BACK TO THE CITY CENTER!

Warschau Workshop 2015

A conversion site in Warsaw
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LAYOUT

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summer term 2015
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INTRODUCTION

by Anthony, Andreas, Ann-Kathrin, Josephine & Sina

1_1_ WARSAW BREWERY SITE DEVELOPMENT STRATEGY

Since 1992, there has been a very successful cooperation between the Faculty of Architecture of the Politechnika Warsaw and the Institute of Urban and Regional Planning (ISR) at the TU Berlin. This cooperation has grown for over 20 years now. At present, Prof. Elke Pahl-Weber, Dipl.-Ing. Florian Hutterer and Dipl.-Ing. Christoph Hoja are responsible for the cooperation on the Berlin side. In Warsaw, Prof. Slawomir Gzell and Dr. Katarzyna Pluta supervise the cooperation. The cooperation is financially supported by the German Academic Exchange Service (DAAD). As a key area of cooperation an urban design workshop has been established in recent years. Each year, a topic from either Berlin or Warsaw is chosen on a rotational basis.

In 2015, it was Warsaw’s turn and the workshop’s title was “Warsaw breweries Site Development Strategy – Back to the City Center”. Its focus laid on a polycentric planning approach which is supposed to show how the current combination of a centric city surrounded by a huge urban sprawl can be overcome.

In recent years, this has become a very important topic for architecture students in Warsaw, as there are still big undeveloped locations in the middle of the city, waiting to be awakened and brought back to the city centre. Many of them belong to former industrial areas and remain untouched since the fall of communism. Often, old factory buildings can be found on them, some of them under heritage protection and yet neglected and fenced in. This is not only a shame for the cityscape, but also not reasonable from an economic point of view.

These left-over sites can be seen as a chance to find new and creative ways of implementing a development that aims to create a multiplicity of local centres instead of creating one big central business district. These new centres should contain a variety of mixed developments differing in the architectural design, building density and variety of functions. This workshop is supposed to give a platform to alternative and experimental design ideas by breaking out of the framework of established and run-off-the-mill planning.

1_2_ DESIGN AREA

In 1846, Błażej Haberbusch and Konstanty Schiele opened a brewery which at the beginning of the 20th century had become the biggest one in Warsaw and one of the biggest in Europe. The “Warsaw Breweries” operated until the beginning of the 21st century. Over the decades, the site gained a lot of historic importance as it played a role in supporting the Warsawers in the rebellion against German occupation and in helping the people who were fenced into the so called Jewish Ghetto.

fig_1 design area >>
Nevertheless, the brewery was resold and renamed a couple of times in the post-war era. After 2004, many of the buildings were demolished.

At present, the land is almost empty. Some remaining buildings and ruins on the site are protected by the conservation law. The brew house, Schiele’s Villa and the laboratory are all listed buildings. The spacious cellars beneath the main production building also remain untouched and parts of them are protected by the aforementioned preservation act. The plot is surrounded by various developments which have sprung up very quickly after 1990.

1.3_ GENERAL AIM

The aim of the workshop was to create a vision for the development of this very special urban block, keeping in mind the overall development standard in this workshop which comprises a polycentric, multifunctional and “European” city model. The design proposals of each group should therefore include residential buildings, offices, social and cultural infrastructure, retail and local recreation.
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**SPECIFIC ANALYSIS & MAIN IDEAS**

- **MON 01.06.** Welcome presentation of Prof. Gzell
- **TUE 02.06.** World Café by German students about the context topics
- **WED 03.06.** Working session
- **THU 04.06.** Working session
- **FRI 05.06.** Working session
### BERLIN WEEK

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**fig. 3**  Time-table (design site in the background)

**fig. 4**  City rally in Warsaw
4 SUMMARY

THU 02.07.
Distribution of end tasks:
- posters
- presentation
- project report

FRI 17.07.
Presentation and exhibition within "Projectbasar"

WEN 30.09.
Submission
project report

1_4_ ASSIGNMENT

The workshop started with group working sessions in order to research background material and get in touch with the context of urban development in Warsaw. The topics – for excerpts see chapter 2 – were:

- Conversion of inner city fallow lands
- Uses and users of public spaces in Warsaw
- Smart City strategies in Warsaw
- City development in socialist Warsaw
- City and real estate development in post-socialist Warsaw

The core of the workshop consisted of two workshop weeks, one in Warsaw and one in Berlin where – beside social and general educational enterprises – the urban design ideas were elaborated. The work was conducted in groups, each consisting of two German and two Polish students.

The first week was dominated by further research and finding a rough direction for the design idea. At the end of the week, a presentation was held by each group, showing their progress so far. The second week was used to elaborate and present the urban design proposals.

The workshop weeks were followed by a presentation at TU Berlin’s “Projektsbasar” and the elaboration of this report. The preparations and the summary were done in groups of German students only.
2_1_ WARSAW CITY PLANNING FROM 1918 TO 1989

by Andreas, Friedrich, Liisi

2_1_A_ INTRODUCTION

In this paper we will distinguish four phases of urban development in Warsaw between the end of the First World War in 1918 and the fall of the communist regime in 1989. After a century of Russian occupation Warsaw’s upsurge in the interwar period became a time often referred to in a reminiscent mood as the “golden age”. The period of the Second World War and the German occupation leads to a massive and almost complete destruction of the built up Warsaw. After 1945 reconstruction is influenced by dualist principles: political ideology and pragmatic planning. This leads to a new Warsaw planned under socialist positions, but always contested between Stalin’s regime and its meaning as a national symbol, as major city of a repressed Polish state.

The era spans different and even contradicting paradigms that are felt in the city until today. Consequently this text is shaped around these continuities and ruptures instead of a strict chronology. The three constitutive, intertwined perspectives are:

> identity and meaning
> planning attitudes
> socio-political dimension

2_1_B_ Identity and Meaning: Inscribed History

Interwar Period (1918-1939)

The national Polish history dates back to 1918, the end of World War I, when Poland regained its independence after being under the rule of Russian, Austrian and Prussia-German empires over more than 100 years (Wynot, 1983: v-vi). After Poland regained its national state, its people started to rebuild the country from the destructions of the war. Everything that had connections to Polish history and identity was emphasized. For example the city government had to be as Polish as possible (Wynot, 1983: 40). Another priority was to restore national monuments from pre-tsar times.

“Most poles greeted the resurrected nation state with joyful confidence that all of their social, economic, cultural, and political troubles would promptly end.” (Wynot, 1983: 41)

During the interwar period the city of Warsaw and also the state invested mainly in housing projects, because after World War I inhabitants lived in barracks-type buildings (Wynot, 1983: 176). During the first decade of independence most investments went to improve housing in city centre area, in the second decade it shifted to the outskirts to decentralize the city and to relieve its congestion (Wynot, 1983: 178; 182-183). Even modernism/functionalism had Polish touch, it was seen mainly from the details of the houses. Priority was
to expand the public facilities like schools, museums, culture, medical centres, etc., which were neglected by the Russian regime during the last 100 years (Wynot, 1983: 63).

Warsaw, that used to include 1/3 of its inhabitants in the industrial sector before the World War I, did not develop industry in such a big scale anymore. On the west part of the city the number of industries declined a little bit compared to the pre-war times. The east bank of the Vistula river turned into a more important industrial area during the years of independence than the west side (Wynot, 1983: 186-188). Another difficulty after 1918 was to become independent from Russian supplies like energy and raw materials (Wynot, 1983: 57).

But although the Interwar period was considering many aspects a difficult time to Warsaw and Poland in general, many people still see it as the golden period of the country’s history. During the 21 years city’s population grew about 70% and its area 300%, which made it the eighth largest capital in Europe before the outbreak of World War II (Wynot, 1983: 93; 174). After New York Warsaw had the second largest Jewish population worldwide, the biggest in Europe.

**World War II and the Nazi occupation (1939-1944)**

With the outbreak of the World War II in September 1939 Nazi-Germany occupied Poland. Since then they started to systematically destruct Warsaw – also known as the Pabst Plan – to turn it from a 1,310,000 inhabitants Polish city into a small German town with approximately 100,000 to 130,000 inhabitants plus 80,000 slaved Poles on the eastern side of Visula. They started to implement the plan since the first days of the occupation (Ciborowski, 1969: 44).
The Nazis established a closed ghetto into Warsaw intercity district Muranow in 1940 with an area of 2 km² for 400,000 people to separate Jewish people from the rest of the city (Ciborowski, 1969: 46). After 63 days of battles and bombing in the Warsaw Uprising in 1944 the city was systematically and heavily destroyed by the Germans (Ciborowski, 1969: 48). Warsaw was liberated in 1944, but by that time within the five years of occupation about 85% of the city was destroyed and 800,000 people killed (Ciborowski, 1969: 64).

**Reconstruction after World War II (1944-)**

After the liberation, Polish people started to rebuild the city. They started from the construction of the old town as soon as possible after the war, not because they needed to, but to emphasize their national identity and history, and to show that Nazis plan to destroy Warsaw did not succeed (Ciborowski, 1969: 278). The old town was reconstructed as a copy of what it used to be from the outside, although the functions and the interiors of houses changed. The old town reconstruction works were based on old house plans, drawings, paintings, etc. (Jokilehto, 2010: 356). For Poles it was also very important to finance the works by themselves to show their independence from other countries and nationalities. Their second priority was to build up the industry, third was housing and as the last came services (Ciborowski, 1969: 152).

**2_1_C_ Planning attitudes**

Administrative planning, like in many other countries, emerged in Poland reactionary to the contradictions of capitalist uncontrolled growth (cf. Koch 2010: 148). A first masterplan (Tolwinski Plan) was set to solve problems of congestion and hygiene. However, official plans remained very limited in their impact due to the lack of actual laws to enforce planning. In addition, most land was in private hands and not to be touched by planners. As Malisz (1966) points out, polish planners were convinced that “development could not be successful unless attention was given to all (...) processes in the surrounding region”. Within this context Syrkus and Chmielewski suggested “Warszawa funkcjonalna” (1936), a plan to develop the city...
alongside regional axis thus defining it in its regional context (cf. Huber 2005: 40; Koch 2010: 149). The plan gained approval at the CIAM conference and would be important to Warsaw’s future planning\(^1\).

The functionalist planning paradigm was quickly adopted through socialist planning laws in the years after World War II in line with the socialist political system rising to power\(^2\). A critical factor was the municipalization of private land (1945). With most parts of the city destroyed, the space to act was

„... something which most town planners can only dream of. Complete freedom in disposing and arranging the whole area for modern urban development.“ (Ciborowski 1969; in Judge 1995: 349; quoted in Huber 2010: 154)

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\(^1\) As Dangschat and Wendl (1978: 196) point out, the plan was never implemented due to its respective political ascription. While before WWII it was seen as a socialist tool, after the war it was criticized for being capitalist in its roots.

\(^2\) Namely Malisz (1966: 61) points out the establishment of a planning hierarchy with national, regional and local planning capacities.
However, planners had to maneuver between the political demand for socialist representation on one hand, and basic needs of the population on the other. The latter meant to provide adequate housing for a rapidly growing population, where every existing building was indispensable. Sometimes in contradiction with official plans the public started an improvised reconstruction. Also much of the infrastructure (e.g. canals) was intact and therefore the raster of streets wasn’t modified to the wished extent.

As Koch (2010: 160) highlights, the main force of development in the socialist period were economic plans (five or six year plans) on a national level, hence minimizing local planning capability. Local planners, instead of having “power-over” struggled for “power to” implement projects\(^3\). State-led industrialization became the motor of urban reconstruction reducing much needed residential areas a second tier agenda. In Warsaw’s inner city “planned economy (only) provided for the concentration of investment on a few projects during definite periods of time” (Dziewulski 1966: 88) which led to large scale developments such as the Traza W-Z, the Marzalkowska complex or the palace of culture. These projects were critical for socialist political representation\(^4\).

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\(^3\) To get investments, local planning authorities had to negotiate mainly with state companies in order to implement a project apart from the national plan.  
\(^4\) Huber (2005) displays the dominant style of socialist realism in architecture at the time, in line with developments in Russia under Stalin.

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fig_8 The transformation of Warsaw City Center
This contradiction also lies in the vertical conflict of plans. National development plans rarely fit local plans on the city level. Thus plans had to be adjusted all the time in line with the economic agenda (Koch 2010: 160). Furthermore, a horizontal conflict of plans manifested in the discrepancy of time spans. While economic plans were set for only five years, physical planning tried to calculate for up to 20 years. In face of this contradiction, stage plans were introduced, “representing a reasonable compromise between existing needs and possibilities”5 (Dziewulski 1966: 89).

Functionalist planning was handled in a deductive manner as Malisz (1966: 62) points out. Based on assumptions for traffic flows transportation plans were set up, followed by attributing specific land uses and densities to it. Industries had to be located alongside major transportation axis. These plans then had to be adapted to the existing physical features. This systematic application of functionalism on the basis of calculated standards and numbers6 was followed strictly and supposedly staged in the “final state of city development” (ibid).

In line with broader strategies for urbanization (in

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5 Plans were passed on a scale of 1:20,000 and 1:5000
6 Development is oriented on economic overall optimization. Crucial factors are costs for preparation of the land, cost for conversion and costs for supply and disposal. Economic and mathematic calculations are more relevant than social, ecological or aesthetic criteria. In 1961 urban planning standards were modified by “15 rules” of the president.

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relation to Christaller) in a regional context (reffering to Syrkus and Chmielewski) development shifted to the periphery. Large scale residential settlements were constructed similar to the Russian mikroraion model based on prefabricated modular technique (Huber 2005: 121)7. This shift in development was also attributed to the existing need of housing, that became a more and more political topic in the 1960s and 1970s. Recognizing the contradictory outcome of planning goals and real outcomes, planners tried to make amends for the political shortcomings. Phases of economic prosperity under Gomulka and later Gieriek are marked with respective large infrastructure projects

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7 See for example the satellite town in Ursynow for 132,000 inhabitants.
that still shape Warsaw’s city center today. The pragmatic attitude towards planning continued until 1989 and the fall of the socialist regime. As Koch (2010: 119) puts it: “the time of the large projects was over”.

2.1.D. Socio-Political Dimension

To understand Warsaw’s urban development after World War II one has to understand the Polish desire for an independent state in continuation of the Golden Age in between wars, tattered between two totalitarian regimes. First by the German occupation that left a massively destructed Warsaw, which was mostly due to purposeful demolitions rather than collateral damages in battles. Most of the destructions happened after the Polish Uprising in 1944, which happened in hope for the help of the Russians, who stuck to the eastern side of Vistula (the part of Warsaw with the least destructions) and watched -- as the Poles till today accuse the Russians -- till the Germans had fought down the Polish underground army, so they could later on obtain control themselves.

Due to the massive destructions it was thought of moving the capital to less destructed cities like Krakow, but the decision was to keep Warsaw as capital and to prioritize the historical reconstruction of the inner city. This one-sided focus of investments happened despite the big need of housing and other basic functions, but Poland wanted to set a strong national sign against the Soviet occupation and an idealistic defiance against the German destructions.

The Soviet reign under president Bierut continuously tried to implement Polish nationalism into the communist agenda, a paradox. The quote „Caly narod buduje swoja stolice“ -- “the whole folk builts its capital” became a leading message.

„Diese brüderliche, herzliche, opferfreudige Hilfe war die erste Bruderhand, die sich uns entgegenstreckte und uns half, unsere Hauptstadt zu neuem Leben zu erwecken. Mögen dessen alle eingedenk sein, die durch die Straßen der auferstandenen Stadt wandern, mögen sie den kommenden Generationen tiefste Verehrung und Dankbarkeit übermitteln fuer den großen Urheber dieser Hilfe -- den Freund Warschaus -- Stalin.“

(Bierut, July 3rd, 1949)

Within the communist regime dominated the idea that an ideal city should depict the ideal communist society:

„Das neue Warschau ... darf nicht einzig und allein eine verbesserte Auflage des Sammelbeckens privater Interessen der kapitalistischen Gesellschaft aus der Vorkriegszeit sein, es darf keine Widerspiegelung der Widersprueche sein, die diese Gesellschaft zerreischt,

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8 See for example Scania Wschodnia, a shopping complex built in the 1960s; new central station, built opened 1975 as part of the western city center, which was only partly completed.
and es darf nicht mehr zum Schauplatz und zur Grundlage der Ausbeutung menschlicher Arbeitskraft und des Anwachens der Privilegien der besitzenden Schichten werden.”

(Bierut 1949; after Barbag Berezowski 1956: 160f.; after Dangschaft 1978: 195f.)

Due to Koch (2010: 161) following principles were characteristic for the city politics:

- nationalization of land property,
- abolition of ground rents -- which led to minor densities (ibid.: 155),
- state and state companies were the only investors,
- municipalities had no free possibilities to act,
- political priority was industrialisation, not urbanization
- and therefore a high dependence of city planning from the economic developments.

The housing conditions, already bad before World War II, worsened afterwards and continued to be a problem and a challenge for city planning. Due to unsatisfied citizens more money was invested to housing developments, but they always stayed behind the expectations and needs. Especially all infrastructure belonging to the apartment blocks was often lacking, only empty plots were left for social facilities and infrastructures. The Marszalkowska Dzielnica Mieszkaniowa was planned as a prototype of socialist city development, with 10,000 flats planned. But social disparities worsened (against the affirmations of the regime), not despite but also due to the communist allocation of flats, which led to polarizations and was not equal. There social inequality was not only to be traced back to pre-communist structures, but also promoted by the Soviet reign. (Koch 2010: 158)

**Sources**

City development politics in Poland have been extremely centralised during socialist times. A very important characteristic of these times was a planning structure which followed the decisions of the state as the most powerful actor instead of following the principles of market economy. This had a great impact on post-socialist Warsaw's city planning regulations and Warsaw's development respectively its physical appearance nowadays.

In 1990, the new Polish state passed the “Local Government Act” which was a measure to decentralise the planning structures. It took away the state’s absolute power and relocated it in favour of the municipalities. Urban land use planning and zoning was now completely in the hands of the municipalities. Nevertheless, no concrete planning instruments like the German “Bauleitplan” had been provided. This resulted in very powerful but unregulated municipalities that used their planning power rather arbitrarily and opportunistically. Instead of reasonable considerations of what is needed and how the city could be spatially arranged in an appropriate way, authorities made deals with big investors and let them built whatever they wanted, wherever they wanted.

In the same year, Warsaw had been divided into seven autonomous “Gmina” which correspond to communities. Through these two acts, it had gotten impossible to practise an overall planning for the whole city. The new communities where now competitors and their highest planning goal was to attract investments. The outcome of these two acts was a chaotic phase of city development in which the only crucial factor was the money.

In 1994, the Polish government tried to find a remedy by introducing planning instruments that correspond approximately to the German “Flächennutzungsplan” and the “Bebauungsplan”. This act had foreseen that every municipality must prepare the “Flächennutzungsplan” and, on its base, also “Bebauungspläne” for building projects which would be legally binding. Unfortunately, the municipalities did not have the financial resources to prepare these plans, nor where they interested in cutting down their relatively big freedom in planning and negotiating. Also there was no sentence foreseen for not preparing these plans. As a consequence, the new law proved itself almost worthless, as most municipalities did not prepare any plan and continued to plan as they wished. This state of things continues to be predominant in most parts of Poland until today.

In the same year, the Warsaw communities were reorganised. Surrounding settlements and villages were incorporated and the number of Gminas rose
from seven to eleven. The newly formed centre of Warsaw was divided into 18 districts which only existed on the maps and had no further competences. The new regulations made planning even more chaotic and unclear. The different communities, governments and experts were proposing five different development plans, each one declaring the predecessor void and none of them being kept and officially implemented.

Warsaw stayed divided into different municipalities until 2003. Only since then, it is possible to make plans for the whole city. This is also the time when the first real
development plan emerged and also got accepted by the municipality. But it remained unimplemented due to power struggles. Meanwhile, the city experienced a huge building boom that was informally regulated. Investors have especially built shopping malls, huge mono-functional gated communities and office areas. These project have mostly been “legalised” with hindsight. Citizens’ protests have been silenced by briberies. This planning principle remains actual until today as the municipalities have no interest in giving up their power and rather want to stick to the principles of a negotiable planning.

But also the socio-economic frame changed a lot since the end of communism. The private sector offered higher salaries to certain social classes who can afford better housing and thereby create the market for the newly built dwelling areas. Though this moving out of high income household from the old settlements, the social segregation is increasing. Housing has become a status symbol.

The new housing areas offer all the comfort that the socialist building have not and are built by international private investors. The state has completely stopped building housing stock and sold all its property to the tenants or investors. One of the new areas is Miasteczko Wilanów which is realised as a gated community. It’s planned by private investors and has space for 12,000 to 15,000 inhabitants. First, the brochures promised a classic European type of neighbourhood: dense, multifunctional, car-independent. But the developer
sold the parcels to different developers who did not care about the investor’s plan or about what infrastructure could have been needed realistically. The are turned into a mono-functional housing area that lacks schools, kindergartens, grocery shops and sometimes even allotment. The city of Warsaw had to invest own money to rebuy locations and provide the needed infrastructure. This a an example that shows how the unregulated planning in Warsaw leads to unsatisfying results for the inhabitants and the city.

The second trend consists of office buildings. Short after the fall of communism, there is no market for office spaces which caused a building boom. Like described before, there is no controlled development of office areas. They rise in different parts of the town and stay mostly mono-functional, too. They cut through formerly lively neighbourhoods and change the city structure. The same applies to the new shopping malls. For investors, the malls have proven to be very profitable. In 2008 there were already over 50 shopping malls with an area of over 4000 m2 in Warsaw which has a remarkable impact on the cityscape. They also concentrate many other entertainment activities and are often built at places only reachable by car. Arcadia for instance is the biggest shopping centre in eastern Europe and has 21 million visitors per year.

These three examples show how the unregulated planning lead to a strong profit orientated city development that ignores the inhabitants’ needs and fosters segregation and mono-functionality. Plus, it also completely neglects the open spaces which is decreasing the city’s life quality. Neither traffic nor other departments work together on planning issues. Neighbourly concerns are not taken care off when a sight is to be developed. All in all, Warsaw shows a lot of dynamics since the fall of communism but these dynamics are investor driven only. It seems like the influence of inhabitants and public matters do not weigh much in the city’s actual development.
2_3_ ÖFFENTLICHER RAUM IN WARSCHAU

by Abdallah, Božana & Martina

2_3_A_ Begriff und Verständnis


Kultur und öffentliche Räume

Die Stadt und ihr kultureller Aspekt werden wesentlich von der Nutzung, Erlebbarkeit und der Ästhetik der

Soziales in öffentlichen Räumen

Ökologie in öffentlichen Räumen
Durch das steigende Bewusstsein der Bevölkerung für das Thema der Nachhaltigkeit, welches in unmittelbarer Verbindung zur Ökologie steht, steigt ebenso die Bedeutung für die öffentlichen Räume. Hier können Rad- und Wanderwege sowie Parks als Beispiele genannt werden (vgl. Selle, 2002). In den Städten kann neben der öffentlichen Stadt begrünung noch das urbane Gärtnern sowie das Guerilla Gardening genannt werden. Beides sind Formen, um neben den Gestaltungsaspekten auch städtische Flächen nachhaltig zu nutzen.

Politik in öffentlichen Räumen
Veränderung innerhalb der Gesellschaft schließen (ebd.).

**Ökonomie in öffentlichen Räumen**


Somit sind die weichen Standortfaktoren, zu denen ein gut angenommener oder gepflegter öffentlicher Raum durchaus zählen kann, neben den „harten Standortfaktoren“, wie beispielsweise der Infrastruktur, auch eine ausschlaggebende Voraussetzung für die Ansiedlung von Betrieben (ebd.). Weitere Faktoren, die die ökonomische Bedeutung der öffentlichen Räume unterstreichen, sind Faktoren wie die Lage. Immobilien können an Wert gewinnen, wenn sich in unmittelbarer Nähe attraktiver öffentlicher Raum befindet. Ebenso kann die Verwahrlosung zur Wertminderung führen.
2_3_B_ Aneignung von öffentlichem Raum


> Nutzungsangebot im öffentlichen Raum
> Erreichbarkeit/Zugänglichkeit
> Größe und Dimension
> Ausstattung
> Raumkanten und Raumgrenzen

2_3_C_ Warschau in Zahlen – Nutzer der öffentlichen Räume


2.3.2 D_ Was ist mit den öffentlichen Räumen in Warschau?


Quellen

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fig. 16 Open Space Network Warsaw

Literatur

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2_4_ CONVERSION OF INNER CITY BROWNFIELDS

by Ann-Kathrin, Sina & Solen

2_4_A_ Introduction

The question ‘how to deal with brownfield sites’ is of particular importance for the future of cities. The conversion and brownfield recycling are important parts of urban planning. Brownfield sites and their subsequent uses may influence the image of the cities and municipalities adversely, but also advantageous. They affect on the quality of life of the inhabitants and the attractiveness of a business location.

2_4_B_ Affects of conversion

The structural re-use of brownfield sites is particularly important to work against the progressive sprawl of landscape through redevelopment of existing areas. To keep the urban density is prerequisite for the utilization or for the efficient use of infrastructure and for shortest possible paths between the various activities. Regardless of a building or free spatial reuse means a revitalization of brownfield sites a remedy of urban defects.

Brownfield sites without function, often dilapidated buildings have negative spill-over effects on the environment that affect the image and attractiveness of entire metropolitan areas. Despite all the advantages of re-use of brownfield sites are also still numerous restrictions opposite. Often the soil is contaminated, depending on the previous activities, or there are old buildings and foundations to cope with. So depending on the genesis of brownfield sites there are different initial conditions, such as the location to the center, to utilities, the infrastructure of transport, size, upstanding building, pollution of the soil and groundwater, infrastructural facilities, environment and legal circumstances concerned. the suitability of the land for the construction or free space usage for each of the individual site must be examined. Revitalization, which aim to provide new impulses to urban development and promote urban living, requires a minimum level of existing structures and functions as starting points. Otherwise a revitalization is hard to realize.

2_4_C_ Different types of brownfield sites

Industrial wasteland

The reasons for the emergence of industrial wasteland are mainly in structural change in the economy. The significant impact dimensions are the development of technology, the internationalization, the change in demand in the form special product requirements and shortening the product and model life-cycles. So the economical changes have impact on location and land uses. On top, some branches of production are under the pressure of increased international competition and affected by outsourcing or closure.
Military wasteland
The re-use of military wasteland has acquired a new dimension of changed military strategies after the reunification of Germany. Since the late 80s the BRD accomplished a great reduction of forces accompanied with the release of military property. 84 site closures have been set nationwide. 124 is the number in total of local authorities affected by the structural reform. The departure of Allied forces leads to even more military wastelands. Military sites have very different location qualities. While some urban barracks represent particularly attractive land, airfields, missile sites and training grounds in non urban areas.

Transport and infrastructure wasteland
Transport and infrastructure wasteland are mainly the
result of privatization or restructuring. As part of the “rail reform” in Germany fundamental changes in the large scale production were carried out and created conditions for a market-oriented property policy of the railways. Thus, the current land owners of former railway land currently sell their property and related infrastructure, which are often located in the inner city areas. Through the restructuring of the ‘Deutsche Post’ and ‘Deutsche Telekom’ arise infrastructural and transport wasteland as well. Those areas have often high potential and opportunities for development because of their urban spatial location.

2_4_D_ Legal Framework

§1a sect. 2 of the “Baugesetzbuch” reads „Mit Grund und Boden soll sparsam und schonend umgegangen werden; dabei sind zur Verringerung der zusätzlichen Inanspruchnahme von Flächen für bauliche Nutzungen die Möglichkeiten der Entwicklung der Gemeinde insbesondere durch Wiedernutzbarmachung von Flächen, Nachverdichtung und andere Maßnahmen zur Innenentwicklung zu nutzen sowie Bodenversiegelungen auf das notwendige Maß zu begrenzen […]“ (”land is to be used sparingly and carefully; in order to reduce the additional use of land for construction uses the possibilities of the development of the community in particular through land reclamation, recompression and other measures for internal development use and floor sealants should be limited to what is necessary [...]“) The paragraph makes clear that conversion, especially of urban wasteland is necessary and useful. The handling of the wasteland, however, is not regulated in particular (Institut für Bodenmanagement/ Institut für alternative Kommunalplanung 2002:52f).

2_4_E_ Dealing with brownfields

There are several ways to deal with brownfields or derelict building. One possibility is the conversion or new use of existing structures. Partial inventory is also supplemented by new parts of the building. The objectives of conversion are permanent structural revitalization of fallow, the strengthening of classic downtown use and complement the urban fabric through new uses. If no long-term potential uses exist for the wasteland, it is possible to design the area as an open space and thus improve the quality of living and staying in the neighborhood. When surfaces are to be re-used in the medium term it makes sense to allow temporary use. The buildings and areas provide space for individual appropriation and therefore the commitment, for example, to strengthen citizens. Positive effects are avoiding gaps and vacancies in the urban space. If there is no need for the area in the nearer future there the possibility to let this lie as a potential area for certain uses such as restrain traffic areas (Brinker / Sinning, 2011: 10).
2_4_F_ Types of revitalization

In case of revitalization of fallows there are two possible starting points. Either there is an existing use, which is looking for a space. Derelict buildings or areas can be revitalized in this case and used again. Examples include companies that are looking for expansion areas due to new office and warehouse space. The second case is the reverse, that there is a space for which a use is sought. For example, urban wasteland, where gardens occur. In general, the revitalization is always a demand ahead without prompting a revitalization will not happen (Brinker / Sinning, 2011: 15).

2_4_G_ Funding

The conversion of fallow land can be, depending on the owner, financed by private or public investments. Many of the public investment are made from EU-funds such as EFRE and URBAN, or in the context of federal and state programs such as “Stadtumbau” or “Aktive Stadtzentren”. The municipalities usually do not take investments but initiate and plan the conversions process (Institut für Bodenmanagement/ Institut für alternative Kommunalplanung 2002: 65f).

2_4_H_ Examples of conversion

To illustrate, also as a reference for the conversion site in Warsaw, how inner city brownfields can be reused, two example of inner city conversion of industrial areas are given. Both examples are revitalizations of brownfields where the original structure and buildings were preserved.

The Kulturbraurei is located in the district of Prenzlauer Berg is actually a new attraction of the culture life and nightlife in Berlin. This former brewery, which uses to be in activity until the 1960s, is composed of more than twenty buildings and six courtyards, all classified by the protection of historical monuments. After more than two decades of several conversion project provide by investors who finally gave up because of the difficulty of the financing, the mobilization of cultural and local actors to transform the site and find an issue finally succeed. The conversion of the existing buildings was made with the general wish to not denature all those buildings and the historical heritage. Indeed, the developer, TLG Immobilien, also maintained the original look of the brewery, keeping old, painted signs marking the different buildings. The 25,000m2 area is now a well-known and multiuse place: theater, museums, school, clubs, cinema and services are all components of the site, which are managed by more than forty tenants.

The former Poznański factory is a 27 hectare site located in the heart of the city of Lodz, really close to the main city square. The Manufaktura redevelopment project was about transforming the abandoned textile buildings, which are a series of gigantic masonry halls built at the end of the 19th, into a multifaceted cultural
extravaganza. This conversion is really impressive because of its scale and its program. Moreover, it uses to be the biggest conversion project in Europa during the middle of the 1990s. It includes a big shopping and entertainment centre, cultural centre, capacity for 3500 cars, lofts, 12,000m2 offices, a five stars hotel and 60 restaurants and bars. In all, more than 90,000m2 of red brick buildings have been restored and completely refitted. An equal amount of new buildings – mainly the shopping centre - have gone up alongside.

Through these examples of conversion, we can observe two different issues that both show how to deal with brownfield. For the case of the Kulturbrauerei in Berlin, the main idea is to use the existing buildings with a general wish to keep the buildings architecture and aestheticism as it uses to be during the industrial period. Moreover, conversion is a tool to value the historical heritage. It is also the idea for the second example, except that in the Manufaktura, the old buildings are just the starting point of the project, which provides a strong architectural contrast between old and new styles. For this second case, the reuse of the industrial inheritance of the city is at a motor to increase the attractiveness of the site and of the whole town. This issue proves how brownfields conversion projects have the potential to renew the image of a city and impulse new urban developments.

Those two different ways of conversion are also two different architectural conceptions: let the area as it uses to look as a long-lasting piece of art or adapt the area by some architectural transplants that have to fit with the existing fabric.

Sources

2_5_ SMART CITY

by Jonas & Josephine

2_5_A_ Definition

Definition der Stadt Wien: Smart City bezeichnet eine Stadt, in der systematisch Informations- und Kommunikationstechnologien sowie ressourcenschonende Technologien eingesetzt werden, um den Weg hin zu einer postfossilen Gesellschaft zu beschreiben, den Verbrauch von Ressourcen zu verringern, die Lebensqualität der BürgerInnen und die Wettbewerbsfähigkeit der ansässigen Wirtschaft dauerhaft zu erhöhen – mithin die Zukunftsfähigkeit der Stadt zu verbessern. Dabei werden mindestens die Bereiche Energie, Mobilität, Stadtplanung und Governance berücksichtigt. Elementares Kennzeichen von Smart City ist die Integration und Vernetzung dieser Bereiche, um die so erzielbaren ökologischen und sozialen Verbesserungspotenziale zu realisieren. Wesentlich sind dabei eine umfassende Integration sozialer Aspekte der Stadtgesellschaft sowie ein partizipatorischer Zugang.

2_5_B_ Beispiel

AmbientAssisted Living umfasst als komplexes Produkt ein technische Basisinfrastruktur im häuslichen Umfeld (Sensoren, Aktoren, Kommunikationseinrichtungen) sowie Dienstleistungen durch Dritte mit dem Ziel des selbstständigen Lebens zuhause durch Assistenz in den Bereichen Kommunikation, Mobilität, Selbstversorgung und häusliches Leben. Die Assistenzfunktionen sollten möglichst unauffällig, bedarfsgerecht, nicht stigmatisierend und weitestgehend ohne technische Vorkenntnisse nutzbar sein. Eine Sonderform stellen die an funktionellen Einschränkungen orientierten Assistenzsysteme dar, die medizinisch relevante Parameter im häuslichen Umfeld erfassen und an medizinische Leistungserbringer kommunizieren (Telemonitoring) sowie die Interaktion zwischen Bewohner und Leistungserbringer (Telediagnose, -therapie, -rehabilitation) über die Distanz ermöglichen.

Ziele der Stadt Wien

> Signifikante Reduktion der Emissionen (CO2, Treibhausgase etc.). Fernziel: Nullemissions-Gebäude (Zero Emission City, Zero Emission Buildings) als Standard


> Signifikanter Anstieg beim Einsatz erneuerbarer Energien (u.a. bei öffentlichen Gebäuden)

> Bewusstseinsbildung in der breiten Öffentlichkeit zum verantwortungsvollen Umgang mit Ressourcen (Energie, Wasser)

> Aktive Rolle der Bürgerinnen und Bürger (vom Consumer zum Prosumer) im Sinne einer Steuerung zusätzlicher Bereiche des täglichen Lebens
Multimodale Verkehrssysteme mit Ausbau des Öffentlichen Personenverkehrs besserer Vernetzung zwischen unterschiedlichen Verkehrsträgern und signifikanter Reduktion des motorisierten Individualverkehrs

Internationale Positionierung Wiens als europäische Umweltmusterstadt sowie als führende europäische Metropole bei Forschung und Technologieentwicklung

Risiken

> Datensicherheit (wer hat Zugang zu meinen Daten und was wird damit gemacht?)
> Bevorteilung großer Unternehmen (Monopolbildung)
> Abhängigkeit der Stadtverwaltung von Konzernen (geschlossene Systeme)

2_5_C_ Warschau

E-Mobile Cluster
Since July 2011 by Warsaw University of Technology and Warsaw City Hall. The cluster is a multistakeholder-initiative by scientific institutions, local government, agencies, associations, funds, and companies which are dedicated to education, research, implementation, and business in the field of electro mobility, mainly located in (but not limited to) the Warsaw area. The cluster also unites major Polish national research resources within green and safe road transportation.

ICE-Wish - Pilotprojekt
ICE-WISH targets two social housing buildings in Warsaw, comparing their energy performances. Electricity, water and heat consumption and associated costs will be tracked via residents’ TVs. Residents are then offered advice on how to reduce consumption. The aim is for a sustainable reduction in water and energy use by 15% without compromising living standards.
**Green Digital Toolkit**
Establishing monitoring and reporting tools for cities to be able to measure their ICT carbon footprint and link their work to other initiatives. The ‘Green Digital toolkit’ is designed to provide cities with a central resource to find and share details of city-level green and digital activities and related tools. The tools listed are publicly available. The technology is easy access and affordable.

**Smart meter**
Ein „intelligenter“ Zähler, ist ein Zähler für Energie, z. B. Strom oder Gas dem jeweiligen Anschlussnutzer den tatsächlichen Energieverbrauch und die tatsächliche Nutzungszeit anzeigt und in ein Kommunikationsnetz eingebunden ist.

**Veturilo**
- Öffentliches Fahrradverleihsystem (seit 2012)
- 73 Städte mit öffentlichem Verleihsystem weltweit
- Nutzung 9 Monate, von März bis November
- 200 Stationen und 3000 Räder, 200.000 Benutzungen 2014

**Low-carbon district**
Warsaw has plans for a low-carbon district, inspired by existing models such as Hammarby Sjöstad in Stockholm. This will showcase energy efficient planning, buildings, transport, wastewater management and is the first of its kind in Poland. The city intends to finance the project with municipal and external funding, and hopes to benefit from European co-financing. The project is in its early stages and full implementation is expected to take around ten years. With energy standards updated frequently, it will be a challenge for Warsaw to meet the latest requirements when the project is finalised in 10-15 years.
3_1_ BETWEEN OLD AND NEW WARSAW

by Anthony, Daniel, Jakub & Leo

The surrounding of the former brewery site is clearly showing two typical faces of the modern Warsaw: a small scaled, functionally mixed northern strip and a highrise dominated, monofunctional southern strip. The northern street is the Saxon Axis and connects directly to the centre and to the old town. The street in the south is also leading directly to the heart of the city. Whereas the latter is standing for the new representative Warsaw, the first one has kept the qualities of an older city structure, providing the local inhabitants and workers with services and food and offering a livelier and typically European urban atmosphere. Even though the site is administratively located in Wola, it is clearly situated in the inner city context. By consisting of old tenement houses and small shops on the one hand and office towers, hotel buildings, museums and schools on the other hand, the area reveals both, its city-wide attraction and its importance for the local inhabitants. Besides „old“ and „new“ Warsaw, there is also creative stakeholders throughout the city, revitalizing abandoned structures
Co-working offices
shops on ground floor
living and working together
students' apartments
offices
Cooperative housing
Medical center
private housing

fig_21 Old Warsaw Mixtures
fig_22 New Mixtures >>

fig_23 Phase II

fig_24 Phase III

Co-working Offices
Private Housing
Students' Appartments

Retail
Shops on Ground Floor
Flexible Ateliers
Fab Lab
Warsaw there is a smooth transition. The scale and height of streets, blocks and buildings swell as uses will slowly grow from north to south. In the middle of the site remain a few buildings of the former brewery. Temporary structures like containers complement them offering sufficient space to form the creative core at the heart of the site. In order to kickstart the development of the newly founded spaces the potential users have to be found, informed and brought to the site in an efficient way. This will be done by an app gathering all the needed information about free spaces like size, location and price. The potential renter who is looking for a suitable space for his business will find it in the app and will be able to book by contacting the landlord. A quick activation of the creative core is thereby assured. Temporary structures assure that there is enough space to provide for creative users, craftsmen, small businesses and other good ideas. Containers are especially suitable as they can be stacked and added freely to provide flexible room. The old brewery buildings host the central office of the creative core. Furthermore, the authentic atmosphere such as an organic market nearby the site in Wola. Usually, these creative uses are not considered in further profit oriented developments.

The characters of old and new Warsaw shaping the surrounding of the site will be integrated in the concept by finding a design language and city structure that respects both realities and merges them harmonically. The new city quarter shall combine the positive characteristics of both sides and furthermore give space to creative stakeholders at its heart too. By connecting old and new Warsaw and providing space for the alternative and experimental scene the area will consist of a diverse mixture of functions attracting all different kinds of Warsawers. The northern part of the site influenced by the „old Warsaw“ is characterized by developments of smaller scale, infrastructure for the neighborhood and handicraft, small shops for the daily and special needs, manufactories or gastronomy. This part shall have a typical European mixture of uses and stakeholders. At south, the development adopts the characteristics of the „new Warsaw“, the city’s post-socialist development of high-rise towers and other infrastructure that is covering the needs of the overall city. In contrast to the surrounding developments, the buildings shall not be mono functional, but vertically mixed combining office spaces with other uses such as museums co-working spaces, music clubs, hotels, students’ apartments etc. Between „old“ and „new“ Warsaw there is a smooth transition. The scale and height of streets, blocks and buildings swell as uses will slowly grow from north to south. In the middle of the site remain a few buildings of the former brewery. Temporary structures like containers complement them offering sufficient space to form the creative core at the heart of the site. In order to kickstart the development of the newly founded spaces the potential users have to be found, informed and brought to the site in an efficient way. This will be done by an app gathering all the needed information about free spaces like size, location and price. The potential renter who is looking for a suitable space for his business will find it in the app and will be able to book by contacting the landlord. A quick activation of the creative core is thereby assured. Temporary Structures assure that there is enough space to provide for creative users, craftsmen, small businesses and other good ideas. Containers are especially suitable as they can be stacked and added freely to provide flexible room. The old brewery buildings host the central office of the creative core. Furthermore, the authentic atmosphere
Temporary Structures
provide space for creative
users, craftsmen, small
businesses and other good
ideas. Containers can be
stacked and added freely to
provide flexible room for:
ateliers
handicrafts
co-working spaces
etc.

Old Brewery
hosts the central office of the
creative core. Furthermore,
the authentic atmosphere of
the brewery buildings is used
to house different uses such as:
gastronomy
art exhibitions
galleries
etc.

Open Space
in-between the brewery
buildings and temporary
Container structures form a
network of spaces providing
different characters open for
uses like:
beer gardens
outdoor activities
urban gardening
etc.

Cellars
underneath the central plaza
of the creative Core are
made accessible by stairs.
Their unique atmosphere is
perfect to house special
public uses like:
music clubs
food markets
art exhibitions
etc.
of the brewery buildings is used to house different uses such as: gastronomy art exhibitions or galleries. The public open spaces in between the brewery buildings and temporary Container structures form a network of spaces providing different characters open for uses like beer gardens, outdoor activities or urban gardening. Underneath the central plaza of the creative Core are made accessible by stairs. Their unique atmosphere is perfect to house special public uses like music clubs food markets art exhibitions.

The site shall be opened to the City right from the beginning of the development. Therefore, temporary pathways are installed in the place of the final streets, introducing the grid. Also before the first permanent developments are undertaken, pioneer and creative stakeholders are invited to settle on the brewery. For this, temporary structures like containers shall group around the crossings of later streets to prepare the structure of public spaces. While the final buildings, streets and open spaces are implemented, the creative uses concentrate over time in the creative core where they find a permanent place to be an enduring part at the heart of this new neigbourhood. The new city quarter brings together the characteristics of the old and new Warsaw and merges them with a creative core at it's middle. Warsawers of various different backgrounds will mingle here making this mixed quarter a lively place adding new urban qualities to the heart of Warsaw.
3_2_ DIGGING UP THE FUTURE

by Beata, Jonas, Liisi & Mikolai

3_2_A_ Historical Context and Analysis

Before the war the area of Mirów contained both residential dwellings and industry spaces. It became even more mixed after it was almost entirely demolished during the war. Remaining parts of the brewery were rebuilt and returned to their former utilities. That which remained of the town houses was mixed with the huge modernistic blocks of flats. The void of the destroyed site was filled with small workshops and services. Moreover, after the transformation further changes are taking place. Skyscrapers - hotels, offices and housing are still growing in the area, causing additional heterogeneity. Changes are happening quickly and there is great pressure from the real estate market to develop the site.

3_2_B_ Concept

The design concept revolves around three characteristic inspirations.

“The Eye of the Storm”

Based on the chaotic functions and rapid and constantly changing city development of the surrounding environment, there is a need for calmer space, to contrast with the downtown. To provide this contrast to existing developments and to save the identity of the plot, a calm center for the whole district is suggested, as a space free of land speculation and radical densification.
**Inversion**

From the analyses of the characteristic dense pre-war urban grid - buildings with facades sticking to the streets and small courtyards on the inside - came the first inspiration for the design. From there came the inversion of the composition - put the buildings in the place of the courtyards and organise the greenery instead of the buildings. This approach for the “negative city” also has a deep symbolical meaning. It creates a footprint of the previous structure, which had disappeared during the war.
fig_33  Ground plan
Digging-in
The existing cellars on the basement are to be opened to the public, thus rendering the third concept of digging into the ground. This concept will be carried forward in the removal a layer of ground from the entire plot, creating a new “-1 level”.

Combing these three main concepts we end up with the design proposal. From the combination of inverting the old city structure, making the inversion “green”, and digging into the basement, level -1 is born, combining greenery with public functions. At the same time, more private areas are provided, making the whole area semi-public. The new buildings, which now symbolise
the previous courtyards, are for private use, while the ground floor remain open public space. To liberate the land from the pressure of the developers the area with the buildings belongs to the municipality which then administrates the usage. The buildings will provide both vertical access and optional infrastructure with the possibility of plugging in. Facades consist of modular elements so that users can set the floor plan themselves. Then, if the community is doing well and contributing to the area, the tenure might be prolonged. Otherwise another competition is organized to find a new user and function for the structure.
fig_37  View from an upper floor
**3.3 WATER GARDENS**

*by Andreas, Jan, Josephine & Kasia*

The genius loci of the brownfields in Wola is radiated by the historical bones in shape of the remnants of the former Haberbusch & Schiele brewery that remain, protected by heritage laws but threatened by the ravages of time, on the site. Over ground the three small but fairly well preserved buildings “Schiele Villa”, “Old Laboratory” and “Brewery” seem to stand disconnected and lost in a huge desert of shattered bricks, rusted ferroconcrete and scrunched tiles, coated by pioneer grasses and trees. But most of the remaining built cubic capacity lies buried underground with a fairly large area of cellars of varying sizes.

The key questions our project tries to give answers to are:

> How to deal with built heritage and embedded meaning to cope with both historical responsibilities and today’s requirements?
> How to form an atmospheric ensemble and create a strong public space out of built leftovers threatened by deficient care and new constructions that critically honour and reanimate those?

In our proposal the remaining buildings of the brewery are scheduled to be restored to their former glory and incorporated into a large glass construction that connects this buildings and restores their relatedness. This kind of huge winter garden is intended as a public...
fig_40  Conceptual sketches

fig_41  Inspiration Supersam, Warsaw

fig_42  Inspiration MFO-park Örlikon, Switzerland
semi-outdoor-space that is supposed to protect the varying uses from weather extremes in both summer and winter. The lines of the former cellars run across one facade of the winter garden and are – due to their bad condition – planned to be opened up. The semi part “inside” is supposed to form an amphitheatre, the part “outside” is converted into a swimming area at level minus one, bordering the glass construction. Not the bricks of the cellar would be preserved, but the idea of the underground. The swimming lanes that are created would be reachable by large stairs that can also be used for seating and even sunbathing. Trees and greenery is being planted around the swimming pool, inside the glass construction and also upwards, climbing the pillars of the glass construction and the surrounding buildings.

fig_43 Schiele Villa with the glass construction in the back
fig_45  Section

fig_46  Water park
fig_47 Foto of the model
To shape the plot around this multifunctional center, the Chlodna and Wronia side will correspond, both functionally and design wise, with the residential area that it is connected with. The block constructions on these sides with commercial uses on the ground level and residential uses on the upper floors allow a lively and yet intimate feeling to this area. A slightly enlarged street leading up towards the brewery will connect the water gardens to this area both in terms of visibility and accessibility.

The Grzybowska side will correspond to its modern and business orientated surrounding with block constructions that allow access and visibility of the side, while giving a strong shaping of the area. The functions of these buildings will be public alone – such as a library and a cultural centre.

The Warsaw Water Gardens will remain a public area with predominantly cultural uses, such as a cultural centre in the Schiele Villa, a Sports Club in the Extension on the brewery building and possibly a youth club in the extended laboratory. These uses will be complemented by gastronomy in the laboratory and the brewery, the ground floor of the block constructions and shared work spaces, following the example of the fablab, in the factory.

Together the design and uses of the Warsaw Water Gardens create a lively flow of people and ideas to the site, that form a potentially vibrant public centre.
3_4_ WARSAW BAZAAR

by Bożana, Konrad, Martina & Wiktoria

If we consider the topic of the Warsaw Workshop, which is “Back to the city” we picture a place filled with urban life in our area. This means gathering together, meeting different people, and exchanging everyday life. This quality of urban life we can achieve by creating different polycentric public spaces, like a playground, urban gardening, neighborhood park, meeting-spot and a Bazaar.

A Bazaar for us is a symbol of urban interaction and exchange and therefore suitable to make the area a livable space that attracts people in Warsaw to go there, and spent time. In our first vision the Bazaar is an accessible place, covered by a roof and containing different kinds of services (food, art, handcraft). This classical idea of Bazaar should be combined with a modern type of architecture to fit into the modern city of Warsaw. Also our idea is a reaction to the current developments in the neighborhood of Wola, where our area is located. The neighborhood right now is dominated by high rise buildings in a neoliberal style, which are mostly used as office buildings. Therefore this area lacks a leisure place with cultural components. Further we think that the usage of a Bazaar will calm the area down and give the feeling of a human scale and urbanity back to the neighborhood. To achieve our vision of a Warsaw Bazaar, we will include the already
fig_51 Analysis
fig_52 Vision

fig_53 Function scheme

fig_54 Diagramm of the concept
existing buildings into our idea, and connect those places with the rest of the area through a network of meeting points, that offer different functions and usages. The highlight of the polycentric public spaces will be the Bazaar, because it will attract people from all over Warsaw, but the other poly-centers will play an important role for the neighborhood. Here we think of urban gardening and a neighborhood park, which will include the already existing green of the fields. Further a playground and a “meeting-spot” will be allowing the people of the surrounding to relax and enjoy the new neighborhood.

fig_56 Programming the polygons
3_5_    BALENCE

by Anka, Karina, Klaudia & Solen

By creating a new balance, this project wants to erase the distinction between office and housing functions and counterbalance the lack of green spaces in the surrounding area. The idea is to recreate a city centre, which is inspired from the former morphology and functions of the site, but adapted to new uses. By using the history as a starting point, this project is referencing the several identities of the site through the times.
fig_58  Housing concept

fig_61  Open and green spaces >>

fig_59  Housing concept 2

fig_60  Continuity of green spaces
The housing will be destined to mixed demographic. In order to create a strong community feeling, the inhabitants will also be participants of the project, especially by their participation to sharing gardening which will be in all the open blocks housing.

The project will offer a central green living, notably in the south part of the area, in order to create some continuity with the green spaces already existing nearby. As well, those green spaces will allow a good visibility of the site in order to catch the public eyes from the street.

One of the specificity of the project is to create a path, called “Path of history”. This path will inform the public of the history of the site and connect the whole district. It aims to connect the different buildings and their different functions, as well as guiding the visitors through the area. Moreover, this path will combine the normal way on the ground and meeting point within observatory.
Those observatories will give rhythm to the project through several heights, with the idea of experimenting the site from various levels to offer viewpoints and perspectives. Here again, create a balanced path with two spatial practices for the public: circulation and break. The line of the path and the information given on it will also reflecting the history and the several identity of the area: starting with the history of the Jewish ghetto in the South part; then the industrial period with the brewery in the middle part; and to end, the contemporary period of the area, explaining our project and the changes of the site on the North-East part.
fig_66  Visualization

fig_67  Visualization 2
3_6_ AN URBAN EXPERIMENT

by Abdallah, Kryzstoph, Maciej & Weronika

The idea of the design is based on combining two main aspects; one is related to the urban form of the buildings, while the other is based on the functions...
creating activity in the project area. We started with a step by step analysis on the scale of the site plus the scale of the surrounding urban area, in order to fulfill the needs of the district and to ensure that the new design will be integrated into its urban context rather than being imposed.

We found out that the district generally lacks green and good quality public spaces, in addition to having a high number of skyscrapers dominating the urban structure and the skyline. Functions are different throughout the direct surrounding, but somehow similar functions are grouped near each other. There are new developments which will affect the design in the future such as the Europe Square and the mega Warsaw Spire.

A mix use model for the whole site is proposed in order to create a gathering space for the people living nearby as well as the people of Warsaw in general. The urban morphology of this new gathering space is dictated by what we call an urban experiment. By looking at the historical urban grids of the area during two periods which are the pre war and the brewery grid, in addition to our new intervention for the site needs, we reached an urban form which resembles the site history and fulfill today's and future needs. It is noteworthy in the concept design that, no historical buildings are destroyed, also that the new design links to the Ghetto wall memorial as well as the Warsaw Spire and surrounding streets.
fig_71  Overlap
3_7_ NEGOTIATE TRANSITION

by Andrzej, Fritz, Magda & Sina

The area is located in the city center and surrounded by a diverse mix of uses and typologies. Thus it is influenced by the developing commercial area of Chlodna Avenue connecting it to the old town, residential buildings especially towards the north and office as well as hotel projects such as the Warsaw spire. Fragments of the old brewery relate to the history of the site. The plot marks a transitional space between a both physical and programatic versatile density. The city center of Warsaw is characterized by multiple typologies, representing development patterns of their respective historic era. Most developments don’t relate to each other, forming autonomous places leading to a fragmented spatial fabric where public spaces offer little quality for its users. The concept negotiate transition brings together characteristic fabrics of the center and tries to combine them, shaping attractive spaces, that are accessible for the public while respecting and enforcing the existing old tissue of the site.

fig_72 Grid

fig_73 Density
fig_74  Place network

fig_75  Concept

fig_76  Heights
fig_77  Typologies
fig_78  Visualization 1

fig_79  Visualization 2
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Back to the Future