

**WP 3** Urban Development

# The Concept of Integrated Urban Development of the area A1MWU limited by streets Kusocińskiego, Wojska Polskiego, Fabryczna and Puławska in Piaseczno

## SWOT ANALYSIS

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NATIONAL ENERGY CONSERVATION AGENCY



PIASECZNO MUNICIPALITY



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## Physical delimitation of SWOT Analysis Areas

### Global delimitation

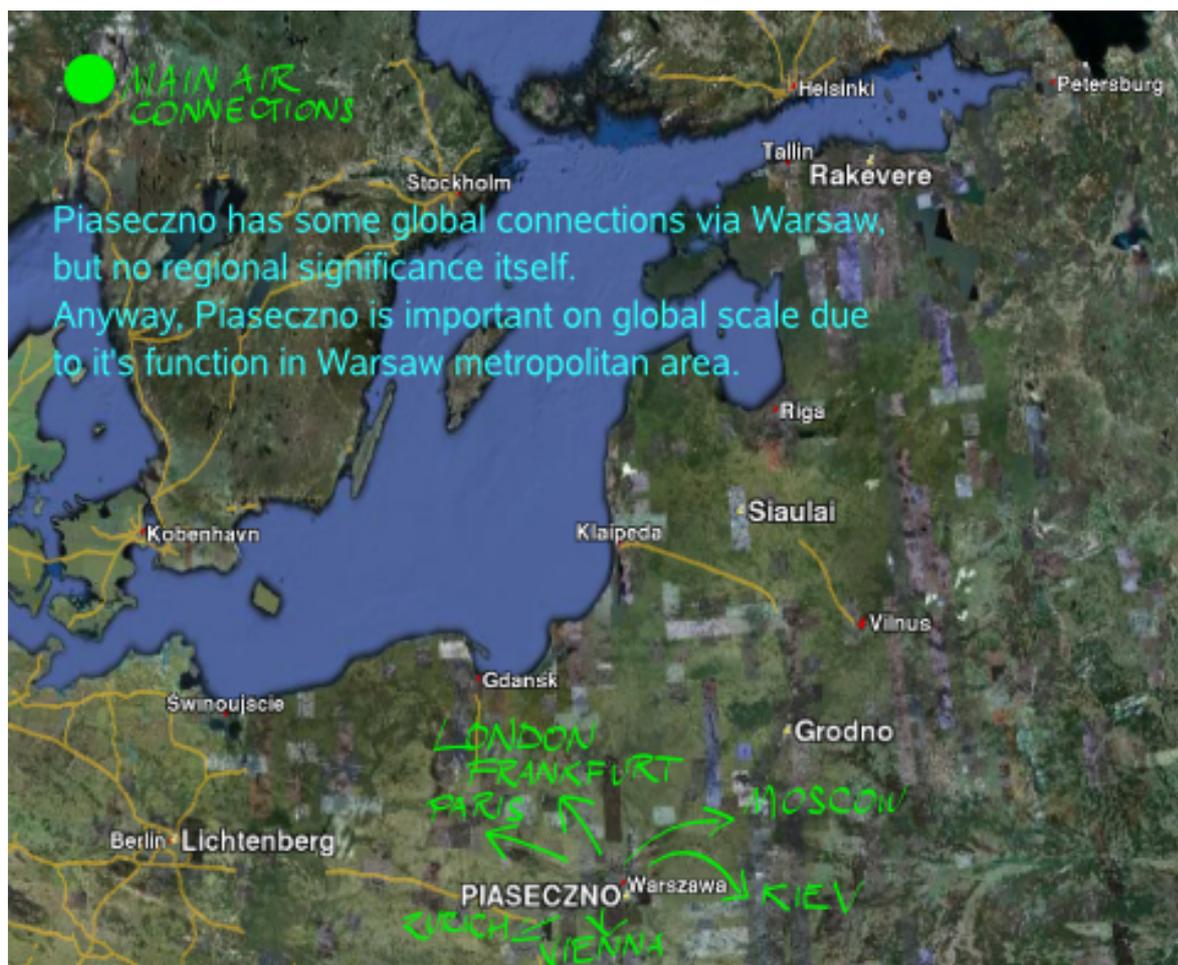
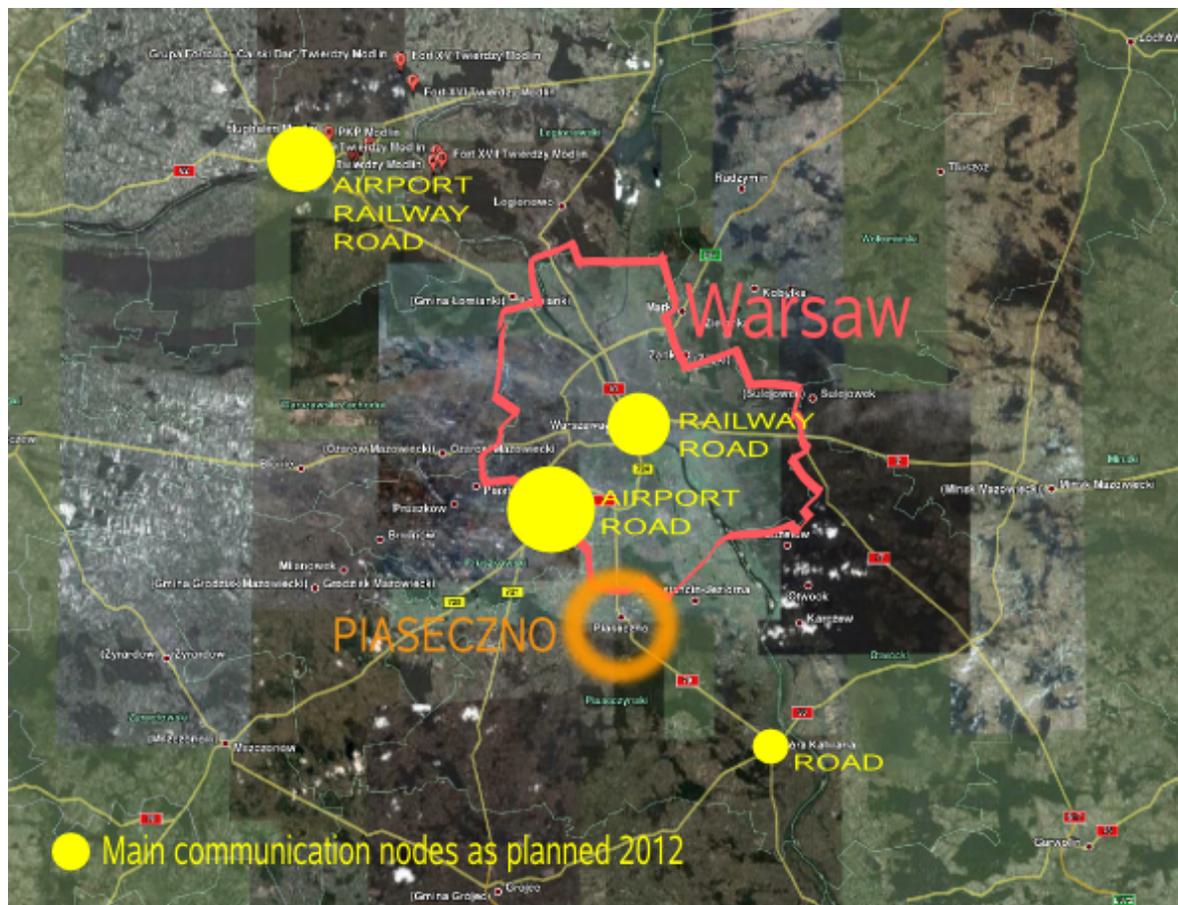


Illustration 1: Global context for Piaseczno

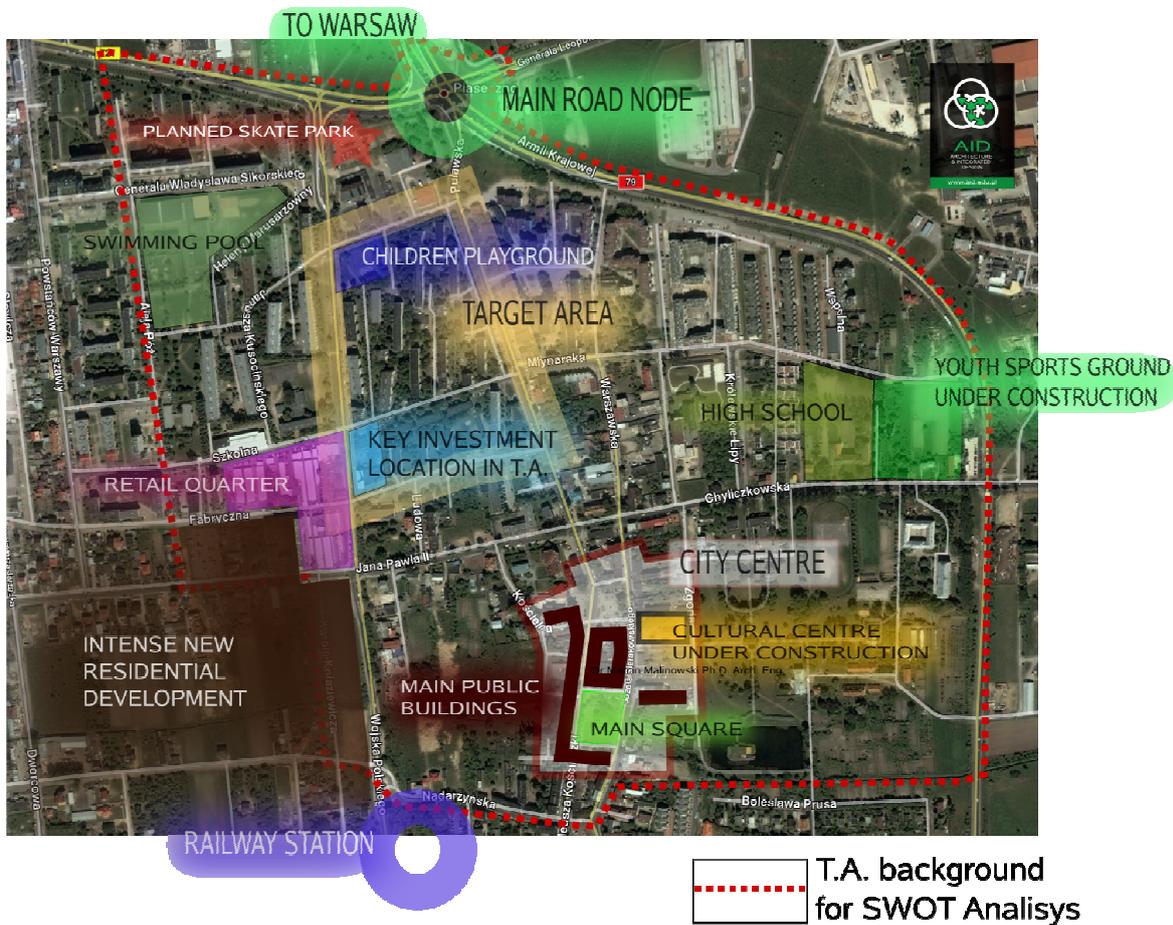
Piaseczno has no significance on global level for itself, but has a strong countrywide importance as a satellite of Warsaw. Such a location contributes to significant population growth of 20% over recent 10 years. Warsaw, on another hand is ranked in first 20 of global cities by GAWC now, progressing from 28<sup>th</sup> position 7 years ago. It doesn't mean Warsaw is an important European City. Quite contrary - European connections of Warsaw are merely significant, while global ones are more appreciated. There are no significant connections to any other UrbEn partners, and no significant cooperation with Baltic region. Most offshore trade is shipped via Hamburg in Germany.

## Regional delimitation



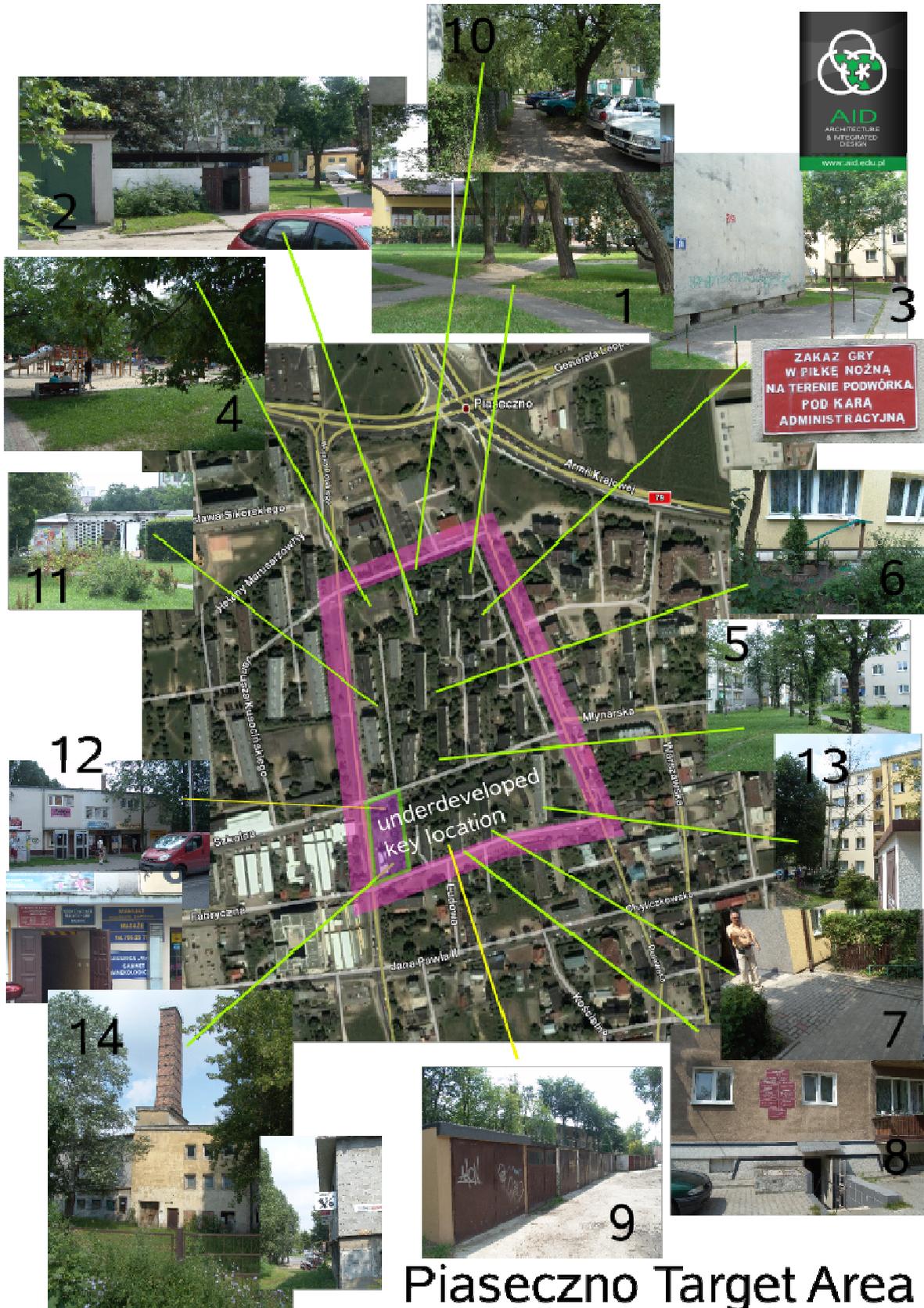
Piaseczno is located within Warsaw Metropolitan Area, playing no key role in infrastructure development. Anyway, Piaseczno has been attractive location for people to work in Warsaw and live on its outskirts. From the point of sustainability, public transport is inadequate for people to resign from private vehicles. Cooperation on development of parking lots with the City of Warsaw seems non-rational because of doubling space for parking, while public transport still suffers under financing. Usually migrant people do use personal vehicles to commute with the country. To convert them to public transport users requires cultural change, that cannot be induced by usual planning process.

## Citywide delimitation



Target area is located among rapidly developing districts, which offer lot of newly developed services. Unfortunately, the T.A. itself remains underdeveloped. In particular, key locations are used inadequately to 1998 zoning plan in force. On the other hand T.A. inhabitants are fully serviced within 3 minutes walking distance.

## Target Area



## Piaseczno Target Area

Illustration 2: SWOT Analysis for T.A.

## Piaseczno T.A. Analysis

1. There is a severe conflict of semi-public space uses among the clients of retail shop and other community residents. The shop clients use to consume alcohol in the amenities of T.A. to socialize among themselves. There are reports of unsocial and aggressive behavior to other users including direct clashes with police patrols.
2. A solid waste disposal facility is used by alcohol consumers as a toilet, which further extends the conflicting misuse of semi-public space
3. Site managers attempt to suppress the sports play of youth in natural playgrounds within T.A. [the sign says: “no ball games allowed”]  
It was explained by JB, that Municipality addressed this problem by developing dedicated sport grounds on the secondary school premises.  
It is recognized, however, that playgrounds under control may not meet the needs of school-age youth [MM].
4. There is an exemplary young children amenity in this area, which is very popular throughout the day.
5. T.A. is mostly the modernist style residential area of multi-unit-buildings with attractive green space. The residents are strongly attached to the green space, and subsequently tend to plant trees spontaneously with no regard to practical consequences. It is reported that uncontrolled tree plants often collide with underground infrastructure lines, or endanger the stability of buildings' foundations. In the course of discussion it was stated that tree planting must not continue unreported. The main problem with unreported trees is that they are under legal protection as well as naturally grown, and that there are considerable fees for their removal. Furthermore, unplanned trees pose considerable fire hazard and fire rescue obstacles.
6. Traditionally the gardens adjacent to the buildings' ground floors are cultivated by residents to the good effect. The land on which they exist is owned by Municipality, anyway. There is a consensus, that gardens cultivation should be supported, but some restrictions to unfavorable cultivation like trees shall be subject to regulation. There is a need to separate underground infrastructure from potentially harmful cultivation.
7. There is a considerable, underused human potential to perform bottom-up actions in local community. During an EU-supported BEEM project which resulted in thermomodernisation of the one of T.A. residential buildings, local leaders emerged and took care of improvement of access to the buildings for impaired people
8. There is considerable area of underutilized space on buildings' underground floors, originally designed as laundries. Some investment to put them to use for social or commercial purposes is needed, but the basic investment costs are considered very low compared to the value of their location. In the course of discussion it was resolved, that possibility to put them into all-year-round use will be consulted with the buildings' residents. On the photo there is one of those rooms temporarily adapted for several local associations offices. Those offices are planned to be moved to dedicated community Cultural Centre building, which is under construction (see map). Future uses of abandoned underground spaces are of consideration, with preference for elder or youth, or mixed local community centers like after-school learning, 3<sup>rd</sup> age universities, youth clubs, elder people rings.



9. There are personal car garages of unknown ownership status. Further investigation is needed to explain the legal status of the garages, which shouldn't be complicated by adverse possession rights, as the ownership rights were resolved only 4 years ago. It is vital for T.A. development if there is a possibility to transform the area of garages into more economically productive use.
10. T.A. is designed in 1960'ies, when there was no need to provide much parking lots in Poland. Therefore pressing of personal vehicles on area of other uses is increasing to the point of conflict. The problem will reach the point with subsequent age structure change in T.A. Nowadays, the residents are mostly elder people, but it is expected by the market and demographic trend, that new residents will consist mostly young postgraduates with strong job and social relations to Warsaw, who will use cars either for practical or social status reasons.  
Solid waste collection facilities are dysfunctional. Local vision revealed them to be regularly overloaded. There are three potential problem sources:
  - no adequate service capacity
  - bad location of solid waste collection facilities resulting in overloading of selected few, while underutilizing the others
  - bad location in the terms of access control, so more convenient for by passers or neighbors to use.
11. WB explained the solid waste problem in depth. There are several distinct building operation managers in the T.A. each of them contracting different solid waste transport service company, but solid waste collection facilities are shared. Subsequently, in any solid waste collection point there are different bins belonging to different, competing companies. It cannot be resolved, how residents are to take care of disposing their waste into their bin another way than by distinguishing bins by the companies signs. The possibility of one company utilizing the competitors bins not discussed.
12. There is an attractive, both visually and functionally prominent plot of land, occupied by extremely low standard building hosting many vital functions like gynecologist laboratory, public children's library, Municipality archives office, etc.  
In conclusion of local investigation by MM and AR, the building is strongly recommended for demolition and its functions to be temporally moved to another location. No information on legal status of reality estate was provided during the meeting.
13. Old, out of order boiler house occupies the key location in T.A. The old boiler house plot takes big, area, of many potential uses, excellently connected to the regional road network. Well planned investment in this area may become the threshold investment for further development of T.A. and adjacent properties. There is however a danger, it will be annexed by adjacent retail quarter on the other side of Wojska Polskiego street to little advantage to T.A. development. The legal status of old boiler house plot was not presented during the meeting. Functionally it is a degraded land to any standards of the art. Despite the prescriptions of the Local Plan for Spatial Development in force (1998), old boiler house is used as a mass retail storage for metal works pieces and motorbikes.
14. The existing 26 residential buildings were constructed during 1961-1974 and, out of 8, where some energy efficiency measures have been conducted, they need significant improvements in thermal insulation, improvement of domestic hot water preparation, modernization of central heating installation. The process of

thermal refurbishment of buildings started under the Interreg IIIB project BEEN, but needs co-cooperation between stakeholders engaged in the TA e.g. owners of buildings, district heating company and City of Piaseczno, based on the concept being subject of this elaboration.

## SWOT Analysis Table

		Status quo/ Trends	Problems/ Needs	Potentials	Good Practice	
<b>1.</b>	<b>Local level - quarter/ neighborhood</b>					
<b>Local frame work</b>	<b>Describe legal and political framework / policy and local level</b>	<p>Planning principles, EER, EE , RES requirements</p> <p>Energy strategies Specific public and intermediate institutions dealing with energy and climate protection</p> <p>Energy efficiency</p> <p>Energy saving</p>	<p>The Study for Conditions and Directions of Spatial Development exists, but not the binding land-use plan. EER initiatives of housing cooperatives and owners' obligatory communities are given organizational support by Municipality.</p> <p>Department of Infrastructure and Department of Environment Protection of Piaseczno Municipality, NAPE</p> <p>EER of MURB started in the area in cooperation between owners' obligatory community, NAPE and Municipality. 4 buildings of HOAs have been totally refurbished</p> <p>Prefab frame with serious thermal bridges issues.</p> <p>Individual heaters for hot water preparation</p>	<p><i>Plan in force is not making change</i></p> <p>22 buildings need energy efficiency improvement</p> <p><i>a need to insulate. Air tightening may pose life thread due to use of domestic gas boilers producing CO</i></p>	<p><i>Plan to be the key to threshold investments</i></p> <p>energy savings up to 13 000 GJ per year</p> <p>Conversion to district hot water if the CHP will be constructed</p>	<p><i>Robust real estate market</i></p> <p><i>All buildings refurbish according to the guidelines of Thermal refurbishment Act</i></p> <p><i>Central hot water preparation, including of CHP and RES</i></p>
<b>Gene ral</b>	<b>Location and function</b>	<p>In the city</p> <p>Area</p> <p>Local classification</p>	<p>Central district of the city 200m from the major road node and 100m from major retail area.</p> <p>8.26 hectares</p> <p>Residential</p>			

Tasks and functions within the city	Residential area for the people who worked for the Thomson company in the adjacent quarter	TV sets factory had reduced employment. Female employees are now preferred in cosmetics factory. Unemployed working-class males threaten the semi-public space	Number of amenities	Quality amenities
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**Demography**  
**Number of inhabitants**

Middle-income people keep away from T.A. due to its age structure and unsocial youth. Parking lots not adequate for people working in 2382 metropoly.	High quality outdoor space for commuters.	Adequate public transport, personal security by means of social relations, not physical means.
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**Population density**

**288/hectare**

**Net migration**

(difference of immigrants and emigrants per 1,000 inhabitants)

29.8% (2002) due to being satellite town for Capital City of Warsaw

**Age structure**

Pop. under 25

546

Pop. aged 25-64

1289

Pop. aged 65-79

429

Pop. aged 80+

118

**Infrastucture**  
**Mobility/ Traffic and noise protection**

Mode of transport/ Modal Split

road traffic is the main traffic carrier  
decent public bus transport within walking distance

Road network and hierarchy

The quarter is located directly at road connection to Warsaw (Pulawska) and is

Reported lack of private

private garages occupy

Car-free zone.

		<i>surrounded by public roads: Kusocinskiego, Szkolna (local traffic) and Wojska Polskiego.</i>	<i>vehicle parking lots</i>	<i>significant area, which might be redeveloped for more intense car parings to the ratio of 5:1</i>	
	Traffic management (Traffic signals, Roundabouts, Pedestrian Crossings, etc.)	Mostly car-free pedestrian zone.	<i>Car-free zones are fiction. Any paved area is occupied by cars</i>	<i>Conflict issue</i>	<i>Eliminate car parkings</i>
	Public transport facilities (bus, tram etc.)	bus stop within 200m; good public bus transport system	<i>Inadequate Frequency of public transport</i>	<i>Public transport and air main transport nodes</i>	<i>extensive, combined public transport terminals</i>
	Pedestrian/ Cyclist facilities	There are no special bicycle paths and no bicycle parkings. Mainly pedestrian area.			
	Parking facilities	Limited number of car parking places along existing local streets - publically available. No parking meters. Approx. 200 private garage places.	<i>Seems to be disadvantage for new tenants</i>		<i>Adequate public transport</i>
	Noise emission	There are no complaints from occupants.			<i>20db noise reduction for windows</i>
<b>Retail, public services, local supply Social infrastructure, culture, leisure</b>	Shopping Centre, banks etc.	Major concentrated retail and service area within 150m (groceries, drugstore, pharmacy)	<i>Elderly people not used to home delivery</i>		<i>Home delivery by internet or phone</i>
	Child care	One kinder garden, excellent child playing ground directly accessible. Public children's library within the area needs improvement.	<i>Library needs improvement.</i>	<i>Moving library to new location, reclaiming existing location for threshold investment.</i>	<i>Media centre library with high speed internet and after-school childcare</i>
	Schools	In the close neighborhood there are 2 elementary schools and one junior high school			

Elderly care	Elderly people cannot use the semi-public space to socialize out of fear of youth antisocial behavior.	<i>Socialize elders with youth</i>	<i>Quality social interaction</i>	<i>Reconciliation scheme involving elders to instruct youth.</i>	
Culture and leisure facilities	Public library, playgrounds, green areas, local sport and recreation center with a swimming pool; 200m from TA a center. <i>Semi-private gardens are maintained with car</i>	<i>new community center is being developed but it is a problematic issue. Young unemployed adults tend to dominate the semi-public space, especially in the vicinity of alcohol retail shop. Tree planting endangers underground infrastructure lines,</i>	<i>Development of more specific amenities like community centers.</i>	<i>It is a false concept to educate young people while their parents are passing different attitude to them. More effort should be placed into encouraging elders to take care of the youth.</i>	
<b>Tourism/ local recreation</b>	The area is of little touristic value, but there is a gothic/baroque church and a classical town hall located nearby.	<i>Traditional cityscape not longer maintained</i>	<i>Traditional cityscape might be attraction for new tenants.</i>	<i>Maintain balance between cityscape and investment pressure by means of reasonable and detailed urban planning.</i>	
<b>Supply and waste disposal / state of the art</b>	Telecommunication	a comprehensive and technically modern net is available	<i>Willingness to pay for hi-speed net services</i>	<i>Better care for elders and impaired</i>	<i>Hi-speed internet access provided by Municipality as well, as other public services like roads</i>
Water supply	<i>centralized water supply system of the city</i>	<i>No problems</i>			

Wastewater	centralized sewage system. Waste water processed for fertilizers.	No problems in T.A	There are areas not connected to sewage system in the municipality area.	Out of expertise
Waste	Solid waste is disposed off to central city storage ground. There is no sorting storage available in the area. At least one local storage facility is not capable to store waste for required time. Either improvement or control of incoming offsite waste is needed.	There is management issue with solid wastes. There are competing solid waste companies within T.A. to confuse users.	Consolidating the service	One area, one operator.
Gas supply	TA is connected to the gas distribution network operated by regional gas distribution company MOZG	Natural gas is used for hot water preparation in individual boilers, what creates diverse problems	Replacement of individual boilers by central hot water preparation	
Electricity supply	TA is connected to the electrical distribution network operated by power distribution company RWE			
Heating supply	TA is connected to the district heating network belonging to the municipality and supplied with heat by local DH Company PCU, belonging to 50% to the Municipality and to 50% to the Housing Co-operative "Jednosc"	The boiler house of PCU is gas fired and supplies the network for heating purposes only, the heat prices are very high	Reduction of heat cost through construction of small CHP for supplying of 26 residential buildings with heat for domestic hot water	All buildings equipped with central domestic hot water
Environment	There is enough good-quality potable water. Water used for vegetation cultivation needs metering or improvement. Water management is a		Savings of 70 000 m <sup>3</sup> of potable water a year	

Environment

			national-level issue to be considered important. Metering forced by law.		
<b>Air quality</b>			assessment in progress		<i>no improvement needed</i>
<b>Vegetation</b> (important for microclimate)			There is an abundant vegetation well balanced with construction in the modernist style.	<i>New plants pose threat to fire security and to underground infrastructure</i>	<i>No to unauthorized planting</i>
<b>Natural habitats/ natural heritage areas</b>			<i>No heritage areas. Lesser habitats like bird's or butterfly nests or birds annual journey stops may exist, but not observed</i>		<i>n/a</i>
<b>Conflicting and hazardous Land-use</b>			Old unused district boiler house occupies an attractive location that may serve as a key to the economic development of the area.	<i>Land use conflicting spatial policy of Municipality</i>	<i>Redevelopment on ownership change</i>
<b>Urban structure</b>	<b>Historic development/ sites and buildings</b>		none		
	<b>Urban structure</b>	Cityscape/ architecture/ signage	Typical late 1960's modernist MURB area. Private and public spaces not clearly distinguished. All semi-public space owned by Municipality.	<i>n/a</i>	<i>Extend buildings technical lifespan</i>
		Quantity and quality of public residential surrounding/ open space	Quantity of potentially high quality amenities underutilized. Quality of open space needs improvement in terms of social use and security.	<i>Conflict on space use between the elders and the youth</i>	<i>Quantity of space to share and to be used</i>
		Quantity and quality of private residential surrounding/ open space	Privately cultivated, but not privately owned gardens attached to ground floor dwellings are common and very well maintained.		<i>Strict definition of space uses.</i>
<b>Housing structure</b>	<b>Housing structure/ typology/ building age and</b>	Total housing stock and location	In total 26 buildings 24 constructed 1961-1966 2 constructed 1974 3-5 levels 18-114 flats		

<b>condition</b>	1,6-2,8 inhabitant/flat 28-43 m <sup>2</sup> /flat All "large block technology" Energy performance 100-240 kWh/m <sup>2</sup> /y
Growth index of the housing stock	Not planned
Number of apartments in the building by typology	1050 all in panel frames
Number of rooms per flat (ex. kitchen and bathroom)	1-2
Average dwelling space per resident in m <sup>2</sup>	19
Average living space in m <sup>2</sup> per housing unit	38
Average occupants per flat/household	1,98
Percentage of buildings before 1948	zero
Percentage of it not yet refurbished buildings/ completely refurbished buildings/ partly refurbished buildings)	
Percentage of buildings 1948 to 1959	2% as a number of buildings
Percentage of it not yet refurbished buildings/ completely refurbished / partly refurbished	
Percentage of buildings 1960 to 1989 (Percentage prefab./traditional)	90% as a number of buildings
Percentage of it not yet refurbished buildings/completely refurbished/ partly refurbished	
Percentage of buildings from 1990 (Percentage prefab./ traditional)	zero
Percentage of it not yet refurbished buildings/ completely refurbished/ partly refurbished	
Percentage of single family houses, duplex	zero
Percentage of multi family houses/ apartment complex	90% as a number of buildings

	Percentage of new dwellings per 100 existing dwellings per year	zero		
<b>Costs of refurbishment</b>	Average costs for refurbishment (€/m <sup>2</sup> )	60-120 depending on scope of refurbishment measures		
<b>Ownership status/ organisational structure</b>	Percentage of dwellings in individual ownership	362 belong to the Housing Cooperative Jednosc 689 are placed in Home Owners Associations, whereof almost all are in private hand	<i>Housing Cooperative has small budget for refurbishment of buildings HOAs are starting independent activity</i>	<i>To use the external form of soft loans and EU subsidies/programs for speeding up refurbishment of buildings</i>
	Percentage of institutional (rental) ownership	2 buildings		
	Percentage of Cooperative ownership	30% of buildings 34% of dwellings		
	Ownership/ responsibility of the residential surrounding	Residential surrounding is 100% owned by Municipality. Gardens attached to buildings ground floor are spontaneously cared of by inhabitants.		
<b>Housing market</b>	Housing demand	assessment in progress		
	Rental	assessment in progress		
	Vacancies	assessment in progress		
	Housing costs (in €, incl. water, heating, electricity), current burden	1,96 EUR for 1 m <sup>2</sup>		
	Monthly net rent/ m <sup>2</sup>	122,27 EUR		
<b>Economy and Labour market</b>	<b>Employment</b>	8% unemployment rate (2008), decreasing. Less than average people in production age than in the metropolitan area		
	<b>Main income</b>	social rents		

**sources**

**Commuter movements** 50/50 private and public

**Social structure** **Ethnic groups/ language** Polish, minorities not observed by now

**Education** proportion of early school leavers/ youth educational attainment level assessment in progress

**Social structure (e.g. standard of living)** assessment in progress

**Community/ cooperation/ involvement** **Local marketing** outwards (investors, tourists) "400 years of Piaseczno" campaign involving a competition for students of Faculty of Architecture.

inwards (citizens, owners) Municipality officials view the project as a driving force in engagement of both local owners and Municipality to produce working communication and decision patterns. Some Municipality officials engage themselves to promote their candidatures in local elections  
Municipality, City Council, local press, local scouting organization, catholic parish, Regional Intermediate Governor (Marszałek Województwa), Private Owners Association, Association of Piaseczno Low-track Railway, Piaseczno Chamber of

**Involvement of relevant local actors (stakeholders, planners, craft, etc.)**

Commerce, etc. No representatives of leading local industry companies.

**Engagement/  
involvement  
civil society  
(residents,  
owners)**

The member of one of owners' associations candidates for the City Council . The nucleus for citizen's involvement emerged during EU-supported Thermomodernisation of residential building in the area.

**Networks/  
co-operation  
with other  
quarters**

assessment in progress

**2. City level**

**City  
frame  
work** **Describe  
legal and  
political  
framework  
/ policy on  
city level**

Planning principles on city level

As Municipality enacted planning directions indicate, the main goal is to encourage social cohesion by means of improving quality of built environment on one hand and encouraging organizational frameworks for citizen's grassroots activities on the other. Another strategic goal is to promote the city as a viable opportunity for both dwelling and industry and services in the metropolitan area of Capital City of Warsaw. 25% of Municipality area covered by Local Plans for Spatial Development in force.

Planning principles which include EE/ EER

EPDB Directive adopted in 2007 countrywide, but with some major flaws.

Planning principles which include RES

There is energy supply plan for whole city, which stipulates maintaining of existing DH network, supplied by NG fired heat-

Regional energy strategies

only plant. RES, especially solar energy can be introduced by owners of facilities

no

Specific public and intermediate institutions dealing with energy and climate protection

Energy efficiency

City of Piaseczno co-operates closely with National Energy Conservation Agency, which provides partnership in divers EU Programms, IEE, RTD, Interreg  
BEEN Project,

Energy saving

Some EU projects concerning energy savings in public buildings

**Funding programs Innovative financial instruments**

none

*none*

**Finances/ regional budget in €**

Public Incomes/revenues (over-all)

~1138,9 mln €

Public expenditures (over-all)

~1302 mln €

Budget for integrated urban planning, EE, EER

~455 mln €

**General Location and function**

In the country

2 km to the South from the city boundary of Warsaw

Regional classification/ tasks and functions within the country

satellite town of the capital city of Warsaw; district authorities of Piaseczno district

**Climate**

moderate climate with both maritime and continental elements

<b>Demography</b>	<b>Number of inhabitants</b>	37 127 in the city
	<b>Population density</b>	<b>2320/km<sup>2</sup></b>
	<b>Total fertility rate</b> (number of children per women)	assessment in progress
	<b>Net migration</b> (difference of immigrants and emigrants per 1,000 inhabitants)	assessment in progress
	<b>Age structure</b> Average age	assessment in progress
	Pop. under 25	10,563
	Pop. aged 25-64	21,957
	Pop. aged 65-79	3632
	Pop. aged 80+	975

**Infras tructure** **Mobility/ Traffic and noise protection** Mode of transport/ modal split Car traffic is the main traffic carrier; public communication - buses and trains (train station)

Road network and hierarchy In the city, public transport enables communication inside the municipality and with adjacent municipalities and Warsaw. The public road network enables car traffic.

Public transport facilities (airport, railway, bus, tram etc.) Bus stops and bus station, train station, well connected with Warsaw

Pedestrian/ Cyclist facilities In the area of the city there are well lit sidewalks and paths for pedestrians and a system of bicycle routes that has connection with the area covered by forest, where many tourist routes have been created.

Parking facilities There are parking spaces available to the public alongside streets and driveways.

**Retail, public services, local supply Social infrastructure, culture, leisure**

In the city area there are large retail centers and smaller shopping malls, as well as specialized shops and services. There are playing groups for children, green areas, a sports center with a swimming pool and a few schools with sports playgrounds

**Education and research**

There are 5 primary schools, 4 junior high schools, one high school, 5 vocational high schools, and 10 (private and state) kindergartens.

**Tourism/ local recreation**

In the close neighborhood of the city, there is a forest protected area and a tourist complex by a lake with a water sports equipment rental.

**Supply and waste disposal and state of the art**

Telecommunication

Technically modern net is available and strong market competition to provide services exist.

Water supply

Diverse decent water sources are exploited by distributed network. Emergency water supply available. 95% connected to city water supply network.

Wastewater

75% connected to wastewater sewage system. Separate sewage system for industrial wastewater. There are few separate water treatment plants. Separate rainwater sewage system covering central district. The project area is 100% connected.

Waste

No integrated waste management system exist. Solid waste exported to landsides in neighboring Municipalities. Solid waste from wastewater plants used as fertilizers for fuel-willow cultivation plants.

Gas supply

98% of individual households *Natural gas Replaceme*

		connected to distributed gas network	<i>is used for hot water preparation in individual boilers, what creates diverse problems</i>	<i>nt of individual boilers by central hot water preparation</i>
Electricity supply		Provided by national grid lines. 15MW peak demand estimated is fully satisfied		
Heating supply		DH network available for 100% of buildings. 4 strategic industry plants and local police department use their own local gas heating plants that contribute heavily to air pollution	<i>The boiler house of PCU is gas fired and supplies the network for heating purposes only, the heat prices are very high</i>	<i>Reduction of heat cost through construction of small CHP for supplying of 26 residential buildings of TA and more located in the city centre with heat for domestic hot water</i> <i>All buildings equipped with central domestic hot water</i>
<b>Envir onme quality nt</b>		The water in the river Jeziorka is already polluted when it flows into the area of the municipality. The state of the surface waters is also bad. Underground flows are third class (in water quality classification) due to high concentration of Fe.		

**Air quality**

On the basis of a study by Warsaw Environmental Protection Inspection, the area of Piaseczno Municipality has been given class C in the range of pollution level exceeding acceptable values PM10. The source of this has been identified as low emission from dispersed sources, emissions from transport, secondary dust rising, pollution inflow from outside the area, natural emission sources, meteorological conditions. In the winter period, very high concentrations of benzo(α)piran occur in the area, which is connected to domestic hearth and transport. In the summer, the concentration indicator was below threshold.

**Vegetation** (important for microclimate)

There is a good balance of green areas to built-up areas, however further development needs monitoring to prevent high-quality environment

**Country side**

Considerable antropopressure in the metropolitan region needs to be harnessed on regional level.

**Natural habitats/ natural heritage areas**

In the municipality, there are: part of the Warsaw natural heritage area with a specially protected area near Jeziorka river, a protected urban area (Zalesie Gorne, Zalesie Dolne and Zlotoklos), Chojnowski natural heritage area, 5 nature reserves (Pilawski Grąd, Chojnów, Biele Chojnowskie, Las Pęcherski, Uroczysko Stefana)

**Available natural resources for the city** Land or raw materials (wind, forestry, water, coal & fossil fuels etc.)

Available natural resources and raw materials include: land, wind power, forests, water, coal, other fossil fuels etc.

<b>Urban development/ structure process</b>		Historical town, which undergone major evolution in postwar period as a satellite to Warsaw Capital City. Some vital industry of 1990-ies include Thomson TV sets and Irena Eris Cosmetics factories.
<b>Urban structure/ neighbourhood</b>	Cityscape/ architecture/ signage etc.	There are few morphologically distinct districts, although no clear zoning. Attention shall be put to preserve distinct architecture and land development patterns while maintaining healthy balance of complementary functions.
	Quantity and quality of public residential surrounding/ open space	Some key plots are underused. Action should be taken to compact the city functions.
	Quantity and quality of private residential surrounding/ open space	There is high potential to reclaim semi-public space by local residents.
<b>Housing structure/ typology/ building age and condition</b>	Total housing stock and location	assessment in progress
	Growth index of the housing stock	assessment in progress
	Number of apartments in the building by typology	assessment in progress
	Number of rooms per flat	assessment in progress
	Average dwelling space per resident in m <sup>2</sup>	assessment in progress
	Average living space in m <sup>2</sup> per housing unit	assessment in progress
	Average occupants per flat/household	assessment in progress
	Percentage of buildings before 1948	zero in the project area
	Percentage of it not yet refurbished buildings/ completely refurbished buildings/ partly refurbished buildings)	
	Percentage of buildings 1948 to 1959	10% in the project area.
	Percentage of it not yet refurbished buildings/	100% needs major redevelopment

completely refurbished /  
partly refurbished

Percentage of buildings 1960 to 1989 (Percentage prefab./traditional) 90% of which 100% prefab. (car garages not included) 12% thermo modernized to state of the art standards (2007).

Percentage of it not yet refurbished buildings/completely refurbished / partly refurbished

Percentage of buildings from 1990 (Percentage prefab./traditional) none

Percentage of it not yet refurbished buildings/ completely refurbished/ partly refurbished

Percentage of single family home, duplex none

Percentage of multi family house/ apartment complex buildings 90% as a number of buildings

Percentage of new dwellings per 100 existing dwellings per year none in the project area

**Costs of refurbishment** Average costs for refurbishment (€/m<sup>2</sup>) assessment in progress

**Ownership status/ organizational structure** Overall ownership rate assessment in progress

Individual ownership rate assessment in progress

Institutional (rental) ownership rate assessment in progress

Cooperative ownership rate assessment in progress

Ownership/ responsibility of the residential surrounding Legally the surrounding is maintained by Municipality. In fact, there is strong owners' involvement in residential surrounding maintenance.

**Housing market**

Housing demand

There's high demand for affordable housing for young single people and for couples. Market trends invariably over 15 years indicate 36sq.m apartments and 65sq.m apartments most demanded, which corresponds with financial status and having children. In the latter category detached house is often considered an option at the cost of heavier commuting but with less stringent financial and planning regime and with more private amenities and living area.

Rental

assessment in progress

Vacancy

assessment in progress in the region. No vacancies in the project area

Housing costs (in €, incl. water, heating, electricity), current burden

assessment in progress

Monthly net rent/ m2

assessment in progress

**Economy and labor market**  
**Economic power/ industry focus**

Irena Eris Cosmetics company is rated European leader in gender justice responsible business. That would be a big advantage. Nevertheless, Piaseczno is a satellite to Metropolitan Area of Warsaw, and focus should be at cooperation on metropolitan level regional development win-win strategy. Main asset is an option value for proximity to Warsaw Capital City. Proposed option value is

human-friendly environment for children and leisure-time. That would justify commuting patterns and move Piaseczno to the leading role in second quarter of XXI century, in which services are believed to be main drive for economy.

**Employment**

Unemployment rate is 8% (2008), but that is to be compared with 62 % people in the employment age in Municipality compared to 51% in the Metropolitan region. In metropolitan region the rate of unemployment is 8.3% (2009). That means both employed and unemployed rates compared to total population are higher than in metropolitan region. Strong action is then to be taken on reducing unemployment. Higher employment rate relate to surplus immigration, but higher unemployment rate has no external reason. It is possible that there is a fault in statistics.

**Social groups/  
Ethnic groups/  
Language structure**

In progress

**Education** proportion of early school leavers/ youth educational attainment level

In progress

**Social structure/  
Family structure**

In progress

<b>Com muni catio n/ co- opera tion/ invol veme nt</b>	<b>City marketing</b>	outwards (investors, tourists)	Marketing decisions are made by City Council itself, probably due to lack of social trust in actions of specialized agencies agendas.
		inwards (citizens, owners)	In progress In progress
	<b>Involveme nt of relevant local actors (stakehold ers, planners, craft, etc.) Engageme nt/ Involveme nt civil society (residents, owners) Networks/ intermunic ipal co- operation</b>		In progress In progress

### 3. National level

<p><b>Natio nal/ regio nal frame work and regional level</b></p>	<p>Describe legal and political framework / policy on national and regional level</p>	<p>Planning principles on national and regional level</p>	<p>Spatial planning on national level practically abandoned. Government Centre for Strategic Studies dismissed after it's unfavorable assessment of government policy. Local planning is the sole responsibility of Municipalities/Communes. Strategic planning is the responsibility of the government and regional governors (Vioivods). Negotiations of local targets and government targets are resolved by intermediate planning guidelines called Local Study for Directions and Conditions of Spatial Development. Many attempts to shape planning and construction law have being taken to bypass subsequent legal order in favor of unrestricted development. Severe crisis of urban planner profession is to be observed in Poland. It is estimated, that within 10 years no professional urban planners will be present in Poland.</p>
		<p>Planning principles which include EE/ EER</p>	<p>Energy law stipulates that in case when the city decides to elaborate assumptions and plan for energy supply of the city area, it should contain energy efficiency measures in buildings and distribution networks as well as cogeneration</p>
		<p>Planning principles which include RES</p>	<p>Energy law stipulates that in case when the city decides to elaborate assumptions and plan for energy supply of the city area, it should contain introduction of RES.</p>
		<p>National/ regional energy strategies</p>	<p>No local strategy. Metropolitan strategy expected?</p>
		<p>Specific public and intermediate institutions/ persons dealing with energy and climate protection</p>	<p>KAPE - Polish National Energy Conservation Agency Established 1995</p>

Energy efficiency National energy efficiency plan is under elaboration

Energy saving Country-wide financing scheme for EER of buildings exists since 1998; over 16 000 buildings have been refurbished with 30% of heat savings in average

Thermo renovation fund of buildings

EU Structural funds

**Funding programs Innovative financial instruments**

**Finances/ national and regional budget in €**

Public Incomes/revenues (over all) 2008: ~61 095 725; 2009(planned):~65 761 808

Public expenditures (over all) 2008: ~66 962 283; 2009(planned): ~72 312 725

Budget for integrated urban planning, EE, EER assessment in progress

**Demography of the country**

**Number of inhabitants**

38 115 900 in 2008; 38% of residents live in rural areas, 62% in towns.

**Population density**

122 people/km2 in 2008

**Total fertility rate**

(number of children per women) 1,27 in 2006; ↘

**Net migration**

(difference of immigrants and emigrants per 1,000 inhabitants) in 2008: -0,4

**Age structure**

Average age median age of males: 35,6; females: 39,6 in 2008

Pop. under 25 ~11 664 000 people; 30,6% in 2008

Pop. aged 25-64 ~21 318 300 people; 55,9% in 2008

Pop. aged 65-79 Pop. aged 65-74: ~ 2 808 200; 7,4% in 2008

Pop. aged 80+ Pop. Aged 75+: ~ 2 325 200; 6,1% in 2008; 2% aged 80 +

**Environment** **Natural resources** Land or raw materials (wind, forestry, water, coal & fossil fuels etc.)

Coal is the most abundant of natural resources. The annual production of hard coal in Poland amounts to 100 million tons. Poland's output in hard coal and lignite mining constitutes respectively 2,2% and 7% of the global production of these resources. The natural gas deposits are smaller (in 2005 the national production of natural gas satisfied about 30% of Poland's demand for this resource), and oil is a rare resource - identified deposits would not cover the annual output of Polish refineries. Power production is coal-based. The share of water power in country's energy generation is 3%. Among other resources, copper ore is important.

**Urban structure** **Urban structure in cities, smaller urban centres, rural areas**

Undefined. Urban sprawl most occurent. The main population concentrations are industrial agglomerations of Katowice (about 4 million people), Warsaw (about 2,5 million), Gdansk and Poznan (about 1,5 million each)

**Communication/Involvement** **Involvement of relevant national actors**

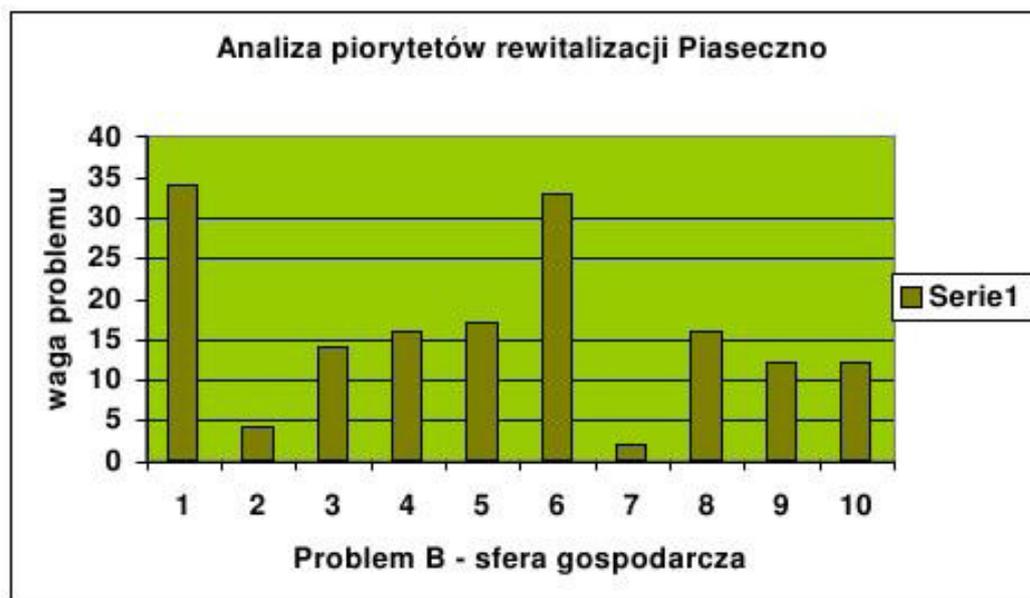
National government unsupportive for spatial policy. Regulations tend to liberate government from issues of spatial policy in favor of superficial solo credit rule and passing subsequent conflicts to local governments.

**Communication/Information** In progress

**Networks/intermunicipal cooperation** In progress

## Political issues

The following graphs show expert opinions matched with City Council opinions from SWOT analysis commissioned in 2005.



*Drawing 1: Economy issues as preferred by City Council  
 Vertical axis: problem weight. Horizontal axis problem number.*



*Drawing 2: Corresponding graph of Economy issues as recommended by experts.*

Number 2 on graphs indicates „Provide training and know-how to Small and medium enterprises”, which is priority for experts and almost not by City Council. The strongest City Council's preference is to „provide tax releases for SME's” as indicated by number 1 with fair support fro experts as well.

The problem of divergence of knowledge and actual political actions shall be addressed.  
UrbEn SWOT Piaseczno p. 34

## Conclusions

Paragraphs 1, 2, 5, 6, 9, 10, 11, 12, 13 of *Piaseczno T.A. Analysis* give a strong evidence to qualify the Target Area in Piaseczno City as **PROBLEMATIC AREA** in the scope of European Union supported programs.

There is large potential of self-governance assisted with political action sparked by EU founded incentives that provide free expertise for local citizens. UrbEn project proceeded by BEEN project was able to empower local leaders to undertake management tasks on behalf of local community. That movement is welcome by municipality officials due to their hope of reelection.

## Recommendations:

More pressure is needed to convince politicians to follow knowledge. Within poor regions political popularity is in odds with rational decision-making.

## Summary

Target Area is located in well-communicated, well-serviced area of the city, but due to it's ownership structure and age structure of inhabitants it's vitality has been well beyond the normal pace of the life quality growth as compared to developing parts of the city. Despite of an amount of potential amenities, social life suffers severe conflicts and inadequacies in daily life, as well as in general well-being. Most inhabitants are either the elderly or youth and middle-age unemployed, who seem to inherit social inaptitude. Local employment market shifted from large TV sets factory reduced 10 years ago, to cosmetics, changing the balance of employees to the favor of the female. Significant number of work-class male youth seek life opportunities among like-minded peer-group, for which local retail shop is a meeting point. They are reported to display aggressive behavior, which in turn causes another inhabitants to recluse from semi- public space of T.A. In contrary, there is noticeable cultivation of ground adjacent to buildings, resulting in tree-planting conflicting with underground infrastructure lines.

On the city level much efforts were put to develop amenities and leisure grounds for children, however it seems that conception of controlled activity like supervised sports grounds misses the behavioral needs of children, who should be free to explore their own spaces.

There is a discrepancy between immigrant and old social culture. Most new inhabitants of the city

move there for the proximity of Warsaw, which is rated in first 25 of global cities in GAWC ranking, steadily turning Piaseczno into satellite of metropolis.

Piaseczno has no significant role in regional development itself, having been satellite town within Warsaw metropol, but as such, have a great importance in horizontal demographic movement.

### Strengths:

- Positive net population growth on city scale
- Quality of outdoor space in T.A.
- T.A. is mostly car-free

### Weaknesses:

- Age structure in T.A.
- Conflicts on use of outdoor space in T.A. and lawlessness
- Inadequate public services management
- T.A. unattractive for new tenants, inadequate neighborhood inadequate car-parking lots
- Public transport
- Inadequate information network
- Ineffective land-use policy and planning
- Low energy performance of residential buildings

### Opportunities:

- Fostering self-governance social inclusion and participation in municipality's life
- Incentives for professionals to provide expertise
- Redeveloping personal vehicle garages
- Key locations within T.A. are underdeveloped.  
Adequate planning regulations may encourage threshold investments of city-wide importance.
- Existing financial sources in Poland and from European Union provide opportunity for improvement of energy performance of residential buildings

### Threats:

- Strong miscorrelation between expert advice and political preferences of the City Council
- Development of learned ineptitude among youth in T.A.
- No willingness to pay for improvements
- Restrictive environmental legal ordinances.
- Actual policy making not based on knowledge

## Imprint

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