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## **IMPORTANCE OF CITY FUNCTIONS IN THE PROCESS OF REVITALIZATION. PRZEDMIEŚCIE OŁAWSKIE CASE STUDY**

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## **ISTOTA FUNKCJI MIEJSKICH W PROCESIE REWITALIZACJI. STUDIUM PRZYPADKU PRZEDMIEŚCIA OŁAWSKIEGO**

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**Summary:** The paper discusses the problems connected with effects of revitalization. The authors concentrate on the differences resulting from ways as well as used base to carry out process of revitalization. The aim of the paper is assessment of the revitalized place carried out without analysis based on historical function of that place. To this end the authors used one of Wrocław district conducted the desk research and field research. The authors used the method of observation and case studies. As a result, it can be said that revitalization process should be carried out with maintaining the historical function and the needs of inhabitants of revitalized places. The authors also refer to another example of revitalization process and compare it in the context of used ways and effects. According to the conducted

research it can be said that the process of revitalization result from both legal principles and form awareness of local authorities in the context of quality of live and inhabitant needs.

**Keywords:** city planning, revitalization, urban development, spatial planning.

**Streszczenie:** W artykule omówiono problemy związane z efektami procesu rewitalizacji. W tekście skoncentrowano się na różnicach wynikających ze sposobów i z podstaw do przeprowadzenia procesu rewitalizacji. Celem pracy jest ocena zrewitalizowanego miejsca, przeprowadzona na podstawie historycznej funkcji tego miejsca. Do analizy danych i badań terenowych wykorzystano jedną z wrocławskich dzielnic. W artykule zastosowano metodę obserwacji i analizy przypadków. Udowodniono, że proces rewitalizacji należy przeprowadzić z zachowaniem funkcji historycznej i potrzeb mieszkańców zrewitalizowanych miejsc. Autorki tekstu odwołały się także do innego przykładu procesu rewitalizacji i porównały go w kontekście zastosowanych sposobów i efektów. Na podstawie przeprowadzonych badań można powiedzieć, że proces rewitalizacji wynika zarówno z zasad prawnych, jak i ze świadomości władz lokalnych w kontekście jakości życia i potrzeb mieszkańców.

**Słowa kluczowe:** planowanie miast, rewitalizacja, rozwój miast, planowanie przestrzenne.

## 1. Introduction

The institutionalized revitalization process is an important tool of contemporary Polish public policy. The scientific literature provides various types of activities in the field of carrying out the revitalization process. However, only the legal standardization of requirements defined the principles of preparation, coordination and the creation of the conditions for carrying out revitalization, as well as set the rules for the evaluation of the process of the renewal of Polish towns and cities. According to the law, municipalities may carry out revitalization on the basis of the Act of 8 March 1990 on municipal local government<sup>1</sup> or the Act of 9 October 2015 on revitalization<sup>2</sup>. As the result of revitalization, local authorities indicate their support for the development of delapidated spaces and their activities against the social exclusion of their inhabitants [Drozda 2017, p. 5]. It is worth mentioning that according to Drozda [Drozda 2017, p. 5] it is also connected with gentrification aspects, but research in this field is not the subject of this article.

The authors discuss the problems connected with effects of revitalization concentrating on the differences resulting from the ways as well as the basis use to carry out the process of revitalization. The aim of the article is an assessment of the revitalized area carried out without analysing its historical function. To this end the authors studied the Wrocław district called Przedmieście Oławskie. The name “przedmieście” can mean a suburb but now this district is located in the city centre and it is just the name.. In order to elaborate on the basic information, the authors conducted desk research and field research. In order to check the current state of the

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<sup>1</sup> See: [Ustawa z dnia 8 marca 1990 r. ...].

<sup>2</sup> See: [Ustawa z dnia 9 października 2015 r. ...].

investigated issue and prepare the background for the empirical part, an analysis of the literature on the subject was conducted.

To present the revitalization process and show the effects of omitting the historical function in that process, the authors used the method of observation and case studies. As a result of the research, it can be said that the revitalization process should be carried out maintaining the historical function and the needs of the inhabitants of the revitalized locations. To strengthen the assessment, the authors also refer to another example of the revitalization process in Wrocław (the Nadodrże district) and compare it in the context of the used ways and the obtained effects.

## **2. Revitalization as a form of urban space renewal**

Revitalization efforts have been analyzed by scientists all over world, e.g. in the USA: Robertson 1995; Gratz, Minz 1998; West, Orr 2003; Listokin, Listokin, Lahr 1998; Gordon 1997; Brich 2002; Guterbock 1980 [Faulk 2006, p. 625]. The multitude of delapidated post-industrial areas in cities has resulted in the process of revitalization. This process realized in a sequence of planned activities aimed at economic recovery and changes in the functional and spatial structure of the degraded areas of the city [Kaczmarek 2001, p. 16]. A comparison of revitalized areas has enabled to follow the course of the changes taking place in the organization of urban space, to identify the regularities existing in it, and to identify the reasons for their occurrence, as well as to indicate the consequences that it brings. The revitalization process by planning, corrective activities and coordinating interventions, provides the area with new functions, different from the previous ones. The change of use of the particular areas results in new forms of space organization, different connections with the surrounding areas and very often affects the location of the transformed area in the hierarchy of the importance of urban areas. The revitalized areas gain a new spatial, functional, social and economic dimension that impacts locally in the place of the transformation, but also indirectly affects the structure of the entire city [Kaczmarek 2010, p. 8]. The revitalization process which is related with the gentrification process also was the topic of the research by Polish scientists e.g. Grzeszczak (2010, 2012), Jadach-Sepiolo (2007, 2009), Kaczmarek (2001), Janas and Jarczewski (2010), Lisowski (1999), Majera (2001), which deals with this process through the prism of cities' development theory as well as by showing examples of Polish cases [Jaskólski, Smolarski 2016, pp. 105-114].

It is worth mentioning that urban development theories are constantly the subject of research, e.g. Florida and McLean developed the term of inclusive urban development. They underline that urban areas continue to afford new opportunities for businesses from all walks of life. These authors regarded urban development as the result of the development of prosperity. The latter should be the effect of cooperation between local government and real estate companies, which can together create successful urban

renewal projects which also contribute to the development of more prosperous, more open, and equitable cities [Florida, McLean 2017]. An interesting analysis related to urban development, proposed by Glaeser, answers the question of how cities can be smarter, greener and healthier [Glaeser 2013, pp. 75-94].

Moreover, some researchers taking up the urban development topic analyse the role of local initiatives and cultural events, e.g. Darchen, Tremblay [2013], and Barbieri, Fina, Subirats [2012] which connect culture and urban policies and show the effects using the Barcelona example [Barbieri, Fina, Subirats 2012]. There is interesting research related to the importance of cultural initiatives in local development referring to inclusive neighborhood revitalization [Klein et al. 2019, pp. 78-90].

An important aspect in the revitalization process concerns green spaces, one of the indicators of quality of life. Access to green space is important for urban residents' health [Mitchell, Popham 2008]. However the urban development process results in destroying or the degradation of public green spaces to make way for other land uses [Wright Wendel, Zarger, Mihelcic 2012, pp. 272-282].

## 2.1. Revitalization in Poland

### Bytom

Revitalization is still underway. There are studies on completed stages such as sub-area No. 12 in the Rozbark district. This study contains a historical outline, a description of the completed projects and those in progress/planned, as well as the potential of the district.

### Revitalization of Mill Island in Bydgoszcz

The project was completed in 2012.<sup>3</sup> However projects are still being implemented to make this space more attractive.<sup>4</sup> The revitalization was divided into four stages: I. Revitalization of Mill Island in Bydgoszcz for the purposes of developing entrepreneurship, II. Renovation of cultural heritage objects in Mill Island in Bydgoszcz, III. Construction of the recreational infrastructure of Mill Island and its immediate surroundings, IV. Revitalization of dilapidated sports grounds in Mill Island, consisting in the construction of: a marina with accommodation, the necessary infrastructure and exits from Tamka Street. After the work, publications describing the revitalization process appeared: "Renovation of cultural heritage objects in Mill Island in Bydgoszcz" edited by Iwona Loose, and "Regeneration of Mill Island in Bydgoszcz"<sup>5</sup> by Kamila Grzegorek, "Bryła" magazine and an

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<sup>3</sup> [https://pl.wikipedia.org/wiki/Wyspa\\_M%C5%82y%C5%84ska\\_w\\_Bydgoszczy](https://pl.wikipedia.org/wiki/Wyspa_M%C5%82y%C5%84ska_w_Bydgoszczy).

<sup>4</sup> <http://bydgoszcz.naszemiasto.pl/tag/rewitalizacja-wyspa-mlynska-bydgoszcz.html>.

<sup>5</sup> [http://www2.um.bydgoszcz.pl/binary/renowacja%20wyspy%20mlynskiej\\_tcm29-55325.pdf](http://www2.um.bydgoszcz.pl/binary/renowacja%20wyspy%20mlynskiej_tcm29-55325.pdf).

evaluation of the revitalization process presented at [www.dobrepraktyki.pl](http://www.dobrepraktyki.pl).<sup>6</sup> The first quoted article contains a detailed analysis (goals, deadline, project value, scope of work, effects and achieved project indicators) on the objects under renovation and their promotion. The second article is just a brief reference to the readers' interest in revitalization. The assessment of the course of revitalization includes: a description of the situation before implementation, a description of the general approach and specific tasks, the results of the implementation of the tool used, an estimation of the expenditure incurred for the project's implementation, the principles of gender equality, cooperation with civil society and recommendations for institutions interested in its replication.<sup>7</sup> The elements have been briefly described, and the latter ones show the positive elements of revitalization. There is a lack of examples showing completed projects and the quality and durability of the work carried out.

### 3. The case of Przedmieście Oławskie

#### 3.1. The history of the revitalized district in the context of its city function

Przedmieście Oławskie became part of Wrocław by the Royal Decree (Königliche Verordnung) of 19.11.1808.<sup>8</sup> Before 1808 Przedmieście Oławskie was a village outside the city border. However, the development of the district began much earlier. The first building mentioned in written sources (in 1234) was the church of St. Maurice in today's Traugutta Street [*Leksykon architektury Wrocławia* 2011, p. 687]. In the 13th century a leprosarium was created in the church of St. Lazarus, which is now a nursing and healing establishment run by the Albertine sisters [Wójtowicz 2007, p. 9]. The 14th century began with developing the Oława river. In 1302, mention is made of the mills by Oława, ante civitatem, belonging to the city and private owners.

From the second half of the 14th century to the 19th century, part of Przedmieście Oławskie belonged to the bishopric, called the White Farm (Biały Folwark).<sup>9</sup>

It is worth mentioning that in 18th century, further development took place (hospitals built by the order of The Brothers Hospitallers of Saint John of God, the summer residence of the bishops of Wrocław).<sup>10</sup>

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<sup>6</sup> <http://www.dobrepraktyki.pl/index.php?p1=2&p2=6&art=396&s=2>.

<sup>7</sup> <http://www.dobrepraktyki.pl/index.php?p1=2&p2=6&art=396&s=2>.

<sup>8</sup> <https://polska-org.pl/815831,foto.html?idEntity=554891>

<sup>9</sup> <http://wroclaw.wyborcza.pl/wroclaw/1,35771,19956147,jak-powstalo-przedmiescie-olawskie-mapy-archiwalne-zdjecia.html>

<sup>10</sup> <http://wroclaw.wyborcza.pl/wroclaw/1,35771,19956147,jak-powstalo-przedmiescie-olawskie-mapy-archiwalne-zdjecia.html>

Until the end of the 18th century, Przedmieście Oławskie was densely built-up from the city gate to The Brothers Hospitallers of Saint John of God area, further on there were orchards, fields, public and private gardens, and inns.<sup>11</sup> The largest part of the suburbs, east of the present Pułaskiego Street, remained under the authority of the bishop, only a minor part south of the present Komuny Paryskiej Street was under the control of the city hall [Maciejewska 2016; Eysymontt 2017, p. 8].

An important date is 21 May 1842, when the first railway line Wrocław to Oława was opened, and in the same year the construction of the first Wrocław railway station, the Upper Silesian Railway Station, was completed. The G.W. Redeker's plan from 1847<sup>12</sup> still shows the sparsely built-up area of the Oławskie suburb, where buildings appear only on the main arteries. In 1855-57, the first building of the present Main Railway Station was built. The railway network was growing in Wrocław, at the same time it began to encroach into the buildings of Przedmieście. In 1856 a preliminary urban regulation was carried out, which covered the area of the Oławskie suburbs to Podwale and Komuny Paryskiej Streets. New transverse streets were marked out, for example Miernicza street [Eysymontt 2017, p. 9].

The cadastral plan from 1866 [Wrocław...2017] clearly shows a significant density of buildings, filling the line of the streets, and even outbuildings appearing in the interiors of quarters in the western suburbs.

An important part of the history of Przedmieście was its transformation into the first industrial district of Wrocław. Industrial plants were built on the sites of old manufactories on the river [Eysymontt 2017, p. 9]. In addition, the opening of the railway line had a major impact on the development of the district – facilities for imports by railway and small factories began to be opened. Most of the production buildings were located in the courtyards, in the interiors of city quarters. The line of building along the streets was filled with newly built tenements.

In 1880, the industrialist E. Websky bought the bishop's palace, reflecting the increase in the prestige of the industry. The building was expanded and adapted to the needs of its resident (see Table 1).<sup>13</sup> On the map showing industrial plants that existed in the Przedmieście Oławskie at the turn of the 19th and 20th centuries, it is clearly visible that it was a heavily industrialized area before the war. Some plants ceased to function before the Second World War. The post-industrial buildings were demolished and replaced with tenement houses. At the end of the 19th century, industry moved mainly to the western part of Wrocław [Eysymontt 2017, p. 9]. Still, in Przedmieście Oławskie there are remnants of its industrial past: Stara Papiernia (currently adapted for residential purposes), an old vodka factory, and small buildings in the interior of the city quarters.

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<sup>11</sup> <https://wroclaw.fotopolska.eu/104647,foto.html?o=b9973>

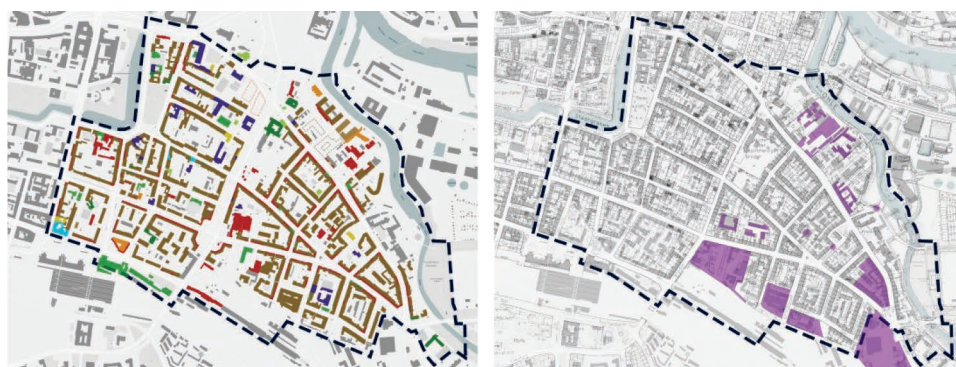
<sup>12</sup> <https://fotopolska.eu/117809,foto.html?o=b9973>

<sup>13</sup> <https://mnwr.pl/oddzialy/muzeum-etnograficzne/historia/>

**Table 1.** Industrialization of Przedmieście Oławskie. Examples of new industrial plants in the 19th century

Date	Industrial plants
1812	Chicory coffee factory
1st half of the 19 <sup>th</sup> century	Glue factory
1 <sup>st</sup> half of the 19 <sup>th</sup> century	Percale factory
From 1809 to 1911	Milde's percale printing facility,
1829-1847	Berger's percale printing facility
Since 1947-1863 – extended	Hofmann's machine factory and metal foundry
1855	Cotton mill
19 <sup>th</sup> century	Dye-house
1817; 1873 – extended	Schirdewan's distillery
1841	Upper Silesian railroad
1841	Railway coal storage
Around 1842	Lime storage
Around 1850	railway sidings
1890	Schaeffer's distillery
1856-1906	Hofmann's machine factory and metal foundry
After 1897	Paper and metal goods factory
1897	Beckmann's car and bicycle factory
Since 1905	Car factory taken over by the Adam Opel AG company
1935	Car service hall
1917	Piano factory
1913	municipal sanitation department
Late 19 <sup>th</sup> century	storehouses and railway workshops
Mid-18 <sup>th</sup> century to 1879	Oława toll house

Source: own elaboration based on [Wrocław... 2017, board 14].



**Figure 1.** Modern functional layout (left) and industrial plants operating in the 19th or 20th century (right)

Source: own elaboration based on [http://wrosystem.um.wroc.pl/beta\\_4/webdisk/184355/0496ru07.pdf](http://wrosystem.um.wroc.pl/beta_4/webdisk/184355/0496ru07.pdf) and [Wrocław... 2017, board 14].

### 3.2. Assumptions of revitalization

The strategic goal of the revitalization of Przedmieście Oławskie is: *Sustainable development of Przedmieście Oławskie adequate to its role and importance in the context of Wrocław, thus increasing the quality of life, living and working on the estate* [Lokalny Program Rewitalizacji..., p. 106]. The set goal is general, and its achievement is to be possible through the implementation of operational objectives, described in a general way, detailed by defining the main fields of intervention. Below are listed the goals and fields that are verifiable by the authors in terms of the degree of implementation:

- *Operational objective No. 1: Comprehensive modernization and raising the quality of public spaces:*
  1. *Arranging the space in terms of functionality and aesthetics.*
  2. *Introduction of a functional, modern communication system.*
  3. *Creation of places needed by and attractive for residents and visitors.*
  4. *Involvement of the local community.*
  5. *Creation and enrichment of green areas.*
- *Operational objective No. 2: Development and modernization of intra-quarter spaces:*
  1. *Development of spaces in city quarters as full-value functional and spatial elements of the housing estate system.*
  2. *Creating places dedicated to various user groups.*
  3. *Keeping clean and improving security in the semi-public space.*
- *Operational objective No. 3: Improving the quality of the natural environment:*
  4. *Greenery in public spaces as an element of environment-friendly activities.*
- *Operational objective No. 4: Modernization of Oława's riverside areas:*
  1. *Creating an area of activity and recreation for various groups of users along the banks of Oława River, respecting the natural character of the place.*
- *Operational objective No. 5: Strengthening the housing function:*
  2. *Preservation, revalorization and modernization of a building substance, especially of historical, architectural, artistic or spatial-functional significance.*
  4. *Improving the quality of the housing environment.*
- *Operational objective No. 6: Improving the conditions for the development of education, science and culture:*
  3. *Introduction of new initiatives related to education, science and culture, both on the local level, addressed mainly to residents, as well as supra-local visitors.*



- *Operational objective No. 7: Improvement of social infrastructure and leisure activities:*
  1. *Improving the quality and equipment of social infrastructure.*
  2. *Strengthening and improving the offered range of ways of spending free time.*
- *Operational objective No. 9: Strengthening the local economy, creating new workplaces:*
  4. *Efficient use of premises and land base [Lokalny Program Rewitalizacji..., pp. 107-109].*

The above intervention fields are described in a general way and are not adjusted to a specific space. For the most part, it could be used anywhere in Wrocław in areas which require revitalization.

### 3.3. The results of revitalization

- *Operational objective No. 1: Complex modernization and raising the quality of public spaces:*
  6. *Arranging the space in terms of functionality and aesthetics.*
  7. *Introduction of a functional, modern communication system.*
  8. *Creation of places needed and attractive for residents and visitors.*
  9. *Involvement of the local community.*
  10. *Creation and enrichment of green areas.*

Project implemented on the initiative of students from Junior High School No. 3.

The school decided to renew the entrance gate to the building at 21 Więckowskiego Street. The project began with the desire to renew the entrance and cover up the racist writing. The students extended the project to a mini-publication devoted to discrimination in public spaces, which was developed together with Wrocław's revitalization.<sup>14</sup> The walls of the passage were plastered and primed again, and the racist graffiti painted over by the students themselves.<sup>15</sup> Unfortunately, after verifying the transition at the end of 2018, it is clear that not all of the students' work was respected. Graffiti are beginning to appear on the walls again.

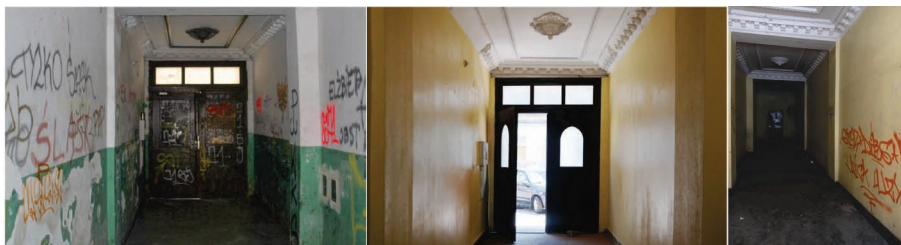
Another project that unfortunately has been destroyed was the "green bench". It is also a grass-roots project of residents. Wrocław's Revitalization, as the probable reasons for the destruction of the area suggests: lack of persons responsible for the area and lack of target conditions such as: lighting (improving safety).<sup>16</sup>

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<sup>14</sup> <http://w-r.com.pl/projekty/publikacja-przejawy-dyskryminacji-rasizmu/>.

<sup>15</sup> <http://w-r.com.pl/projekty/dzieki-zaangazowaniu-uczniow-pieknieja-bramy-olawskim/>.

<sup>16</sup> <http://w-r.com.pl/projekty/dalsze-losy-zielonej-laweczki/>.



**Figure 2.** The entrance gate of the building at Więckowskiego 21 (2014, 2015 and 2018)

Source: <http://w-r.com.pl/projekty/publikacja-przejawy-dyskryminacji-rasizmu/>, <http://w-r.com.pl/projekty/dzieki-zaangazowaniu-uczniow-pieknieja-bramy-olawskim/>, own picture (access date: 25.12.2018).

However there are projects that continue to function, such as a raised tribune with a flowerbed built by students from High School No. 4.

It is clearly visible that the area surrounded by schools is better-maintained. Numerous projects made by students in 2015 are still attracting the eye. There are even new seats made of pallets.<sup>17</sup> The quarter in which schools are located is the same area where domestic gardens are still cultivated. Young people clearly have a good influence on the changes in their district and many projects are also created due to their initiative.



**Figure 3.** Common courtyard, High School No. 4 and Junior High School No. 3 (7.12.2018)

Source: own pictures.

- *Operational objective No. 2: Development and modernization of intra-quarter spaces:*

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<sup>17</sup> <http://w-r.com.pl/projekty/miejsca-dla-liceum/>.

1. *Development of spaces in quarters as full-value functional and spatial elements of the housing estate system.*
2. *Creating places dedicated to various user groups.*
3. *Keeping clean and improving security in the semi-public space.*

### **Local Activity Center**

Despite the creation of the Local Revitalization Program for the period 2016-2018, many projects will be completed in subsequent years.

One of these projects is the Local Activity Center in Prądyński Street. The completion of the revitalization of the yard, which additionally introduces the active involvement of the residents, is to end in the autumn of 2019.<sup>18</sup> Work on the investment has already begun.



**Figure 4.** Local Activity Center, Prądyńskiego 39a. Project and work progress 21/09/2018

Source: <http://w-r.com.pl/projekty/realizujemy-lokalny-program-rewitalizacji/> (access: 25.12.2018);  
<https://www.skyscrapercity.com/showthread.php?t=1943518&page=6> (access: 25.12.2018).

The second investment aimed at introducing common areas for the residents is the renovation of the Traugutta 81 outbuilding. The works are to include the renovation of the building and transform it into workshop rooms with the necessary technical infrastructure, completion works and land development.<sup>19</sup> The pictures taken in December 2018 show the progressing renovation work.<sup>20</sup> This project is also expected to end in autumn 2019.<sup>21</sup>

Until the work is completed, it is not possible to verify the revitalization and the impact of the created objects on the local community.

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<sup>18</sup> <http://w-r.com.pl/projekty/realizujemy-lokalny-program-rewitalizacji/>.

<sup>19</sup> <https://investmap.pl/wroclaw-ciag-dalszy-rewitalizacji-przedmiescia-olawskiego-miasto-utworzy-centra-aktywnosci-spolecznej.a139192>.

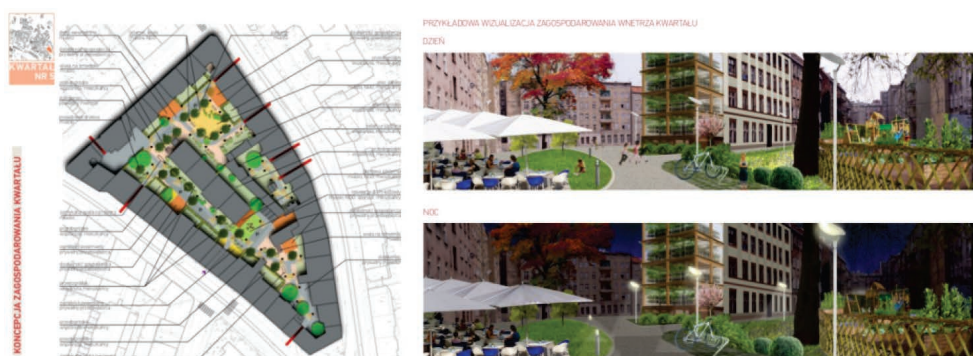
<sup>20</sup> <https://investmap.pl/inwestycja/wroclaw-centrum-aktywnosci-lokalnych-traugutta-81,8723.html>.

<sup>21</sup> <http://w-r.com.pl/projekty/realizujemy-lokalny-program-rewitalizacji-2/>.

### A model quarter

The design and development date from 2013. The goal of Wrocław Revitalization was to create a model concept of city-quarter interiors management.<sup>22</sup> This concept was aimed at developing flexible methods that would allow their application in other quarters: “the model describes not only the manner of managing the yard space itself, but also practices implemented in the practice of social dialogue, the right approach to the diagnosis of the area and analyzes, to create a schedule of design and implementation works, establish cooperation networks, etc.”<sup>23</sup>

The selected quarter is located between Traugutta, Kościuszki and Więckowskiego Streets.



**Figure 5.** Project of the model quarter – the expected effect after five years

Source: [https://www.slideshare.net/Wroclawska\\_Rewitalizacja/przedmiecie-oawskie-kwarta-modelowy](https://www.slideshare.net/Wroclawska_Rewitalizacja/przedmiecie-oawskie-kwarta-modelowy) (access: 25.12.2018).

### Courtyards – design work

In 2016, in cooperation with Wrocławskie Mieszkania, an attempt was made to use the developed solutions in practice.

The project selected two out of eight courtyards waiting for revitalization. The ideas developed in the concept of the model quarter were to be used in two areas: the courtyards between Traugutta, Kościuszki and Więckowskiego Streets as well as Traugutta, Komuny Paryskiej and Prądyńskiego Streets.<sup>24</sup> Detailed analyses were carried out to enable the organization and plan the scope of work. Two stages of consultation were carried out. The concepts of zoning the courtyard space are presented and discussed in the context of social consultations.<sup>25</sup>

<sup>22</sup> [https://www.slideshare.net/Wroclawska\\_Rewitalizacja/przedmiecie-oawskie-kwarta-modelowy](https://www.slideshare.net/Wroclawska_Rewitalizacja/przedmiecie-oawskie-kwarta-modelowy).

<sup>23</sup> <http://w-r.com.pl/projekty/kwartal-modelowy/>.

<sup>24</sup> <http://w-r.com.pl/projekty/kwartal-modelowy-realizacja/>.

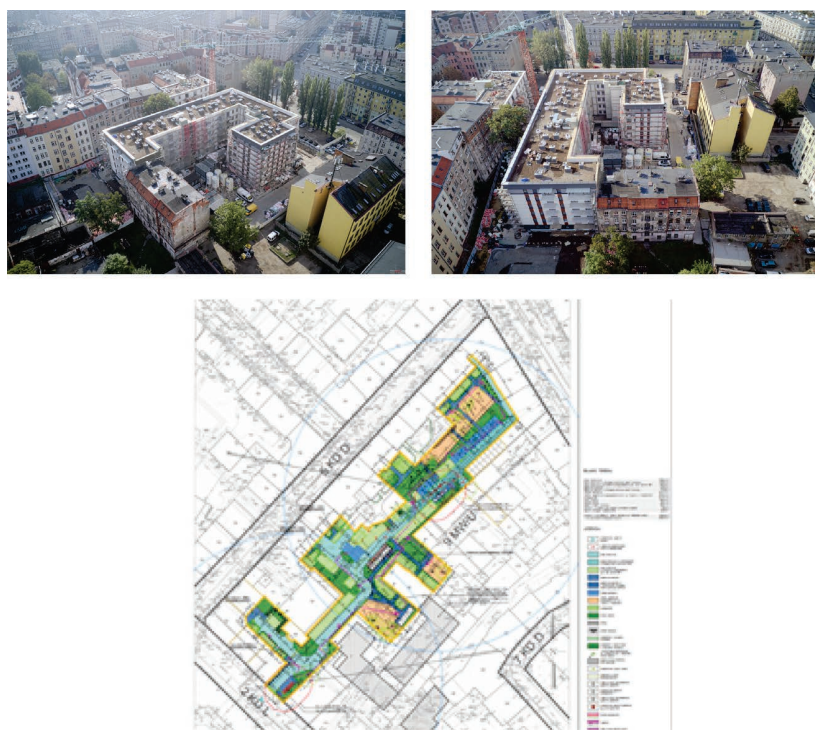
<sup>25</sup> <http://w-r.com.pl/projekty/kwartal-modelowy-realizacja/>.

On the Wrocławskie Mieszkania website there appeared in July 2018 a tender for the revitalization of the courtyard project. It was cancelled and then re-announced in December and is waiting for the contractor.<sup>26</sup>



**Figure 6.** Current state (7.12.2018)

Source: own picture.



**Figure 7.** Current state (9.10.2018)

Source: <https://fotopolska.eu/Osiedle-Paryski-Zakatek-Wroclaw?najnowsze&f=1293872-foto> (access: 28.12.2018).

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<sup>26</sup> <https://www.wm.wroc.pl/zamowienia-zgodne-z-pzp/>.

The tender for the second courtyard has yet to be announced.<sup>27</sup>

Currently, the courtyards are still scary or at least unwelcoming. There is also no information about the other six courtyards. When will the design process begin? Will Wrocław's Revitalization carry out this work?

- *Operational objective No. 3: Improving the quality of the natural environment: 8. Greenery in public spaces as an element of environment-friendly activities.*

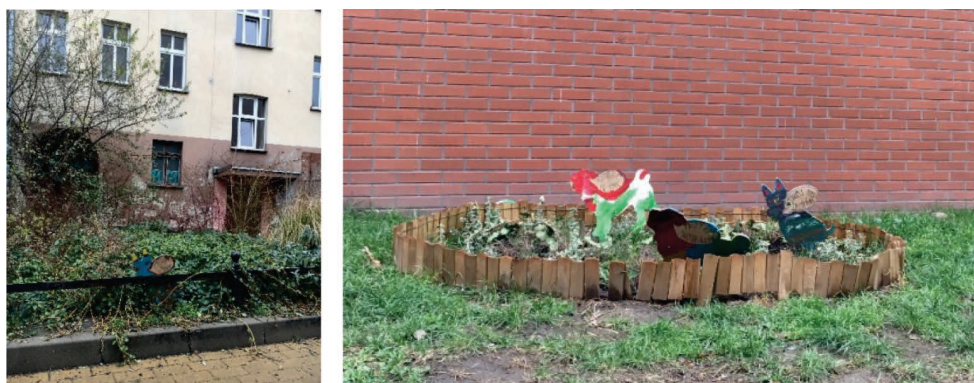
### “Talking dogs” in Przedmieście Oławskie

In the public gardens and on the lawns, thanks to the youngest children, there were wooden dachshund, pug and terrier plates, which in the comic book style encourage pet owners to clean up the “surprises” left during their walks.<sup>28</sup>



**Figure 8.** “Talking dogs” – preparation and finished work

Source: <http://w-r.com.pl/projekty/o-czym-rozmawiaja-psy-olawskim/> (access: 18.12.2018).



**Figure 9.** Current state (7.12.2018)

Source: own picture.

<sup>27</sup> <http://w-r.com.pl/projekty/kwartal-modelowy-realizacja/>.

<sup>28</sup> <http://w-r.com.pl/projekty/o-czym-rozmawiaja-psy-olawskim/>.

- *Operational objective No. 4: Modernization of Oława's riverside areas:*
  4. *Creating an area of activity and recreation for various groups of users along the banks of Oława River, respecting the natural character of the place.*

One of the flagship projects of the city was to revitalize the Oława river embankment. In 2015 the Vice President of the City said: "We have revitalized the courtyards in Nadodrze, in Przedmieście Oławskie there will be green areas". In 2016 the project works were to be completed, and in the 2017-2018 the construction works were to start.<sup>29</sup>

The shore of the Oławka bathing lake has been partially revitalized as part of the Wrocław Citizens' Budget. Both projects concern the north bank of Oława River, which is further away from the degraded residential areas.<sup>30</sup>

The prepared masterplan of the Oława river embankment shows a well thought-out and coherent vision of green areas. Unfortunately, for the time being, the area has mostly revitalized areas bordering with new housing investments.<sup>31</sup>

fragment of the waterfront has also been elaborated in the form of an architectural competition in 2017 regarding the revitalization of the area at "Żabia Ścieżka". The projects are still waiting for implementation.<sup>32</sup>

It was only in August 2018 that the first communiqué concerning the commencement of construction works on the Oława river appeared.<sup>33</sup> For this reason, we still have to wait for the effects.

- *Operational objective No. 5: Strengthening the housing function:*
  5. *Preservation, revalorization and modernization of a building substance, especially of historical, architectural, artistic or spatial-functional significance.*
  4. *Improving the quality of the housing environment.*

The most visible new element emerging in the area of Przedmieście Oławskie is new development investment. Newly constructed flats reduce and supplement the existing residential buildings. Developers are also responsible for improving the quality of the greenery, but only in the immediate vicinity of the investment, leaving out the remaining spaces in the quarter. New investments include: Angel River, Paryski Zakątek, Nowa Papiernia, Śródmieście Odnowa.

The improvement of housing conditions is also influenced by the renovation of historic tenement houses. In 2018, the building at 7 Miernicza Street<sup>34</sup> and the

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<sup>29</sup> <https://www.wroclaw.pl/rewitalizacja-nabrzezy-olawy-na-przedmiesciu-olawskim>.

<sup>30</sup> <https://www.wroclaw.pl/budzet-obywatelski-wroclaw/wbo2016/projekty-2015/projekt,id,240>;  
<https://www.wroclaw.pl/budzet-obywatelski-wroclaw/wbo2016/projekty-2016/projekt,id,109>.

<sup>31</sup> [https://www.slideshare.net/Wroclawska\\_Rewitalizacja/masterplan-nabrzea-oawy](https://www.slideshare.net/Wroclawska_Rewitalizacja/masterplan-nabrzea-oawy).

<sup>32</sup> <http://w-r.com.pl/projekty/wyniki-konkursu/>.

<sup>33</sup> <http://w-r.com.pl/projekty/realizujemy-lokalny-program-rewitalizacji-3/>.

<sup>34</sup> <http://w-r.com.pl/projekty/miernicza-7/>.

tenement at Krasińskiego 21-23 Street<sup>35</sup> was completed. In addition, 2019 was to bring a connection to the heating network and thermo-modernization of 23 tenements in Przedmieście Oławskie.<sup>36</sup>

Unfortunately, only thermo-modernization on its own will not significantly improve the quality of life of the residents. Due to their condition, many of these historic buildings probably need to be refurbished inside and strengthened.

- *Operational objective No. 6: Improving the conditions for the development of education, science and culture:*

6. *Introduction of new initiatives related to education, science and culture, both on the local level, addressed mainly to residents, as well as supra-local.)*

Project implemented on the initiative of students from Junior High School No. 3 (described in section 1).

### **Mural design – 2016**

The initiator of the action was one of the residents of the nearby yard. A group of students from the Academy of Fine Arts in Wrocław became interested in an unusual niche at the back of Junior High School No. 3.

As a result of consultations with the residents, one of the projects was selected. The mural was to be created in October 2016.<sup>37</sup> Unfortunately, it still did not materialize.



**Figure 10.** Current state (7.12.2018)

Source: own picture.

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<sup>35</sup> <https://www.wroclaw.pl/biznes/remont-kamienicy-ul-krasinskiego-21-23>.

<sup>36</sup> <https://www.wroclaw.pl/biznes/miasto-wyremontuje-35-kamienic-i-podworka>.

<sup>37</sup> <http://w-r.com.pl/projekty/podworku-ul-wieckiego-33-37-powstanie-mural/>.



### **Courtyard garden**

Residents of tenement houses at 33-37 Więckowskiego Street on their own initiative established a courtyard garden. The garden is inside the quarter.<sup>38</sup> One can see that the inhabitants still care for the planted greenery.

- *Operational objective No. 7: Improvement of social infrastructure and leisure activities:*
  3. *Improving the quality and equipment of social infrastructure.*
  4. *Strengthening and improving the offer of spending free time.*
- *Operational objective No. 9: Strengthening the local economy, creating new workplaces:*
  5. *Efficient use of premises and land base.*<sup>39</sup>

References to the history of the place are lacking. A large-scale action plan was organized to attract Wrocław residents from the former buildings of the vodka factory. From 27 Oct to 12 Nov 2017, the Wrocław Museum of Architecture presented works made by students and architects showing the possibilities of adapting this site. An exhibition album was published.<sup>40</sup> Unfortunately none of the projects has been implemented yet.

Another reference to history is the name of the newly created housing investment. The developer went a step further and asked Wrocław residents to search for memorabilia related to the former Wrocław Paper Products Department. The tradition of the paper industry in this location dates back to the late 19th century. Nowa Papiernia – the developer plans to put souvenirs in the parts of the common buildings, so as not to forget about the rich history of the place.<sup>41</sup>

## **4. Conclusion**

In the context of our research it can be said that because of the economic changes, the industrial function was replaced mainly by the housing function, which became dominant in Przedmieście Oławskie. Due to gaps following war damages and changes of purpose, in this area more and more housing estates are being built, often located in the spaces currently considered attractive – on the outskirts of the estate, with less frequented streets, and near the water [Lokalny Program Rewitalizacji..., p. 31]. According to the analysis carried out for the purpose of revitalization by the Municipal Resource Management and Wrocławskie Mieszkania sp. z o.o., a problem

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<sup>38</sup> <http://w-r.com.pl/projekty/przedogrodek/>.

<sup>39</sup> See: [Lokalny Program Rewitalizacji..., s. 107-109].

<sup>40</sup> <http://w-r.com.pl/projekty/wokol-fabryki-wodek/>.

<sup>41</sup> <https://www.wroclaw.pl/zbieraja-pamiatki-po-dawnej-papierni>.

is the significant degradation of the housing substance – only 6% of the facilities are in a good technical condition [Lokalny Program Rewitalizacji..., p. 36].

In addition to flats, office and hotel investments are increasing in the area in question (the latter especially in the areas of the Main Railway Station). The analyses carried out prior to the revitalization show that the commercial and service facilities on offer are not very diversified and are not suited to the needs of residents, despite the large number of ground floor premises adapted for the utility function. What is more, many premises are in a poor technical condition and therefore have remain undeveloped for many years [Lokalny Program Rewitalizacji..., p. 36].

On the estate there are cult and sacral objects and a relatively large number of educational facilities (the majority with a high level of education [Lokalny Program Rewitalizacji..., pp. 47-48]), but there are no recreational opportunities. Most recreational areas are located by Oława River, however most sections of the wharves are undeveloped and inaccessible [Lokalny Program Rewitalizacji..., p. 36]. Due to the location of the district near the city center, the availability of public transport is good, especially in the western part, near the Main Railway Station. The problem is the volume of traffic of individual vehicles, especially on the streets of Traugutta, Krasieńskiego, Małachowskiego and Pułaskiego. The remaining streets, despite the smaller congestion, are in a bad technical condition, which causes increased noise, reduced safety and lack of comfort. The excessive numbers of cars cause parking problems – the parking system is disordered, which leads to cars left along traffic routes and in the courtyards. The under-developed bicycle infrastructure, the poor condition of the roads and sidewalks, the high curbs and surfaces made of granite blocks mean that cycling is made uncomfortable and unsafe, and small children, the elderly, people with disabilities or with prams have big problems with moving around the district [Lokalny Program Rewitalizacji..., pp. 34-35].

There are few public green areas in Przedmieście Oławskie – the indicator in the western part is  $1\text{m}^2$  *per capita*, in the eastern part it is  $3\text{m}^2$  *per capita* (the increase in the indicator is due to the presence of riverside areas) compared to the Wrocław average of  $10\text{m}^2$  *per capita* [Lokalny Program Rewitalizacji..., pp. 35-36].

The problem presented in the analysis is also the lack of social involvement, low activity of the local community, lack of the residents' councils of estates, lack of identification with the place, vandalism and homelessness. However, one of the manifestations of citizen involvement is participation in the Wrocław Citizens' Budget as expressed in the growing number of projects and the number of votes given for tasks related to the estate, setting up of gardens in the courtyards, grassroots initiatives to improve the spaces, high occurrence in social and artistic actions addressed to residents and the emergence of social groups and websites linked to the housing estate [Lokalny Program Rewitalizacji..., p. 46].

According to the conducted research it can be said that the process of revitalization results from both legal principles (rules procedures) and from the awareness of the

local authorities in the context of the quality of life and inhabitants' needs. As results from the research, it is important to follow the historical functions of particular places when revitalization processes are undertaken. Very significant in the process of revitalization is also the improved access to green spaces which improves the quality of life as well as the equality within urban areas.

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