

CATEGORY:
territorial/urban
LOCATION:
Podskarbińska street, Warsaw
POPULATION:
1 714 446
STUDY SITE: 175,20 ha / **SITE OF PROJECT:** 24,00 h
SITE PROPOSED BY: Warsaw Municipal Government Office
OWNER OF THE SITE: State Treasuary and Warsaw Municipality
TYPE OF ORDER AFTER COMPETITION:
engagement of wining architects in the area transformation

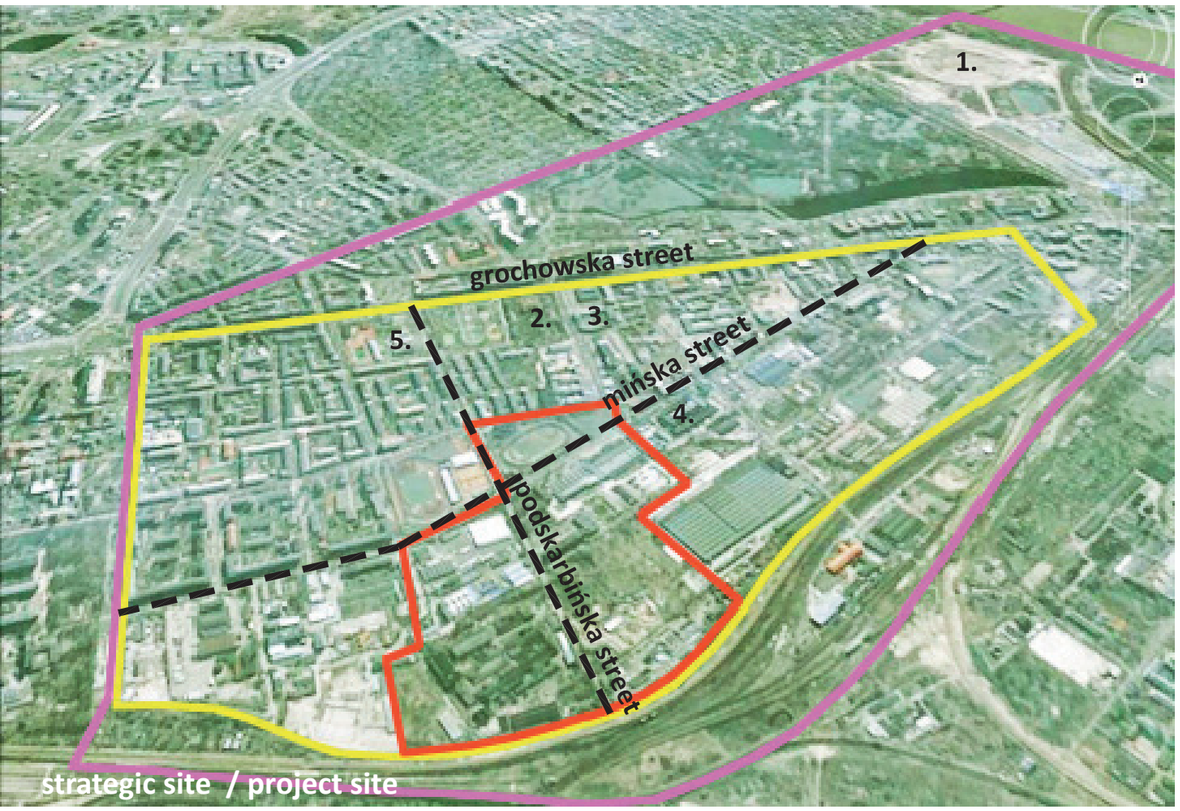
CHANGE TO OPERATE
The driving force behind dynamic spatial changes in the Praga borough in recent years is the construction of the National Stadium and the organization of the UEFA European Football Championship **EURO 2012. The project aims to BENEFIT FROM THE POSITIVE IMPACT OF INVESTMENT IN TRANSFORMATION OF DEGRADED INDUSTRIAL AREAS OF GROCHÓW DISTRICT INTO A MULTIFUNCTIONAL RESIDENTIAL QUARTER.**

The project should take into account the social and cultural specificities of Praga borough, and prevent social exclusion of local residents. The optimal ratio of housing, sports and recreation areas, modern industry and employment should facilitate the further harmonious and sustainable development of the district. Due to the suburban location of the area, creating a clear structure of the connections with the city - both locally and in terms of the whole agglomeration - requires finding an attractive feature at the end of the Podskarbińska street.

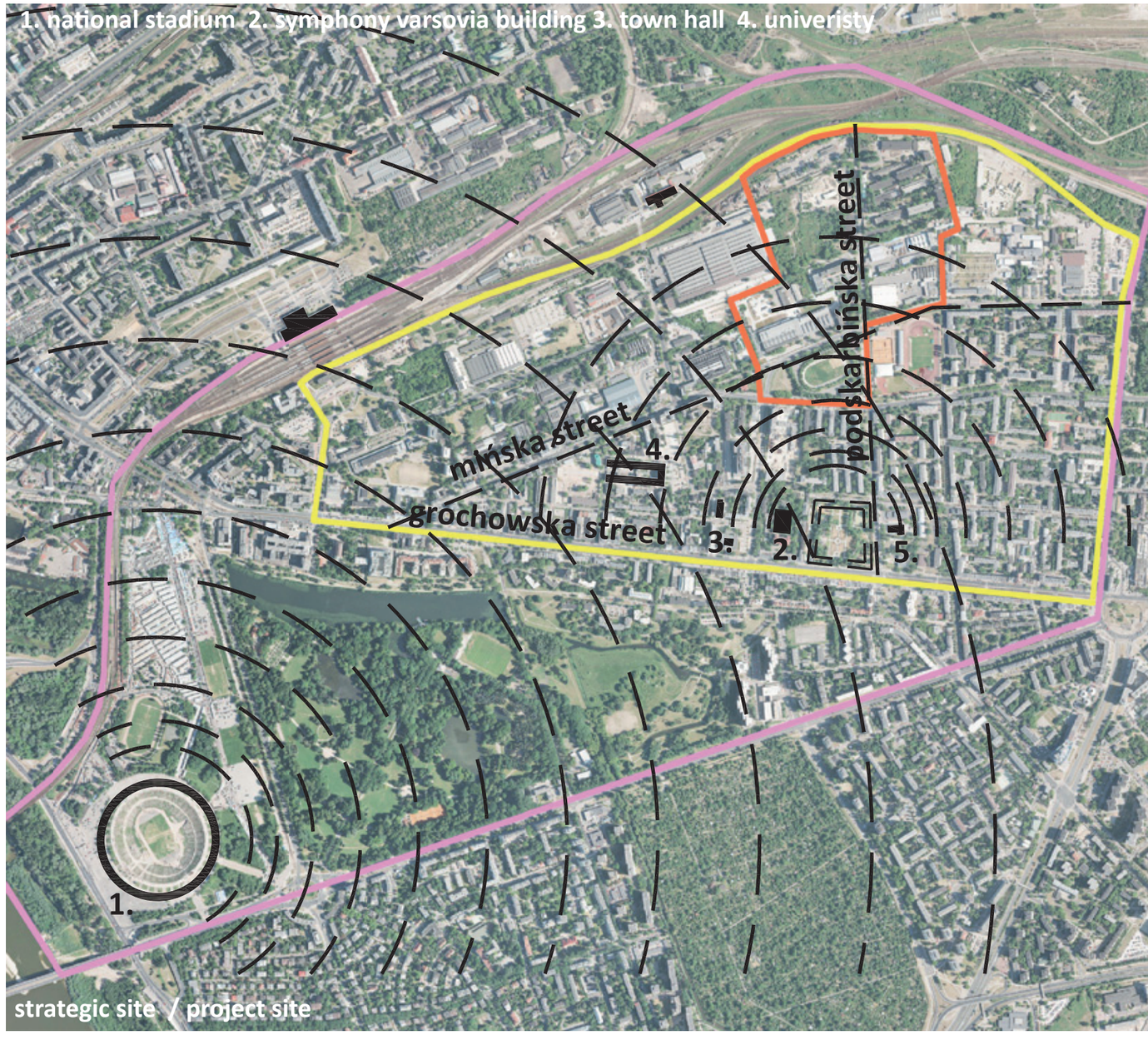
The project should solve the problem of existing communication barriers, namely the railways, and their proper isolation.

CITY STRATEGY
In the last decade the development of Warsaw - the largest city and capital of Poland - accelerated rapidly. The status of the administrative, educational, cultural and business center with salaries higher than in other regions, continue to cause increasing migration. Growing number of residents and territorial development results in the urban sprawl. The city's strategy is to increase the development intensity, including re-urbanisation of brownfield and railway sites. The organization of EURO 2012 and the construction of the city's largest concert hall, Sinfonia Varsovia, highlighted the need for transformation of the areas on the east bank of the Vistula river. Interest in the sporting event and numerous accompanying investments favorably affected the development prospects of this part of town.

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SITE DEFINITION

Project area is located on the right bank of the Vistula river, at the bend of the railway line surrounding it from the north. The area is historically industrial. From the south, the area borders with sports facilities, originally designed for the local community, and with the traditional workers' and social residential district. The terrain of the project has been associated with the aviation industry since the 1930s. The current owner - WSK PZL - WARSZAWA II "SA is a part of the BUMAR Group - National Armaments Concern. Reorganization of the enterprise and difficulties in maintaining production in the urban location led the landowners to the decision of selling the land. The area is 6 hectares. The project aims to develop not the next dormitory district for future residents, but the multi-purpose neighborhood, providing optimal conditions for living, working and relaxation.

NEW URBAN MOBILITY

Mińska and Podskarbińska streets, which form the base of the project site, are incorporated into the transportation system of South Praga. The area is well connected with the right bank side of the city, both by the public transport network (tram, bus and rail) and the infrastructure for private cars. The issue of availability from the north remains unresolved, and the communication with the city center is insufficient. The planned construction of Metro lines could become a strong incentive for district development.

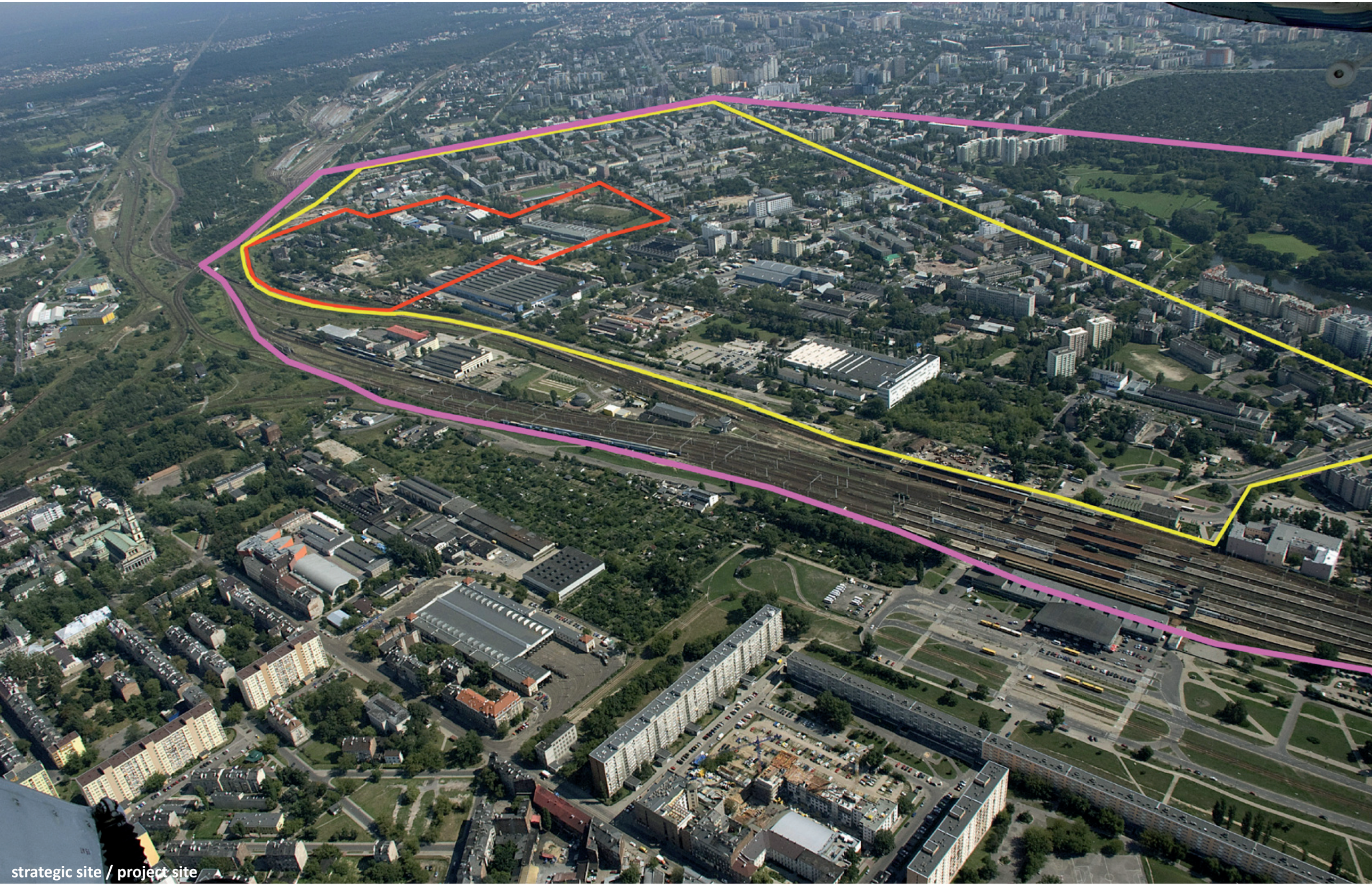
NEW SOCIAL LIFE

South Praga District carries out the revitalization including both the modernization of neglected urban fabric and social programs to support residents. The problems are gentrification and displacement of local populations by new, wealthy residents. The new development should promote the integration of old and new residents and take into account the needs of both parties. Praga became a popular borough among young people, especially due to lower rents and proximity to reputable private universities. New space should be versatile and diverse, and support the activities of various social groups.

NEW ECOLOGY

The basis for the sustainable development of the district should be the appropriate proportion of housing, recreation and work areas, in order to minimize the burden on the environment through communication. To the south of the development site runs one of the main Warsaw natural routes (Skaryszewski Park, Port Praga). The northern border of the project is adjacent to the large railway areas. Modern technologies will allow to recover part of the trackway area, which in the future could be transformed into attractive recreational areas with pedestrian and bicycle routes, woven into the ecosystem of Warsaw.

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general view of Podskarbinska street



lgeneral view of Podskarbinska street



aerial view of buildings - Podskarbinska street



view of buildings - Podskarbinska street