



THE YARD IN DIALOGUE

Report on consultations concerning
the development of the Young City centre
(Drewnica Peninsula)

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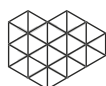
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INICJATYWA
MIASTO



J E M S A R C H I T E K C I

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The project of a lifetime :



THE CITY OF THE FUTURE

Dear Stakeholders,

I wish to thank you most sincerely for accepting the invitation and your active participation in the Public Dialogue devoted to the concept of the development of a fragment of the Young City district – the Drownica Peninsula. The message we have received from you is crystal clear: build an inclusive district accessible to everyone, with a broad variety of services and a clearly highlighted public zone.

Furthermore, another vital need you have pointed to is to have greenery and preserve and highlight the historic heritage of the shipbuilding industry and the former Gdańsk Shipyard.

We have learned a lot from you, and we shall reach for the knowledge whilst implementing individual stages into the Stocznia Centrum Gdańsk project.

Respectfully yours,

Krzysztof Sobolewski

President, SCG sp. z o.o. sp. k. Management Board



The Drennica Peninsula [The Woodshed Peninsula] / photo by: Marek Sałatowski

Introduction :

The process of consultations concerning ‘Young City. The Future of the District’, initiated by the City of Gdańsk Architect’s Office was completed in December 2021. The consultations consisted in discussions on the prime issues requiring attention when working on the future shape of the area. The process conducted by the city yielded an array of results, and among them an indication of the vital need to build public trust with respect to the transformations taking place in the Young City area. Keeping up dialogue between all stakeholders in the area was identified as the key prerequisite thereof.

This report has been compiled in response to the need of building public trust, as identified by the City, and provides an overview of the public dialogue held on commission from SCG Stocznia Centrum Gdańska with the city residents and stakeholders. The process focused on the concept of developing the Drennica Peninsula in the Young City of Gdańsk, as produced by the JEMS Architekci architectural studio. In view of the stature of the said area, the City of Gdańsk became a partner to the project.

The consultations comprised 5 meetings, including 2 workshops and one expert panel meeting. The cycle of meetings was combined with study visits on site and meetings with the stakeholders. The information accumulated in the process and the conclusions ensuing therefrom relate to the future development of the area, and an assessment of the potential impact of the project implementation on its immediate and more distant surroundings. The results are summarised in the form of 12 prime indications grouped in two categories – the project and the programme.

The intention guiding the authors of this report is to provide the interested parties with reliable information on the public reception of the land development concept and its presentation in a way which will enable more accurate alignment of the concept with the expectations of the local community. The conducted process was participated in by a substantial number of individuals representing the complete spectrum of stakeholders, which testifies to high interest in the discussed area and adds credibility to the entire process.



The Drewnica Peninsula / photo by: Michał Szlaga



Young City : The Future of the District.



A panorama of the Stocznia Centrum Gdańsk area / photo by: Michał Szlaga

Characteristics of the area :

The dialogue held focused on the area of the Drownica Peninsula owned by the SCG Company. Historically, the area used to be a component of the Schichau Yard complex, later incorporated in the Gdańsk Shipyard, and represents one of its core subareas in terms of culture and history. In the east, it neighbours on the land of the former Imperial Shipyard, and in the west on the remaining part of the Schichau Yard complex. The land the development concept covers is of a major historic significance in both the regional and nation-wide perspective. The surviving tangible heritage in the area the consultations concerned comprises structures listed as monuments of the past, to name e.g. the cranes and their trackways, the flooring characteristic for the former yard, and elements of the embankments such as bollards and cleats. Another major element in terms of its role is the surviving unique layout of the street grid reflecting the industrial processes which took place on the Shipyard estate.

The intangible heritage of the area is linked primarily to the history of the shipbuilding industry present here as of the mid-19th century and the tradition of one of the most important social movements in Poland. Those triggered the events of December 1970, the birth of the NSZZ 'Solidarity' movement, and the signing of the August 1980 accords.

The artistic and cultural activities pursued in the area since 1990s represent another line of heritage of the Gdańsk Shipyard area. The activities group and attract numerous artists from Poland and abroad, as well as social organisations.

Since 2013, thanks to such sites as the Elektryków Street, B90 Club, and 100cznia facilities, the area has grown to become a centre of life in Gdańsk with a rich cultural, social, and catering offer. The SCG Company cooperates with a number of entities pursuing their business on the said land.



The embankment at Stolarzy Street [Carpenters Street] / photo by: Marek Sałatowski

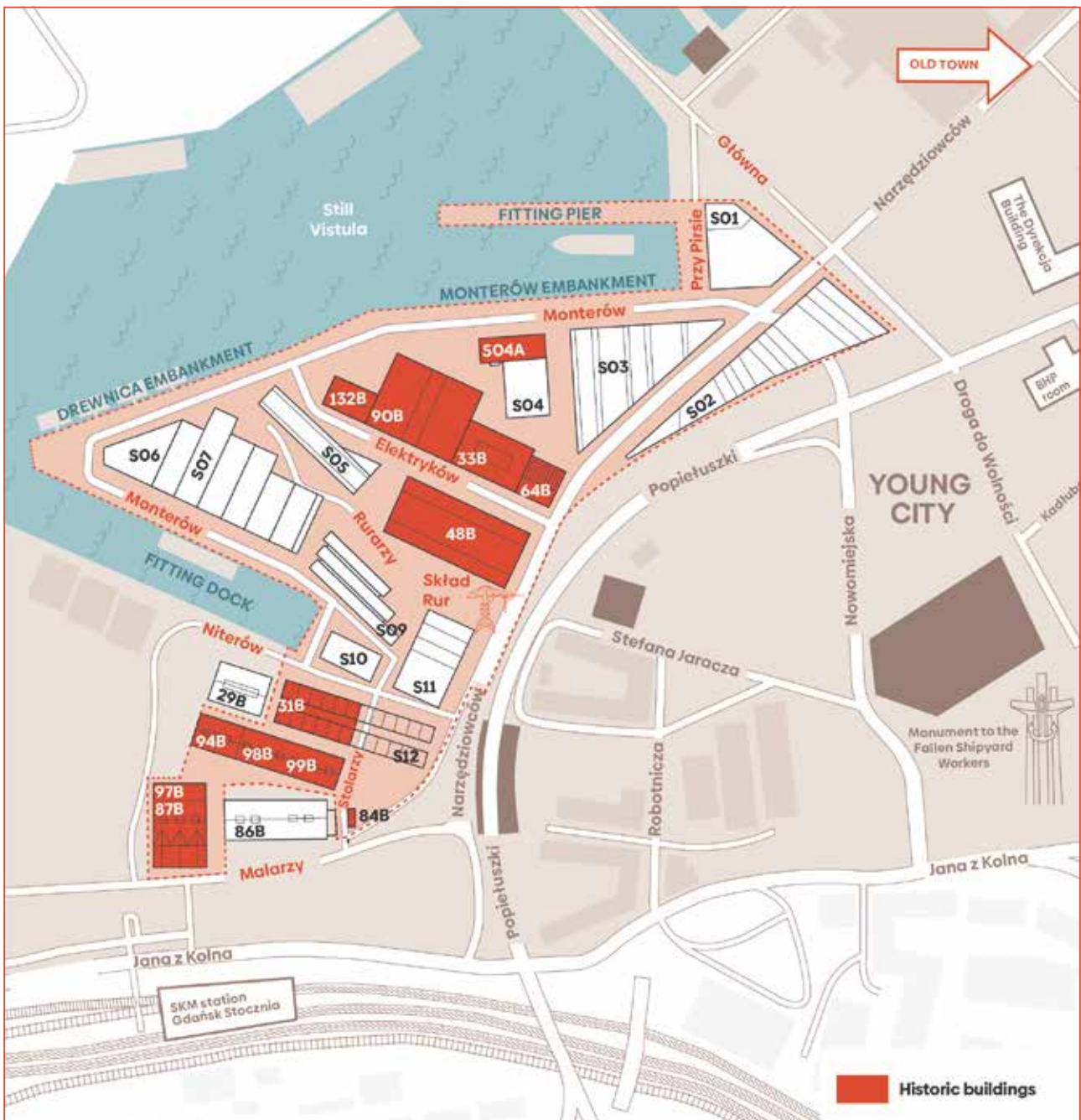
The development concept discussed during the dialogue is an element of one of the priority processes in the transformation of the Gdańsk city centre, connected with the Young City formation process. Today, on the expanse of the new emerging city district there are a dozen or so entities operating on site, both private entities, public institutions, and units of the City of Gdańsk authorities administrating the city-owned land, all within the borders of the Young City.

The SCG Company is a member of the Council of Stakeholders in the Young City and the Polish Hook. The Council groups landowners and holders of perpetual usufruct title to the land, investors, and representatives of: the authorities of the Municipality of Gdańsk, institutions of culture, social and city activists, local organisations, and the broadly construed artistic circles operating in Gdańsk. The Council serves as an advisory and opinion-giving body. Its role is to provide a forum for discussions on the shaping of the vision of developing the Young City and the Polish Hook areas and in particular on organising public spaces and providing effective support to the investments in preparation and projects vital to the area¹.

¹ Young City: The Future of the District. Report on the consultation process.

The scope of the study :

The conducted public dialogue concerned the concept of developing the land owned by the SCG Company. The land borders on Narzędziowców [Toolmakers] and Popiełuszki Streets in the south, Główna [Main] Street and Droga do Wolności [Road to Freedom] in the east, the embankment of Marta Wiśla [Still Vistula] closed with Monterów [Assemblers] Street in the north, and Malarzy [Painters] Street in the west.



The specific objectives of the dialogue :

The purpose of the public dialogue was to present the concept of developing the SCG land, including a detailed architectural concept of two residential buildings to be raised as stage one into the project, and to learn the opinions of the stakeholders. The concept was developed by the JEMS Architekci architectural studio and forms the basis for further design works on individual buildings the concept comprises.

The specific objectives of the process were as follows:

- 1** ▶ To inform the local community of the planned concept and present its assumptions.
- 2** ▶ To obtain information on the public reception of the concept.
- 3** ▶ To collect vital comments on the presented concept and its impact on the surroundings.



Photo by: City Initiative [Inicjatywa Miasto]

The context of the consultation process :

The public dialogue described in this report continues the process of negotiations and coordination of the vision of the development of the entire Young City, initiated by the City of Gdańsk. In the framework thereof, the Mayor of the City of Gdańsk, hand in hand with the Architect of the City of Gdańsk, initiated the consultation process entitled Young City. The Future of the District. The goal set for the municipal consultations was to verify the development vision of the new district in formation, as created at the outset of the 21st century, learn the opinions of the stakeholders on the most vital factors determining the future shape of the area, define the target nature of the area in the context of the stakeholders' expectations, and identify the aspects for further studies, analyses, and project works.

The main conclusion of the conducted process resulted in a change of the vision of the shape to which the Young City district would be developed, with the concept of a business district abandoned in favour of a vision of a balanced, multifunctional urban tissue.

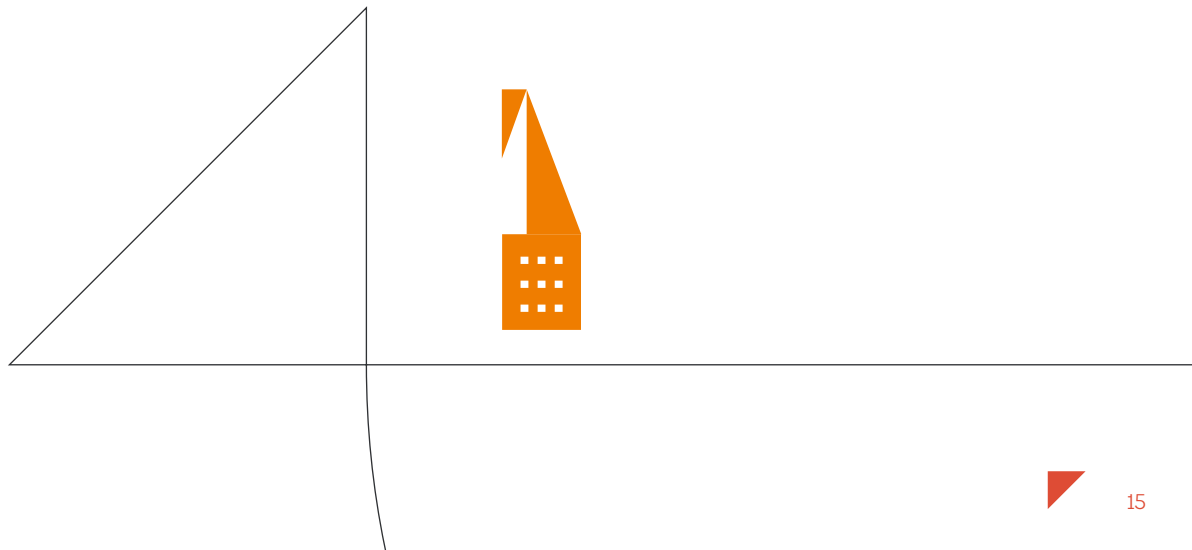
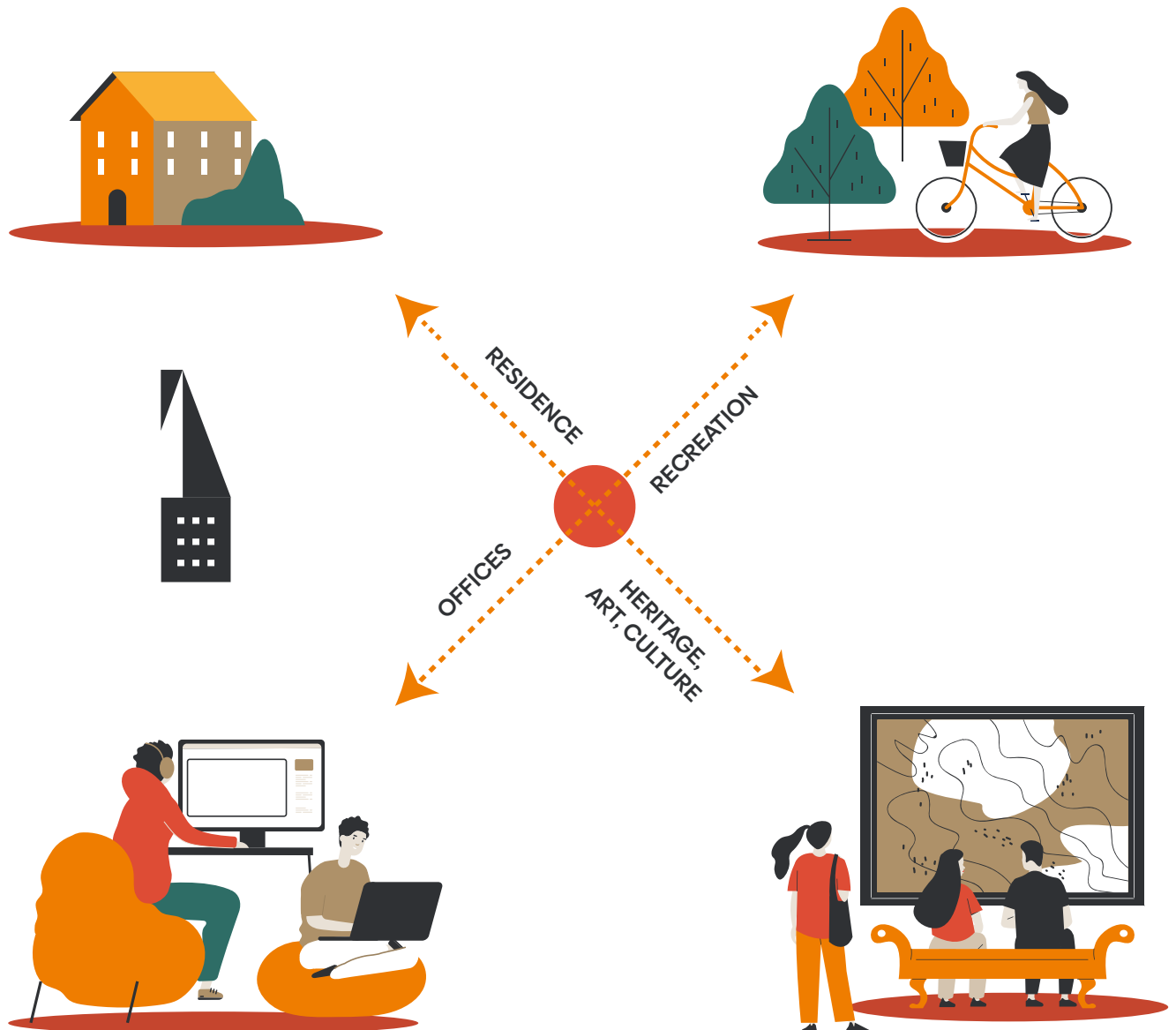


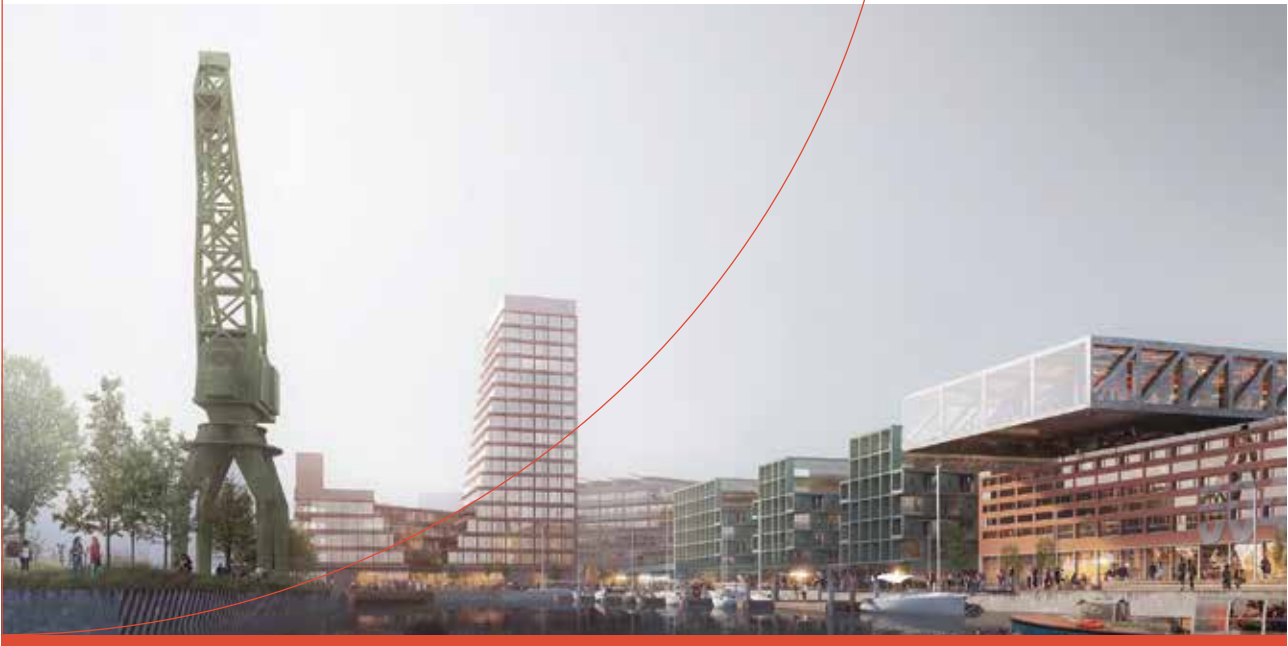
*Inauguration of 'Young City:
The Future of the District' cycle.
Below: Prof. Piotr Lorens, MSc PhD,
Architect of the City of Gdańsk,
Alan Aleksandrowicz, Vice-Mayor
of Gdańsk for Investments.*



Photo by: Dominik Paszliński / www.gdansk.pl

The stakeholders in the consultation process postulated that the newly developing district should be integrated, cohesive, open, and accessible to everyone, where the postulate reflects the change in the way of thinking about a contemporary city. The new vision highlights spatial links which enable free use of the space by those on foot, a dense network of publicly accessible spaces and green areas, plus multifunctional development. The intention behind the process held by the SCG is to continue the dialogue and focus it deeper on the details relating to the Drenwica Peninsula, as well as to verify the assumptions of the functional programme of the development planned.





The development concept / a view from the embankment

The current status of the concept :

The land development concept discussed in the public dialogue was based on the assumption of creating a modern, multifunctional, and centre-building district of the city. The backbone of the concept consists in blending the existing historic buildings with the new development.

The created concept was based on the historic grid of streets, their routes aligned with the technological processes which took place in the former Gdańsk Shipyard. Retaining the courses and names of the streets forms one of the assumptions underlying the future urban complex, which will ensure a link between the historic development and industrial relics on the one hand, and modern development on the other hand.

The proposed land development envisages extensive, publicly accessible space interspersed with introduced greenery, i.e. plantings, green squares, pocket parks, and green terraces. With the view of maximising the presence of the greenery in the area, non-standard floating green elements are envisaged in the form of shipyard barges (barge-parks), floating green terraces, and a pocket park on the Fitting Pier.

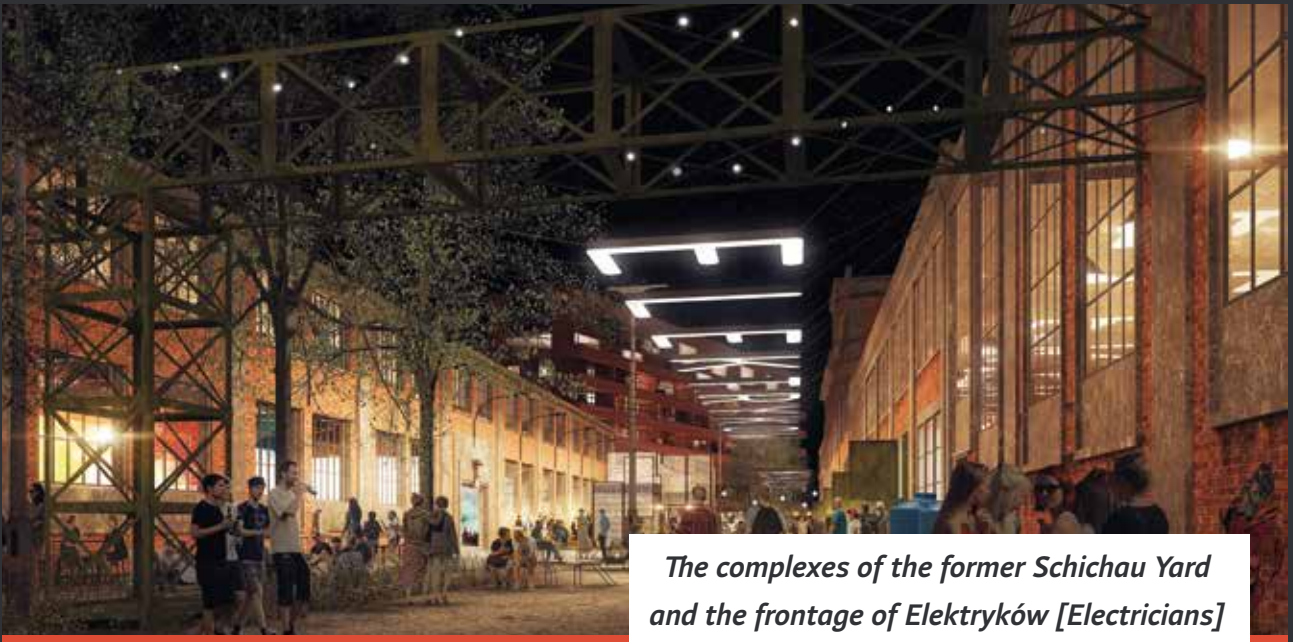
The vision of the Stocznia Centrum Gdańsk project

A response to the postulate of an 'open city':



- : To live in**
- : To enjoy life**
- : To work in**
- : To rest in**

The SCG vision is an attempt at realising the formula of the so-called 15-minute city in practice, its ambition being the creation of a modern, multifunctional city district responding to the needs of the contemporary world whilst at the same time respecting the existing cultural and historic context: the post-industrial yard development and the heritage of the 'Solidarity' social movement.



Elektryków Street

The complexes of the former Schichau Yard and the frontage of Elektryków [Electricians] Street form the main points of reference for the newly designed urban fabric.

The designers' profile :

To us, architects, working on the SCG Stocznia Centrum Gdańsk project is a unique travel in time. It is the experience of discovering the place anew, with its shipbuilding climate, its multiple layers of paint and rust, its corroding steel structures, multi-colour bases of paints and structures. All that inspired us and set the direction for seeking design solutions.

- say: Paweł Majkusiak and Maciej Rydz from the JEMS ARCHITEKCI studio



One of the top prize-winning Polish architectural studios with more than 200 designed public buildings, buildings of cultural and office designation country-wide in its portfolio. To name but the most commonly known, let us mention revitalisation of the Koszyki Hall in Warsaw, the Agora offices in Warsaw, the International Conference Centre in Katowice, the expansion of the Raczyński Library in Poznań, or the Pixel office building in Poznań.

J E M S A R C H I T E K C I



The development concept / a view of the Monterów [Assemblers] Street embankment

Stocznia Centrum Gdańsk is a live concept which will undergo modifications depending on the residents' needs.

Ascribing new functions to the historic buildings and their integration with the new development presents one of the toughest challenges of the implementation process. The baseline here is defined by the existing entities such as the B90 Club, Elektryków Street, Solidarity of Salsa, or 100cznia which have been in operation for years now and have earned a permanent presence in the district under formation. The identity of the site – the former shipyard – is conveyed by the ever-present artefacts: the characteristic flooring, trackways, bollards, and cranes.

The land development concept authored by JEMS Architekci:



THE FUNCTIONS OF THE DESIGNED DEVELOPMENT:

- historic buildings
- residential development
- entertainment, fitness, trade, catering
- green areas
- hotels
- offices, services
- trade, catering



The development concept / the crossing of Narzędziowców [Toolmakers] and Monterów [Assemblers] Streets

The concept advancement stage :

The said land is covered by the local spatial development plan No. 1128: MPZP Gdańsk Nowe Miasto - Shipyard, Solidarity Square, adopted in 2004. The plan does not permit the location of any buildings of the residential function in the area. The residential buildings included in the concept require a decision by the Gdańsk City Council adopted in a Resolution determining the location of the residential investment.

The planned building functions:

- **Offices and services**
- **Trade and catering**
- **Residential development**
- **Culture, entertainment, and hotels**



The development concept / Rurarzy [Pipelayers] Street

At present, the development concept is at its revision stage. This report forms one of the studies to be used in further conceptual works. Parallel to the works, the investor is working on renovation and changing the functions of the listed structures of historic values. In the year 2021, the Pomeranian Heritage Preservation Officer received applications for approving the design documentation for the building complexes: 94/98/99B, 31B, 33B, and 64B.

The methodology of the work :

The open meetings and workshops held in pursuance of the programme of the public dialogue described in the report took place at the NOMUS New Art Museum at Stefana Jaracza Street in the immediate vicinity of the area being the subject matter of the dialogue.

The public dialogue was conducted in the hybrid mode combining open meetings which played an informative function with topical meetings of the workshop nature. The open meetings were intended to present the project and the actions taken to date, and inform the participants of the progress in the public dialogue. The workshop meetings conducted under engaging methods served the collection of the participants' comments, opinions, and reflections on the area development concept. The meetings were held weekly between March and April. The public meetings were closed with a presentation of the conclusions at the open meeting of 26 April 2022. The meetings which inaugurated and closed the public dialogue were also transmitted online.

SDG **PUBLIC DIALOGUE**

on the development
of the Young City centre
(the Drewnica Peninsula)

**STOCZNIA
CENTRUM
GDAŃSK**

led by: **INICJATYWA MIASTO** partner: **GDAŃSK**

LET'S TALK ABOUT THE CITY!

Graphics promoting the consultation process

The participants in the meetings and workshops :

The dialogue was joined in by a large and varied group of stakeholders, including residents of the nearby buildings, residents of the neighbouring districts, representatives of the district councils, city councillors, employees of cultural institutions, employees of the local authority units, historians, social activists, artists, and representatives of the neighbouring investors. The group, as varied as it was, made it possible to hold an honest and reliable discussion on the future of the area in question, and obtain valuable information pertaining to the enrichment of the concept, as presented in detail further in this report. The JEMS Architekci studio was represented by architects Paweł Majkusiak and Maciej Rydz. Krzysztof Sobolewski, President of the SCG, took part in the meetings on the investor's side.

A list of the meetings with a brief description of their nature and the number of participants:

| | | |
|---|--|----------------------|
| 22.03. 2022 17:00 hours | OPENING / Presentation of the development concept An open meeting with the participating JEMS Architekci and the investor's representative; presentation of the public dialogue schedule. | 90 persons |
| 29.03. 2022 17:00 hours | WORKSHOP I / The project's internal determinants The as-is factors; mapping the stakeholders' opinions on the internal determinants of the project in terms of: architecture, functions, publicly accessible spaces, the greenery and the heritage | 30 persons |
| 05.04. 2022 17:00 hours | WORKSHOP II / The relations with the surroundings Creation of the positive and negative scenarios of the impact the proposed development concept might have on its surroundings. | 27 persons |
| 12.04. 2022 17:00 hours | EXPERT PANEL / Verification of the results Verification and discussion of the workshop results with experts. | 60 persons |
| 26.04. 2022 17:00 hours | CLOSING Presentation of the conclusions. | 80 persons |



photo by: City Initiative

A summary of the open meetings :

Inauguration of the process: presentation of the development concept

At the meeting inaugurating the public dialogue on the SCG-owned expanse of land, the designers of the JEMS Architekci studio presented the concept of developing the Drenwica Peninsula. Presented there, too, was an overview of the landowners' vision of the future of the area. The City Initiative Association in charge of conducting the public dialogue presented the assumptions adopted for the process and the work schedule.

Expert panel: analysis of the first conclusions

The meeting summarised the previous two workshop meetings. Invited to join in the discussion on the preliminary conclusions stemming from the process were:

- **Monika Arczyńska** / a co-founder of 'A2P2 architecture & planning', a consulting and design firm dealing with e.g. masterplans, public spaces, and participative actions all over the country;
- **Sylwia Bruna** / a cultural anthropologist, coordinator of accessibility, and specialist in social animation at the European Solidarity Centre;
- **Anna Orchowska-Smolińska** / assistant professor at the Chair of History, Theory of Architecture, and Conservation of Historical Monuments, Gdańsk University of Technology, in her research she focuses e.g. on studying and setting the framework of conservation of post-industrial structures and complexes, ports and shipyards in particular.



Expert panel / photo by: City Initiative

The key issues discussed at the meeting included the cultural and historic heritage of the area and the need to retain the authentic substance of the formerly industrial production areas. Discussed too, was the green and blue infrastructure in the context of the land in question, and access to open spaces. The meeting was closed with an open discussion joined in by the audience, devoted to such topics as e.g. the components of a live city accessible to everyone.

Closing: presentation of the results

At the meeting, the main conclusions stemming from the process were presented alongside eleven questions of significance in the perspective of the process, formulated together with the participants in the workshops. Invited to join in the debate and answer the questions were the architects of the JEMS Architekci studio, authors of the land development concept: Paweł Majkusiak, Maciej Rydz, and Łukasz Stępnik, as well as the Architect of the City of Gdańsk, Prof. Piotr Lorens, and a representative of the investor, Krzysztof Sobolewski. The discussion was further joined in by the partners cooperating with the investor: Alicja Jabłonowska from the 100cznia Club, Lucyna Mach from the Brzostek Top Team Boxing Club, and Paulina Lehmann from the Roark Studio. The questions from the stakeholders touched primarily on the issues relating to the tangible heritage of the yard, management of the old and new land infrastructure, the view axes opening onto the cranes and wet docks, plus the keeping of spatial order. A detailed list of the questions is given further in this report.



Discussion closing the consultation process / photo by: City Initiative



Workshop I: the project's internal determinants / photo by: City Initiative

An overview of the workshops held :



Workshop I: the project's internal determinants

The meeting took the form of a workshop where the participants' opinions on the land development concept were mapped. Discussed during the workshop were four aspects of the proposed concept: the architecture and city planning, the publicly accessible space, the green and the environment, the tangible and intangible heritage, and the social, cultural, and commercial services. The workshop was held under the World Café method where selected aspects allocated to individual tables were discussed simultaneously and all participants could join in the talks on each topic by moving from table to table. The collected comments and opinions were documented by superimposing them on maps supplemented with the moderator's notes.



Workshop II: the relations with the surroundings

The second workshop meeting aimed at learning the participants' opinions on the relations of the area in question with its surroundings and was held under the future workshop method. The participants were divided into 2 table groups. In part one of the workshop, the participants were asked to plot a positive and negative scenario of the investment development so as to capture the project's major opportunities and threats. In part two of the workshop, the negative and positive scenarios were juxtaposed and steps were identified in a joint effort, intended to avoid the negative scenario and inject realism into the utopian vision of the positive scenario. Workshop II yielded a set of proposed steps and a set of eleven questions, the latter used as the starting point for the discussion during the meeting summarising the public dialogue.



The remarks and ideas of the participants in the second workshop / photo by: City Initiative

The conclusions of the workshops held :

The materials developed

More than 240 comments were obtained during the workshops, including opinions, concerns, expectations, ideas, and questions on the discussed concept. The developed material was subject to an analysis which yielded identification of two categories the participants' comments concerned. Category one is the project, the other is the programme.



The Project

The category covers the area of the project-related issues linked to the land development concept, the functional structure of the development, the proposed design solutions, the quality of space, the arrangement of publicly accessible spaces, and the presence of the greenery.

The Programme

The category covers the issues related to the future operation of the investment, and the questions connected with its management, coordination and profiling of the service offer, and the maintenance of the facilities, particularly the green and the industrial relics on the estate.





Workshop II: the relations with the surroundings / photo by: City Initiative

The differentiation into the above categories made it possible to inject order into the discussion on the future of the investment and set two discussion threads. The comments from the participants in the dialogue were assigned to one of the two categories. Further analysis of the material developed in individual categories served identification of the issues which call for particular attention. There were six found in each category.

In the project-related category, the following issues were identified: the quality of the project and of its implementation, physical and mental accessibility of the designed complex, maintained continuity of the spatial links with the surroundings, the issues related to the designing of green spots and their quality, the retaining and highlighting of the tangible and intangible heritage of the area in the project, and the environmental questions.

In the programme-focused category, the following issues were identified: culture in the area in question, cooperation with the partners, maintenance of the green, maintenance of the historic objects, diversification of the service offer, diversification of the residential offer.



The model / photo by: City Initiative



The project

A brief description of the conclusions ensuing from the consultation process and concerning the project-related issues connected with the land development concept presented in the dialogue:



quality

The project quality issues came to the fore in the discussion on the future of the Drownica Peninsula in the context of the architecture, publicly accessible spaces, and the greenery. During the workshops, incidental opinions from the participants expressed objections to the adopted aesthetic code of the development deeming it mismatched with the surroundings in form or colour scheme. Nevertheless, a vast majority of comments and opinions on the discussed architecture were positive, which testifies to appreciation of the design for its high aesthetic culture. The postulate formulated with respect to quality is the need to translate the design of high aesthetic value to reality in the material solutions used or elements of the green.

- **publicly accessible spaces and architecture**
- **the green**
- **street architecture**



accessibility

The concern that the newly created space and the services offered there would prove hardly accessible was one of the main anxieties shared by the participants. That is why the postulate that the public space of the Drownica Peninsula should be open and function as a natural extension of the publicly accessible space of the Gdańsk city centre was put forward. Of key significance in this respect too, is elimination of any architectural barriers which would hinder free use of the area. Also noted is the need to create space accessible all year round and at different times of the day.

- **inviting and non-exclusive space**
- **no architectural barriers**
- **all-year long, 24h/7 accessible (weather-protected) space**



continuity

The postulate concerns the need to keep spatial continuity between the designed development and the surroundings, to retain the spatial relations with the existing structures, and keep continuity of the traffic connections. The postulate is guided by two intentions. Firstly, the intention of having the new development blend with the surrounding development; secondly, the intention of enabling the users' smooth flow around the district. In the discussion on the issue a note was also taken of the need to highlight and emphasise the entry zones.

- **emphasised entry zones**
- **smooth passages to/from the neighbouring areas**
- **a network of linked green areas**



the green

The postulate concerns possibly densest presence of green areas (trees, plantings, pocket parks, etc.) in the consulted expanse. In the opinion of the participants, the dispersion of green areas in the form of pocket parks, as presented in the design, can be taken advantage of to have them thematised and designed individually, making use of the specific determinants of each location. This will enable the creation of varied green areas and narration in space. Note is also taken of the need to reach for plants resistant to the local weather conditions and the threats ensuing from the fact that the investment is located on post-shipyard land.

A metaphor of the 'front garden' proved to be a major recommendation for the project, where the idea comes down to proposing the creation of a linear green belt along Narzędziowców Street so as to achieve an elegant, public shared pathway. The solution addresses the need to increase the volume of greenery on the post-yard land, highlight the viewing axis most important for the investment, and display the historic yard halls to those in the street.

- **varied, thematic green spaces of high quality**
- **green protection from the weather and pollution**
- **the 'front garden', or the presentable green space**



heritage

The participants noted the need to highlight the elements of the historic heritage in the area such as the cranes and halls and to ensure that 'views' of the elements of the project are publicly accessible. Furthermore, attention was drawn to the need of saving the unique yard aesthetics, and of referring to it in the newly created space through colours or materials. The participants also share the view that it is important to make sure the intangible heritage is accentuated in space.

- **displaying of the prime 'witnesses of history', i.e. the cranes and the authentic halls**
- **keeping the unique aesthetics of the Yard and its original elements**
- **highlighting the intangible heritage and accentuating it in space**



ecology

Postulated during the discussions was the need to use environmentally friendly and local materials in the new development. For fear that the space might be 'concrete-cladded' and the ground water level might rise, particular attention was paid to having the investment incorporate elements of the green and blue infrastructure in the form of e.g. rain gardens. In the environmental context, it was also noted that the project should support and promote environmentally friendly forms of transport, e.g. bikes.

- **the use of environmentally friendly and local materials**
- **implementation of the green and blue infrastructure**
- **promotion of environmentally friendly forms of transport**



The programme :

Below, you will find a brief overview of the conclusions drawn from the process of dialogue on the programme issues, related to the management of the investment in the future.



a rich cultural offer

During the workshops a note was made on the significance of the existing cultural institutions and cultural space for the identity of the area. It was postulated to keep the artistic spirit of the Yard alive by aligning the existing cultural offer to the new conditions. Attention was also drawn to the role culture (entertainment) may play as a medium binding various social groups and eliminating any social and economic barriers which might hinder access to the space. It was also noted that culture may encourage people from outside to use the area.

- keeping the Yard's artistic spirit alive
- keeping the existing facilities and institutions running
- changing the programme and aligning it to the new conditions



cooperation with partners

The participants in the workshops stressed the need to cooperate with the public, private, and social partners in order to engage various groups in the life of the newly emerging district. They pointed to the intensity of artistic and social initiatives taken on the former Gdańsk Shipyard estate for years, the area the dialogue concerns included. They postulate to continue dialogue with the entities operating today, and work out a plan of future cooperation which will ensure artistic and social activity, and neighbour animation, all allowing for integration of the residents.

- **the stressed need to cooperate with artistic and social organisations**
- **neighbour animation**



maintenance of the green

The need to ensure proper maintenance of the green areas is a postulate of major significance for the future of the investment project. The proposal stems from the concern that there will be nobody to tend to the public spaces and green areas, and comes as the effect of the sale of spun-off sections of the Young City to a number of investors. The resulting dispersion of ownership may, as the workshop participants see it, lead to the blurring of responsibility for the shared spaces of the investment project. The concern was discussed with the investor who informed of the planned actions aimed at preventing the situation and ensuring cooperation among all entities present on the investment land.

- **proper maintenance of the areas upon their commercialisation**
- **publicly accessible green spaces**



maintenance of the historic objects

A similar postulate relating to the future of the elements of heritage comes down to ensuring care over the historic objects and publicly accessible spaces. This stems from the concern that there will be no one to take care of the public spaces and green areas due to the sale of spun-off sections of the district in formation to a number of investors. The resulting dispersion of ownership may, as the workshop participants see it, lead to the blurring of responsibility for the shared spaces of the investment project. The concern was discussed with the investor who informed of the planned actions aimed at preventing the situation and ensuring cooperation among all entities present on the investment land. The cooperation is meant to consist in coordinating actions so as to keep high quality public space, maintain the relics of the industry, to name e.g. the yard cranes, and in working hand in hand to support the heritage through cultural initiatives and actions educational in nature.

- **protection of the cranes,**
- **cooperation in keeping knowledge of the heritage of the area alive and disseminating it**





diversification of the service offer

Noted is the need to programme the services in the district under formation so as to ensure easy access to them. The creation of a diversified service offer will further enable preventing the development of an artificial, tourist-oriented shopping isle in the discussed areas. It is recommended to diversify the services in terms of their affordability and to create an offer addressed at various user groups: the residents, tourists, children, families, and the elderly. In the programme concept, it is also important that the cultural offer follows the changing conditions, and that the nuisance of the noise to the current and future residents is curbed.

- **diversification of the offer**
- **maintaining of the inclusive nature of the services**



diversification of the residential offer

The process of managing the future investment calls for instruments controlling short term lease and its consequences for the life of the newly emerging district. During the workshops, the concern was expressed that the district which will form in the discussed area will be deprived of permanent residents, hence excluded from the live urban tissue. Addressing the concern, the investor ensured that the project assumes a diversified residential offer with a substantial part of the premises designed for families. Stressed during the workshops too, was the need to programme the cultural and service offer addressed at families and children, which will increase the attractiveness of the area to those groups.

- **the curbing of the short-term lease phenomenon**
- **the presence of families with children and the elderly
(a diversified resident profile)**



The development concept / a bird's eye view

11 questions :

At the end of the workshops, a list of questions summarising the prime topics touched upon during the meetings was compiled together with the participants. In view of their nature, the questions asked can be treated as indications for further project works, and the planning of the future functioning of the discussed area. The questions were pondered in detail during the meeting which closed the public dialogue with the investor's representatives, the project team in charge of working out the land development concept, and representatives of the entities pursuing their business, social, and cultural activities in the discussed area. Below, we present a brief overview of the answers to the questions asked:



The development concept / Rurarzy [Pipelayers] Street

1. Will the investment leave the vital viewing axes intact? Will the cranes and wet docks be visible from Popiełuszki Street?

Yes, the land development concept assumes that the existing viewing axes opening from Popiełuszki Street onto the wet docks and the three cranes on site will be retained, and new ones created. It also assumes that the historic buildings (halls) will be highlighted by squares added in the area to form a vantage foreground and create an attractive waterfront displaying the site arrangement on the embankment side. Green boulevards are planned along Marta Wisła [Still Vistula] leading from the Young City up to the Crane.

2. What will be built here? Do we have any influence on the residential offer so that diversification of the resident group can be ensured?

The concept assumes multifunctional development with the open option of adapting new and existing buildings to serve various functions. The planned flat offer is diversified to address the needs of various social and age groups; also considered is the option of introducing assisted living to the residential offer. At the current stage, there is a procedure in progress to enable the erection of two buildings, WO2 and WO3 (previously SO2 and SO3), of the residential function.

3. Shall we not be blocked by cars? Will the visitors have a place to park their cars?

The concept assumes it will be possible to drive into the area and park in underground garages on level -1. The garages will serve the residential and service buildings. However, one should add that the ultimate target is to create a district for humans, not cars. The site has been designed with the changing city-use culture in mind, giving priority to the pedestrian traffic.

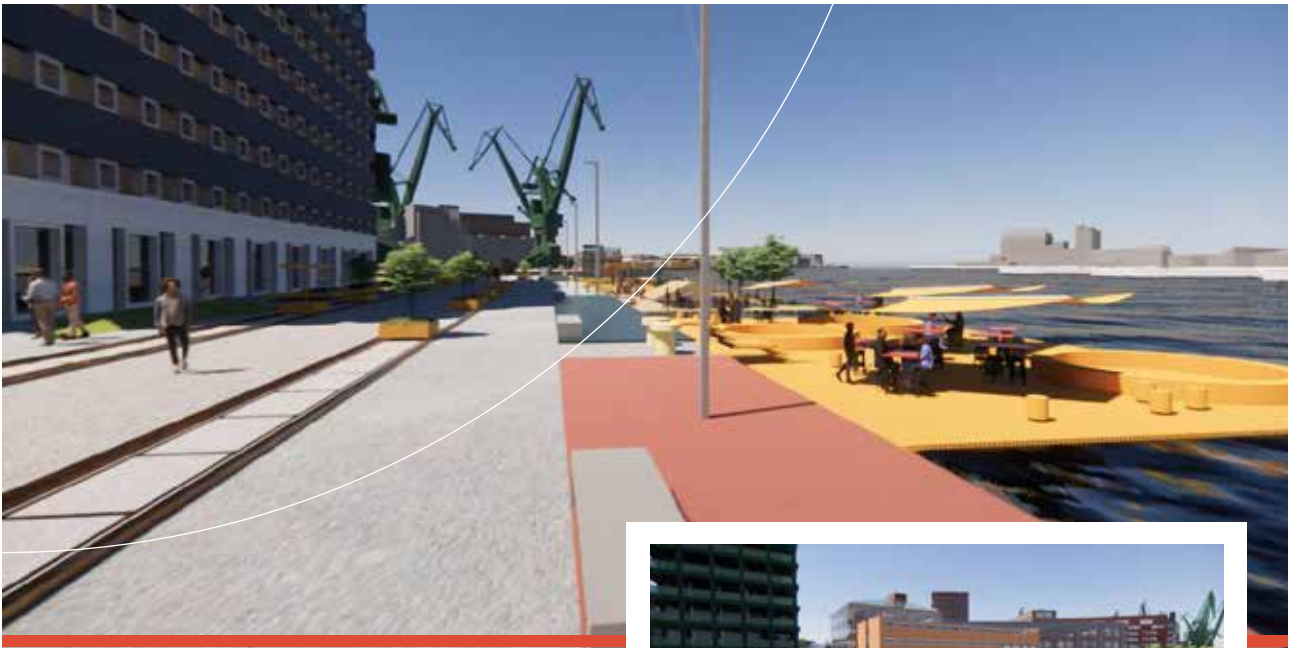
4. Shall we not be flooded? Will the investment affect the ground water level?

Advanced geotechnical research is in progress. To implement the project the best solutions will be chosen, the ones which will minimise and prevent the impact of the investment on the ground water level. This is one of the reasons why the project envisages a single level of underground garages.

**5. Will I be able to leave my child under care for the time I am at work?
What functions do you envisage for various age groups?**

The actions pursued on the Yard estate have for years been addressed at a varied group of recipients. The offer is being developed and planned bearing in mind various users of the area, i.e. both the future residents or employees, and those who will spend their time here occasionally. Irrespective of the final form of the investment project, it is planned to develop the social and cultural service offer in the area.

For detailed offers of the SCG partners go to p. 38



The development concept / the Monterów Street embankment

6. Will any advertising be allowed in the public space?

The plans do not envisage any large-size advertising boards in the public space. They do, however, assume a cohesive identification system for service outlets which will prevent potential pollution with advertisements. One of the contemplated solutions is to engage the locally active artists and students in the creation of the street architecture installations and designs.

7. What will the opening hours on the site be? What can be done for the place to live a continuous life without becoming a nuisance?

The site will be available twenty four hours a day, seven days a week. The multifunctional nature of the investment project and the publicly accessible areas will make it possible to keep the place busy at different times of the day so as to create a 'living district' rather than an area frequented only in business hours. Service outlets will respect the peace of the residents.

**8. Will the site feature any neighbour integration facility such as a neighbour club or centre?
What about culture?**

The cultural offer already at disposal of the residents and the elderly in the City Centre is very rich. Therefore, the plans envisage supplementing the existing offer rather than competing with the entities which already operate there. The activities planned in this respect will tangibly enrich the life of the district and will be addressed at those who can benefit from them. Even today, the SCG estate is home to a number of cultural institutions, artistic studios, and galleries. SCG will continue to support its tenants and partners. The yards and squares planned on the estate will serve aesthetic functions and at the same time integrate the community in the green setting.



Development concept / a rope park along Popieluszki Street

9. Will eco-friendly materials be used in the construction?

What pro-environmental solutions are planned?

The project has been created based on the principles of sustainable development. In the context of the planned investment, ecology is understood as rational construction which relates to the buildings already existing on the estate. The investment project envisages more than mere introduction of green areas. New buildings will be erected using new technologies and materials.

10. Who will see to the quality of the area, who will do the cleaning, or maintain the cranes?

The investor intends to build a friendly district good to live, work, and rest in instead of a fenced-off enclave for the chosen. Stocznia Centrum Gdańsk is and will remain the host of the site and participate in the creation of the new community which will develop on site and coordinate it while keeping high standard of the space open to the general public.

11. Is it possible to increase the number of green areas on the investment site and in the vicinities?

Increasing the number of accessible green areas in the vicinities (e.g. under the Popieluszko viaduct) and on the site of the investment project itself is among the investor's priorities. It will be achieved by using non-standard solutions such as pocket parks, barge-parks, or the park on the Fitting Pier. Greenery is also planned at level + 1. It is the investor's target to build a system of green areas (tentatively called the front garden), which will enable the creation of a green belt of publicly accessible space forming the setting for the display of the historic Shipyard buildings.



Photo by: Michał Szlaga

Closing conclusions and recommendations :

The Drownica Peninsula development concept discussed in the process is based on the idea of a diversified downtown urban development, combining residential, service, office, and cultural functions in a single, publicly accessible and recreational space. The workshops held prove that the programme assumptions adopted in the concept are right.

The concerns of the process participants are primarily related to the proportions between individual elements of the development, adopted in the concept, and to ensuring the users' physical and mental access to open spaces. Emphasised here is the need to maximise the presence of greenery and its naturalisation understood as planting in the soil wherever possible.

In reply to the greenery-related postulates, the project team proposed a concept envisaging the creation of a linear stretch of greenery along Popiełuszko Street on the site of the investment project and in the neighbouring areas owned by the municipality. The concept was well received by the participants.

As concerns the issue of heritage which is one of the major determinants of the development in the area, the key assumptions adopted in this respect are: adaptation and revitalisation of the existing historic buildings, and preservation of the routes of the former shipyard streets and their names. The historic street-grid layout will also make it possible to create traffic links and ensure continuity between the projects neighbouring on the SCG land and the downtown of Gdańsk. The former shipyard Streets: Narzędziowców and Malarzy serve the purpose today.

The concerns raised in the context of heritage included fear that the development on the estate will be too dense and might obstruct the view of the historic monuments: the shipyard halls and cranes, the major features of the site landscape. The investor is in the midst of consulting the issue with the Pomeranian Heritage Preservation Officer.

The conducted workshops confirm the need (valid for the entire Young City and recognised in analyses) to develop the estate into a functionally-balanced district of a multifunctional programme.

The conducted process has led to the formulation of the following recommendations:

Recommendations :

Shape the development of a balanced functional programme, which will ensure the creation of a downtown district open to all users. In the newly-developing district, priority should be given to pedestrians who will have public space varied in functions at their disposal. The newly-developed estate should become space for both living and working, and a stately district of Gdańsk frequented by tourists.

Develop a programme concept which will complement the target spatial development plan and include: offer management and programming, cooperation with the public and community partners, and artists. The creation and implementation of the concept will keep the social and cultural activity on site alive, which is an aspect important to both the residents and visitors.

Eliminate any social and economic barriers hindering access to the site by ensuring publicly accessible spaces, equal access to the embankment, and a diversified offer of services (social, cultural, and entertainment) and housing.

Highlight the tangible heritage by preserving the surviving relics of the industry. Particular care should be taken to keep the industrial austere aesthetic code of the existing buildings.

Highlight the non-tangible heritage of the Shipyard by ensuring cooperation with local organisations and artists in any educational and popularising initiatives. Continue the Gdańsk Shipyard tradition of naming streets and buildings.

Maximise the presence of the greenery and green spaces in the area. Recommended is: thematisation of the pocket parks planned on the project and introduction of soil-planted greenery (wherever technically possible).

SCG today :



Layup / Street art and graffiti gallery

Cooperation with the partners :

There are a number of cultural institutions, craft and art-related trading facilities, clubs, and catering outlets operating on the SCG-owned land, to name e.g.:

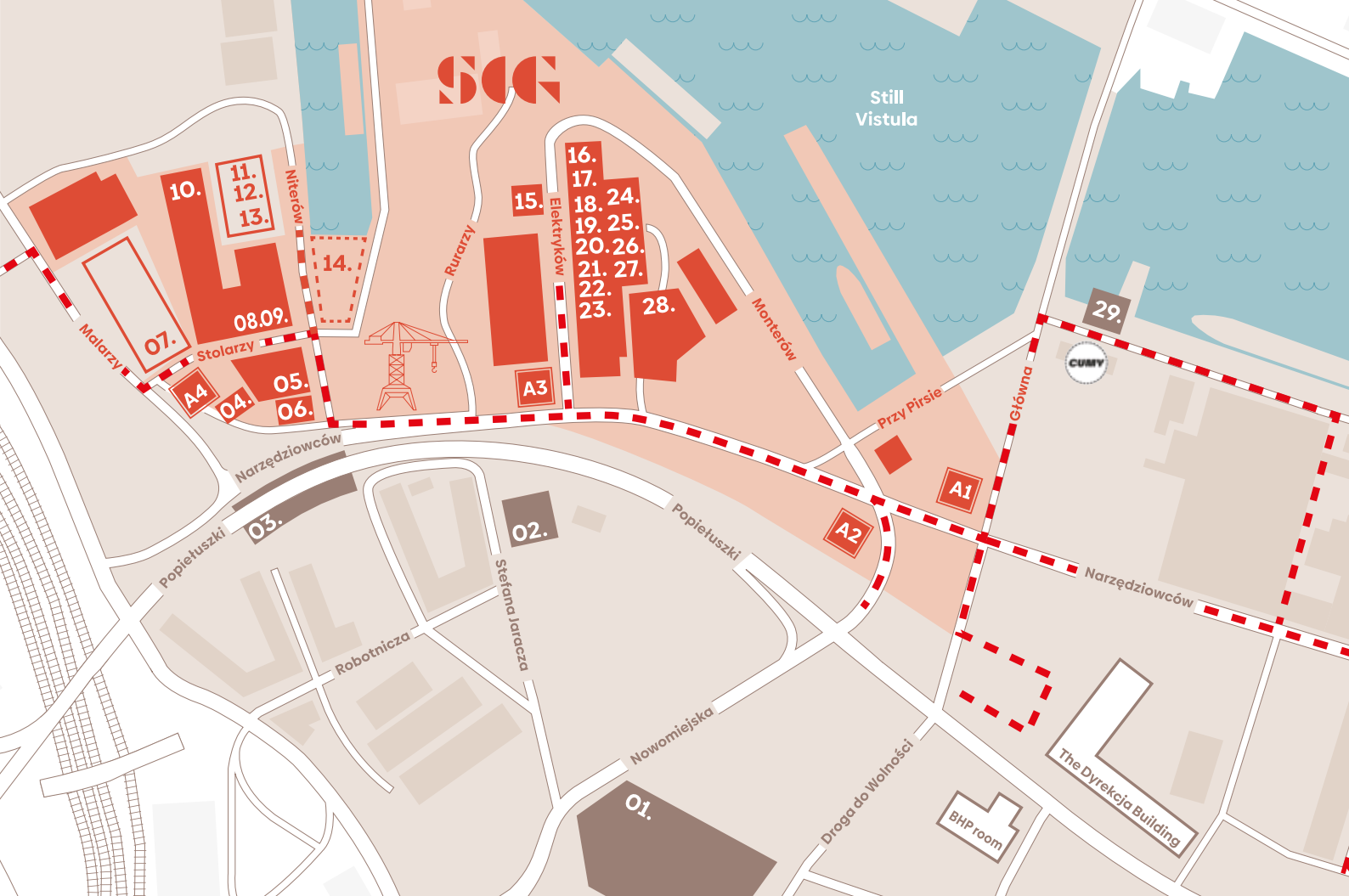
- DoŚrodka : **started 4 years ago**
- Solidarity of Salsa : **8 years of dancing together**
- 84 B Galeria : **already 3 years with us**
- Aleksandra Józefów, Sculpture Studio : **active on the Shipyard premises for 6 years**
- ScrapYard : **the third season together**
- Brzostek Team : **round 3**



DoŚrodka / Art gallery, wine bar, design



Brzostek Top Team / Boxing club



A1. SCG office

A2. Infobox Nowomiejska

A3. Infobox Elektryków

A4. Infobox Malarzy

01. ECS / European Solidarity Centre

02. Nomus / New Art Museum

03. Murale under the Popietusko viaduct

04. 84B Galeria / Centre of artistic creation

05. 100cznia / Catering and cultural concept

06. transformARTor / Street art

07. Budynek 86B / Former Lech Wałęsa's workshop

08. 100cznia Inside / Shipyard under roof

09. Aleksandra Józefów / Sculpture studio

10. Layup Galeria / Street art and graffiti gallery

11. Shipyard Studio / Photographic studio

12. Pidoarts group / Artistic photography studio

13. Crackhouse / Music club

14. scrapYard / Modern scrap yard

15. Ulica Elektryków / Outdoor artistic space

16. DoŚrodka / Melasa Creative Studio / Art gallery, wine bar, design

17. 3 projekt / Architecture and interior design

18. Luks Sfera / Space of creative activities, photographic studio

19. Nomad Ceramics Karolina Zimnicka / Artistic ceramics studio

20. Kasia Ekes / Art studio

21. B90 / Concert club

22. Drizzly Grizzly / Music club

23. W4 Food Squat / Street food zone

24. SoSalsa / Dance studio

25. Twoja Stocznia / Event space

26. Brzostek Top Team / Boxing club

27. Plenum / Creative space

28. Plener 33 / Outdoor cultural space and food zone

29. Żuraw M3 / Panoramic viewpoint 360°

 SCG estate

 Shipyard tourist trail



100cznia

The Stocznia Centrum Gdańsk estate is space for culture, entertainment, and free time.

100cznia :

The most recognisable shipping containers in Gdańsk!

It is a place to meet, listen to music, and relax. Friendly to everyone, it has recently opened its halls to the public. 100cznia creatively animates the residents of and visitors to Gdańsk in their free time.

100cznia creatively animates the Gdańsk residents and visitors in their free time. You can do yoga here, play volleyball, watch films on a big screen, or cheer on Polish sports teams.



Yoga at 100cznia



100cznia



A place to
meet, listen
to music,
and relax.





Elektryków Street/ Outdoor artistic space

Elektryków Street :

The most keenly frequented place in Gdańsk!

The Street attracts fans of alternative music from all over the country to the Tri-City. Last year, it gained a new exhibition space called Plenum, a concert space and food zone called Plener 33, and a viewing terrace.



Plener 33



Elektryków Street / Outdoor artistic space



An iconic spot on the map of Gdańsk.



Nomad Ceramics Karolina Zimnicka / Artistic ceramics studio

Aleksandra Józefów / Sculpture studio

Additional initiatives pursued by the investor :

SCG supports many events and initiatives, such as:

- The 'Shipyard' project - CUMY Foundation: the project combines actions by students, architects, and designers with initiatives taken by the local organisations, residents, investors and developers in the area of the former Gdańsk Shipyard. The purpose of the cooperation is to hold discussion on adaptation of the post-shipyard areas, collect data, and identify potential problems which might arise amongst the recipients of the Shipyard, as well as engage the new generation in the creation of the Young City. The first edition of the project took place in September 2021. The next edition is planned for Autumn 2022.
- The Shipyard Worker Memory Archive: an interactive gallery which presents recollections of workers of the Gdańsk Shipyard recorded on videos, in stories, and podcasts.
- Cooperation with the FRAG [Gdańsk Agglomeration Development Forum] Association.
- Support to the local artists.
- Charity initiatives: in partnership with the Gdańsk Foundation, Immigrant Support Centre, the 'Granica' Foundation, and St. Pio Hospice in Puck.
- The 'Klasyka dla Smyka' ['Classics for Kids'] project pursued in cooperation with the Hanseatica Foundation:
- The first summer concerts in the shipyard space are planned to take place as early as in the summer of 2022.



The goal we set for ourselves in our role of the hosts of the place is to protect the site. The creation of the archive came as a natural continuation and complementation of the images presented in the film entitled 'Shipyard workers. The backstage people' which we co-produced and which shows important moments in the site's history we are currently immersed in.



From the 'Shipyard Worker' Archive

SCG supports many events and initiatives.





Photo by: Michał Szlaga

It is freedom
that defines
this place
and sets
the course
of history.





DEAR RESIDENTS!
Thank you for :



- : participation**
- : commitment**
- : opinions**
- : conclusions**
- : ideas**



Stocznia Centrum
Gdańsk

scg.pl

- For people
- To live in
- To work in
- To rest in

