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WP 3 Urban Development

Integrated Urban Design Concept for the part of Piaseczno local spatial development plan area A1MWU delimited by Kusocińskiego, Wojska Polskiego, Fabryczna, Puławska streets.

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Piaseczno

Contents

Scope and contents	3
Deliverable	3
Delimitation of Target Area	5
Analysis	5
Operationalisation of spatial development	5
Formulation of problematic issues	6
Local Revitalisation Programme 2006-2007-2013	6
Field research and identification of problems	7
SWOT Analysis	11
Recapitulation of SWOT Analysis	11
Strengths	11
Weaknesses	11
Opportunities:	12
Threads	12
Delimitation of analyzed area	13
Global relationships	13
Regional delimitation	14
TA on the background of Piaseczno city	15
Recapitulation of field research	15
Energy efficiency	16
Sociological analysis	16
Sociological analysis summary	16
Significant expressions of opinions	17
Quantitative survey	18
Proposed measures	18
Guidelines for regional integration	18
Guidelines for local integration.	18
Measures for social realm	19
Design measures to be adopted in TA	20
Main directions of development	20
Energy efficiency and media supply recommendations.	21
Land development process	21
Revitalisation tasks realized or in-progress, developed by Municipality.	21
Documentation of TA.	21
Appendices	22
Summary	22
Authors	23

Scope and contents

This document is delivered to the terms of contract between Piaseczno Municipality and NAPE. S.A. signed 15 September 2009, titled „Integrated Urban Design Concept for the part of Piaseczno local spatial development plan area A1MWU delimited by Kusocińskiego, Wojska Polskiego, Fabryczna, Puławska streets” for the purpose of realisation Urb.Energy project co-financed by the European Union within „Baltic Sea Region Operation Programme 2007-2013 (CCI No. 2007CB163PO020)”.

The report is an auxiliary consulting material for Piaseczno Municipality. The report conforms to the principles of urban planning practice, and is designed to be used by Municipality in the process decision-making.

The report is structured into distinct parts corresponding to logic of research and data collection; data analysis, aggregation and evaluation and identification of problems and dilemmas; proposed ways of addressing the problems of vital importance to Target Area community.

Recommendations are selected for optimal performance of development coupled with best available political support from T.A.'s community in the long run.

Deliverable

This document is delivered to the terms of contract between Piaseczno Municipality and NAPE. S.A. signed 15 September 2009, titled „Integrated Urban Design Concept for the part of Piaseczno local spatial development plan area A1MWU delimited by Kusocińskiego, Wojska Polskiego, Fabryczna, Puławska streets” for the purpose of realisation Urb.Energy project co-financed by the European Union within „Baltic Sea Region Operation Programme 2007-2013 (CCI No. 2007CB163PO020)”.

Terms of contract and corresponding report parts:

1. ANALISYS

Issues are reported in *„Analysis” paragraph of this report and in the following annexi: SWOT Analysis, Analiza socjologiczna, Board1 - Existing state of TA.*

a) Energy sources

- heating and hot domestic water
- electrical power
- outdoor area lighting
- acquiring land for power generation

b) Energy efficiency

c) local transport

d) TA transport

e) Sewerage and fresh water supply

- fresh water supply sources
- quality of water
- water consumption in buildings
- green area irrigation
- rainwater management



- f) Solid waste
 - local solid waste segregation
 - municipal solid waste segregation
 - g) Change of soil
 - h) Day lighting
 - direct sunlight analysis
 - day lighting analysis
 - i) Artificial lighting
 - j) optimization of pedestrian paths
 - security after dawn
 - k) Land functions
 - l) 24h a day use of public space
 - public space conflict of uses
 - identification of lacking features in TA's land development
 - m) Sociological, demographic, socio-economic field survey of TA's community using questionnaire method including following issues:
 - age profile
 - employment
 - opportunities to rejoin job market
 - social conflicts
 - family and community clustering
 - cultural preferences
 - leisure time preferences and choices
 - perception of personal security
 - perception of quality of local environment
 - willingness to engage in community affairs
 - perception of immediate surroundings of place of residence
 - measuring satisfaction of living in TA
 - n) Importance of Piaseczno City:
 - functional bonds of TA within city structure
 - cultural bonds of TA within city structure
 - o) Attitudes towards citizenship
 - perception of being in charge of one's life
 - proposed ways of development as expressed by residents
 - residents' aspirations and perceived barriers in success
 - emerging stakeholders
 - p) Local conditions of development on the background of official Municipality's development strategy
2. Diagnosis:
- Diagnosis is aggregated into Proposed Measures paragraph of herein report and on the Board 2 „Possible Design Concept”*
- a) Guidelines for Municipality on regional planning relationships

- b) Guidelines for Municipality on local planning relationships
- c) Guidelines for TA development

3. Synthesis

*Issues addressed in Proposed Measures paragraph of herein report and on the Board 2 „Possible Design Concept“
SWOT analysis included in separate annex..*

- a) Regional analysis
- b) Local background analysis
- c) Setting directions of development:
- d) Energy Efficiency measures
- e) Investments for better use of regional bonds
- f) Investments enhancing city structure
- g) Investments in quality of TA

Delimitation of Target Area

Immediate Target Area is located within cluster encircled by Kusocińskiego, Wojska Polskiego, Fabryczna and Puławska streets.

For the purposes of this research the larger background is taken into consideration including in the order of scale: global cities network involving Warsaw, Baltic Sea Region, Warsaw metropolitan area, Piaseczno City functional background.

Analysis

Operationalisation of spatial development

The ultimate goal of today and tomorrow local policy is to enhance a well-being of citizens who have chosen to live in particular location, because horizontal mobility of people cost a lot both for the people to move and for the local government to lose the most entrepreneurial of them. Decisive factors for willingness of settle in particular location are complex, and in TA case service quality is number one following by concerns to personal security and leisure time spending opportunities.

Distinctively Piaseczno is far beyond problem of unemployment recently reported as a severe one in EU in general and for recent decade in Poland in particular.

There is however strong resentment towards quality of amenities, most residents perceive Piaseczno as a provincial settlement with no higher-class cultural life like theatre, modern internet cafe and the like. They incline to attribute (in this report's authors view - wrongly - due to attribution bias error) a set of uncomfortable social relationships to the matter of fact that Piaseczno is a satellite of Warsaw.

The crave for appreciation of immediate environment to higher cultural standard does not widely express in local initiatives yet, but e.g. private vehicles garages owners are willing to devote them for community facility of local prestige, and competent local leaders emerged during realisation of EU BEEM programme. Anyway grassroots activity may be counter-productive if not harnessed. Most unexpected result of local care of environment

is reported collisions of trees planted by residents with fire-protection standards and underground infrastructure.

Formulation of problematic issues

Local Revitalisation Programme 2006-2007-2013

Local Revitalisation Programme 2006-2007-2013, for Municipality of Piaseczno envisaged 19 investment tasks to be performed by the art of public-outsourced venture partnership involving neighbouring Municipalities as well.

LRP 2006-2007-3013 task	main developer
1. Strengthening personal security of citizens	Municipality
2. Piaseczno - the city of narrow-railway line	NGO
3. Modernisation of Piaseczno's narrow-railway line	NGO
4. Auditorium for 400 seats	MGOK*
(* Miejsko-Gminny Ośrodek Kultury)	
5. Narrow-railway line Polytechnic - European Training and Certification Centre	none
6. Narrow-railway line museum	NGO
7. Tourist information centre	PTTK, (touristic association) LOT airlines
8. Revitalisation of Piaseczno railway station	Municipality
9. City Park	Municipality
10. Inter-school Recreational and Sports Centre MORS	Municipality
11. Open air amphitheatre	Municipality
12. Market Square	Municipality
13. Modernization of Kościelna street	Municipality
14. Modernisation of Jana Pawła II square	Municipality
15. Modernization of Kościuszki street	Municipality
16. Vehicle parking at Zgoda street	Municipality
17. Szkolna Street	Municipality**

** the street crosses UrbEnergy T.A.

18. Niecała street

Municipality

19. Nadarzyńska street

Municipality

The Local Revitalisation Programme 2006-2007-2008 tasks are gradually being developed by Municipality, without private partners. Possible cause of lack of involvement from private sector include lack of proper knowledge in terms of joint private-public partnership and difference between public and private return rates from investment. The issue of enhancing quality of housing communities was neglected by LRP, but is addressed by BEEM and UbEnergy Projects and being financed by Municipality with financial support from European Union.

Field research and identification of problems

Detailed direct survey of TA was provided on site. Residents were surveyed against issues revealed in initial field survey. Initial survey was analysed and the resulting analysis was consulted by both TA community grassroots representatives, Municipality officials, real estate managers and infrastructure operators.

Most pressing issues are documented at illustration [Illustration 1] with following corresponding numbers:

1. There is a severe conflict of semi-public space uses among the clients of retail shop and other community residents. The shop clients use to consume alcohol in the amenities of T.A. to socialise among themselves. There are reports of unsocial and aggressive behaviour to other users including incidents of violence against with police and Municipal Guard patrols.
2. A solid waste disposal facility is used by alcohol consumers as a toilet, which further extends the conflicting misuse of semi-public space
3. Site managers attempt to suppress the sports play of youth in natural playgrounds within T.A. [the sign says: "no ball games allowed"]
It was explained by JB, that Municipality addressed this problem by developing dedicated sport grounds on the secondary school premises.
It is recognized, however, that playgrounds under control may not meet the needs of school-age youth [MM].
4. There is an exemplary young children amenity in this area, which is very popular throughout the day.
5. T.A. is mostly the modernist style residential area of multi-unit-buildings with attractive green space. The residents are strongly attached to the green space, and subsequently tend to plant trees spontaneously with no regard to practical consequences. It is reported that uncontrolled tree plants often collide with underground infrastructure lines, or endanger the stability of buildings' foundations. In the course of discussion it was stated that tree planting must not continue unreported. The main problem with unreported trees is that they are under legal protection as well as naturally grown, and that there are considerable fees for their removal. Furthermore, unplanned trees pose considerable fire protection disadvantage and fire rescue obstacles.
6. Traditionally the gardens adjacent to the buildings' ground floors are cultivated by residents to the good effect. The land on which they exist is owned by Municipality, anyway. There is a consensus, that gardens cultivation should be supported, but some restrictions to unfavourable cultivation like trees shall be subject to regulation. There is a need to separate underground infrastructure from potentially harmful cultivation.

7. There is a considerable, underused human potential to perform bottom-up actions in local community. During an EU-supported BEEN programme which resulted in thermomodernisation of the one of T.A. residential buildings , local leaders emerged and took care of improvement of access to the buildings for impaired people

8. There is considerable area of underutilised space on buildings'' underground floors, originally designed as laundries. Some investment to put them to use for social or commercial purposes is needed, but the basic investment costs are considered very low compared to the value of their location. Possibility of putting them into all-year-round use will be positively consulted with the buildings' managers. Some of underground rooms are temporally adapted for several local associations offices. Those offices are planned to be moved to dedicated community Cultural Centre building, which is currently under construction. Future uses of abandoned underground spaces are of consideration, with preference for elder or youth, or mixed local community centres like after-school learning, 3rd age universities, youth clubs, elder people rings.

9. There are personal car garages of unknown ownership status. It is vital for T.A. development if there is a possibility to transform the area of garages into more intense car parking lots.

10. T.A. is designed in 1960'ies, when there was no need to provide much parking lots in Poland. Therefore pressure of personal vehicles on area of other uses is increasing to the point of conflict. The problem will reach the point with subsequent age structure change in T.A. Nowadays, the residents are mostly elder people, but it is expected by the market and demographic trend, that new residents will consist mostly young postgraduates with strong job and social relations to Warsaw, who will use cars either for practical or social status reasons.

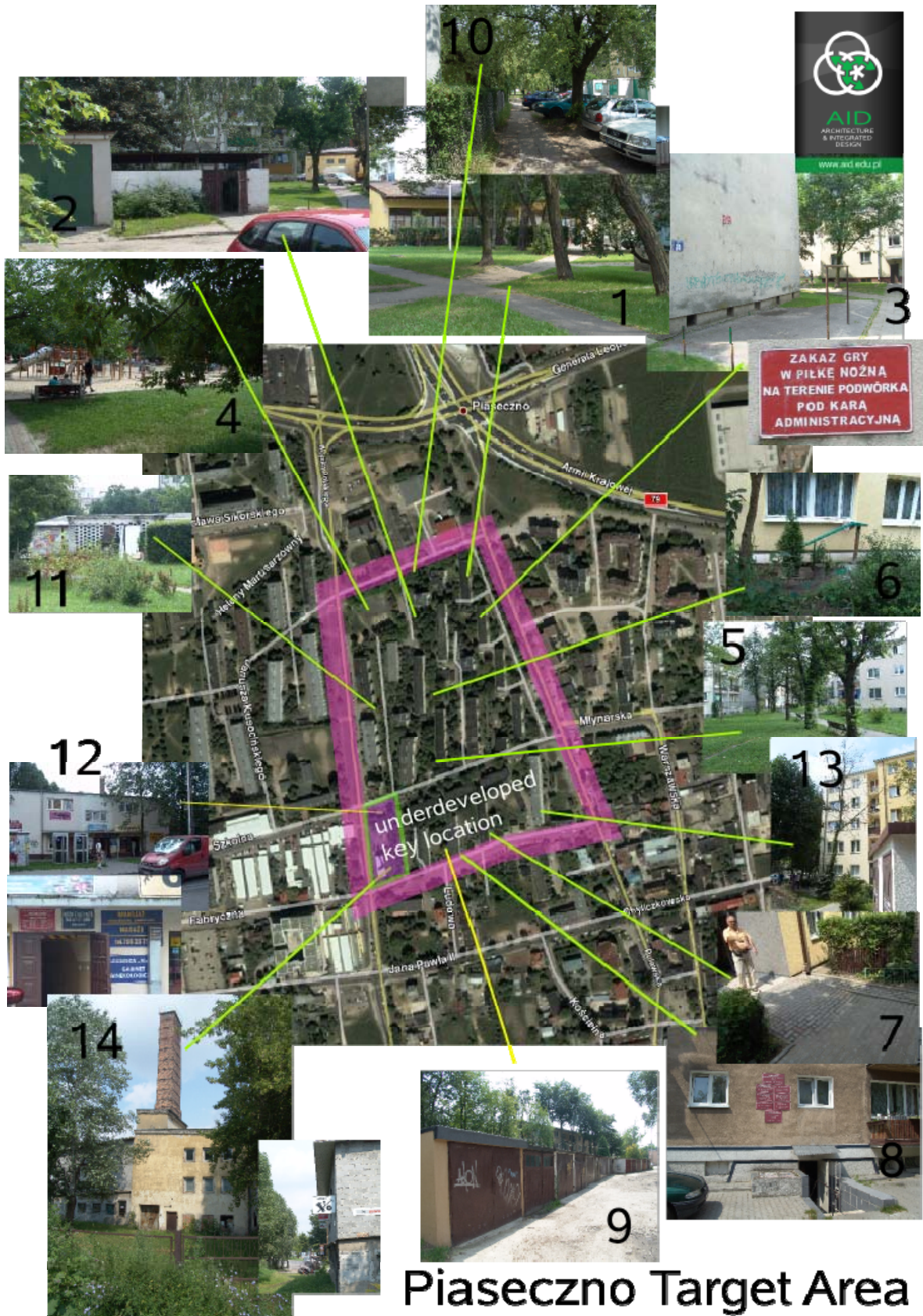
11. There are several distinct building operation managers in the T.A. each of them contracting different solid waste transport service company, but solid waste collection facilities are shared. Subsequently, in any solid waste collection point there are different bins belonging to different, competing companies. It cannot be resolved, how residents are to take care of disposing their waste into their bin in another way than by distinguishing bins by the companies signs. this leads to regular overloading of solid waste containers.

12. There is an functionally attractive, and visually well-exposed Szkolna 9 plot, occupied by the building of poor technical quality, hosting many vital functions like healthcare, public children's library, Municipality archives office, etc. The building is strongly recommended for demolition and its functions to be temporally moved to another location.

13. Old, out of order boilerhouse occupies the key location in T.A. The old boilerhouse plot takes big, area, of many potential uses, excellently connected to the regional road network. Well planned investment in this area may become the threshold investment for further development of T.A. and adjacent properties. There is however a danger, it will be annexed by adjacent retail quarter on the other side of Wojska Polskiego street to little advantage to T.A. development. Functionally the plot qualifies as degraded one.

14. There are within Target Area 26 multi-unit residential buildings dating from years 1961-1974. Eight of them in has undergone some thermomodernisaton, and the remaining require modernisation of thermal insulation, heating system and domestic hot water installation. Thermomodernisation process is being developed by BEEN Interreg IIIB programme, but it's continuation requires stronger co-operation among stakeholders, in particular the building's owners, DH plant and network operator, and Piaseczno Municipality, in accordance with development concept, which is incorporated, among others, into UrbEnergy programme.

Above points numbered 1, 2, 5, 6, 10, 13, 14 of *Piaseczno T.A. Analysis* give a strong evidence to qualify the Target Area in Piaseczno City as **PROBLEMATIC AREA** in the scope of European Union supported programmes.



Piaseczno Target Area

Illustration 1: Identification of problematic issues - field research

SWOT Analysis

SWOT Analysis is a self-contained annex to the report.

Recapitulation of SWOT Analysis

Target Area is located in well-communicated, well-serviced area of the city, but due to its ownership structure and age structure of inhabitants it's vitality has been well beyond the normal pace of the life quality growth as compared to developing parts of the city. Despite of an amount of potential amenities, social life suffers severe conflicts and inadequacies in daily life, as well as in general well-being. Most inhabitants are either the elderly or youth and middle-age unemployed, who seem to inherit social inaptitude. There satisfactory co-habitation of elder and young adolescent groups.

Inter-generational conflict is especially bitter at Szkolna 8b retail shop, which is a meeting is a meeting point for alcohol consumers. They are reported to display aggressive behaviour, which in turn causes another inhabitants to seclude from semi-public spaces of T.A. The removal of benches from T.A. and installation of camera surveillance by owners of Skolna 10 building were counter-measures taken by community. TA's residents petition to extend city monitoring camera system was not met by Municipality, due to its high cost. Anyway, cheaper local camera monitoring is equally satisfying as municipal one in the opinion of residents. Lack of benches is considered an amenity's quality loss, while camera system is mostly well-perceived by the residents.

On the city level much efforts were put to develop amenities and leisure grounds for children, however it seems that conception of controlled activity like supervised sports grounds misses the behavioural needs of children, who should be free to explore their own spaces.

There is a discrepancy between new residents and the long-established. Most new inhabitants of the city move to Piaseczno for the proximity of Warsaw and it's job and education opportunities, steadily turning Piaseczno into satellite of metropolis. Piaseczno has no significant role in regional development itself, having been satellite town within Warsaw metropolis, but as such, have a great importance in horizontal demographic movement. Improvements in Piaseczno status by introduction of high-profile cultural amenities like theatre and quality commercial services is widely desired and perceived as vital for its prominence and attractiveness.

Strengths

- 1. Positive net population growth on city scale
- 2. Quality of outdoor space in T.A.
- 3. T.A. is mostly car-free

Weaknesses

- 1. Age structure in T.A.
- Conflicts on daily use of outdoor space in T.A.
- Inadequate public services management
- T.A. unattractive for new tenants, inadequate neighbourhood inadequate car-parking lots
- Inadequate information network
- Insufficient land-use policy and planning

- Poor energy performance of buildings

Opportunities:

- Financial incentives from Polish government (thermomodernisation fund) and European Union (UrbEnergy) are capable of mobilizing local community and local leaders
- Financial incentives European Union Incentives allow employment of professionals to provide unbiased expertise
- Redeveloping personal vehicle garages into more intense parking lots
- Key location within T.A., currently occupied by Szkolna 9 building and old boilerhouse is adequate for threshold investments that may boost further TA's development.

Threads

- Strong miscorrelation between expert advice and political preferences of the City Council
- Development of learned ineptitude among youth in T.A.
- Restrictive environmental legal ordinances.
- Actual decisions made by City Council take into consideration some premises that may be different from the premises based on economy of spatial development of city structure. [illustration 2]

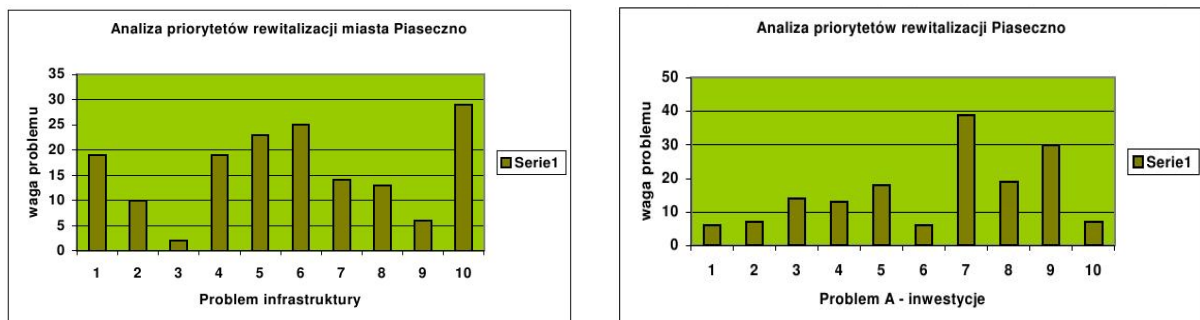


Illustration 2. Assessment of spatial development tasks. Top - Task Committee, bottom - City Council.

1. affordable space for SME's
2. Education - modernisation of facilities (centre for education of the unemployed)
3. Sports facilities (skate-park, park, bicycle paths)
4. Community centre, library, museum, cultural centre
5. Heritage buildings conservation
6. Heritage industrial buildings conservation
7. Revitalisation of streets and public spaces
8. Modernisation of infrastructure (sewage, water supply, etc.)
9. Security improvements (street lighting, monitoring)
10. Urban tissue regulation (demolishing, new developments)

Delimitation of analyzed area

Global relationships



Illustration 3: Piaseczno in the network of global cities

Piaseczno has no significance on global level for itself, but has a strong countrywide importance as a satellite of Warsaw. Such a location contributes to significant population growth of 20% over recent 10 years. Warsaw is ranked 19th global city by GaWC Globalization and World Cities international university research community (2008). In the Baltic region there are significant connections with Berlin, Copenhagen and Helsinki. Most offshore trade is shipped via Hamburg in Germany.

Regional delimitation

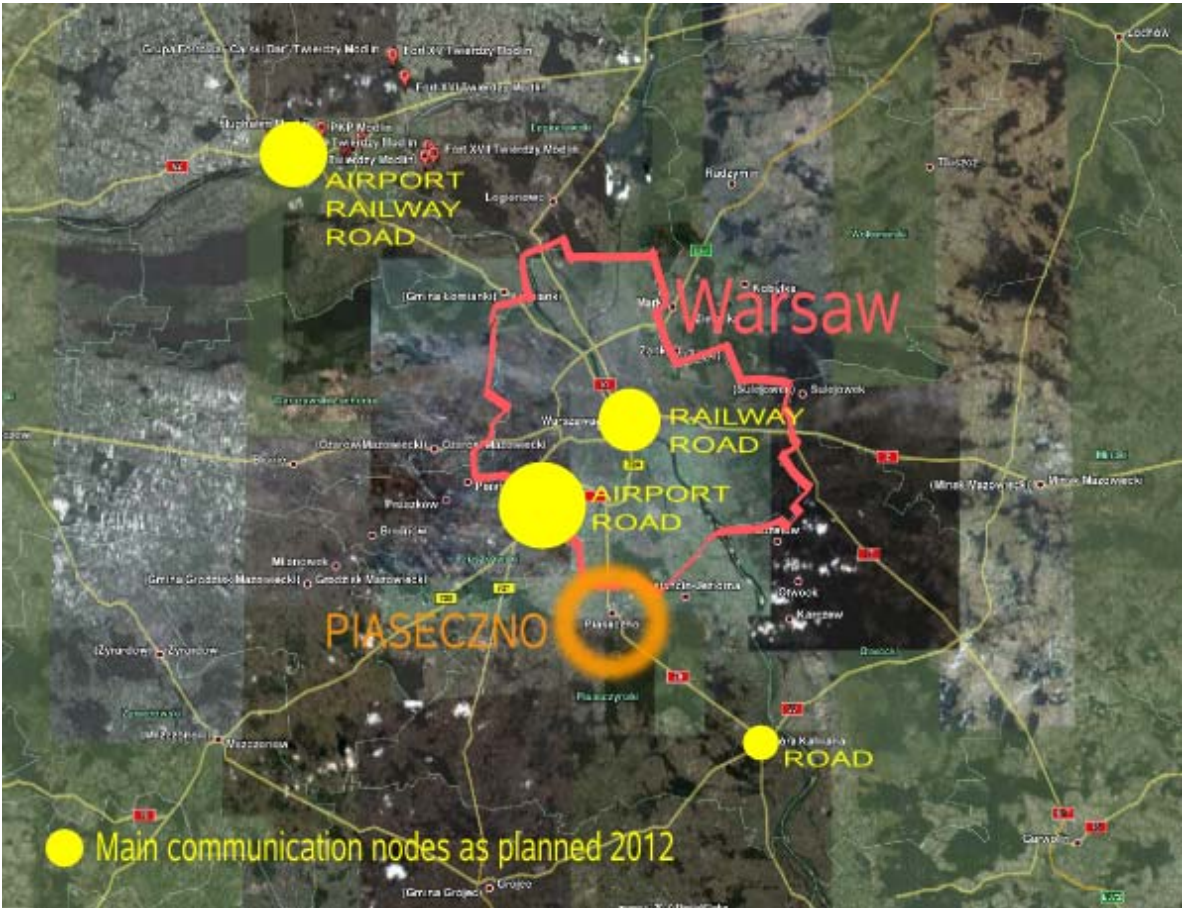


Illustration 4: Piaseczno on the background of metropolitan area

Piaseczno is located within Warsaw Metropolitan Area, playing no key role in infrastructure development. Anyway, Piaseczno has been attractive location for people to work in Warsaw and live on its outskirts. From the point of sustainability, public transport is inadequate for people to resign from private vehicles. Cooperation on development of parking lots with the City of Warsaw seems non-rational because of doubling space for parking, while public transport still suffers underfinancing. Usually migrant people do use personal vehicles to commute with the country. To convert them to public transport users requires cultural change, that cannot be induced by usual planning process.

TA on the background of Piaseczno city

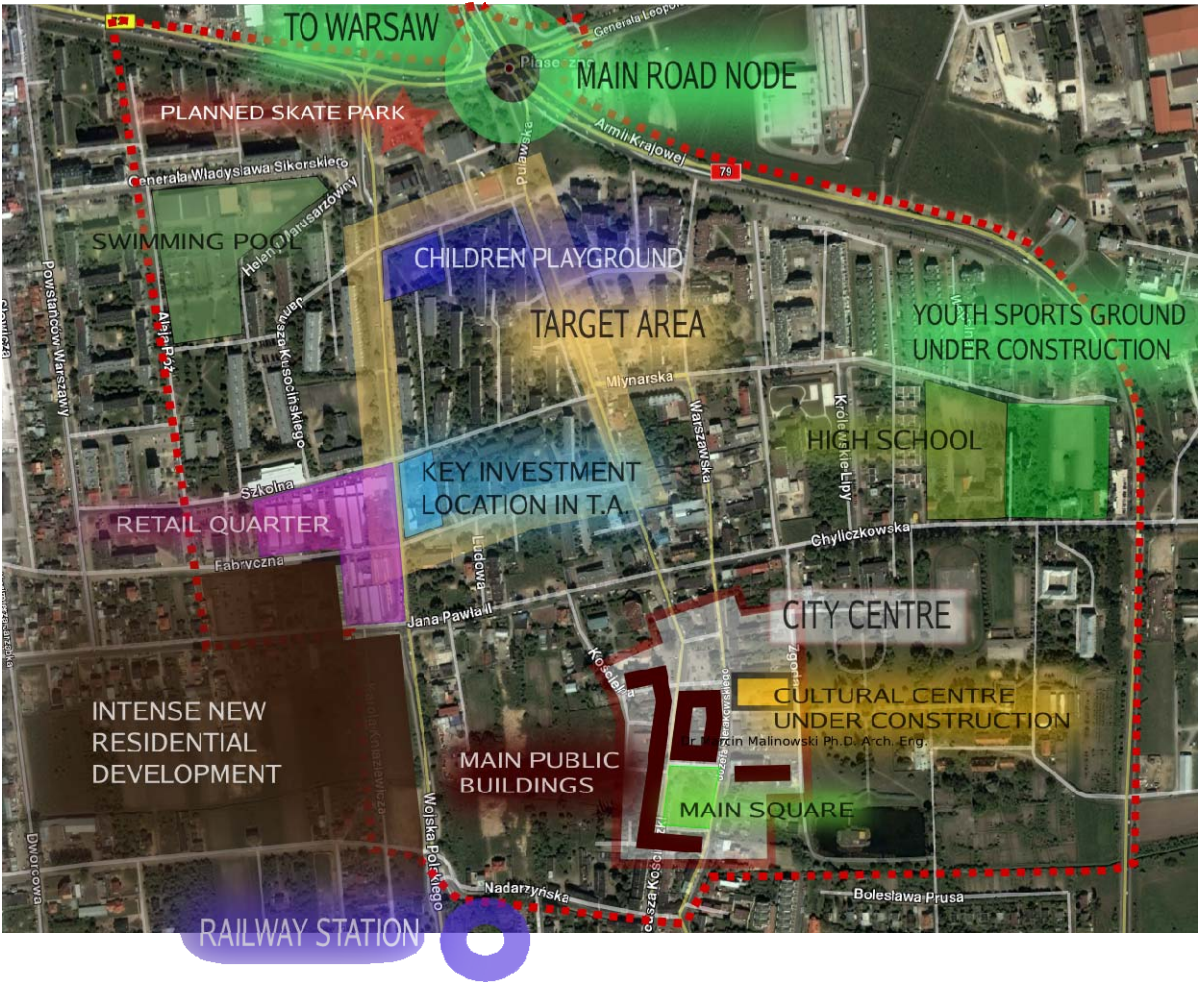


Illustration 5: Strategic developments financed by Municipality

Target area is located among rapidly developing districts which offer lot of newly developed services. Unfortunately, the T.A. itself remains underdeveloped. In particular, key locations are used inadequately to 1998 zoning plan in force. On the other hand T.A. inhabitants are fully serviced within 3 minutes walking distance.

Recapitulation of field research

Paragraphs 1, 2, 5, 6, 10, 13, 14 of Piaseczno T.A. Analysis give a strong evidence to qualify the Target Area in Piaseczno City as PROBLEMATIC AREA in the scope of European Union supported programmes.

There is large potential of self-governance assisted with political action sparked by EU founded incentives that provide free expertise for local citizens. UrbEn project preceded by BEEN project was able to empower local leaders to undertake management tasks on behalf of local community.

Energy efficiency

In the separate document called The concept of energy efficient refurbishment of buildings located in the A1MWU area limited by streets Kusocińskiego, Wojska Polskiego, Fabryczna and Puławska in Piaseczno, there were sized up investments in reducing energy demand for the purpose of heating and domestic hot water preparation in 26 buildings erected between 1961 and 1974, whose total useful area is 40 000 m², and which are inhabited by some 2000 people.

The buildings are supplied with heat from the city grid operated by PCU Sp. z o.o., a company owned partly by the city and partly a cooperative property, operating a low-temperature boiler room powered by natural gas. District heating grids belong to Piaseczno Municipality. Domestic hot water is prepared in each apartment with the use of domestic gas boilers.

Of the 26 buildings, 8 belong to the housing cooperative „Jedność,” while the remaining 18 are parts of a housing estate belonging to housing communities, created on the basis of the Apartment ownership act of 24 June 1994 (Journal of Laws No. 85, article 388) from buildings belonging previously to the Piaseczno Municipality. The buildings are located on parcels limited by external outlines of buildings, while the surrounding green areas and small infrastructure belong to the Municipality of Piaseczno. Properties belonging to housing communities are managed by two licensed property managers.

Although the housing estate qualifies for financial support from the European Union, the owners of 8 buildings decided to use the Polish scheme of support for thermomodernisation undertakings to finance a comprehensive thermomodernisation including insulation of walls, flat roofs, replacing windows in staircases and in non-heated basements, replacing doors and the central heating system. The total cost of remaining investments in thermomodernisation, identified in energy audits for all 26 buildings is 12.5 mln PLN. Inhabitants of all the buildings will save about 0.63 mln PLN annually. The average payback period for the whole housing estate is approximately 20 years. Calculated savings from realization of the planned thermomodernisation undertakings are about 35,1% for all the buildings, maximally it will be 51,3%. Among the financing sources considered for thermomodernization of these buildings were: own sources, loan with thermomodernization bonus, and European Union sources. A rough realization schedule was also prepared.

Sociological analysis

On January-March 2010 sociological survey was conducted in two phases:

1. quality survey using IDI (in-depth-interviews) method
2. quantitative survey by means of massive questionnaire directly to-door delivered, resulting in N=95 responses out of 693 households i.e. 14%.

Sociological analysis summary

- TA is rather discouraging in appearance
- Residents express rather indifferent or distant emotions to TA
- In widely shared opinion no action for improvements would be successful as TA is already too densely developed for new features to be developed.
- It is expected that the status of TA is better off if the city is better off, for the TA's central location
- Activism for change is rather endemic. Most residents would rather care for immediate surroundings of their residential block than for public space.

- Most residents are ageing people. Only small portion are younger ones, most of them inheritors. Small new residents group consists of tenants rather than owners.
- Younger people consider moving to another location, while elders mostly do not consider moving at all.
- Most appreciated features of TA is location within very good public commuters network, vicinity of the centre of Piszczno city and abundance of services in immediate range.
- Most preferred form of leisure declared is socializing with close friends or family. Quality outdoor amenities are in demand, but due to conflict of uses with clique of subcultures outdoor space had been stripped of attractive small architecture to prevent its occupation by unwelcome people labelled „drunkards and narcotic users”
- General reception is that TA is not a secure place to walk. Acts of vandalism enforce that perception. Most respondents are for preventive invigilation like industry-cameras which empower their sense of security.

Significant expressions of opinions

Most relevant actions towards improvement of TA as expressed by respondents are twofold:

1. repressive actions against unwelcome behaviour:
 - (a) to amass police control with more numerous patrols
 - (b) extend invigilation coverage by industry-cameras
 - (c) ban alcohol retail in TA
 - (d) charge people against littering, especially pet-dogs owners.
2. Development by investments:
 - (a) to provide mass culture and entertainment facilities
 - (b) improve existing environment by regular maintenance

It's worth noticing, that no functional inefficiencies are lacked, despite leisure time public amenities.

Another interesting fact is TA residents do not perceive any barriers in enterprises aimed at the betterment of their environment, especially no discontent about organisational framework of Municipality.

Anyway, aspirations expressed do follow classical sociological Merton's category of „keeping up with Joneses” (As an example of „good environment” 1970-ies soc-modern community of Stegny in Warsaw had been cited).

Survey indicates, that residents are willing to participate in community life, but nuclei for activity are to be provided externally, no self-organisation is likely to emerge from within community, except „antisocial” groups which are in strong opposition to mainstream.

In Measures for Social Realm paragraph recommendation for encouraging nuclei of community life is proposed.

Quantitative survey

Residents perceive more cons than pros of the TA. Their main considerations are limited possibilities of spending their leisure time and lack of security within TA.

Public transport and commercial services are indicated most satisfactory

Younger residents express more willingness to move out of TA, while aging people do not consider moving at all. That creates paradoxical stagnation in TA , especially in the fact of poor inter-generation relations.

Proposed measures to counteract this process are proposed in Measures for social realm paragraph.

Aside abovementioned age-related preferences the residents' views on TA, are significantly uniform regardless of gender, affluence or employment status.

There is a slight difference in amenities valuation, where employed people are more satisfied with their leisure time opportunities than the retired or the unemployed, with strong preference for all to watch TV as a primary form of relaxing.

Proposed measures

Guidelines for regional integration

It's vital for local urban planning to maintain strong relationship with metropolitan region of Warsaw area and to opt for common urban planning policy within the metropolitan area to ensure the local agenda is well represented. The establishment of metropolitan area as an political entity, with Piaseczno Municipality as a co-founding partner would have put municipality to the better position than a mere client to rapid Warsaw development.

Integrated management of metropolitan area would allow for externality cost-benefit optimisation of real functional urban entity. Currently some functions are reserved to areas within administrative borders of Warsaw, e.g. metropolis is not allowed to locate some demanded facilities like theatre in Piaseczno, even if significant workforce from Piaseczno is on Warsaw's market.

Guidelines for local integration.

TA residents are satisfied by abundance of services in vicinity of their community, but do not perceive them as improving their environment, unless they are located in TA. Some measures might be taken to satisfy the need of TA residents to have something of the splendour in their own area.

It is proposed to unify the distinct architectural style of Piaseczno as possible in following ways:

- make pavement distinct in colour and tile.
- small architectural features shall be unified - street lighting, waste bins, benches, etc.
- distinct information system including billboards, street name plates, internet service, GPS maps, should have common distinctive style an information strategy.
- GIS system should be developed with opportunity to upload data from users.

Measures for social realm

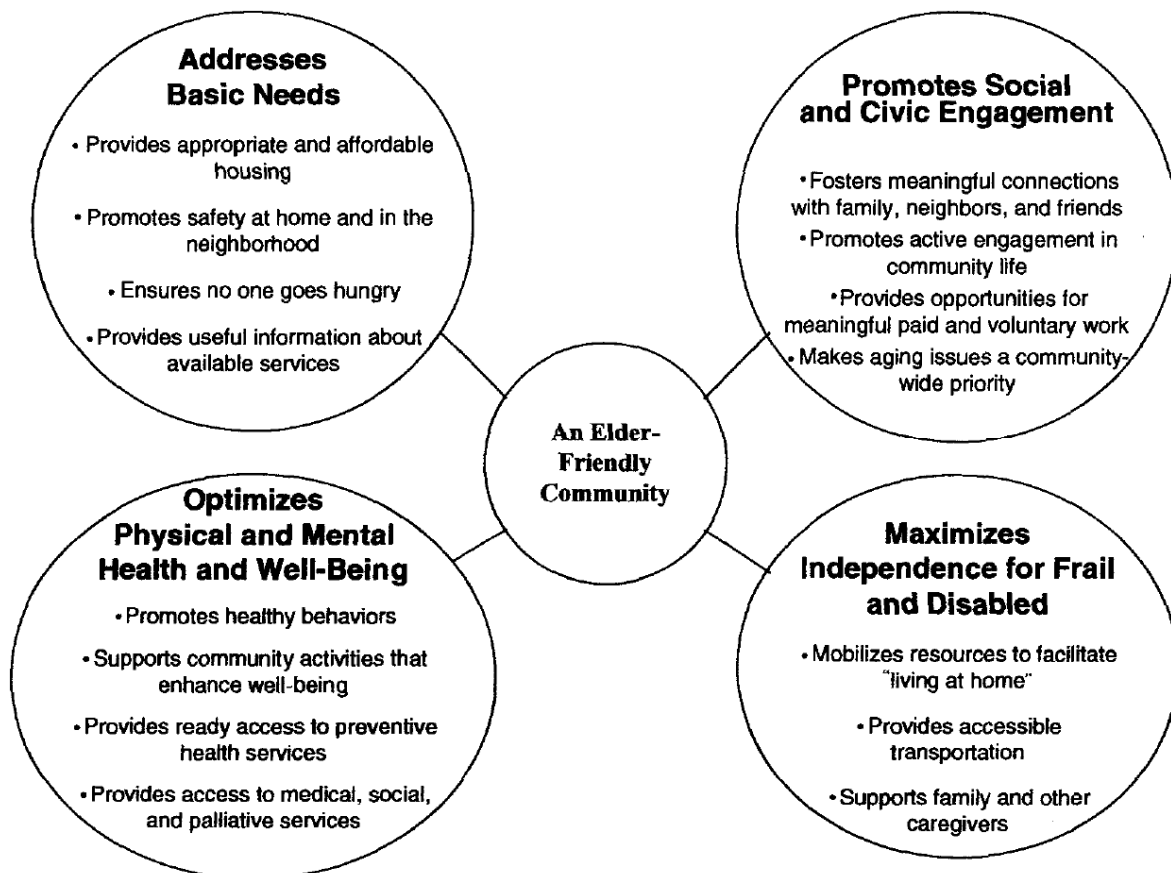
There are two proposed sets of actions in social realm:

2. create elder-friendly community
3. engage people into inter-generation activity

Supportive framework for social activism should encourage:

- third age universities
- mutual micro-services and mutual help
- engage elders to work with youth (re-socialisation programmes, sharing the knowledge)
- hobby cultivation
- incentives for marginal business of delivering services to impaired people
- provide communication and information channels for elders not using modern IT technologies (like medical phone services)
- Existing local TV broadcasting (ITV Piaseczno) provides a good starting point for further development. Measures to include into audience people with slow or no internet connection by installing public or community internet terminals should be considered.

Social activities need room which may be arranged to some extent limited by sanitary ordinances in vastly underutilized subterranean storeys (originally designed as laundry rooms) of residential buildings.



An elder-friendly community by P. Hollander Feldman.

Design measures to be adopted in TA

Proposed design measures are sketched on the Board nr 2 annexed to the report.

Main directions of development

Basic recommendations concern adequate development of old boilerhouse plot and adjacent multifunctional building owned by Municipality, located in the area of Fabryczna - Szkolna - Wojska Polskiego streets. In this area the retail / small services building with multi-storey car parking with approx. 240 lots is proposed. At the same time 28 existing private garages and 9 trees are removed. Existing garages users declare they would support change of land use if it is to be devoted to local community centre. Detailed architectural concept should be consulted with existing garages users prior to any administrative approval. To maintain efficiency in the process of decision-making it is recommended to pass a separate, detailed local spatial development plan for this location. New commercial development should be composed into functional whole complementary with new local community building, which should contain meeting places for residents, multimedia library, after-school day care centre, and laboratories for local hobbyists groups.

Fabryczna street is planned to be converted into mixed pedestrian / low traffic vehicle zone.

Existing solid waste facilities should be demolished and grouped with garages and power transformers' buildings to compose unified compact form,

Existing pedestrian paths should be redesigned to a landscape form where possible. Main pedestrian paths accessing buildings' entrances should be rebuilt to conform fire-protection standards (4m wide with adequate load capacity for vehicles with 2t per axis weight)

Optional multi-level private vehicle parking for approx. 120 lots location is possible in the northern area of TA. This area should be reserved. Delivery of parking lots are vital for increasing attractiveness of TA for new residents who should be encouraged to rebalance age structure.

Thermomodernisation projects technology should leave the opportunity to cover buildings roofs with vegetation. Green roofs lower the surface temperature, reducing heat-island effects. Green roofs should be considered only when building owners can afford their maintenance, however.

It is also recommended that thermomodernisation designs envisage possibility of installing retention tanks for rainwater reuse for toilets flushing and vegetation irrigation. The possibility of installing local ground storm water retention tanks should be checked as well in thermomodernisation projects. Storm water retention should qualify for financing from revitalisation funds.

Extension of 3 and 4-storey residential buildings by adding a new storey shall be allowed with no further planning- related requirements, provided that they conform technical requirements of building code. It should be stressed that introducing new residents are decisive for revitalisation.

In the future the alcohol retail shop Szkolna 8b should be moved from Szkolna 8 shop into new commercial building on the old boilerhose plot, however this may violate anti-alcohol legislation due to proximity to after-school day care centre, therefore attention should be given to naming conventions in the construction designs. Moving alcohol retail to well-monitored, intensively used public spaces will prevent antisocial character of it's consumption.

Immediate measures to discourage alcohol-drinkers from socialising in the vicinity of Szkolna 8b shop should be minimalistic and cheap. It is proposed to install following prevention systems:

during day-time the sound system to play music detested by target group (classical, experimental jazz)

After dawn vandal-proof street lighting, with unpleasant light source spectrum (blue-greenish) which renders human skin colour and facial expression unattractive.

Energy efficiency and media supply recommendations.

In the separate document called The concept of energy efficient refurbishment of buildings located in the A1MWU area limited by streets Kusocińskiego, Wojska Polskiego, Fabryczna and Puławska in Piaseczno, there were sized up investments in reducing energy demand for the purpose of heating and domestic hot water preparation in 26 buildings erected between 1961 and 1974, whose total useful area is 40 000 m², and which are inhabited by some 2000 people.

Land development process

New investments shall conform to the revitalisation programme. The only legal way for Municipality to require investors to proceed in line with revitalisation programmes is to enact revitalisation guidelines into local spatial development plan.

This report's recommendations refrain from redesign of ownership structure of land. Existing plot division structure advantage is that most public and semi-public spaces are solely owned by Municipality, making large projects easier to perform.

Revitalisation tasks realized or in-progress, developed by Municipality.

Many features demanded by TA's residents are being realized by Municipality [Illustration 4], but those developments enhance TA's attractiveness indirectly only, with little effect on demand for its existing housing stock.

Documentation of TA.

Documentation of existing state of TA is dispersed and incomplete. There are neither digital maps for design purposes, nor coordinated GIS database. Development of GIS should be a prerequisite for further development programmes. Electronic documentation of this report is in the form of text, AutoCad dwg R2000 and SQL datafile referenced in drawings.

Appendices

1. Photographic survey
2. Drawings
 - a) Board nr 1: Existing state of TA
 - b) Board nr 2: Possible Design Concept
3. Database files in SQL and MS Excel format
Additional material:
4. Sociological analysis - ppt document

Summary

This document is delivered to the terms of contract between Piaseczno Municipality and NAPE. S.A. signed 15 September 2009, titled „Integrated Urban Design Concept for the part of Piaseczno local spatial development plan area A1MWU delimited by Kusocińskiego, Wojska Polskiego, Fabryczna, Puławska streets” for the purpose of realisation Urb.Energy project co-financed by the European Union within „Baltic Sea Region Operation Programme 2007-2013 (CCI No. 2007CB163PO020)”.

The report is an auxiliary consulting material for Piaseczno Municipality. The report conforms to the principles of urban planning practice, and is designed to be used by Municipality in the process decision-making.

The report is structured into distinct parts corresponding to logic of research and data collection; data analysis, aggregation and evaluation and identification of problems and dilemmas; proposed ways of addressing the problems of vital importance to Target Area community.

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Piaseczno