



Part-financed by the European Union
(European Regional Development Fund
and European Neighbourhood and
Partnership Instrument)



Conditions of Sustainable Urban Revitalisation in Piaseczno, Poland

Preliminary Analysis

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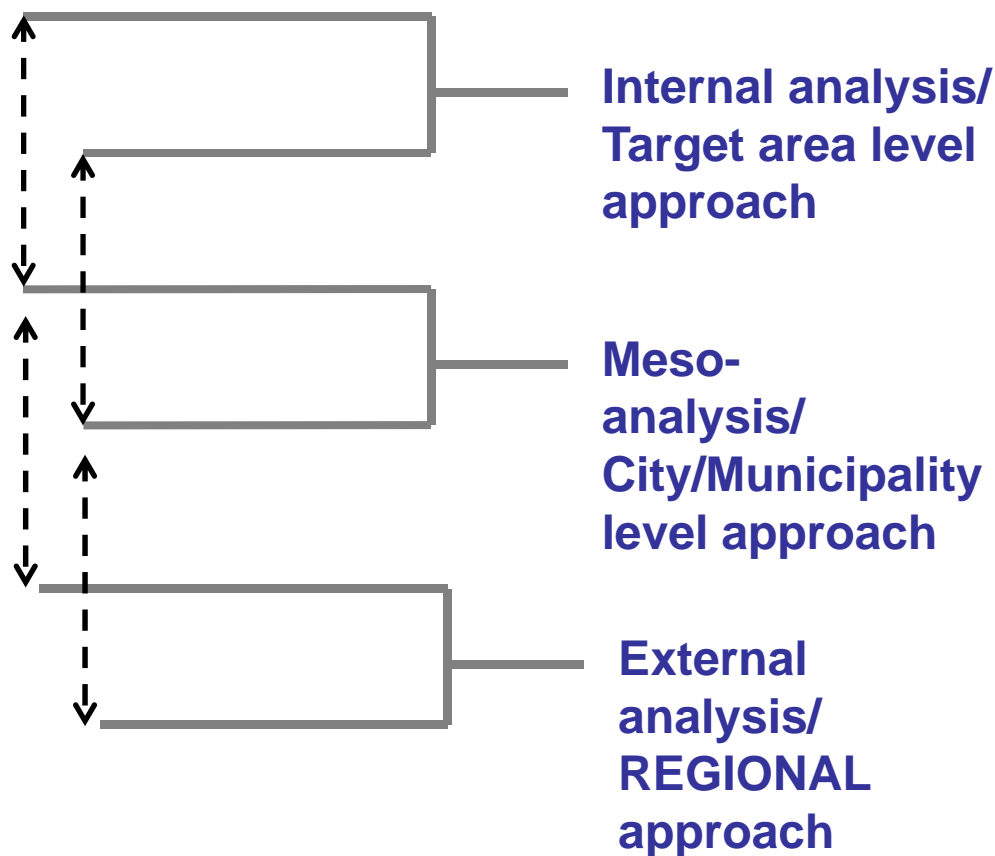
iiSBE - International Initiative for Sustainable Built Environment



18 September 2009– Jelgava

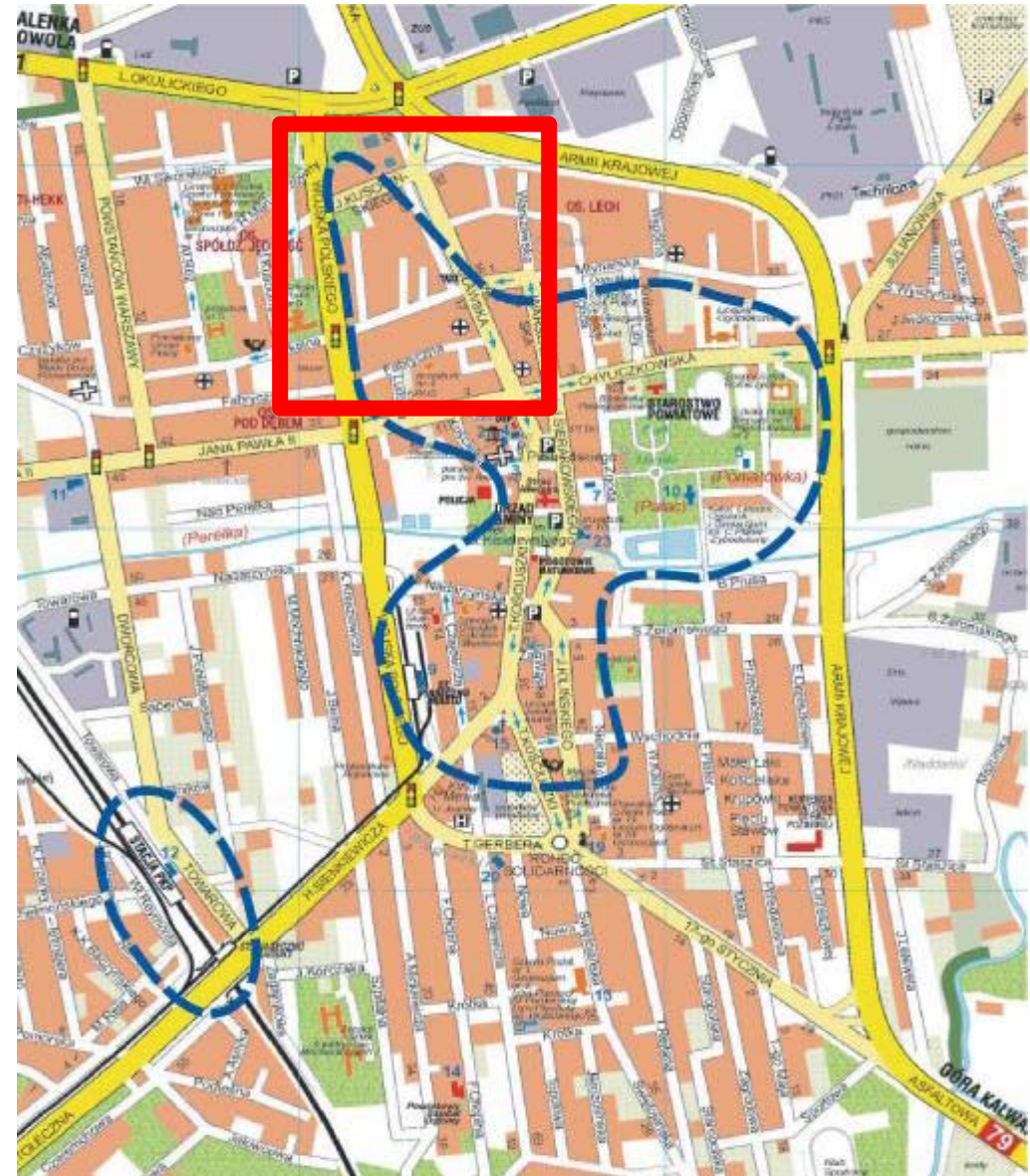
SWOT a summary of TA's analysis

- Strengths
- Weaknesses
- Opportunities
- Threats



Flashlight on the TA

- ‘Integrated Approach’ for Piaseczno’s Target Area:
- Synergy of planned actions and design measures
- Defining and setting performance target levels
- Ensuring that stakeholders are committed to achieve targets
- Ensuring that Integrated Approach is agreed upon by key actors.
- Facilitating integrated design/planning process (assessment, milestones, follow-up)



Strengths

	Tangible strengths	Intangible strengths
Urban Structure	Location. Outdoor space is municipal - easy to manage	
Environment	High quality physical outdoor environment	
Social structure		Potential for active role in local governance
Housing structure	Unified character of building types	

Weaknesses

	Tangible weaknesses	Intangible weaknesses
Urban Structure		Rather mono-functional area
Environment	Poor solid waste management. Degraded plot of old boiler-house	
Social structure	Conflict over uses of public space	
Demography		Retreat of elder people from active social roles

Opportunities

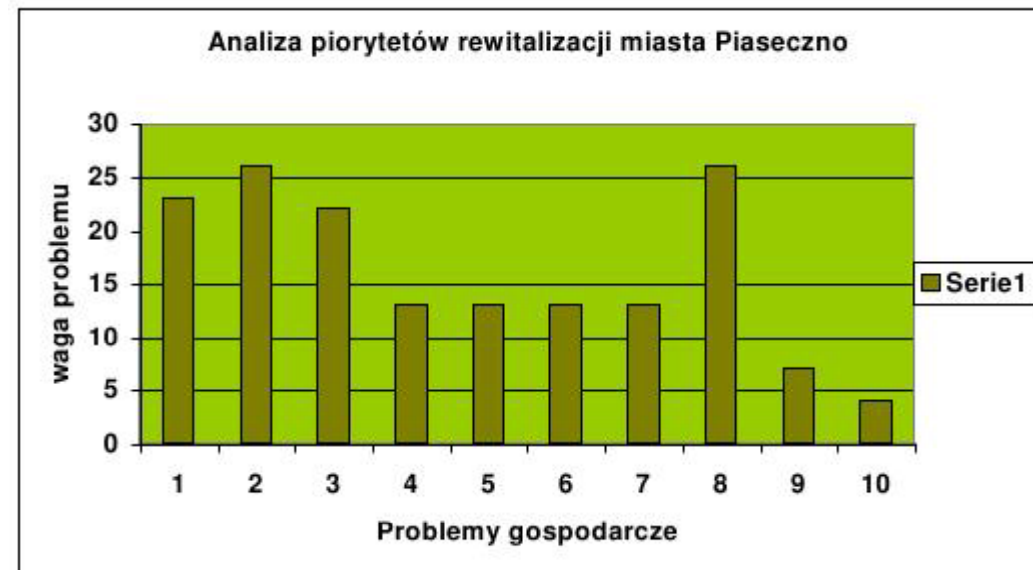
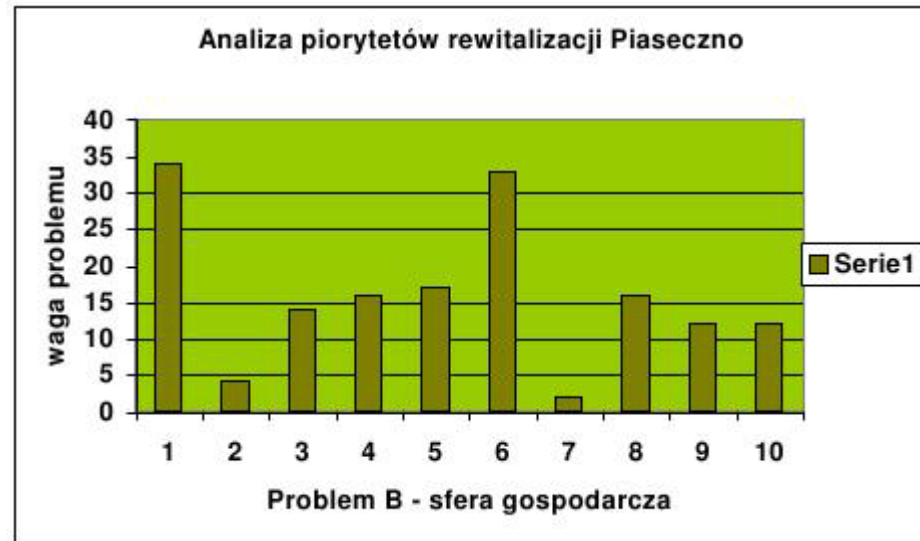
	Tangible opportunities	Intangible opportunities
Urban Structure	Attractive location within metropolitan area of Warsaw City	Threshold investment may highly influence property prices
Involvement		Appreciated subject of marketing
Environment		High quality outdoor green spaces are likely to attract investors from metropoly
Demography	Net migration (of mostly well-educated people) is positive.	

Threats

	Tangible threatds	Intangible threats
Urban Structure	City transport is primarily road network.	
Involvement		Struggle for power among political parties
Environment	Inadequate solid waste management system. Urban sprawl	
Infrastructure		No influence on energy source selection.

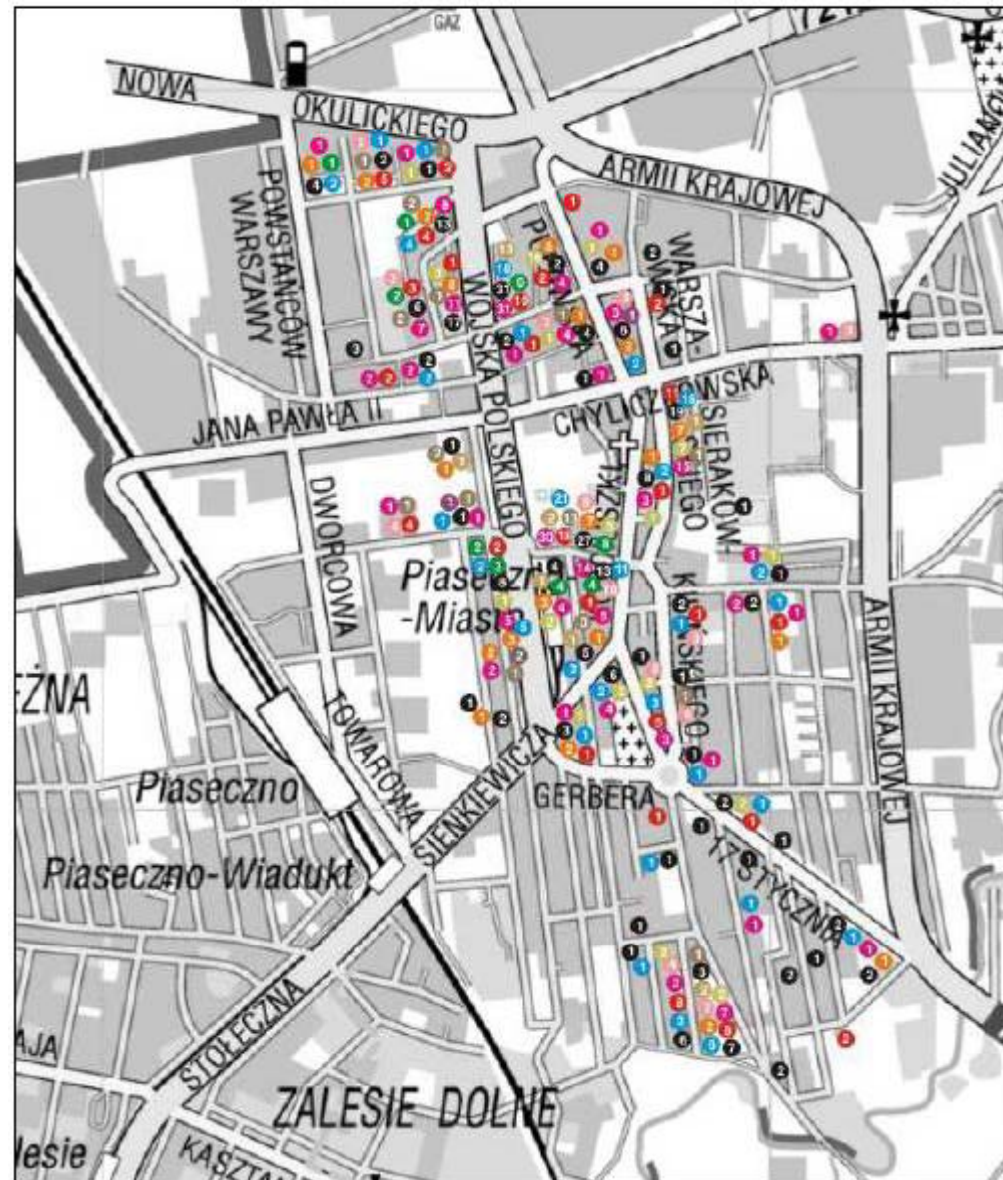
Synopsis

- Post - SWOT analysis recommendations for economical development of the city
- Top- expert group weighting of proposed measures – first recommendation: “Provide training and know-how to SMEs”
- Bottom – City Council’s weighting – first recommendation: “provide tax releases for SMEs”



Top priorities:

- Align City Council's views with rational recommendations of professionals
- Provide physical and organisational means for prevention of social exclusion and social pathologies
- Provide high quality amenities for elder people to socialise and activate.
- Modernise DH plant energy source
- Carefully plan treshold investment on old boilerhouse plot



Top priorities, cont.:

- Modernise DH plant energy source
- Carefully plan threshold investment on old boiler-house plot, which may play a key role in further TA's development



Top priorities, cont.:

- Encourage local self-governance

