

An aerial night photograph of a port area. Several large gantry cranes are visible, some with red lights. A ship is docked on the right. The area is illuminated by various lights, including green and yellow ones. In the foreground, there are industrial buildings and a parking lot with cars.

Reconversion of industrial areas in the framework of regional policy

Case studies from the City of Gdansk
(Poland), 26 February 2019





Agenda



Gdansk overview



Case 1: Letnica district



Case 2: Garrison



Case 3: Young City





Strategic location on the Baltic Sea coast

The capital of the agglomeration with over one
million residents



Gdansk in numbers



Population: 436 000 in Gdansk, **1,4 milion** in Tri-city agglomeration



Area: 261,96 km²



The biggest Academic center in Northern Poland: 15 higher schools, 75 000 students



Number of enterprises: 77 592 in 2017



International seaport in Gdańsk: 4th Port on Baltic Sea with 49 million tons in 2018



Lech Walesa international Airport: 4,9 milion passengers in 2018

Gdansk overview

environment (2016)



tourism (2018)

in 2018 Gdansk was visited by over

2 million tourists



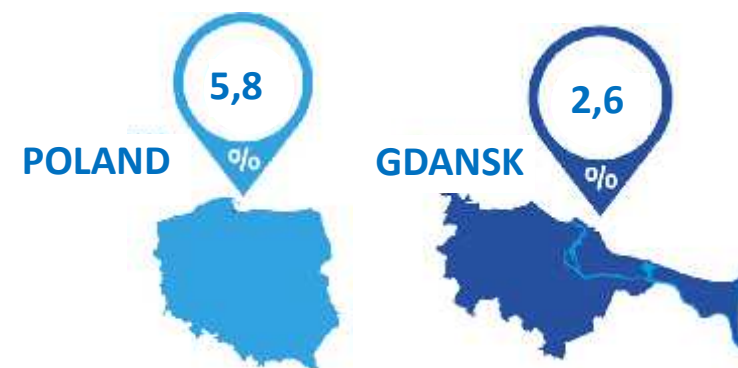
Gdańsk took **4th place** in the **Best Performing Cities** in Europe ranking by the Milken Institute (2017)



1st place in Europe in Trip Advisor **"Top Destinations on the Rise"** (2017)



unemployment rate (2018)



average salary (2017)



talent pool (2017)



75 number of academic faculties

Key sectors in Gdansk



MARITIME INDUSTRY



LOGISTIC INDUSTRY



ENERGY AND REFINERY INDUSTRY



ICT&ELECTRONICS



BUSINESS SERVICES SECTOR

Case 1: Letnica district

transformation of industrial and devastated area into new multi-functional district (2004 – in progress)



Genesis

- Warehouse and industrial character of area
- 10 years ago devastated buildings were dominating
- Ash storage, landfill of heavy metals, animal waste



District revitalization

- 13,7 million € - the cost of the revitalization project in Letnica
- 120 new apartments in buildings belonging to the Social Building Society were built



Investitions

- 199,3 million € - the cost of new Stadium Energa Gdansk with capacity of 41,6 thousand
- 3 570 million € (266 million € EU funds) – the cost of Tunnel under Vistula river



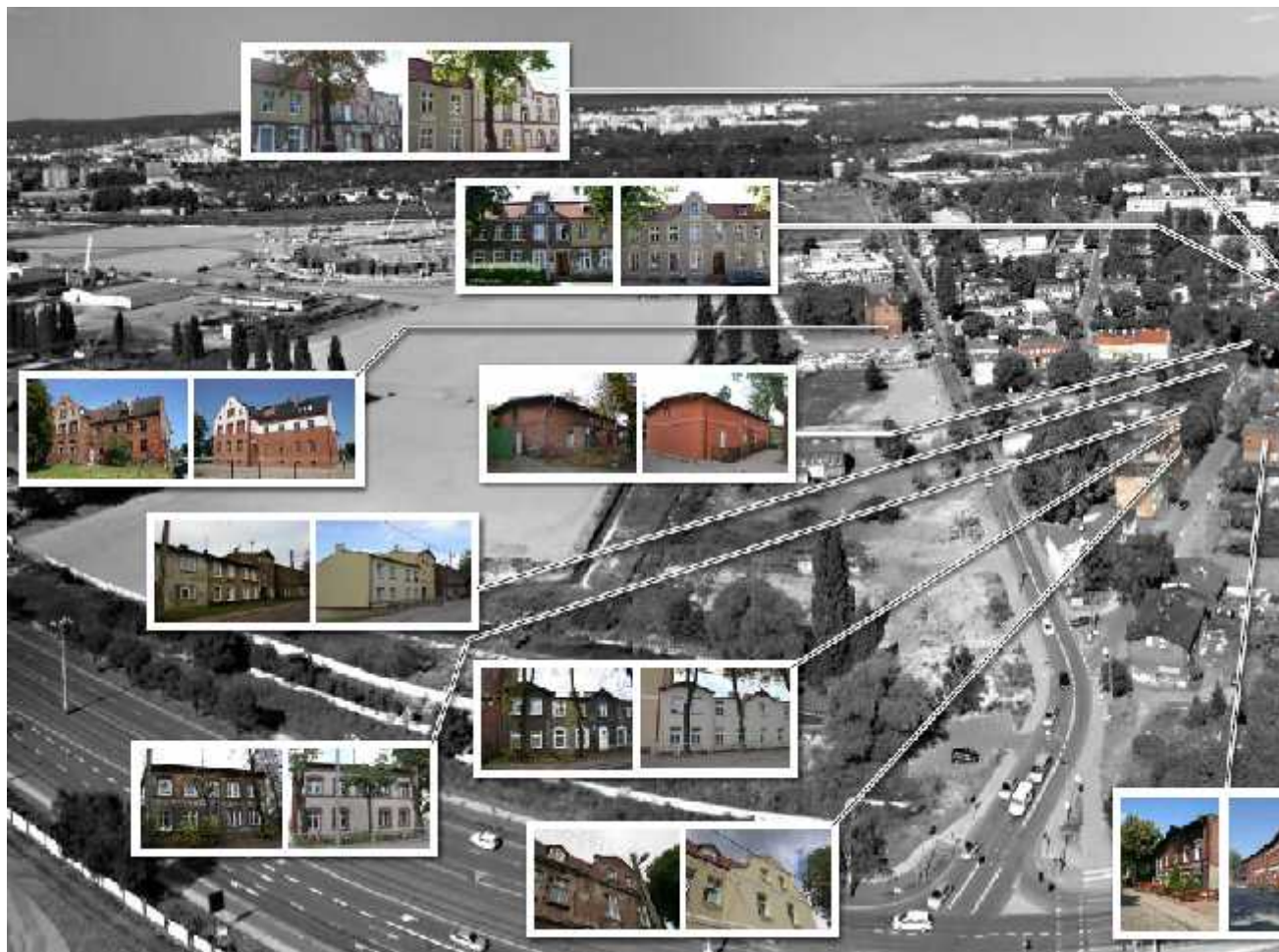
Letnica #10yearschallenge (2008/2018)



Revitalization in Letnica:

- renovation of 29 residential buildings - approx. 7,8 million €
- renovation and adaptation of the former school to the place
- social activities for residents - approx. 1,5 million €
- reconstruction and modernization of roads - 3,6 million €
- social activities - 0,8 million €

Revitalization project in Letnica



Letnica today



STADIUM ENERGA GDANSK



HOTELS



FAST URBAN RAILWAY



PLANNED RESIDENTIAL INVESTEMENTS

INTERNATIONAL SCHOOL

STADIUM ENERGA GDANSK



ROAD INFRASTRUCTURE (TUNNEL)



GDAŃSK INTERNATIONAL FAIR CO.

PUBLIC AND PRIVATE INVESTITIONS IN PROGRESS:

- International school, 2 kindergardens, hotel and office space
- 2 000 new apartments

Case 2: Garrison – How to organize better, more efficiently human life in the city?

transformation of closed military zone into new multi-functional district



Genesis

the area was originally developed at the beginning of the 20th century as a home for the German Leibhusaren Brigade



Characteristics of land development

closed military zone - garrison



Implementation period

2010 – in progress



Area

30 hectares



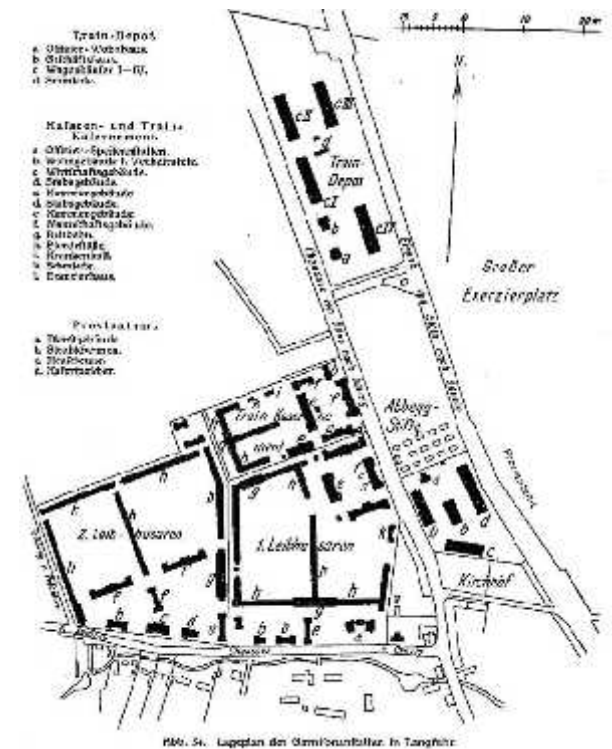
Ownership

Public → Private



Challenges

- progressing devastation of the rest of the area
- the need to protect cultural heritage
- the risk of privatization



Garrison – #10yearschallenge (2008/2018)



"My dream is that in future the Garrison, would exist as a multi-functional central district of the Tri-City metropolis. With spaces for trade in a broad sense, but also with an area for culture, with a place for education, but also for entertainment, with the buildings in which some respectable businesses will find a place to work, but also with areas for artistic Bohemia, enclaves for living, but also with places of recreation, both spiritual, physical and the one that tickles the palate, and all this well communicated, harmoniously linked with greenery, streets and intimate squares supporting one another and not interfering with each other"

Architect Marcin Woyciechowski

How to breathe new life into a land that has lain empty for years?



THE CULTURE GARRISON



PUBLIC SPACE



LOFTS&APARTMENTS



GARRISON FOR THE CREATIVE



EXHIBITION AND CONFERENCE



OFFICE CENTRE

How to breathe new life into a land that has lain empty for years?



UTILITY IN THE GROUND FLOORS



SPORTS FACILITIES



LOCAL MARKET

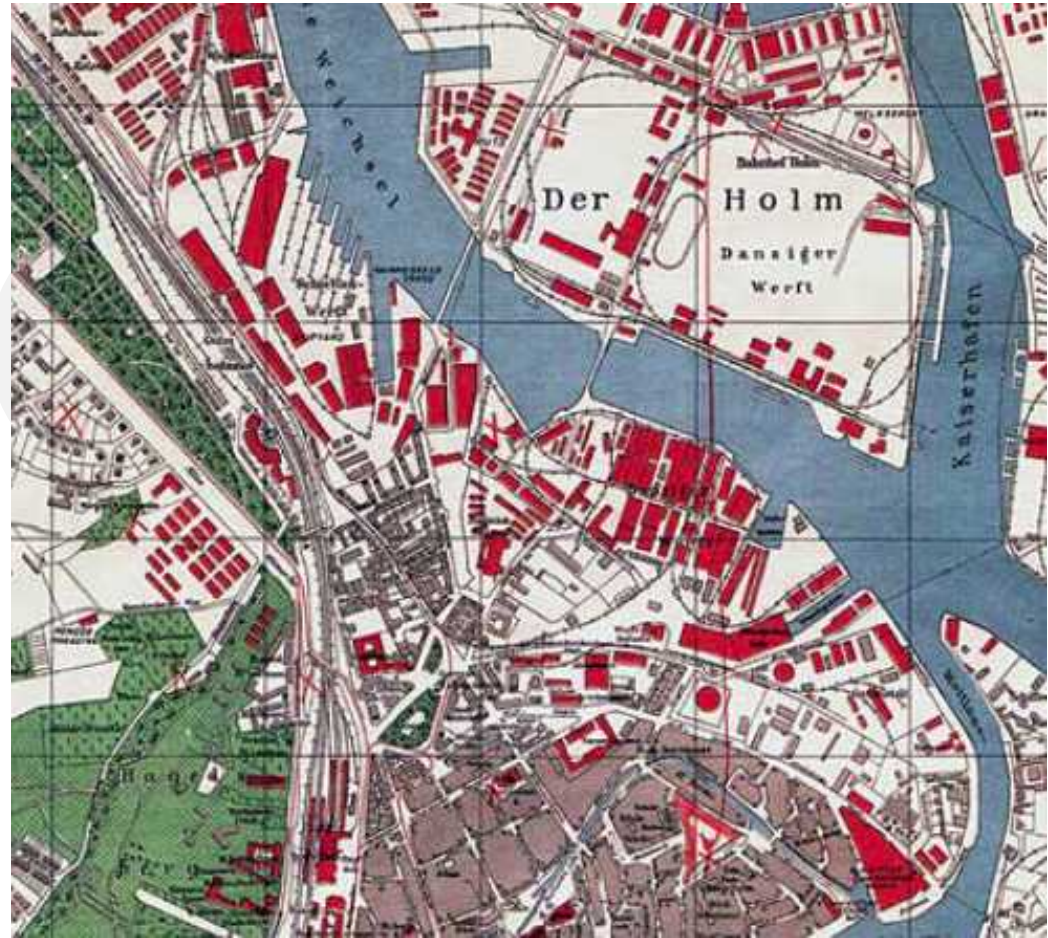


COWORKING COMMUNITY



EU FUNDING

Case 3: Young City, Gdansk



Case 3: Young City, Gdansk



Genesis

- Established in 1380 on the area of 70 hectares
- After 1945 the largest shipbuilding company in Poland
- For 20 years deteriorating



Main activities

- Shipyard: production and repairs of ships, trains, trams, cargo containers
- During 60 years of work 1 000 seagoing ships were built



Shipyard today

- Shipyard's buildings are registered as a monument in Poland
- Once a place of work for over 20,000 people, the Gdańsk shipyards provide only 2,200 jobs today



Why this place is important?

Solidarity Trade Union



Independent Self-governing Labour Union

- Founded in 1980 first trade union that was not controlled by a communist party
- Strike by 17,000 ship builders saw Solidarity, led by shipyard electrician Lech Walesa



10 million members

- Membership of one third of the total working-age population of Poland
- Beginning of resistance to Communist dictatorship in eastern Europe



Fall of the Shipyard

- The round table talks between the government and the Solidarity opposition led to semi-free elections in 1989

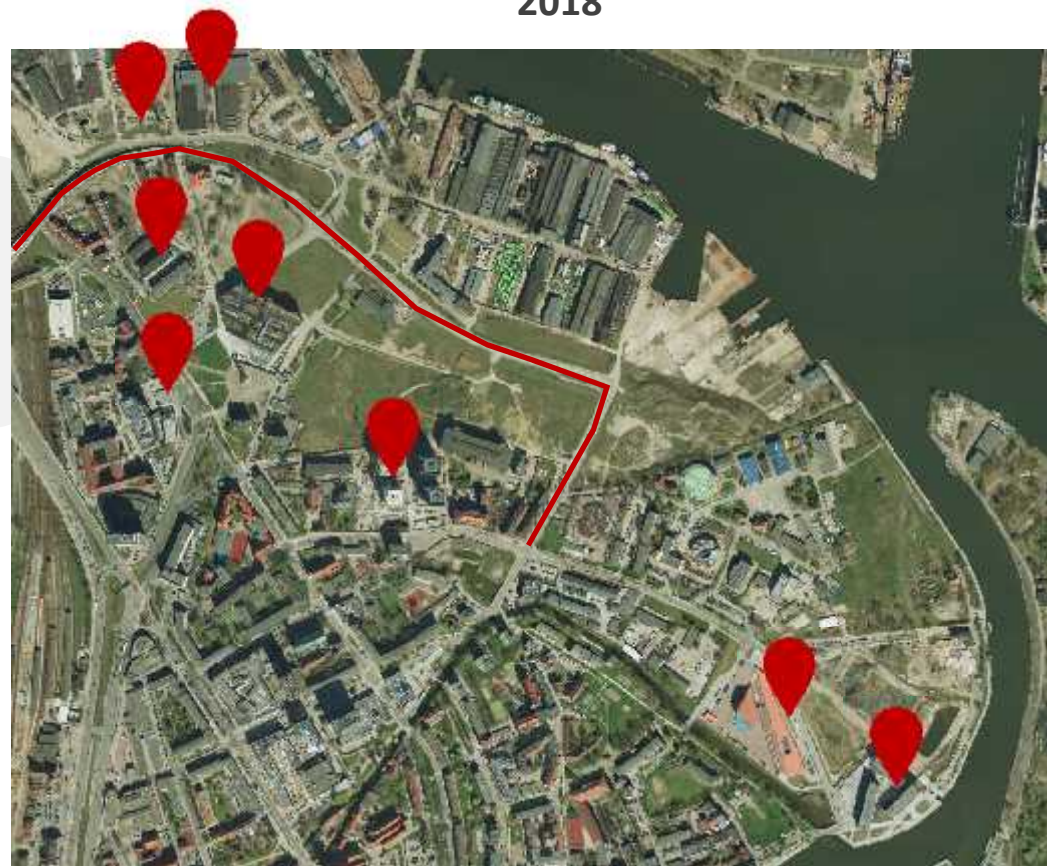


Young City #10yearschallenge (2008/2018)

2008



2018



Young City today



EUROPEAN SOLIDARITY CENTRE



RESIDENTIAL INVESTMENTS



CULTURAL PLACE



OFFICE SPACE



GATHERING PLACE

What are the biggest challenges ahead of us?



ownership structure
vs. coherent urban
design



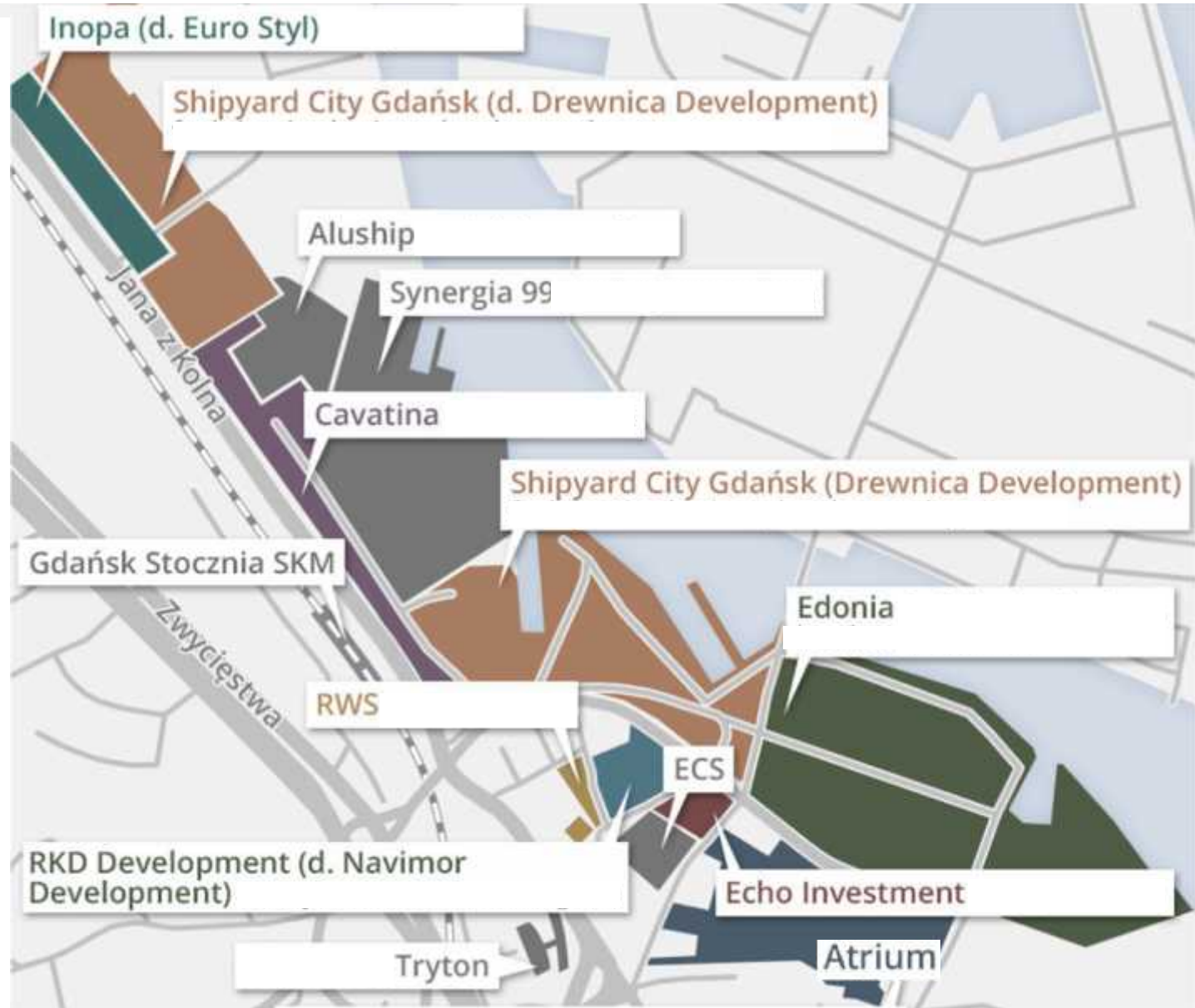
different
perspectives,
conflicts of interest



cultural heritage
vs. development



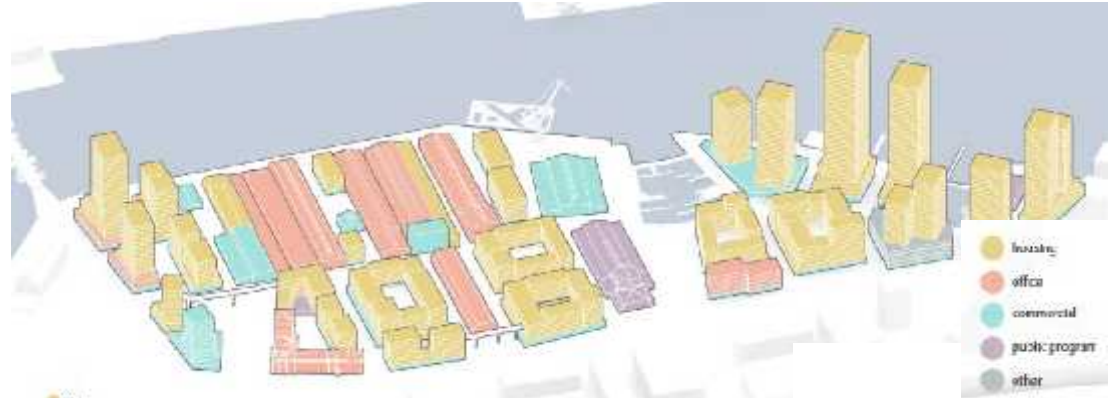
„liberality” of
spatial policy vs.
high quality of
urban space



Edonia Ltd. (14 ha)



MASTERPLAN FOR THE IMPERIAL SHIPYARD



BUILDING PROGRAMME



WATERFRONT



LIVABLE URBAN SPACES

- 400 000 m² historical Imperial Shipyard
- design team: Henning Larsen, BBGK, A2P2
- complete, mixed-use neighbourhood
- unique complex of the 19th and 20th century industrial heritage with a number of historic buildings and artifacts (cranes)

Shipyard City Gdańsk Ltd. (19 ha)



WATERFRONT



MASTERPLAN FOR THE IMPERIAL SHIPYARD



LIVABLE URBAN SPACES



BUILDING PROGRAMME

- design team: JEMS Architekci sp. z o.o.
- complete, mixed-use neighbourhood: offices (37%), residential (21%), services (15%), lofts (14%), hotels&dorms (13%)

Other concepts...



CAVATINA Holding Co.



Road to Freedom



CAVATINA Holding Co.



RWS Investment Group (Eternum)



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Thank you for your attention

26 February 2019, Brussels



See you in Gdansk!

