ISOCARP Young Planning Professionals Workshop
1st edition of the Gdynia Urban School
7th AESOP European Urban Summer School

“NEW APPROACH TO URBAN HOUSING”

in partnership with :
AESOP
Society of Polish Town Planners – TUP
Gdańsk University of Technology – Department of Urban Design and Regional Planning

GDYNIA AESOP EUROPEAN URBAN SUMMER SCHOOL POLITECHNIKA GDAŃSKA

ISOCARP
Knowledge for better Cities

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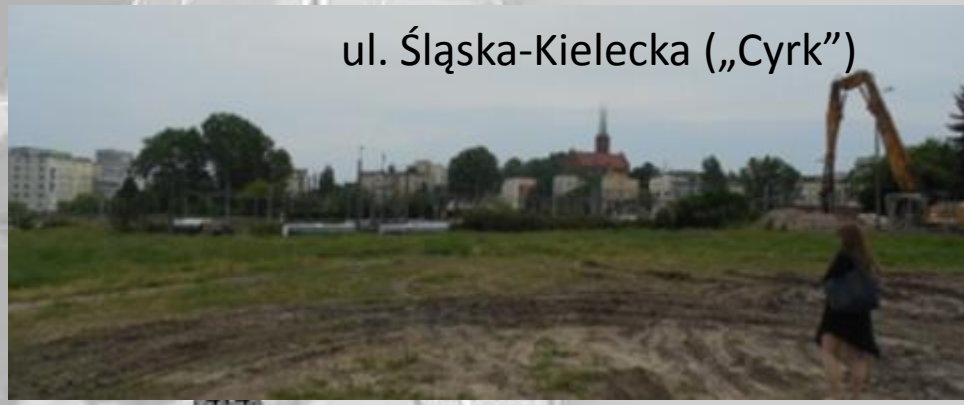
Study cases

Grabówek, ul. Orlicz-Dreszera

ul. Portowa-Węglowa

Sokółka-Zielenisz

ul. Śląska-Kielecka („Cyrk”)



- different location
- different urban scale
- different housing problems

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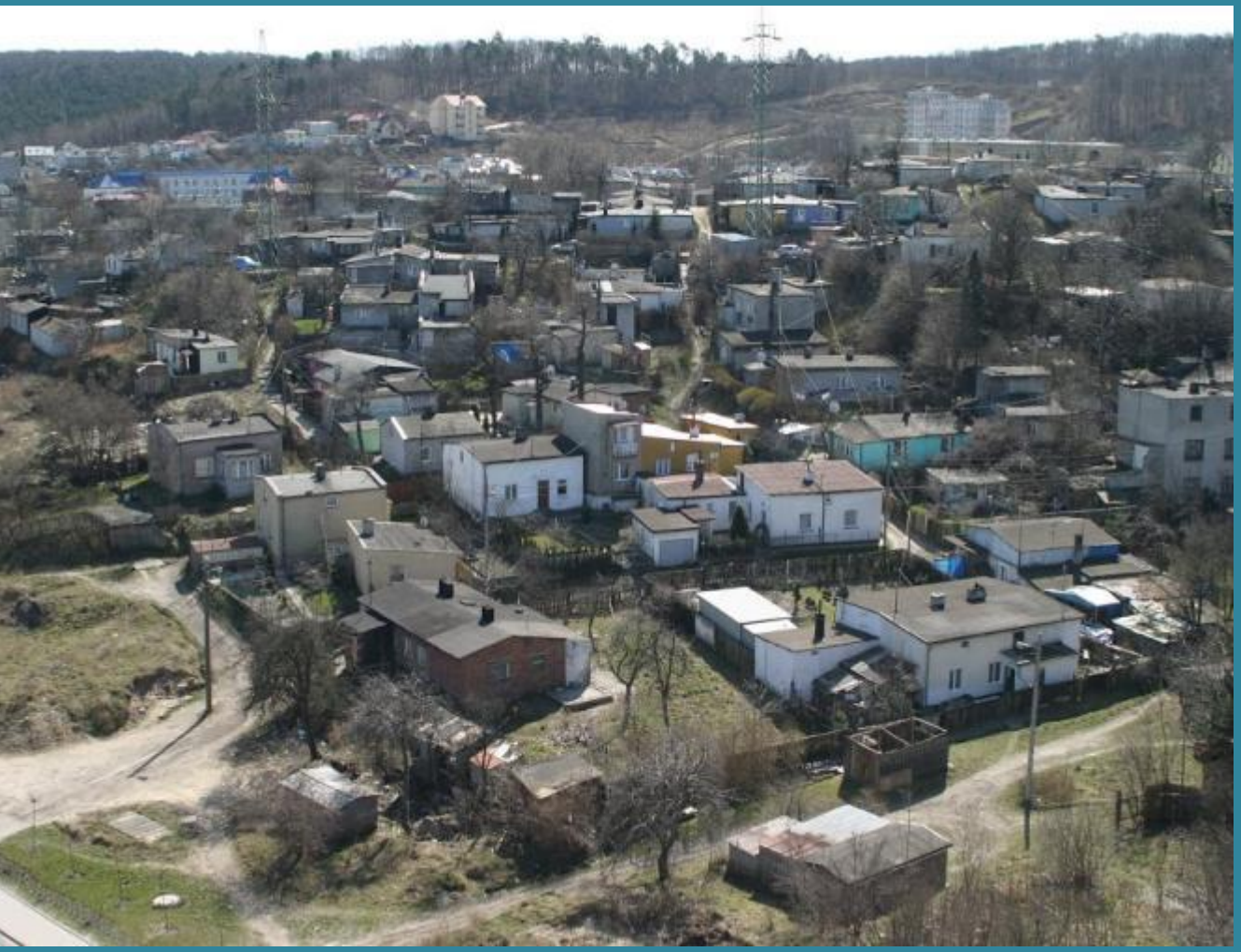
DIVER-CITY

Transforming Social Housing into
COMMUNITY-ORIENTED DEVELOPMENT

Orlicz-Dreszera, Gdynia

Mercedes Beaudoin, Dani Harake, Michal Lorbiecki,
Hangwelani Hope Magidimisha, Hanna Obracht-Prondzynska, Ece Ural

Current Conditions



Social Conditions:

- Population: 1,600
- Unemployment
- Lack of education & skills
- Alcoholism
- Lack of basic needs: services, groceries, and healthcare
- Generational disconnect

Physical Conditions:

- Blight
- Substandard housing
- 100% residential
- Lack of infrastructure
- No connection to surrounding area

Preserve Culture & Heritage

Preserve selective cottages to restore functional & cultural uses:

- Museum,
- Community Center,
- Shared Resources (e.g., gardening tools),
- Day Care Center, etc.,

Display Heritage Art &

For the People

- Both the existing and the surrounding

Community Engagement:

- Transparency
- Inclusiveness
- Equality
- Consensus-building

Social Services & Programs:

- Workshops: skills & professional development
- Access to education
- Community events

Physical Design

Sub-Urban Zone:

- Low density residential areas
- Adjacent to higher density zone
- Naturalistic planting
- Relatively deep setbacks

General Urban Zone:

- Mixed-use, but primarily residential
- Variety of housing types: single- family, duplexes, & row houses
- Variable setbacks & landscapes

Urban Center Zone:

- Mixed-use: retail, residential, & public spaces
- Medium density
- Wider sidewalks & street trees

Integrate densities & intensities

Connect to surrounding neighborhood

- Increase visibility of pedestrian crosswalks
- Increase & enhance bus stops
- Bike share station
- Greenways and pedestrian corridors

Blend the new with the old

- Preserve & renovate percentage of existing buildings

Strategic Financing

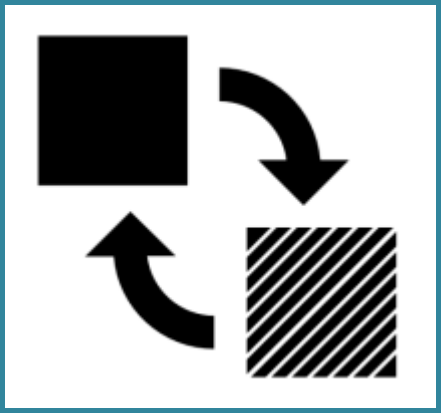
- **Land acquisition: Municipality**
- Trade
- Buy

- **Infrastructure Development**
- Site
- Services

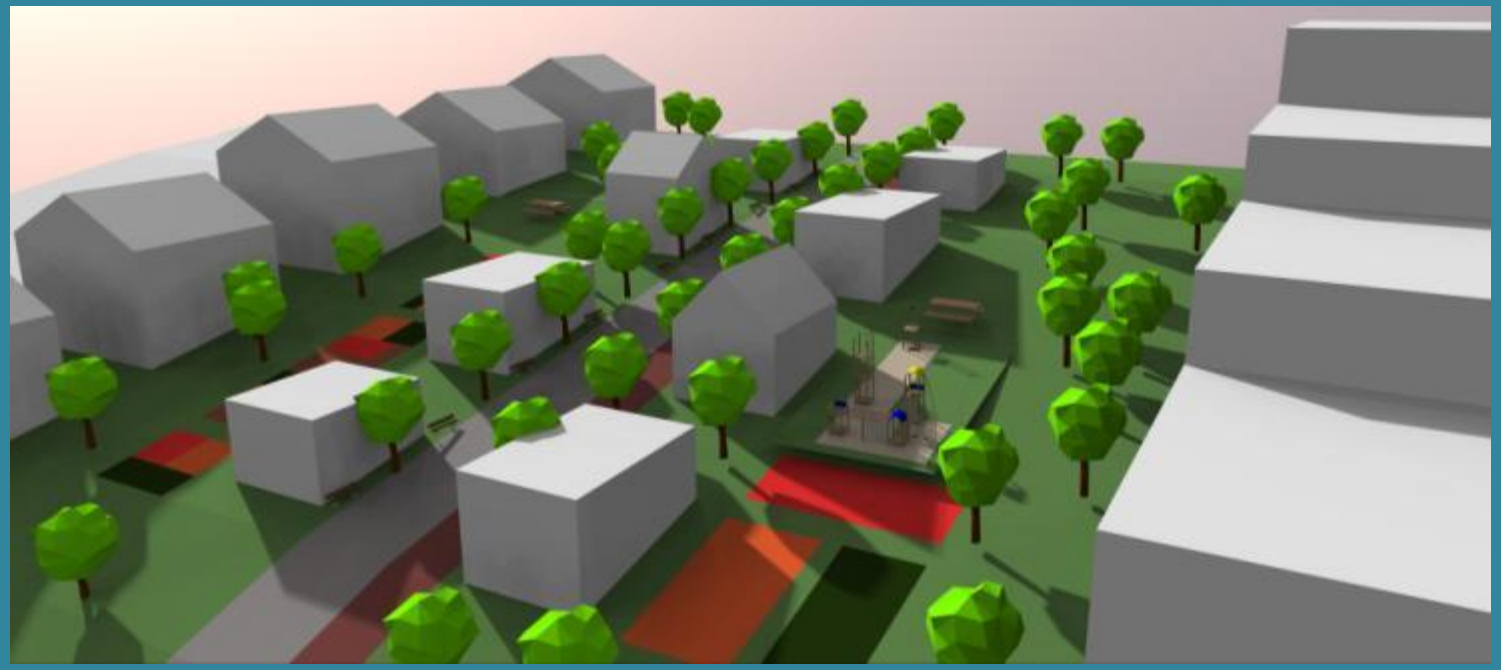
- **PPP (Housing Development)**
- Investors
- Municipality
- Local Community

- **Ownership or Rentals**
- Buyers- Municipality Threshold (subsidies, long-term loans)
- Rent to buy (limited time-frame to be decided)
- Short term rentals

- **Avoiding Gentrification**
- Affordable rental
- Reduced tax
- Manageable rate
- Renovation program - Community savings



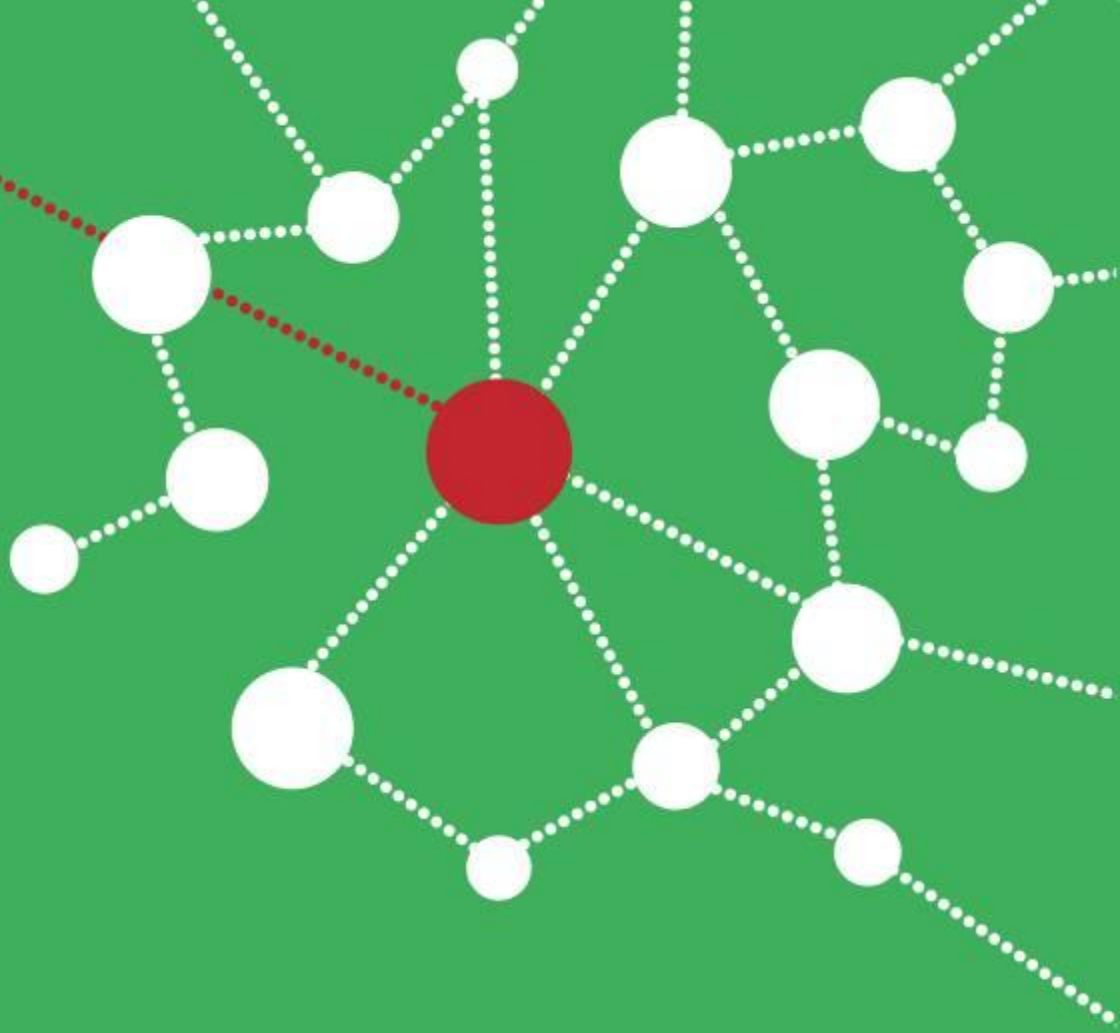
Meet Here	Invite Visitors
Explore History	Start Business



A Sustainable Community Vision

Bridging Communities

Anna Janus
Biao Lu
Anja Pirjevec
Maria Radulescu
Anna Rubczak
Piotr Żelaznowski



Bridging Communities

Chwarzno - Wiczlino, Gdynia

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CHWARZNO- WICZLINO NEIGHBOURHOOD
between the city and the countryside
potential urban-sprawl area
monofunctional
car-oriented
fragmented
alienated
SUBURBAN
CITY
GRABÓWEK
Gdynia
DZIAŁKI LEŚNE
WITOMINO
MAŁY KACK
DĄBROWA
KARWINY
WIELKI KACK
Bojano
E28
Google

THE WAY YOU HAVE
monotony...

HOUSING

SLEEPING

HOUSING

PARKING

HOUSING

DRIVING

BACK TO THE ROOTS
promoting slow, connected and sustainable communities

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WHAT IF WE DON'T CHANGE

	CURENT STATE	FUTURE VISION
POPULATION	20 000 inhabitants	40 000 inhabitants
SOCIAL STRUCTURE	couples, famileis with children	aging population requiring care
BUILDING STRUCTURE	private houses, fields, blocks	multihousing residential area

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HOW ABOUT SOMETHING ELSE?

POPULATION SOCIAL STRUCTURE

40 000 inhabitants

diverse population - age, gender, nationality

BUILDING STRUCTURE

forest, private houses, blocks, green places, fields

SERVICES

shops, cultural centres, local businesses

NATURE CONECTIONS

green infrastructure - green places, forest, protection area, agriculture area

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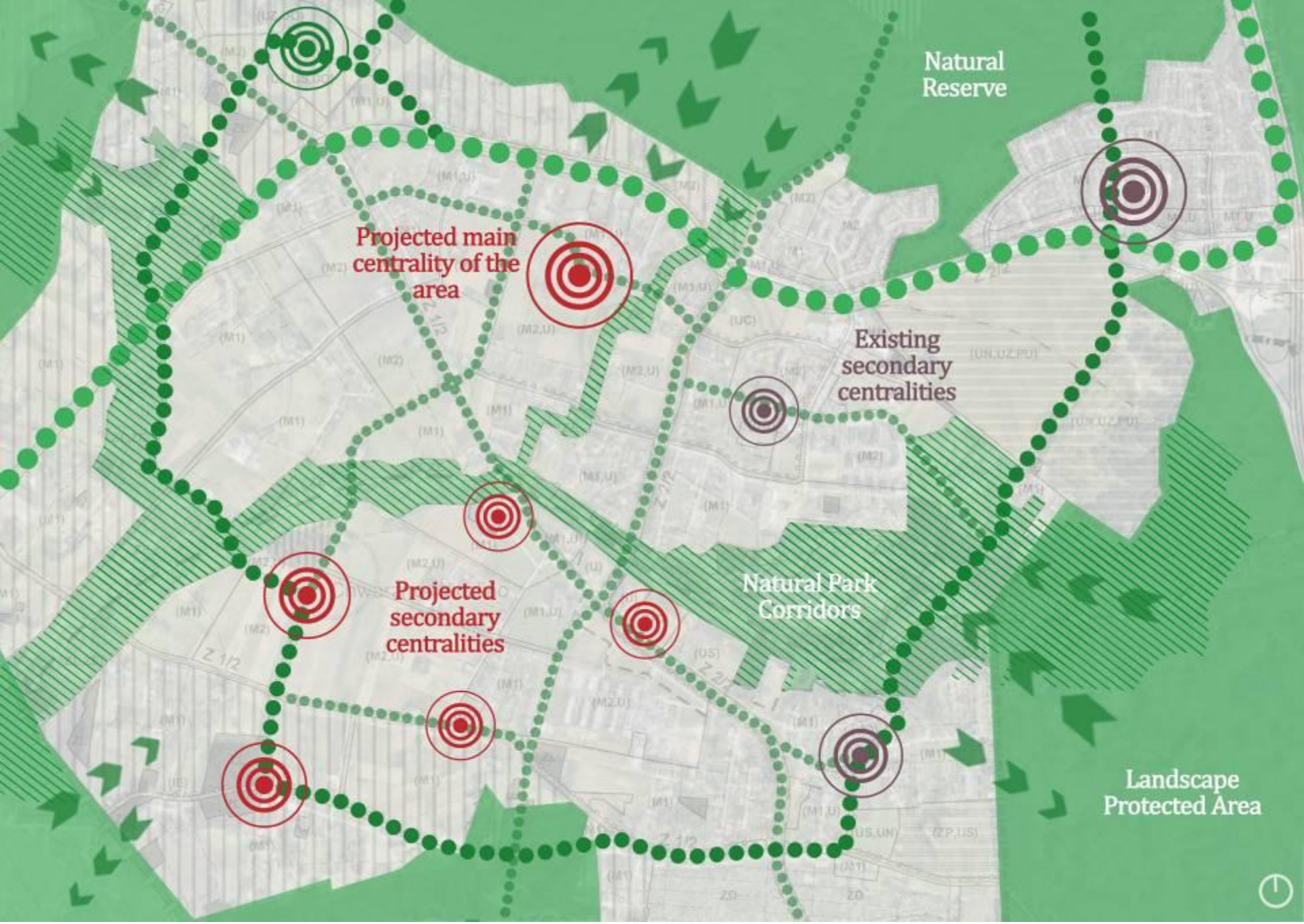
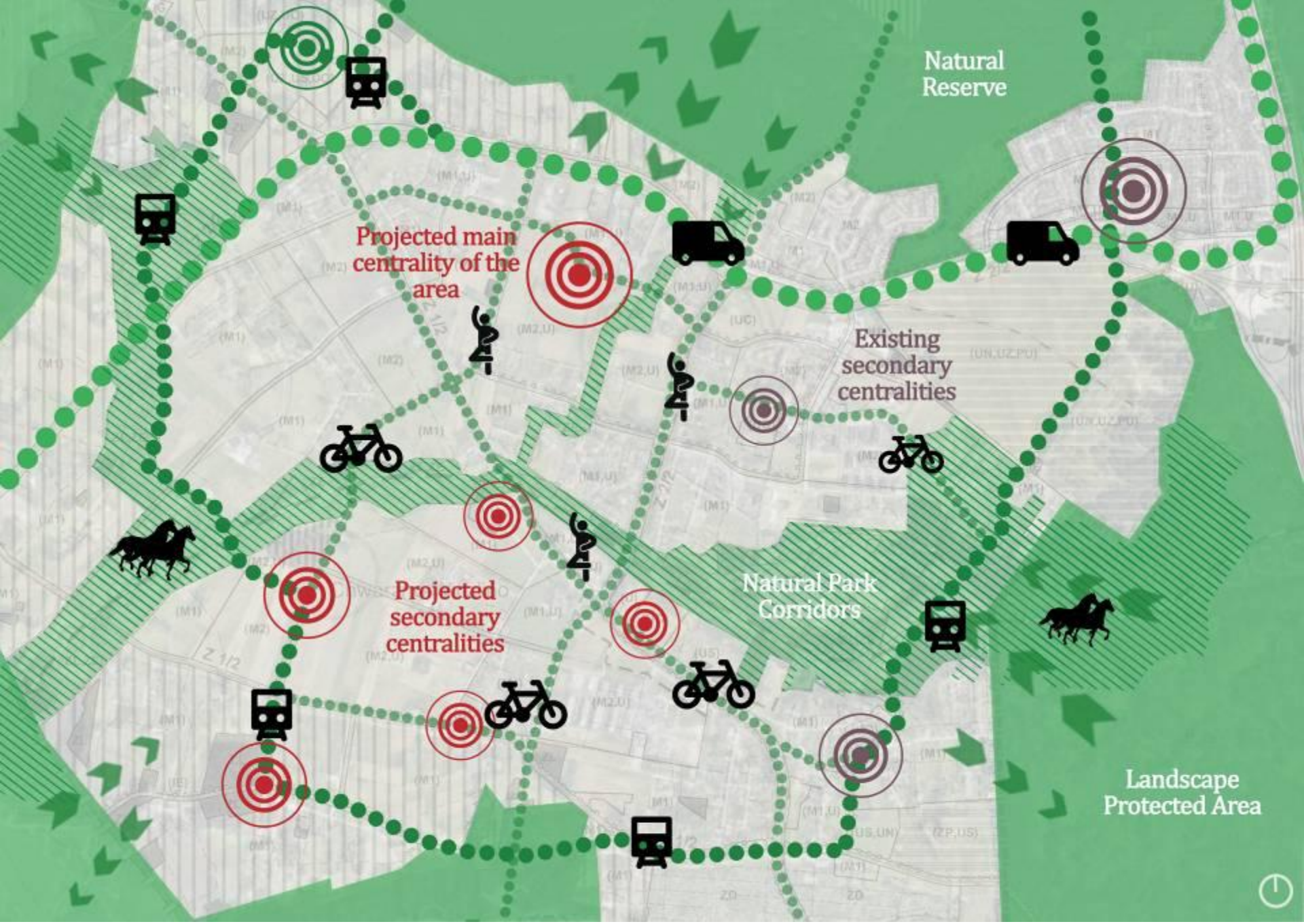

Natural
Reserve
Projected main
centrality of the
area
Existing
secondary
centralities
Natural Park
Corridors
Projected
secondary
centralities
Landscape
Protected Area


Natural
Reserve
Projected main
centrality of the
area
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Natural Park
Corridors
Projected
secondary
centralities
Landscape
Protected Area

1.

Strategic Plan and Guidelines

2.

Neighbourhood Structure Plan

3.

Urban Design Guidelines

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Enhancing connectivity	CONNECTION OF THE NEIGHBOURHOOD WITH THE COUNTRYSIDE CONNECTION OF THE COMMUNITIES WITHIN THE CHWARZNO -WICZLINO NEIGHBOURHOOD VISUAL SPATIAL CONNECTIONS	PEDESTRIAN PATHS CYCLING PATHS NEIGHBOURHOOD SHUTTLE NETWORK OF GREEN CORRIDORS CONNECTING LOCAL CENTRALITIES
Building-up identity	MIXED USE PROGRAM SUSTAINABLE FARMING HUB WITH MARKETS PROMOTING A NEW LIFESTYLE AND LOCAL HERITAGE	LOCAL FARMING MARKET FOLKLORE FESTIVALS EXCHANGE MARKETS TRADITIONAL FOOD MARKETS
Increase social diversity	DIVERSIFYING THE SOCIAL STRUCTURE CREATING GATHERING PLACES AND DIVERSIFYING PUBLIC SPACES	ACTIVITIES AND PUBLIC SPACES FOR DIFFERENT AGE GROUPS DIVERSE PROGRAMS AND SERVICE
Building-up slow/eco food lifestyle	LOCAL MARKETS AND FOOD PRODUCTION URBAN AGRICULTURE NEW SERVICES	SUSTAINABLE FARMING WORKSHOP TRADITIONAL COOKING LESSONS GARDENING SESSIONS
Strenghtening Rural-urban linkages	LINKAGES WITH THE COUNTRYSIDE GREN AND BLUE INFRASTRUCTURE URBAN BIODIVERSITY	GREEN PEDESTRIAN PATHS LOCAL VEGETABLE EXCHANGE PATIOS NATURAL AREAS
Promoting Safety without fences	DESIGN PROMOTING SAFETY EMERGENCY AND SERVICES	TRAFFIC CALMING FEATURES SAFE PLAYGROUND AREAS

1. Strategic Plan and Guidelines

2. Neighbourhood Structure Plan

3. Urban Design Guidelines

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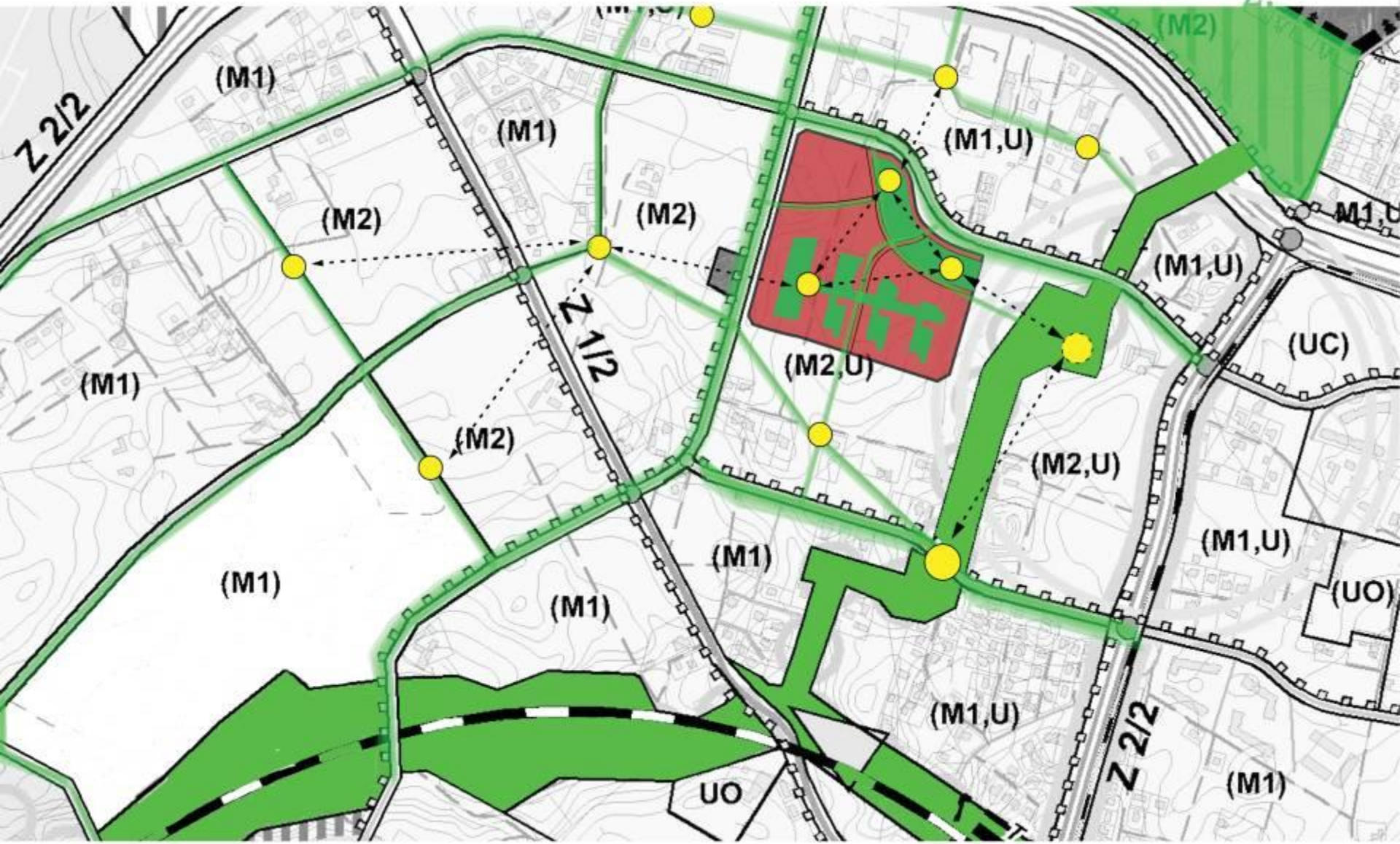
URBAN INTEGRITY NETWORK



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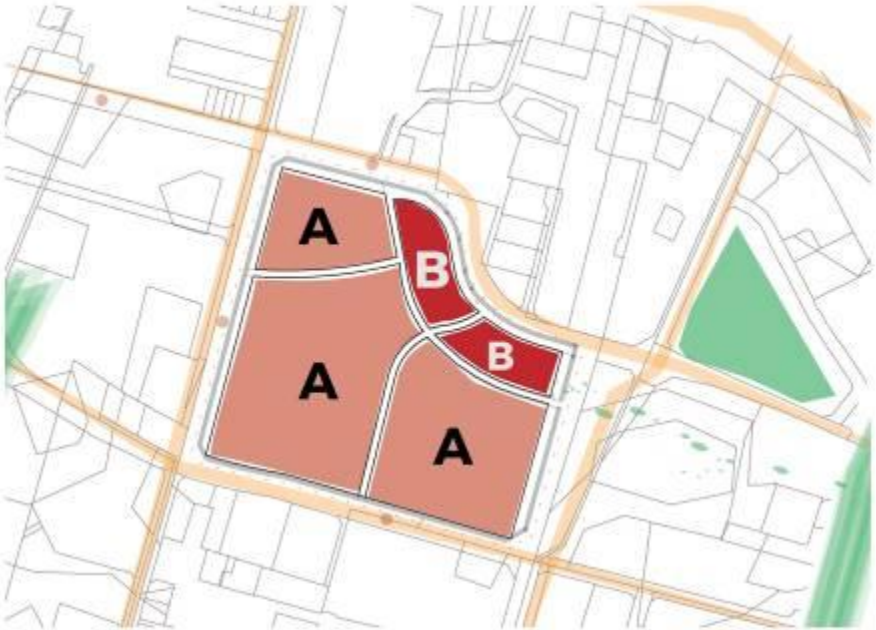
NEIGHBOURHOOD STRUCTURE

3.



ZONING

A DIFFERENT HOUSING TYPOLOGY

B FLEXIBLE GROUND

CASE STUDY

MIXED-USE AREA — PUBLIC REALM

SHARED GARDENS — SEMI PRIVATE

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STREET SECTION

3.

BEFORE

Green refuge Driveway Pedestrian

AFTER

Greenery Shared road Public realm

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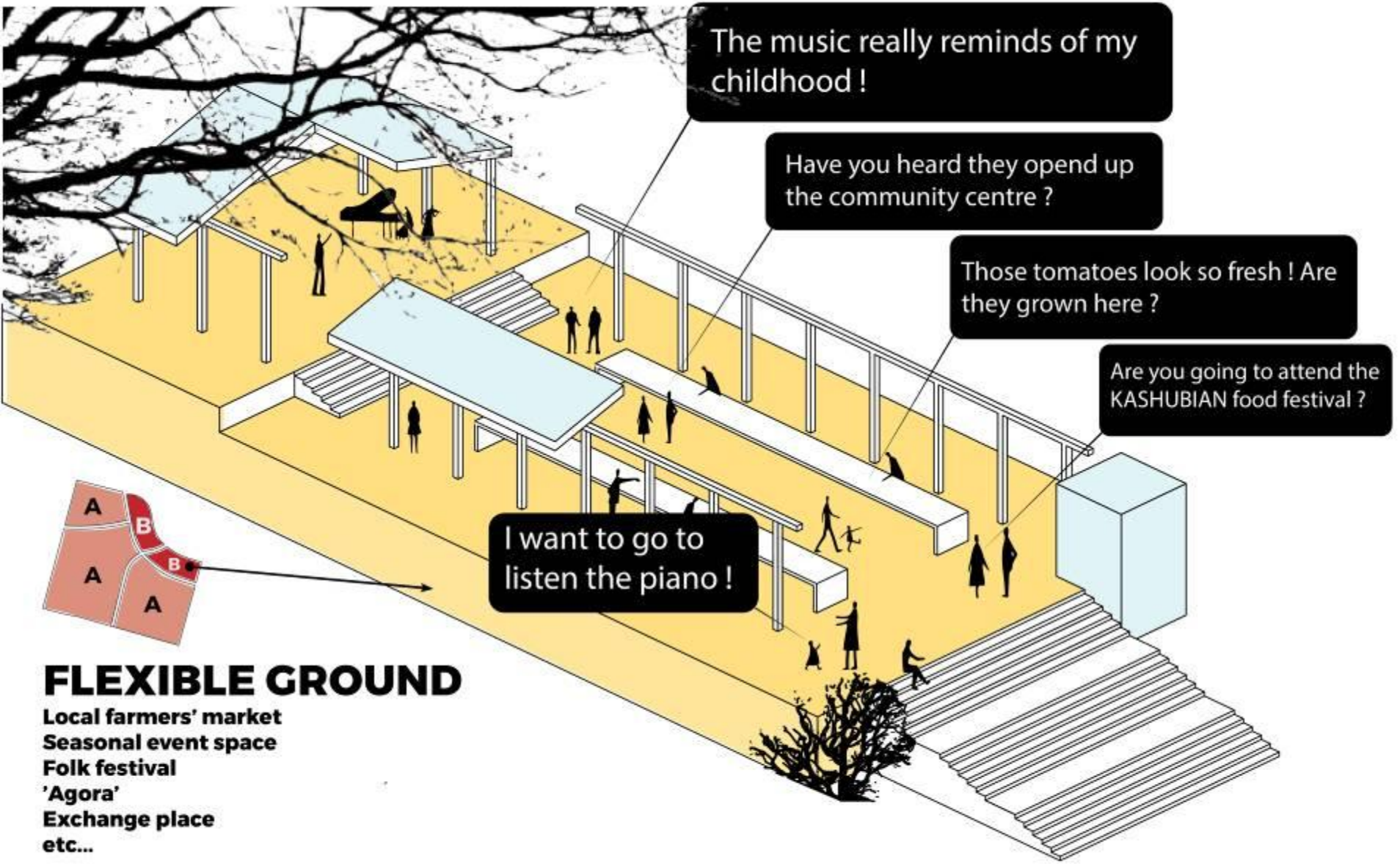

FLEXIBLE GROUND

Local farmers' market
Seasonal event space
Folk festival
'Agora'
Exchange place
etc...

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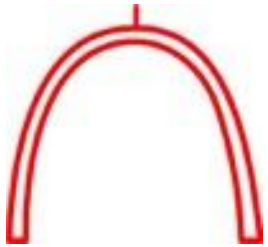
SCENARIO

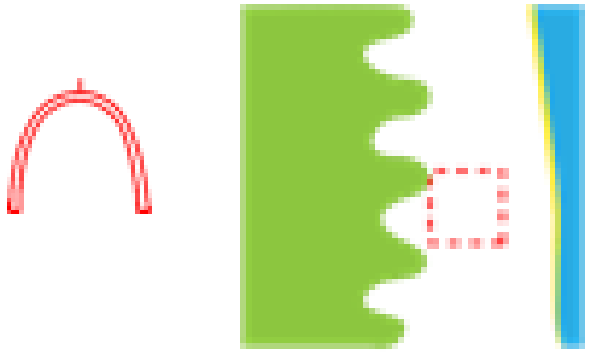
CIRCUS GATE

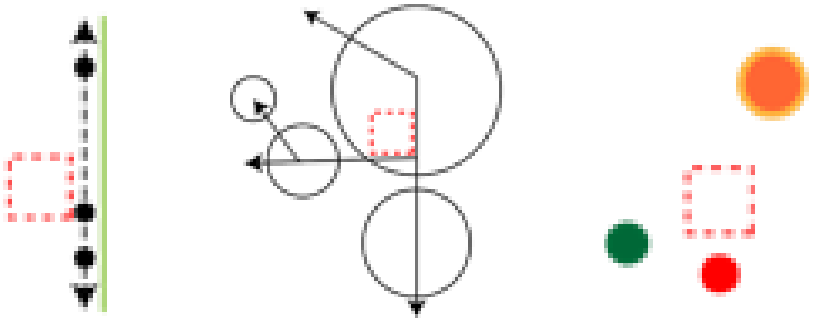
CIRCUS GATE

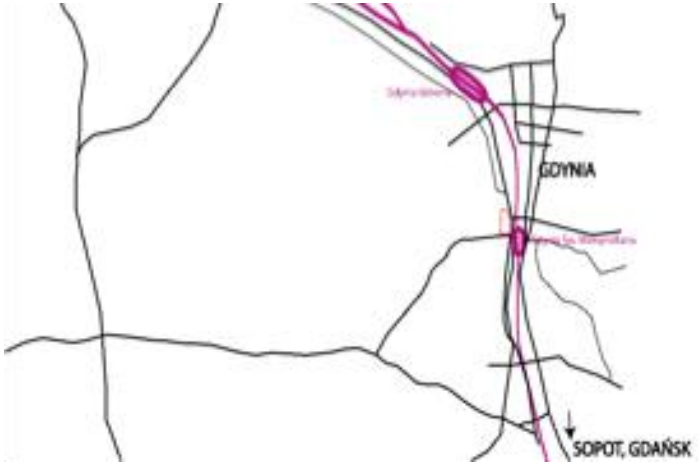
Gizem Caner | Weronika Dettlaff | Tomasz Furmanczyk| Mario Miličević| Ewa Szymczyk | Summer Xia | Marcin Żebrowski

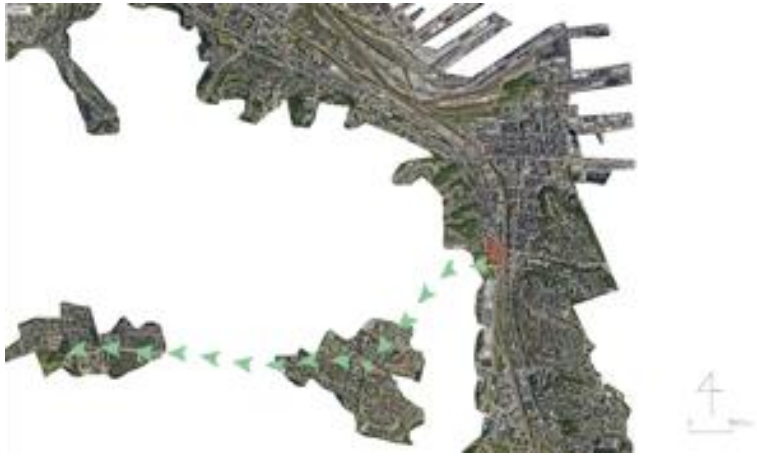


Past **Present** **Future**






GDYNIA
SOPOT, GDAŃSK



Transport
Single owner
Empty
Views
Central

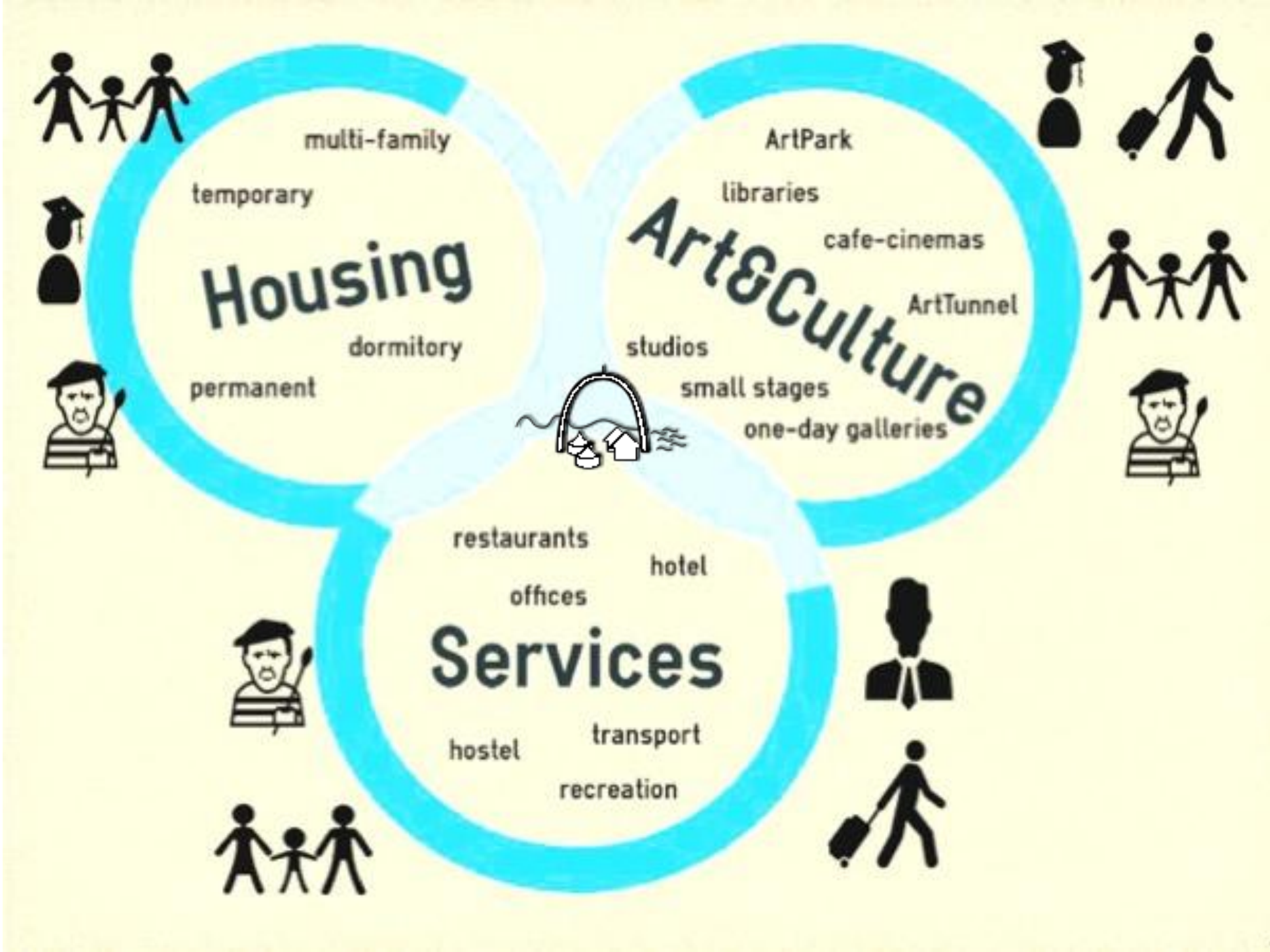
Owner is developer
Isolated
Pressure

S W

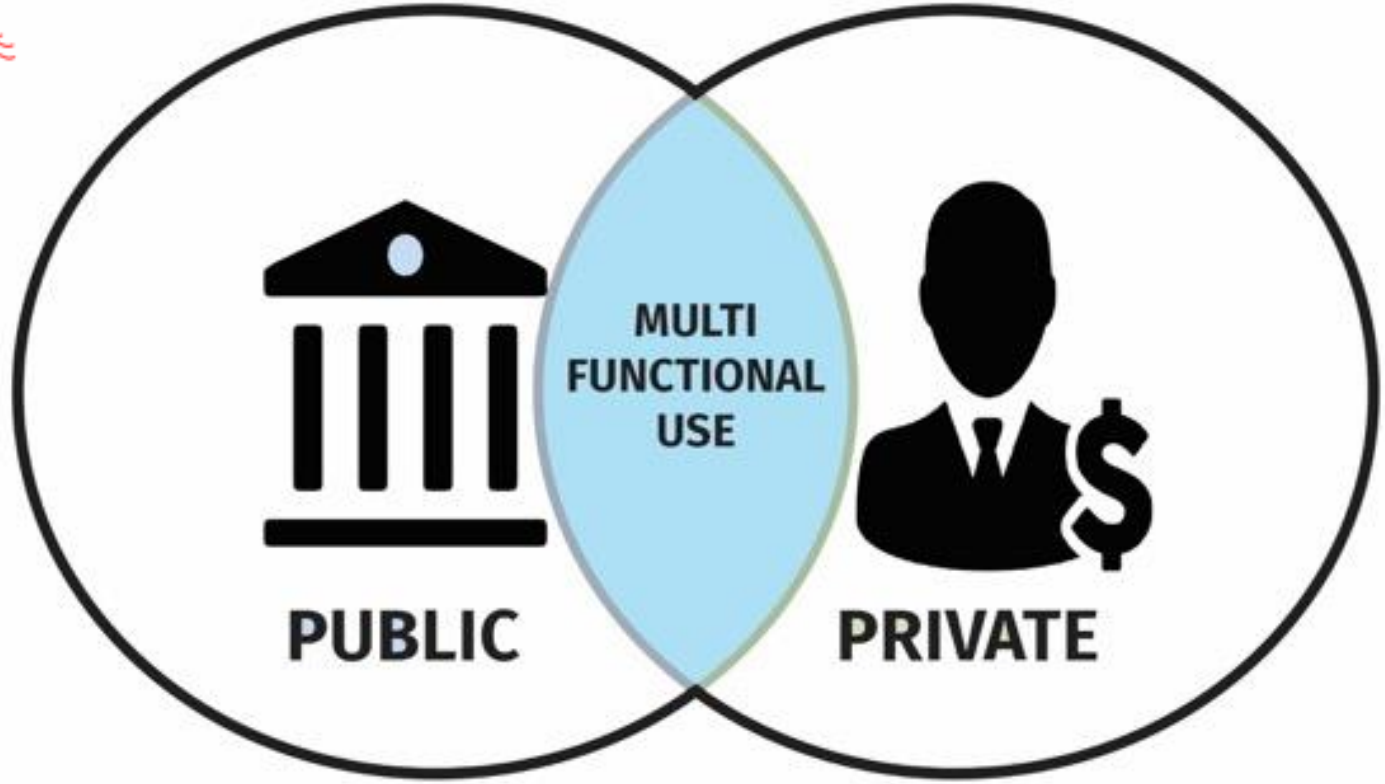
O T

Gate to the city
Sub-centre
Vibrant Public Space

Exclusive Development
Gated Community
Lack of Public Space


multi-family
temporary
Housing
dormitory
permanent
ArtPark
libraries
cafe-cinemas
Art&Culture
ArtTunnel
studios
small stages
one-day galleries
restaurants
hotel
offices
Services
transport
hostel
recreation

Implementation tool



INTEGRATION INCOME LANDMARK

CULTURAL EXCHANGE ACCESSIBILITY

Housing for different inhabitants (permanent users)

Housing for rental

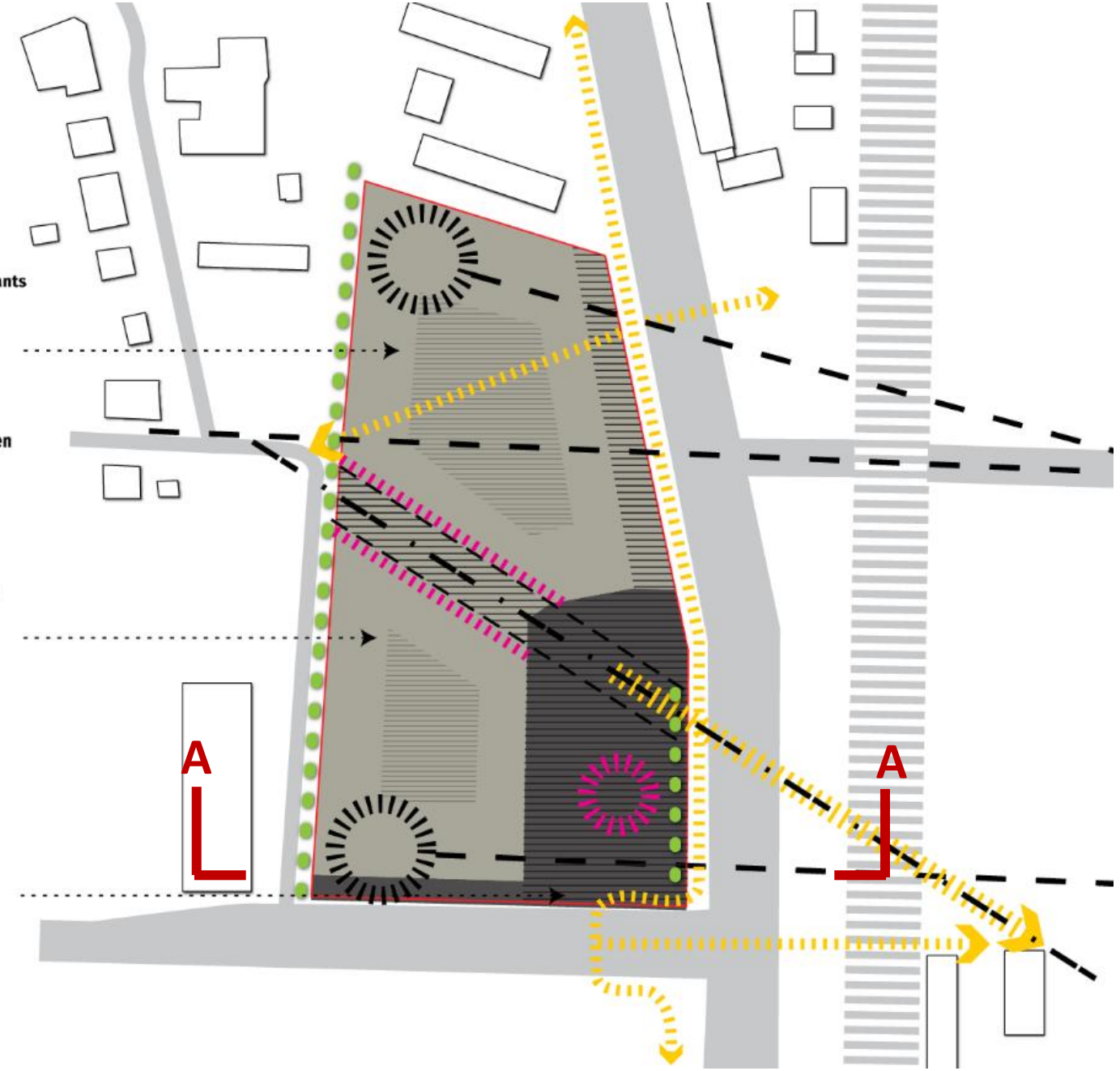
Services, gym, kindergarten

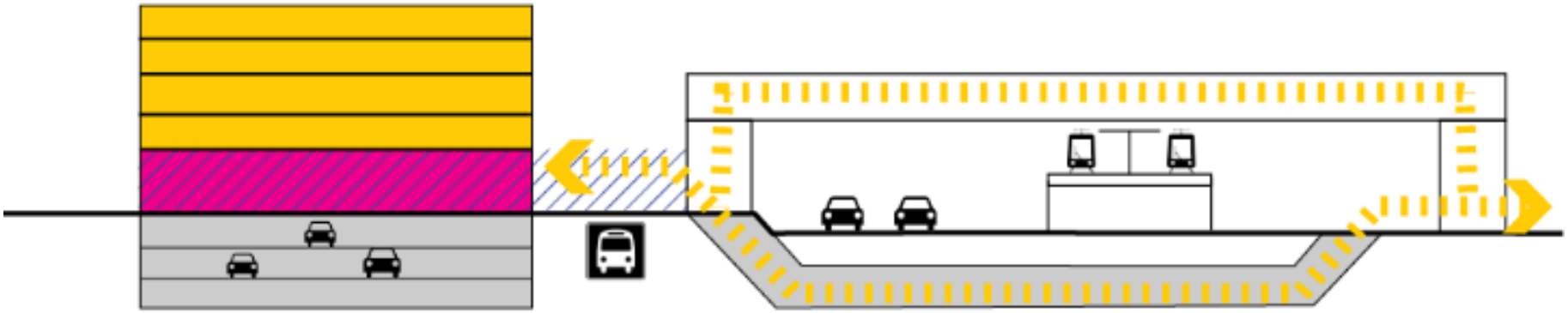
Services Offices, studios

Dormitory, hostel, students house (temporary users)

Culture

Transport hub (-1 level)





Section A-A

Centrum

art

Possible idea implementation

GDYNIA ACTUALLY
(TO WŁAŚNIE GDYNIA)

Lennaert Dekkers, Nicolas Drozdz, Wiktoria Matecka, Dominika Misterka, Marta Rusin, Zivile Simkute

Gdynia

City of dreams

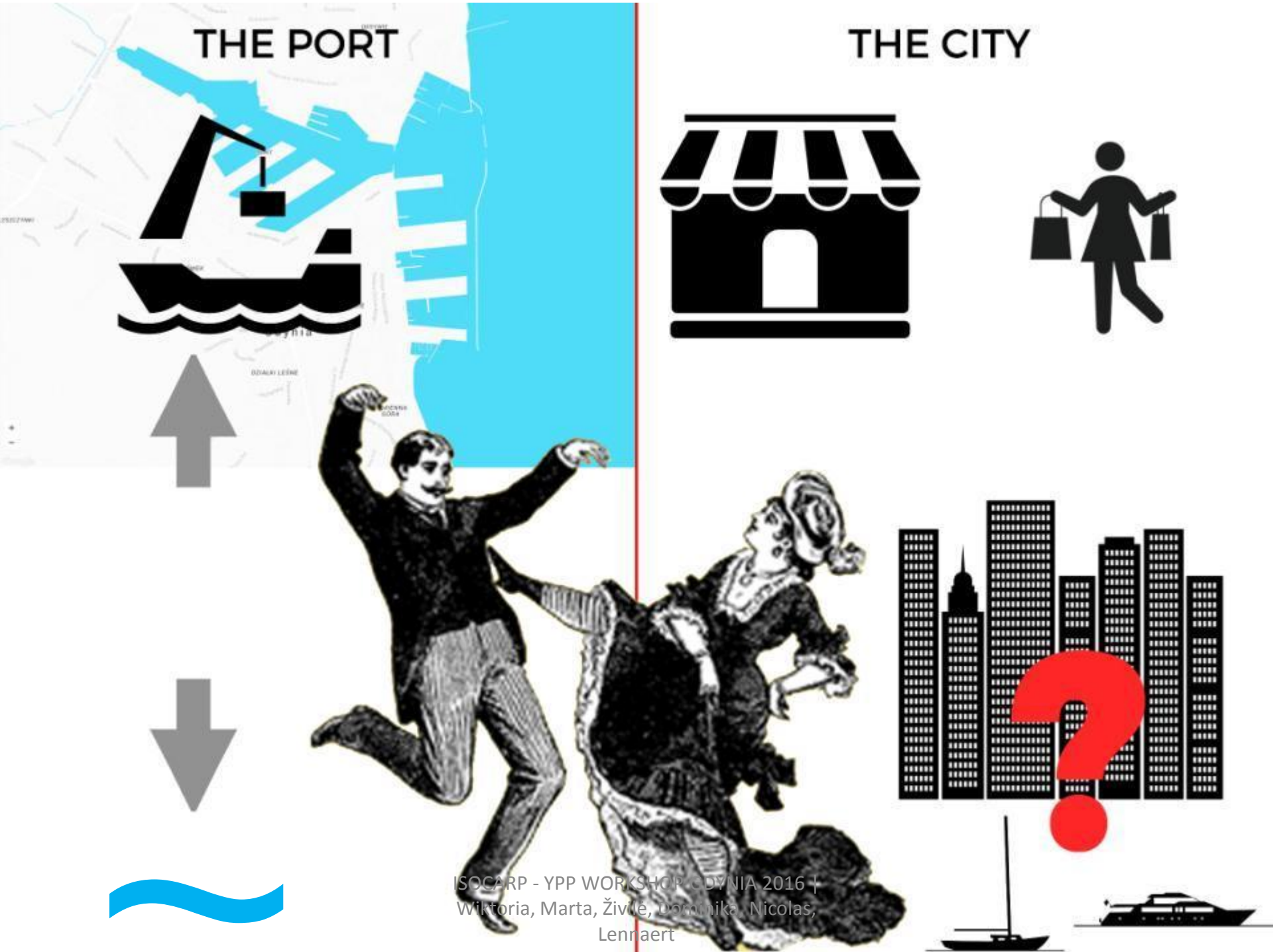
248000
2010

1939

1945

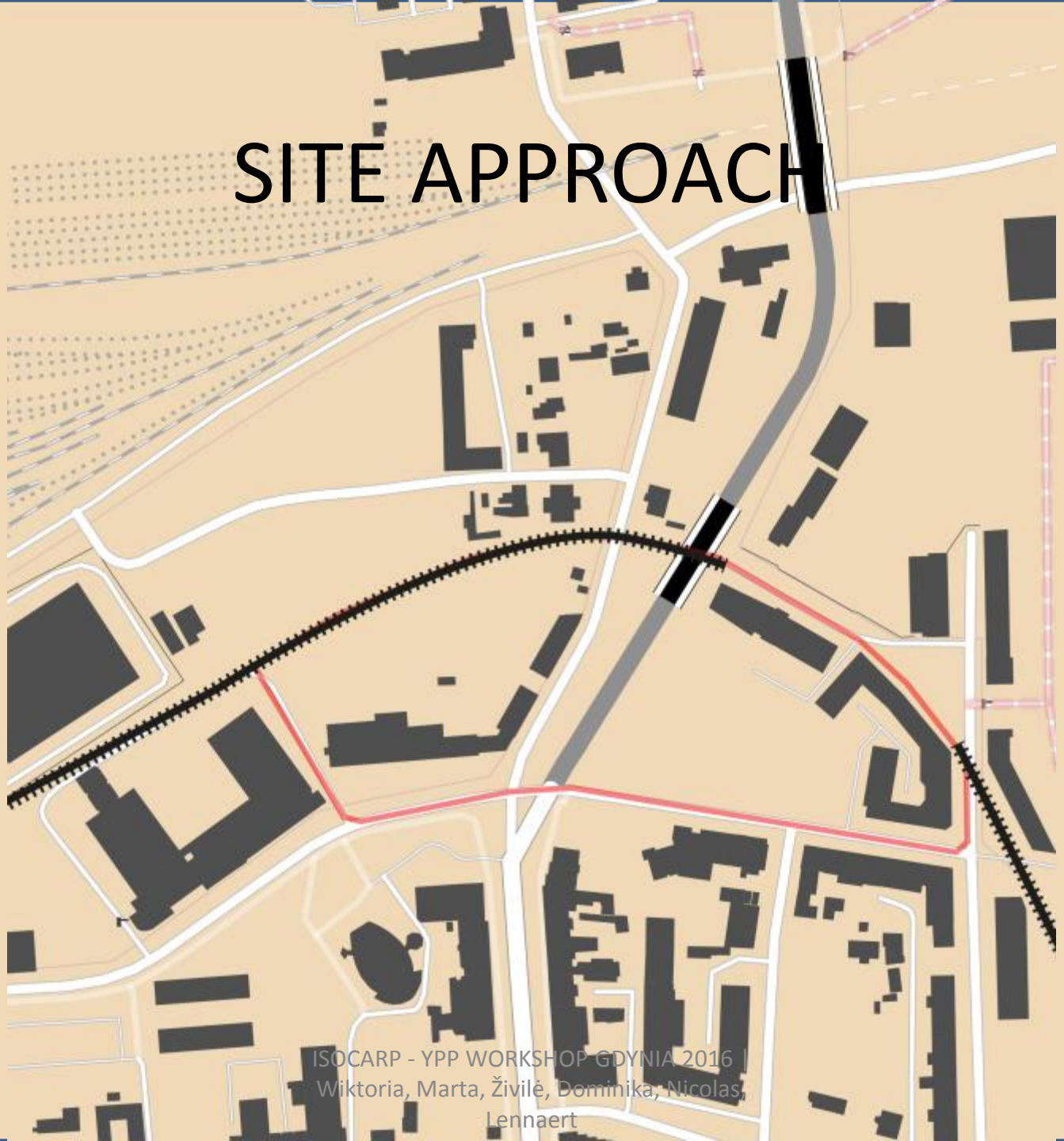
1200
1880

Sea + port + landscape

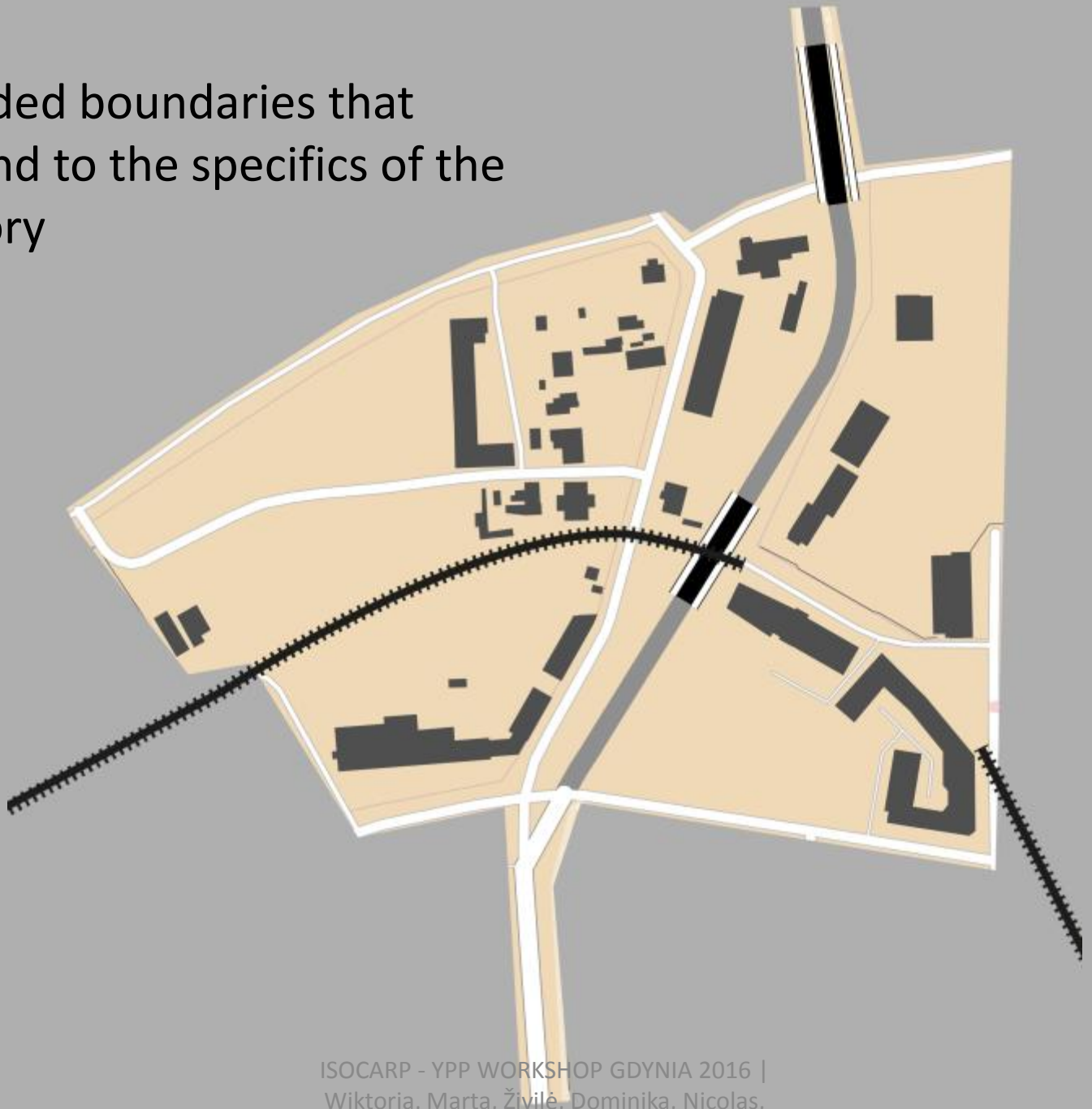

THE PORT
THE CITY

BIG SCALE STRATEGY

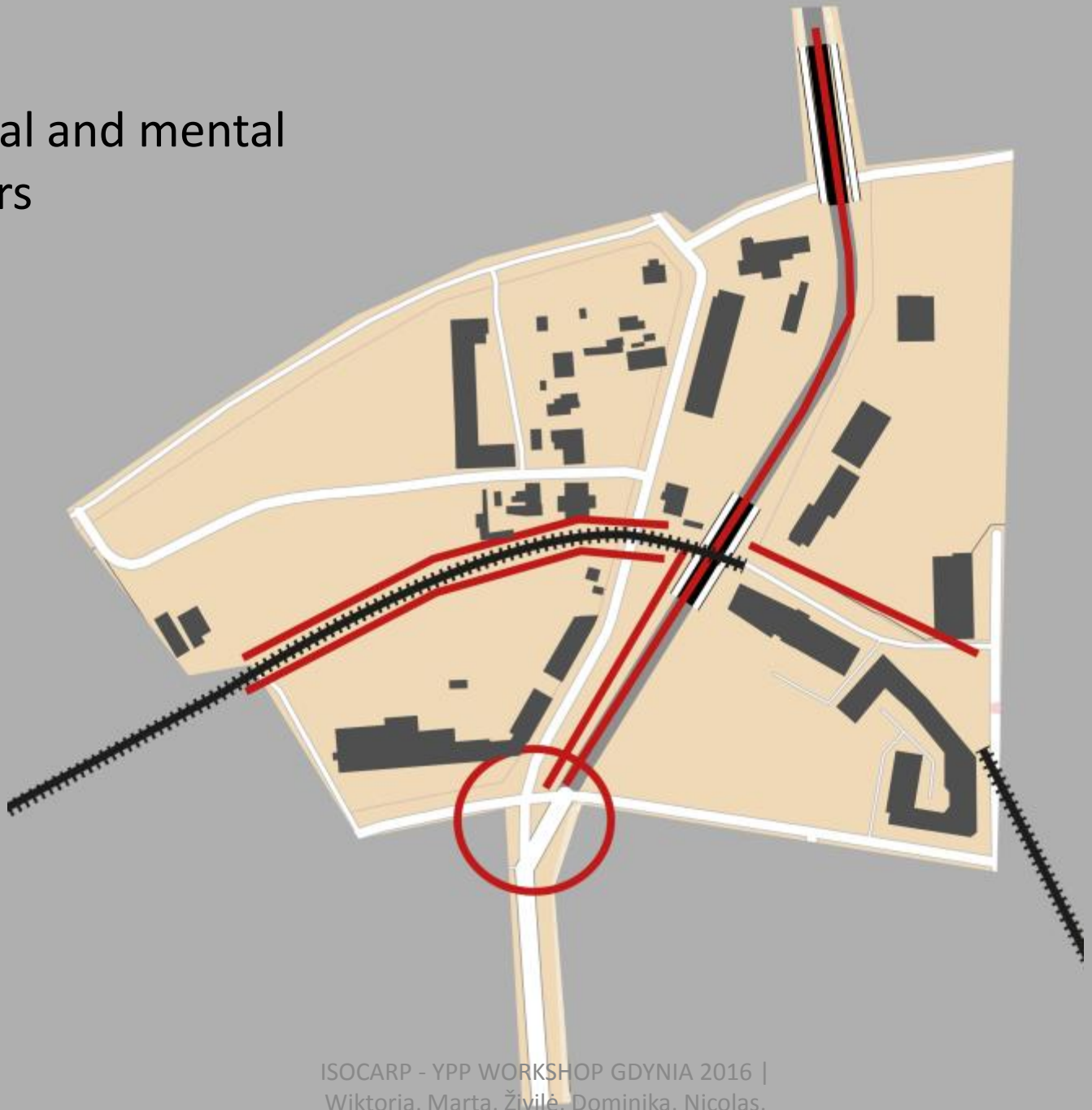
SITE APPROACH



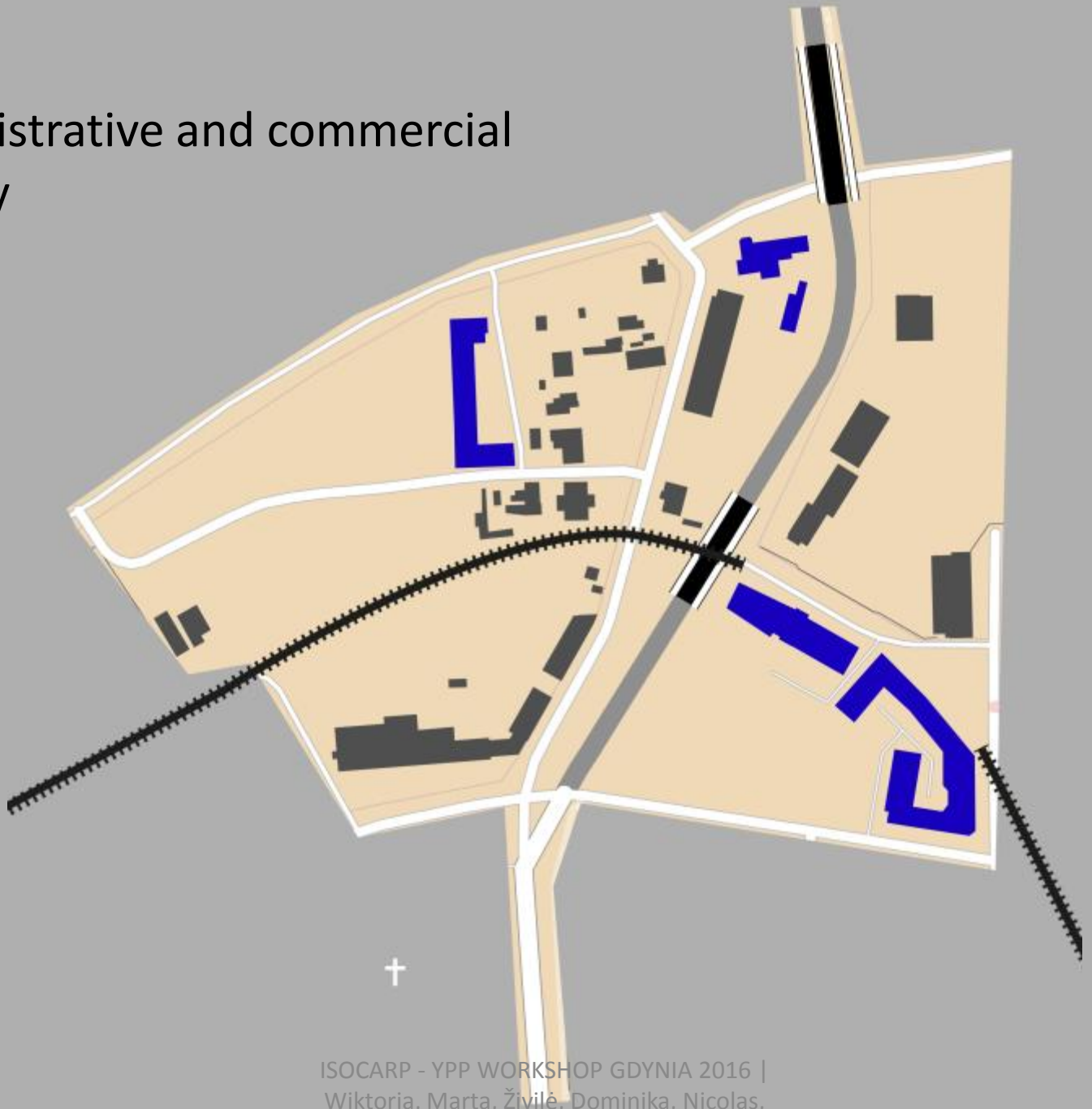
Extended boundaries that respond to the specifics of the territory



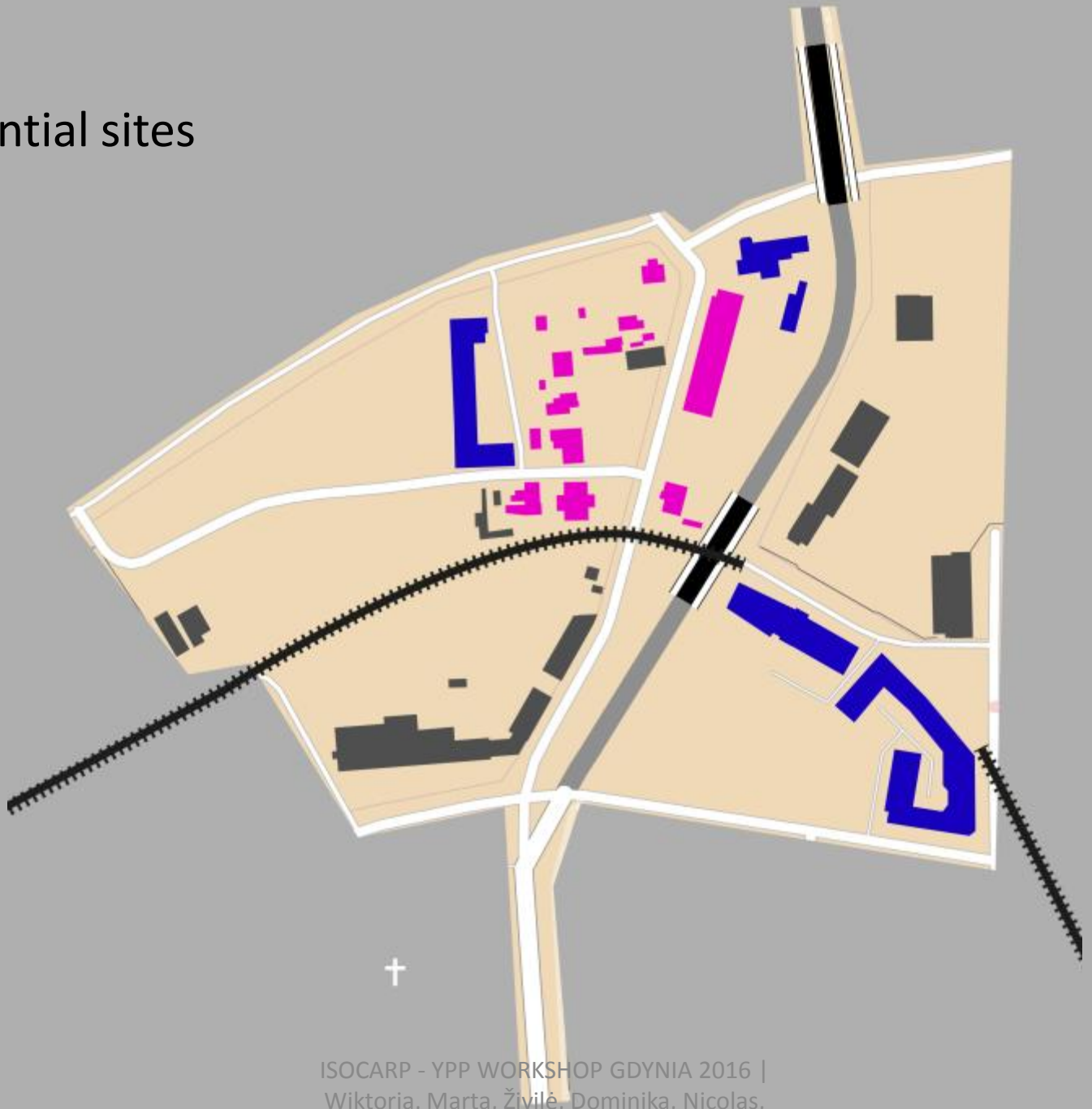
Physical and mental barriers



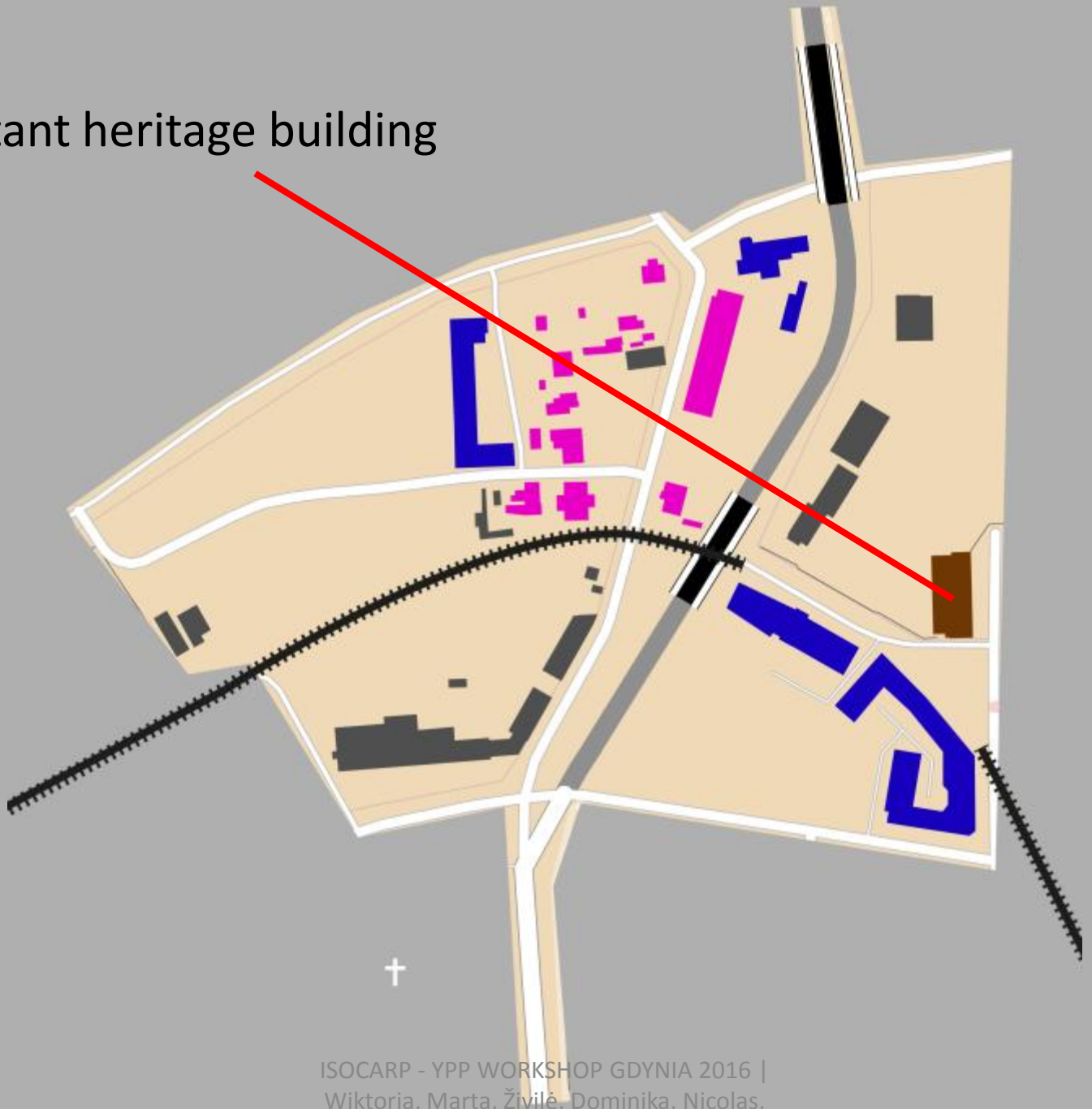
Administrative and commercial activity



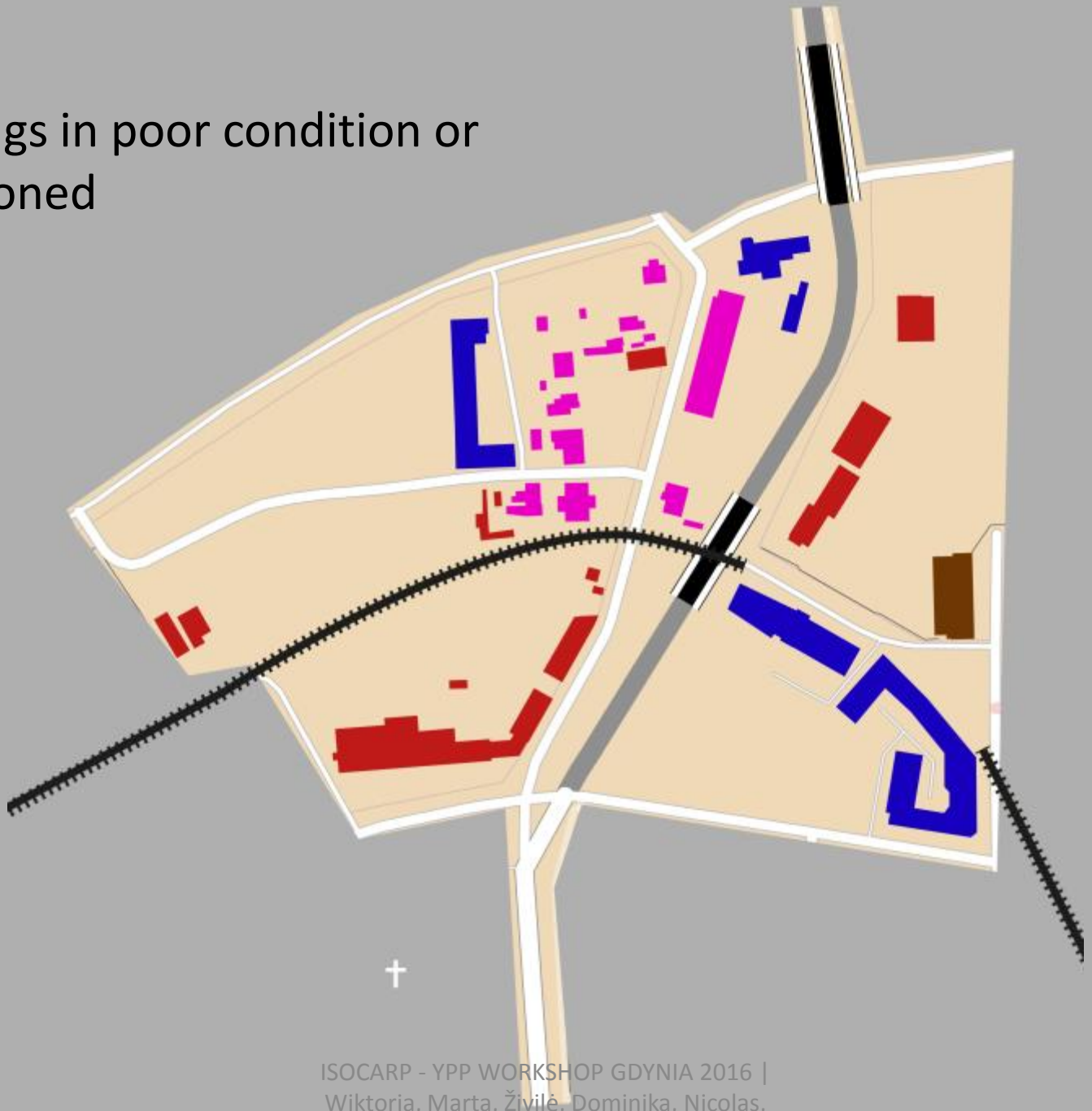
Residential sites



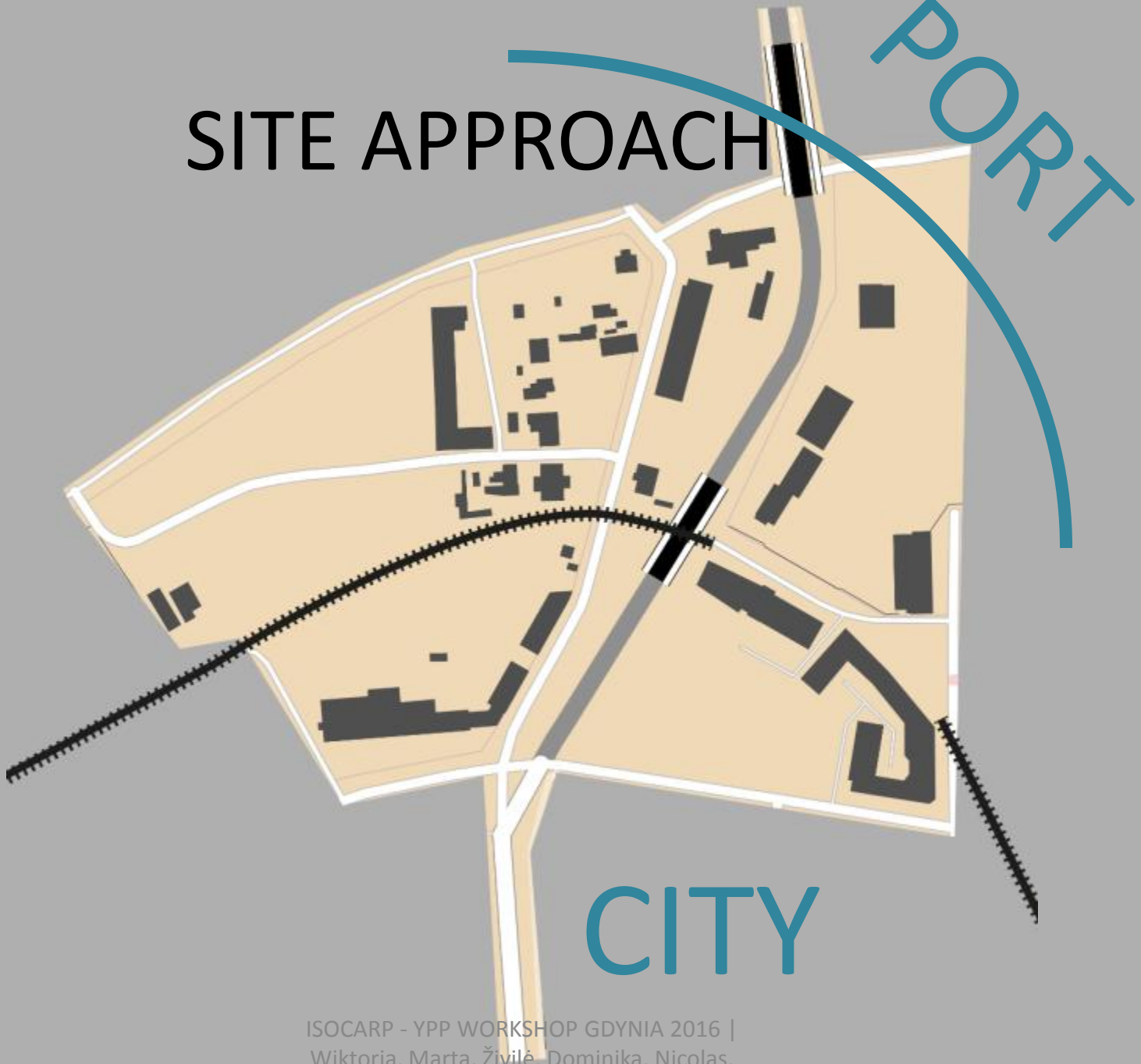
Important heritage building



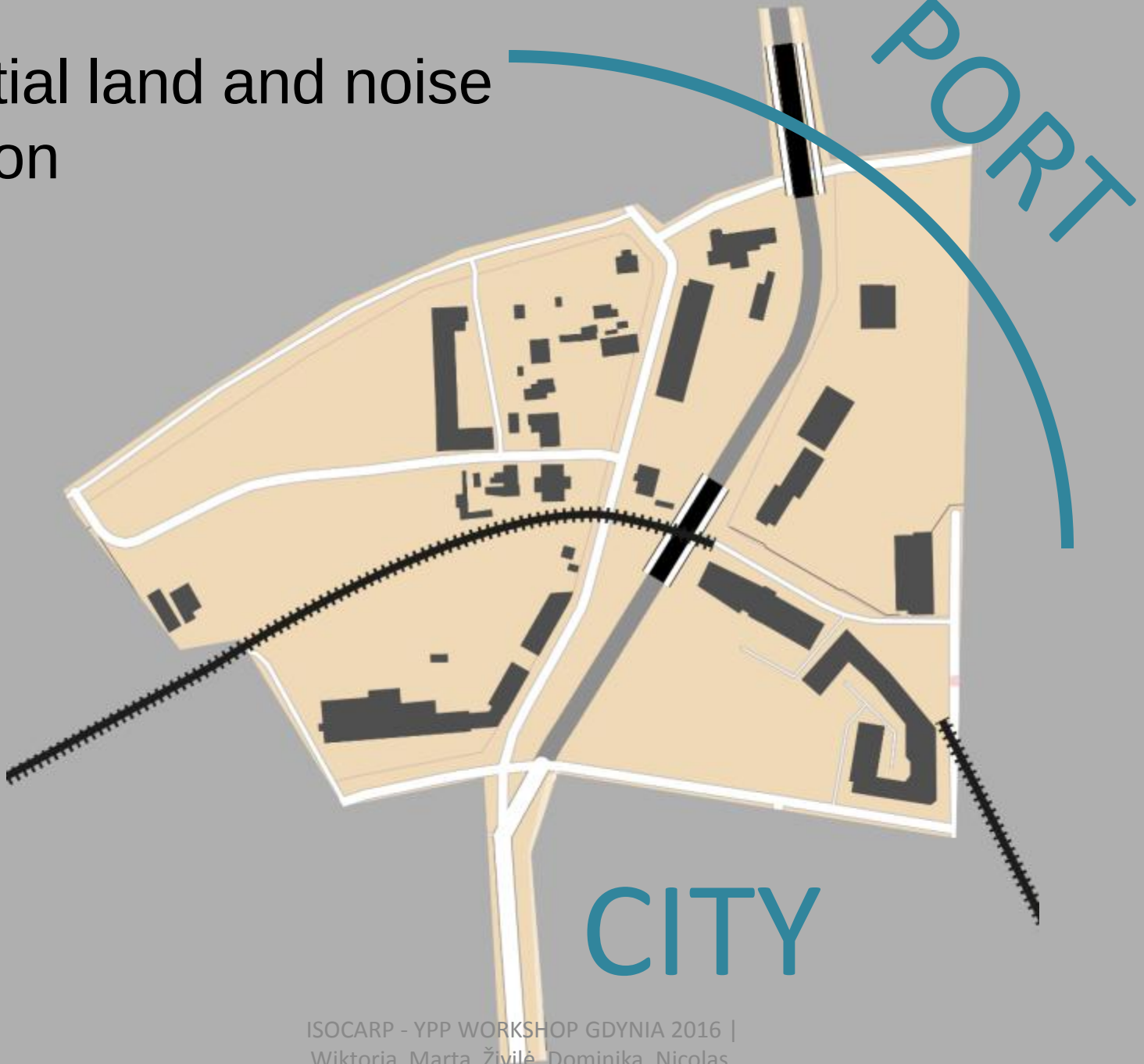
Buildings in poor condition or abandoned



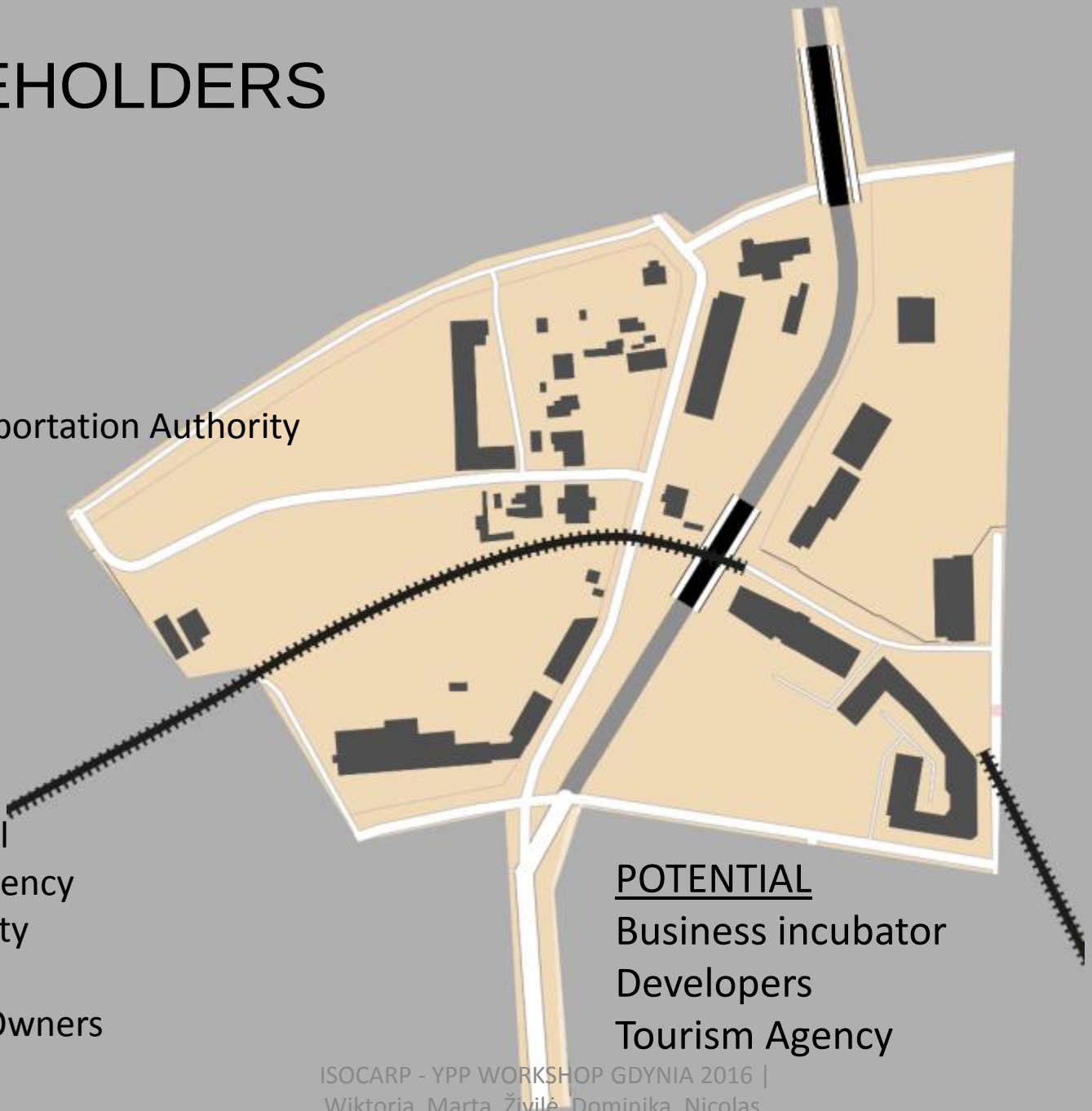
SITE APPROACH



Potential land and noise pollution



STAKEHOLDERS



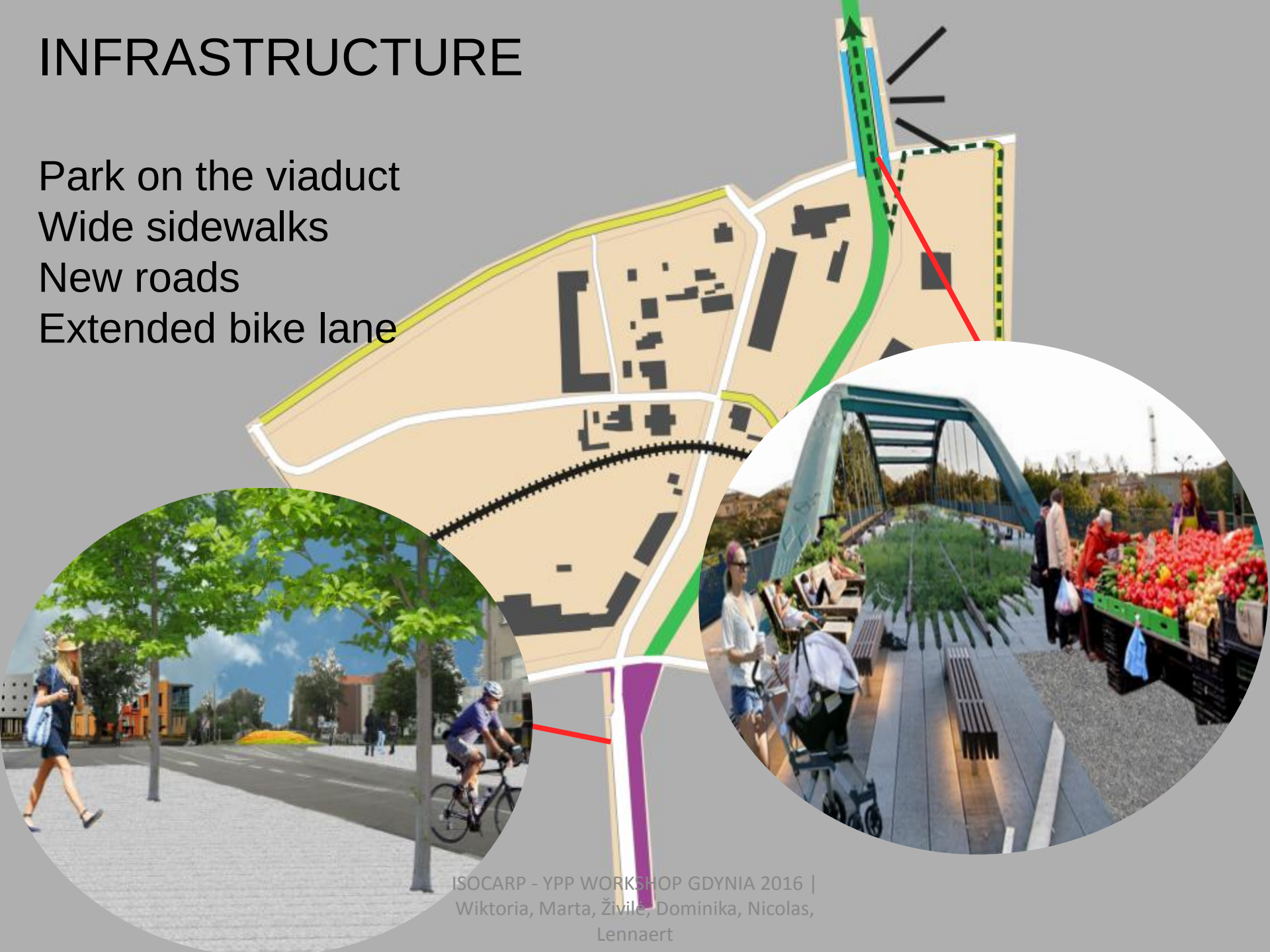
PUBLIC
Municipality
Residents
Church
Police
Public Transportation Authority

PRIVATE
Hotton Hotel
Maritime Agency
Port Authority
Jump City
Local Shop Owners
Music Club

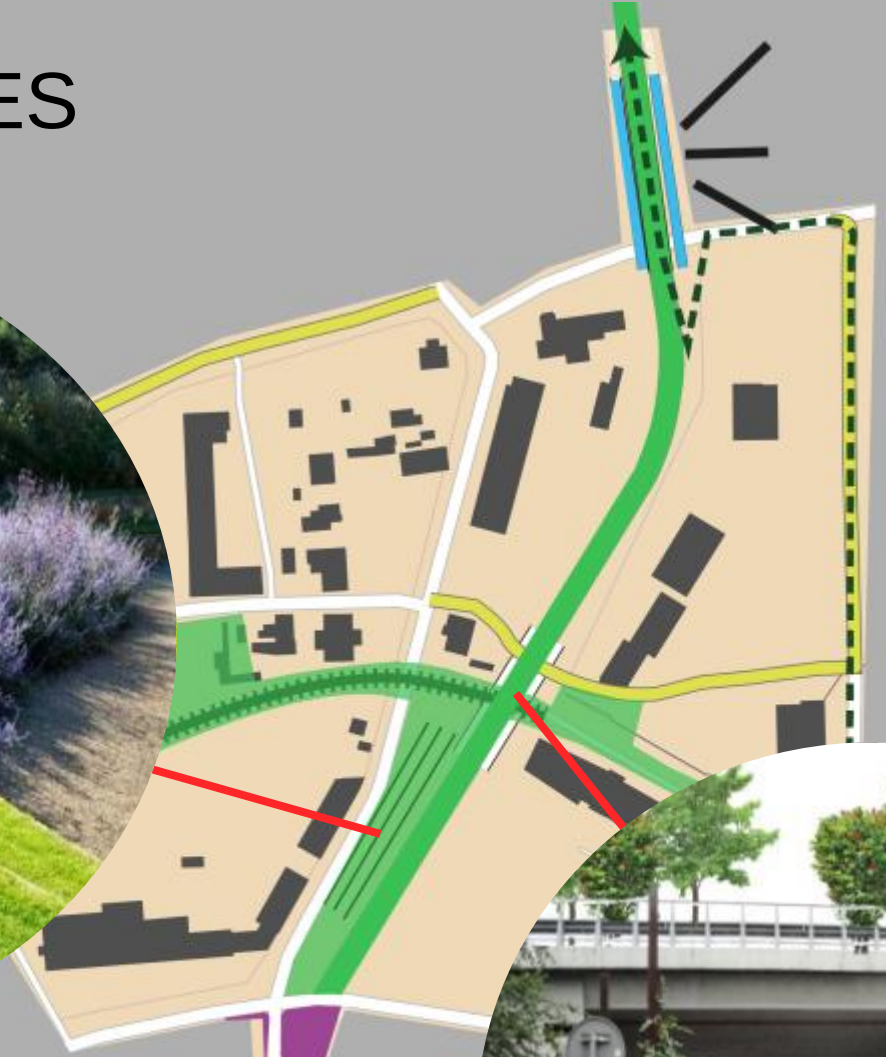
POTENTIAL
Business incubator
Developers
Tourism Agency

INFRASTRUCTURE

Park on the viaduct
Wide sidewalks
New roads
Extended bike lane

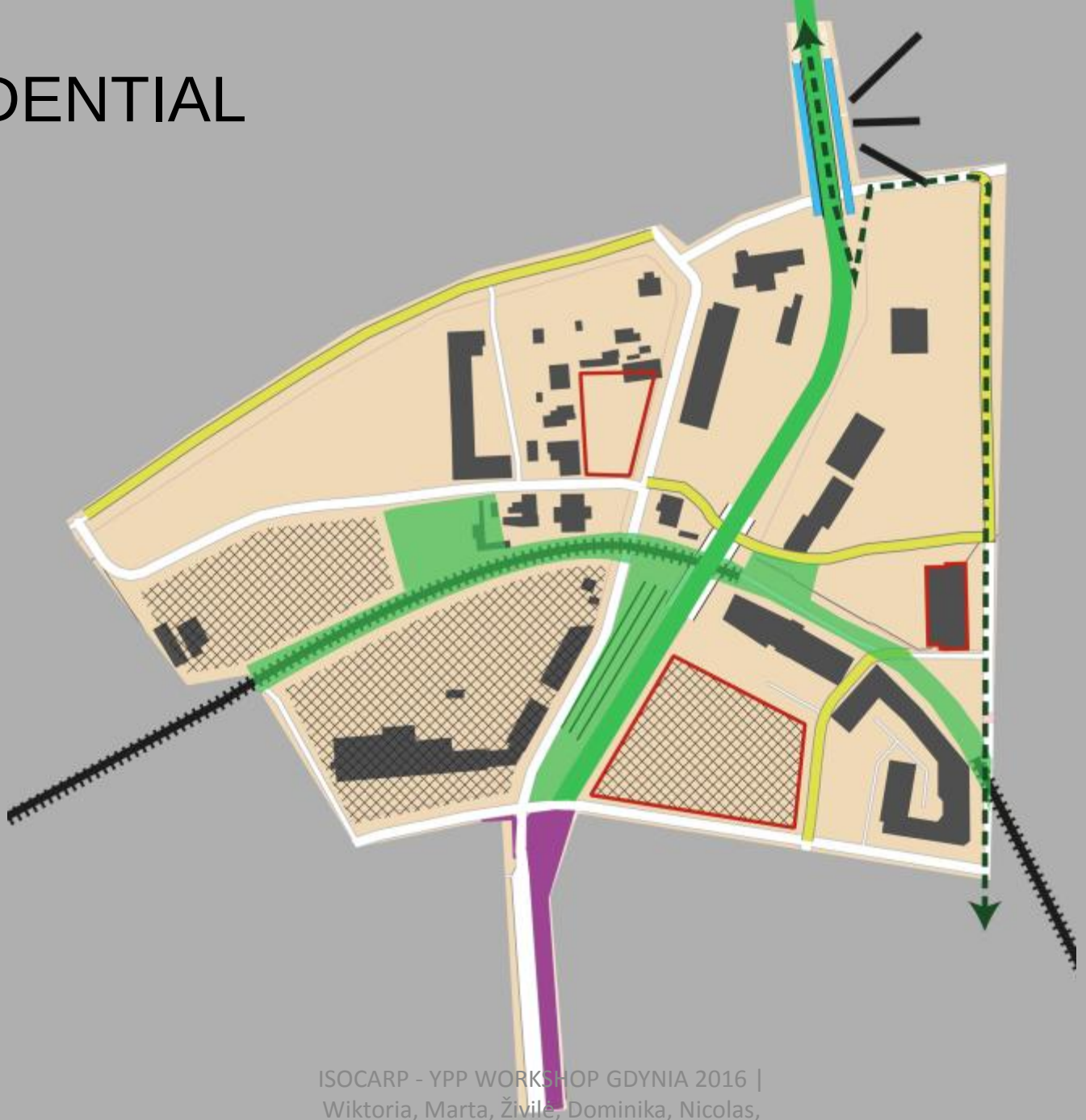


GREEN SPACES



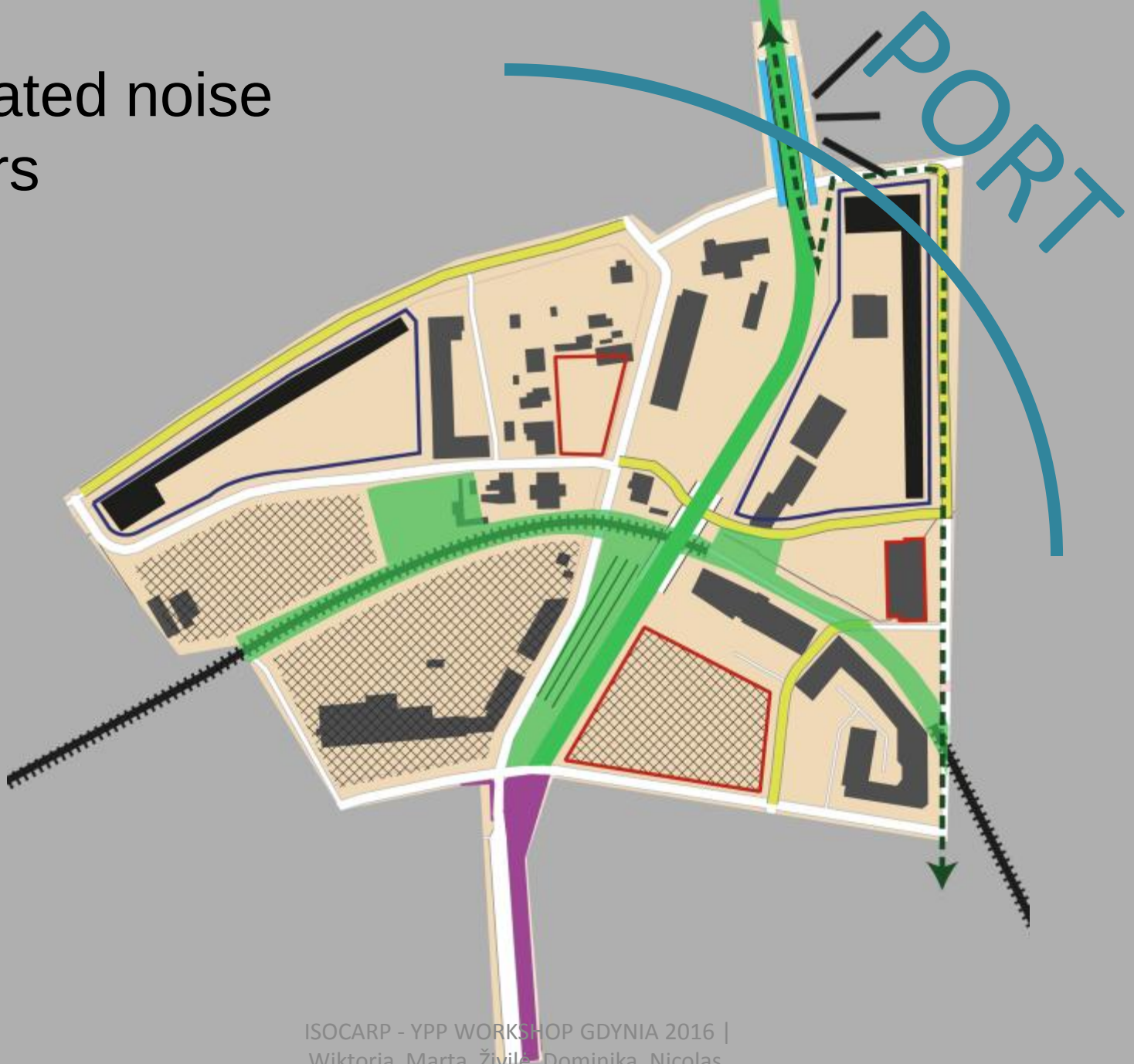
CULTURAL SPACES
MIXED HOUSING

RESIDENTIAL

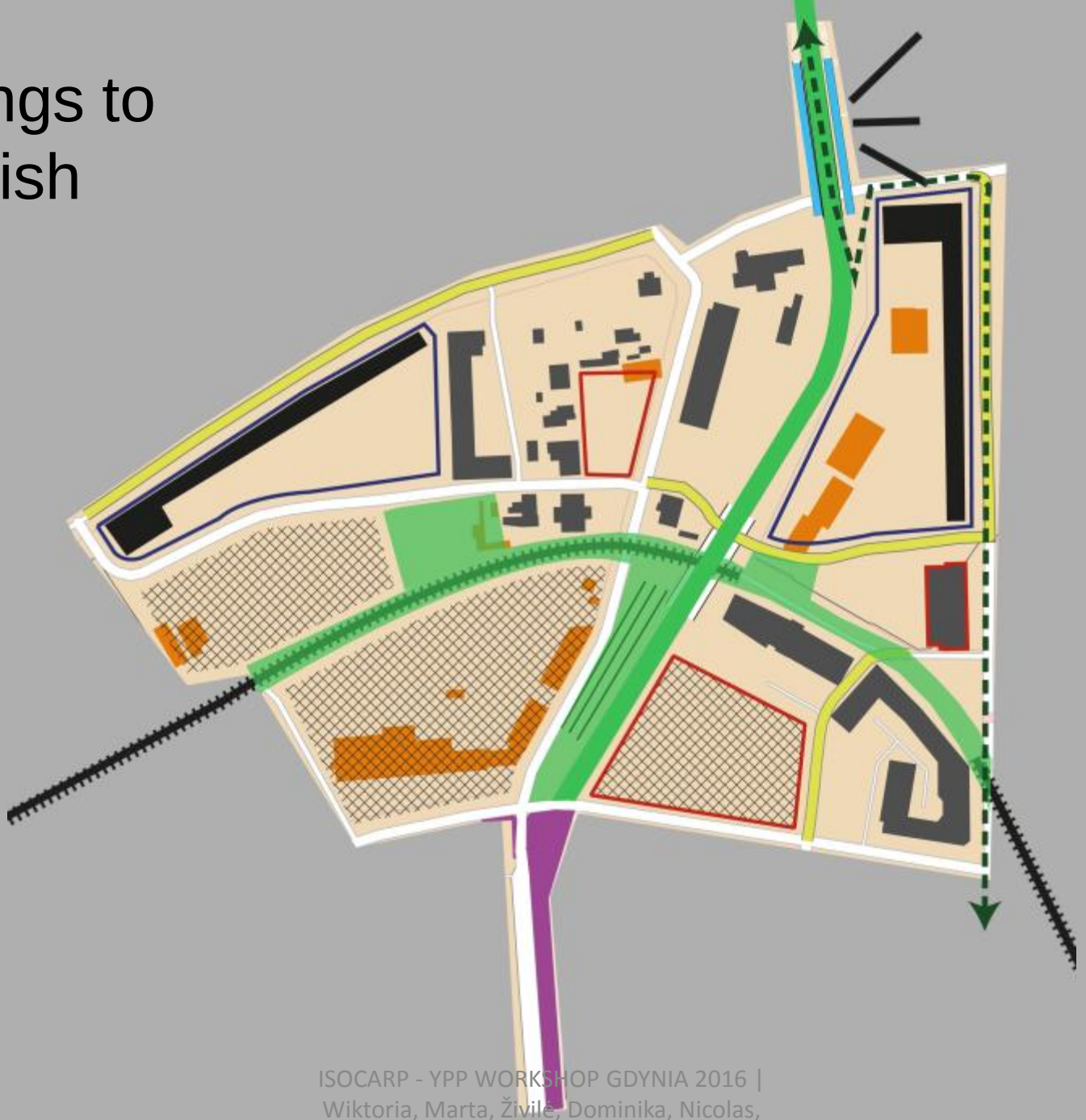


CREATIVE INDUSTRIES

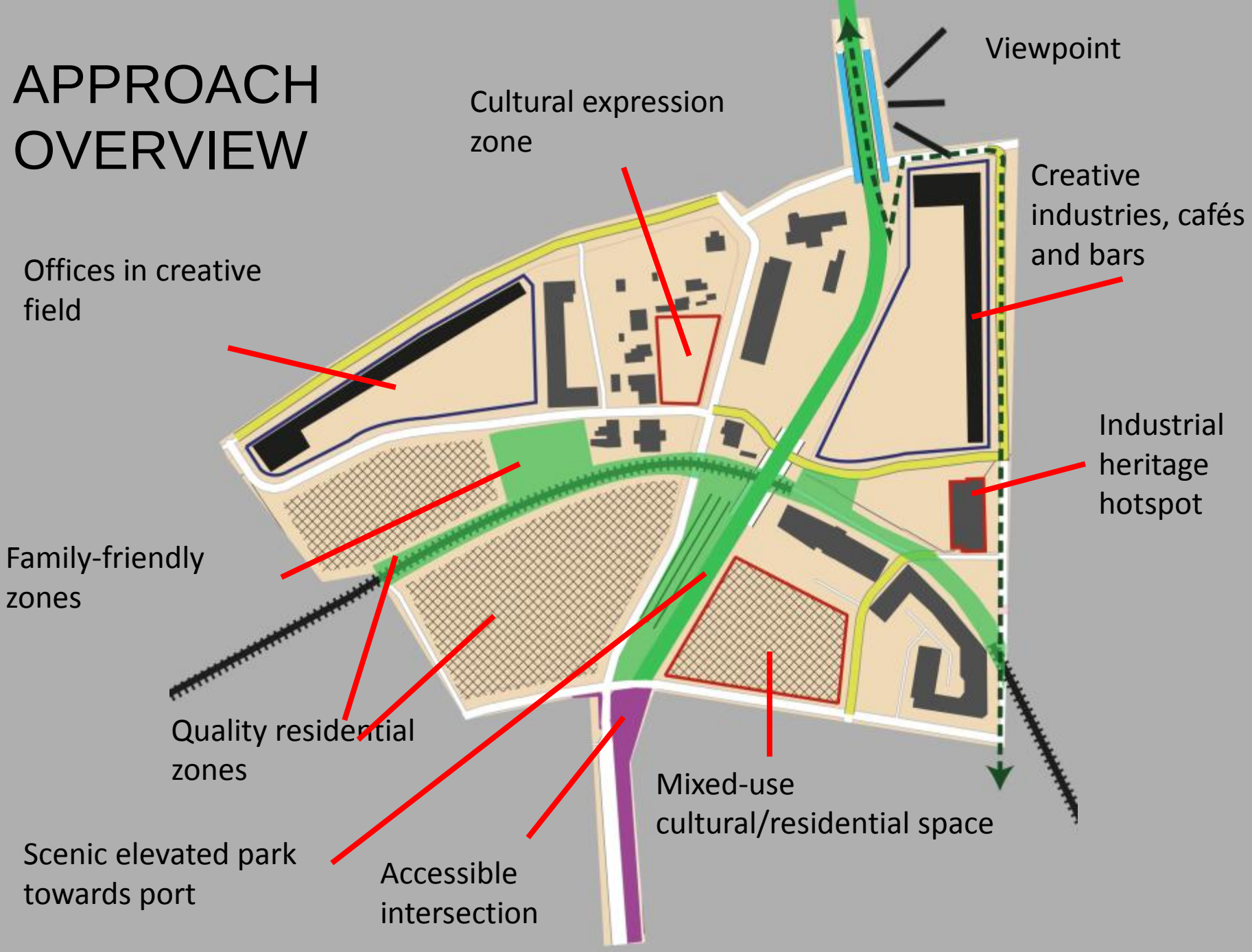
Integrated noise barriers



Buildings to demolish



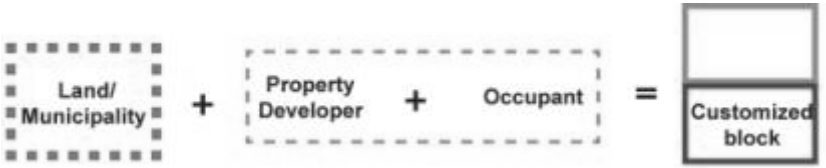
APPROACH OVERVIEW



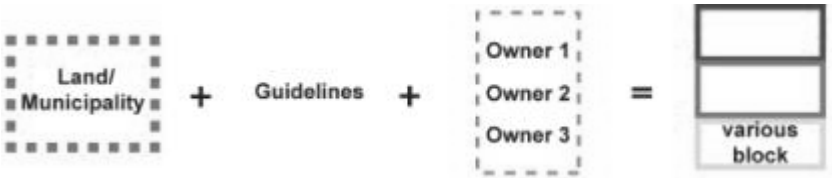
G U I D E L I N E S

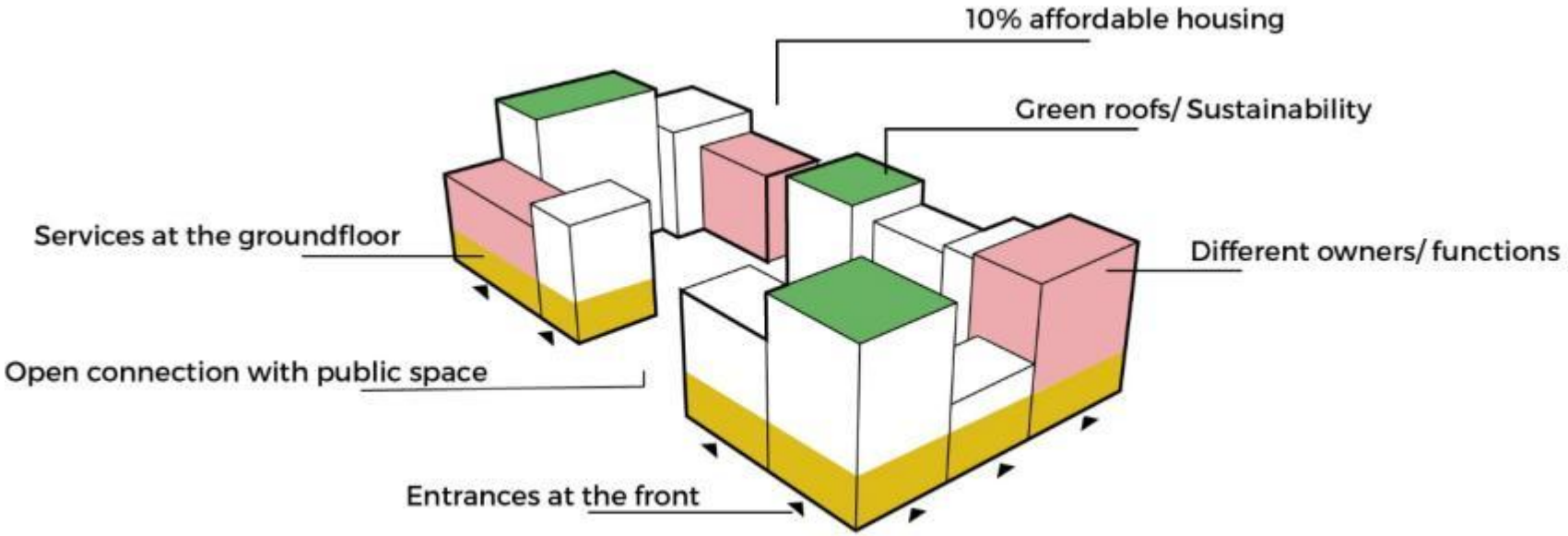
LAND-DEVELOPER

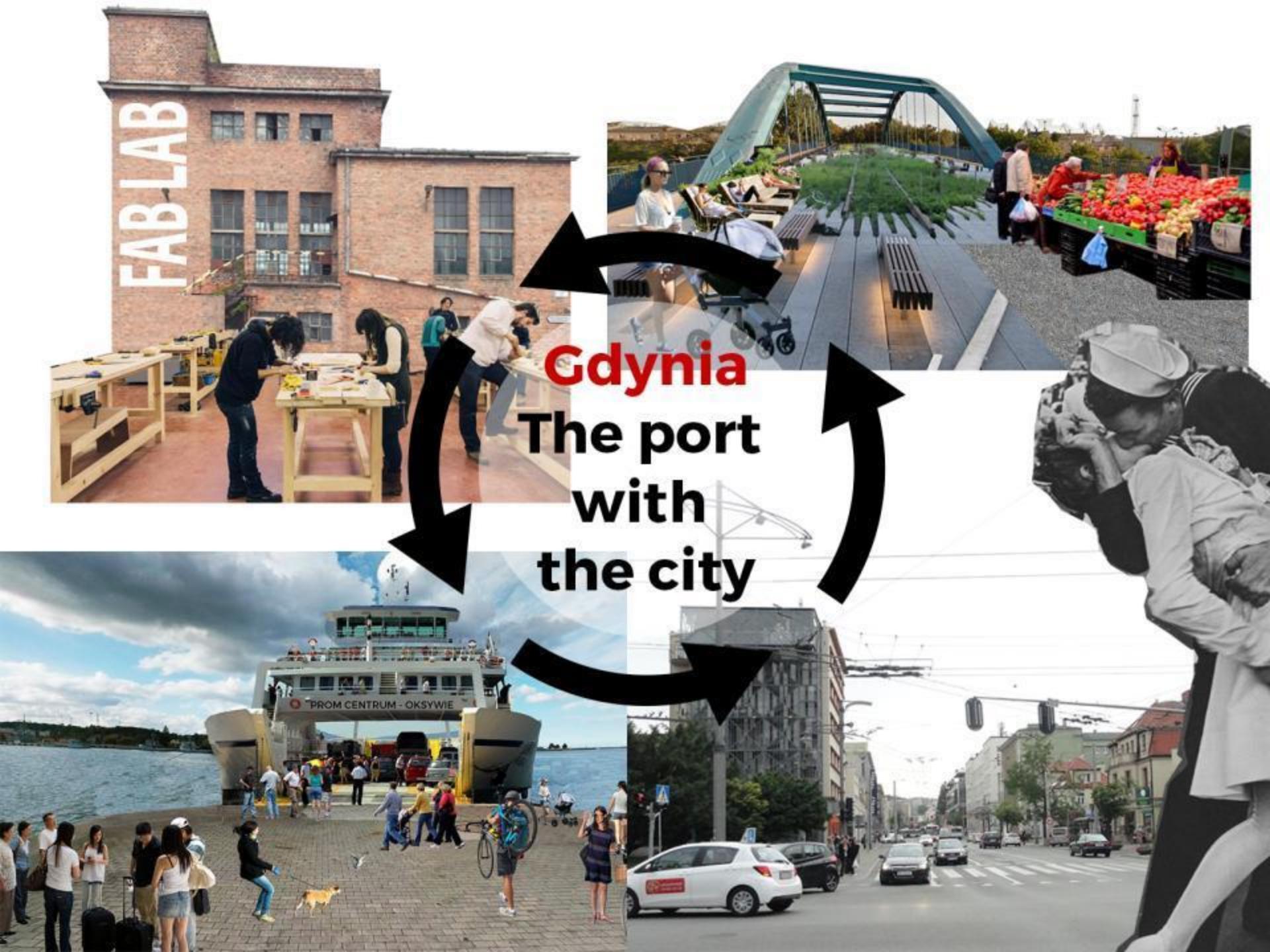
EXTENDED PPP SCENARIO



CO-OPERATIVE SCENARIO






FAB LAB
PROM CENTRUM - OKSYWIE
Gdynia
The port
with
the city

Thank you for your attention

Do you have questions for us?

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