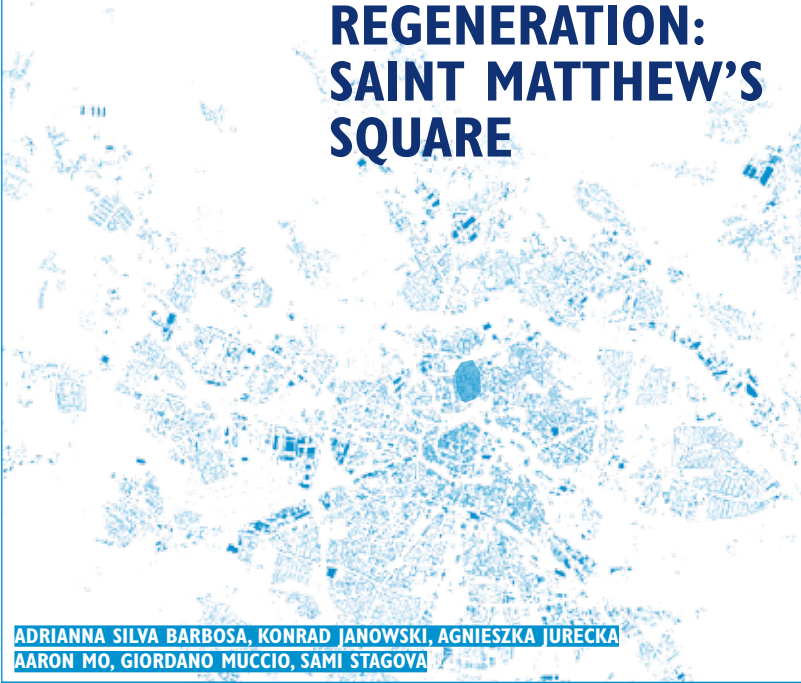


PART I

GROUP

4

URBAN REGENERATION: SAINT MATTHEW'S SQUARE



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pattern embedded in Polish ownership law during the transition period, buildings normally owned by the municipality house people with a lifetime lease while municipal programmes aim to make them real owners of their dwellings. Conversely, the big courtyards inside the blocks remain publicly owned and do not serve their original purpose of semi-private recreational areas. Some buildings have been privatised, others remain social housing and new private developments are being introduced in the area.

ANALYSIS

A SWOT analysis was used to identify the key points of interest in a very complex and multidimensional situation. It highlights social, economic and physical strengths to enhance as well as weaknesses to overcome. The main problem, apart from bad housing conditions, is the attitude of the population towards their neighbourhood. Lack of feeling of responsibility by the citizens and years of municipal neglect led

CONTEXT

- > The 54 ha *Nadodrze* neighbourhood located in the central part of the city of Wrocław near the Old Town is one of the few districts that was not destroyed during the Second World War. Close to the only train station operating after the war it was populated since then by immigrants of many nationalities and social backgrounds. Its layout and architecture are great examples of pre war German planning¹ with a regular grid consisting of dense urban 5 storey blocks, wide roads and a central public area (Saint Matthew's Square). The current conditions of the buildings no longer reflect the high quality of the original design and gradually neglected, the area lost its meaning within the urban structure of the city.
- > This densely populated area suffers from precarious social conditions, such as low income, unemployment, lack of education, addiction, together with an aging population. There is poor interaction between the multicultural communities (mainly Polish, Ukrainian, Roma gypsies etc). Due to the very complex ownership

¹ As a result of Yalta Conference (1945) Polish borders have been shifted. Poland lost its territory on East (now it is part of Ukraine, Bielorussia and Lithuania) and got instead part of Germany, including Wrocław (Breslau).

STRENGTHS

- Quality of architecture
- Urban structure
- Proximity to city centre
- Train station (landmark of the area)
- Multicultural community
- Transportation hub
- Presence of schools (with playgrounds)
- Young population
- Courtyards
- Bunker
- Parks
- Proximity to the river

WEAKNESSES

- Multicultural community not mixing
- Lack of awareness and sense of responsibility for the area
- Safety issues
- Lack of identity
- Bad reputation
- Degradation
- Low income/problematic inhabitants
- Ownership issues
- No urban furniture
- No integration with the rest of the city
- Physical barriers (Drobnera Street)

OPPORTUNITIES

- Alternative/Multicultural atmosphere
- Local economy development
- Growing mixture of different population (students, young couples, creative class, affluent people, business etc)
- Good quality artisan services

THREATS

- Gentrification
- Growing number of cars and parking needed
- Growing prejudice
- Apathy of local residents
- No clear, cohesive idea about the future of the area by the municipality

Proposed space types
based on Google Maps



to current degradation. Poverty, social problems, cultural habits and the ownership situation make the inhabitants indifferent to the maintenance of public and private spaces. In addition, the municipality programmes for improving the local economic and social conditions are insufficient. Beautification of the main square and other parts of the area, together with social initiatives are not able to build a sustainable community able to enhance its peculiar identity and multiculturalism.

VISION AND ACTIONS

- > The aim is to turn Nadodrze into a unique and safe neighbourhood, while sustaining the social diversity which brings a special alternative atmosphere to the area. A programme of revitalisation encompassing physical, economic, social and political actions should achieve this.
- > Guiding principles of this activity are: empowering the existing community, improving the quality of life, strengthening the local economy, counteracting gentrification, preserving the social and ethnic mix, enhancing the participatory process, integrating the area into the city.
- > Three kinds of intertwined change need to happen: **social, economic** and **physical**. The main economic problems are the general poor economic development of the neighbourhood and housing exacerbated by the buildings ownership structure.
- > The main social problems are the lack of social networks and their inability to fulfil a forceful supporting role.

From a physical point of view the main required interventions are: making the living conditions safe and healthy, networking public spaces and improving the quality of the public realm, identifying and enhancing public spaces at the level of the city, the neighbourhood and small local communities, acknowledging the district within the city network of places, preserving remarkable landmarks, such as the Wrocław Nadodrze train station and the air raid shaft as important memories of the pre-war period.

Overall, it is important to improve locally first, and then to connect globally.

COMMUNITY

OBJECTIVES

- Empower the existing community
- Improve the quality of life
- Counteract gentrification processes
- Preserve the social/ethnic mix
- Enhance the participatory process
- Integrate the area into the city

IDEAS FOR SOLUTIONS

- Creating a neighbourhood support centre
- Creating an Information centre
- Platform for news about opportunities
- Cultural events
- Tackling the language issues
- Legal aid
- Providing leisure opportunities

KNOWLEDGE DEVELOPMENT

OBJECTIVES

- Empower the existing community
- Preserve the social/ethnic mixing
- Enhance the participatory process

IDEAS FOR SOLUTIONS

- Tackling the language issues
- Workshops
- Legal aid
- Classes for adults

HOUSING

OBJECTIVES

- Empower the existing community
- Address ownership problems
- Counteract gentrification processes

IDEAS FOR SOLUTIONS

- Housing Cooperatives
- Creating subsidies schemes
- Possibility of buying flats
- Differentiating rents for flats for different people

LOCAL ECONOMY

OBJECTIVES

- Empower the existing community
- Strengthen the local economy
- Integrate the area in the city

IDEAS FOR SOLUTIONS

- Creating opportunities for income
- Investment in public infrastructure
- Creating local business opportunities small shops/ services/ galleries



PROFESSIONAL EDUCATION

OBJECTIVES

- Empower the existing community
- Preserve the social/ethnic mixing
- Enhance the participatory process

IDEAS FOR SOLUTIONS

- Fostering professional education and creating opportunities
- Workshops