VAVALAND

author: Ania Sosin   mentor: Hans van der Made   committee members: Mark van der Heide   David Kloet
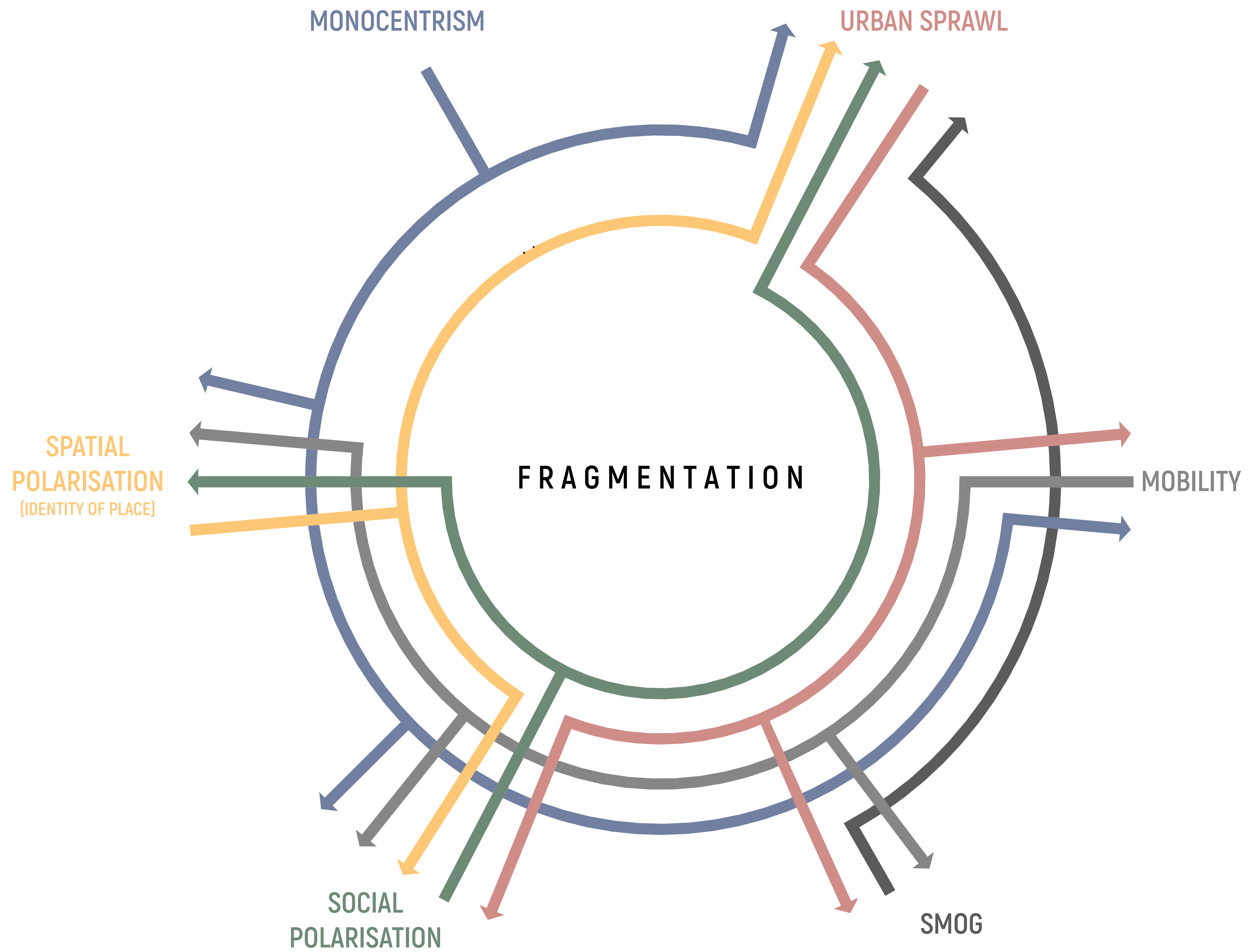
VARSOVIA

the capital city of Poland   area: 517km^2 population 1.7 million inhabitants

"A girl looking at the ruins of Warsaw" 1945

MONOCENTRISM

URBAN SPRAWL

SPATIAL
POLARISATION
(IDENTITY OF PLACE)

FRAGMENTATION

MOBILITY

SOCIAL
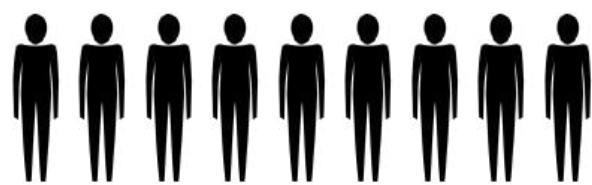POLARISATION

SMOG

monocentric city

urban sprawl

 inhabitants outside the city   900.000

 inhabitants inside the city   1.700.000

 possible scenario   2.800.000

- density before the war 10.000 inh / km2

- density today   3.000 inh / km2

mobility

Air Quality Index 2018
Warsaw: 59
Amsterdam: 7
Paris: 43
Berlin 15-28

Registered cars
1.262.399

727 for 1.000 inh
twice more than in Berlin

Bicycles
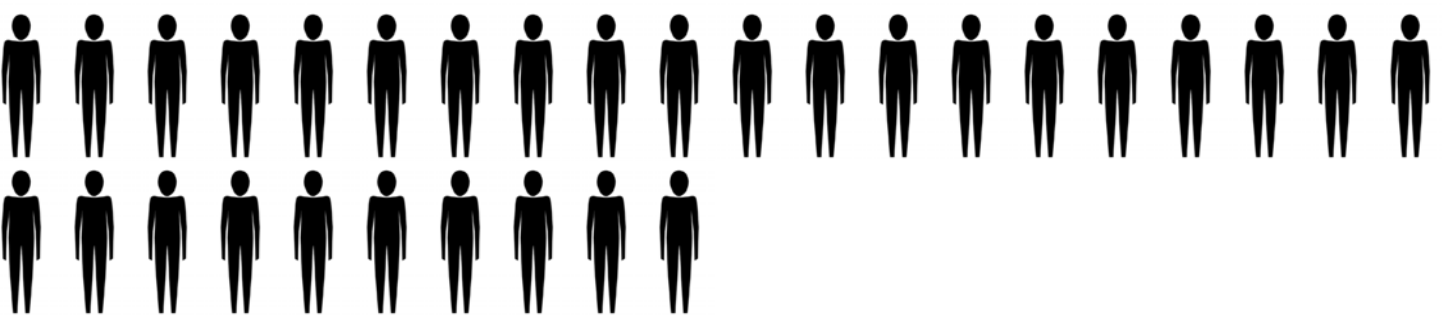500km for almost
2 million inhabitants

Warsaw   500km

Amsterdam   2000km

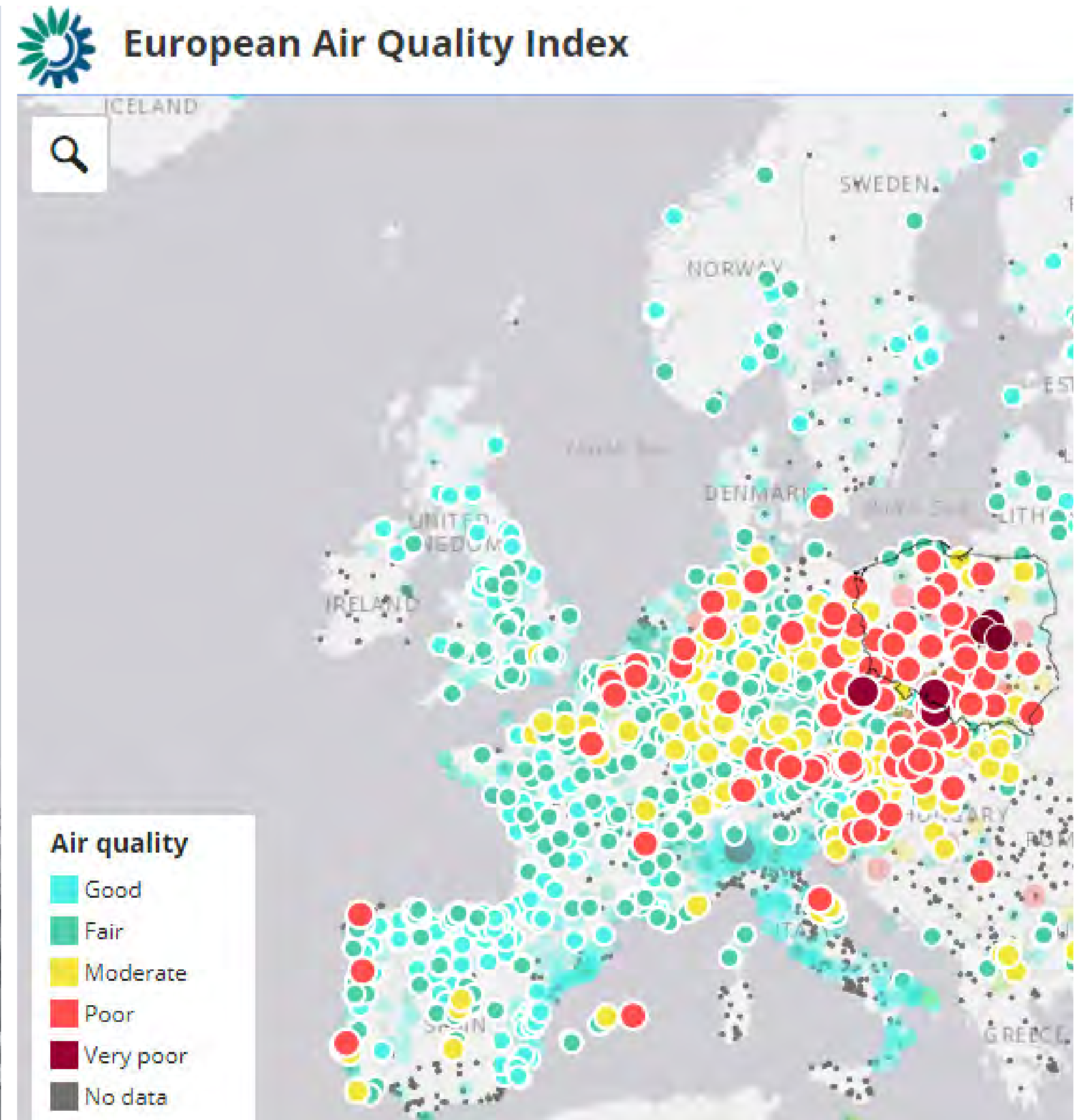ca 2 mln

ca 1 mln

Begin of the XXth c.

Begin of the XXIth c. (remains from the second WW)

air

Warsaw has the worst air quality in Europe, the index from this year is 59, while Berlin has less than 28 and Amsterdam 7.
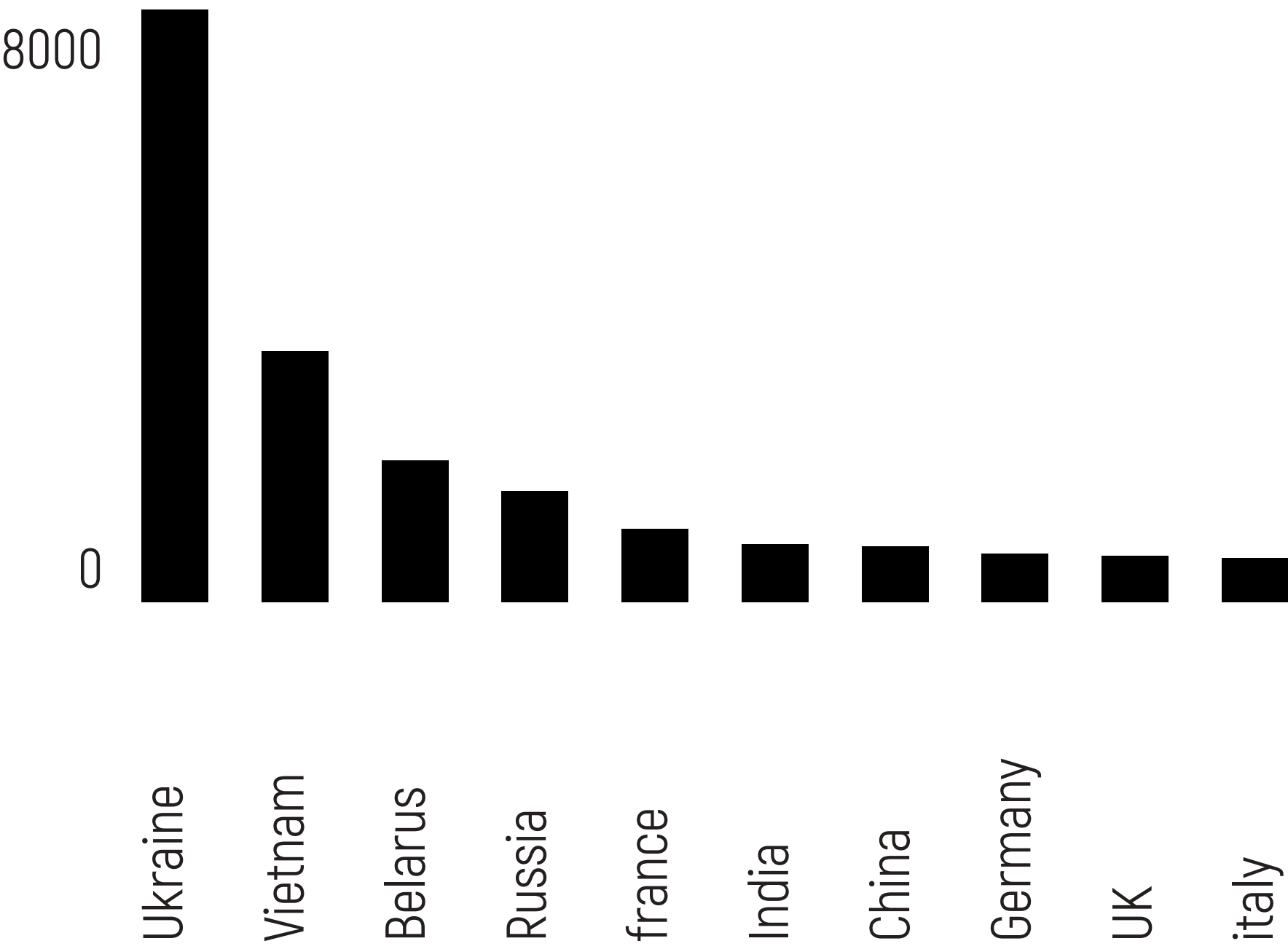

European Air Quality Index

Air quality
- Good
- Fair
- Moderate
- Poor
- Very poor
- No data

society polarization

INTERNATIONALISATION

registered nationalities

8000

0

Ukraine
Vietnam
Belarus
Russia
france
India
China
Germany
UK
italy

chosen districts

5000

0

Bemowo
Białołęka
Bielany
Mokotów
Ochota
Praga South
Praga North
Rembertów
Innercity
Targówek
Ursus
Ursynów
Wawer
Wesoła
Wilanów
Włochy
Wola
Żoliborz

unidentified identity

destroying heritage

Praga typology, cacophony of styles

modernistic typology (loose)

old Varsovian typology (dense)

longest flat in Europe, 0.5km long

METROPOL HOTEL

BUDUJEMY
STOLICE
NASZYCH
MARZEŃ
I AMBICJI

„WE BUILD A CAPITAL OF OUR DREAMS AND AMBITIONS'
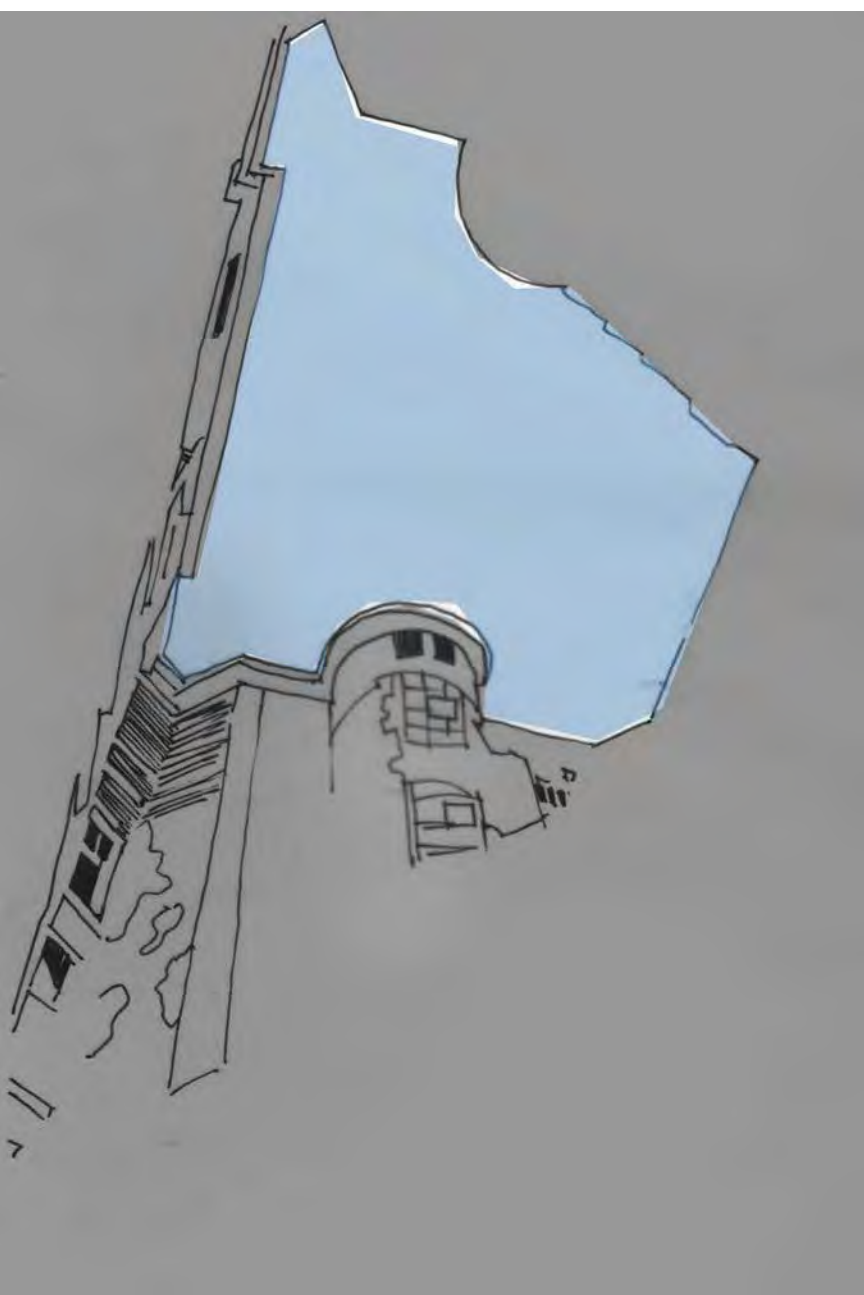
In Warsaw many impacts happened.
Demolishing, starting over, blindly adding something
will have a negative impact on a city again.

FRAGMENTATION   =   LACK OF VISION

HISTORY OVERVIEW

0   1000m

3

4

5

2

6

9

1

8

12

11

13

17

7

10

14

18

21

16

15

20

22

19

25

23

24

26

27

28

Vistula

timeline

FROM GENESIS TO THE XX c.   THE SEQUENCE OF RAISES AND FALLS. RESILINET CITY BUT LACKING A CLEAR VISION

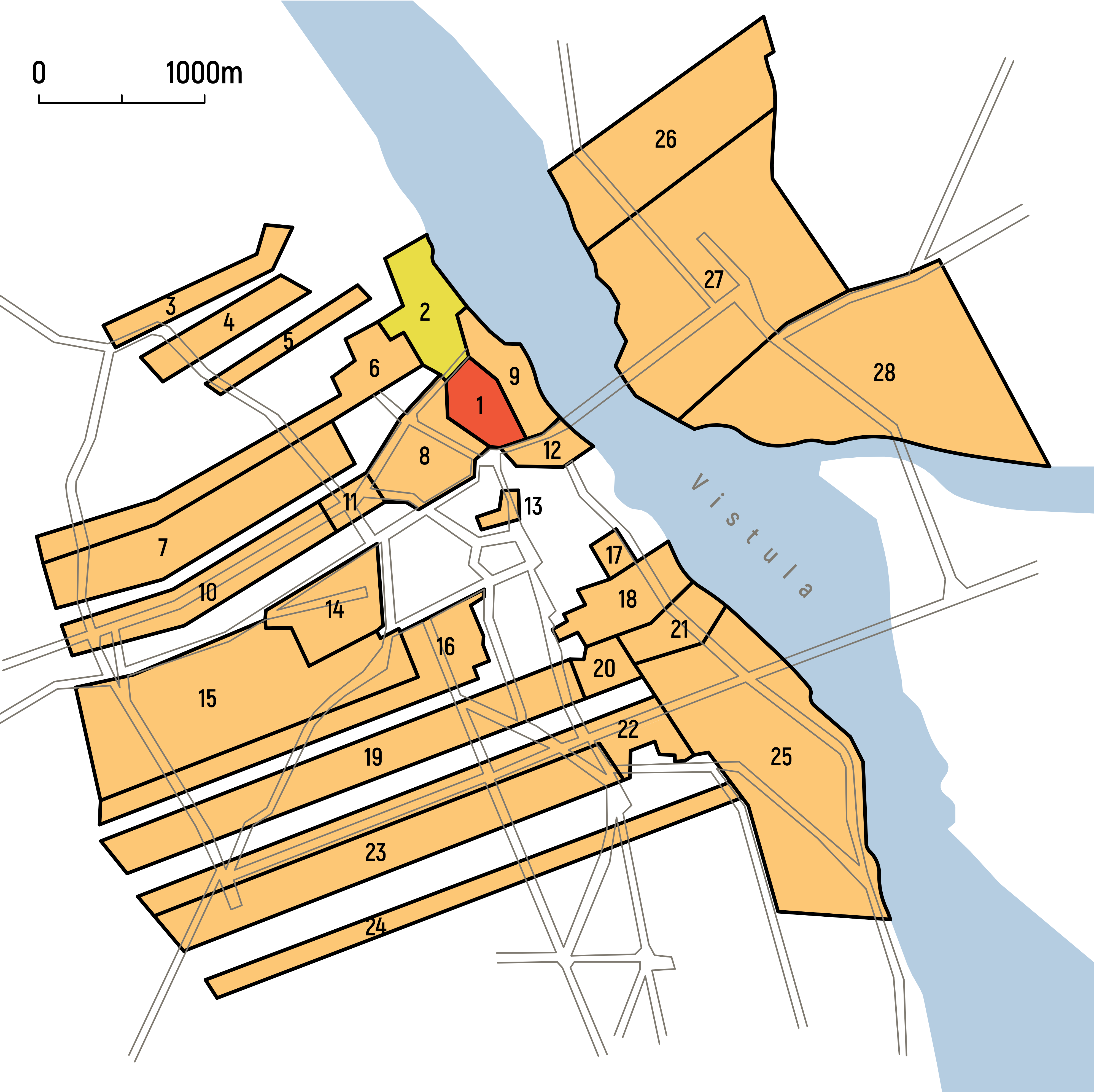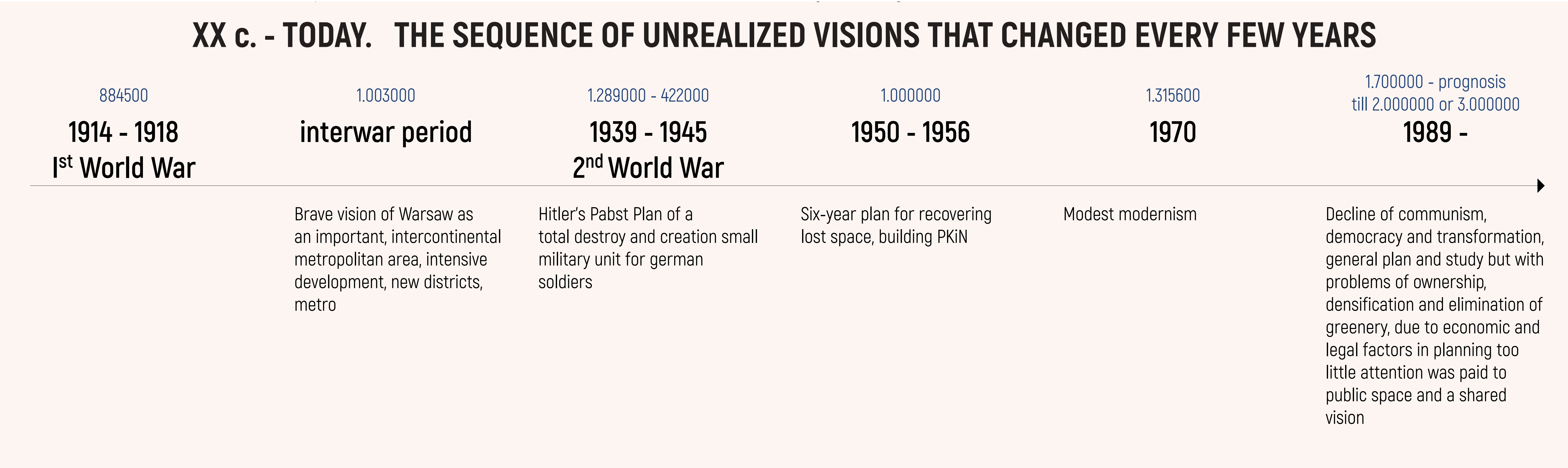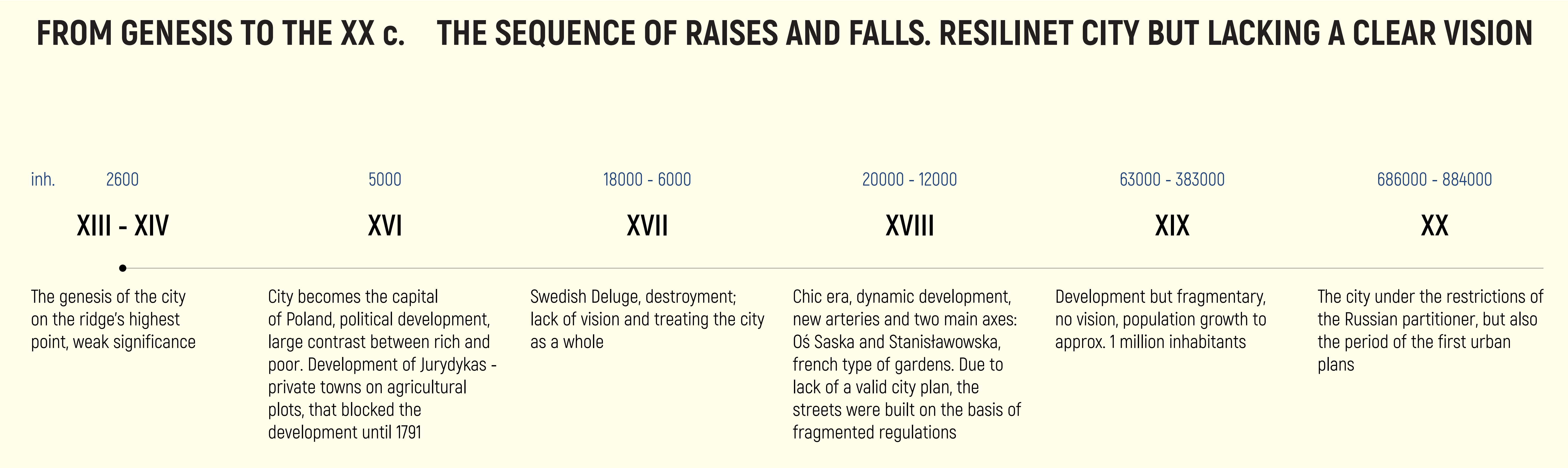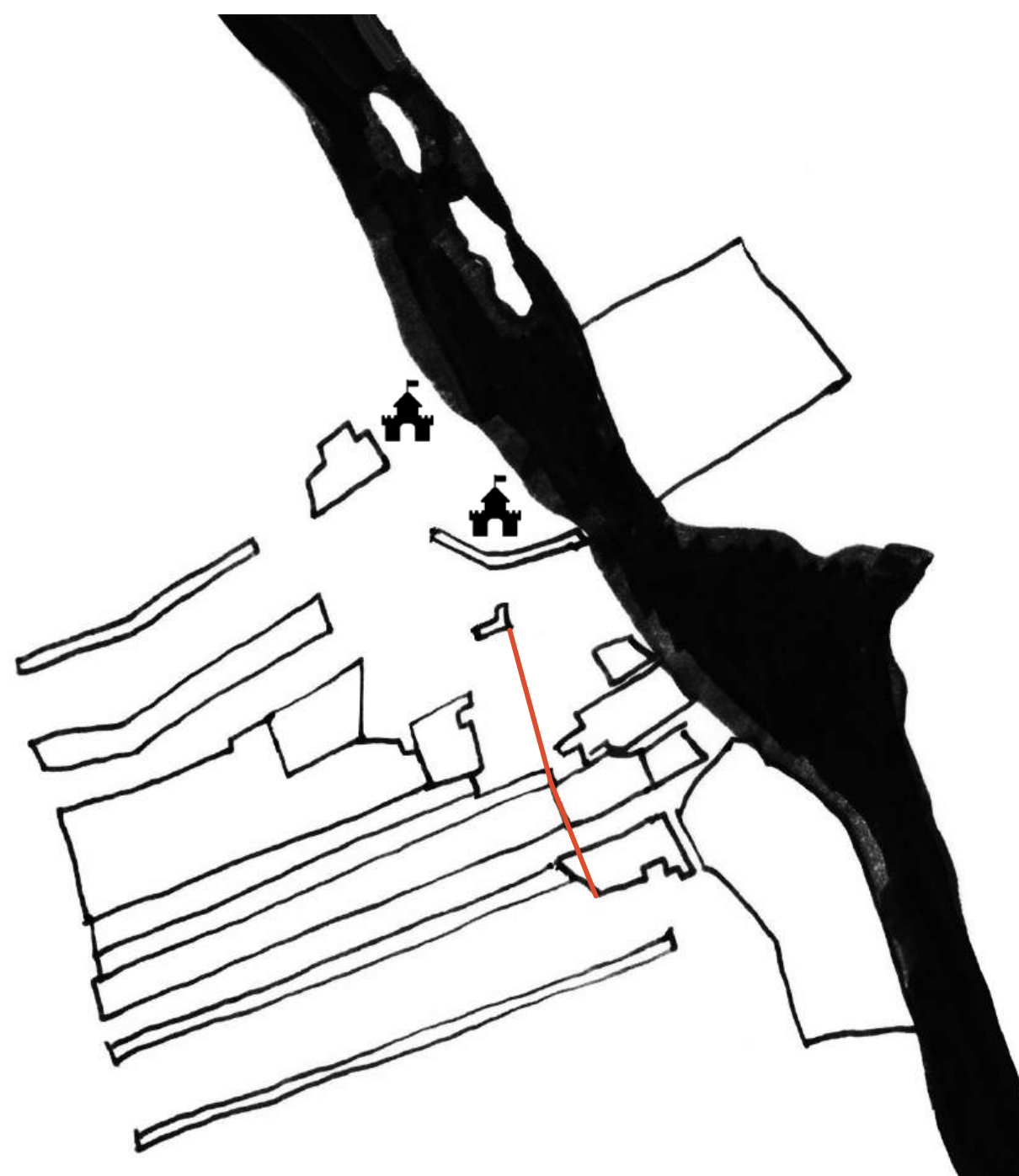| inh.	2600	5000	18000 - 6000	20000 - 12000	63000 - 383000	686000 - 884000
	XIII - XIV	**XVI**	**XVII**	**XVIII**	**XIX**	**XX**

The genesis of the city on the ridge's highest point, weak significance

City becomes the capital of Poland, political development, large contrast between rich and poor. Development of Jurydykas - private towns on agricultural plots, that blocked the development until 1791

Swedish Deluge, destroyment; lack of vision and treating the city as a whole

Chic era, dynamic development, new arteries and two main axes: Oś Saska and Stanisławowska, french type of gardens. Due to lack of a valid city plan, the streets were built on the basis of fragmented regulations

Development but fragmentary, no vision, population growth to approx. 1 million inhabitants

The city under the restrictions of the Russian partitioner, but also the period of the first urban plans

XX c. - TODAY.   THE SEQUENCE OF UNREALIZED VISIONS THAT CHANGED EVERY FEW YEARS

884500	1.003000	1.289000 - 422000	1.000000	1.315600	1.700000 - prognosis till 2.000000 or 3.000000
1914 - 1918 Iˢᵗ World War	**interwar period**	**1939 - 1945** 2ⁿᵈ World War	**1950 - 1956**	**1970**	**1989 -**

Brave vision of Warsaw as an important, intercontinental metropolitan area, intensive development, new districts, metro

Hitler's Pabst Plan of a total destroy and creation small military unit for german soldiers

Six-year plan for recovering lost space, building PKiN

Modest modernism

Decline of communism, democracy and transformation, general plan and study but with problems of ownership, densification and elimination of greenery, due to economic and legal factors in planning too little attention was paid to public space and a shared vision

XVI c.
Warsaw became the capital of Poland. There was a large contrast between rich two castles and the province. A rare phenomenon arose - Jurydyki - private towns on agricultural plots. They blocked the development of the city until 1791, when it was dissolved. The only element of the contunuation of their structure is Krakowskie Przedmieście street.
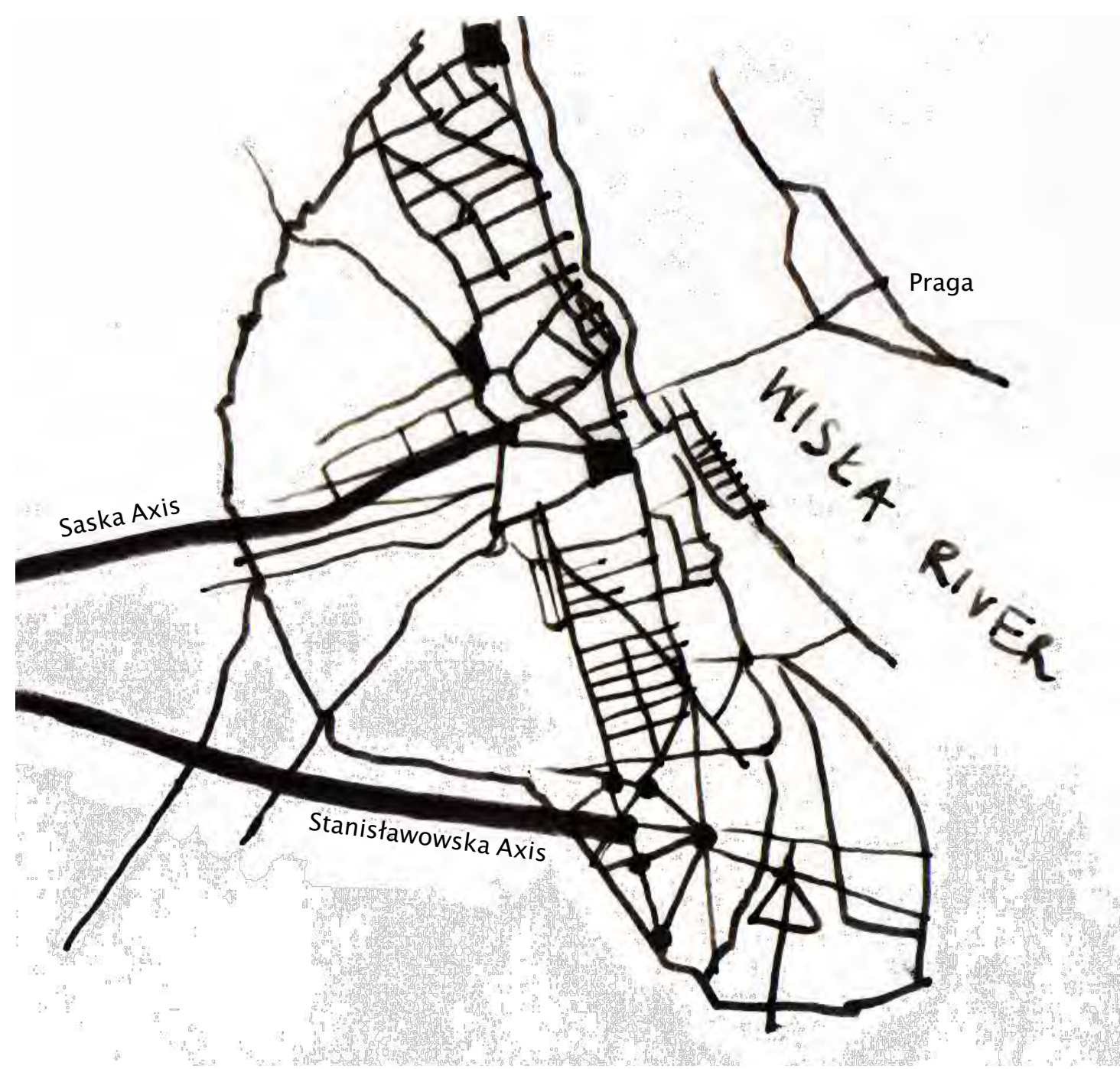
XVIII c.
Dynamic development, new arteries and two main axisis: Oś Saska and Stanosławowska; french type of gardens and palaces.
The dissolving of Jurydykas lead to join Praga district to the city. Due to the lack of valid city plan, the streets were built on the basis of fragmented regulations.
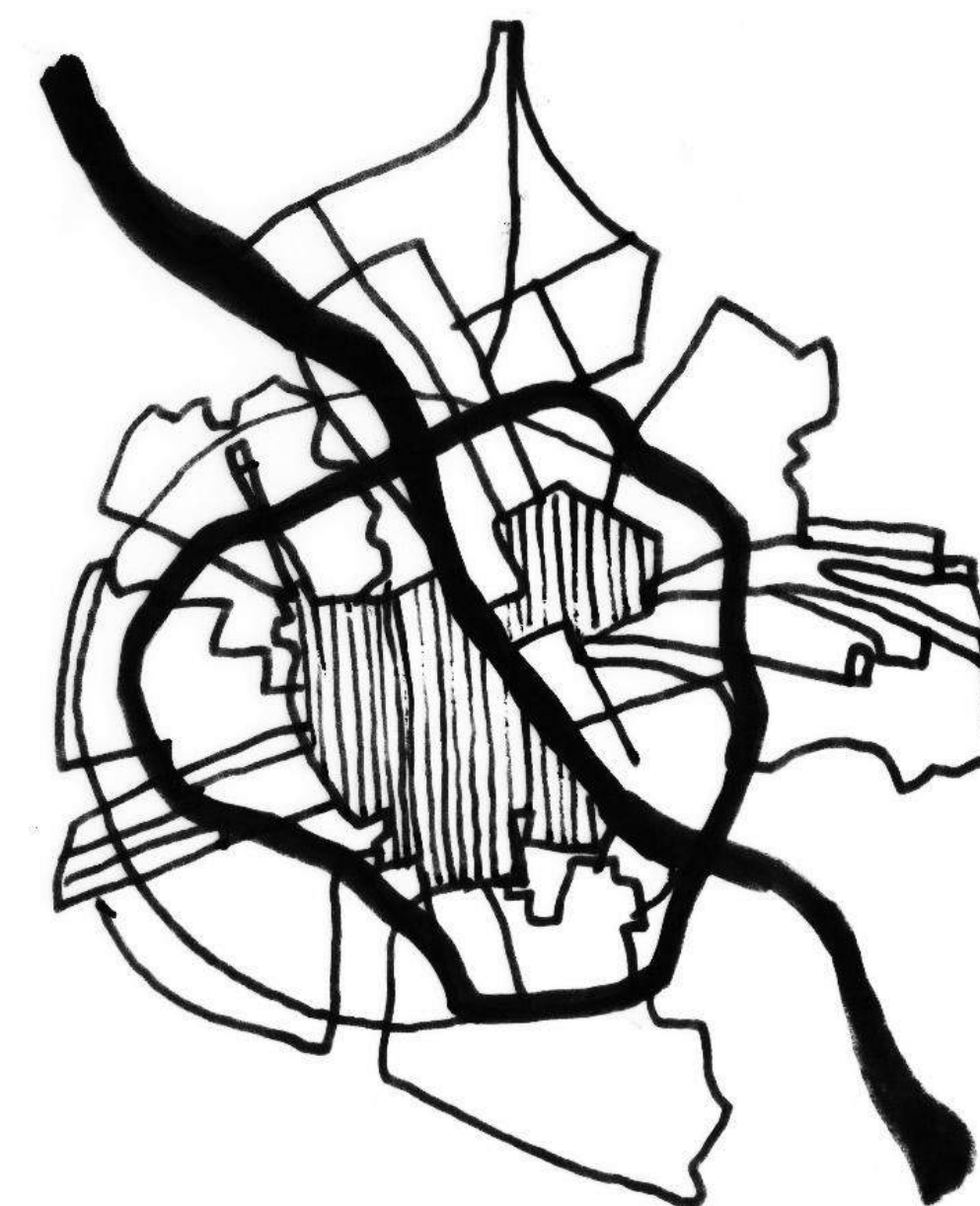
1928 - 1929
Scheme representing the rules of creating the city structure. the idea highlighted the importance of one center.
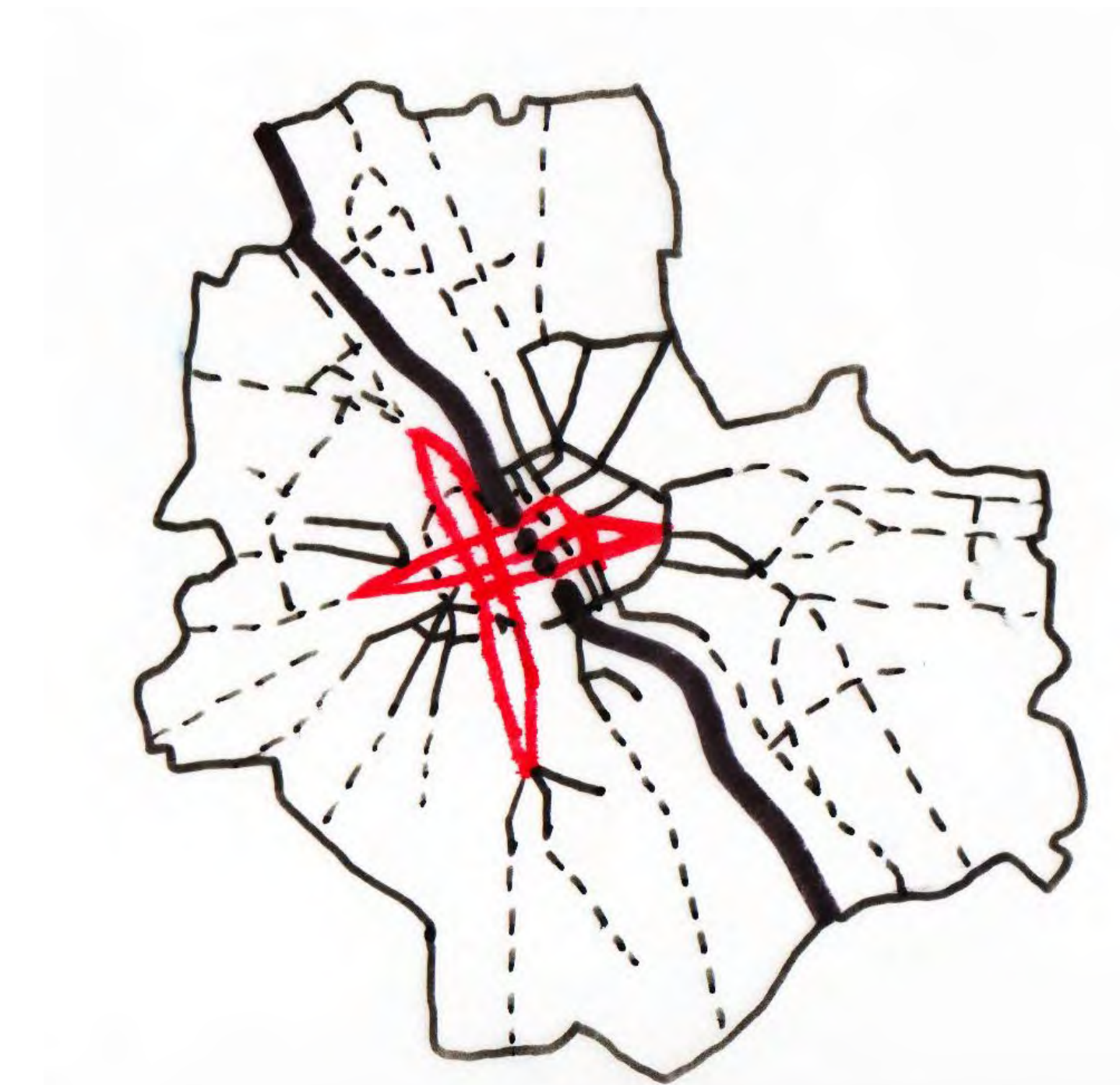
1930
Modernism. 'Dragonfly' model from the Athenian card.
Believe in Varsovian transcontinental importance.

1930
Node places in the structure of the public space in the central part of Warsaw. the proposal for a development: red full - existing, shaped, red empty - existing, unshaped, blue - new, proposed to shape.
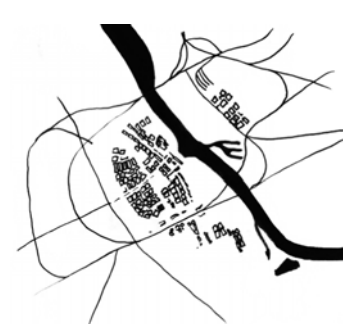
1945
Hitler's Pabst Plan.

1945 - 1950
Recovering destroyed space.
Sketch of a plan of central district, providing for division of the city structure into three meridian zones separated by green zones with a separate central district and two lines towards north-south.
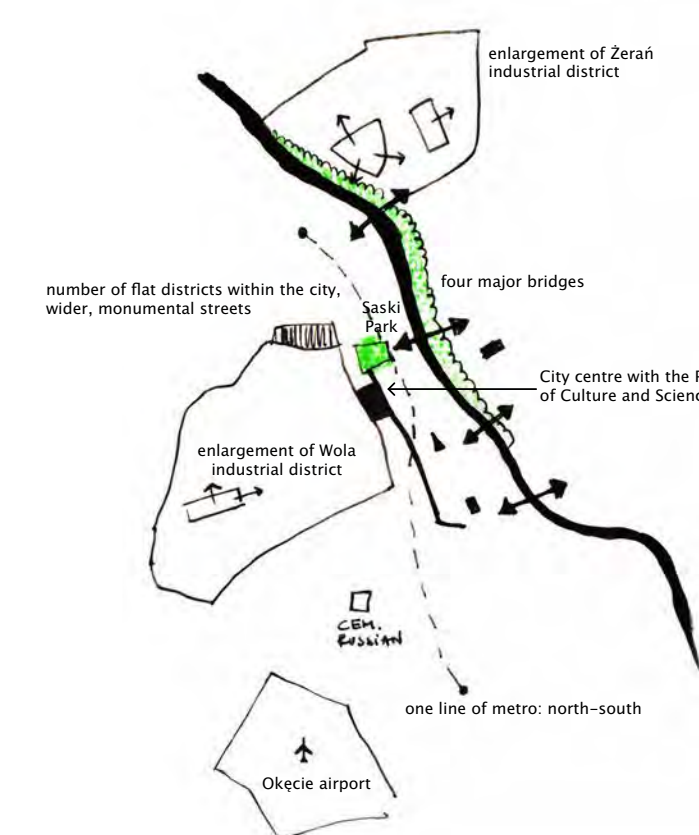
1950 - 1956
"Six-year Warsaw reconstruction plan" significantly influenced the shape of today's city. The drawing shows only decisions favorable for the city.

2016
Node places in the structure of the public space in th central part of Warsaw. Red full - existing, shaped, red empty - existing, unshaped.
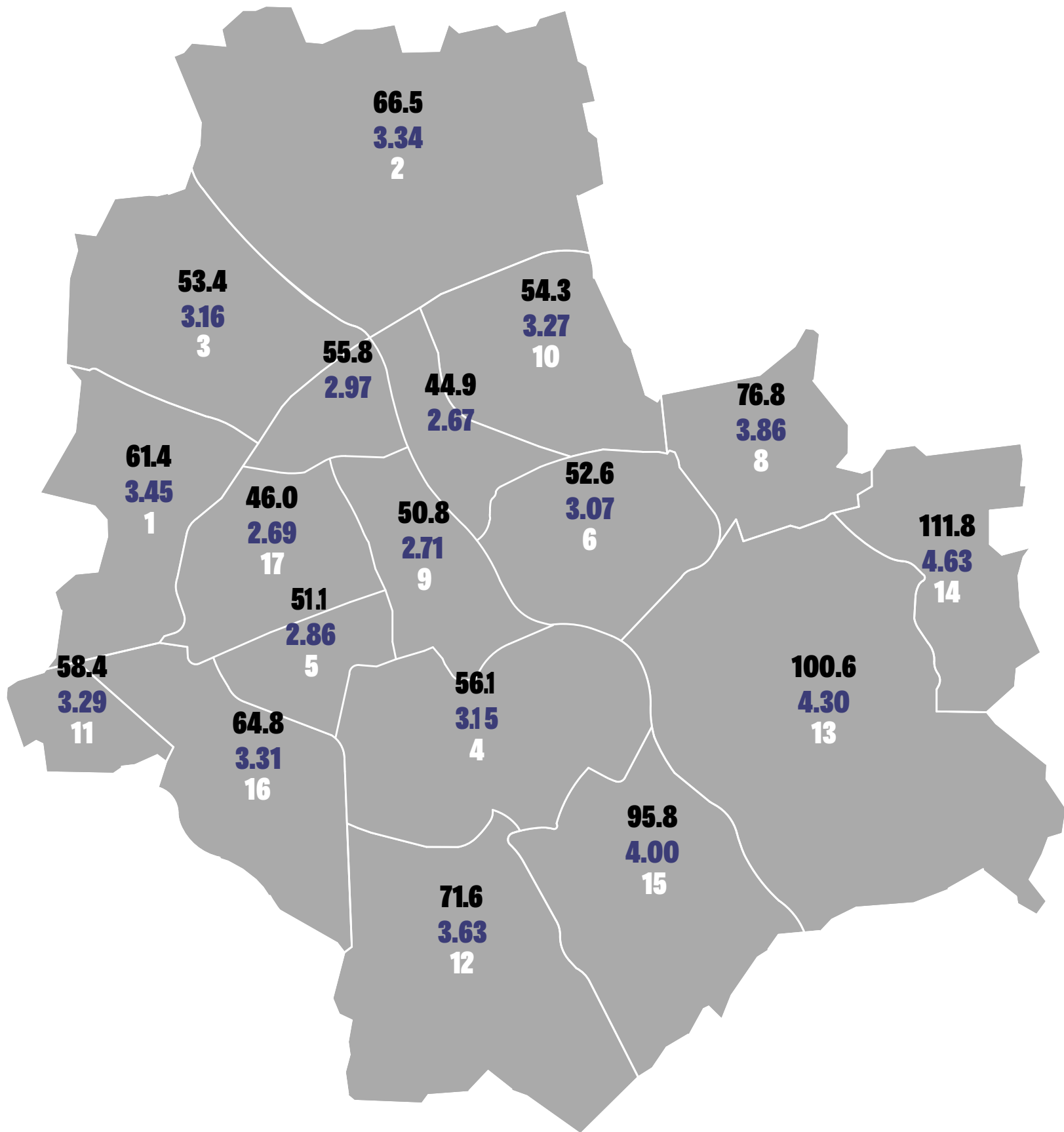
data of the individual districts

RESIDENTIAL SECTOR
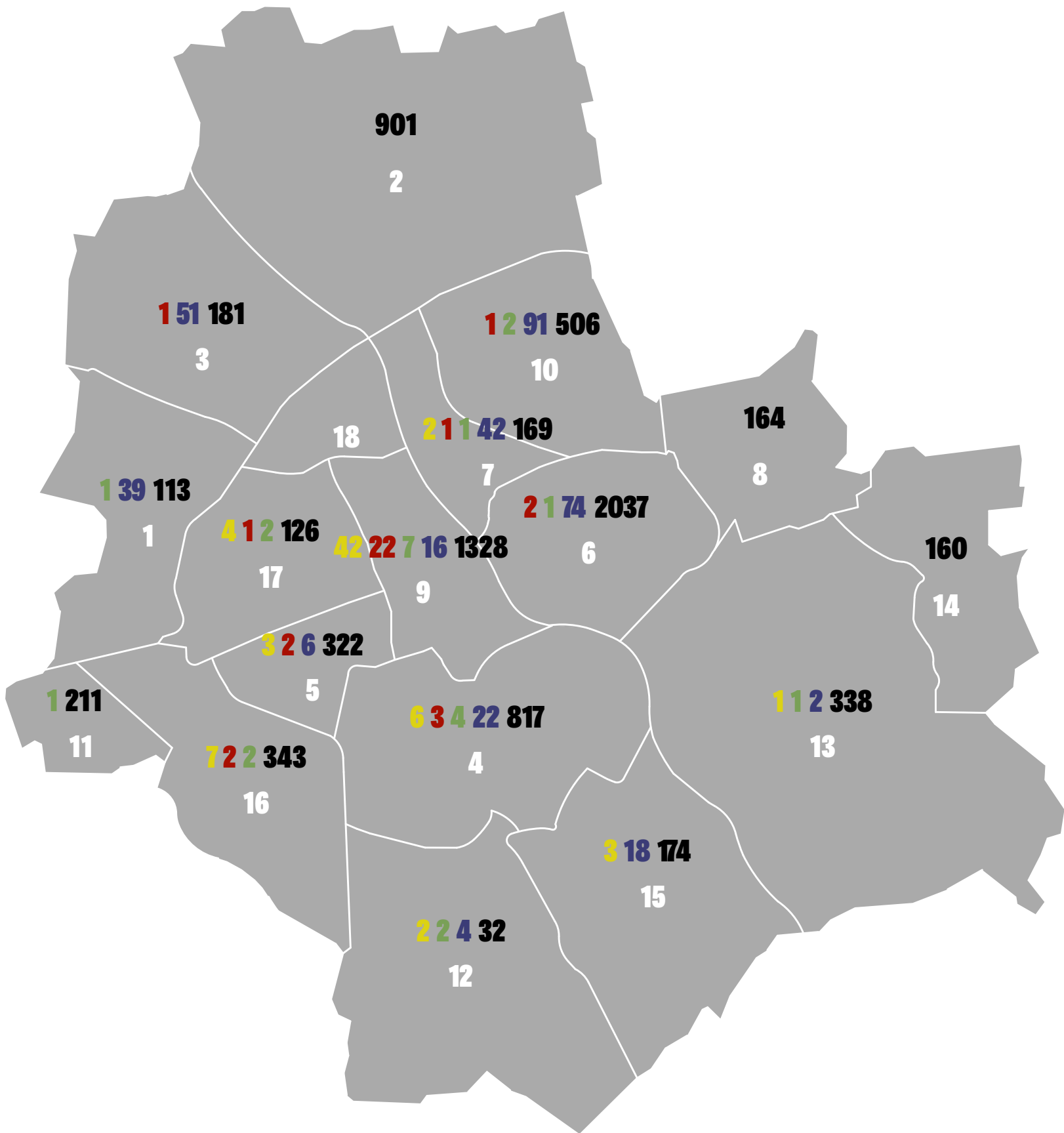
912.9 thousands

■ floor area (m2)
■ number of rooms

1.	Bemowo	54721
2.	Białołęka	54790
3.	Bielany	65876
4.	Mokotów	124938
5.	Ochota	47915
6.	Praga South	95403
7.	Praga North	34103
8.	Rembertów	9707
9.	Innercity	76459
10.	Targówek	55547
11.	Ursus	27211
12.	Ursynów	69583
13.	Wawer	30746
14.	Wesoła	8963
15.	Wilanów	19476
16.	Włochy	22385
17.	Wola	84300
18.	Żoliborz	30744

Map values (floor area / number of rooms / district no.):
- 66.5 / 3.34 / 2
- 53.4 / 3.16 / 3
- 54.3 / 3.27 / 10
- 55.8 / 2.97
- 44.9 / 2.67
- 76.8 / 3.86 / 8
- 61.4 / 3.45 / 1
- 46.0 / 2.69 / 17
- 50.8 / 2.71 / 9
- 52.6 / 3.07 / 6
- 111.8 / 4.63 / 14
- 51.1 / 2.86 / 5
- 58.4 / 3.29 / 11
- 64.8 / 3.31 / 16
- 56.1 / 3.15 / 4
- 100.6 / 4.30 / 13
- 95.8 / 4.00 / 15
- 71.6 / 3.63 / 12

CULTURAL PROGRAM

■ museums (yellow)
■ theatres (red)
■ cinemas (green)
■ courses (blue)
■ events (black)

1.	Bemowo
2.	Białołęka
3.	Bielany
4.	Mokotów
5.	Ochota
6.	Praga South
7.	Praga North
8.	Rembertów
9.	Innercity
10.	Targówek
11.	Ursus
12.	Ursynów
13.	Wawer
14.	Wesoła
15.	Wilanów
16.	Włochy
17.	Wola
18.	Żoliborz

Map values:
- 901 / 2
- 1 51 181 / 3
- 1 2 91 506 / 10
- 2 1 1 42 169 / 7
- 164 / 8
- 1 39 113 / 1
- 4 1 2 126 / 17
- 42 22 7 16 1328 / 9
- 2 1 74 2037 / 6
- 160 / 14
- 1 2 6 322 / 5
- 6 3 4 22 817 / 4
- 1 1 2 338 / 13
- 1 211 / 11
- 7 2 2 343 / 16
- 3 18 174 / 15
- 2 2 4 32 / 12

LABOR MARKET

Unemployment applies to both educated and uneducated people (high 28.4%, basic 24%, vocational 23.1%).

● problem with finding a job for people with higher education (red)

● problem with finding a job for people with lower education (yellow)

		EMPLOYED	UN-EMPLOYED
1.	Bemowo	22080	2303
2.	Białołęka	27087	1997
3.	Bielany	21539	3132
4.	Mokotów	157358	4446
5.	Ochota	62661	1835
6.	Praga South	49545	4803
7.	Praga North	26353	2496
8.	Rembertów	4542	618
9.	Innercity	215385	2863
10.	Targówek	23234	3053
11.	Ursus	8874	1099
12.	Ursynów	45316	2478
13.	Wawer	19068	1676
14.	Wesoła	3362	483
15.	Wilanów	9470	374
16.	Włochy	48454	910
17.	Wola	84985	4118
18.	Żoliborz	19008	1040
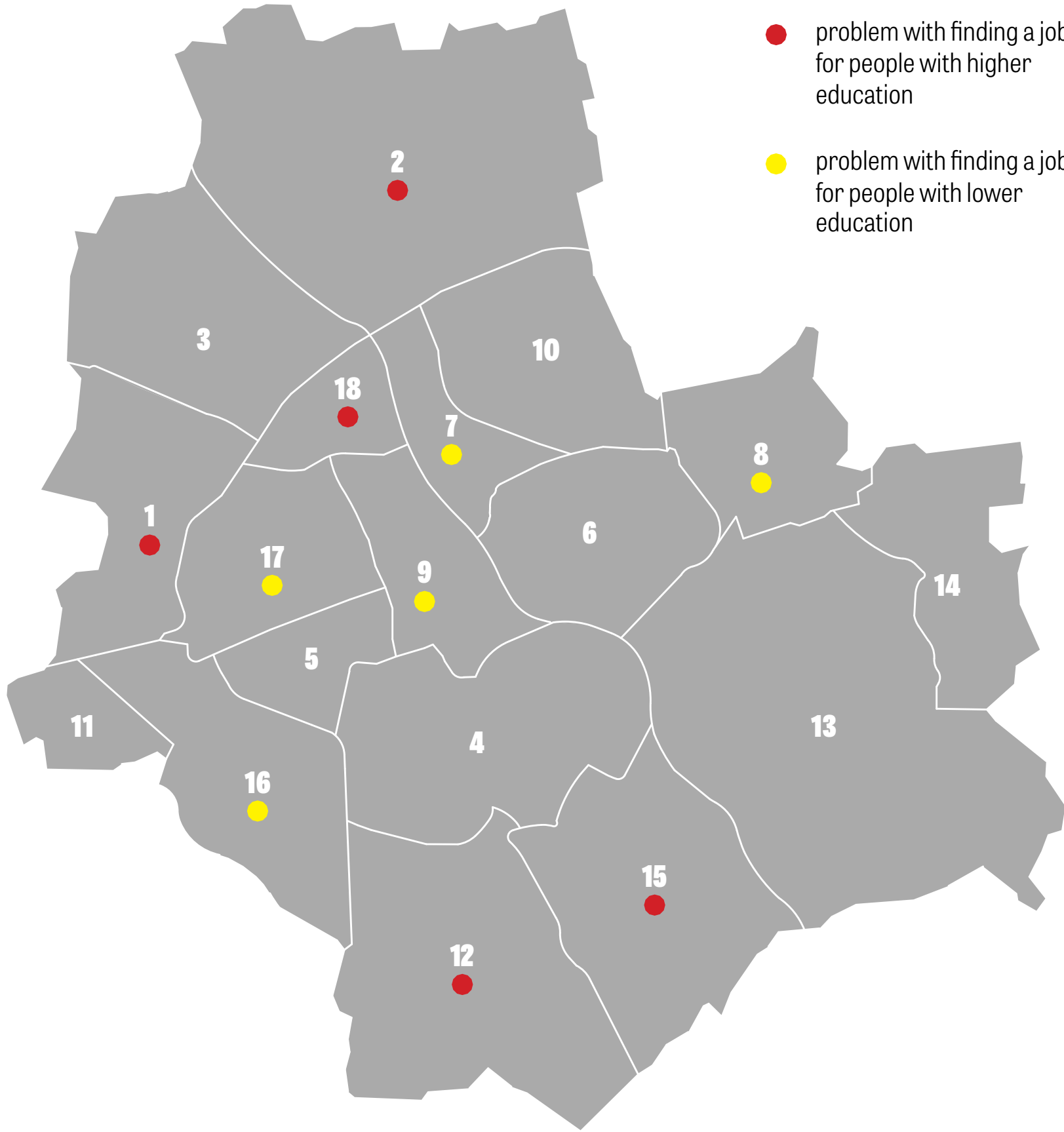
ZONING

Warsaw urbanized 55.6%
farmlands 22.6%

■ urbanized (yellow)
■ recreation (green)
■ infrastructure (red)
■ ecology (blue)
■ wastelands (black)
■ other (grey)

1.	Bemowo
2.	Białołęka
3.	Bielany
4.	Mokotów
5.	Ochota
6.	Praga South
7.	Praga North
8.	Rembertów
9.	Innercity
10.	Targówek
11.	Ursus
12.	Ursynów
13.	Wawer
14.	Wesoła
15.	Wilanów
16.	Włochy
17.	Wola
18.	Żoliborz

Map values:
- 123 15 698 - 43 57 / 2
- 111 54 411 5 15 34 / 3
- 92 49 463 - 2 - / 10
- 36 161 220 - - - / 18
- 32 86 357 - 29 14 / 7
- 22 13 202 - 13 - / 8
- 43 42 391 - 16 - / 1
- 81 185 678 - 2 19 / 6
- 81 83 631 - - - / 17
- 3 301 403 - - - / 9
- 25 2 216 - 53 - / 14
- 36 115 233 - 5 - / 5
- 46 8 169 - 1 - / 11
- 35 18 644 - 43 - / 13
- 65 174 676 - 71 71 / 4
- 54 22 930 - 2 - / 16
- 26 12 242 4 57 - / 15
- 156 232 606 4 27 - / 12

/ ha
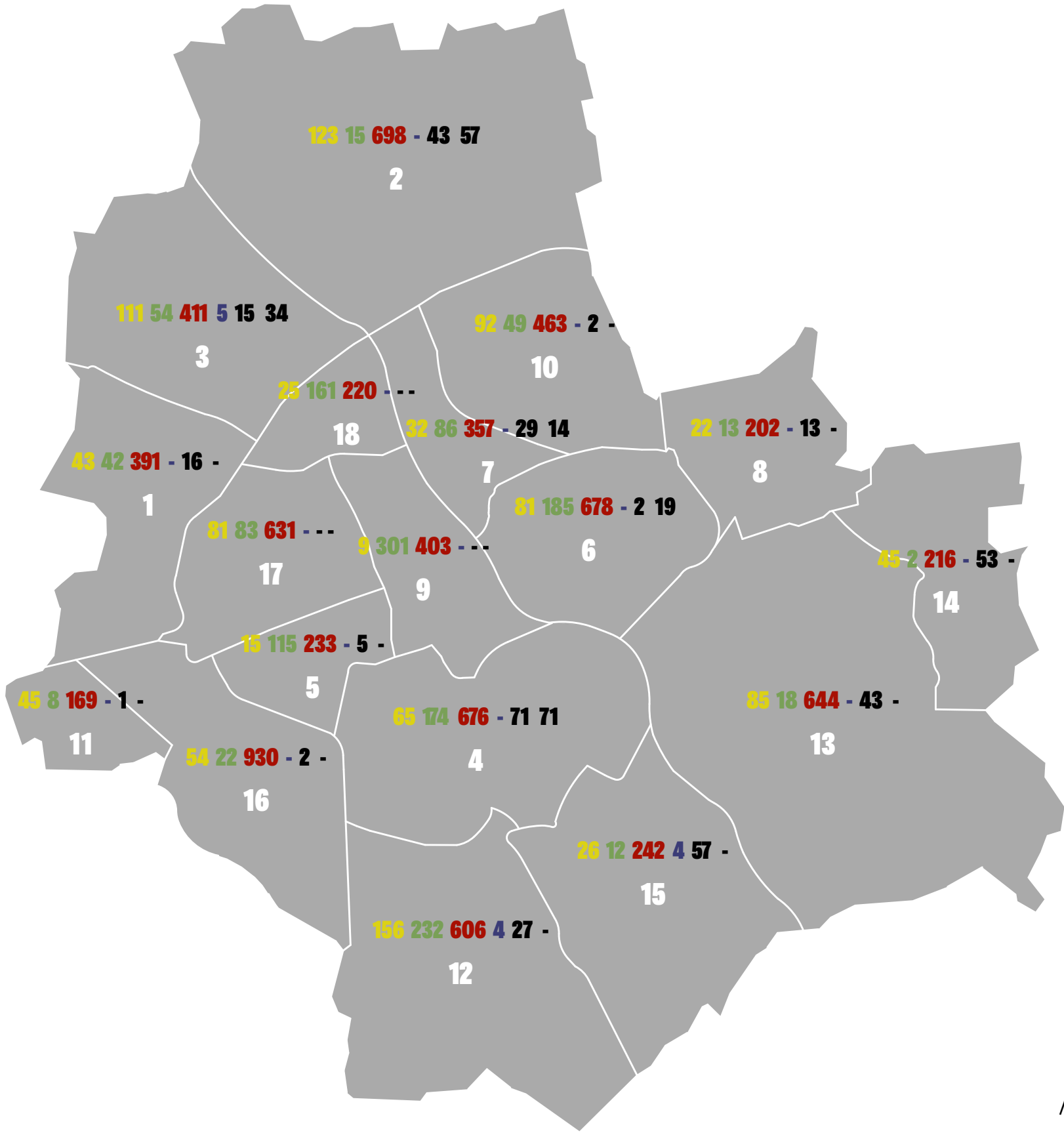
internal migration

MIGRATIONS

Migration growth = 4.69 (per 1000 inabitants)

		INFLOW	OUTFLOW
1.	Bemowo	2456	1998
2.	Białołęka	4125	1669
3.	Bielany	2104	1881
4.	Mokotów	3727	3885
5.	Ochota	1514	1413
6.	Praga South	2964	2813
7.	Praga North	826	1343
8.	Rembertów	347	265
9.	Innercity	1935	2256
10.	Targówek	1719	1833
11.	Ursus	1275	850
12.	Ursynów	2354	2336
13.	Wawer	1758	779
14.	Wesoła	554	290
15.	Wilanów	2048	409
16.	Włochy	1251	656
17.	Wola	3076	2342
18.	Żoliborz	1965	822

Praga North and South

SALDO

SURVEY WITH INHABITANTS

experiencing the city space

*"Before the war Warsaw was designed for people,
for their needs with thought about good communication
and common space to live. The war and communism
destroyed these ideas in favor of developers"*

Are you native Varsovian?
yes
no

What distance do you defeat to work?
till 5 km
5 - 10 km
more than 10 km
I work in various places
I work at home
I don't work

What kind of transport do you usually use?
metro
bus
tram
car
bicycle
taxi
uber
walk
other
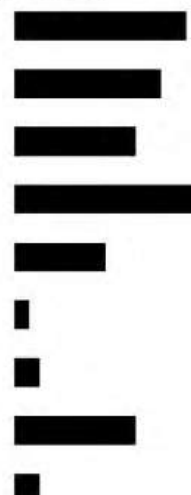
Should the Palace of Culture and Science (PKiN) be demolished?
yes
no

In case PKiN stays, around it there should be:
place for art
skyscrapers
nature park
rich program with restaurants etc.
housing f. and limited central square
dafilade and concert space (empty)
otherhh
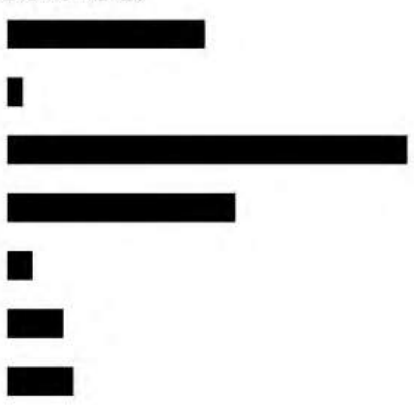
Do you have sometimes an urge to escape the city?
yes
no
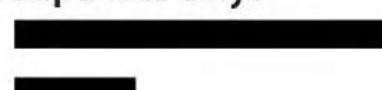
Do you take part in demonstrations?
yes
no

What a centre of a city means to you?
middle point
communication node
place with public buidlings
place with commercial facilities
meeting point, most dynamic place
most dense place
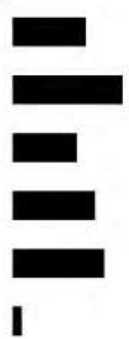
Do you see a specific problem of Warsaw? What kind of?
smog
lack of spatial planning
current government
rather not
traffic
lack of good promotion
rasism
high prices
lack of green
lack of bike lanes
lack of centre
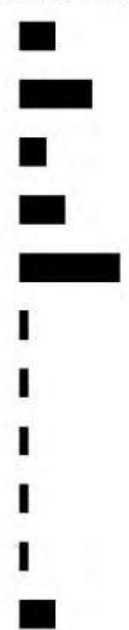
Where is in your opinion the Warsaw's centre?
area next to PKiN
there is no
Old City and New World
other
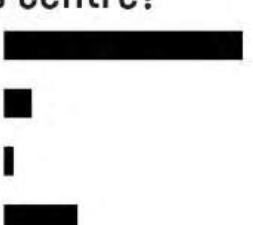
experiencing the city through emotions

"It saddens me that Warsaw is teared apart by money driven developers. It saddens me that the politicians deprive the city from trees and have air pollution for nothing"

## What kind of emotions do you feel while going through the city?
fear against smog
annoyed by traffic
contentment
annoyed by crowd

" I'm fascinated by photogenic quality of Warsaw during each season."

What touches you?
nothing
people
historym, heroism
ghetto memorials
WOŚP foundation festival
the fact that all polish nation have built the city
parks and monuments
pre-war buildings
lightened city
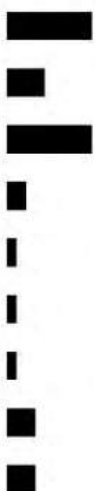
What charms you?
street musicians
Wisła River
people
dynamics, diversity
nothing
Old City
nature
Praga district
metropolitan feeling
history
lots of cultural facilities

What do you usually hear from the tourists while talking about Warsaw?
large distances
clean city
people are ok
too chaotic
surprised by lack of a centre
impressive development
terrible infrastructure
noisy city
beautiful parks and Old City
not pretty city
lots of cool facilities

What makes you angry about Warsaw?
smog
Old City
crowd
traffic
large distances
Mordor district (corporations)
nothing
life speed
people
bad quality of space, advertisement
monthly anniversary of Smoleńsk (plain crash)

" I enjoy walking through the historical parts of Warsaw. I feel then better contact with the architectural tradition and sort of continuation ..."

What makes you sad?
smog
large distances
nothing
spatial chaos, dirt
monthly anniversary of Smoleńsk
demolition of old Warsaw
old Praga district
wild reprivatisation
people
amount of cars in the city
social division
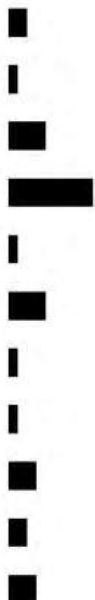
"Spatial chaos makes me angry".

What surprises you?
the idiocy of officials
infrastructure (negatively)
themes of demonstrations
nothing
amount of foreigners (positively)
dynamics
people
10 tears lasting metro development
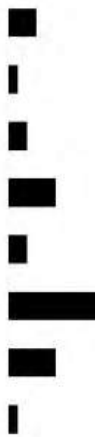
What makes you laugh?
nothing
government
street parades
people, social life
diversity of attractions
PKiN
the rainbow theme at Zbawiciel Sqaure
(continuously built and demolished gay symbol)
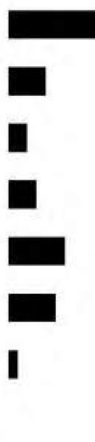
assessment of the existing situation

Which place in Warsaw do you visit most often?

Zbawiciela square 3
Vistula river 6
Ujazdowski Park 3
Mokotów 5
PKiN 1
Łazienki Park 4
Praga 1
Praga zoo 1
Kępa Potocka 1
Krasińscy garden 1
Old City 11
none 1
Wilanów Park 3
Żoliborz 1
Saska Kępa 1
Koszykowa street 1
Chmielna street 1
Saski garden 1

Which place in Warsaw do you try to avoid?

far located block districts 17
Krak. Przedmieście, Government area 1
PKiN 5
Mordor district 5
east side of the Vistula river 1
Wola district 1
Prgaa district 3
whole Warsaw 1
metro center 1
Old City 1
shopping centres 1
Mokotów 1

dream of a new center and improved districts

If you could 'replace' the center, where would it be?

no idea 11
Old City 3
Kraków, Gdynia (other cities) 2
Vistula river 15
Mokotów 1
Bankowy Square 1
close to Vistula river 4
Żoliborz 1

Which district, in your opinion, shuld be revitalised or transformed as the first one?

Ursynów 1
Praga 22
Innercity 3
Mordor 1
Białołęka 1
Włochy 2
Wola 2
Ochota 3
Gocław 1
Grochów 1
Muranów 1

conclusion: People want a linear center along the river
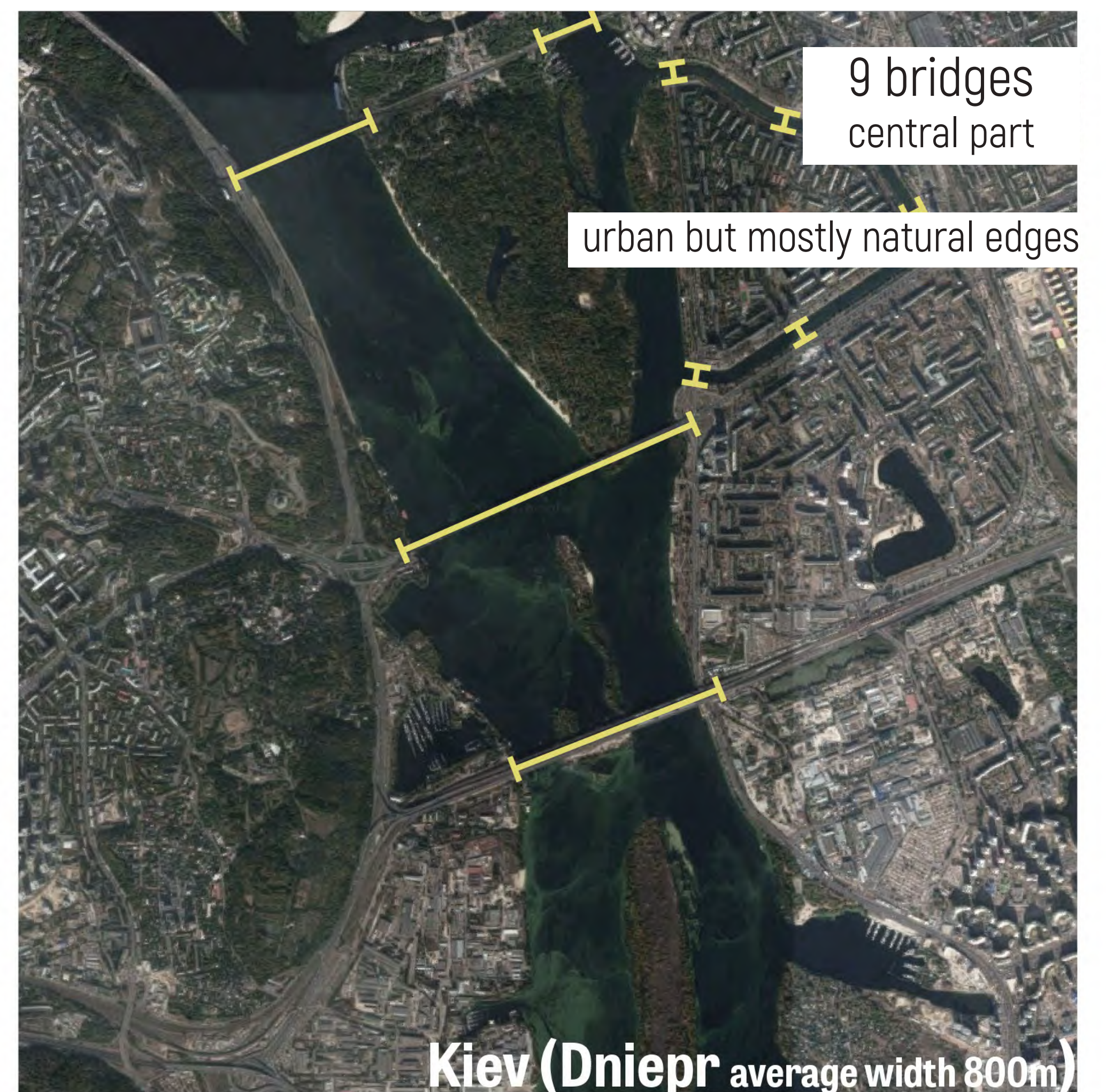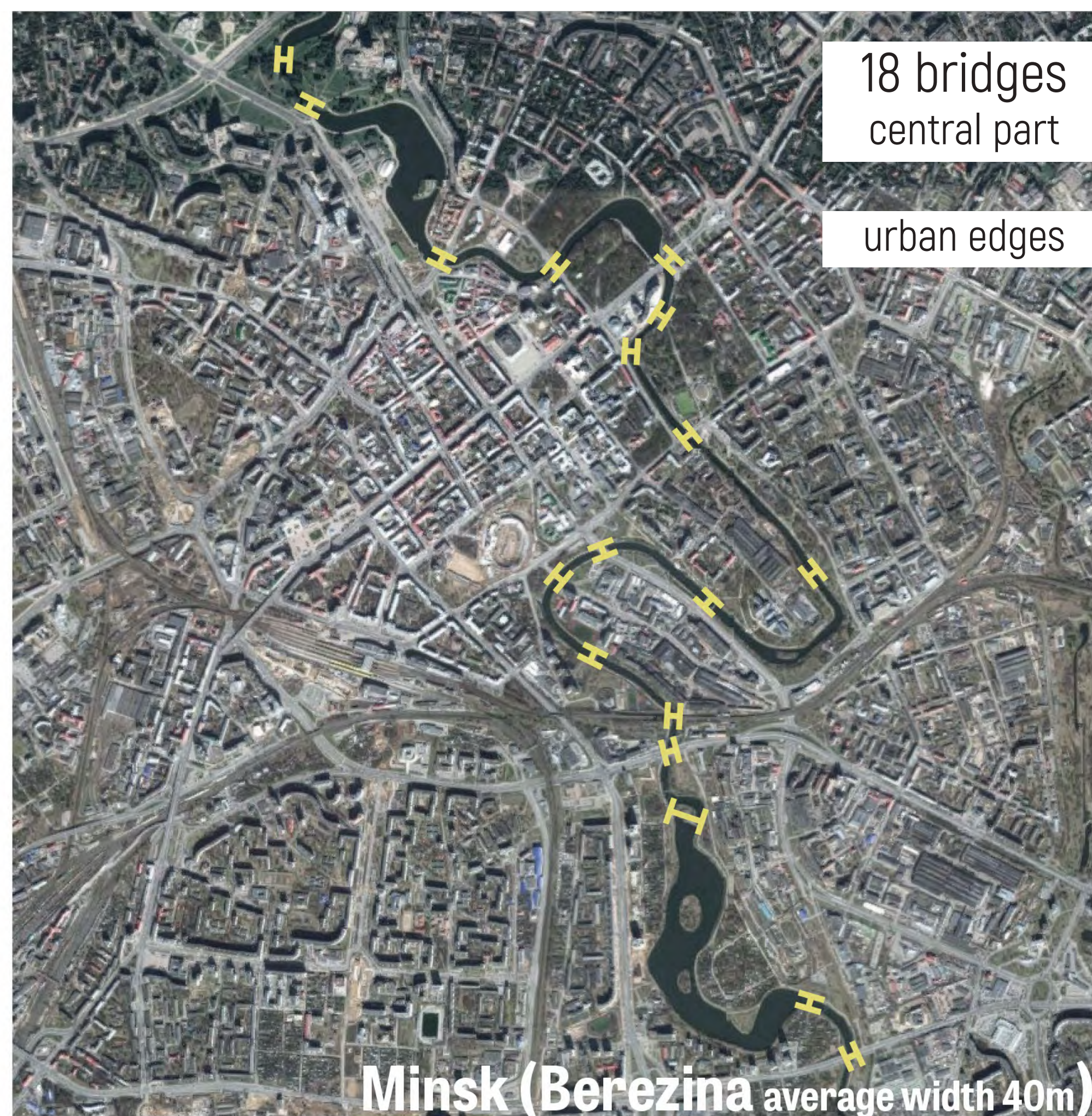
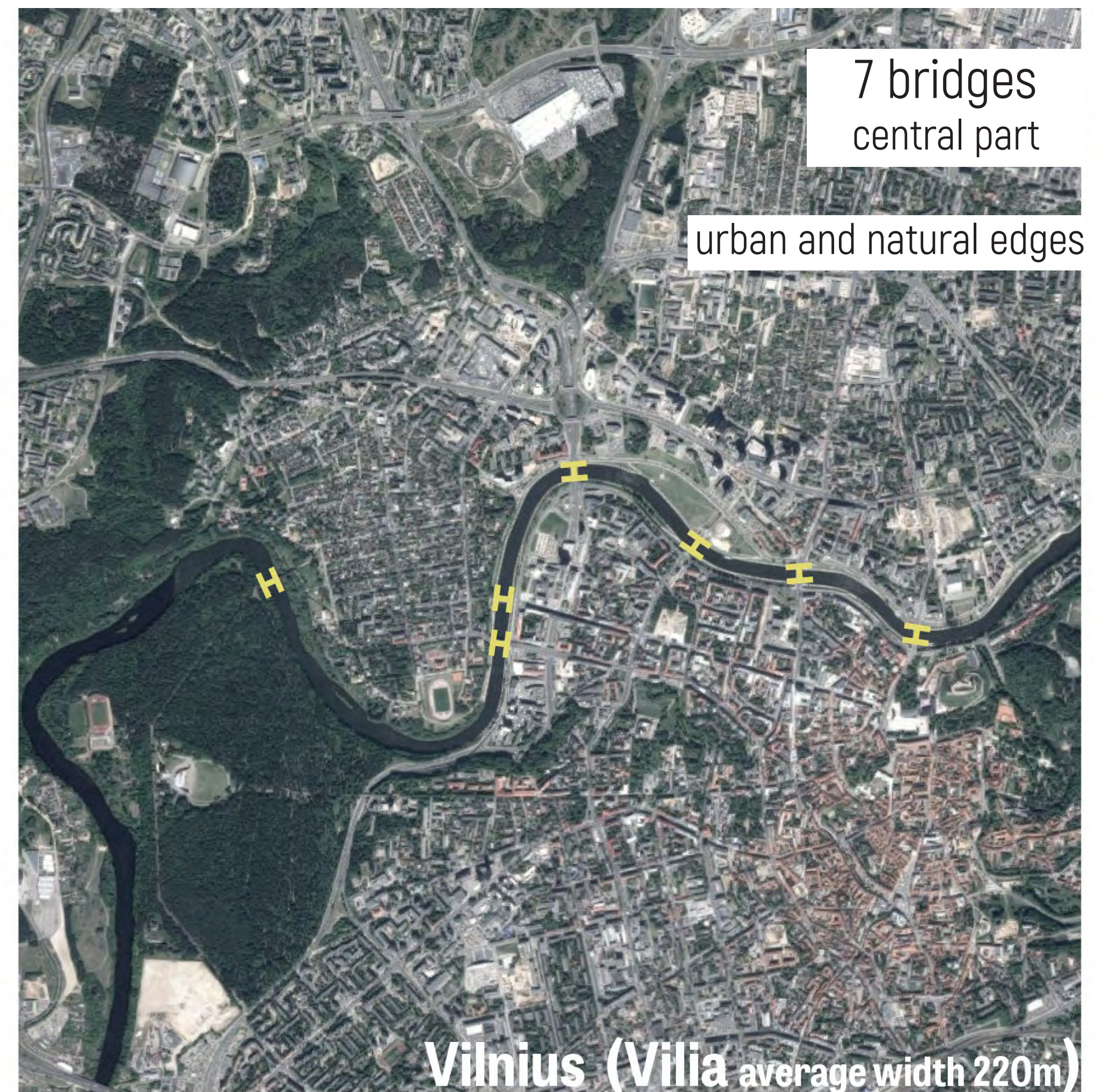# RESEARCH ON THE CITY LANDSCAPE

the river

the ridge

place of the city genesis

landscape and its threats

Legend:

- river bank
- area of direct flood threat
- area of indirect flood threat
- ridge, area exposed to dangerous landslides
- area of investment pressure in a valuable natural environment
- buildings
- "cultural strip", monuments with public function
- natural ridge break
- anthropogenic ridge break

ridge

Vistula river

fragment of the ridge and the river representing the unused potential of the water and damaging pressure on the ridge

the Vistula river

Baltic Sea

Gdańsk

Bydgoszcz

Warsaw

Kraków

Tatry Mountains

SCALE COMPARISON
city rivers in Europe

6 bridges
central part

urban and natural edges

5.6km

Warsaw (Wisła average width 240m**)**

10 bridges
central part

urban edges

Krakow (Wisła average width 110m**)**

7 bridges
central part

urban and natural edges

Vilnius (Vilia average width 220m**)**

10 bridges
central part

urban and natural edges

Moskow (Moskow average width 200m**)**

18 bridges
central part

urban edges

Minsk (Berezina average width 40m**)**

9 bridges
central part

urban but mostly natural edges

Kiev (Dniepr average width 800m**)**

3 bridges
central part

urban and natural edges, clear division

Belgrade (Danube average width 650m)

7 bridges
central part

urban edges

Budepest (Danube average width 300m)

12 bridges
central part

natural but mostly urban edges

Frankfurt (Men average width 150m)

4 bridges
central part

urban edges

Copenhagen average width 300m

13 bridges
central part

urban edges

London (Thames average width 260m)

2 bridges
central part

urban edges

Amsterdam (middle width 280m)

the ridge

scale comparison

10m

6 - 8m

10m

22 - 25m

18 - 20m

20m

15m

10 - 15m

Green Line Park New York, ca 10km long
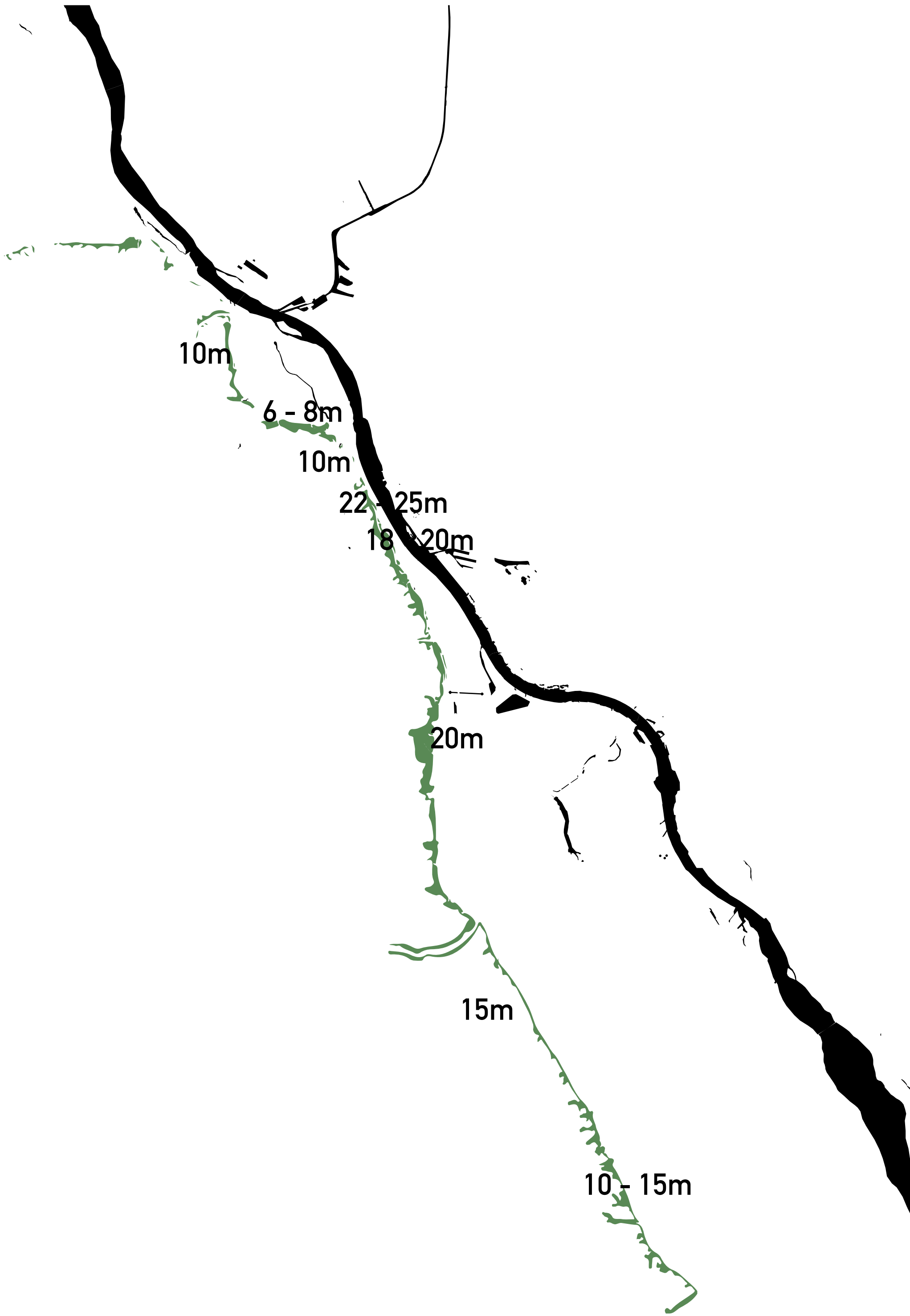
the ridge, Warsaw, ca 25km long

the ridge's impact on the urbanisation and road structure

the impact of the road structure and planned investments on the ridge ☐
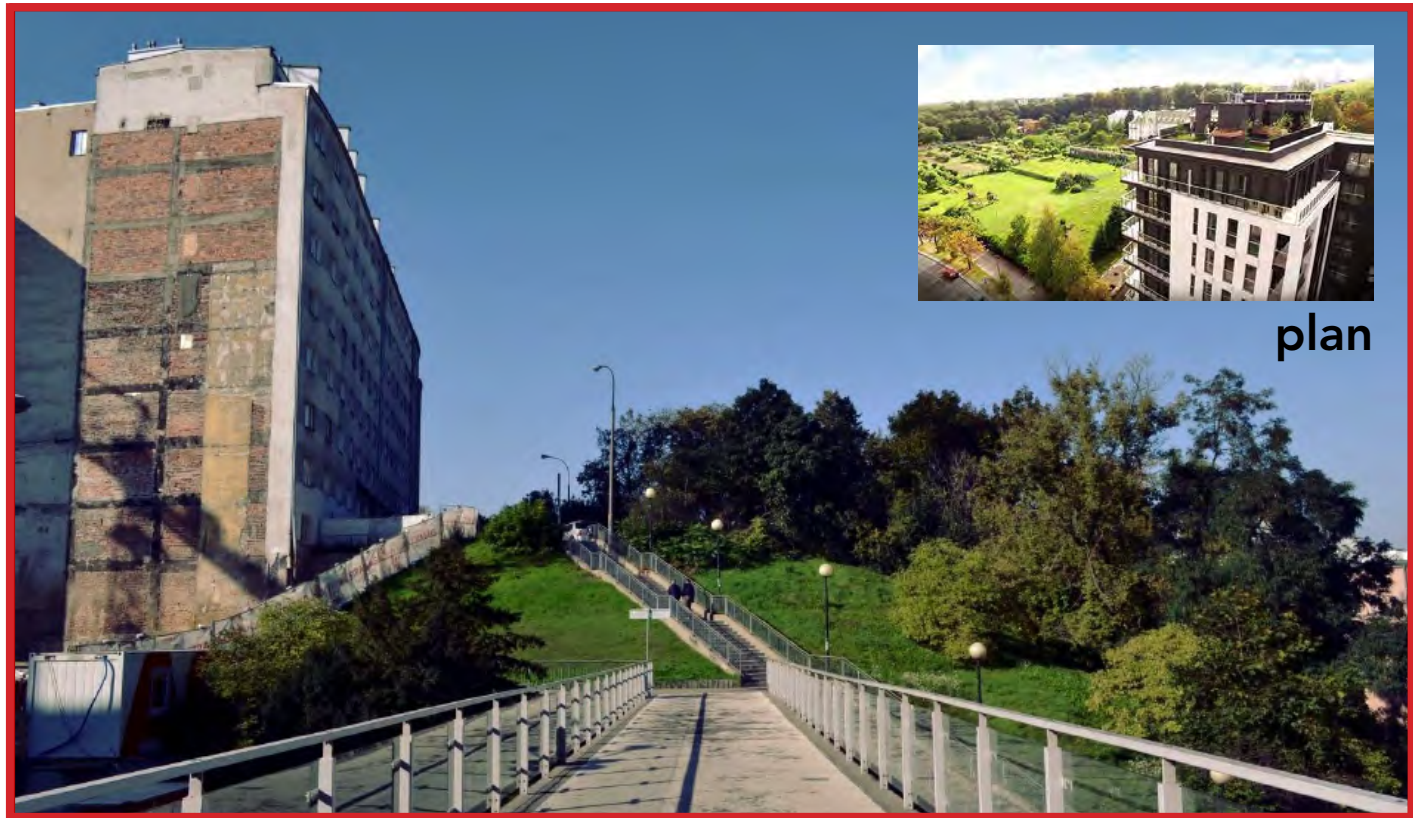
Tamka area

Karowa street

Polkówki valley, buried,
today virtually unnoticable
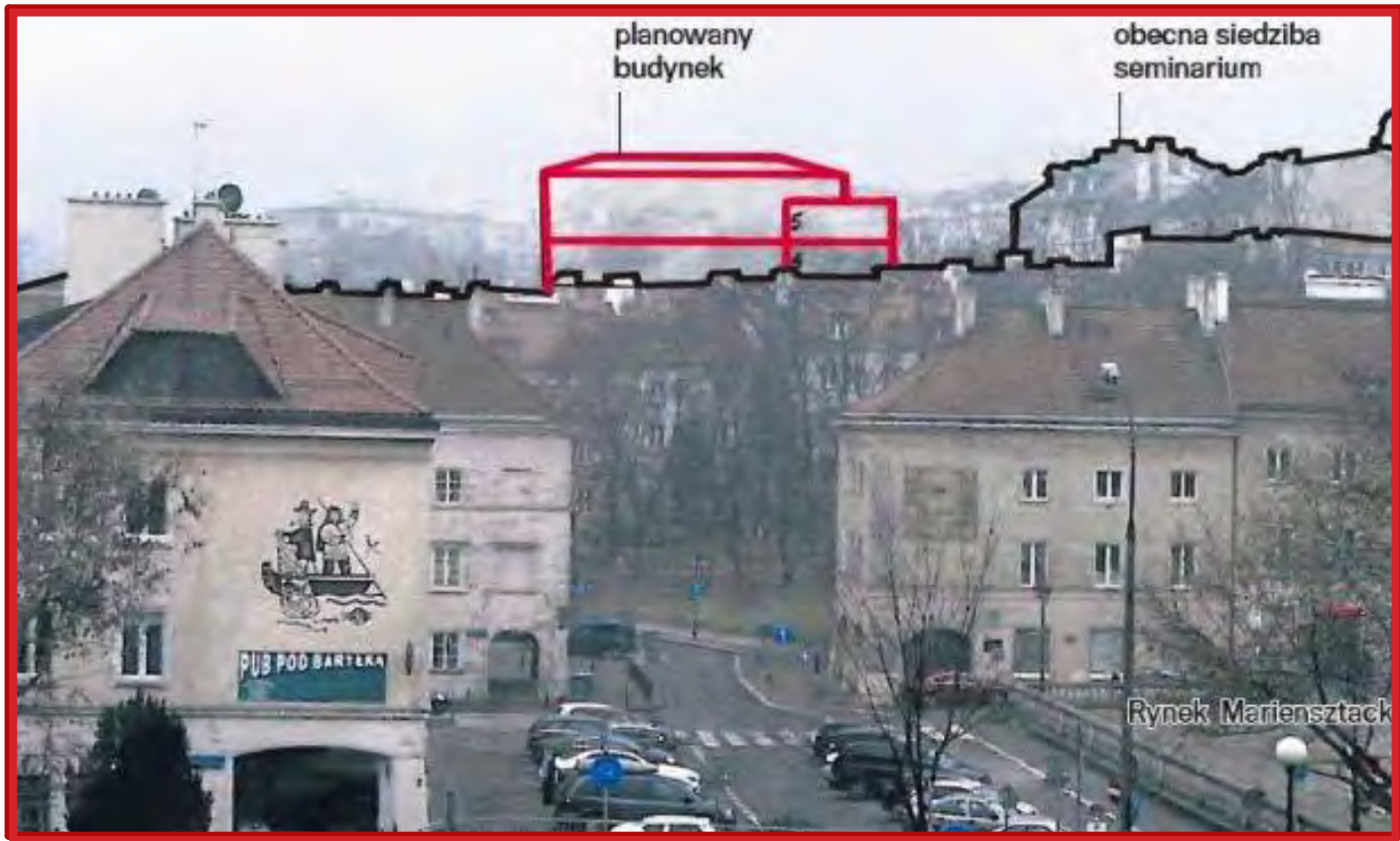
area of the presiden't Palace
planned seminar headquarters

National Army route

Rudawki vallet, in a large part trans-
formed during the constr. of AK route

Średnicowa line tunnel

Łazienkowska route

gardens of nuns

Aleje Jerozolimskie (XIXc.)

Żurawki valley,
river transfromed into Książęca street

legends concerning the river and the ridge

Żmij

Wars & Sawa

Bazyliszek

Mermaid

Golden Duck

"Chaos was the law of nature. Order was a dream of a man."

Henry Adams

Which Varsovian qualities could potentially create harmony in an existing chaos?

WHAT DOES THE RIVER MEAN AND COULD MEAN FOR THE CITY?

positives   negatives   possible solutions

element of wild nature but uncontrolled that results
with dangerous nooks in which homeless people are hiding,
crime and emergence of garbage

NOW
national pride
but only 8% of Varsovians
associate the city with the river

a treasure for small boats

source of drinking water

THROUGH POTENTIAL SOLUTIONS

revitalisation
of the oxbow lakes

construction of sewage
treatment plants

adding bridges

conditions for investors,
and local initiatives

artificial islands

promotion

connection the Old City
with the river

AND REDUCING OBSTACLES

lack of information
and promotion

highways along the river

dirty water

unstable ground

lack of connections

neglected bushes
as an obstacle

perception the east side
as the worst place

THE RIVER COULD BECOME

strong identity element

link between Warsaw
and Mazowsze region

place to meet,
leisure and recreate

economical driver

a wonderful place
for all social strata

a clean and safe river

a place for education
concerning the river

WHAT DOES THE RIDGE MEAN AND COULD MEAN FOR THE CITY?

● positives   ● negatives   ● possible solutions

NOW

doesn't exist in people's awareness strong enough

surprising element in the city associating with the mountains

site of leisure, sport and cultural events, yet disconnecetd

site of crazy development

often seen as an obstacle

THROUGH POTENTIAL SOLUTIONS

exceptional viewpoints

thematic axis

playground

nature strip with gardens

podium for talent

promotion

conditions for local initiatives

AND REDUCING OBSTACLES

lack of information and promotion

streets with large sections

new developments

unstable ground

conflicting interests

cut trees

unadapted space

THE RIDGE COULD BECOME

strong identity element

link between different zones

easy access to Vistula river

slow traffic

healthy place

ecosystem for fauna

a place for education concerning the ridge

what does the ridge mean for the bigger landscape?

KAMPINOS

MAZOWIECKI
PARK

air corridor

link between large ecological networks

analysis of the river edges
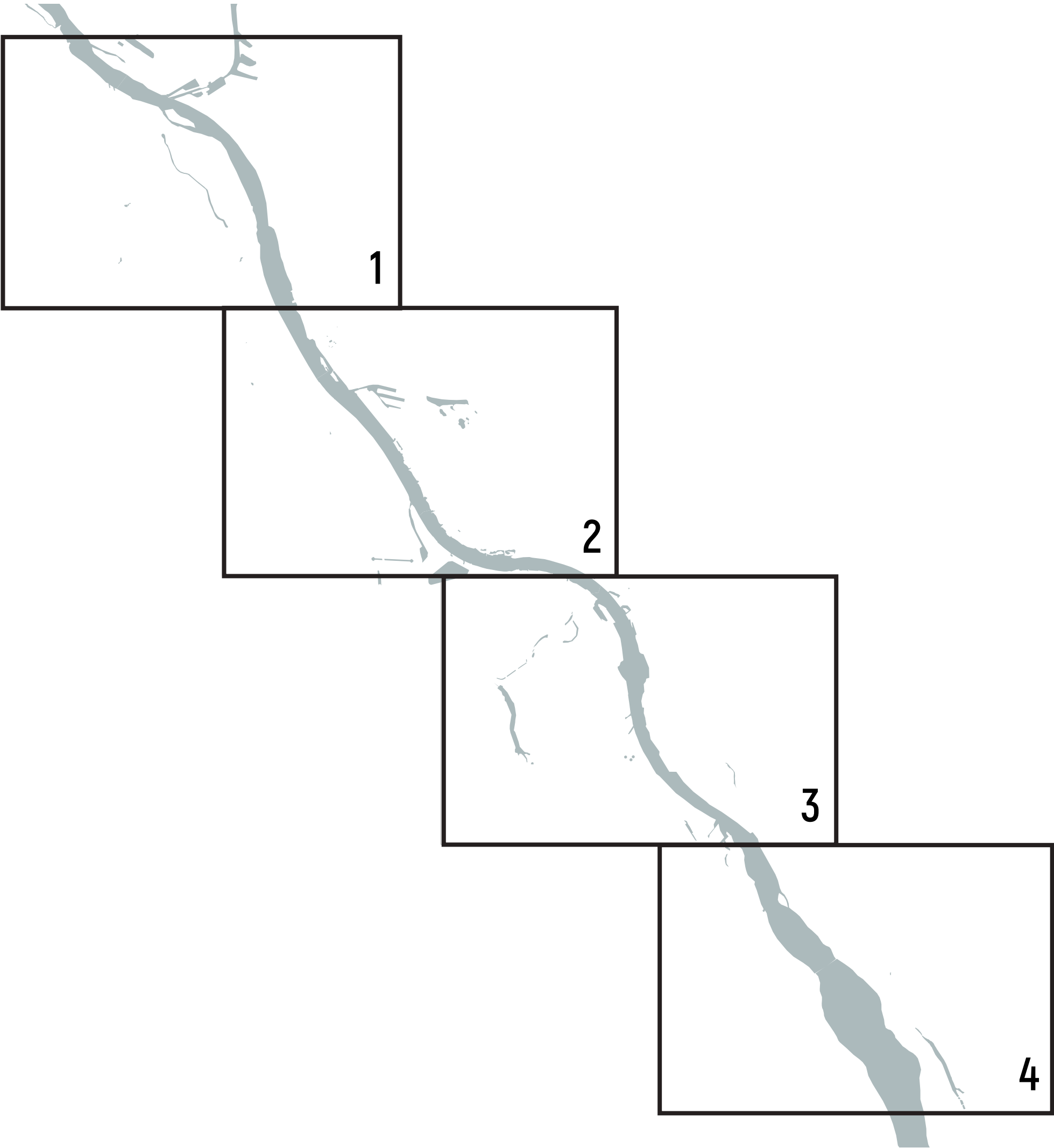
1 north

2 north_center

3 center_ south

4 south

north

Bielański forest

Żoliborz district

Vistula river's edge

Citadel
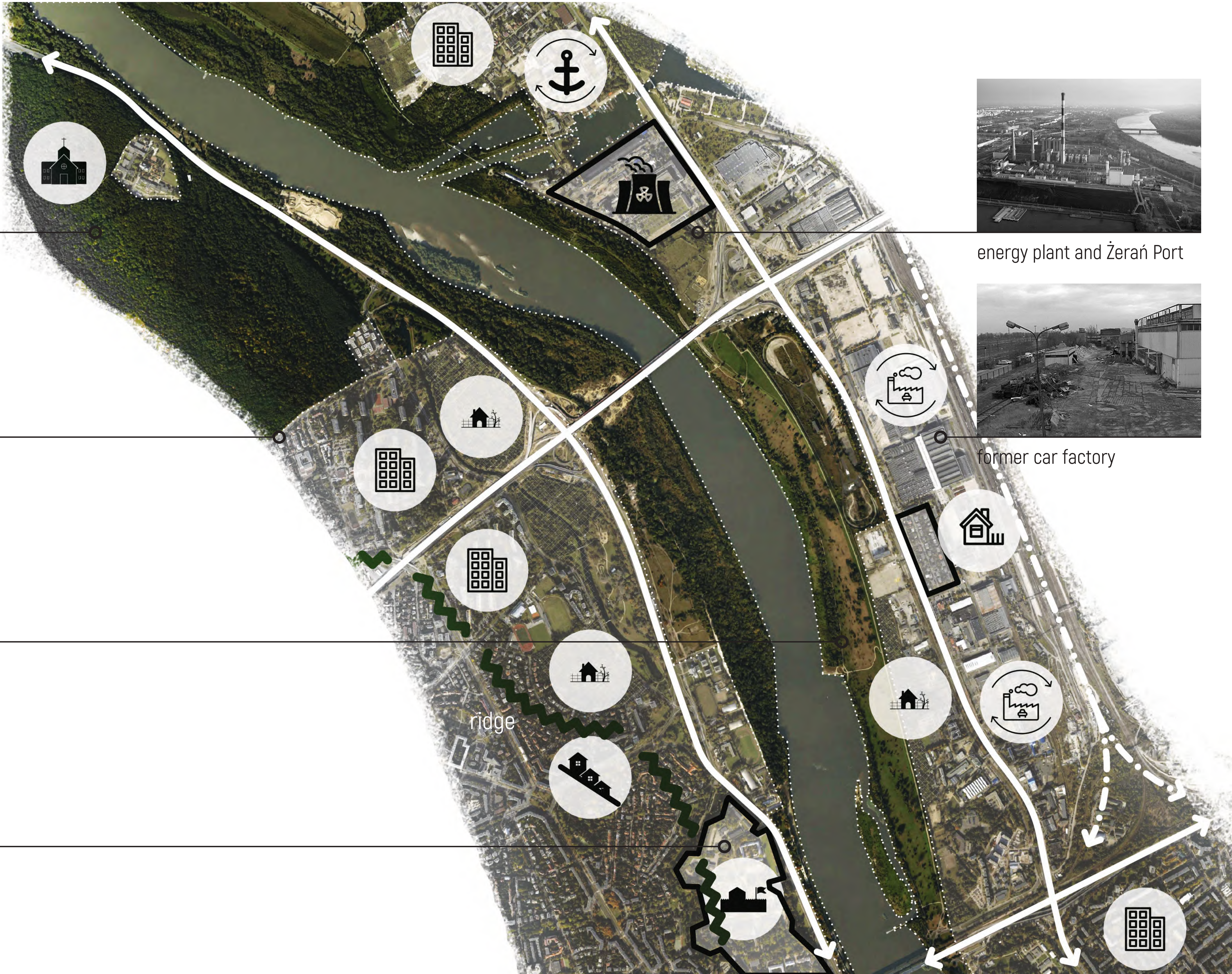
energy plant and Żerań Port

former car factory

ridge

north_center

Castle (reconstructed after the war)

promenade

houses on the ridge

Czerniakowski Port
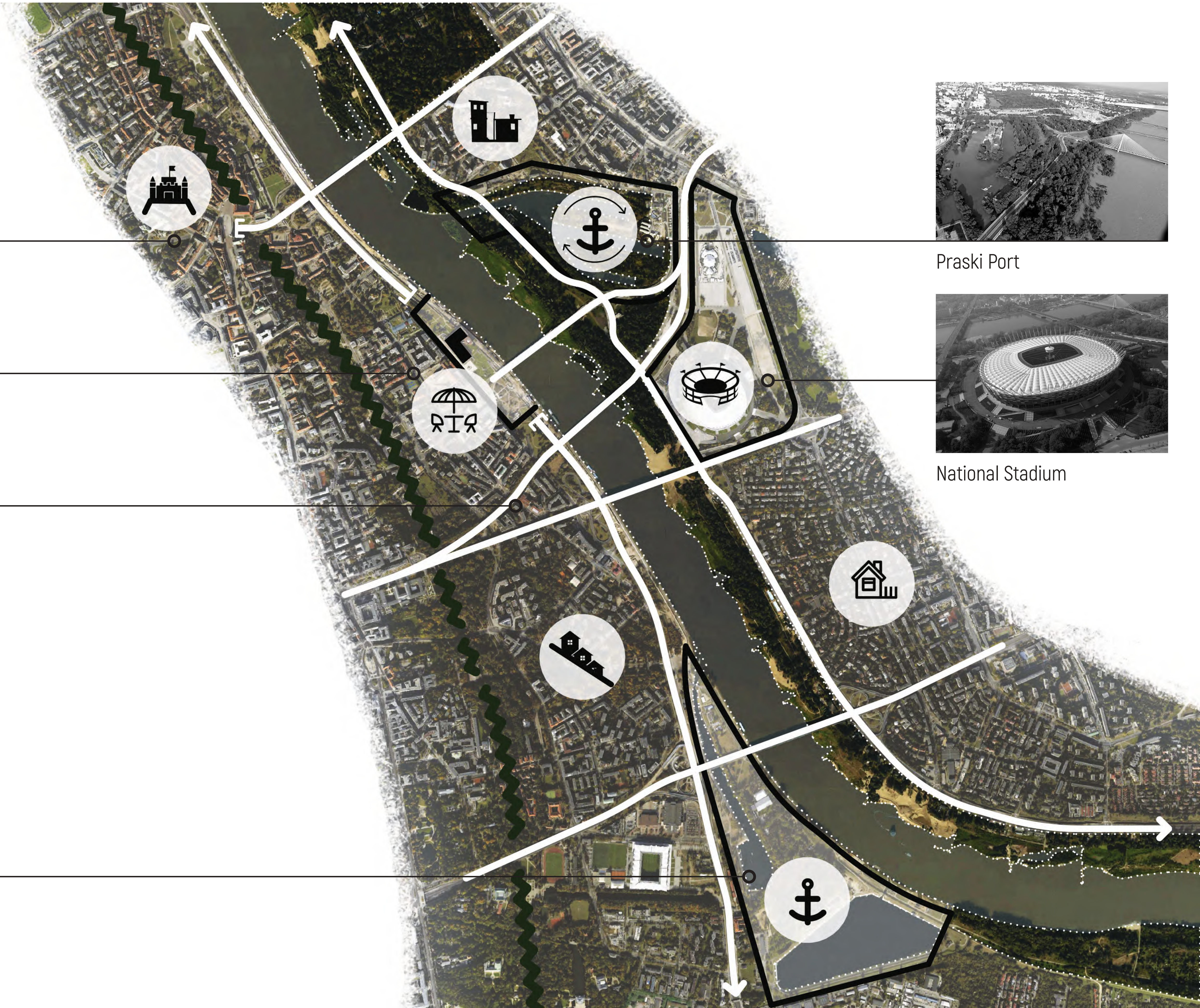
Praski Port
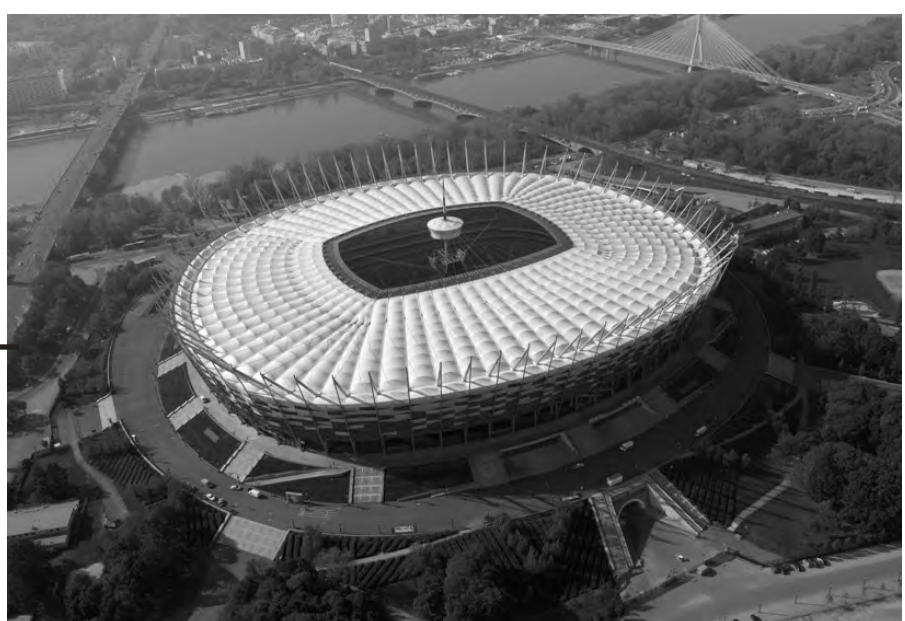
National Stadium

center_south

Siekierki zone

view at the center from the river

Siekierki district

energy plant Siekierki
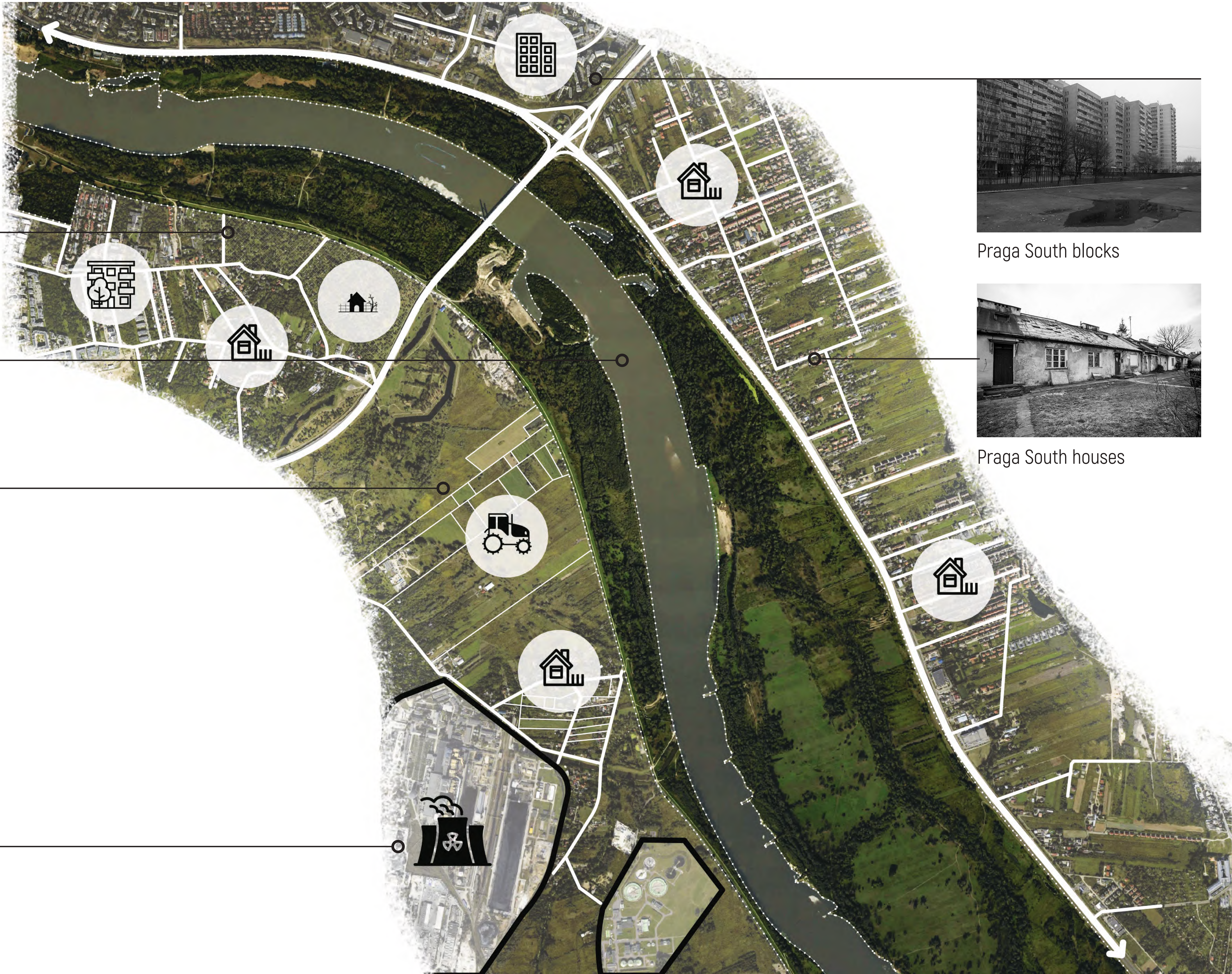
Praga South blocks

Praga South houses

Wilanów (called city Wilanów)

farms

Vistula river

farms
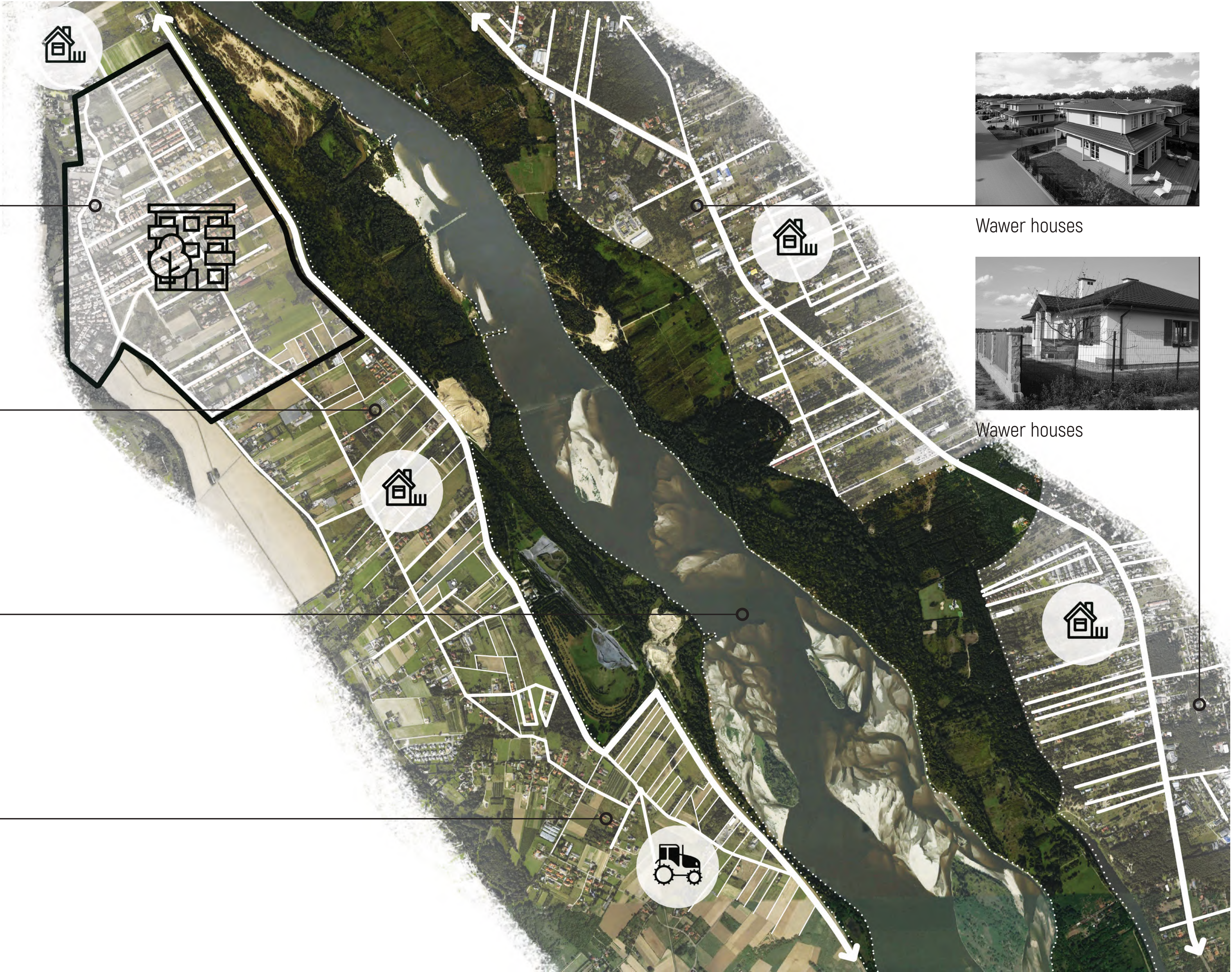
Wawer houses

Wawer houses

REFERENCES

city on nature

nature on city

"Room for the river" programme, the Netherlands
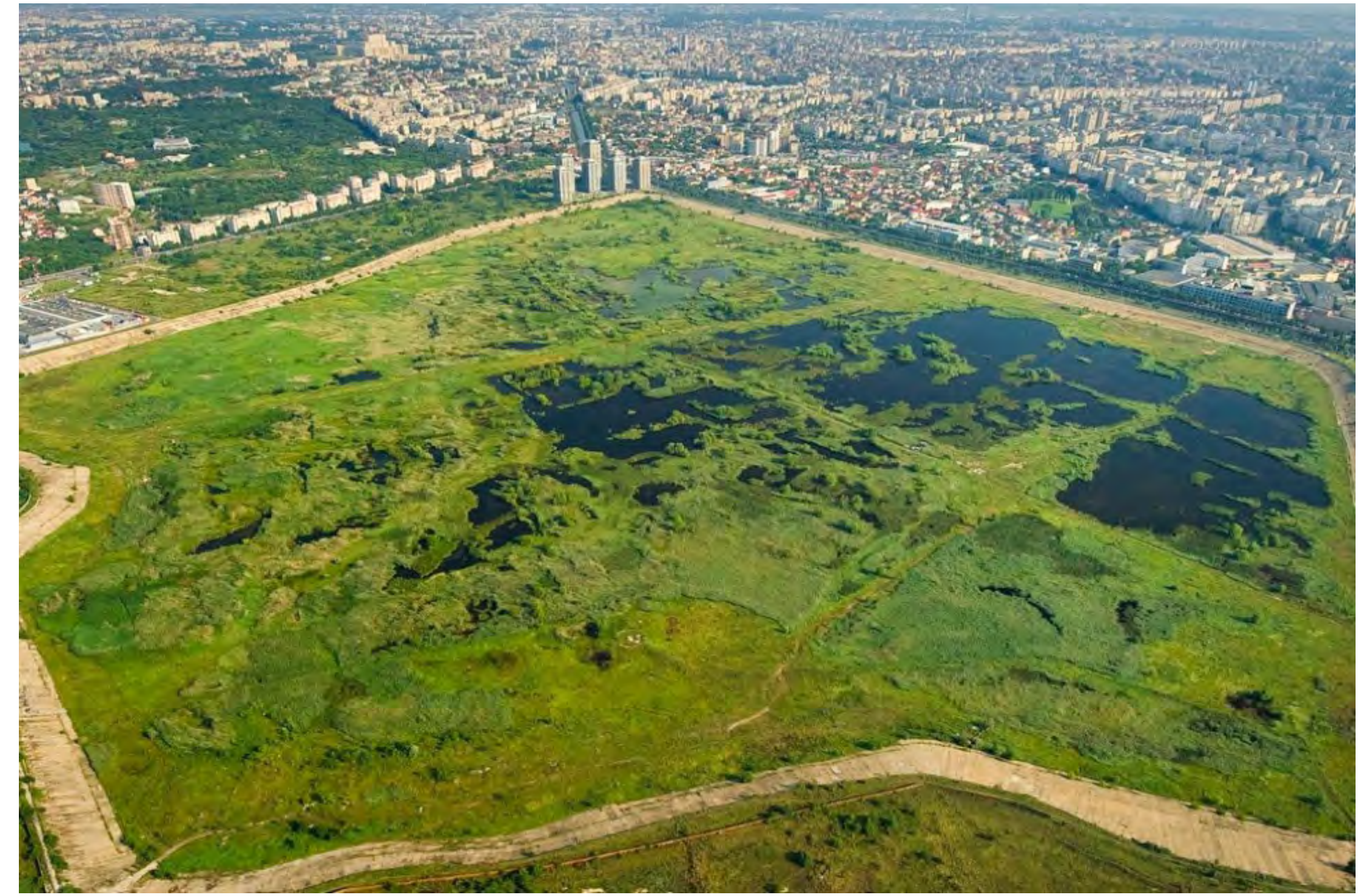
Vacaresti, Urban Wilderness, Bucharest, Romania

DESIGN STRATEGIES ON THE CITY SCALE [L]

reference: *"Room for the river" programme, the Netherlands*

STRATEGY 1   turn back to the river

existing + flood plain

10's XIX century

70's XIX century

30's XX century

upgrated based on historical analysis and topography
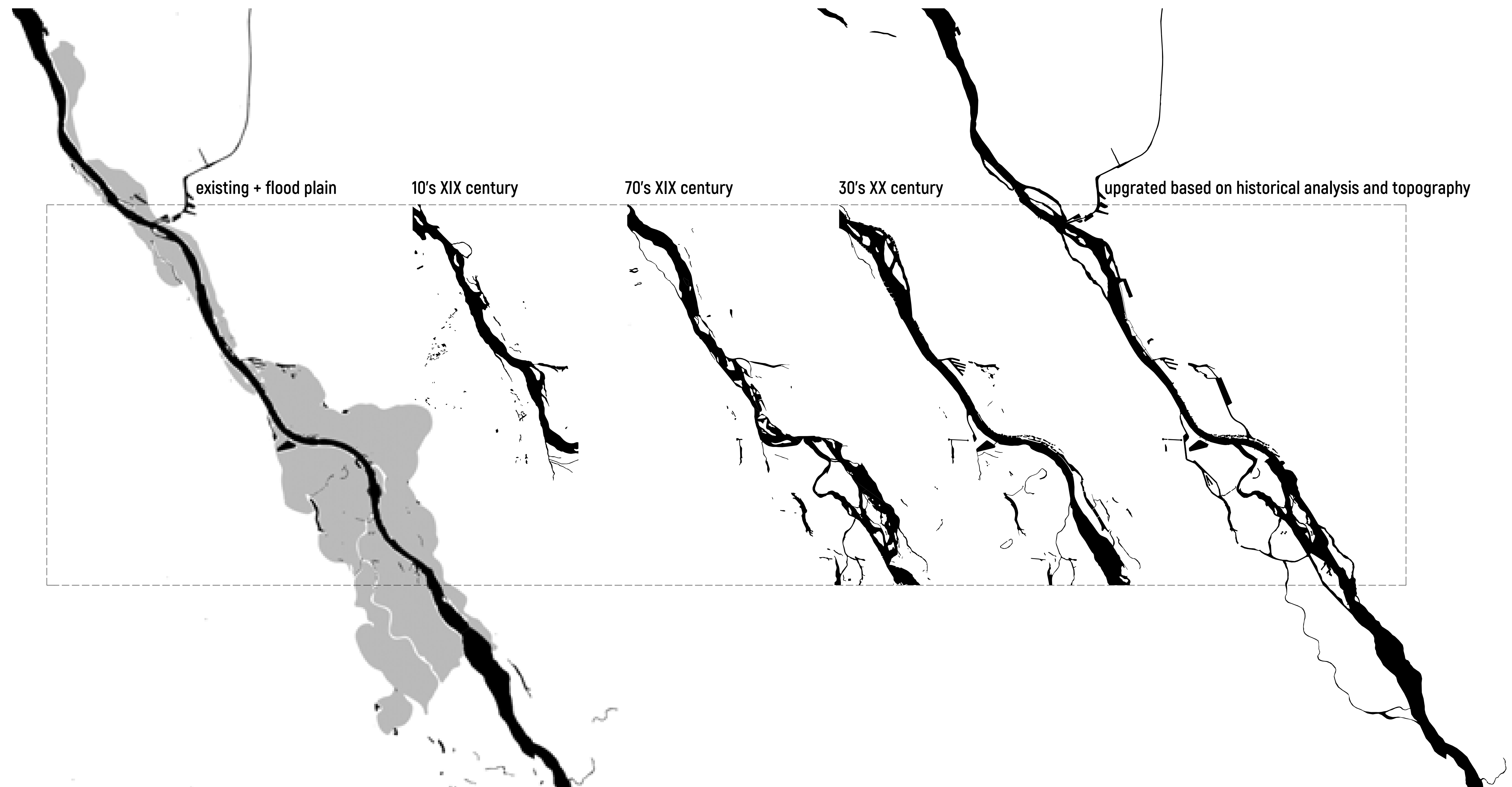
STRATEGY 2   Ridge as a link between bigger ecological network with reduced barriers

LEGEND

- ecological networks of national importance
- Ridge
- removing barriers strategy
- natural breaks of the Ridge
- anthropological breaks of the Ridge

0   1   2   3   4   5km
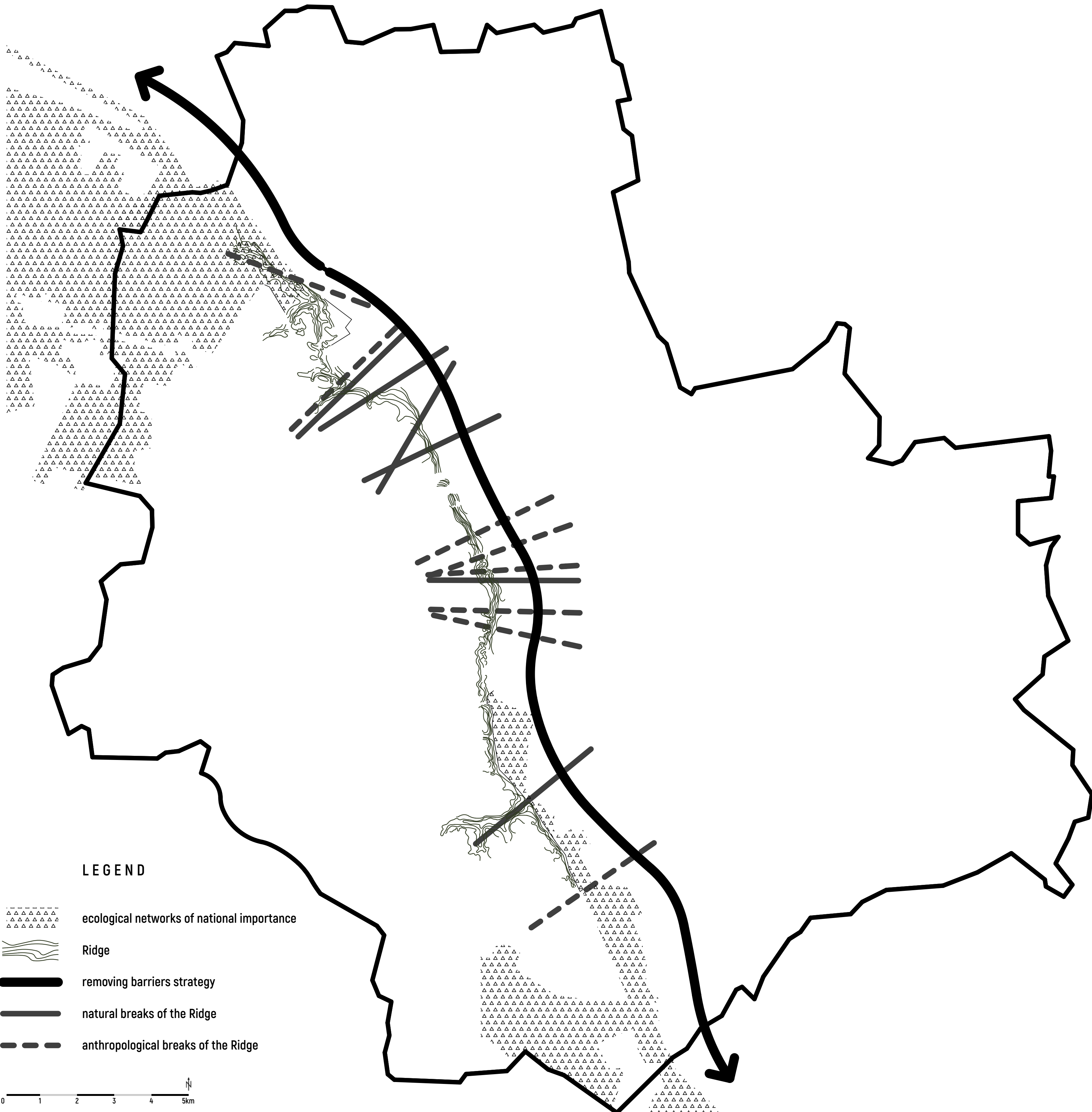
STRATEGY 3   define dynamics and identities along the Ridge and the River

S
L
E
E
P

stable atmosphere along the Ridge

landscape edges

urban edges

landscape edges

A
W
A
K
E

diverse atmospheres along the River

0   1   2   3   4   5km
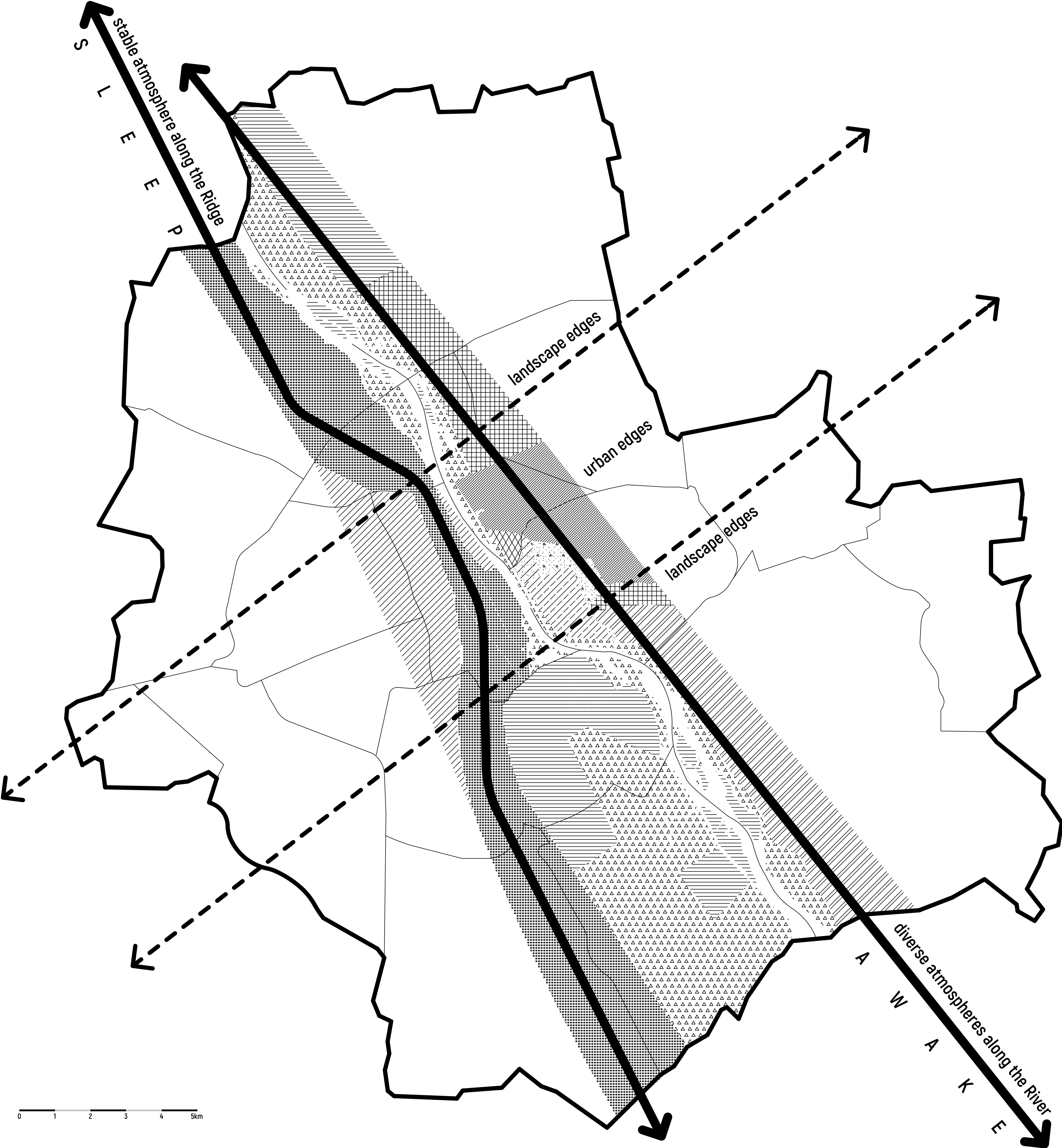
reference: the Vistula river, Warsaw

S T R A T E G Y 4   urbanise within the city borders & focus on east

L E G E N D

new urbanization

densification

transformation

revitalisation

special protection

0   1   2   3   4   5km

N

reference source: Pintrest
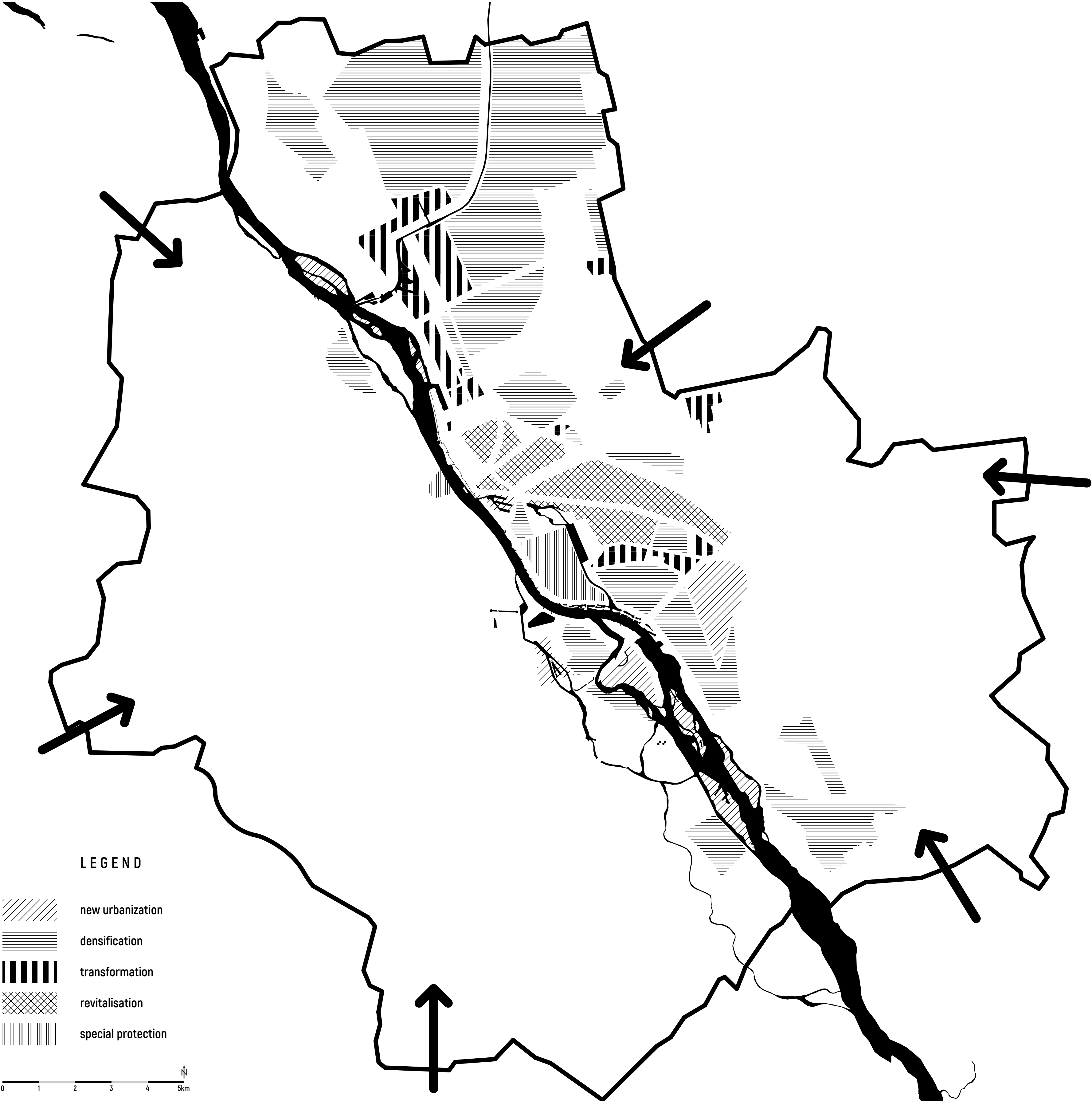
STRATEGY 5   decentralize

reference: one of the planned new local centers, Targówek

STRATEGY 6
connect separated districts, by reducing barriers and using infrastructure links

LEGEND

⎯⎯⎯	district border
✕	designed connection
- - - -	street and fence barrier transformed
▨	unavailable bush barrier transformed

0 1 2 3 4 5km

reference source: Pintrest
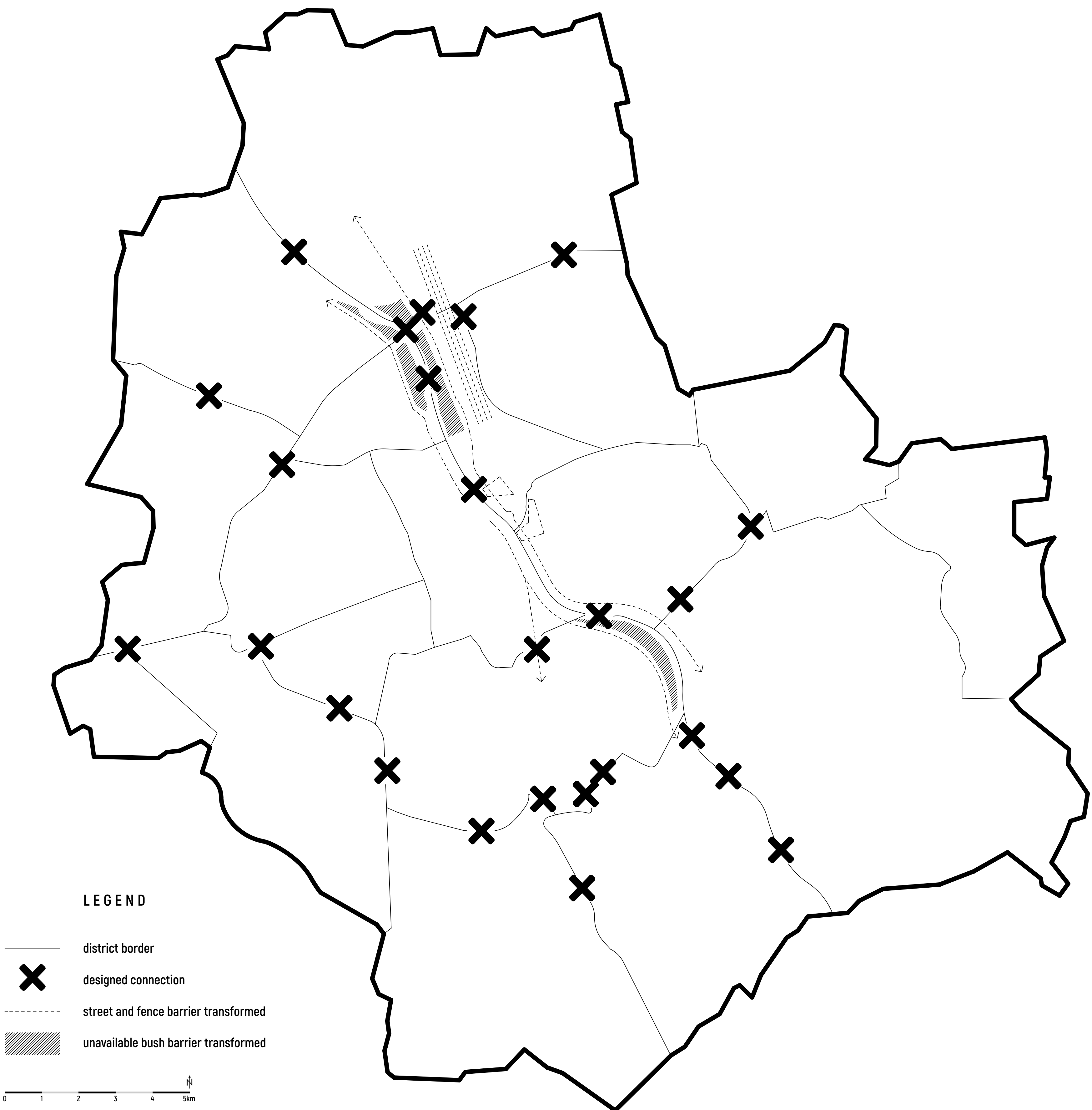
from the existing green types ...

12th place of the world greenest cities index

green space	109.45
natural forest	41.98
planted	19.76
park	8.32
garden	0.61
maintained grass	15.84
sport	0.04
food production:	
orchard	0.36
farmland	22.07

LEGEND

forest

city park (sport, cemetery, zoo)

other

0 1 2 3 4 5km
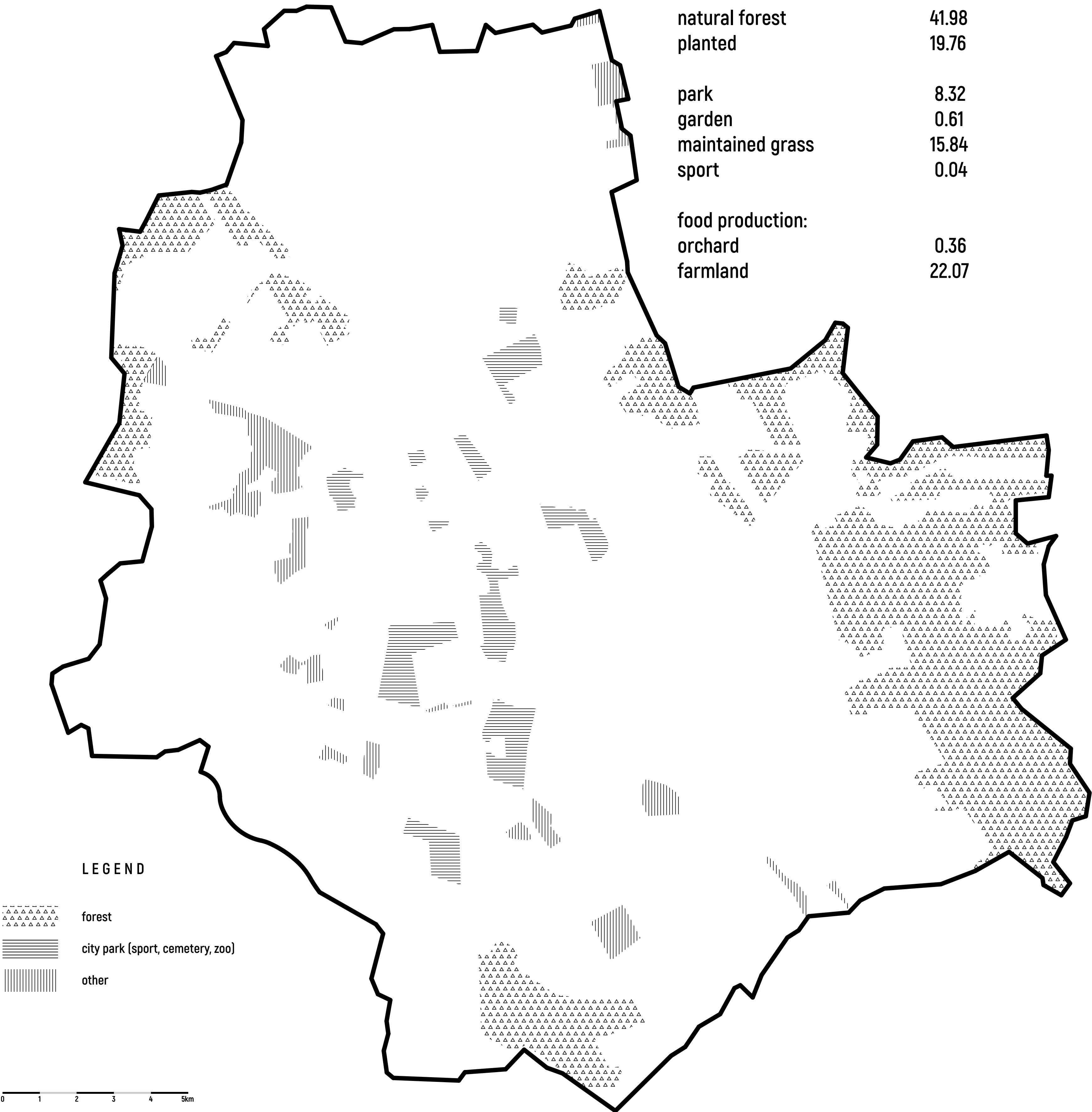
reference source: "Warsaw by drone"

STRATEGY 7   ... to a greener
and ecologically better
connected city

8th place of the world greenest cities index

green space	136.45
park Ridge and River promenade,	8.32 + 22.00
sport, green streets	+ 5

LEGEND

 forest existing

 city park (sport, cemetery, zoo) existing

 other existing

 park new (ridge and river promenade, sport, recreation)

 other new (food production, sport, garden, camping)

 transformed streets into green connections, slowed traffic

0 1 2 3 4 5km
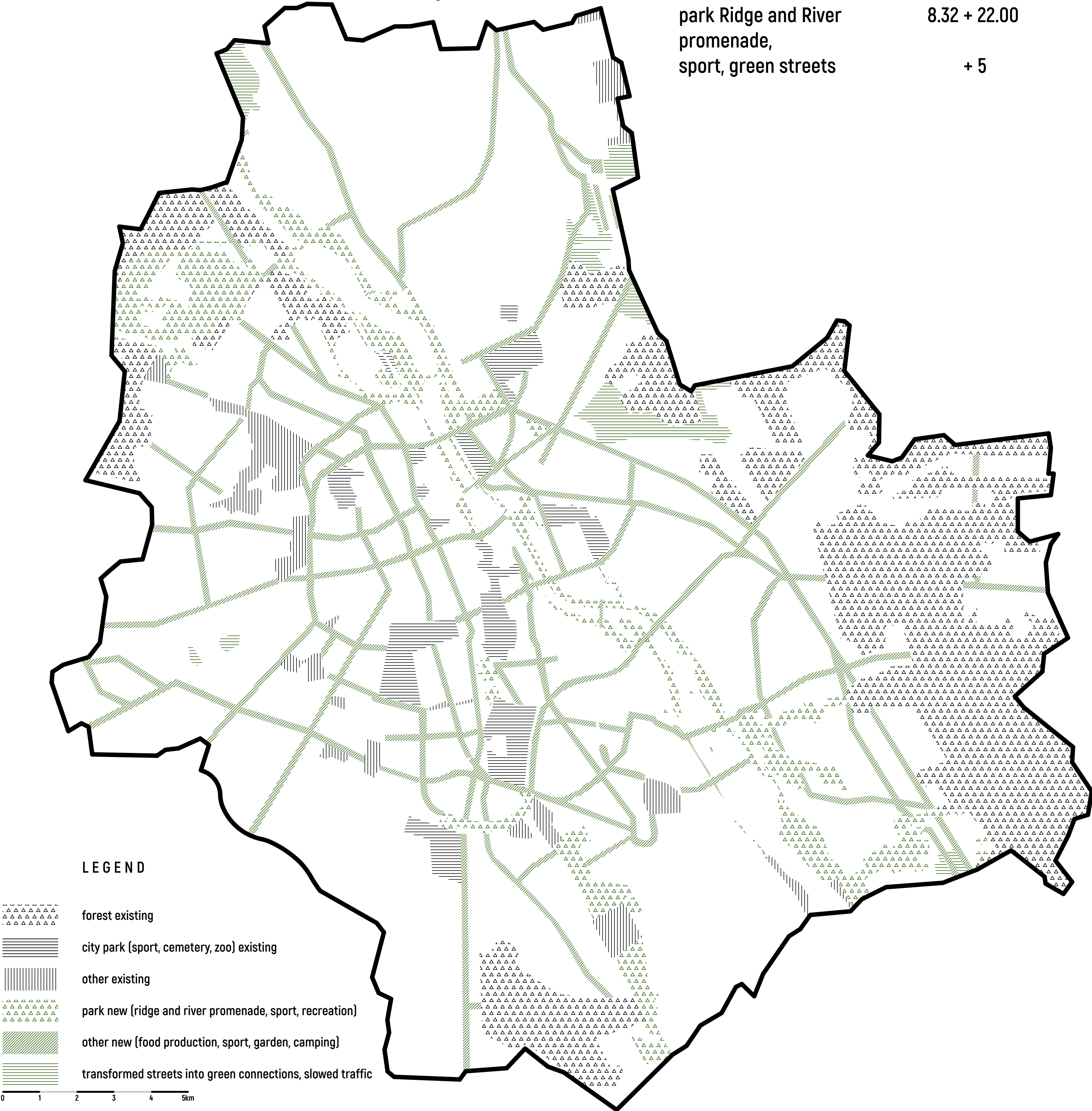
from the existing infrastructure system ...

reference source: "Warsaw by drone"

STRATEGY 8   ... to improved mobility by adding the city ring, transformation of the existing streets and enlarging the public transport system

LEGEND

━━━	city ring
──	streets existing
----	streets with reduced speed, number of lanes, added bike routes and green
∿∿∿	street transformed into underground tunnel or covered with a dike
– – –	train lines existing
──	metro lines existing
━━	metro lines designed
←→	new bridge

0 1 2 3 4 5km

Świętokrzyska street, one year after building a metro line
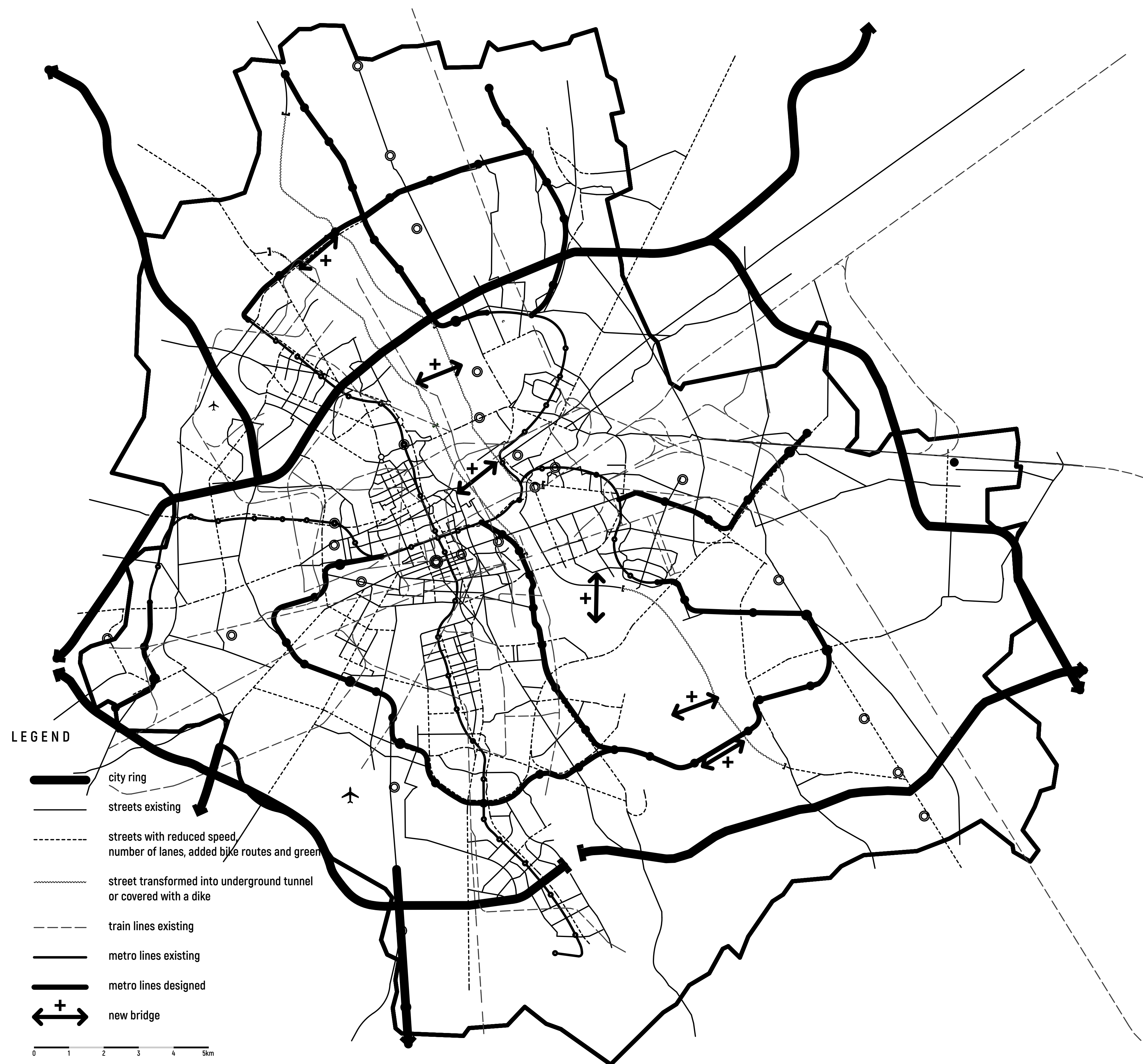
new metro lines
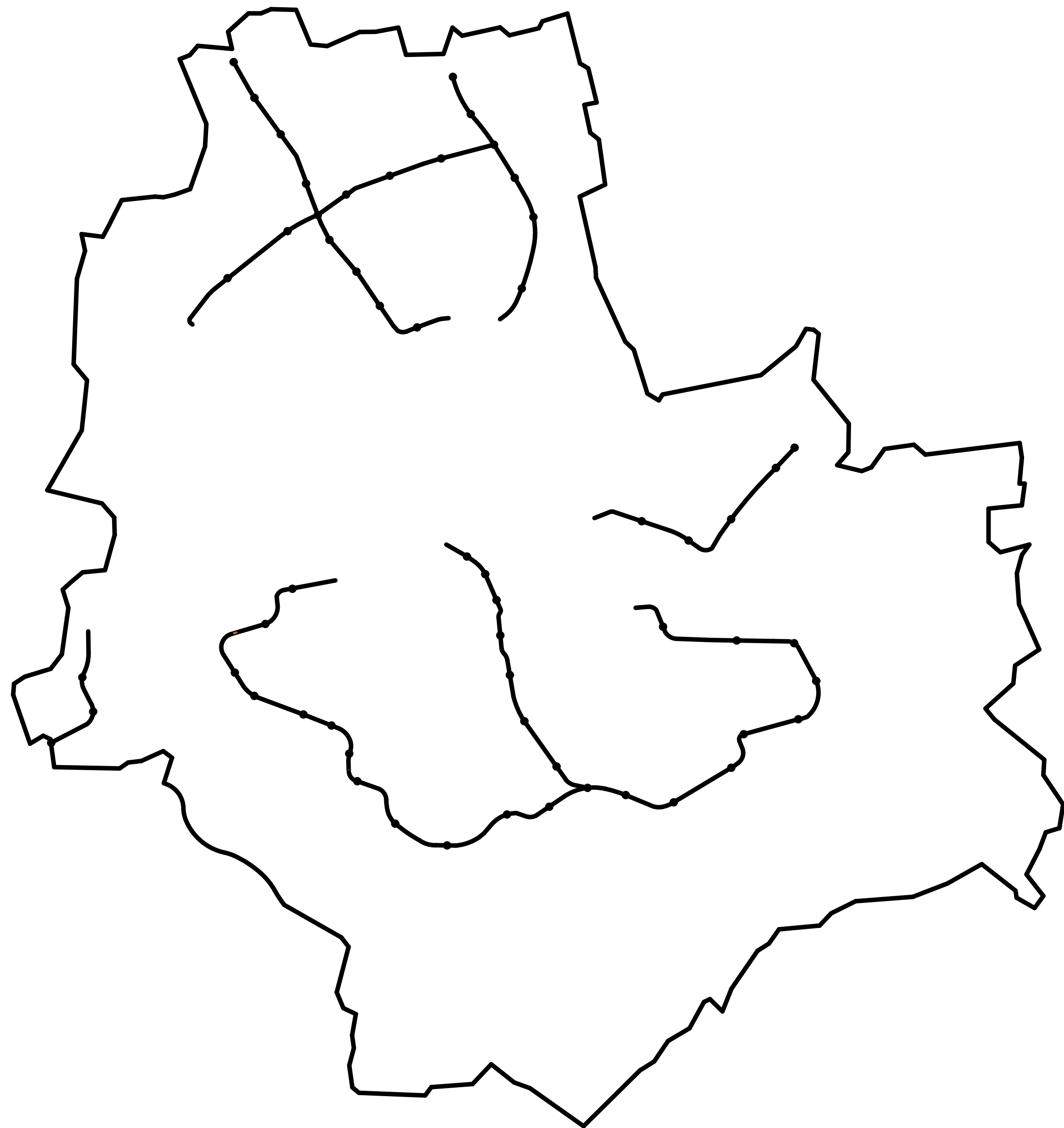
... based on the location of the new local centers and the new urbanisation

new local center

30 min. walk
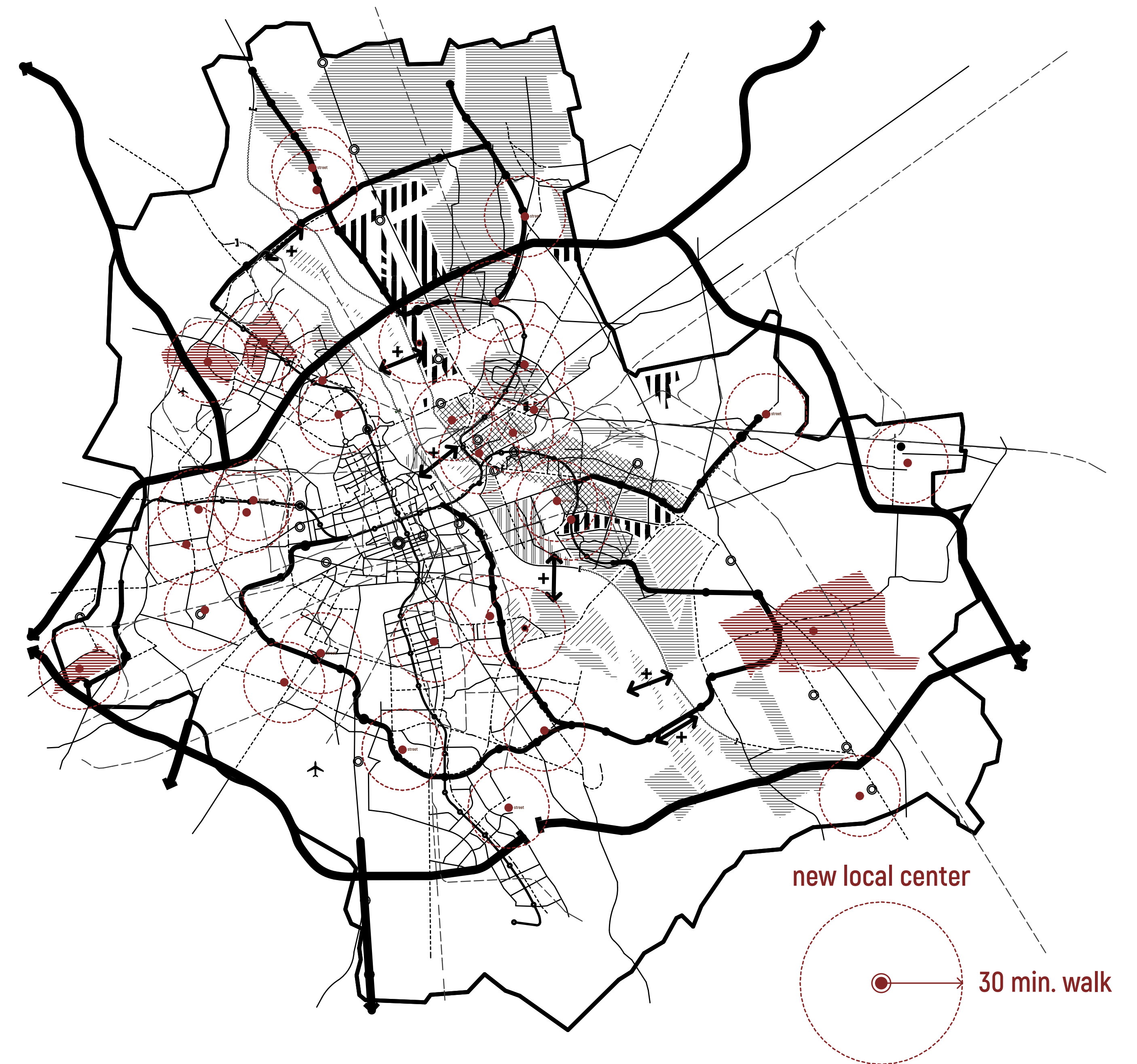
STRATEGY 9   add program to fulfill all needed media in decentralised city and minimize social polarisation

LEGEND

- 🏋 health
- 🎓 education
- 🖥 work (high educated)
- 🔧 work (low educated)
- 👤 acces to public transport
- 🌐 internationalisation / tourism
- 🌳 green / leisure
- 🏃 sport / recreation
- 👥 local communities
- ⚙ service
- 🛍 retail
- 🎞 culture

0 1 2 3 4 5km

QoL ingredients
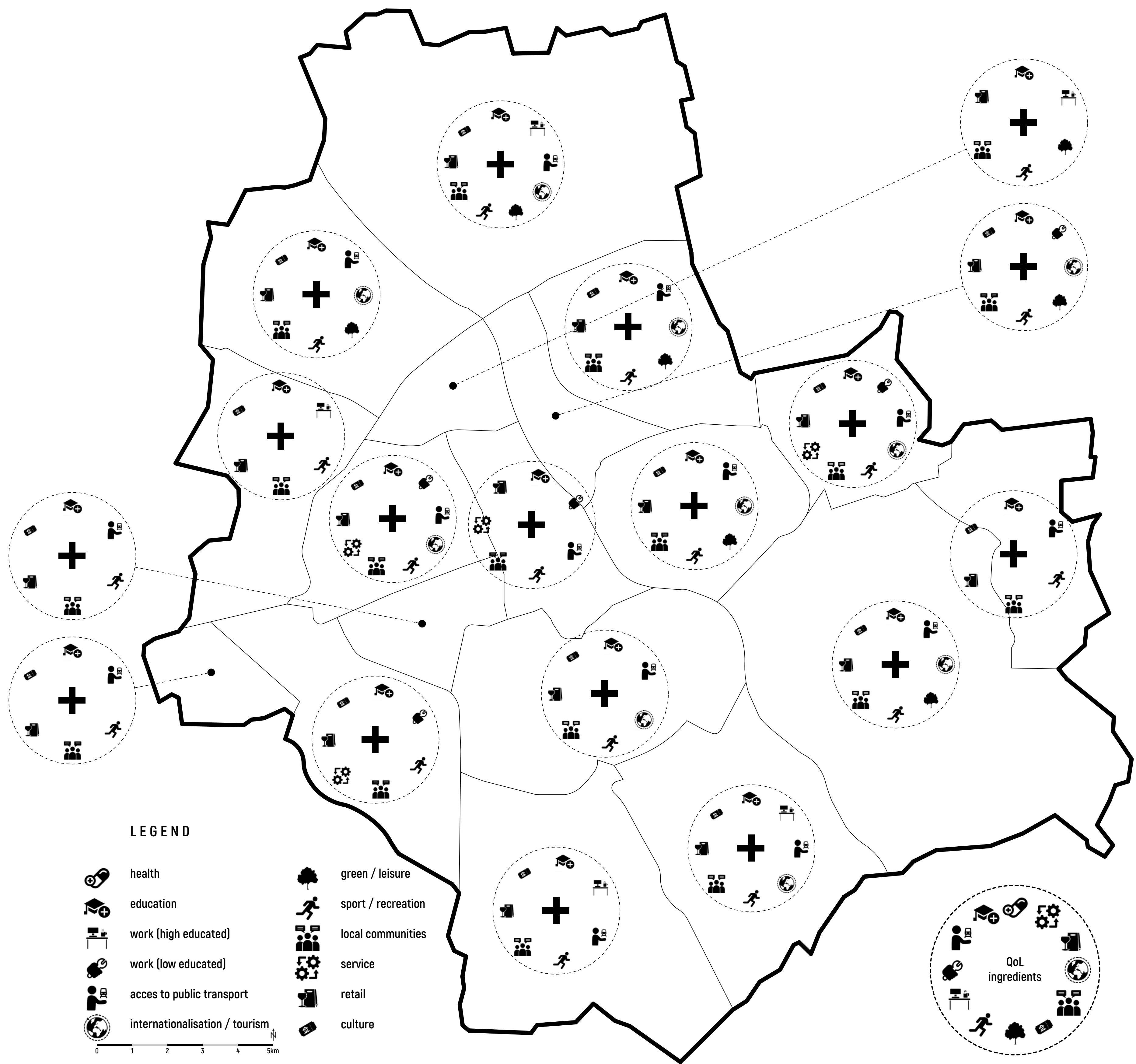
photo by: Justin Bettman

CITY VISION MAP

LEGEND

	area within the city borders
	area outside the city borders
	River Vistula
	Ridge
	green existing
	green added
	beach
	ring planned by the municipality
	street existing
	street with reduced speed and added green
	street covered with dike
	street transformed into underground tunnel
	railway line existing
	train station existing
	main train station
	metro line existing and partly planned by the municipality
	metro station existing and partly planned by the municipality
	metro line designed
	metro station designed
	airport
	green corridor designed
	green bridge with slow traffic designed
	new local center chosen by the municipality
	new local center as street chosen by the municipality
	new local center as district chosen by the municipality
	new local center designed
	area of radius 30 minutes walk from a local center
	design location large 4.5 - 9 km²
	design location small 1.6 km²

0   1   2   3   4   5km

updated topography map with the space for the river

87m npm

84m npm

74m npm

90m npm

110m npm

108m npm

LINEAR VISION OF ACTIVITIES
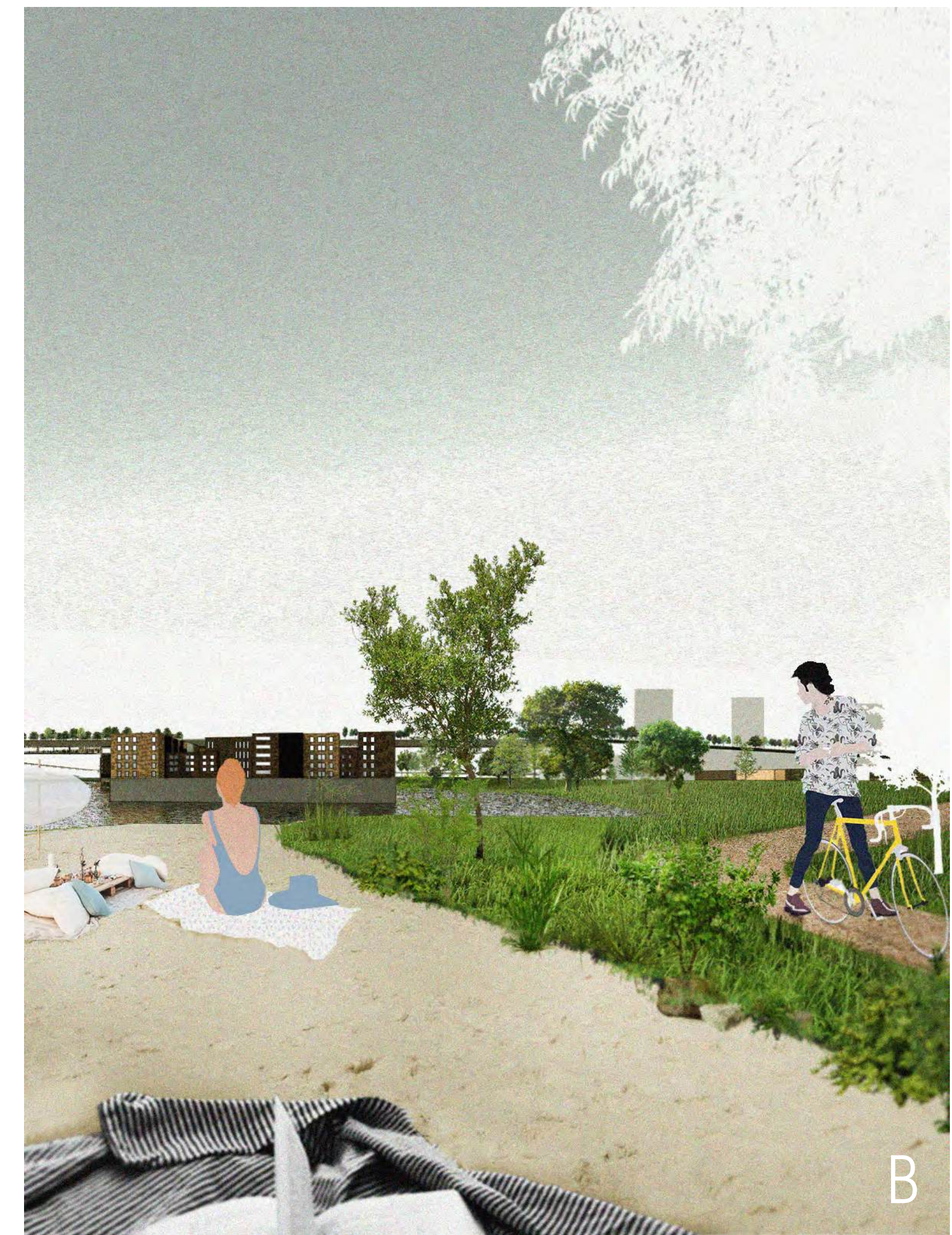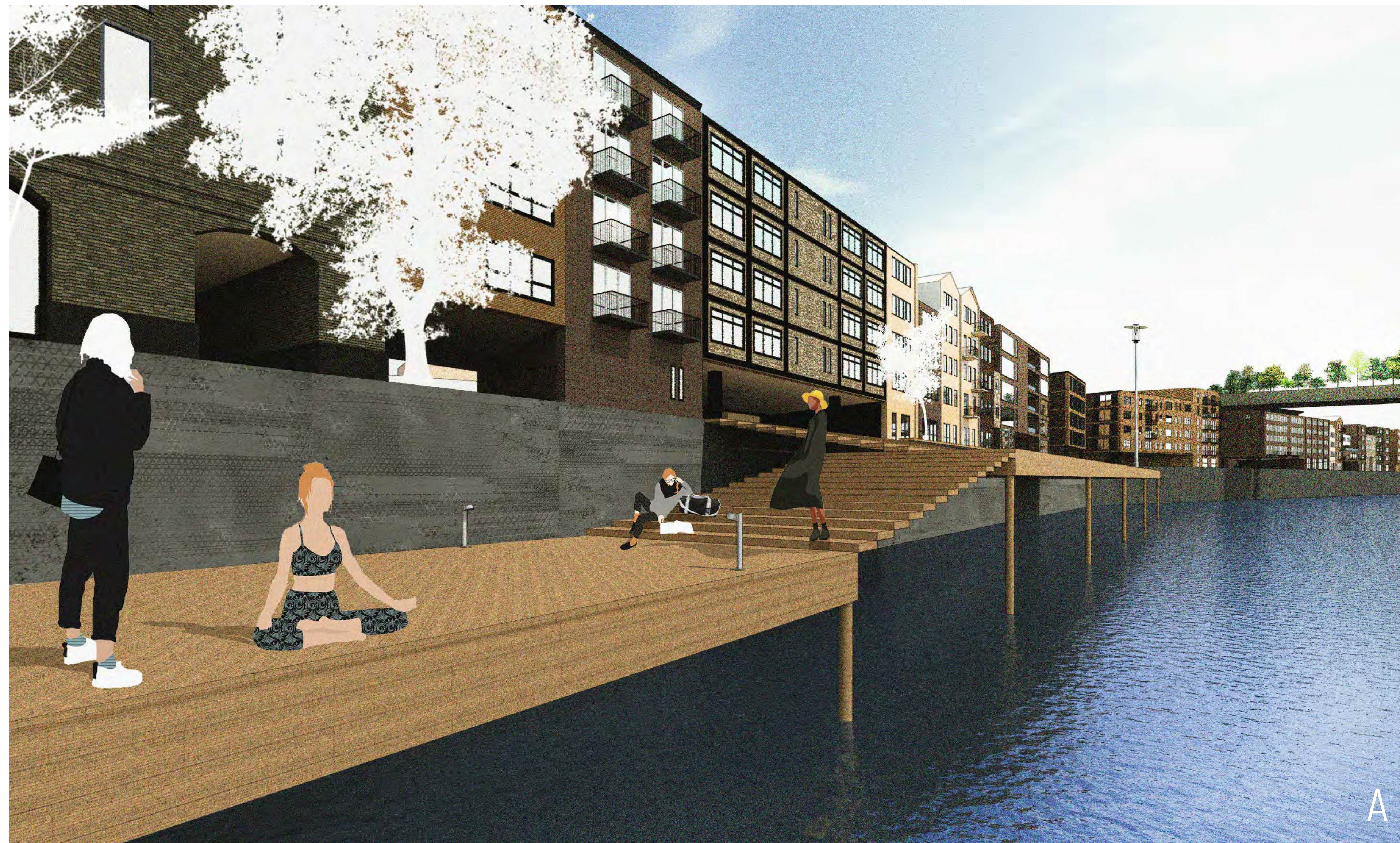
The view at a new urban island from the river side [A] and at the river from the new beach [B]
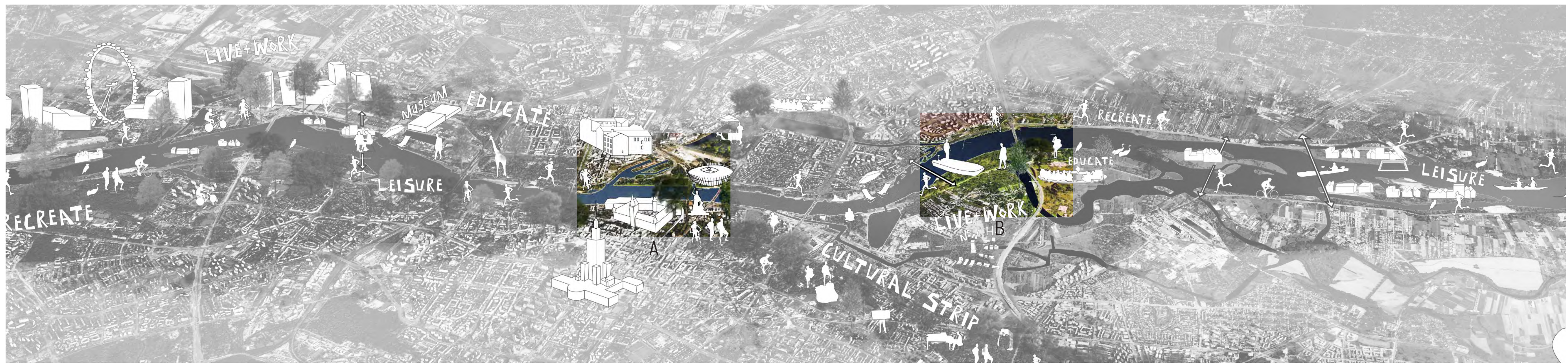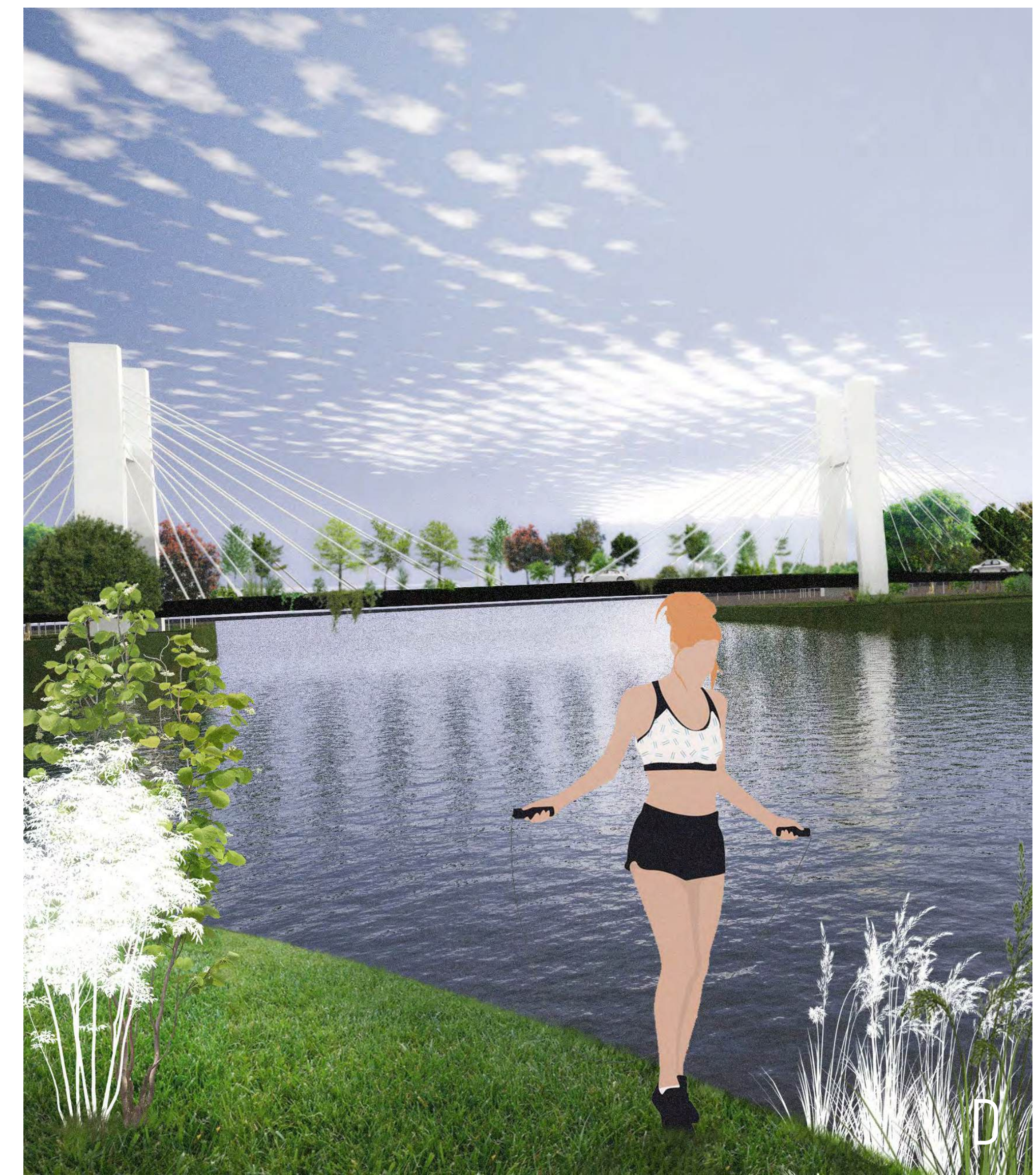
The view [C] at the Castle from the eastern bank.
The existing highway, that is located between the Castle and Vistula, is replaced to an underground tunnel.
In a result, a new public space is created and desirable connection between Old City and the river.

The view [D] at Siekierkowski bridge from the east bank.
This site has full of natural landscape qualities.
It is dedicated mostly for leisure and recreation.

The view [E] at a new district located between the ridge and the river in Siekierki district.
It is a new local center with many different functions for newcomers. The quality of the space largely defines the presence of water, which offers users a lot of activities.

The view [F] represents an urban island that is located in very natural environment. The island itself has hard edges and offers lots of activities related to the river.

DESIGN STRATEGIES ON THE MIDDLE SCALE [M]

three chosen locations

DESIGN LOCATIONS CHOICE
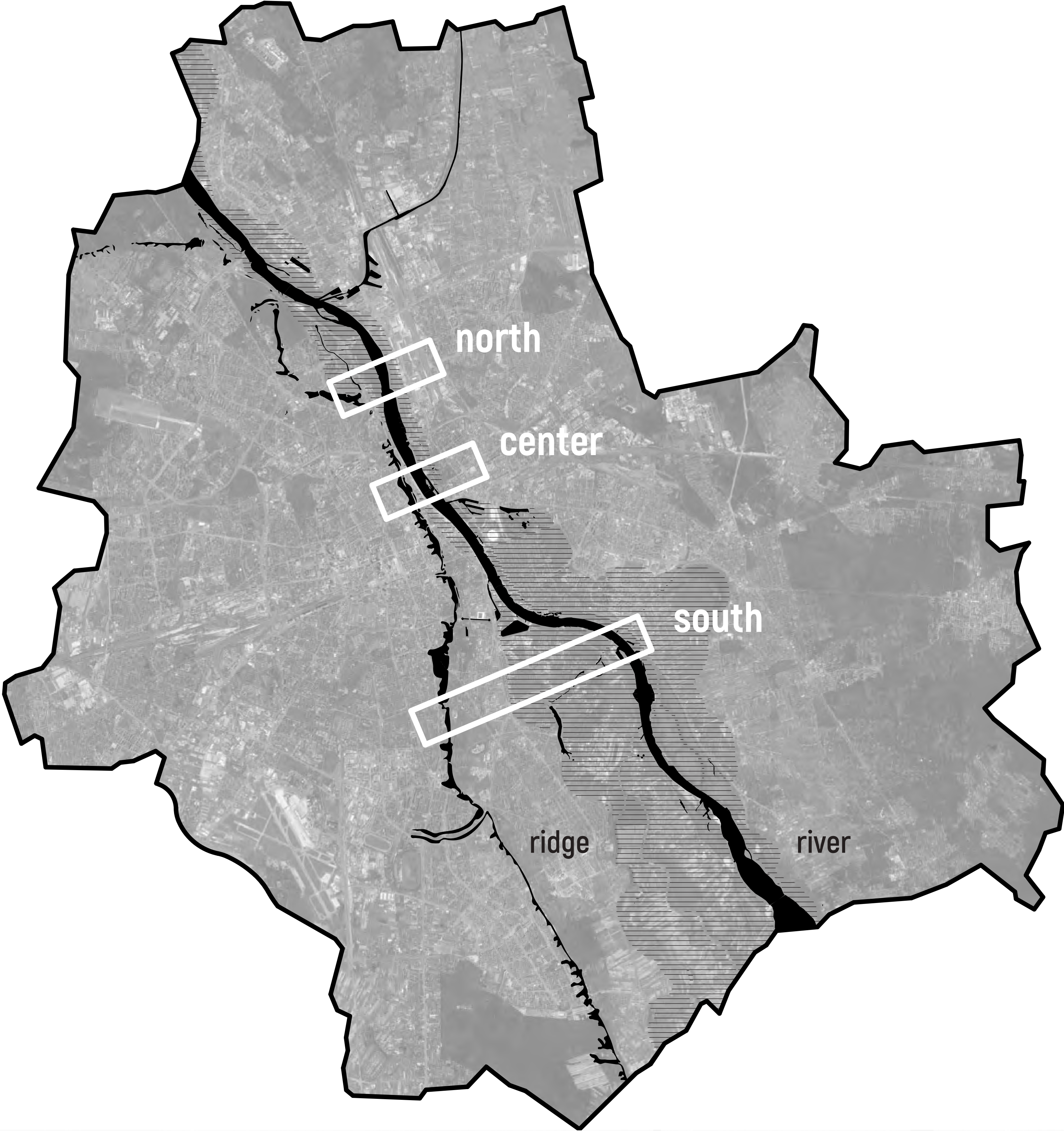
Three locations of different ridge and river relation.
Three extreme zones of different problems and potentials.

NORTH

CENTER

SOUTH
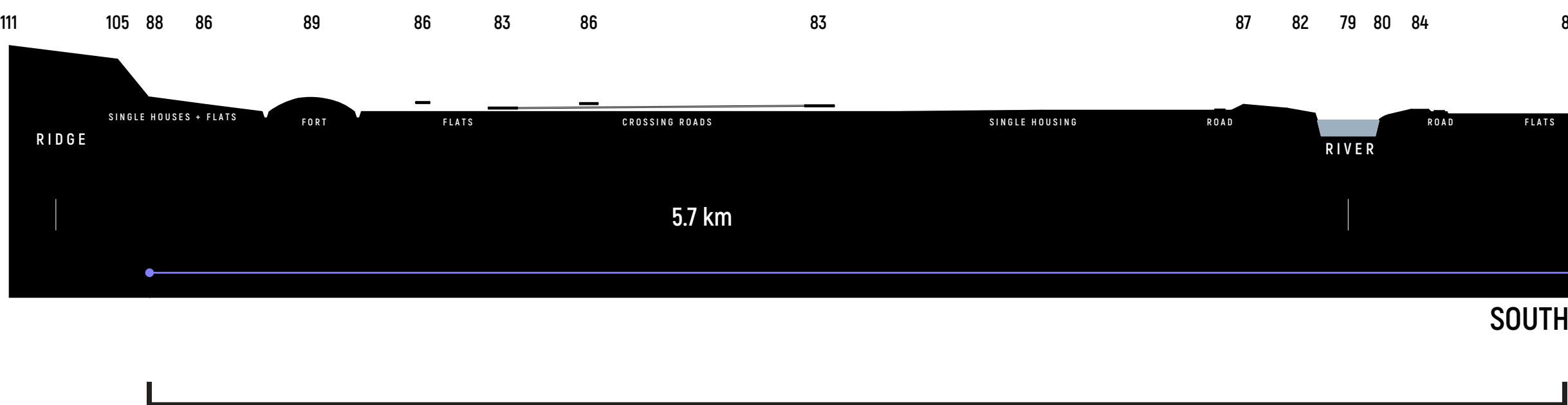
TESTING SCENARIO'S

location :   north

three princpiples :   A - **linear urban nature**   B - **relation to history**   C - **alternate access for red and green**

A

B

C
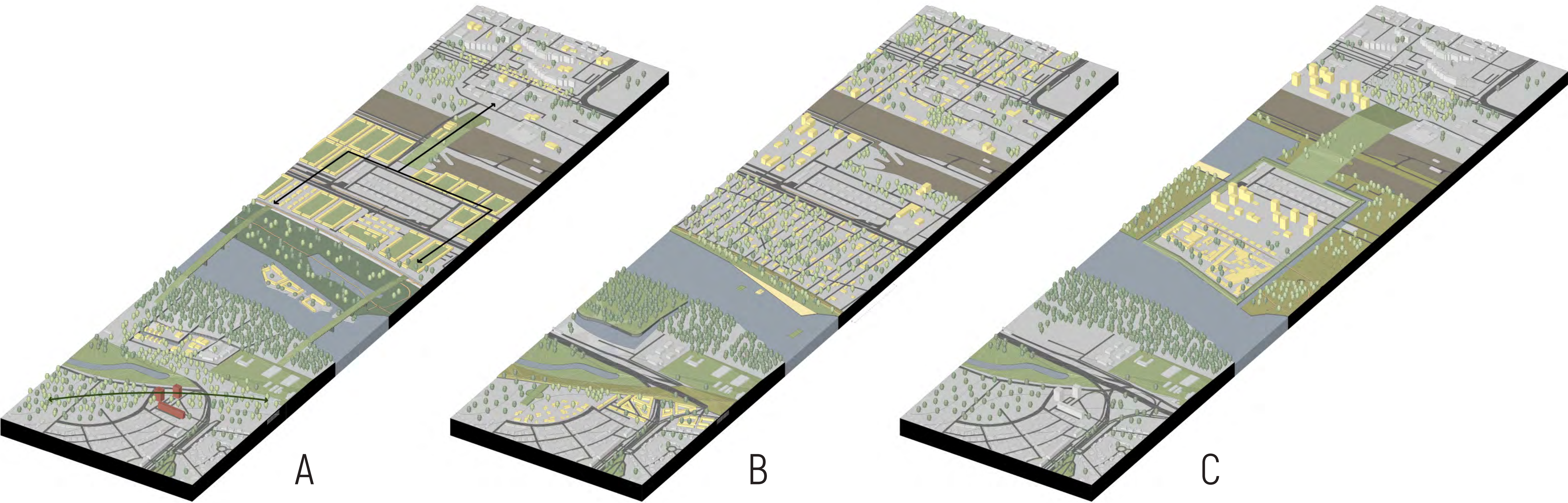
location :   center

three princpiples :   A - **linear urban nature** B - **relation to history** C - **alternate access for red and green**
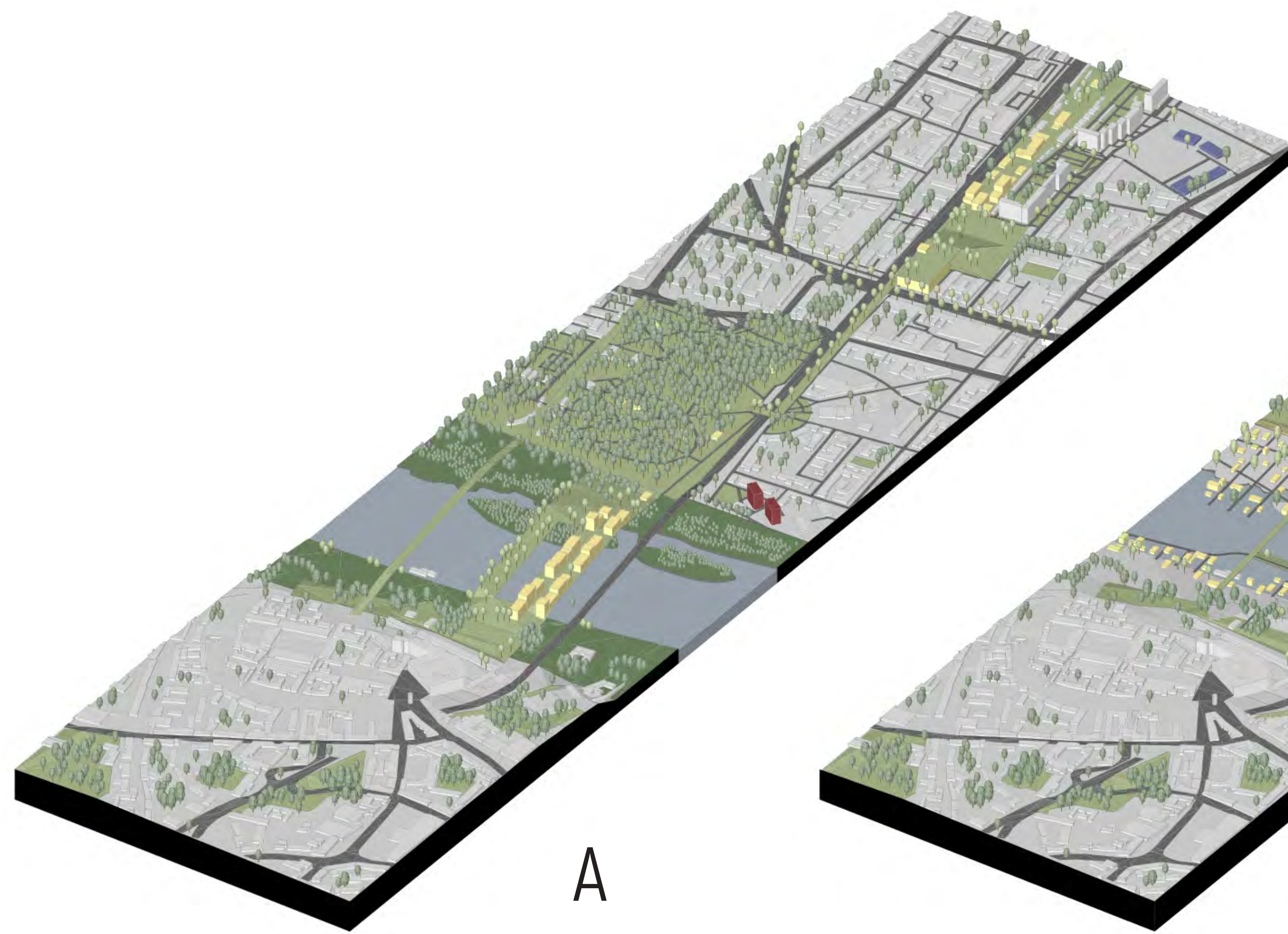
A
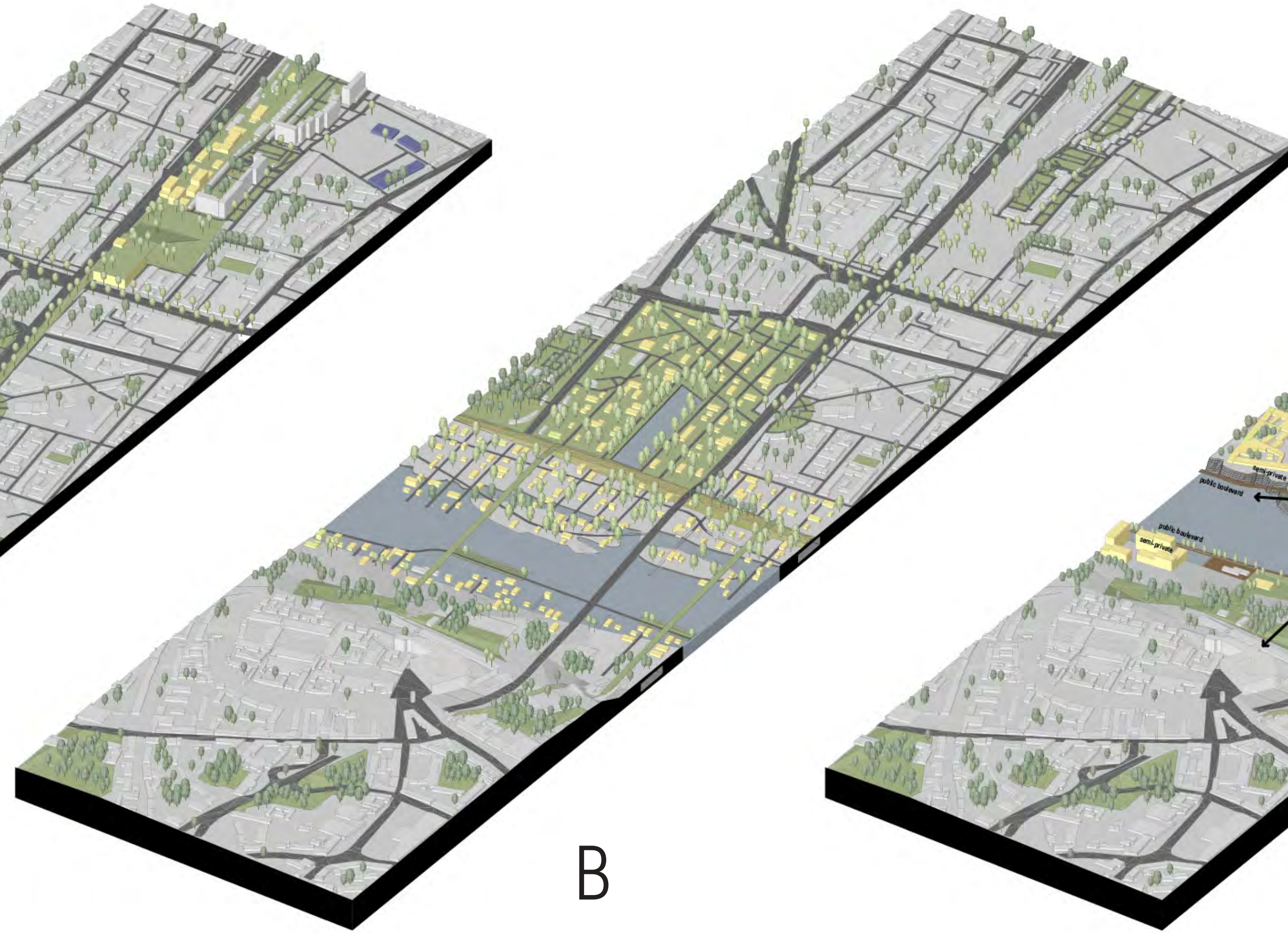
B
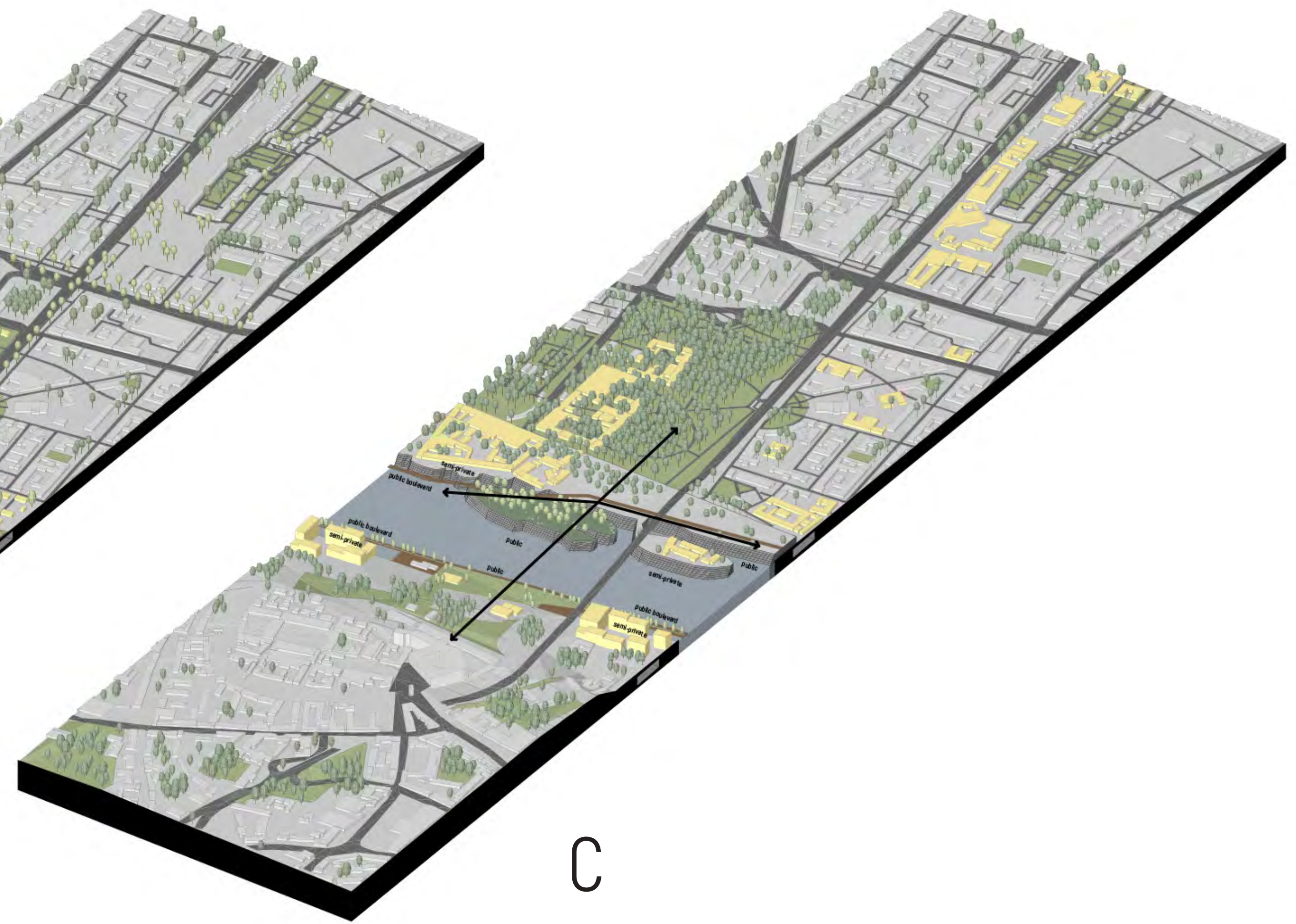
C

location :   south

three princpiples :   A - **linear urban nature** B - **relation to history** C - **alternate access for red and green**

A

B

C
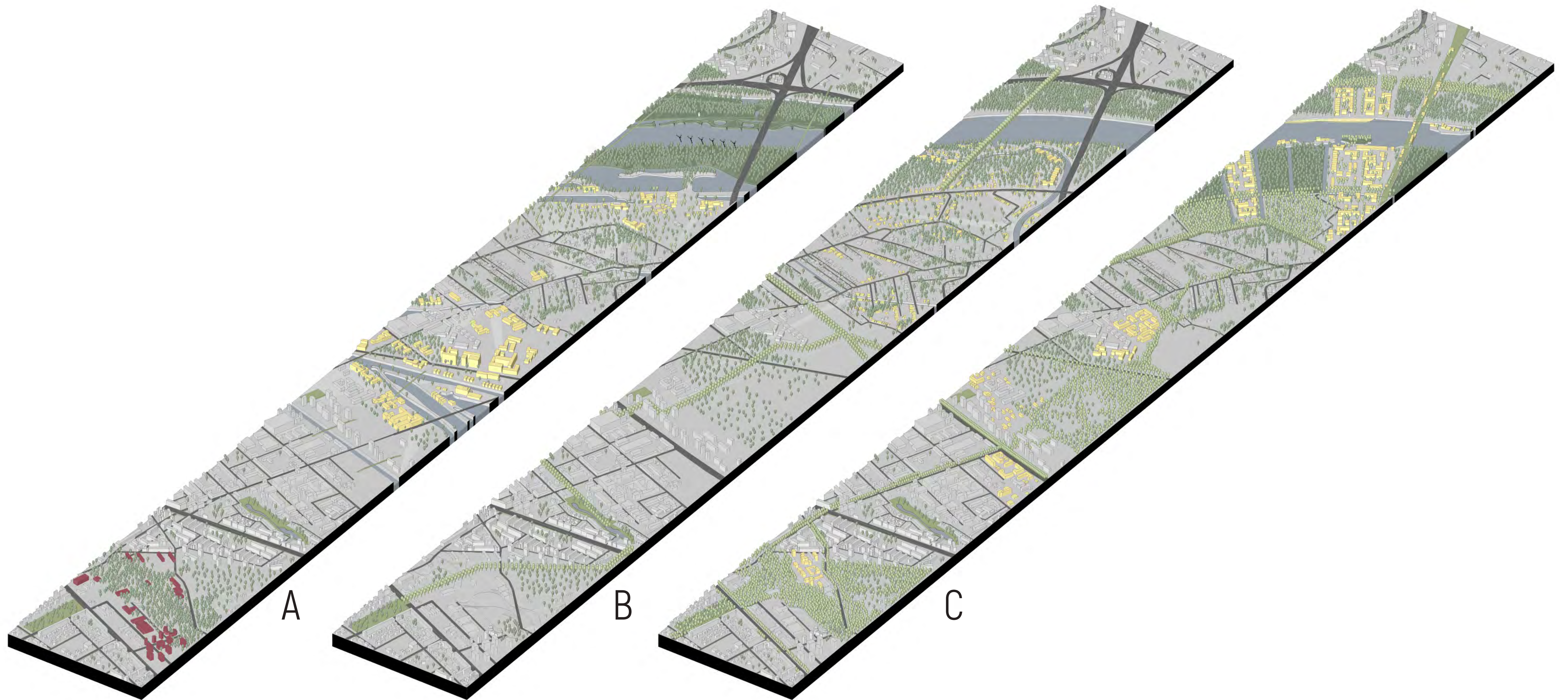
THE DESIGN OF THE THREE LOCATIONS BASED ON CHOSEN PRINCIPLES AND INDIVIDUAL CONDITIONS

north   3 km
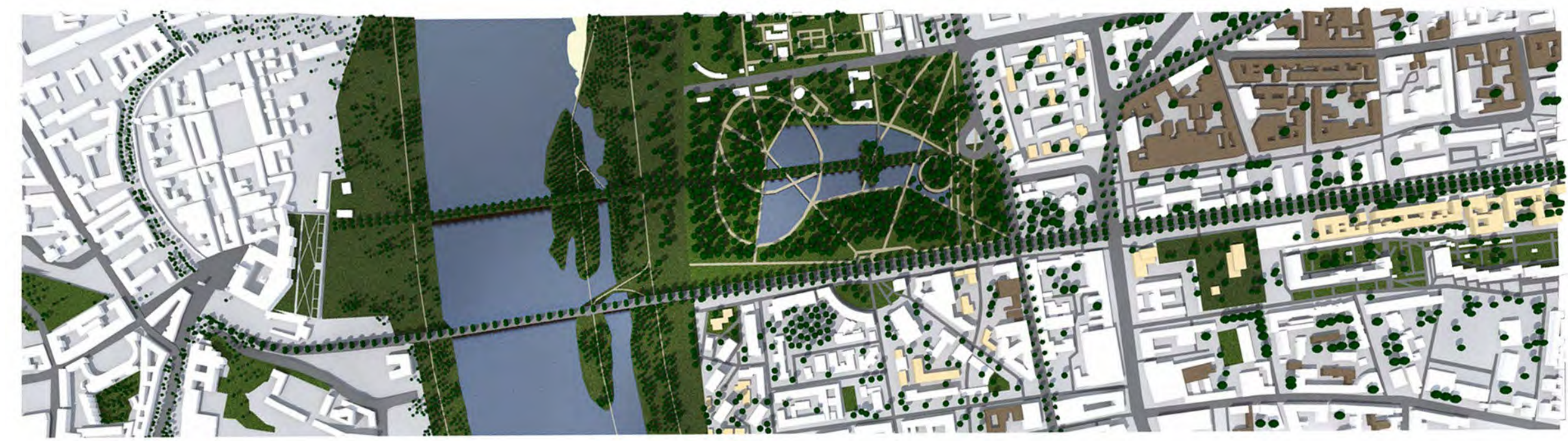
center   3 km

south   6 km

Legend:
- river
- green
- rail track
- street
- bike lane
- ecological corridor
- dike with car tunnel
- existing buildings
- designed buildings
- protected heritage

THREE DIFFERENT ZONES - THREE DIFFERENT DESIGN PRINCIPLES

+CONNECT

CREATE   SOUTH   DENSE

CENTER   NORTH

+CONNECT   +CONNECT

PROTECT
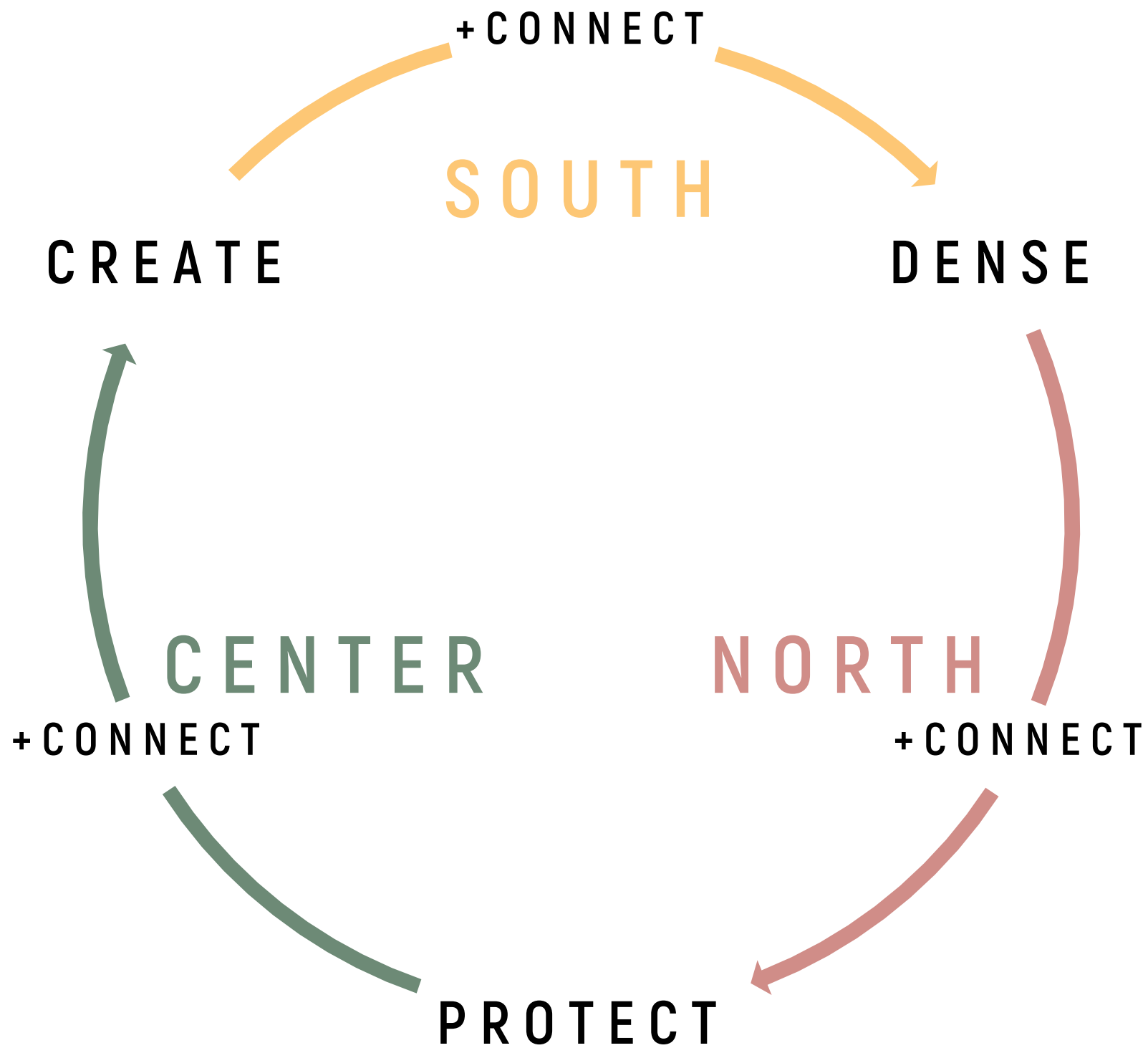
north :   connect & dense

The plan focuses on **reduction of exiting barriers [E]** that go mostly parallel to the river. These barriers are: roads, train track, fenced garden plots or unaccessible areas filled with bushes.

By looking from different perspective, the location has **full of potential [D]** for creating a new urban development and giving space for nature.

Today, the residents living in the Pelcowizna district, located on the east part of the river, complain of not having an access both to the river and to the public transport. They want to **feel as a part of the city [C]** and yet they must fight with mentioned obstacles everyday.

The river and the ridge can become a desirable site for leisure and recration. They can be a city **connector instead of a barrier [B]**. The new, needed bridges might have not only function to bring people form point a to b but also offer a **place to meet [B]**, to carry green and connect it with separated ecological reservioses. The islands might also have a connecting role. They don't disturb the natural **landscape to stay untouched [A]**, yet they bring an opportunity to live in a great environment.

The district is reduced by lots of cars and infrastructure that is often hidden underground. A big challenge but future possible. This process alerady has started in the central part and will be continued.

This site, located so close to the heart of the city might become a **new hub for living, working, recreating [C,D]**. It can become a full media local center that **keeps inhabitants stay** there and invite others. All this with a respect for existing heritage that is left by the history.
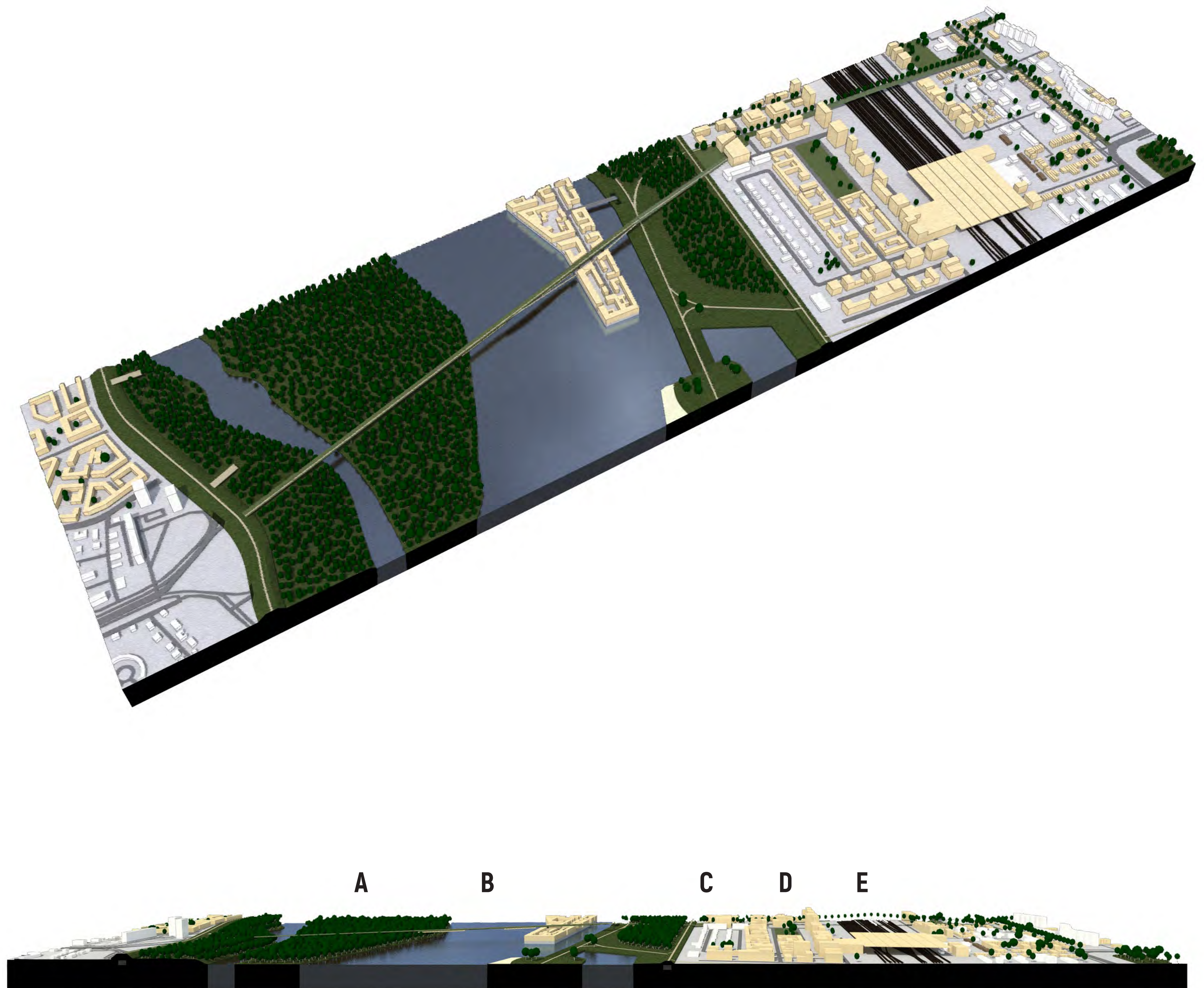
center : connect & protect

The central part has already lots of qualities. Located on the west part of the river, the **Old Town [A],** is protected by **UNESCO.** It has magnificent Castle, reconstructed net of streets, squares and houses. This site is full of tourists because of its beautiful architecture, cosy space, lots of commercial and inviting facilities. Still, there is a big problem concerning the lack of connection the Castle with the river. The existing street inbetween is a huge barrier. The Castle gardens are fenced and the only way to visit them, is to buy a ticket to enter the Caste. The area should be open and accessible for all. A park could be a great solution, also to bring the natural character of the river to the heart of the city.

The other site of the river is Praga district. The place of the **worst reputation [C]**. People living there, often don't have an access to the basic media like central warming or sanitary systems. The river devides these extremes drastically. The **gentrification [C]** process has started. Its postivies, as well as negatives, are being seen alreday for few years. Investors do not hesitate in demolishing the old buildings or or resettling poor residents.

The plan focuses firstly on a **protection [C]** the old Praga houses, then on **connection [B]** the two parts of the river and the Caste. The social stratification might be reduced here by many spatial and programmatic solutions.

A   B   C
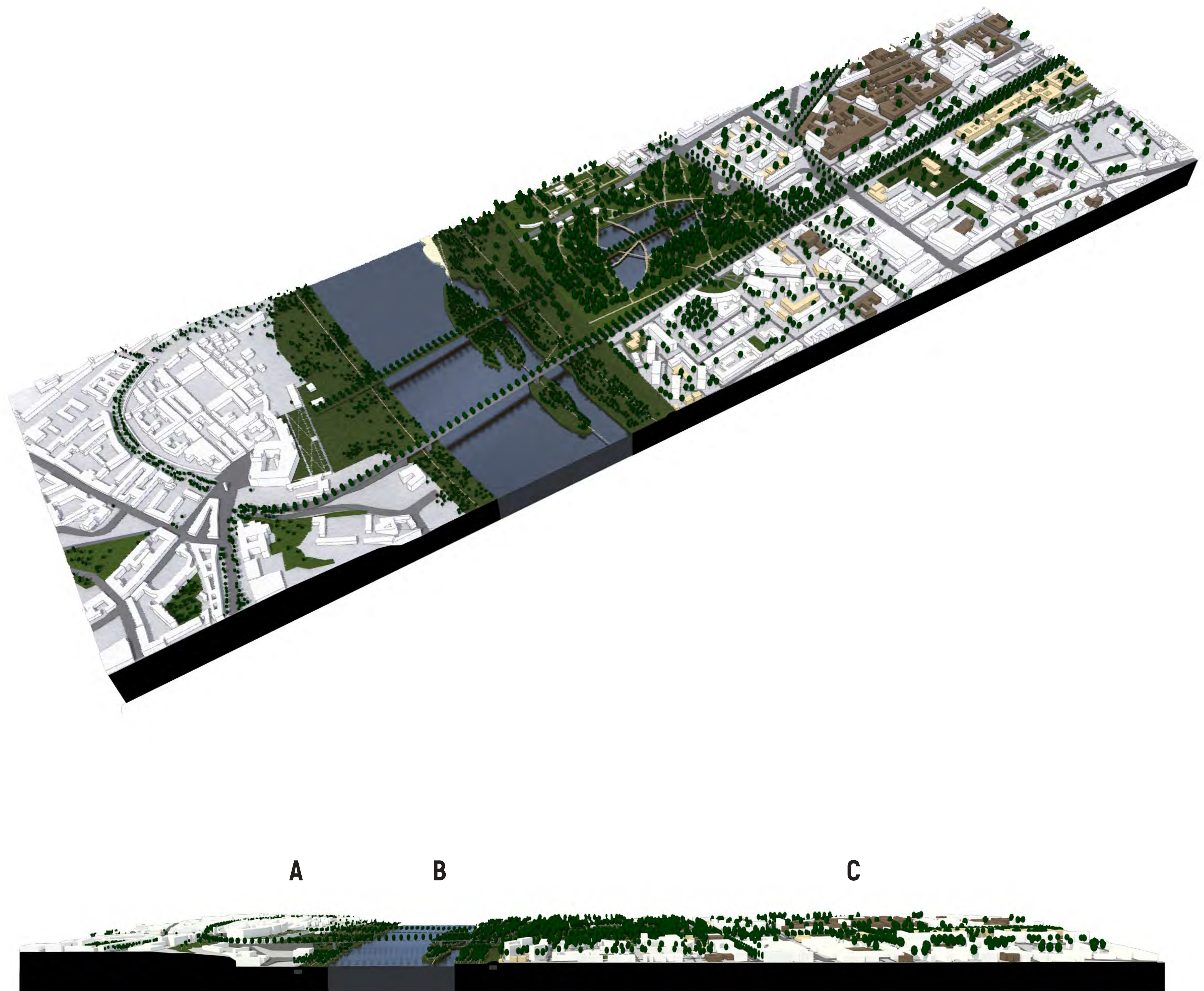
south :   connect & create

In the south section, the **ridge [A]** and the **river [C] relation disappears**. The distance between the two landscape elements reaches more than 5 km.

Yet, they might have lots in common in terms of a similar linearity, use and character. In between, there is a big potential to create a **new urban center [B]** with housing and working possibilities. Thanks to this act, we can keep the ridge and the river **free from occupation [A,C]**.
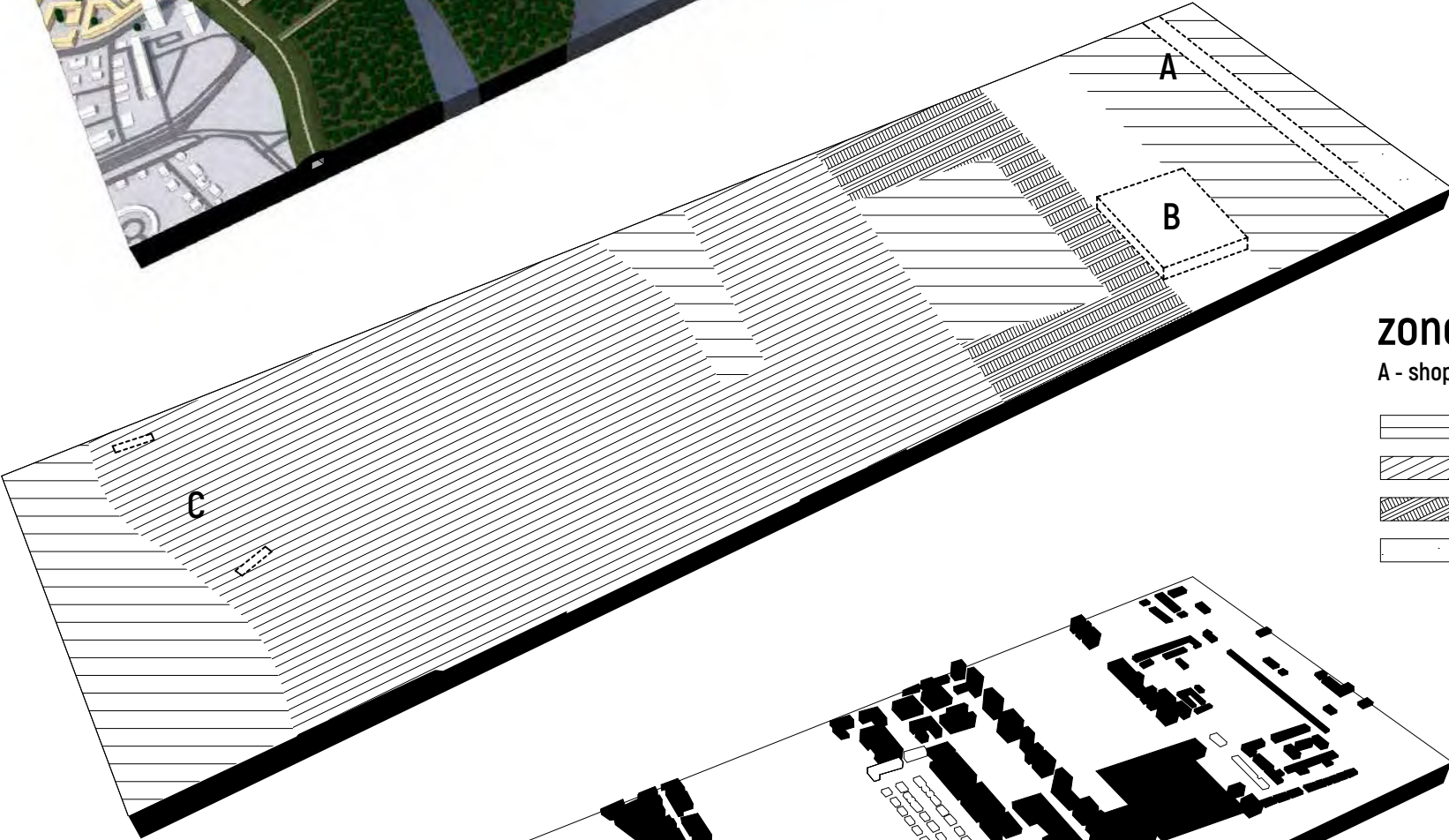
The new hub has a part of a new river branch that brings lots of qualities for the users.

A   B   C

designed layers

juxtaposition of the designed layers
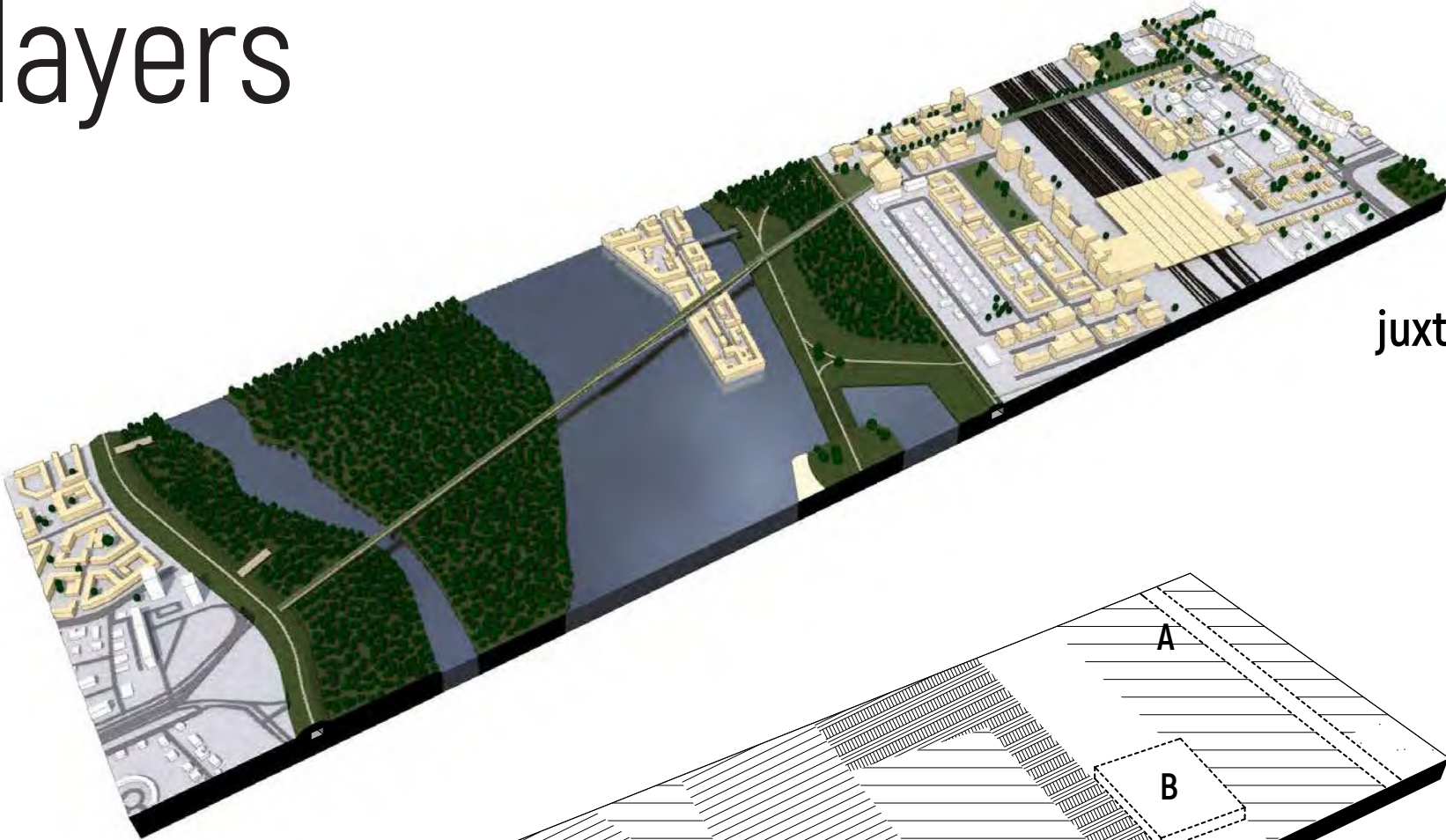
juxtaposition of the designed layers

zones and program

A - shopping street B - train station C - viewpoints

- housing district
- open area available for public
- working area
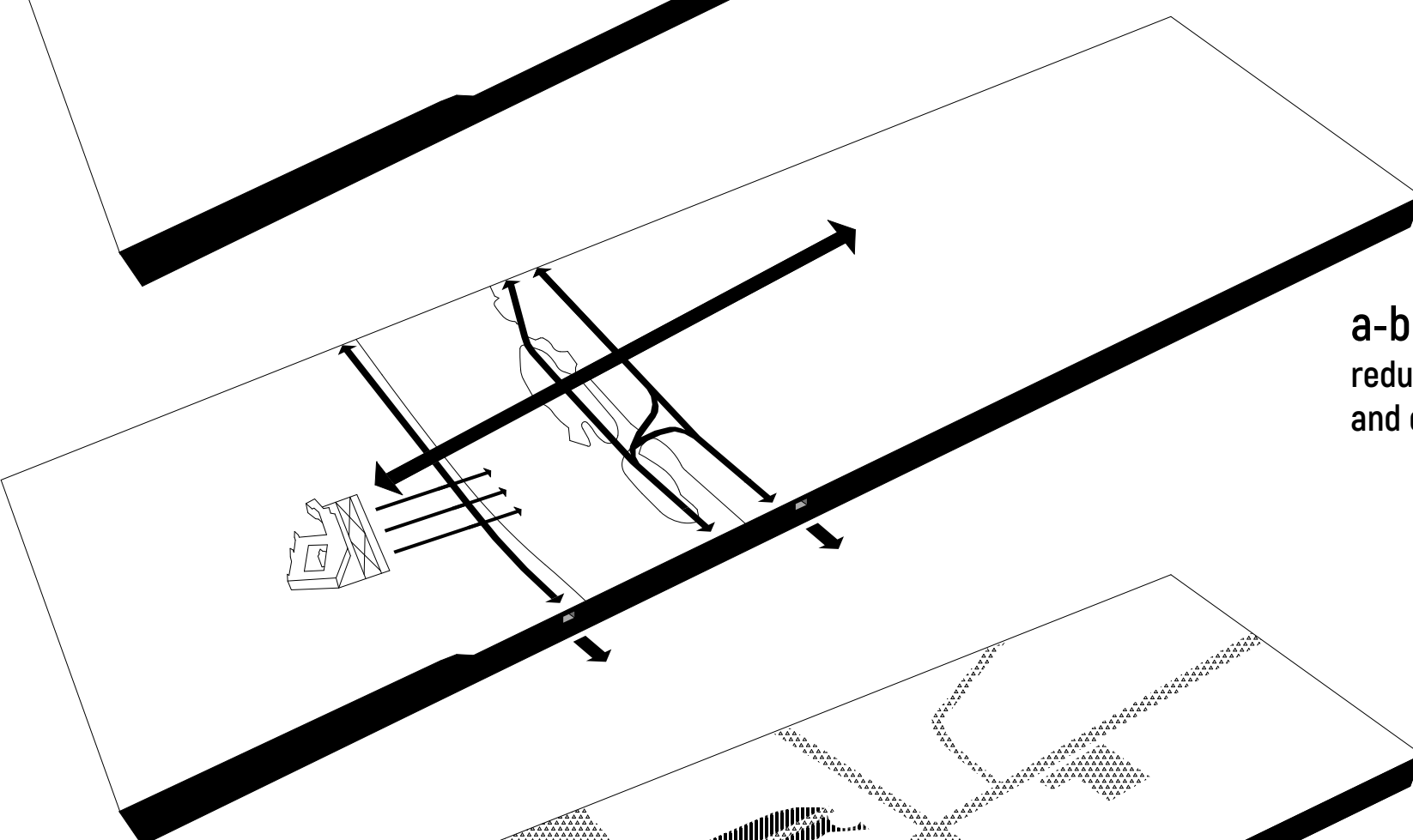- cemetery
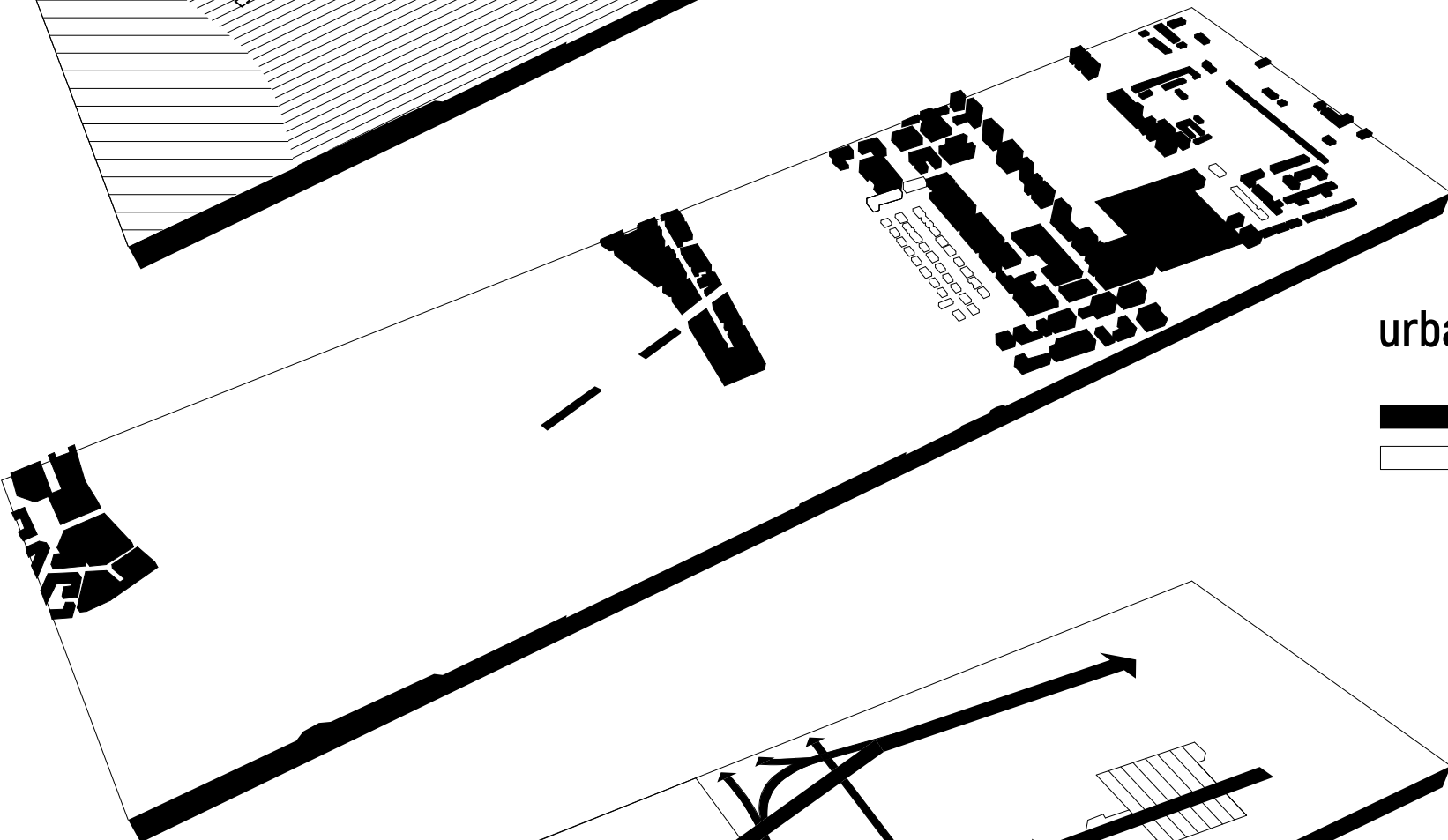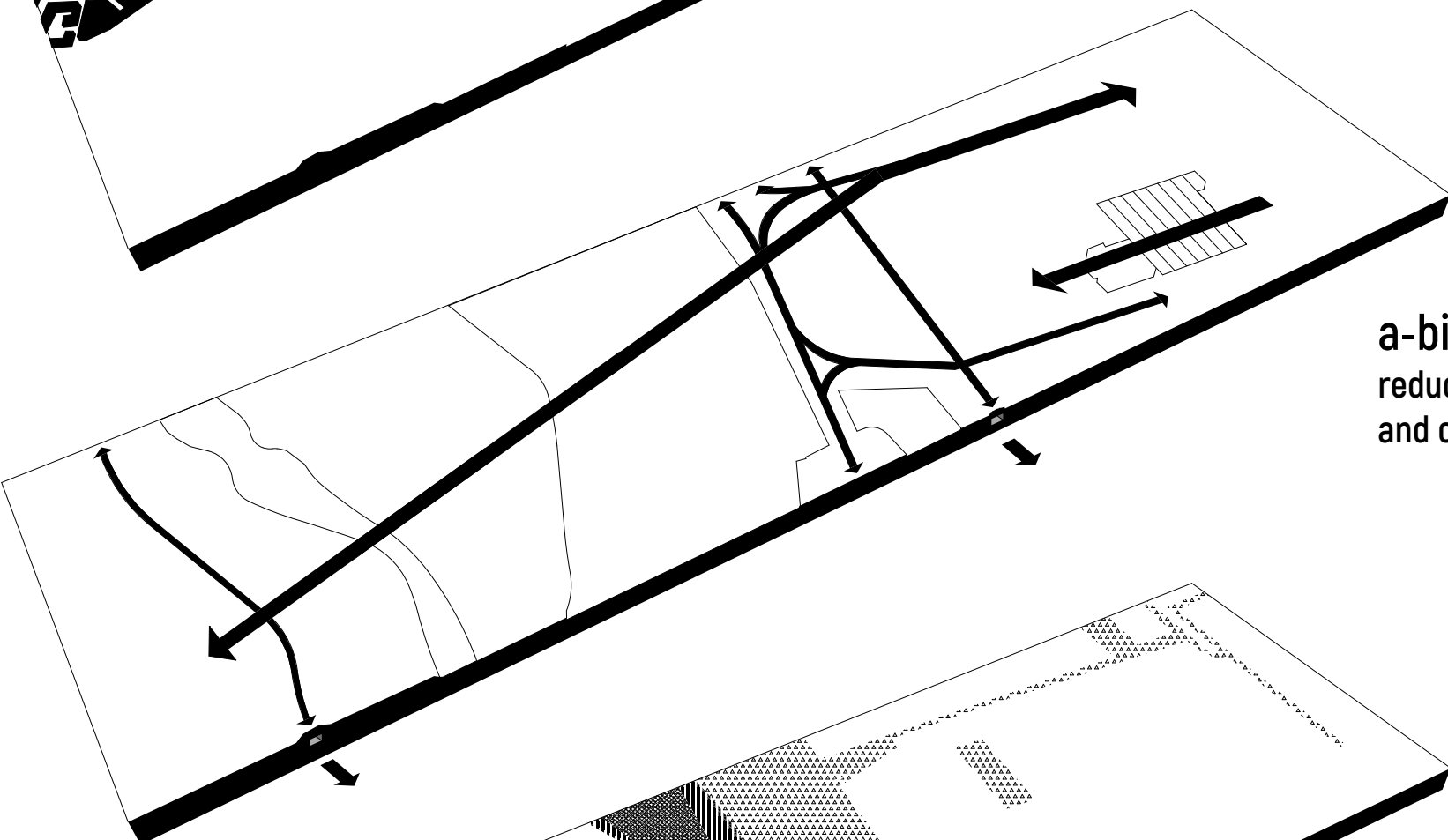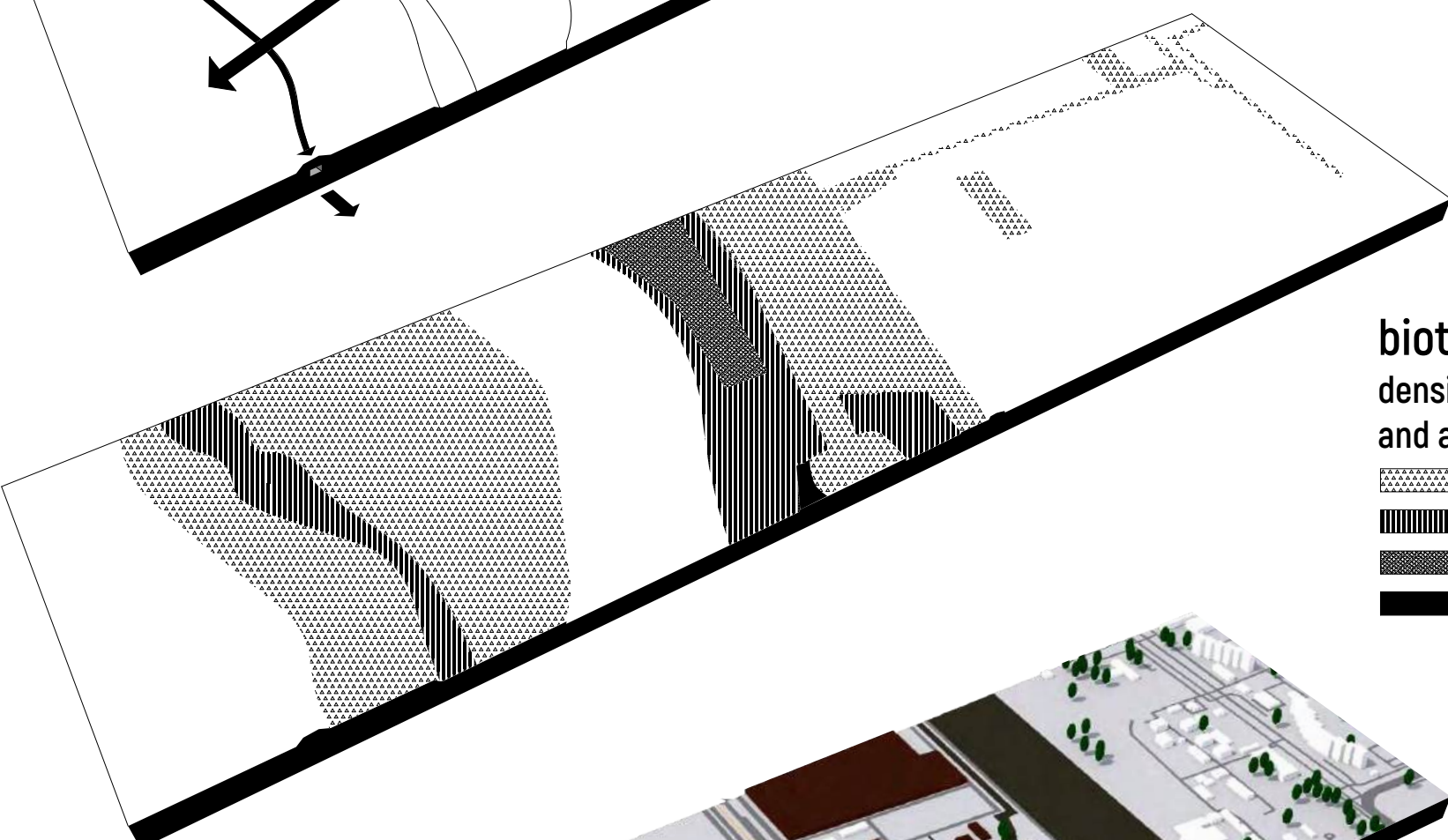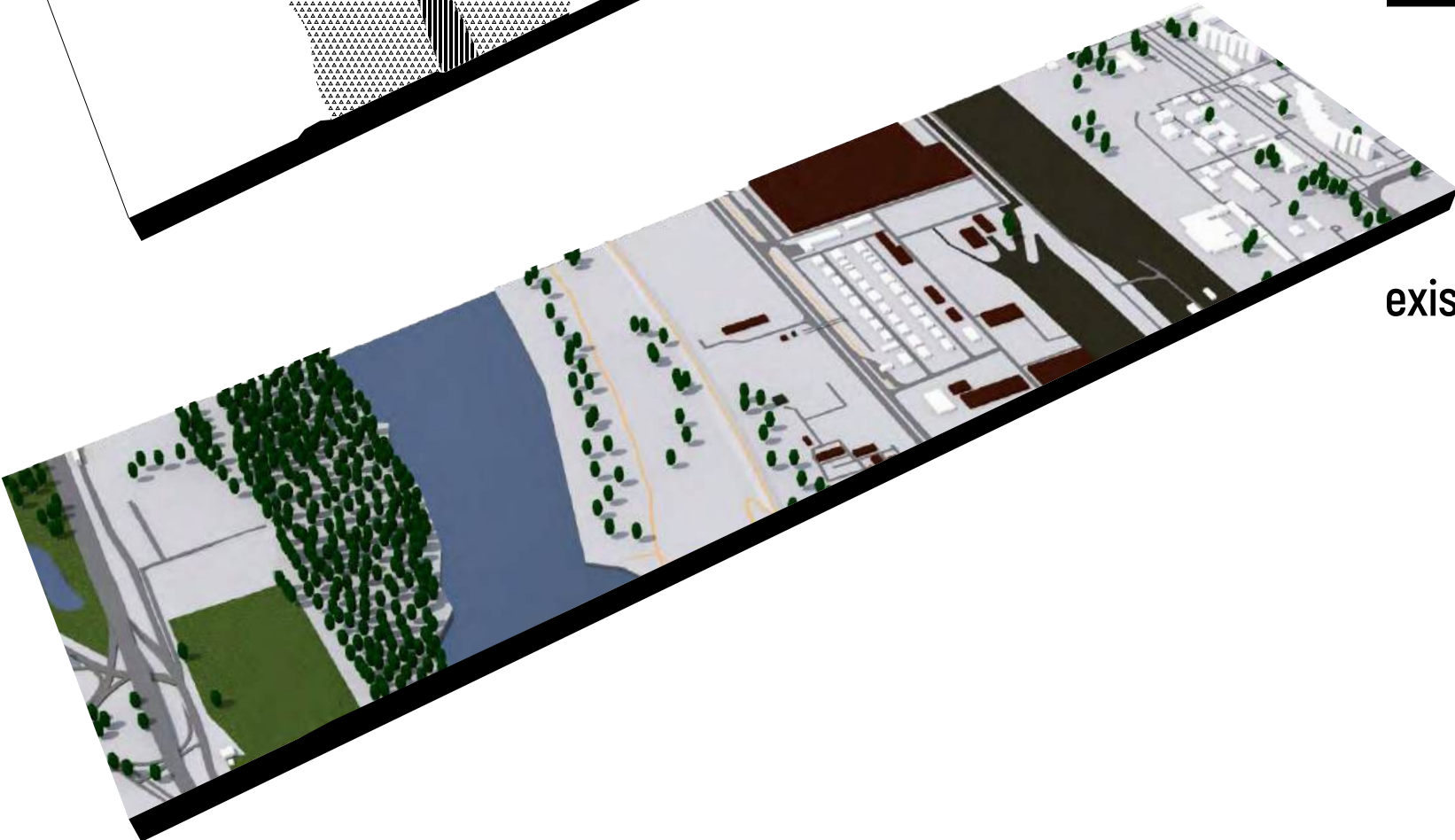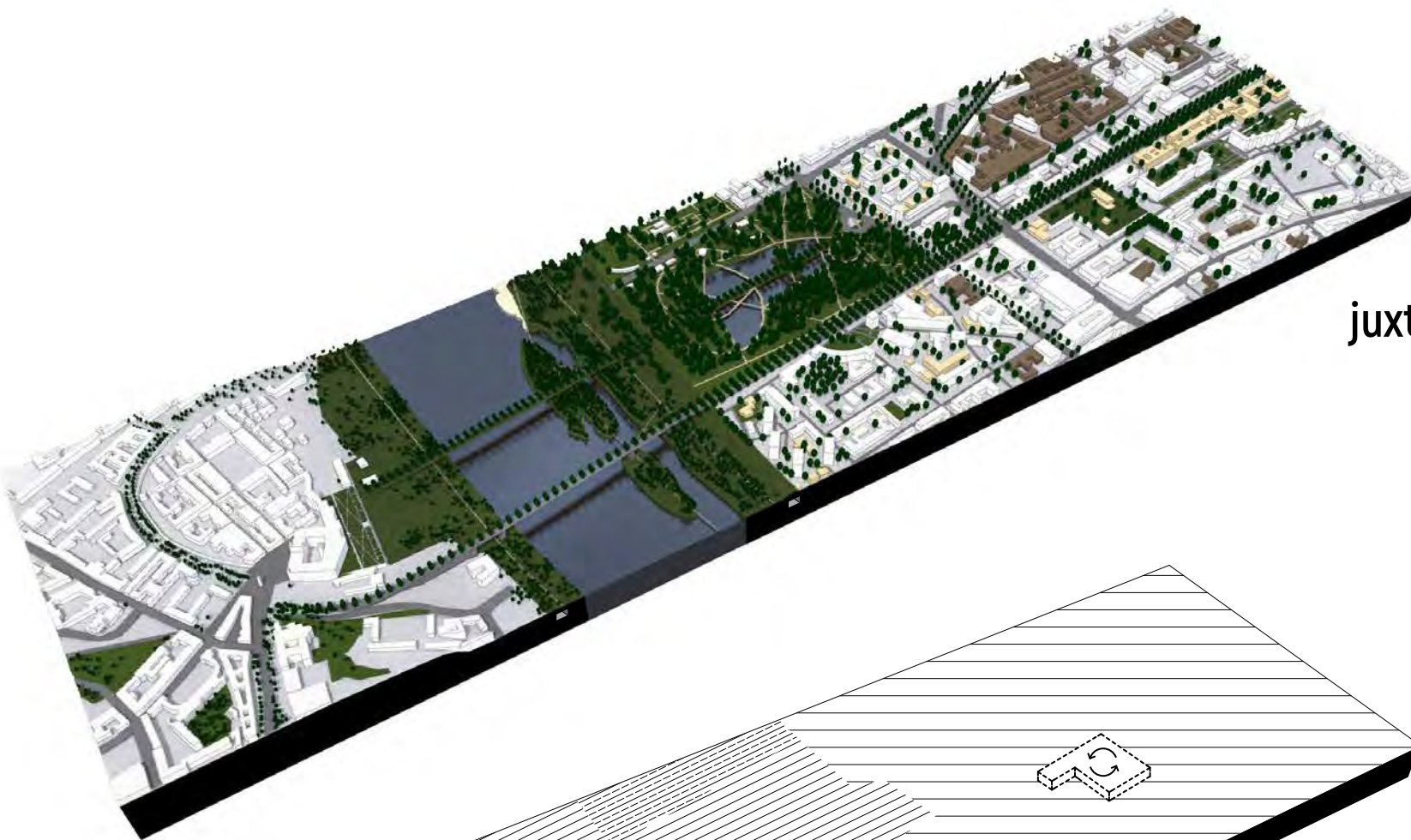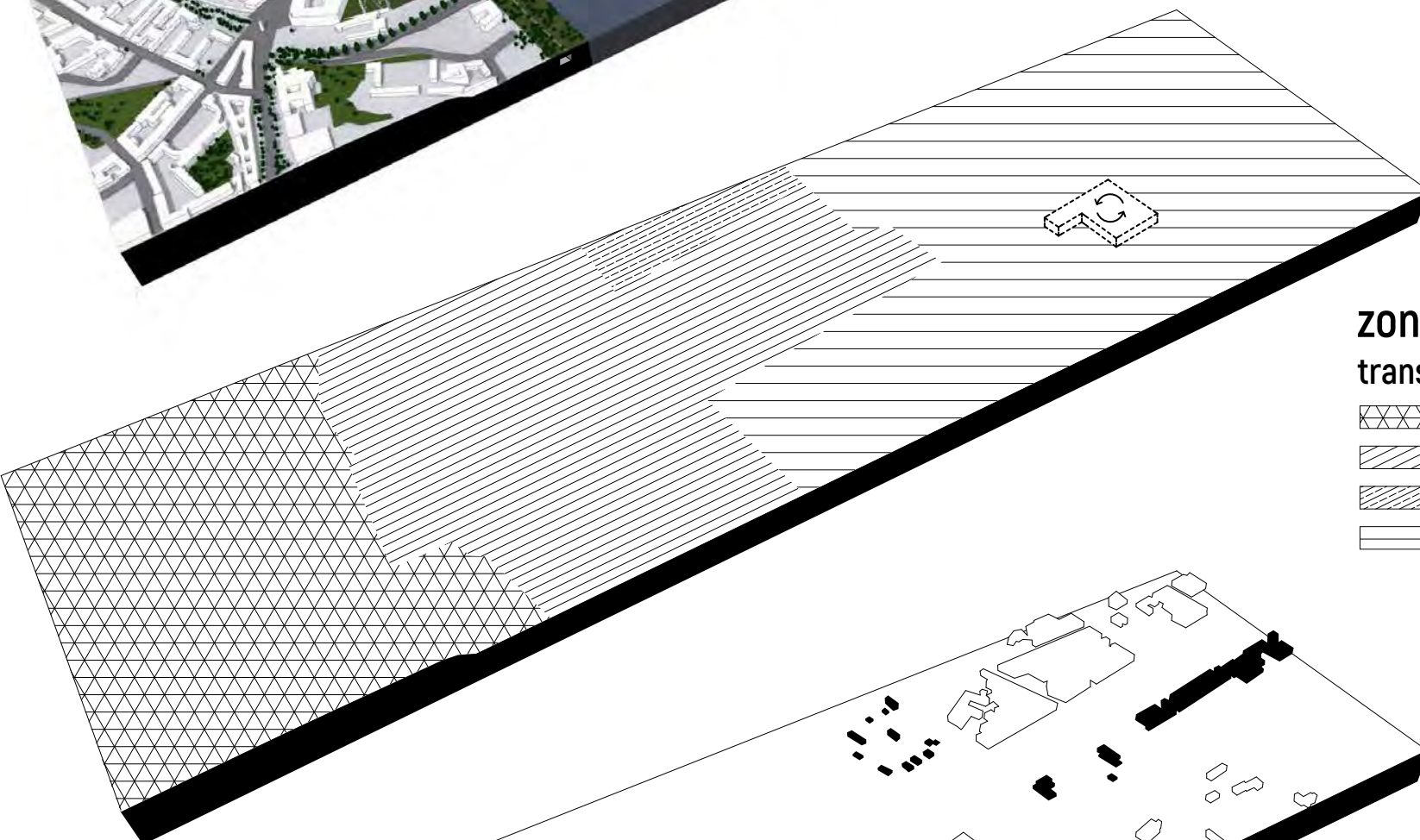
zones and program

transformation of a shopping hall

- old city center
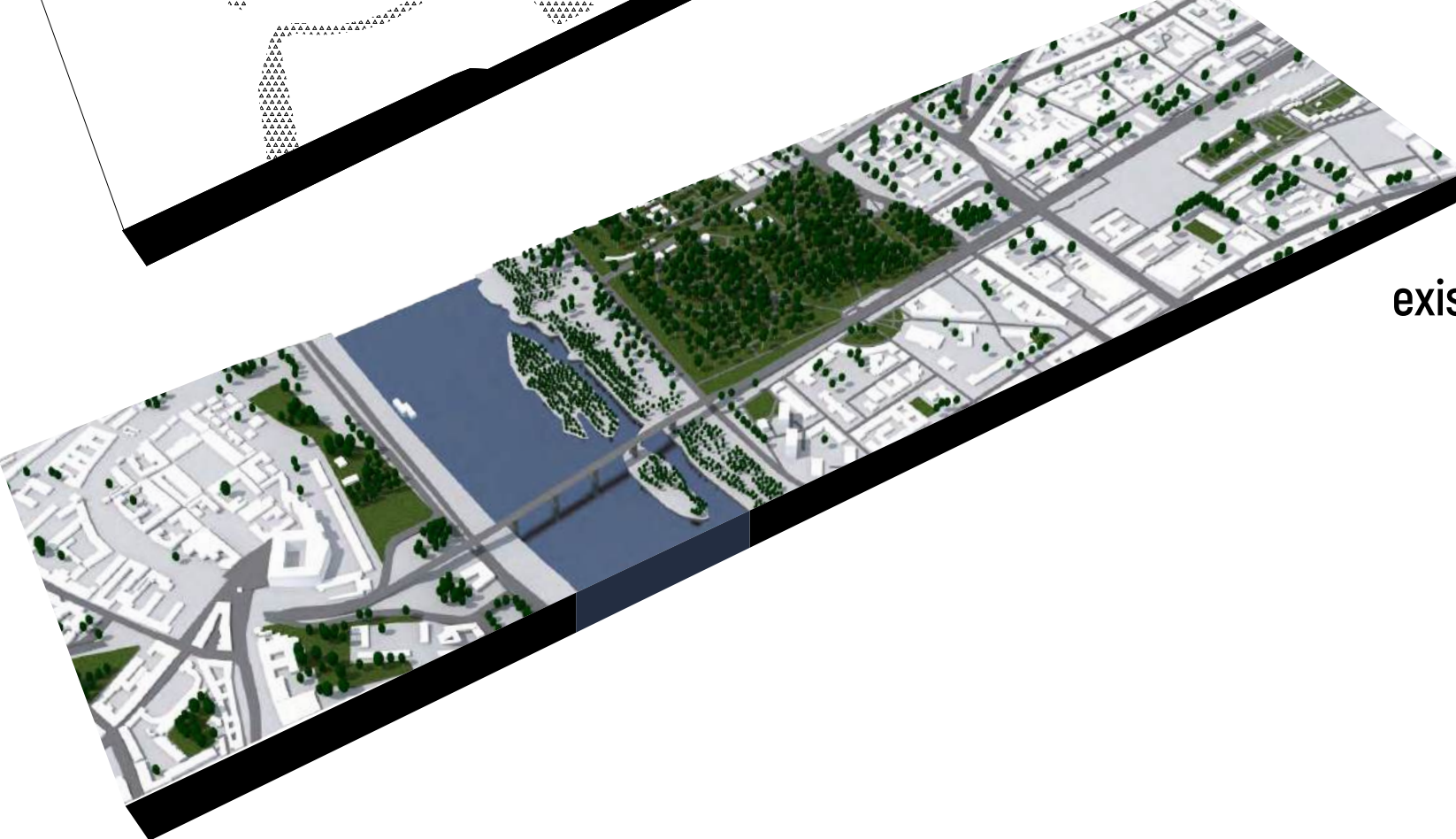- open area available for public
- zoo
- revitalised district

urbanisation

- new buildings with live-work function
- protected houses from the 30's
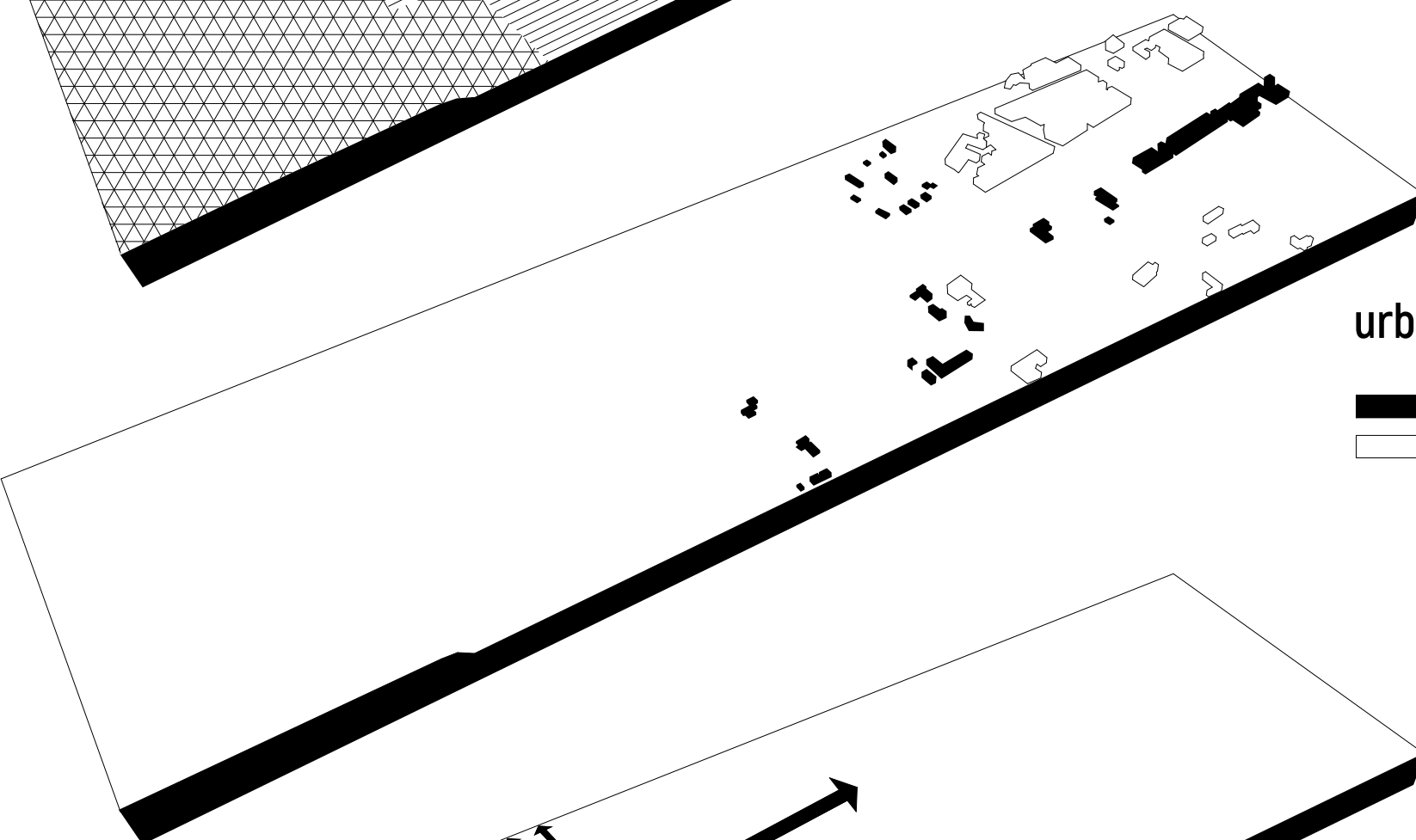
urbanisation

- new buildings with live-work function
- protected and revitalised ruins

a-biotic layer
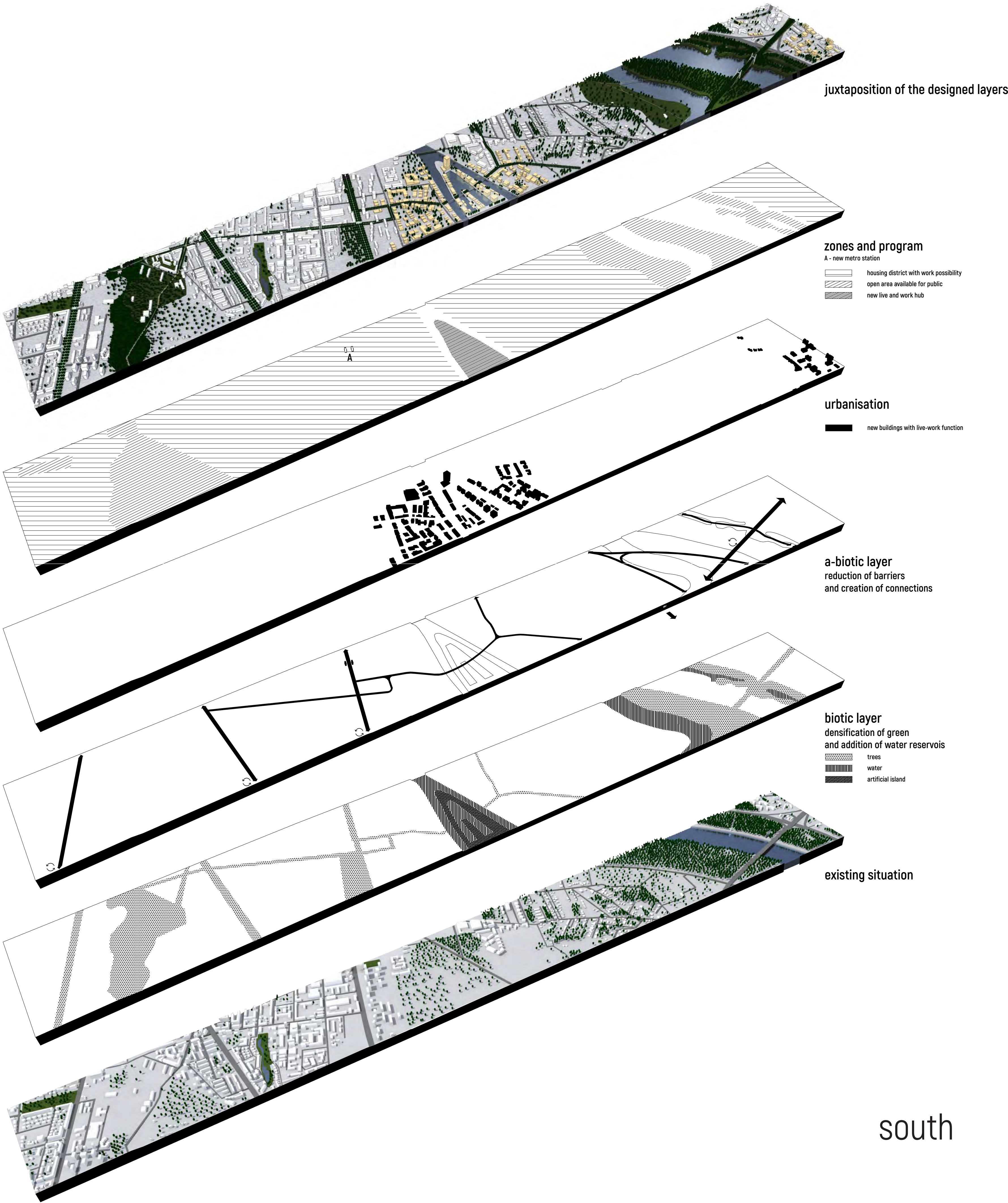
reduction of barriers
and creation of connections

a-biotic layer

reduction of barriers
and creation of connections

biotic layer

densification of green
and addition of water reservois

- trees
- water
- artificial island
- beach
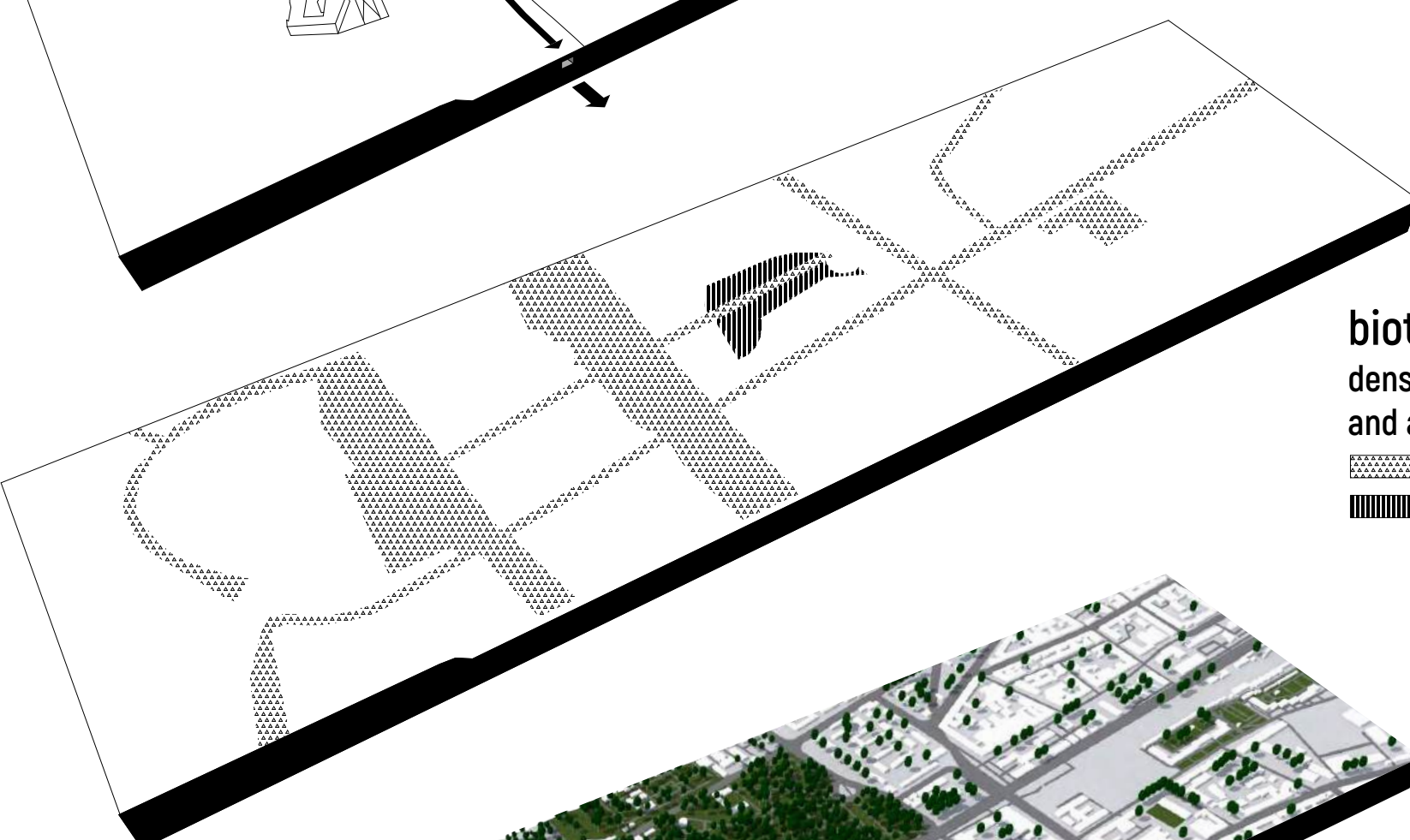
biotic layer

densification of green
and addition of water reservois

- trees
- water

existing situation

existing situation

north

center

designed layers

juxtaposition of the designed layers

zones and program
A - new metro station
housing district with work possibility
open area available for public
new live and work hub

urbanisation
new buildings with live-work function

a-biotic layer
reduction of barriers
and creation of connections

biotic layer
densification of green
and addition of water reservois
trees
water
artificial island

existing situation

A

south

DESIGN LOCATION AS A CASE STUDY [S]

THE CHOICE OF THE DESIGN LOCATION - PELCOWIZNA AREA

the ridge turning away from the river

space for the river

transformation area, potential for urbanisation

lots of infrastructural barriers

small neighbourhood from the 30's

loose soviet type neighbourhood

SITE ANALYSIS

heights [npm]

96 m

74 m

84 m

ridge   river   dike

flood plain

buildings to remove [black], buildings to stay [white]

mobility

disconnected green areas

former car factory

zones

barriers

potentials

house of Śliwice cologne, visible shooted facade

impossible access to the dike and river

lack of access to public transport
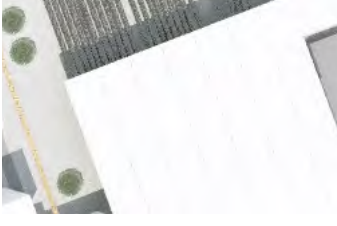
removing production halls of the former car factory

DESIGN PRINCIPLES

biotic layer
densification of green
and addition of water reservois

- trees
- water
- artificial island
- dike
- dam
- beach

a-biotic layer
reduction of barriers
and creation connections

- new connections
- recovered old connections
- road transformation, tunnel in the dike
- street transformation,
  slow traffic and addition of the local economy
- bike lane

new train
station

new hub with living,
working, economic
and cultural facilities

new train
station

museum of the River
and the Ridge

urbanisation

- new buildings with live-work function
- protected houses from the 30's

zones

- housing district with wok possibility
- open area available for public, recreation
- new live and work hub

MASTERPLAN

Legend

 river (widened)

 green (densified)

 water storage

 dam

 tunnel in dike

 eco corridor

 beach

 exist. buildings

 new buildings

 new buildings old typology style

 new train station

 new museum of ridge and river

 view points

Akademia

NETWORK STRATEGY AND DEVELOPMENT DYNAMICS

WHAT

Sequence of the first actions

1. Defining the red lines
along the ridge and the river
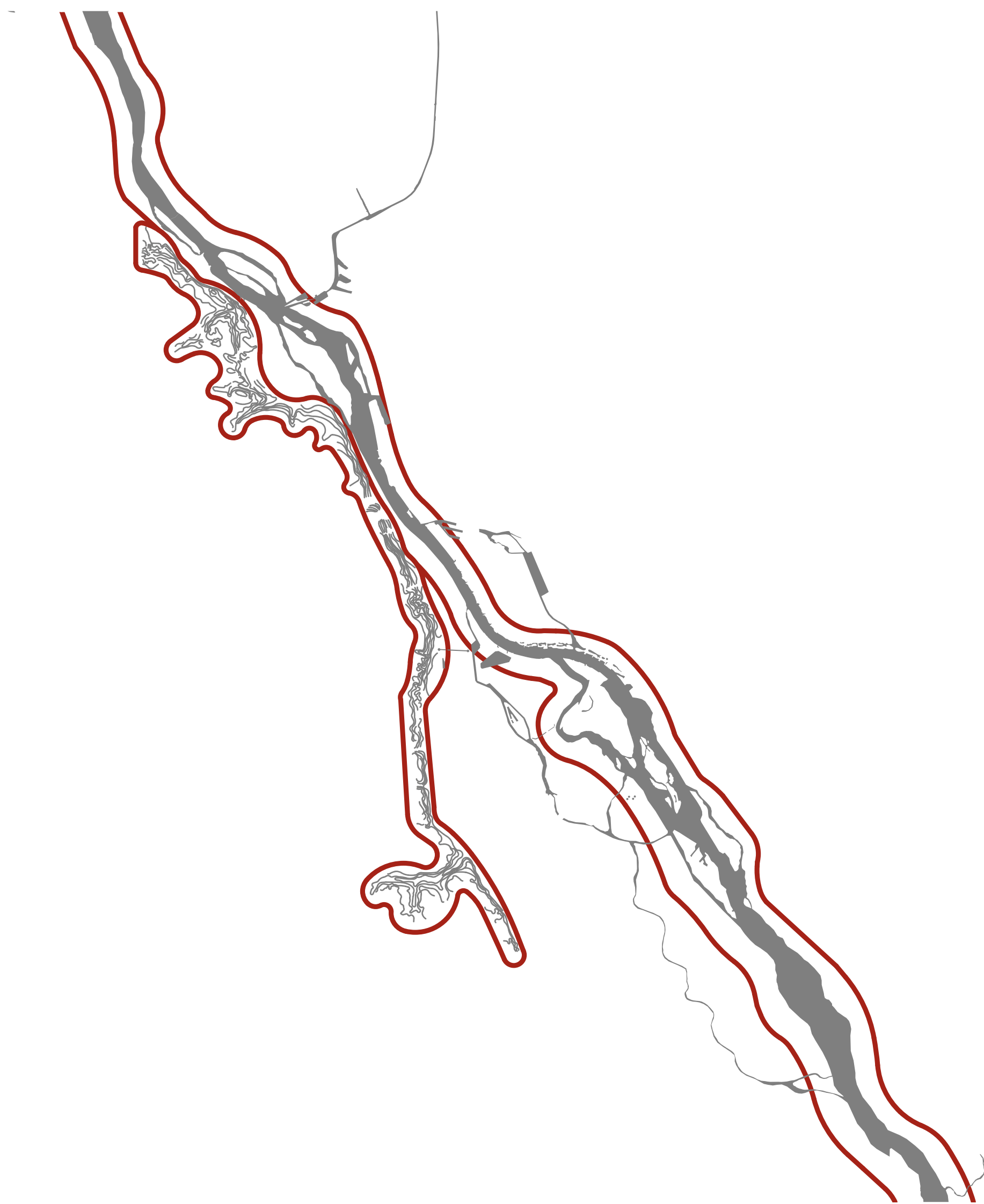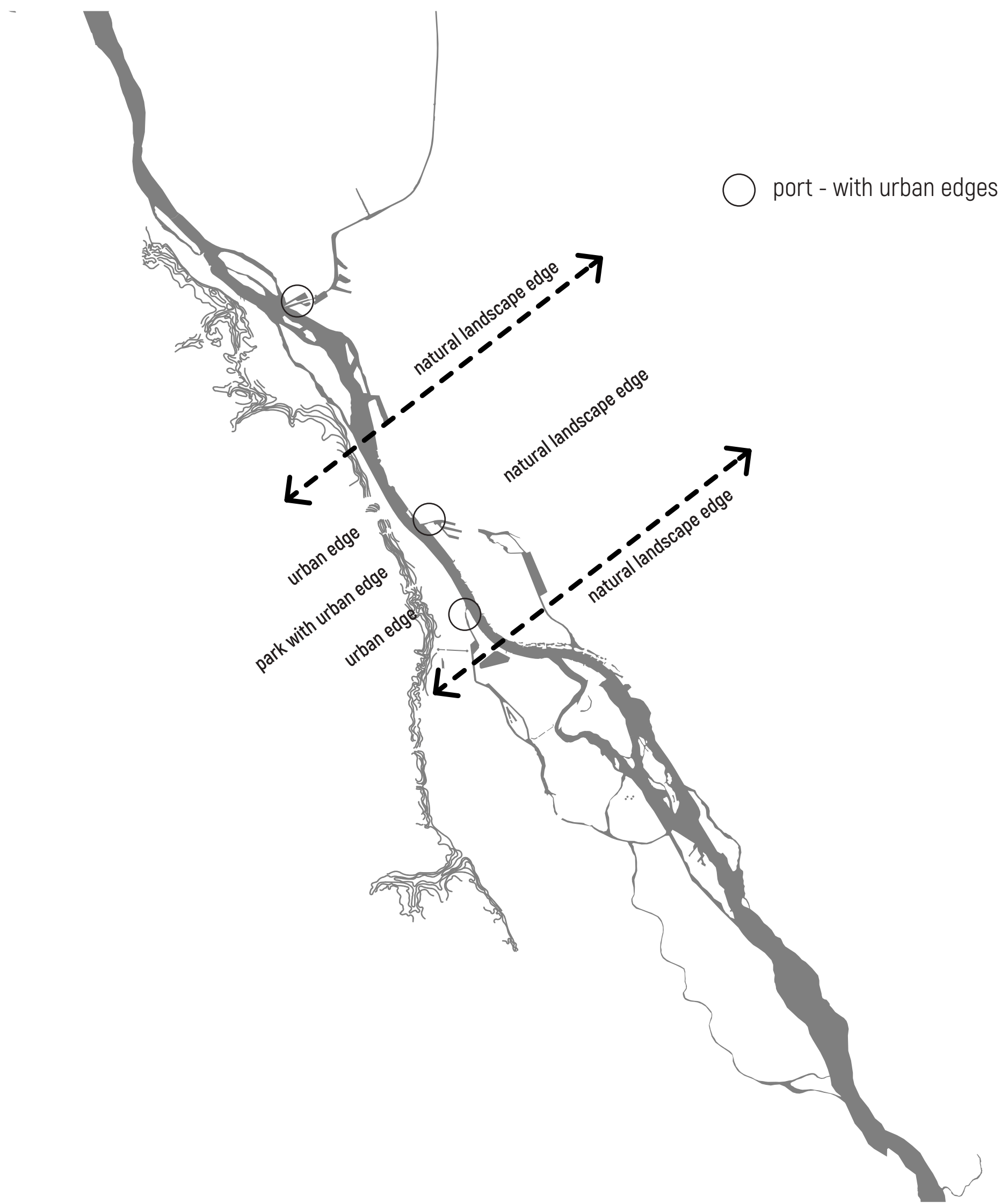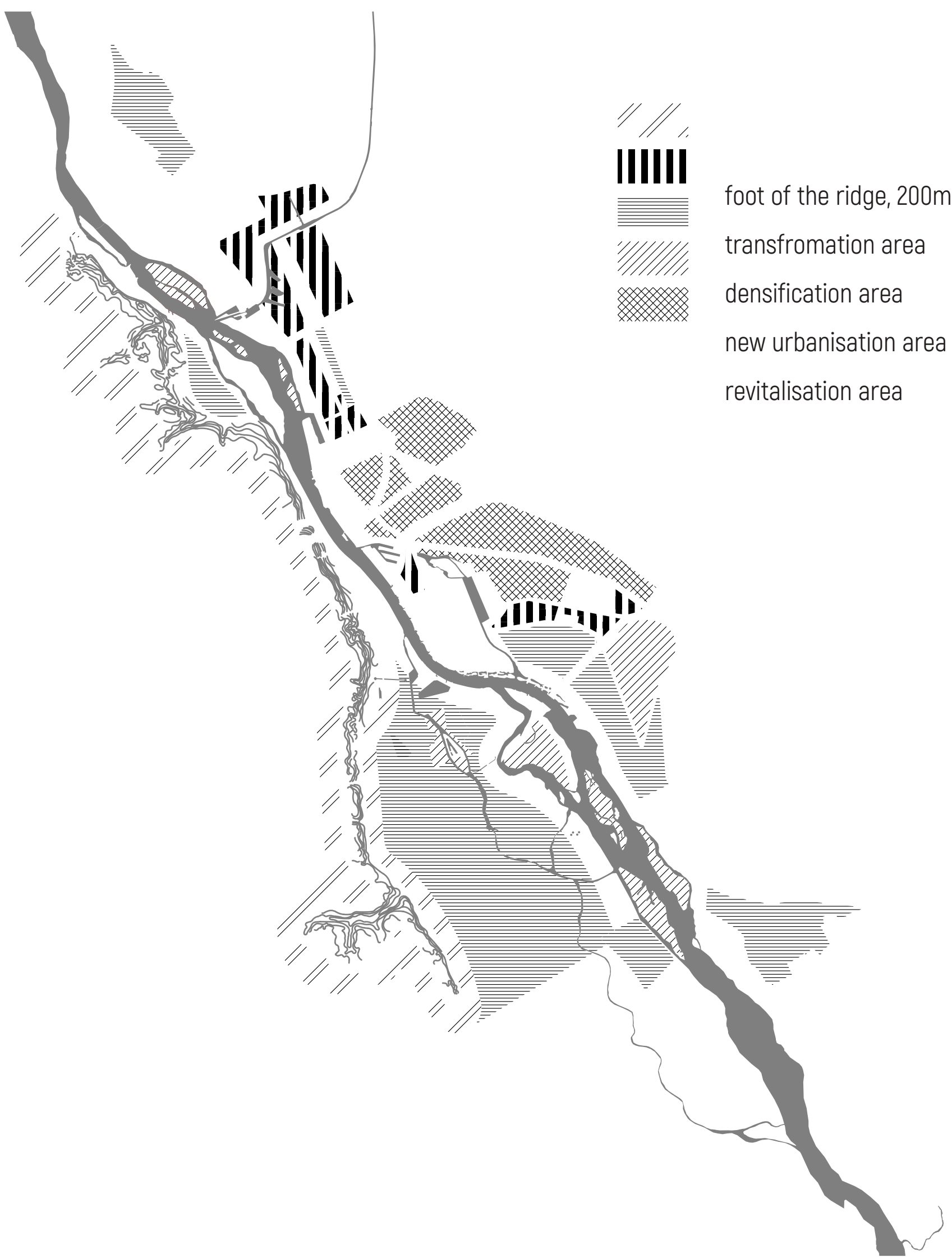

Ridge:
- **50m** from the foot of the ridge

River:
- **300m** from the mainstream edge, except:
  a) islands
  b) ports
  c) canals
  d) water storage basins
  e) existing built areas that might be densified

2. Defining the types of the river edges

○ port - with urban edges

natural landscape edge

natural landscape edge

urban edge

park with urban edge

urban edge

natural landscape edge

So far, the central western part of the river of 6km has been characterized by hard, urban edges. The project focuses on the reduction of infrastructure in this zone and creation of a park between the Old Town and the river. The central eastern side stays natural, with an exception of the port area. The rest of the river edges have natural form. The transition is smooth. The exception are the urbanized islands, that edges can be both hard and soft. All the sites of the river are dedicated for nature and public use, offering sport, recreation and leisure facilities. They are free from urbanisation, except of light, temporary structures that are prepared for basic need facilities, like toilets, small cafes, covered rooms offering places to rest or shelter from bad weather, service and rent of sport equipment.

3. Defining the rules regarding the height
of the buildings in urbanised areas

foot of the ridge, 200m
transfromation area
densification area
new urbanisation area
revitalisation area

- urbanised islands   max. **20m**
- foot of the ridge 200m   max. **12m**
- behind 200m from the ridge
  and 400m from the river   max. **80m**
- areas of densification   max. **12m**
- areas of transfromation   max. **80m**
- areas of revitalisation   max. **15m**

1. Defining the red lines
   along the ridge and the river

RIDGE

50m

foot of the ridge

RIVER

300m 300m

river edge river edge

north

RIDGE

RIVER

50m 300m 300m

foot of the ridge

river edge river edge

center

RIDGE

50m

foot of the ridge

RIVER

300m 300m

river edge river edge

south

prohibition area for building with the exception of islands area, existing ports, canals, water storages, existing built areas. The only possible built structures that can be realised are toilets, small cafe's, covered rooms offering places to rest or hide from bad weather, service, rent sport equipment etc.

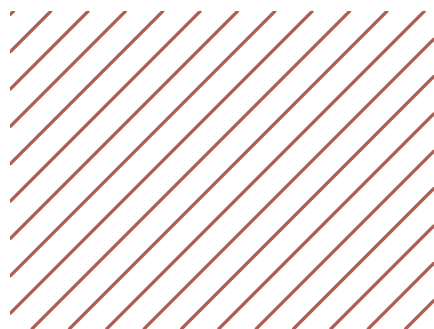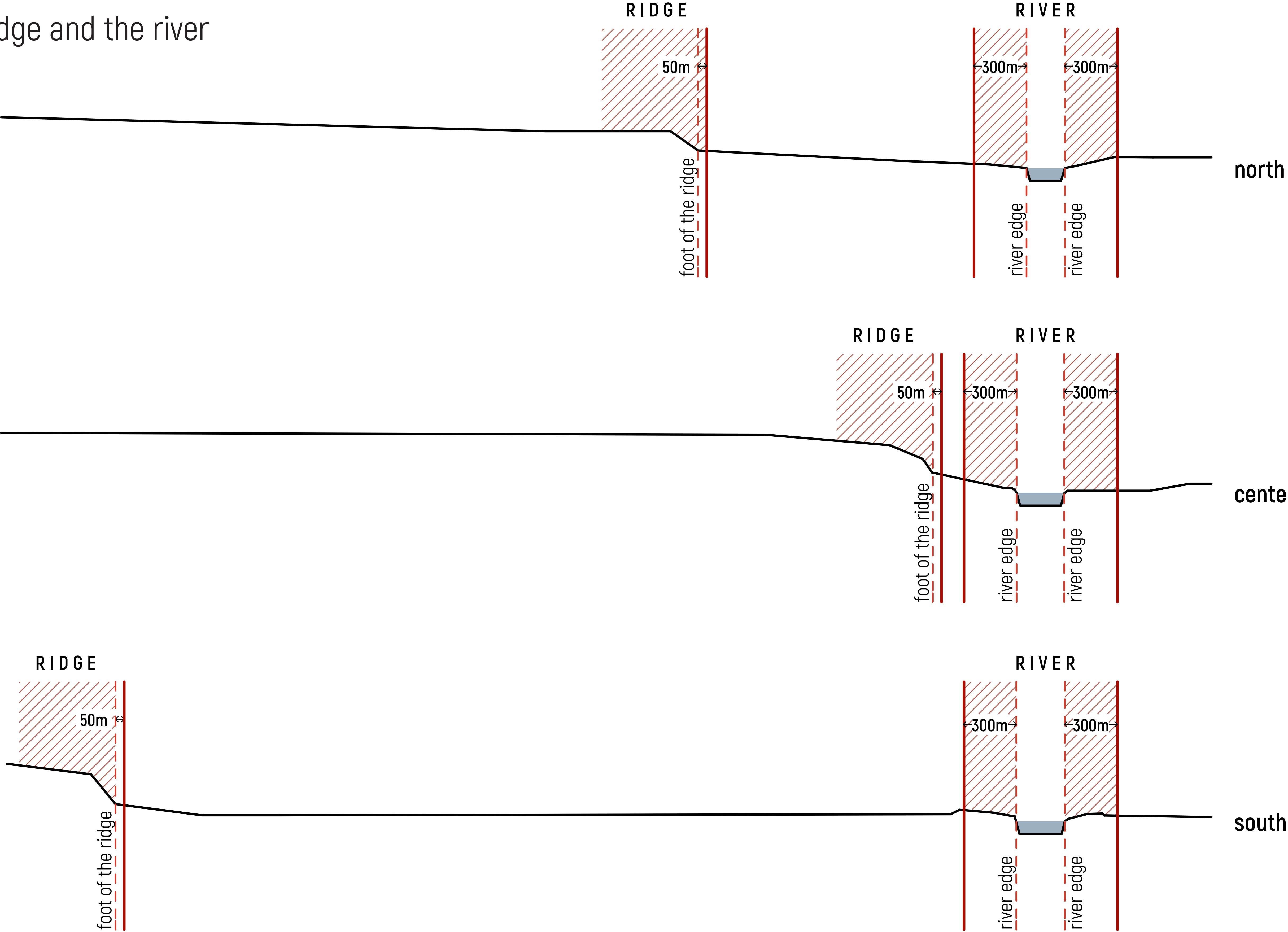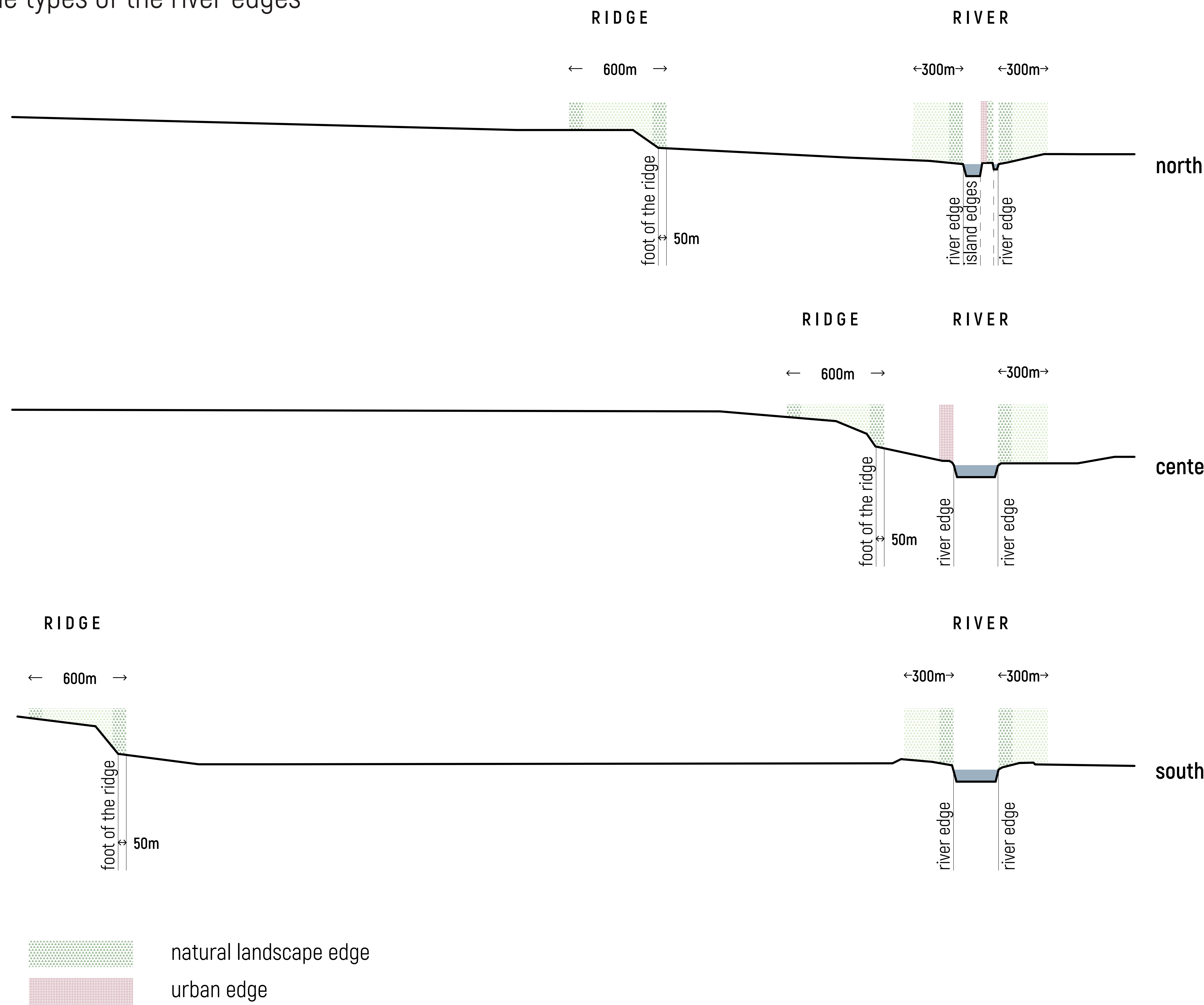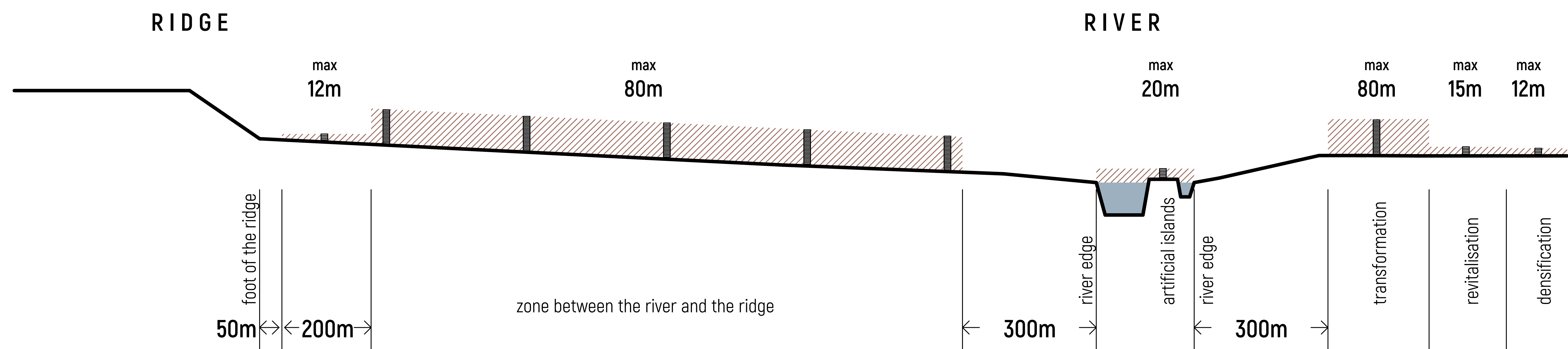## 2. Defining the types of the river edges

RIDGE   RIVER

← 600m →   ←300m→ ←300m→

foot of the ridge ↔ 50m

river edge | island edges | river edge

north

RIDGE   RIVER

← 600m →   ←300m→

foot of the ridge ↔ 50m

river edge | river edge

center

RIDGE   RIVER

← 600m →   ←300m→ ←300m→

foot of the ridge ↔ 50m

river edge | river edge

south

natural landscape edge

urban edge

3. Defining the rules regarding the height of the buildings in urbanised areas

RIDGE

RIVER

max
12m

max
80m

max
20m

max
80m

max
15m

max
12m

foot of the ridge

zone between the river and the ridge

river edge

artificial islands

river edge

transformation

revitalisation
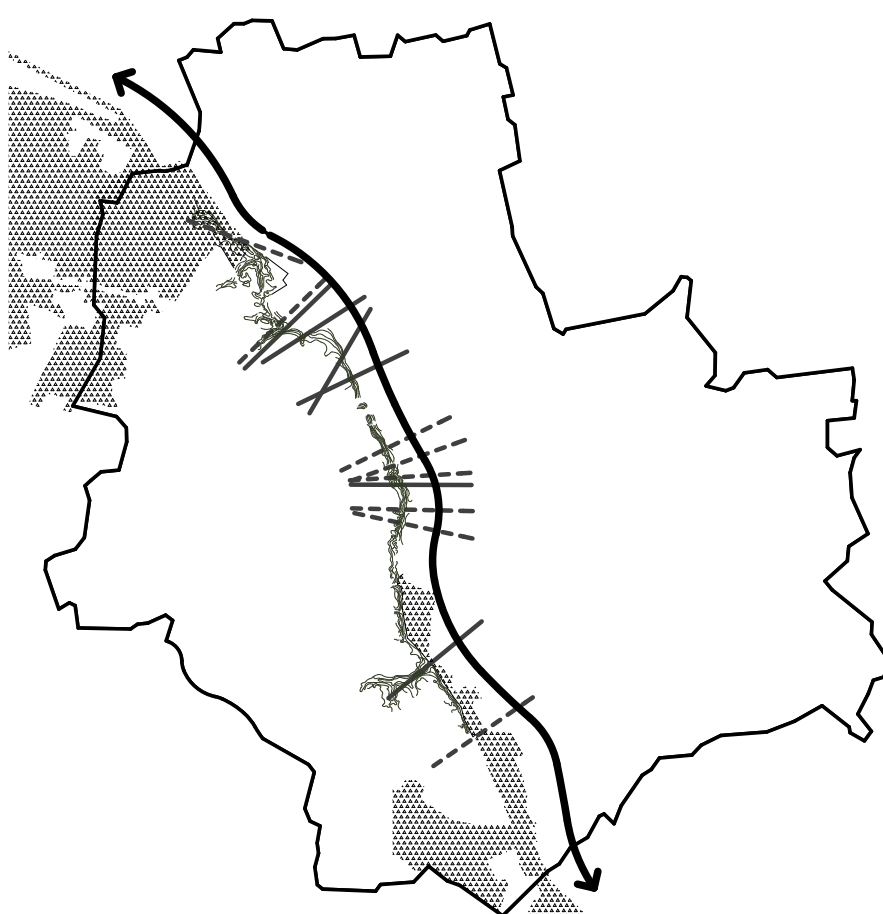
densification

50m

200m

300m

300m

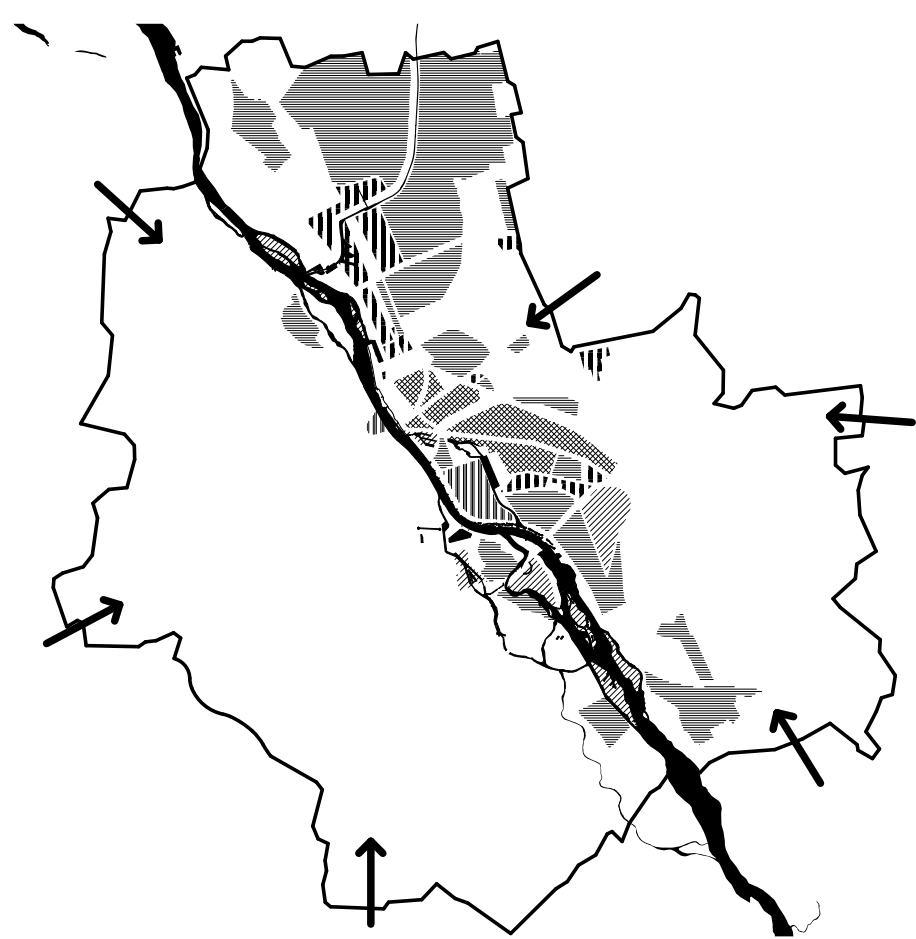# chosen actors of the startegies on a city scale
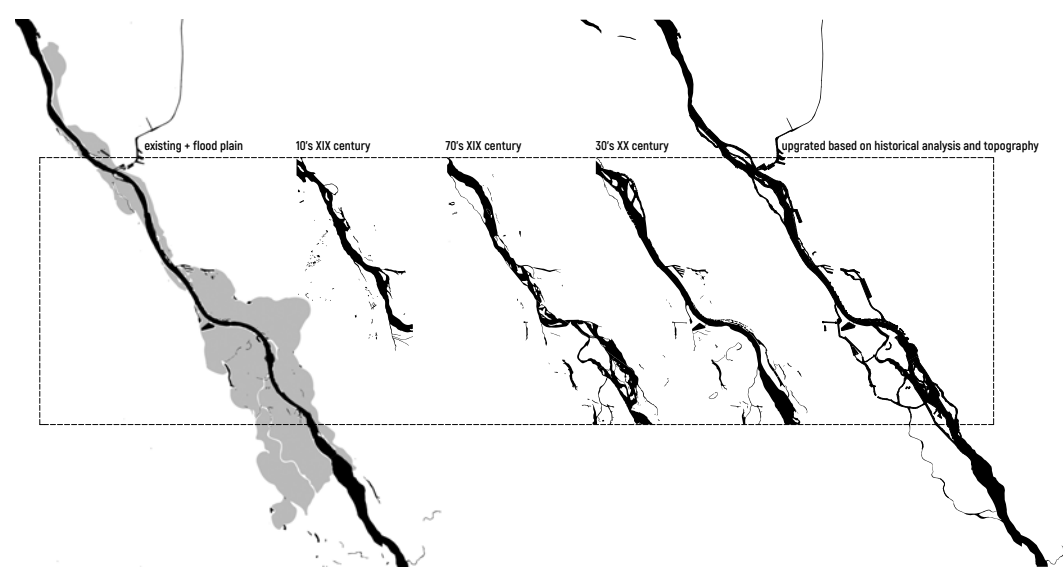
river
- National property RGZW
- State Water farm "Polish Waters"
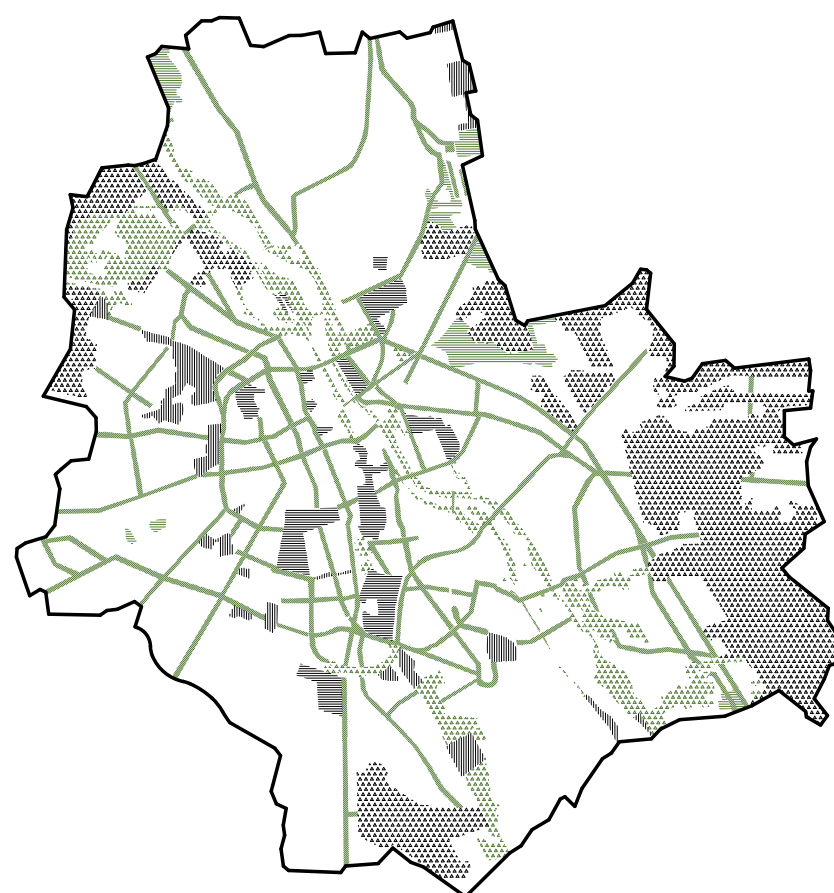- International organisation AGN, fragments

ridge
- Municipality of Warsaw
- Green City Management in Warsaw ZZW
- cultural heritage organisations

red
- Municipality of Warsaw
- associations of architects and urban planners, for example SARP
- developers, investors

green
- Municipality of Warsaw
- Green City Management in Warsaw ZZW
- "Come and Grow" organoisation
- Landscape Architects organisations
- Ministry of Infrastructure

local centres
- Municipality of Warsaw
- local governments and organisations
- Ministry of Infrastructure
- local communities and promotors

infrastructure
- National and International Roads Management
- Municipality of Warsaw
- Ministry of Infrastructure
- Polish railways PKP

+ participants

WE MAKE STUDIUM !

STUDIUM
a scenario for the city that is a base to create local plans. The new document will be finished in 2.5 years. The latest version was made in 2006 and is no longer valid. The main goals of the STUDIUM are processes that stop the urban sprawl, climate change and participation.

CITY VISION & STUDIUM

WHO MAKES STUDIUM AND IN WHAT STAGES [Polish vs Dutch model]

CITY VISION 2030

Applies to all sectors:
economy, health, education etc.

It describes what city is to be ←

STUDIUM

Applies to space

It is a study of conditions
and directions of spatial
development of the capital city
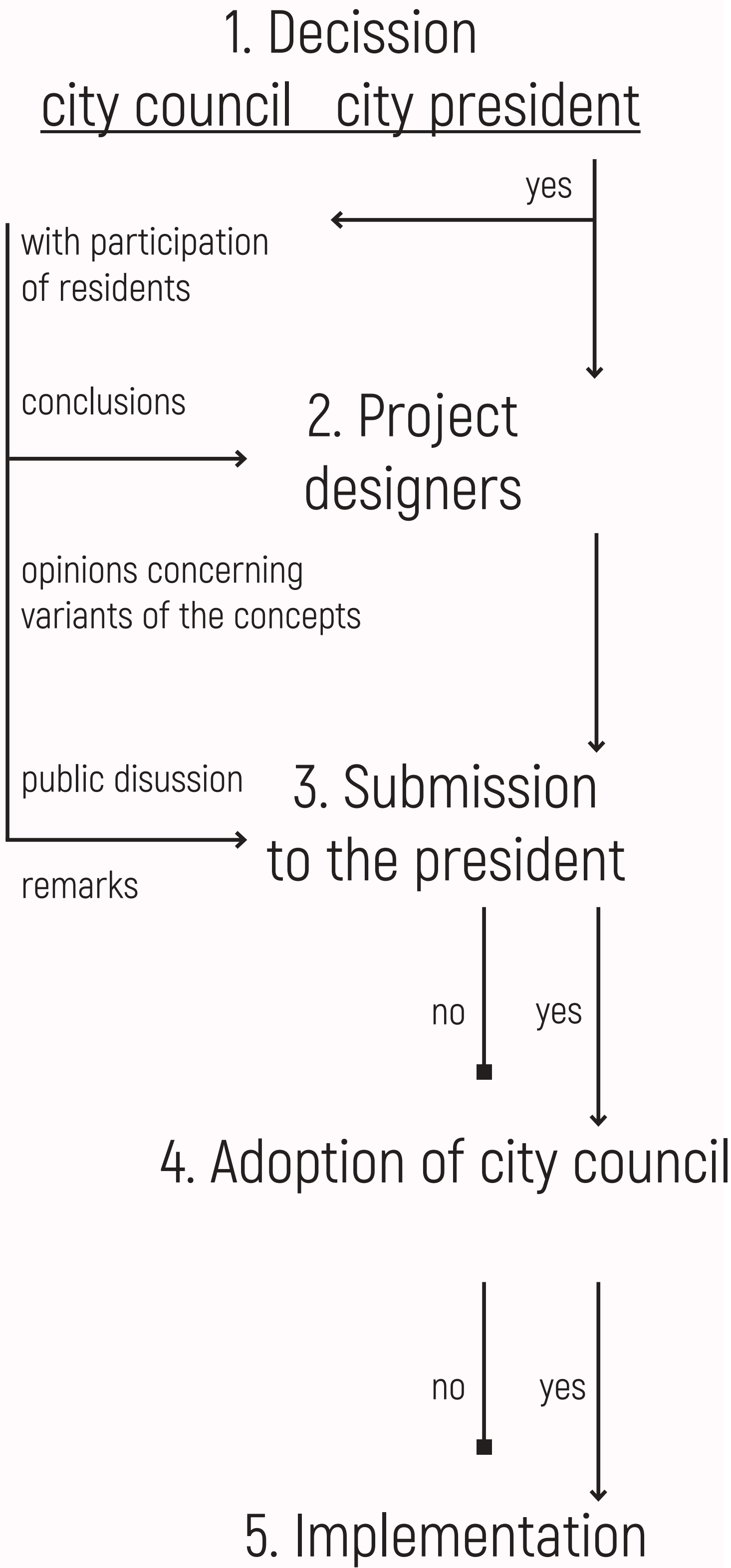of Warsaw (suikzp)

→ has to be relevant

PARADOX

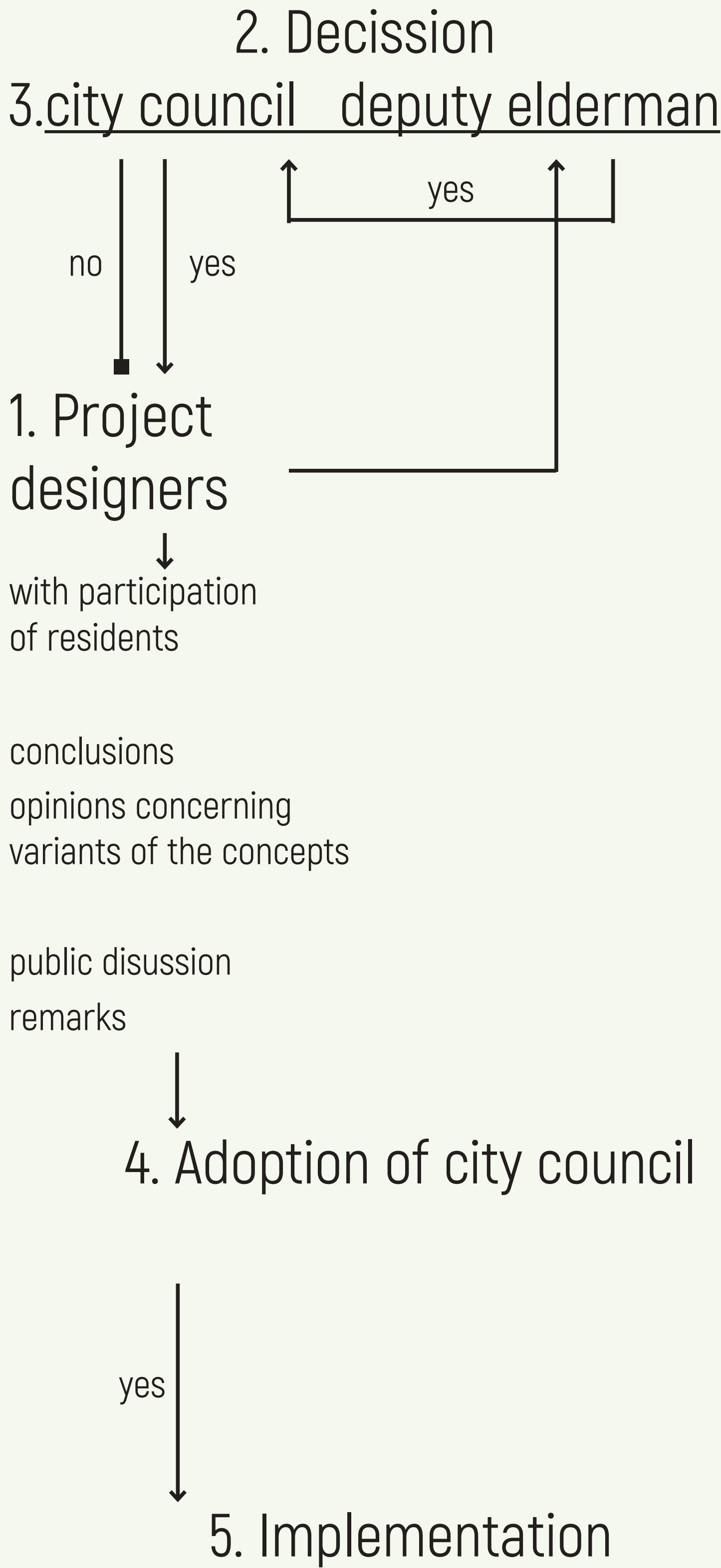**The Studium is not yet a normative act.**

The local plan must be relevant with
the Studium. The building permits are
issued only on the basis of local plans
but also in the absence of a plan based
on a decision on development condi-
tions. The effect of this is that invest-
ments based on building conditions
do not have to be compatible with the
Studium.

However, we are awaiting changes in
the law regarding the urban and con-
struction code.

PL

1. Decision
city council   city president

with participation
of residents   yes

conclusions
2. Project
designers

opinions concerning
variants of the concepts

public disussion
3. Submission
to the president

remarks

no   yes

4. Adoption of city council

no   yes

5. Implementation

NL

2. Decission
3. city council   deputy elderman

yes

no   yes

1. Project
designers

with participation
of residents

conclusions

opinions concerning
variants of the concepts

public disussion

remarks

4. Adoption of city council

yes

5. Implementation

WHERE

The suggestion of starting actions - Pelcowizna district

max 20m
heigh of
buildings

max 80m
heigh of
buildings

max 12m
heigh of
buildings

min. 300m

max 12m
heigh of
buildings

min. 300m

rules establishing

— **red line**
— natural edge
— **urban edge**
natural or urban edge
densification zone
transformation zone
zone between artificial islands and red line
that can be smaller than 300m

determining the order of actions

1. removal of barriers
2. removal of the industrial part
3. creation of the train station
4. creation the net of streets
5. new housing development
6. creation the room for the river
7. creation the water basin with dam
8. creation the artificial islands
9. creation of the beach
10. densification of green
11. densification existing neighbourhoods
12. creation the bridges

ADDED VALUE

strong identity

place for
leisure and recreate

diverse programme

better environment
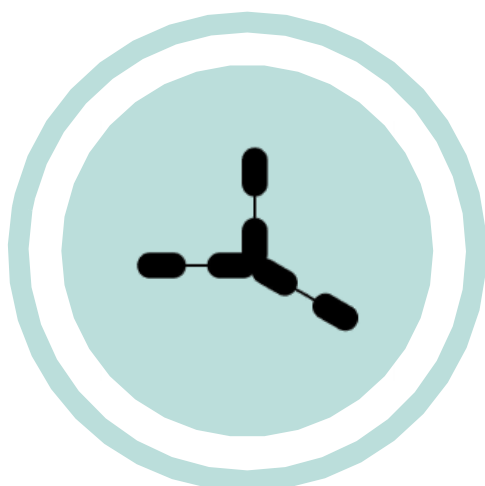
economical driver

social community

place to meet

a clean and safe river

link between Warsaw
and Mazowsze region

link between
different zones

easy access
to Vistula river

slow traffic

healthy place

ecosystem for fauna
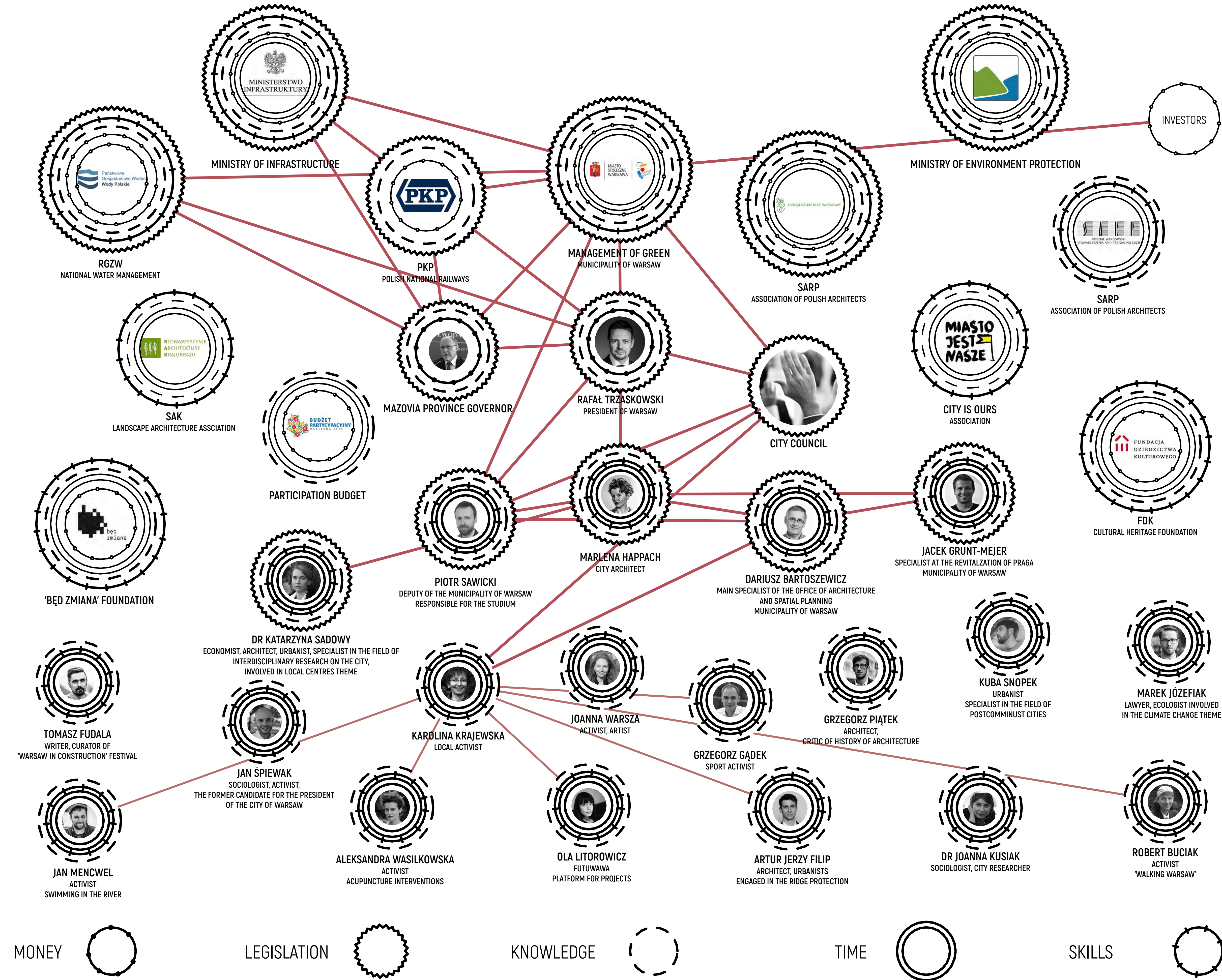
place for education
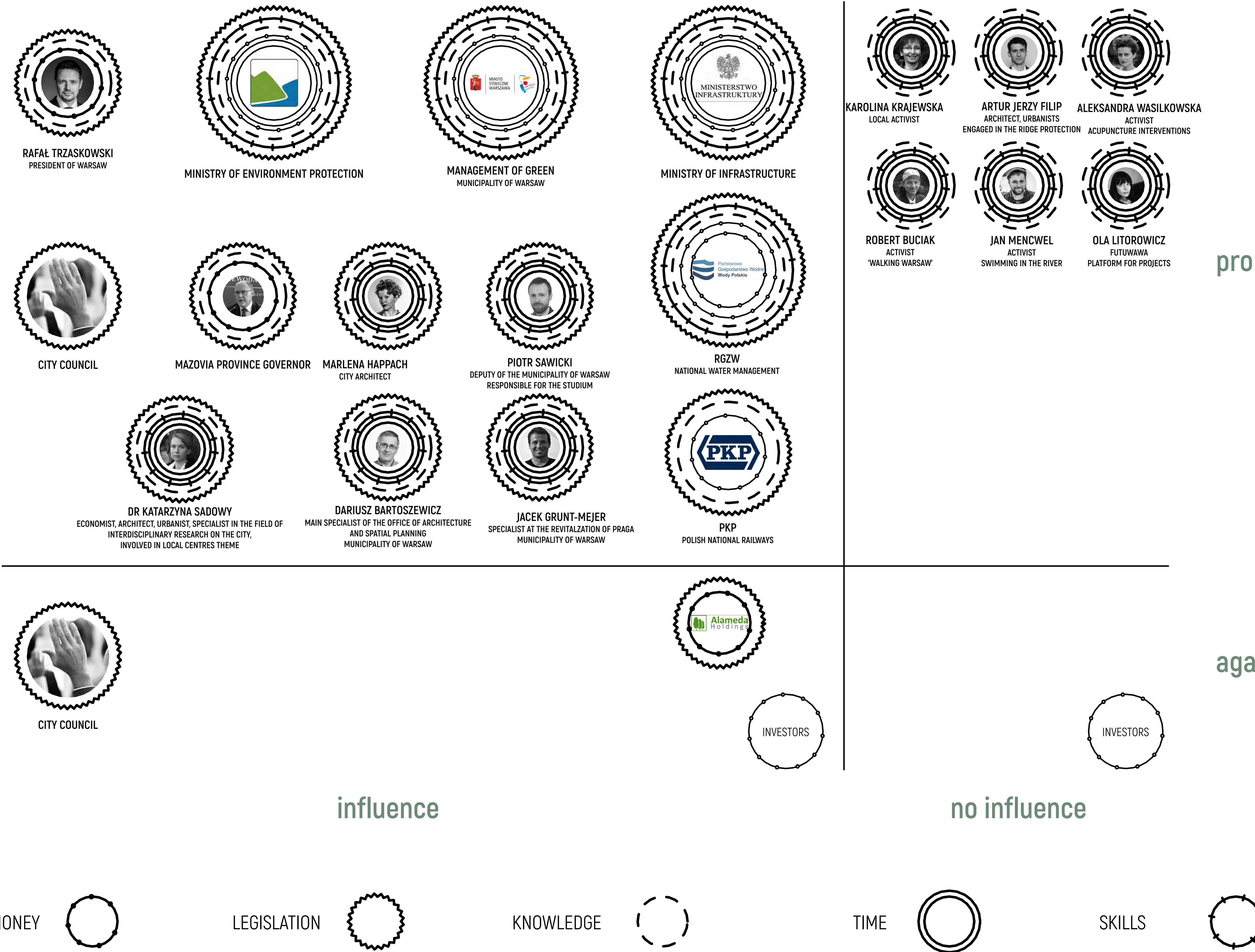and dialogue

biodiversity
environment

WHO

AN EXAMPLE OF COOPERATING ACTORS ON THE PELCOWIZNA PROJECT

persons and institutions directly connected with the Pelcowizna project

persons and institutions not directly related to the Pelcowizna project, although working on similar purposes of other locations or in the scale of the city

MINISTRY OF INFRASTRUCTURE

MINISTERSTWO INFRASTRUKTURY

MINISTRY OF ENVIRONMENT PROTECTION

INVESTORS

RGZW
NATIONAL WATER MANAGEMENT

PKP
POLISH NATIONAL RAILWAYS

MANAGEMENT OF GREEN
MUNICIPALITY OF WARSAW

SARP
ASSOCIATION OF POLISH ARCHITECTS

SARP
ASSOCIATION OF POLISH ARCHITECTS

SAK
LANDSCAPE ARCHITECTURE ASSCIATION

MAZOVIA PROVINCE GOVERNOR

RAFAŁ TRZASKOWSKI
PRESIDENT OF WARSAW

CITY COUNCIL

MIASTO JEST NASZE

CITY IS OURS
ASSOCIATION

PARTICIPATION BUDGET

MARLENA HAPPACH
CITY ARCHITECT

FUNDACJA DZIEDZICTWA KULTUROWEGO

FDK
CULTURAL HERITAGE FOUNDATION

'BĘD ZMIANA' FOUNDATION

PIOTR SAWICKI
DEPUTY OF THE MUNICIPALITY OF WARSAW
RESPONSIBLE FOR THE STUDIUM

DARIUSZ BARTOSZEWICZ
MAIN SPECIALIST OF THE OFFICE OF ARCHITECTURE
AND SPATIAL PLANNING
MUNICIPALITY OF WARSAW

JACEK GRUNT-MEJER
SPECIALIST AT THE REVITALZATION OF PRAGA
MUNICIPALITY OF WARSAW

DR KATARZYNA SADOWY
ECONOMIST, ARCHITECT, URBANIST, SPECIALIST IN THE FIELD OF
INTERDISCIPLINARY RESEARCH ON THE CITY,
INVOLVED IN LOCAL CENTRES THEME

KUBA SNOPEK
URBANIST
SPECIALIST IN THE FIELD OF
POSTCOMMINUST CITIES

MAREK JÓZEFIAK
LAWYER, ECOLOGIST INVOLVED
IN THE CLIMATE CHANGE THEME

TOMASZ FUDALA
WRITER, CURATOR OF
'WARSAW IN CONSTRUCTION' FESTIVAL

JOANNA WARSZA
ACTIVIST, ARTIST

GRZEGORZ PIĄTEK
ARCHITECT,
CRITIC OF HISTORY OF ARCHITECTURE

KAROLINA KRAJEWSKA
LOCAL ACTIVIST

JAN ŚPIEWAK
SOCIOLOGIST, ACTIVIST,
THE FORMER CANDIDATE FOR THE PRESIDENT
OF THE CITY OF WARSAW

GRZEGORZ GĄDEK
SPORT ACTIVIST

JAN MENCWEL
ACTIVIST
SWIMMING IN THE RIVER

ALEKSANDRA WASILKOWSKA
ACTIVIST
ACUPUNCTURE INTERVENTIONS

OLA LITOROWICZ
FUTUWAWA
PLATFORM FOR PROJECTS

ARTUR JERZY FILIP
ARCHITECT, URBANISTS
ENGAGED IN THE RIDGE PROTECTION

DR JOANNA KUSIAK
SOCIOLOGIST, CITY RESEARCHER

ROBERT BUCIAK
ACTIVIST
'WALKING WARSAW'

MONEY   LEGISLATION   KNOWLEDGE   TIME   SKILLS

PELCOWIZNA PROJECT - legislative possibilities and approaches of involved actors

RAFAŁ TRZASKOWSKI
PRESIDENT OF WARSAW

MINISTRY OF ENVIRONMENT PROTECTION

MANAGEMENT OF GREEN
MUNICIPALITY OF WARSAW

MINISTRY OF INFRASTRUCTURE

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FUTUWAWA
PLATFORM FOR PROJECTS

pro

CITY COUNCIL

MAZOVIA PROVINCE GOVERNOR

MARLENA HAPPACH
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MUNICIPALITY OF WARSAW

PKP
POLISH NATIONAL RAILWAYS

CITY COUNCIL

against

INVESTORS

INVESTORS

influence

no influence

MONEY   LEGISLATION   KNOWLEDGE   TIME   SKILLS

consultation with the activist

Mrs. Karolina Krajewska's house

new headquarters
for social consultations

The first action on the small scale.
Example: Śliwice housing estate

   Mrs. Karolina Krajewska believes that first thing to do is to convince the councilors, because their decisions are not directed enough information.
   During the conversation, I learned that in the region of the focus location there are **convergent interests** not only between government institutions and residents but between residents of different settlements.
   Mrs. Krajewska is **fighting against building a housing estate on the Vistula river** or a **planned bridge** next to her home. The biggest problems in this location are the **lack of access to the river and public transport**.
The designed plan shown was pleasing to Mrs. Krajewska, who thanked for the interest in this small housing estate. However, the small amount of people living in this district, will reach thousands in few years.
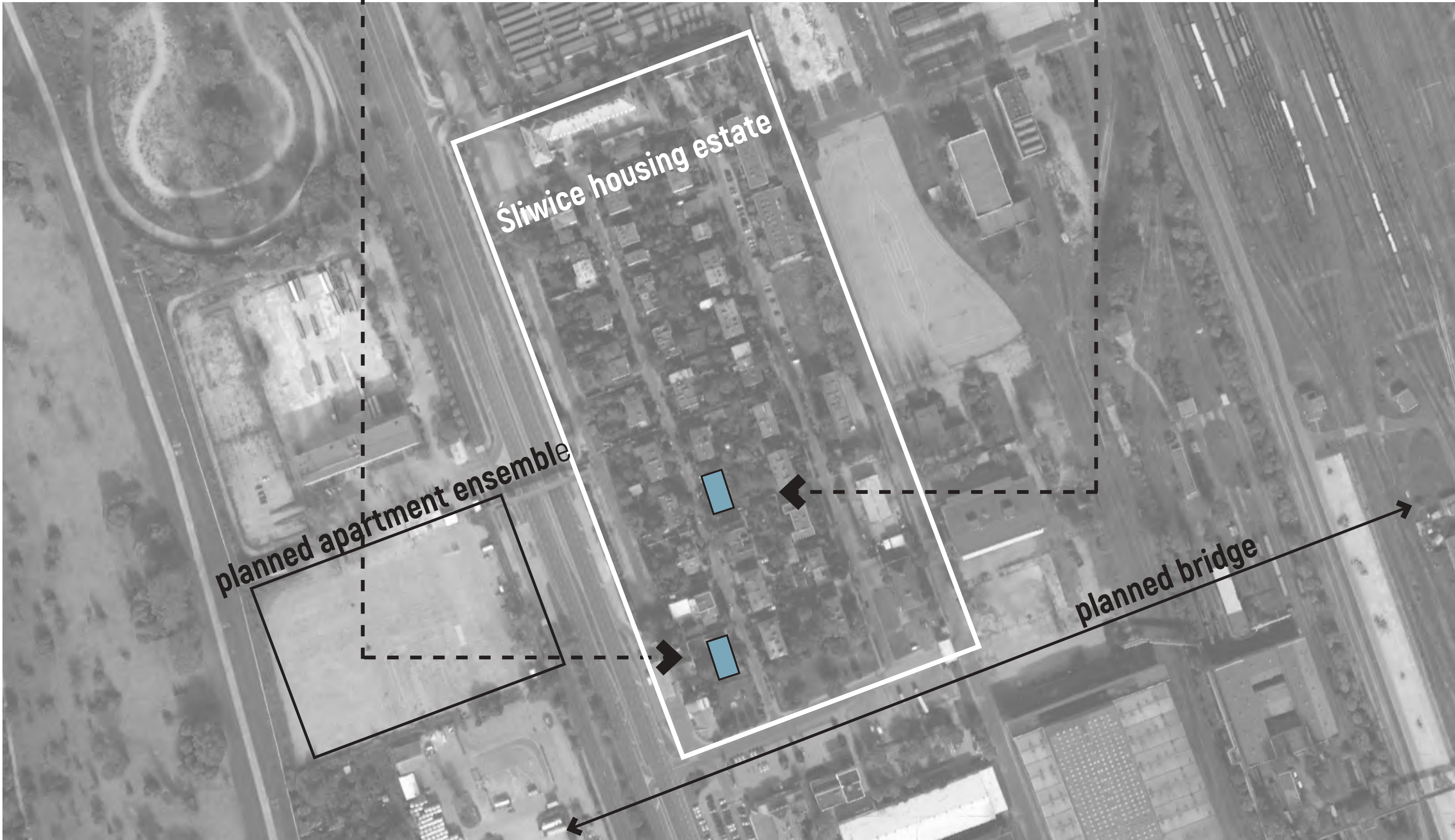
consultation with city official

Recently, Mr. Dariusz Bartoszewicz wrote a book about the Vistula river (printed in December 2018), therefore was enthousiastic about the idea of higlighting the river and the ridge in the plan.

The principles are very much similar to those that he and his co-workers are forcing.

I asked about the starting point of the design location and learned that the most important issue is the social awarness about the city and its plans.

In terms of the space, we agreed that when it comes to the design, first we need to demolish the barriers, especially located along the streets and railways. Create a new network of streets and stop the process of repeating the development that alreday has started next to the river. Very importnat is to create a place for locals that have conflicts of interests (example, the bridge next to Śliwice that people from Bródno want).

We need to invest in creation of the vision so the city stops being scattered and undercontrolled.

THE NEW LOCATION FOR THE PUBLIC CONSULTATION

ZODIAK
opened in December 2018 pavilion for consultation concerning the city matters.
Dedicated for decission makers, architects, urbanists and citizens.
Everyone can participate in workshops, lectures and discussions.

Zodiak is located in heart of Warsaw, next to the Palace of Culture and Science.
This is one of the most transparent and opened buidling for multidisciplinary thinking and doing.

Should we make the constellation of the stars?

PKiN

Zodiak

HOW

BY LEGALIZING THE STUDIUM AND INRODUCING A LINEAR PARTNERSHIP

1. Local initiatives
2. Local partnerships
3. Linear partnership

MY BUSINESS

SYNERGY BETWEEN SCALES

MY BUSINESS

CONGREGATION A NUMBER OF PERSONS

INTERSECTIONAL PARTNERSHIP

TWO ELEMENTS OF LINEAR PARTNERSHIP
- a great urban plan,
  for the implementation of
  which the partnership
  is established
- a bottom-up organizational
  structure that ensures de
  mocracy and effectiveness,
  they clearly define the goals
  and limits of activity

WHAT IS THE LEGACY OF LINEAR PARTNERSHIP ?

authoritarian concept

City should serve the a good life and offer
an egalitarian space of freedom,
but designing cities is too important task
to leave them to citizens.
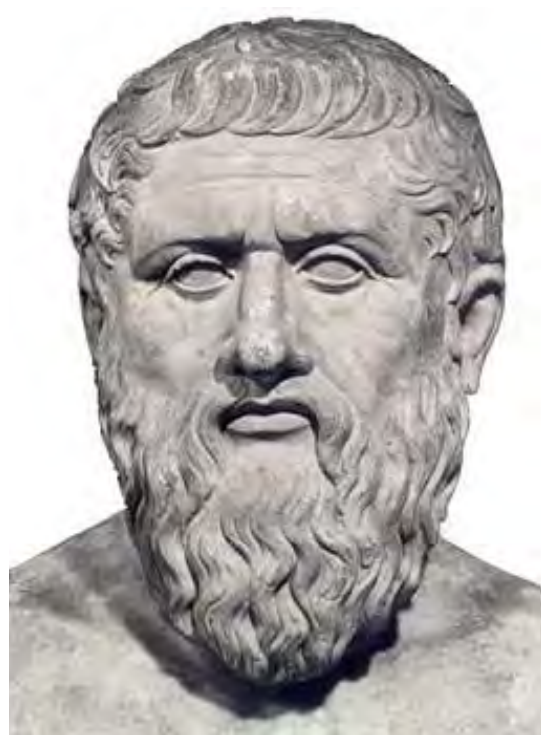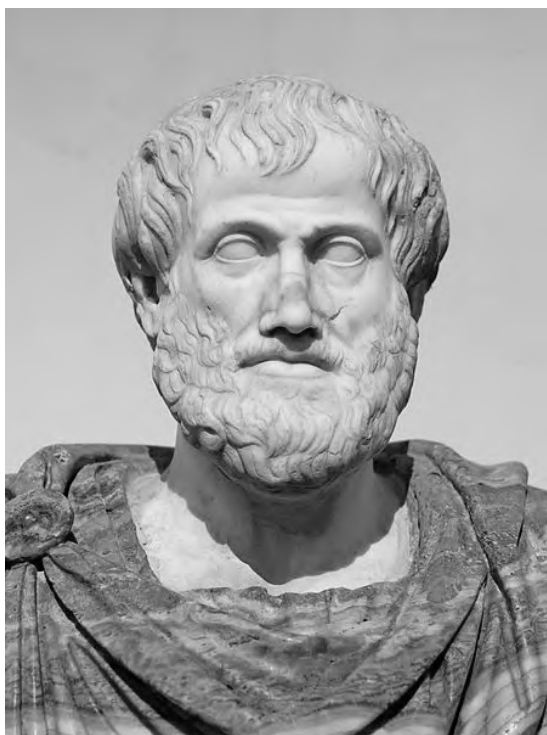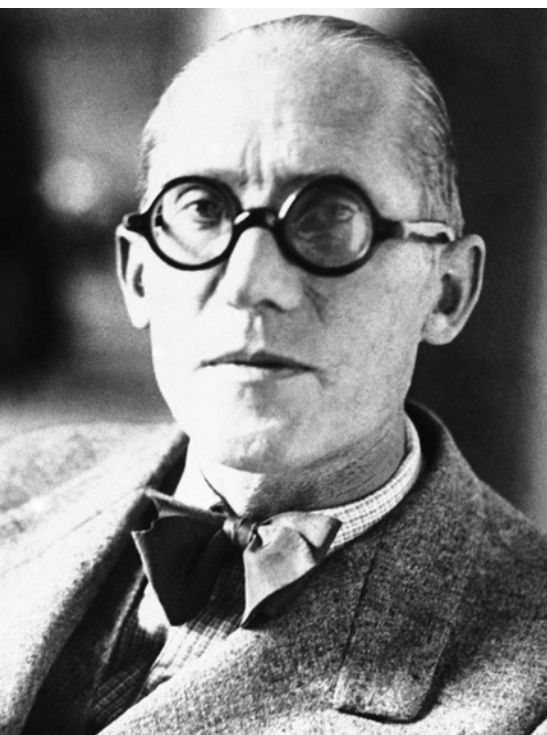
Platon   Aristotle   Le Corbusier

too totalitarian,
not taking into account local needs

civic revolution

We completely reject the central planning
model for the resumption of local self-governance
and the possibly deep democracy
of the planning process.

Jane Jacobs   Henri Lefebvre

can't face the problems of a big scale,
not necessary fair city

Athens Card - LINEAR PARTNERSHIP
and its supporters

Partnership, but with the leaders.
The territorial projects of a large scale should be based on
close cooperation between social organizations,
even those not having much in common.
Therefore, communities should be formed.
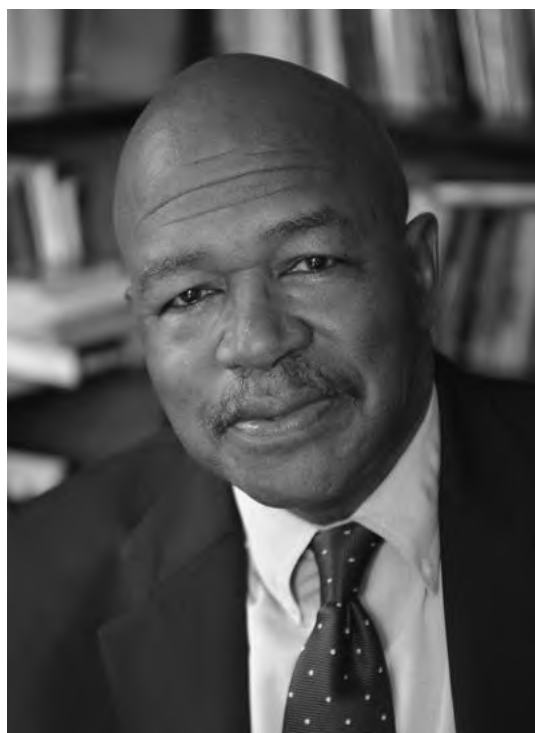
Elijah Anderson   Teddy Cruz   Artur Jerzy Filip

Linear partnership scheme

the main skeleton
of the city

cooperation of
individual importance
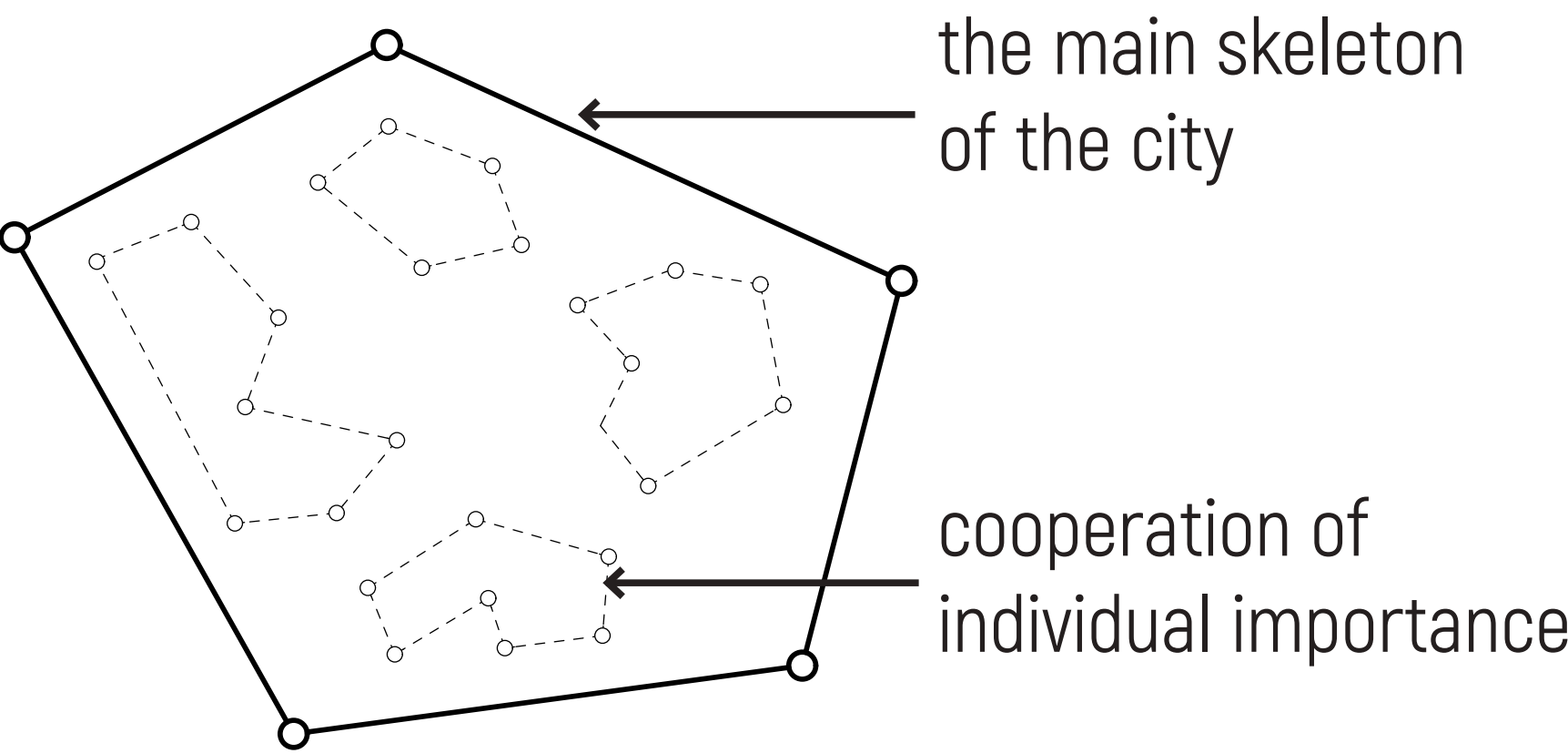
LOCATION MATTERS...

Zodiak constellation platform for dialogue

1 Zodiak
2 Gersona 16
3 Kondratowicza, Targówek
4 Magiczna, Białołęka
5 targowisko Trocka, Targówek
6 Siarczana, Targówek
7 Kawęczyńska, Praga North
8 bazar Różyckiego, Praga North
9 Hallera Square, Praga North
10 Modlińska 257, Białołęka
11 District Council, Białołęka
12 Old Bielany
13 Marymont hall, Żoliborz
14 Grunwaldzki Square, Żoliborz
15 Chomiczówka, Bielany
16 Niedźwiadek, Ursus
17 Włochy Station
18 Garden of Cosmos, Włochy
19 Wola hall, Bemowo
20 Karuzela club, Bemowo
21 Górczewska, Wola
22 Redutowa, Wola
23 Mołdawska, Ochota
24 skwer Broniewskiego "Orszy"
25 Podchorążych, Mokotów
26 new urban district, Mokotów
27 Nałęczowska, Wilanów
28 Nugat, Ursynów
29 Gotarda, Mokotów
30 Kinowa, Praga South
31 Chruściela, Rembertów
32 Centrum, Wesoła
33 Falenica Station, Wawer
34 Międzylesie, Wawer
35 Przyczółek Grochowski, Praga South
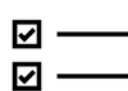
WHEN

city vision making process [2.5 years]

testing scenario's

drawing city vision

working on a smaller scale

searching for references

adding value depending on the context

statements

again, survey with inhabitants

WE MAKE STUDIUM!

acting

problems and potentials recognition

searching for suitable actors

consultations with specialists from abroad

gathering data and mapping

sharing

improving

survey with inhabitants

survey with officials

concluding

city vision making process based on spatial conditions and local centres relations

1 Problems and potentials recognition
2 Survey with inhabitants, anquettes and face to face contact
3 Consultations with city makers
4 Consultations with specialists from abroad
5 Gathering data and mapping
6 Deeper research, findings, first statements
7 Searching for references
8 Drawing a vision on a city scale, structural act, standards embracing the whole city and creating its image
9 Testing scenario's on a middle scale, local act, areas of different characteristics, creating also the city image
10 Design on a small scale districts with a relation to mentioned urgancy and fascinations
11 Applying expected and unexpected acts that bring positive energy and create discussion
12 Again, consultation the design with users
13 Searching for matching actors, gathering informations concerning possible processes
14 Conclusions
15 Design improvement
16 Sharing the concept, spread the world, visualise the vision
17 Conclude and act

CONCLUSION

"Dancing on ruins" 1945

THANK YOU