Szczecin



Cultural facility as a new public space and free-time attraction: Concert Hall and Opera in Białystok



Cultural facility as a new public space and free-time attraction: Shakespeare Theatre in Gdańsk



Cultural facility as a new public space and free-time attraction: Silesian Museum in Katowice



Cultural facility as a new public space and free-time attraction: European Centre of Solidarity in Gdańsk



Cultural facility as a new public space and free-time attraction: City of Gdynia and Naval Museum in Gdynia



Cultural facility as a new public space and free-time attraction: Cricoteka in Cracow (Museum of Tadeusz Kantor)



Cultural facility as a new public space and free-time attraction: Warsaw University Library



Photo: Marek Rykiel



Cultural facility as a new public space and free-time attraction: Academic Library in Katowice



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Science Centre Copernicus in Warsaw



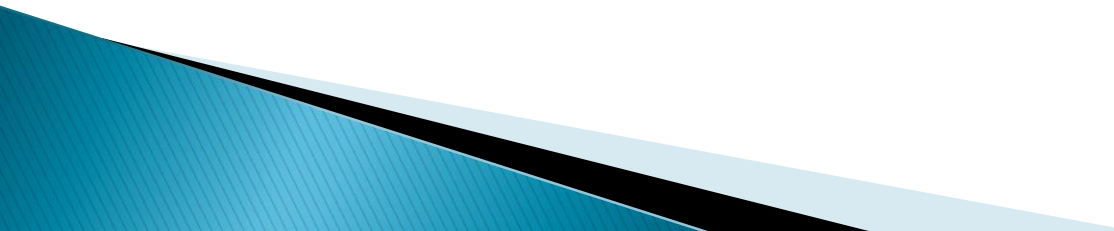
Science Centre Experiment in Gdynia



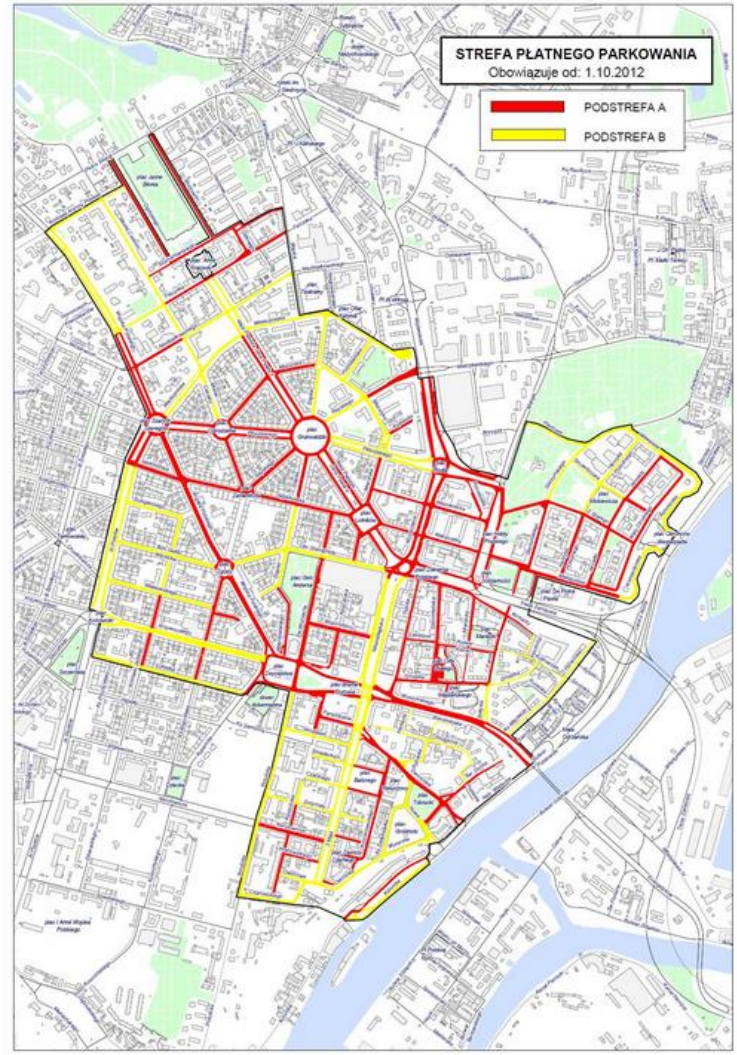
Luxurious apartments as an attraction for rich and creative newcomers: Warsaw Wrocław, Gdynia



Partial regeneration of city centres

- ▶ Pedestrian zones, paid parking zones, city-bikes
 - ▶ Renovation of the market as an only public space in the city and a place of local identity
 - ▶ Renovation of the main street as an attraction for retail trade and city-tourism
 - ▶ Modernising flats and general renovation of buildings and backyards (7 local pilot programs)
- 

Pedestrian zones, paid parking zones, city-bikes



Renovation of the market as an only public space in the city and a place of local identity: Inowrocław



Renovation of the market as an only public space in the city and a place of local identity: Koszalin



Renovation of the market as an only public space in the city and a place of local identity: Krotoszyn



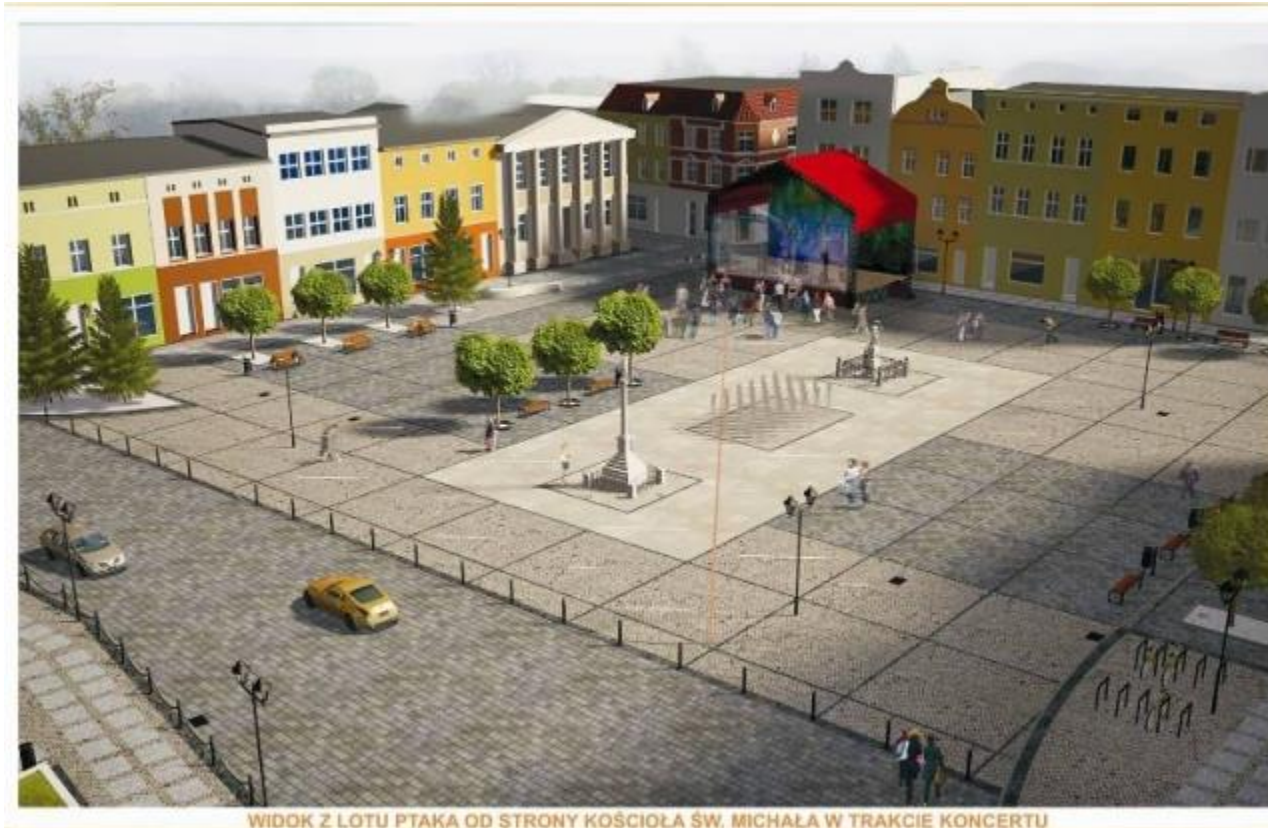
Renovation of the market as an only public space in the city and a place of local identity: Kościerzyna



Renovation of the market as an only public space in the city and a place of local identity: Kruszwica



Renovation of the market as an only public space in the city and a place of local identity: Puck



WIDOK Z LOTU PTAKA OD STRONY KOŚCIOŁA ŚW. MICHAŁA W TRAKCIE KONCERTU

Renovation of the market as an only public space in the city and a place of local identity: Sieradz



Renovation of the market as an only public space in the city and a place of local identity: Starachowice



Renovation of the market as an only public space in the city and a place of local identity: Ustroń



UNIA EUROPEJSKA
EUROPEJSKI FUNDUSZ ROZWOJU REGIONALNEGO
PRZEKRACZAMY GRANICE



ZPORR
Zintegrowany Program
Operacyjny
Rozwoju Regionalnego



Rynek jako Salon Miasta Rewitalizacja Rynku w Ustroniu

Renovation of the market as an only public space in the city and a place of local identity: Włocławek

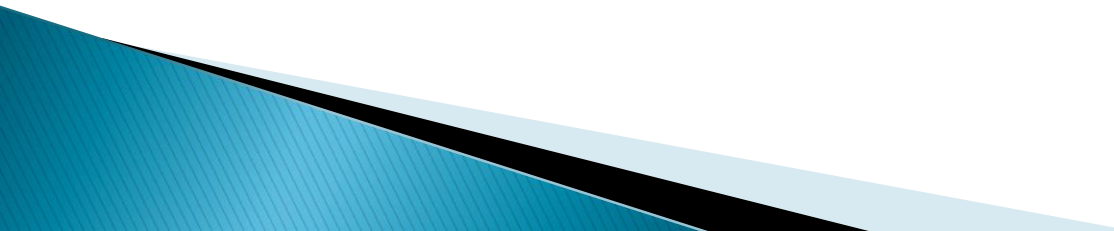
Stary Rynek przed "rewitalizacją"



Stary Rynek po "rewitalizacji", która kosztowała 6,3 mln



Criticism towards the revovation programs of the market

- ▶ Loss of authenticity
 - ▶ Loss of local architectural character
 - ▶ Orientation on events
 - ▶ Must-have-program: fountain, trees in bowls, park benches, pedestrian zone, paving (Polbruk)
 - ▶ Remainig social and econo0mic problems
- 

The city centre regeneration program in Szczecin



1 - TBS

Szczecin Society for Social Housing



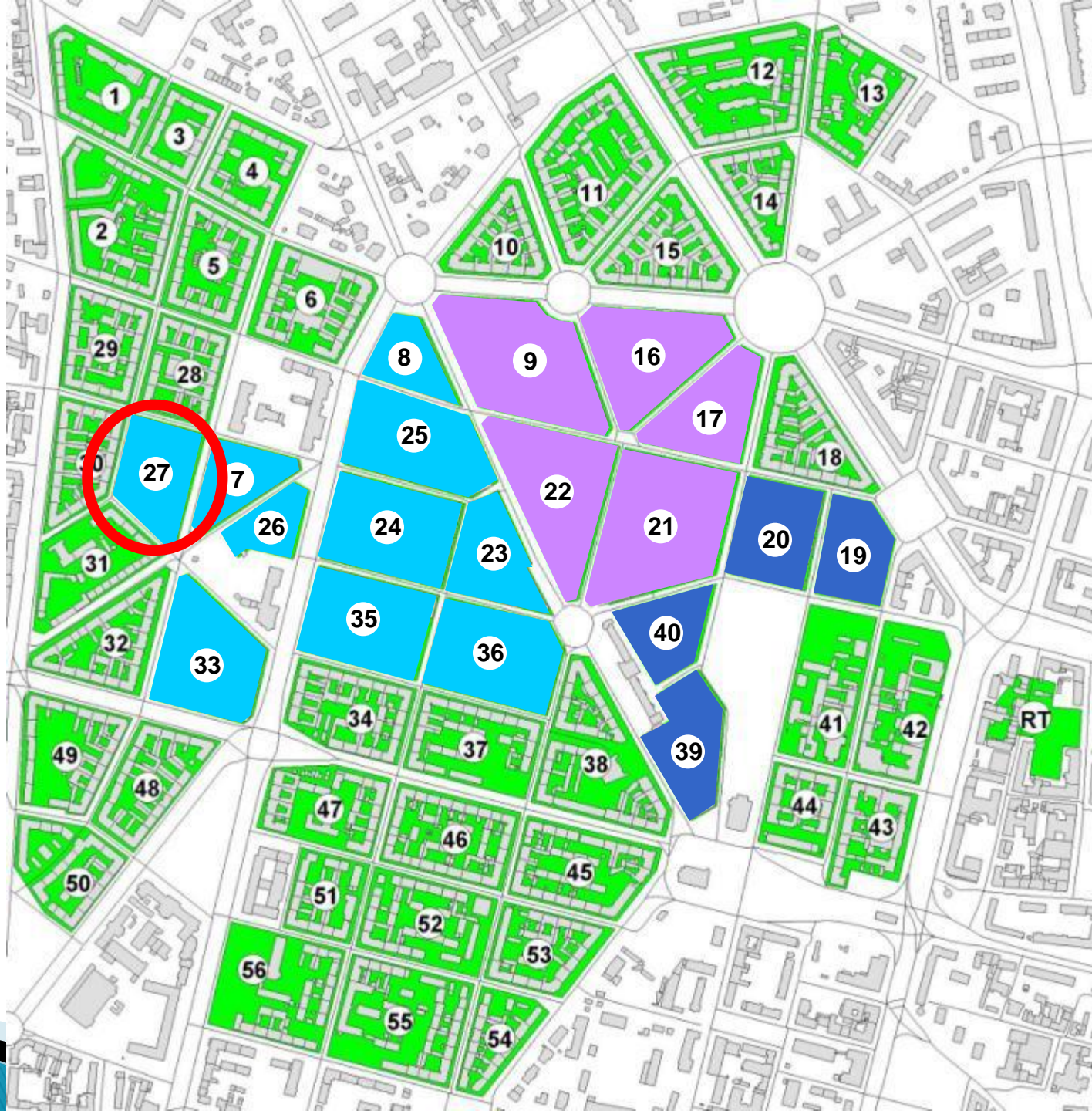
2 - TBS

Society for Social Housing
„Right River Bank”




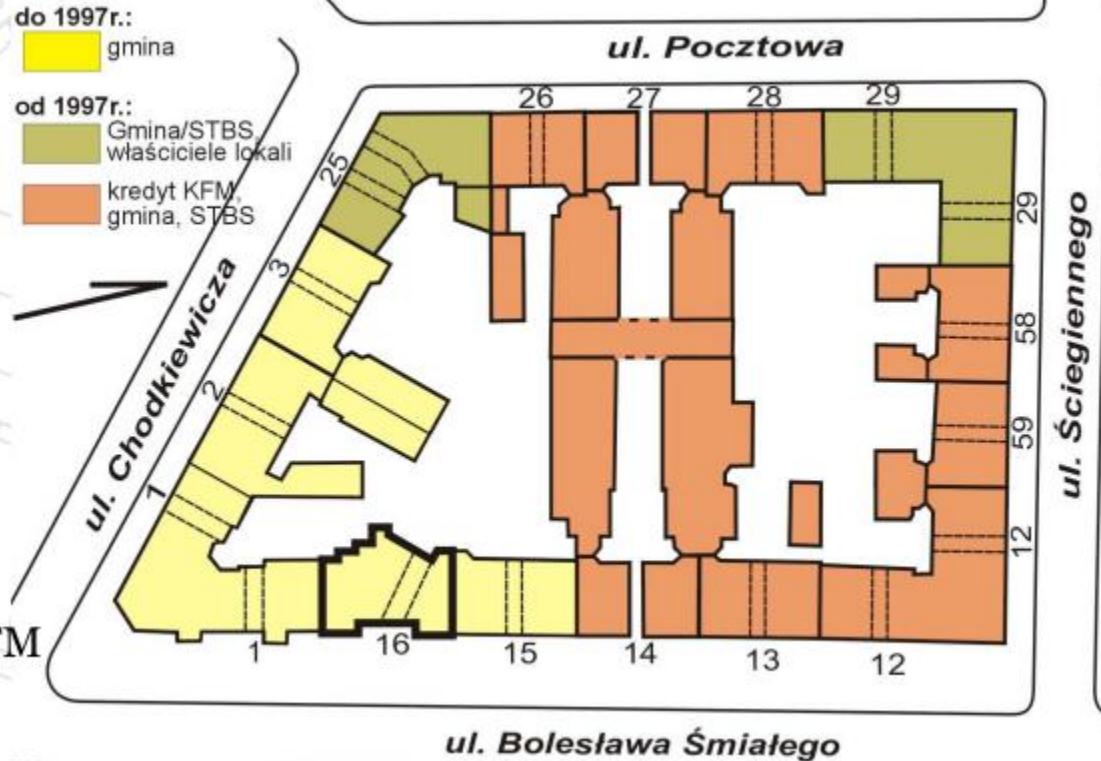
3 - SCR

Szczecin Renovation Center



Financial models of the regeneration of the city block No 27 in Szczecin

- **Model I** 
 - Gmina Miasto Szczecin
- **Model II** 
 - Gmina Miasto Szczecin
 - Szczecińskie TBS
 - Właściciele lokali
- **Model III** 
 - Gmina Miasto Szczecin
 - Szczecińskie TBS
 - Preferencyjny Kredyt KFM





Results of the city centre regeneration program in Szczecin



The city centre regeneration problems in Szczecin



Regenerative activities in 7 pilot programs

TYPES OF ACTIVITIES IMPLEMENTED BY LOCAL GOVERNMENTS IN THE PROCESS OF REGENERATION IN RECENT YEARS

Type of activities	Respondents answers
Renovation and improvement of the neighborhood/ district space quality (e.g. squares, courtyards, parks, sidewalks, setting benches, trash bins);	81%
Reconstruction and construction of roads, construction of car parks;	81%
Renovation and modernization of buildings;	60%
Preservation and restoration of historic buildings;	58%
Improvement of the quality of urban greenery;	49%
Improvement of safety and public order;	44%
Equipment houses and buildings with the technical infrastructure (e.g. sewage and heating systems);	40%
Development of a commercial offer (including cultural and entertainment amenities);	37%
New development and revitalization of brownfields and former military or railway sites	19%
Launching of new businesses and new jobs in the neglected city center;	12%
Elimination of social problems (e.g. unemployment, poverty, pathologies);	9%

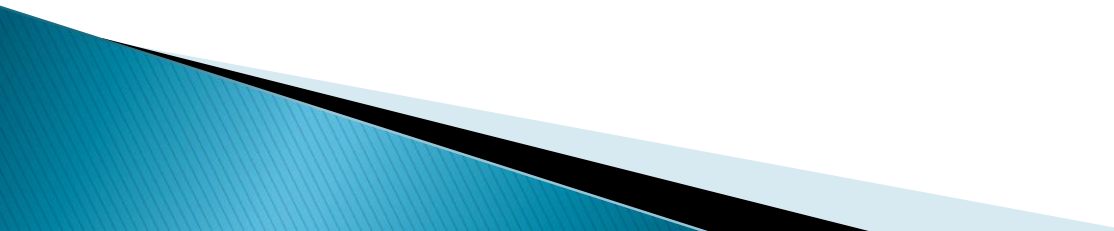
Source: Boryczka E.M, 2014

Table 1 Maintenance of Social Structure in Regeneration Programmes Implemented in Polish Cities between 1990 and 2003

City	Situation of the area in the city's layout	Social objectives of regeneration	Means of implementing social objectives	Change of resident composition	Cooperation with the local society.
Będzin	City centre	Improvement of accommodation.	Constructing community flats, relocating present residents, renovating and modernising their old flats.	Yes, original residents are to live in community flats outside the regeneration area.	Yes.
Bielsko-Biala	The Old Town	Improvement of accommodation.	Regeneration Fund: mainly renovation of historical buildings, public assistance to the residents resettled to substitute accommodation, allowances and relieves for small private investors; Program Małych Ulepszeń ¹ ; council loans to young marriages for renovating flats within the Old Town	No	Yes, engagement of private real estate owners.
Dzierżoniów	The Old Town	Improvement of accommodation.	Refunded expenditures for refurbishments, Program Małych Ulepszeń, Program Nowe Podwórko ²	No	Yes.
Kraków – Jurydyka Lubiec	City centre	Improvement of residents' standard of life in the old residential stock.	Improving the standard of flats adapting attics, upgrading aesthetics of buildings and area around them by owners of the buildings, with broad council's organisational assistance; the majority of funds were donated by the European Council.	Not intended	Yes, community conference meetings.
Płock	The Old Town	Improvement of accommodation.	Complex renovation and modernisation, demolition of the most degraded buildings with an intention of their future full reconstruction.	Displacement of the original residents to substitute accommodation (MTBS ³).	Yes, negotiations during displacement.
Szczecin	City centre	Improvement of accommodation, technical condition of buildings and area around them, upgrading communications solutions, introducing commercial measures, natural environment protection.	Renovation and modernisation in the "commercial model", and small renovation and modernisation work in Program Małych Ulepszeń (e.g., replacement of heating systems, sanitary ware and kitchen fixtures and fittings).	Renewal and renovation and then privatisation of flats and improvement of social composition in the area. Resettlement to the STBS ⁴ stock.	None, social protests.
Sopot	City centre	Improvement of accommodation.	Revitalisation Programme and Program Małych Ulepszeń	Not intended, now market mechanisms operate.	Yes, when drawing up principles of the regeneration programme.

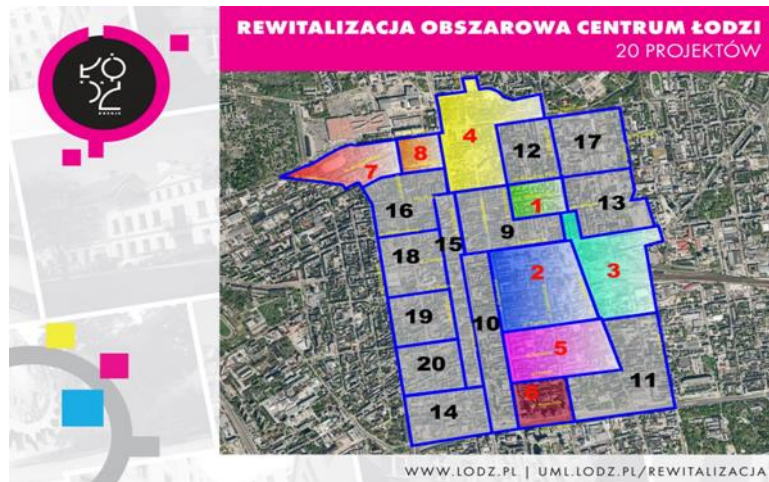
Source: Own elaboration.

Comprehensive urban regeneration programs 2015

- ▶ National Regional Development Strategy 2010–2020 (2010)
 - ▶ National Spatial Development Concept 2033 (2011)
 - ▶ National Urban Policy Program (2015)
 - ▶ National Revitalization Program 2022 (2015 on-going))
 - ▶ Revitalization Act (2015 on-going)
 - ▶ Ministry of Infrastructure and Development Guidelines on Revitalisation for Regional Operating Programs 2014–2020
 - ▶ Competition of model regeneration projects (closed on 1 June 2015)
- 

Comprehensive city centre regeneration program in Łódź

It will cost PLN 2 billion (Euro 0,5 billion) to restore the centre of Łódź to its splendour, to show the world how unique it is and to encourage people to take residence, invest and visit it. Much of the necessary funding can be obtained from EU funds supporting the restoration of rundown urban areas. One element in the projected revitalization of the centre of Łódź is the New City of Łódź Program.

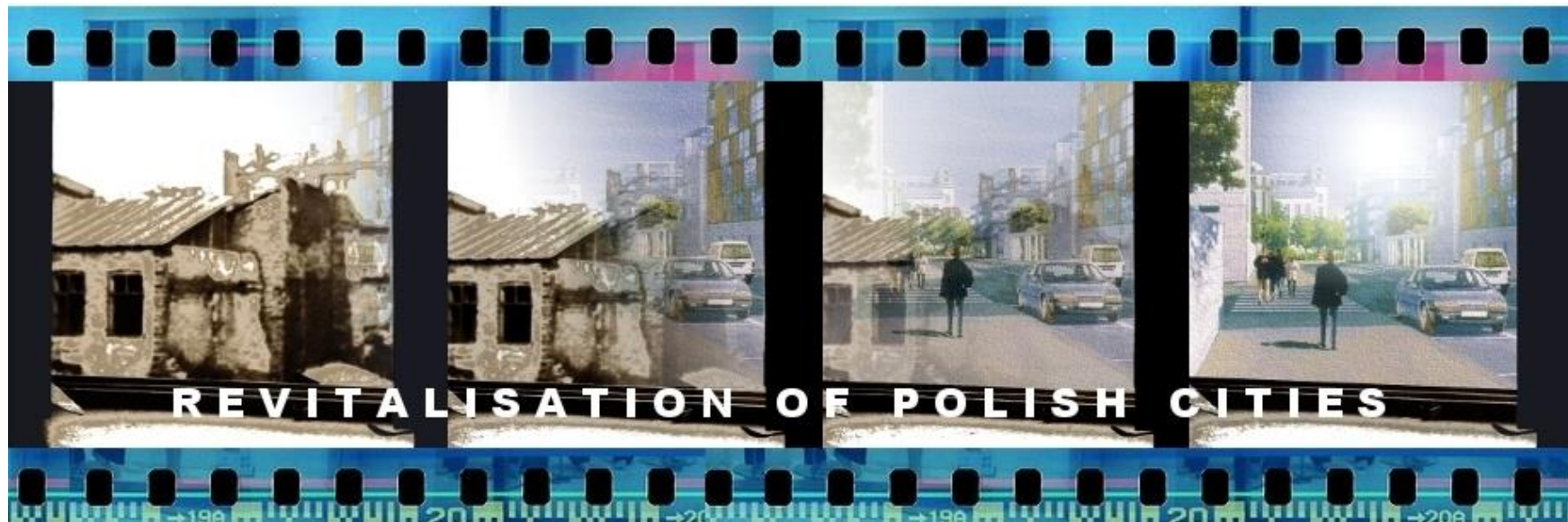


Evolution of urban revitalization in Poland

- 1990–2003: pioneer revitalization (mainly side-effects, with the exception of Szczecin TBS Program)
- 2004–2008: first common revitalization programs financed with the EU in the Integrated Regional Development Program framework (mainly partial)
- 2009–2014: regular revitalization programs in the Integrated Regional Development Programs (comprehensive at the regional level)
- Since 2015: National Urban Policy Program, National Revitalization Program 2022, Ministry Guidelines for 2014–2020, and Revitalization Act (systemic at the national and EU level)

(according to Muzioł-Węclawoicz, 2007, changed):





Thank you