



## RECOMMENDATIONS FOR RUDA ŚLĄSKA

### Foreword

The coal mining industry is of significant importance for the local economy and vitality of Ruda Slaska and the Silesian region. In the long term, eventually coal mining activity will lessen. There should be forward planning now to consider the long term economy of the town and region, where jobs will be generated and where investment will be targeted. The re-development sites offer an opportunity to consider economic uses and innovative proposals that give the city and region a competitive edge and place the area on the map. There is a need to create new economic activities and attractions to continue to live there. It is important to raise awareness that their lives based around the mines will change. This can be also an opportunity – the possibility to build the future by themselves.

On the regional level the following should be explored:

- Accessibility of regional Brownfield database for everybody involved (open database)
- Check the possibility of Brownfield agency for Silesia (similar than agencies such as the German LEG)
- Creating network of different Brownfields all through the region and show their connections
- Highlight the regional importance for the development of the Brownfield sites

One of the functions of the public authorities has to focus on building the necessary confidence and certainty around regeneration projects with the purpose of reducing investment risks. Non-finance based instruments are in this respect of fundamental importance. This includes a minimum standard of infrastructure, clarity in public policy and in public processes, simplified planning procedures and land assembly.

Global cities internationally compete with each other on criteria that include quality of life issues. If a city has good social and environmental infrastructure, it will attract investors who may wish to live, with their families, in the city. Do not underestimate the importance of recreational uses, urban parks and greenery, cultural uses, community infrastructure such as educational and medical uses etc. These play an important role in enhancing the competitiveness of the city and region.

### Strategic recommendations:

<b>Vision</b>	<ul style="list-style-type: none"><li>• Determine the “new identity” for the region and transform Ruda Slaska from an industrial city to cultural tourism or hub for renewable technologies.</li><li>• Ideas for the sites could lend themselves to an industrial heritage trail</li></ul>
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<p><b>Strategies</b></p>	<p>of the region. The heritage of older industrial buildings in particular is an asset which in the longer term would play a valuable role in identity for the city. Perhaps look at how other post industrial cities have transformed their image by using older industrial structures for new and vibrant uses. Look at the Polish example of Lodz and the Manufaktura redevelopment as a positive case study.</p> <ul style="list-style-type: none"> <li>• Creating of industrial monument route (similar to Ruhr area). <i>Potential of territories:</i> Some of them could become objects of the tourism strategy not only on the local level (Ruda) but also on the regional one.</li> <li>• The rejuvenation of the case study sites should help the Council to achieve its vision for what Ruda Slaska aspires to be in the longer term. If there is an overall policy and goal for the Council, particularly towards achieving sustainable development, it is important that rejuvenation proposals relate to this. Link the rejuvenation projects to the higher level policies of the Council.</li> <li>• Development of Integrated City Development Strategy (funding and planning permissions have to follow the preconditions of strategy) - Link future development of the site with each strategy.</li> <li>• Using Inventory of Brownfields established in 2006, set out "priority areas" as part of revitalisation programme. Prioritise sites with underground and overground heaps. Use International Best Practice examples especially where use of brownfield is similar to Ruda Slaska. Ensure consultation between engineers, development agency, contractor, EU, employer/beneficiary to ensure managing structure is well informed.</li> <li>• The urban structure of Ruda Slaska was noted as somewhat fragmented owing to its evolution of separate towns/villages. Large industrial complexes and brownfield sites separate residential areas from the administrative centre of Ruda Slaska. It is important to assess the potential future uses and proposals on each brownfield site collectively and in context with proposals to consolidate the centre in particular. The rejuvenation projects are a chance to strengthen Ruda Slaska. They should avoid developing in isolation or in competition (avoid the polycentric growth of many centres).</li> <li>• Development of a conversion strategy of Brownfield territories in Ruda Slaska. This might be a perfect basis to replicate it on the wider network. On the basis of the strategy this network will unite all conversion territories in whole region. (if other neighbouring regions are not advanced in this respect).</li> <li>• Identify the assets of the region and develop them (educational path, information box, exhibition area or similar)</li> </ul>
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<p><b>Development plans</b></p>	<ul style="list-style-type: none"> <li>• Development of local area plans as small but effective documents (need to link to the strategic plans for the area and encourage uses that promote the wider aims and objectives of each strategy)</li> <li>• An individual district plan for each 11 districts could be linked in with the overall strategy for Ruda Slaska.</li> <li>• Incremental models of development are important. Each site should develop a robust phasing strategy which develops small areas or temporary uses successfully to kick start a new identity / new evaluation of the sites and their contribution to the city. Laying down the necessary overall physical infrastructure (and completing the remediation process) will require initial capital cost outlays but once achieved, a sequential approach to developing the sites would help to attract new uses, residents, employees, visitors etc.</li> <li>• Those parts of the site that connect best to the established town centre should be prioritised with early phasing. Also, delivering key community facilities and public amenities (such as new parks, sports facilities etc) will create an important role for the site with the local community and contribute to its success. Delivering community/social/recreation services that address deficits of such facilities in the adjoining community will help create identity and create a neighbourhood feel to the regeneration sites.</li> </ul>
<p><b>Management</b></p>	<ul style="list-style-type: none"> <li>• Establishment of an “expert and interest group” for the development of the Brownfields in Ruda Slaska including governmental representatives, potential stakeholders, scientists, consultants and contractors etc. The expert group can help to develop and balance different restoration options according to ecology, economy, practicability, historical and social aspects.</li> <li>• Temporary interventions are always encouraged to kick start the rejuvenation process. They will be of particular importance on large brownfield sites that could take many years to remediate. It is important to identify management structures and address environmental and public health issues if the sites are to be used for temporary purposes.</li> </ul>
<p><b>Culture and heritage</b></p>	<ul style="list-style-type: none"> <li>• Strategic or regional objective to maintain the elements of industrial heritage on the sites to support a broader cultural strategy and maintain the link to the history of the site</li> <li>• Clear Conservation Guidelines are necessary to preserve the cultural heritage. The historic and architectural value of industrial buildings should be supported. Ensure the use of traditional craft methods and materials in conservation process. Support owners and investors through specialist advice, legal system and financial aid to comply with Conservation Guidelines.</li> </ul>

<p><b>Accessibility and connectivity</b></p>	<ul style="list-style-type: none"> <li>• The accessibility of a site is crucial for its attractiveness, since it largely determines the level of interest that the private investor may attribute to it. The benefit of Ruda Slaska as a transport hub was mentioned a few times – make sure that this advantage is highlighted in planning documents and profiles of the sites.</li> <li>• Build on the strengths of the region with its motorway system, air ports, proximity of larger cities such as Katowice and Cracow in marketing the opportunities presented by possessing developable land banks in a strategic central location in regional terms.</li> <li>• Creating new links between the different parts of Ruda Slaska through the redevelopment of existing Brownfields. Effective linkages, ideally public transport, pedestrian and cycling between the sites and the centre need to be encouraged. Permeability through the sites is also important. They must become destinations that can be visited within easy reach of the town centre and other activity nodes (locations of education, business parks, amenity areas, the commercial centre etc). Passing through the areas to access other important locations in the urban area will enhance footfall and awareness which will promote viability for actively using new facilities.</li> <li>• A good example is the city of Oulu's "chain of experiences" model. They should re-develop as unique areas in themselves without competing with each other or the town centre.</li> </ul>
<p><b>Consultation</b></p>	<ul style="list-style-type: none"> <li>• Environmental issues to be an integral part of any community engagement strategy.</li> <li>• The open discussion, monitoring process and outcome results should be available for every citizen. This could be translated to a Regional requirement and be transferable.</li> <li>• <i>Social aspect.</i> Dissimination activities: initiators of conversion process should constantly work with society informing about the positive intermediate and final result.</li> <li>• Mining industry representatives are very devoted to their small gardens as afterwork activity. Therefore developers could think about this "key " gardening issue ( nature, lanscape, active leisure, that could be adaptive for the local society needs).</li> <li>• Improving cooperation between public administration and private stakeholders</li> <li>• Public and private actors must be aware of their interdependency, and develop planning practices in which they actively search for a balance between public and private objectives, which allows them to proceed with the projects.</li> </ul>
<p><b>Environment</b></p>	<ul style="list-style-type: none"> <li>• Environmental investigations for different Brownfield sites. An</li> </ul>

Experimental Plot similar to Torino could be useful in remediation process.

- The ability to rejuvenate the case study sites will depend on the ability to remediate the sites and tackle the issue of pollution (both direct and indirect). It is important that an environmental baseline data base is created for each brownfield site establishing the likely contamination issues, process to clean the site, duration and likely cost of such works.
- Mapping the extent of contamination above and sub surface is important. With such information, developing the sites for future uses will be informed by the environmental issues for each site and the area adjoining it. It may help decisions on phasing and temporary uses in particular.
- A set of indicators that provide a benchmark for the environmental quality of the city could be a useful tool (perhaps there is already work in this area). As each site is decontaminated, greener areas created, air quality improved etc it will be possible to chart progress. Positive trends will highlight progress and transformation in the city.
- Develop clear objectives for the potential functions of the sites that are linked to a risk based assessment of any potential end uses from the site contaminants.
- Carry out a site wide risk assessment for each of the three Brownfield sites. This will inform decisions on potential end uses and the remediation strategy required. The assessment should also consider establishing sustainability indicators that can be used to monitor the impact of the development.
- Carry out specific risk assessments for each development as they occur which must have regard to the site wide risk assessment and sustainability indicators
- The underground water situation is naturally complex; for this reason more hydrogeologic studies are needed.
- Investigate and consider possible future land-use of the Brownfield areas as source of efficient urban renewable energy such as the production of biomass (forestry re-cultivation) and others (e.g. photovoltaic system, wind power, etc.). This is consistent to the alternative new vision of Ruda Slaska as hub for renewable technologies as well as to the EU strategies in promoting sustainable, renewable energy sources for the future.

## Site specific recommendations:

<p><b>Strategies and policy documents</b></p>	<ul style="list-style-type: none"> <li>• Study the possibility to unify the town structure; to plan a new backbone through brownfield areas with diverse activities, connections and green network.</li> <li>• Keeping the future development of functions versatile, including benefits for local communities: "social profit" in addition to economical profit. Ask for public opinion on the development already in early stages.</li> <li>• Create opportunities for temporary uses or encourage existing in-official uses through providing services or facilities (e.g. anchor tenant for Kaufhaus).</li> <li>• Networking/benchmarking with other regions where remediation of similar sites has occurred/is occurring. One example is the Avenue Project in the United Kingdom. <a href="http://www.theavenueproject.co.uk">www.theavenueproject.co.uk</a></li> <li>• Ensure end uses provide mix of low and high skilled jobs. Low skilled jobs should be created to ensure employment for displaced miners; high skilled jobs should ensure mix of education and administration facilities, commercial and educational space, offices to rent with SME focus. Some end use allotments for miners should be considered and officially authorised by Council.</li> <li>• Explore the possibility of combining the redevelopment of different sites with the benefit of less logistic constrains such as link the sites with the heap and the hole in a "simply" way: "put the heap in the hole. It may be an idea to use material from heaps to fill depressions. Alternatively abounded tunnels or shafts from former mining activity may be used as well. In general, deposits of contaminated masses have to be covered with a layer of non contaminated masses. For this purposes masses from non contaminated sites could be used; sites may contain building and construction material, for example bricks from the coking plant. If not contaminated these masses may be used as part as top masses of deposits. Establishment of deposits can be optimised according to distance to localities with surplus material and degree of mass contamination. The surface of deposits may be used for sporting activities or/ and re-vegetation and thus used for recreation purposes. However, an essential requirement for the establishment of new deposits or the extension of former deposits is that they do not represent any environmental risks. Addition of lime to deposits and / or covering with watertight top sealing may be considered.</li> </ul> <p><b><u>Orzegów</u></b></p> <ul style="list-style-type: none"> <li>• Master plan for Koksowna to transform the district and counteract to the social segregation</li> <li>• Take into consideration the unique flora and fauna of Koksowna while developing the site</li> </ul>
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- Prior to any development open up the existing site and connect it to the existing area in particular the Church and Market Area
- Prior to any development extend the current road network to the site
- Prior to development link existing green areas to the site by establishing cycle/walking routes
- Investment in the current streetscape as an enabler to future development.
- Future development to consider the re-use of existing structures on the site. (Link to the past)

#### **Nowary**

- The site of Novary is one of the largest brownfield study sites examined on the brownfield days. It was noted for its varying site topography and views from within it to the landmark Church of Saint Laurence and St Anthony. The topography and visual link to a city landmark provide ideas and opportunities to create a distinctive new district for Ruda Slaska.
- The site is located south of the town centre in Ruda Slaska (where the City Hall and main square are). It appears to have an urban edge character with areas adjoining characterised by sparser settlement and significant green areas, forests in particular. The motorway is located a short distance south of the site. The more immediate local boundaries include a canal/river to the south which is adjoined by open space and trees and the traditional centre of Wireck a short distance west. All the assets of such a location context and opportunities to connect the site with these areas adjoining should be fully explored.
- The opportunity for the site to connect with green areas moving north in the direction of the town centre and moving south towards the canal provide an opportunity for green linkages and green corridors that connect city wide.
- The possible concept for this site has two potential themes which are respectful to each other. One, the revitalisation of this site should contribute to a "natural" and "organic" sense of redevelopment. It should not overwhelm the historic neighbourhood of Wireck adjoining with a sudden jump in scale, heights and density of development. Using open space, parks and green routes (pedestrian, cyclist routes) connecting the canal to the south with lands to the north (north to south green movements) and connecting Wireck village centre with residential suburbs on the west (east to west green movements) are a potential theme.

- Secondly, looking at the more strategic opportunity of the site within the overall city boundary, a redevelopment should introduce new innovations in business and housing to create a dynamic and notable new zone of activity. A flagship project in particular delivered at an early stage of the project (at the north end of the site addressing Novary Avenue) could promote the location synergies back to the city centre.
- Taking the history of the site as a product of the coal mining industry, could a regeneration help to showcase (on a national/international scale) a best practice example of transforming a traditional coal mining region into a centre for future green technology research. This would turn the image of the location and break a stigma associated with by products of the coal industry. Something beautiful, innovative, sustainable and dynamic can created from the legacy of the older industrial tradition.

#### Cyrón

- Establish/enhance public awareness of the development potentials
- consider locational advantages (geographical centre of Ruda Slaska, in between Wirek and Nowy Bytom)
- Prefer public use as a main objective for redeveloping the site
- Try to keep the existing shape in order to reduce costs of development (according to environmental requirements after assessing the grade of pollution)
- Meet the needs of the inhabitants of the adjacent neighbourhoods (existing foot-paths across the site) as well as the demands on the municipal level (new public open spaces, new recreational areas (commercial sports facilities, new connections of the two centre areas by non-motorized means)
- Establish a new citywide (and regional) system of open spaces (include also dismantled railway lines) with site "Cyrón" acting as a core area (starting point)
- Ensure continuous involvement of the public at all stages of planning

#### **Other comments:**

- The “development potential” of a Brownfield area is an important variable for the possibility of its regeneration. However, the “development potential” of a site is a very complex variable because it is determined by a number of other characteristics of the site such as factors of location and level of soil pollution, and the way in which these interact with overall policies of the city concerned. The brownfield sites have benefits regarding location: they are reasonably close to services, local residents, greenery areas and connections.

Try to establish this development potential for the various sites!



- Local expertise with the capacity to combine an understanding of the dynamics of the development activity with an ability to relate to local economic and social development objectives are playing a key role in regeneration. The ongoing co-operation between the municipality, universities and the local development agency in Gliwice is valuable. Combined with an effective urban marketing strategy such institutional capacity is of key importance in the location decisions of companies and developers.
- Plan for non-availability or reduced availability of EU funding
- Brownfield Sites could be revitalised to become a “Free Trade Zone”. The United Arab Emirates Government have a Strategic Plan for Free Trade Zones where companies from various industry sectors set up and avail of incentive packages including tax exemption, foreign ownership and no currency restrictions.