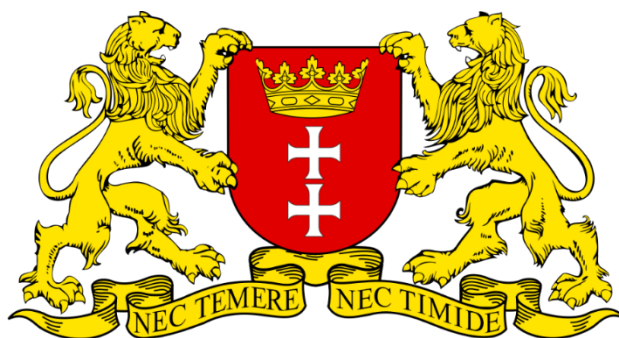


***Integrated Action Plan***  
***of the City of Gdansk***

***“Dissonant European Heritage as a  
Laboratory of Democracy”***



Gdańsk 2023 - 2025

**Authors:**

Grzegorz Sobczyk, Wojciech Chmielewski

**Scientific/ Editorial Supervision**

Piotr Lorens

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## Section 1

### Local Context

The Gdańsk URBACT project **AR.C.H.ETHICS – Dissonant Heritage. European Difficult Heritage as a Laboratory of Democracy** is implemented within the framework of the European URBACT network. Its main goal is to identify and define the problems and challenges that contemporary societies face in relation to the dissonant heritage of totalitarian epochs, as well as to propose solutions that restore social and spatial harmony. The City of Gdańsk joined the project by focusing on the dissonant architectural heritage of the Stalinist period. For the purposes of the project, a chronological framework was adopted, covering the years 1947–1956. Although this was a relatively short period, the scale of the investments carried out at that time continues to exert a major influence on the city's landscape and its functioning. The dissonant heritage in Gdańsk remains largely unrecognised, and many residents are unaware of the existence, historical, or artistic value of these objects. This creates a challenge in terms of identifying them, defining their scale, and undertaking information and educational activities aimed at local stakeholders throughout the project's duration. These buildings are not covered by a single, coherent conservation framework governing renovation, modernisation, or adaptation. As a result, they are often subject to distortion or degradation. An additional difficulty is the fragmented ownership structure and the complex legal status of many building ensembles, individual buildings, premises, and plots of land. The project is addressed to the residents of Gdańsk, with particular focus on the Wrzeszcz Górny and Nowy Port districts — engaging both private individuals and representatives of business, academia, and research institutions. From among the city's dissonant heritage, two flagship investments of the Stalinist era have been selected:

- Grunwaldzka Housing District (GDM) we Wrzeszczu Górnym,
- Maritime House of Culture (MDK) w Nowym Porcie.

GDM was the largest construction investment in the Pomeranian region. On an area of over 100 hectares, it was planned as an urban residential district for 26,000 new inhabitants. In its concept, GDM was to be a “15-minute district” — self-sufficient and climate-neutral. The plan addressed all the needs of urban life: mixed-use residential and service quarters encouraging neighbourhood integration; public, social, and healthcare facilities; educational buildings of various levels; retail and service spaces; and leisure, entertainment, and sports areas. The design also included a system of green public spaces — streets, promenades, avenues, squares, courtyards, and parks — accessible, inclusive, and egalitarian, enabling free movement and enjoyment of the neighbourhood's “urbanity.” The original green-space plan was far ahead of its time, addressing almost all the issues faced by 21st-century cities in the context of climate change, global pollution, and unsustainable land use. The post-war period was extremely difficult for construction in

Gdańsk. There was a shortage of materials, transport infrastructure was heavily damaged, and logistics were severely hindered. Industry was only beginning to recover, and broken supply chains and a lack of capital deepened the crisis. This era significantly shaped post-war Gdańsk and set the directions of its development. The city suffered greatly during World War II — in some districts, such as the city centre, the destruction of residential buildings and infrastructure reached 86%. The trauma of war had a profound impact on the city's future form, appearance, and planning policies. After the war, Gdańsk and the Pomerania region were incorporated into Poland and regarded by the new authorities as “recovered territories.” The widespread destruction offered an opportunity for the state to reshape the city's space in line with a new political spirit and ideology. The changes introduced during this time often had irreversible effects on the historically developed urban fabric. The architecture of this period carried a clear political, social, and propagandistic dimension, reflecting the introduction of the new political system in Poland after 1945 — communism. The policy of real socialism and the pressure exerted by the authorities on architects and urban planners had a profound influence on the city's reconstruction and emerging architecture. Socialist realist architecture was intended not only to express the new ideology but also to contrast with pre-war architecture, which was viewed as tainted by the “spirit of exploitation and capitalist excess.”

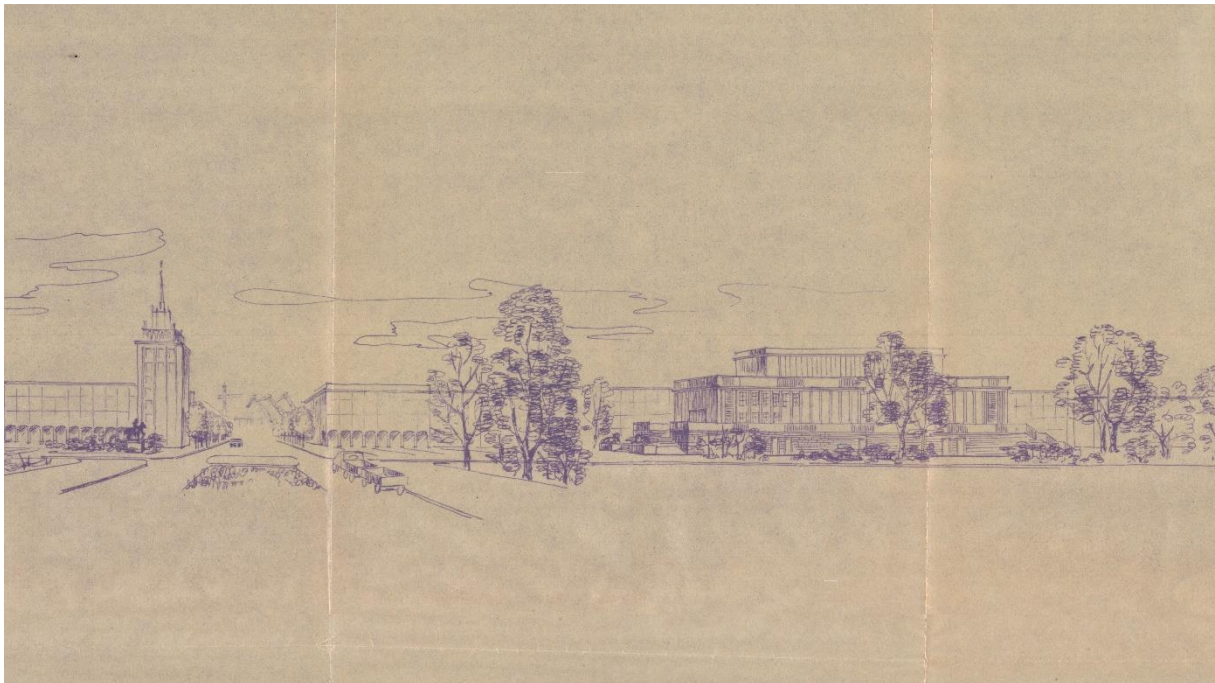
The project operates within the framework of Polish law and does not aim to promote or glorify any former political systems or ideologies. Its authors and contributors approach this subject with due caution.

As part of the project activities, we will focus on the Grunwaldzka Housing District (GDM) — a large urban development, partially realised in the Wrzeszcz district, often compared to the Marszałkowska Housing District (MDM) in Warsaw and Nowa Huta in Kraków — and on the Maritime Culture House (MDK) in Nowy Port. These sites are considered dissonant for various reasons: due to the period in which they were created and the socialist realist ideology they represent. However, their *dissonance* has a broader meaning than that commonly adopted in existing literature. Through this project, we aim to identify dissonant sites located within Gdańsk — to determine their number, nature, and scale (as part of a preliminary stage). Until now, these objects have not attracted the attention of either owners or researchers and have remained outside the awareness of local stakeholders. Our goal is to reverse this trend.

An essential element of the project will be archival and library research, aimed at collecting educational materials necessary for working with local stakeholders. Another important aspect will be the digitalisation of architectural projects and documents related to the subject of the project. Knowledge gained through historical research and archival work will enable, in the following stages, the development of social activities involving residents and stakeholders.

One of the project's main objectives is the dissemination of information about dissonant sites. At present, they are not widely known, and knowledge about them and their creators remains

limited to a narrow circle of specialists. The information available is scarce, fragmented, and scattered across minor publications. We intend to gather it in one place to create a solid factual and methodological foundation for further activities. As part of the project, we plan to organise a series of meetings with residents and local stakeholders, aimed at identifying and establishing a local stakeholder group. These meetings will have an educational character — they will present dissonant heritage sites and explore how they are perceived by the local community. Joint workshops using URBACT methodologies will help define the challenges faced by the city both during and after the project's implementation. We also intend to analyse destructive and degrading processes that negatively affect public spaces and individual buildings. Understanding these mechanisms will make it possible to develop future corrective and restorative actions. The project also foresees community activation and integration activities, including the establishment of the Grunwaldzka Housing District Stakeholders Council (RIGDM) — an advisory and opinion-forming body centred around dissonant heritage sites. A key element of the project will be the popularisation of knowledge through popular-scientific articles published online (on the City Architect's Office website and on social media), as well as cooperation with local media — the press and radio. Together with foundations and non-governmental organisations, we will also undertake other initiatives to promote knowledge about these places and buildings.



## Current Situation

## Population and Demographic Statistics

Population: inhabitants of Gdańsk **488 651** (as of the end of 2024 r.<sup>1</sup>)

Number of men - 231144

Number of women - 257507

## Age structure

0-4 age	22376
5-9 age	23955
10-14 age	22270
15-19 age	21946
20-24 age	19288
25-29 age	32164
30-34 age	45159
35-39 age	42310
40-44 age	41810
45-49 age	38484
50-54 age	30521
55-59 age	23736
60-64 age	23035
65-69 age	28481
70 lat and more	73116

**Wrzeszcz Górny**      **2004** - 29 729      **2024** - 20392      population decline      **9337**

10828 women      /      9564 men

**Nowy Port**      **2004** - 11 692      **2024** - 8295      population decline      **3397**

4311 women      /      3984 men

<sup>1</sup> <https://www.gdansk.pl/gdansk-w-liczbach/mieszkancy,a,108046>

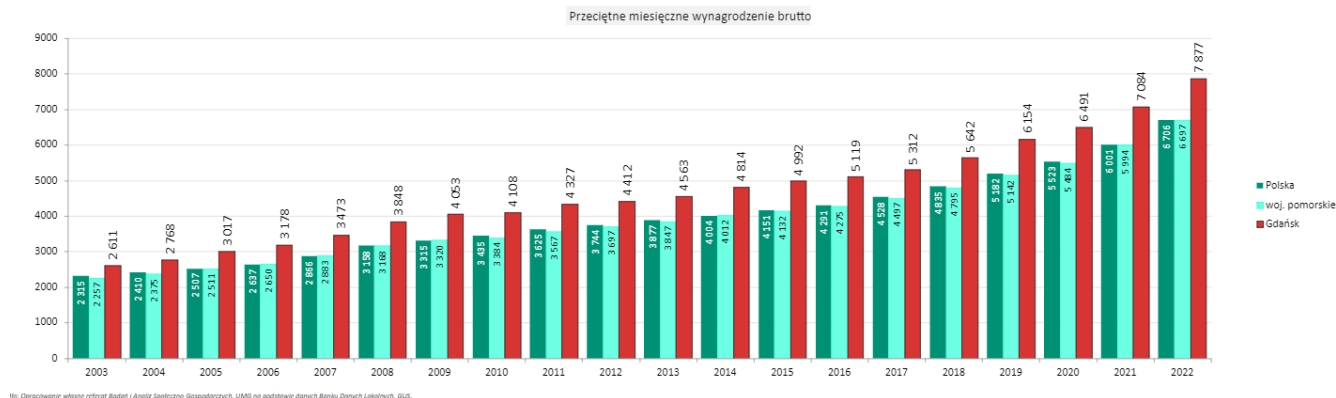


Structure of Gdansk's population by age and gender. Link to the table

<https://gcigdansk.sharepoint.com/:x/s/UMG0twarteDane3.0/EX5LYJLx1BPoIcfHnbgYABTCWCxWxs8PidzT0P2UxXQ?e=lRmQk2>

Economic and Employment Situation (Employment Statistics)

Unemployment rate: **2.5%** in Gdańsk, **5.1%** in the Pomeranian Voivodeship, and **4.6%** in Poland.



The number of unemployed persons in Gdańsk in 2024 was **6,443**.

In 2024, the number of employed persons in Gdańsk was **218,482**.

The average gross monthly salary in Gdańsk amounted to **9,968** PLN.

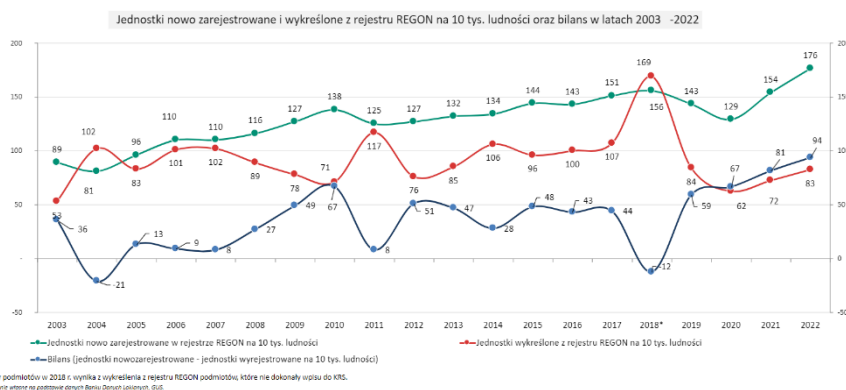
## Economic indicators

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y
1																									
2	Wskaźniki gospodarcze																								
3	UWAGA: Podmioty gospodarcze zarejestrowane w rejestrze REGON, bez osób prowadzących gospodarstwo indywidualne w rolnictwie.																								
4	WYSZCZEGÓLNIENIE	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018*	2019	2020	2021	2022	zmiana r/r
5	Wskaźnik przedsiębiorczości - Podmioty wpisane do rejestru REGON na 10 tys. ludności	1 195	1 250	1 253	1 289	1 268	1 280	1 289	1 296	1 320	1 364	1 416	1 429	1 470	1 513	1 541	1 586	1 626	1 671	1 651	1 696	1 707	1 787	1 880	5,2%
6	Jednostki nowo zarejestrowane w rejestrze REGON na 10 tys. ludności				89	81	96	110	110	116	127	138	125	127	132	134	144	143	151	156	143	129	154	176	14,6%
7	Jednostki wykreślone z rejestru REGON na 10 tys. ludności				53	102	83	101	102	89	78	71	117	76	85	106	96	100	107	169	84	62	72	83	14,0%
8	Bilans (jednostki nowozarejestrowane - jednostki wykreślone) na 10 tys. ludności				36	-	21	13	9	8	27	67	8	51	47	28	48	43	44	-12	59	67	81	94	15,1%
9	Osoby fizyczne prowadzące działalność gospodarczą na 100 osób w wieku produkcyjnym			13,5	13,8	13,3	13,3	13,3	13,3	13,6	14,2	14,8	14,8	15,3	15,9	16,2	16,8	17,3	18,0	19,0	19,8	19,2	20,2	21,4	6,1%
10	Podmioty na 1000 mieszkańców w wieku produkcyjnym				195,7	192,2	193,8	195,7	197,6	202,5	210,5	218,9	221,4	231,9	241,2	249	260,1	270,7	282,4	282,3	292,3	282,8	297,1	313,8	5,6%
11	*Spadek liczby podmiotów w 2018 r. wynika z wykreślenia z rejestru REGON podmiotów, które nie dokonały wpisu do KRS.																								
12	Źródło: Opracowanie własne Rejestru Badań i Analiz Społeczno-Gospodarczych, UMR na podstawie danych Banku Danych Lokalnych, GLS.																								

Link to the table and chart

[https://gcigdansk.sharepoint.com/:x/s/UMG-OtwarteDane3.0/EdULWd5tWldAqk5\\_gGOlt4BBs5Ni60hEmOiwWDcuzBzYQ?e=kJDGCr](https://gcigdansk.sharepoint.com/:x/s/UMG-OtwarteDane3.0/EdULWd5tWldAqk5_gGOlt4BBs5Ni60hEmOiwWDcuzBzYQ?e=kJDGCr)

<https://gcigdansk.sharepoint.com/:x/s/UMG-OtwarteDane3.0/EavMLJkhZQpIr-aw7h4ozV4BsZBvf-SvNWjt9-X41YkFNQ?e=OVkv2s>





## Social Challenges, Accessibility, Inequalities

- the challenges facing the city include an aging population,
- depopulating districts (local migration),
- the spread of “bookingisation” (short-term rentals),
- the development of public transport,
- education concerning dissonant or difficult heritage – uncomfortable topics have long been pushed to the margins of mainstream narratives,
- the adaptation of existing buildings to the needs of elderly people,
- the need for improved transport and communication accessibility,
- the introduction of actions counteracting processes that degrade cultural heritage,
- the fading of living memory (people who experienced those times),
- the passing of creators and the lack of digitization of source materials,
- the lack of comprehensive understanding of the subject,
- digital exclusion,
- equal access to public services,
- the untapped potential of public spaces,
- the need to increase pedestrian accessibility along Grunwaldzka Avenue.



## Location and territorial context

### General Characteristics Of The City

Gdańsk is the sixth largest city in Poland in terms of population — after Warsaw, Cracow, Wrocław, Łódź, and Poznań. It is the main urban center of the long-developing Tri-City metropolitan area and the core city of the Gdańsk-Gdynia-Sopot Metropolitan Area (OMGGS). The majority of service, innovation, scientific, and cultural institutions are located in Gdańsk. The city also hosts key transport hubs and a seaport of both regional and international importance.

Together with the neighboring cities and its functional area, Gdańsk forms the main center for the flow of knowledge, capital, and information in this part of Poland. It is an attractive city for business investments — including those of global reach — and continues to attract new residents by offering a high quality of life.

The city covers an area of 262 km<sup>2</sup> and borders the cities of Sopot and Gdynia, as well as the following counties: Kartuszy (Żukowo commune), Nowy Dwór (Stegna commune), and Gdańsk County (Kolbudy, Pruszcz Gdański, and Cedry Wielkie communes, as well as the town of Pruszcz Gdański). The outermost points of Gdańsk are:

to the north – Osowa, to the south – Św. Wojciech, to the west – Rębiechowo, to the east – Świbno.

Gdańsk is situated in an area of great spatial diversity and varied natural environmental conditions. Its topography, hydrographic system, and climatic characteristics are influenced by its coastal location, where the sea exerts a distinct impact on the terrestrial environment.

Among the city's most valuable natural assets is the large proportion of green areas, including forests, recreational parks, allotment gardens, as well as street greenery and inner-block vegetation. Forests are concentrated mainly in the western part of the city — particularly within the Tri-City Landscape Park — and on Stogi Island and Sobieszewo Island. These forest areas are of environmental importance and also contribute significantly to residents' quality of life.

In 2022, the largest share of Gdańsk's total area was agricultural land — 30.6% (8,020 ha). The city was therefore characterized by a moderate level of urbanization. Areas designated for residential and industrial development accounted for 29.3% (7,667 ha) of the city's total area. Forests and wooded areas made up over 18% (4,866 ha), while transport areas covered more than 13% (3,474 ha). In 2022, a decrease in the proportion of agricultural land was observed, alongside an increase in urbanized and developed areas. It should be noted, however, that land and building records do not always fully reflect the actual land use patterns.

Several main functional zones can be distinguished within the area of Gdańsk. Along the city's main transport axis lies the Central Service Belt (CPU), which includes Śródmieście (the city center), Wrzeszcz, and Oliwa. This belt extends further into Sopot and Gdynia, forming an essential component of the Tri-City's identity. It is characterized by a high concentration of services —

including workplaces, numerous business entities, and high-quality public spaces. Nearly 50% of all city services are concentrated in this area; it hosts commercial, scientific, cultural, and tourist facilities, as well as rapidly developing business centers featuring the largest clusters of modern office space. The areas dominated by residential functions include primarily the so-called upper terrace (including Gdańsk Południe) and the lower terrace, comprising districts such as Żabianka, Przymorze, and Zaspą. New development areas are located mainly in the southern districts of Gdańsk, which contain over 40% of the city's land designated for residential and mixed-use development. Port-industrial and logistics areas form the city's economic base. They are concentrated in two key zones — the seaport and the airport — both functioning as economic gateways to the city. Together with the CPU, they constitute the so-called growth poles. In the port area, priority is given to functions related to maritime economy, transport, and logistics. In the vicinity of the airport, logistics, services, and high-technology industries play a major role, forming the emerging *Airport City* — the second largest concentration of modern office space in Gdańsk after the CPU. The city also contains a relatively large area of agricultural land, including extensive parts of Orunia, Olszynka, Rudniki, and the southern section of Sobieszewo Island. Maintaining this function helps to preserve fertile soils and the distinctive landscape of the Gdańsk Lowlands (Żuławy Gdańskie).

The sites addressed within the project are the Grunwaldzka Housing District (GDM), located in the Wrzeszcz Górny district (fig. 1), and the Maritime Community Centre (MDK), situated in the Nowy Port district (fig. 3). Both complexes are characterized by distinct urban and functional contexts. Wrzeszcz Górny, with its residential and service functions, is located along the main communication axis between Gdańsk Główny and Gdynia. Nowy Port, on the other hand, lies at the mouth of the Vistula River and has historically combined residential, industrial, and port-related functions. Both districts were originally independent villages that were later incorporated into the administrative boundaries of Gdańsk. In both cases, the socialist realist development projects were never fully completed. The GDM complex (fig. 2) was realized to approximately 55%, whereas in Nowy Port, the only fully completed investment from that period is the Maritime Community Centre (MDK) (fig. 4). The ownership structure of the analyzed areas also differs significantly. The GDM area exhibits a mixed ownership pattern — municipal and private ownership coexist (fig. 5). In contrast, the MDK is owned by the State Treasury and has been transferred under perpetual usufruct to a private company. This ownership arrangement considerably complicates project implementation — and in the case of the Nowy Port site, effectively prevents any intervention within the project framework. Due to its extensive area (262 km<sup>2</sup>), Gdańsk is covered by Local Spatial Development Plans (MPZP) in 65.6% of its territory. In Wrzeszcz Górny, the coverage of such plans is around 45% (fig. 6), whereas in Nowy Port it reaches as much as 95% (fig. 7).

Heritage protection across the two areas also varies. The MDK in Nowy Port is listed in the register of monuments and lies within an urban complex that is also a registered heritage site (fig. 9). In the case of GDM, only about 20% of buildings are included in the municipal register of monuments

(fig. 8). For the GDM area, the current level of heritage protection is insufficient and should be strengthened in the future.

In the following section of the study, we have included drawings, maps, and original project plans of the investments to facilitate their discussion.



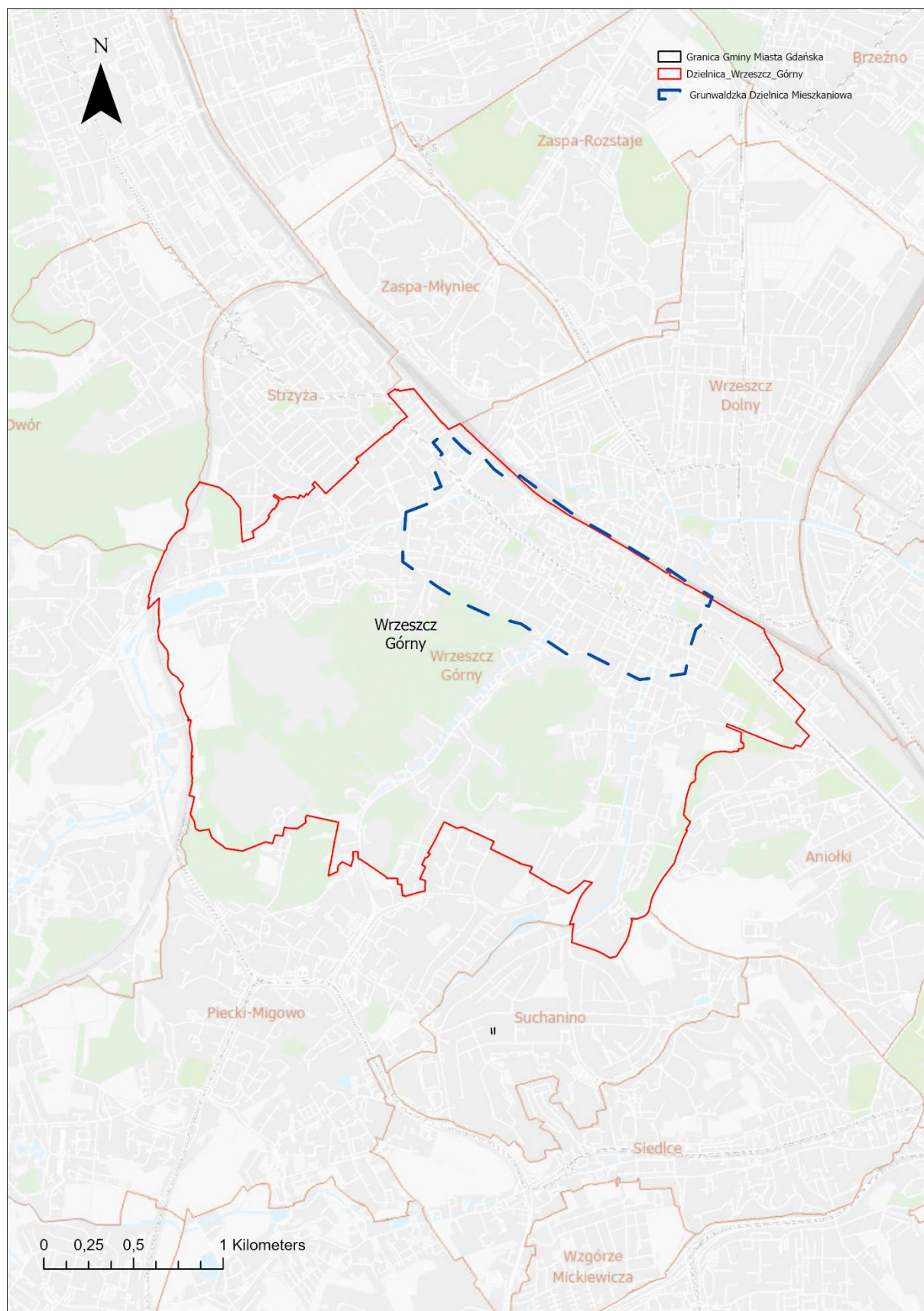


Figure 1. Site plan for the Wrzeszcz Górny district





Figure 2. GDM plan – Central Archives of Modern Records in Warsaw





Figure 3. Site plan for the Nowy Port district



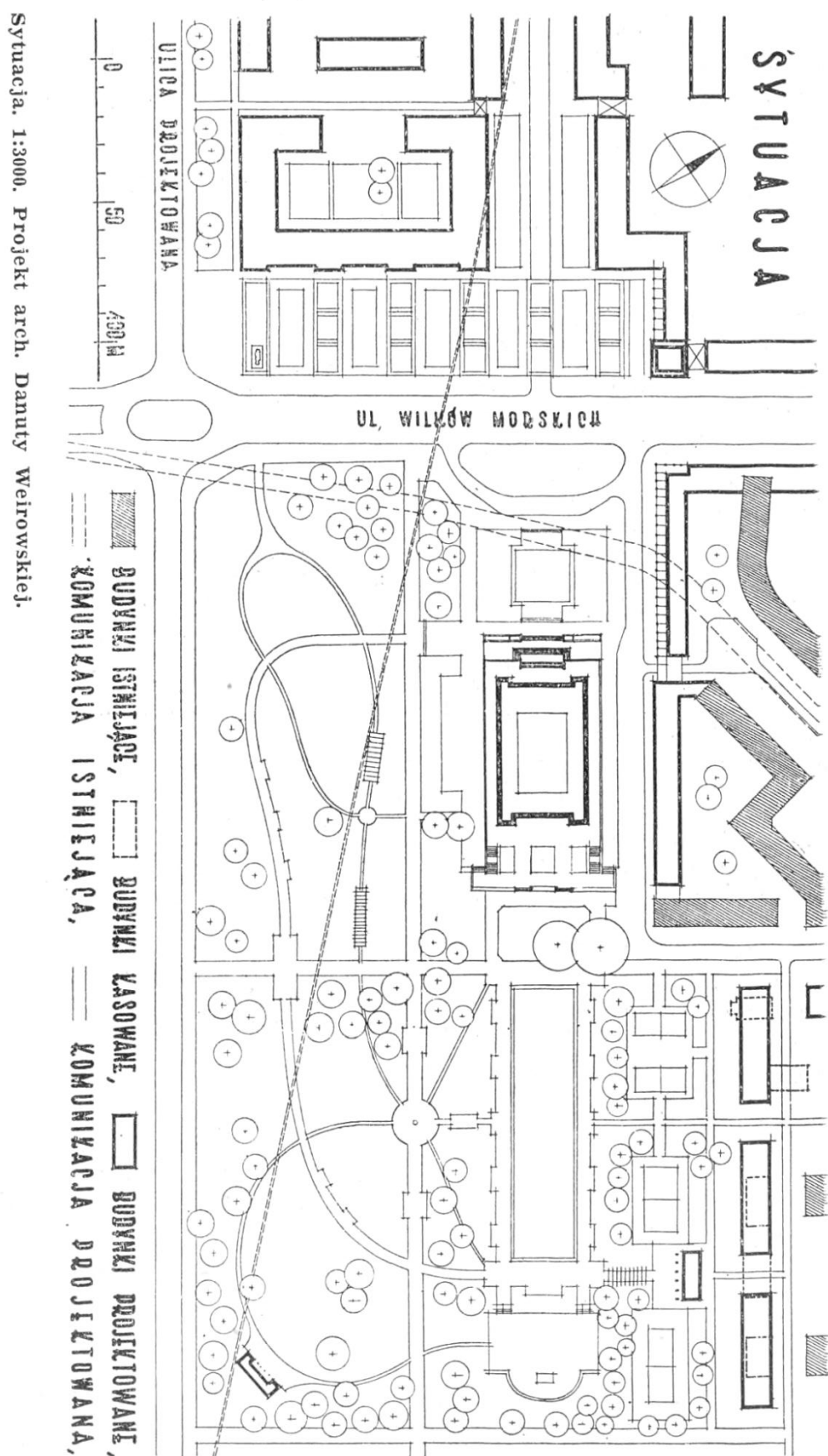


Figure 4. Site development plan of the Maritime Community Centre (Morski Dom Kultury) in Nowy Port











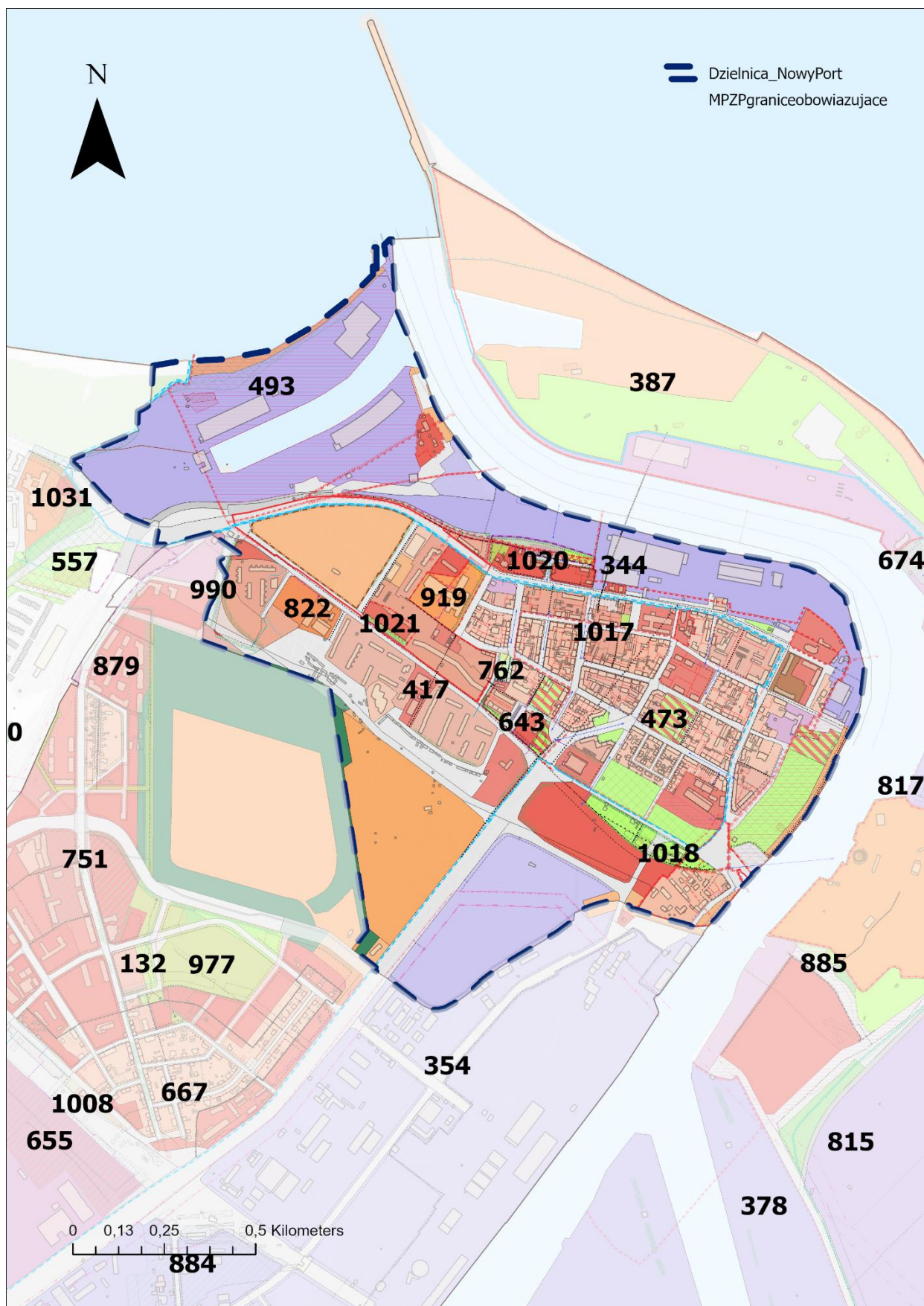


Figure 7. Coverage of the Nowy Port area by Local Spatial Development Plans



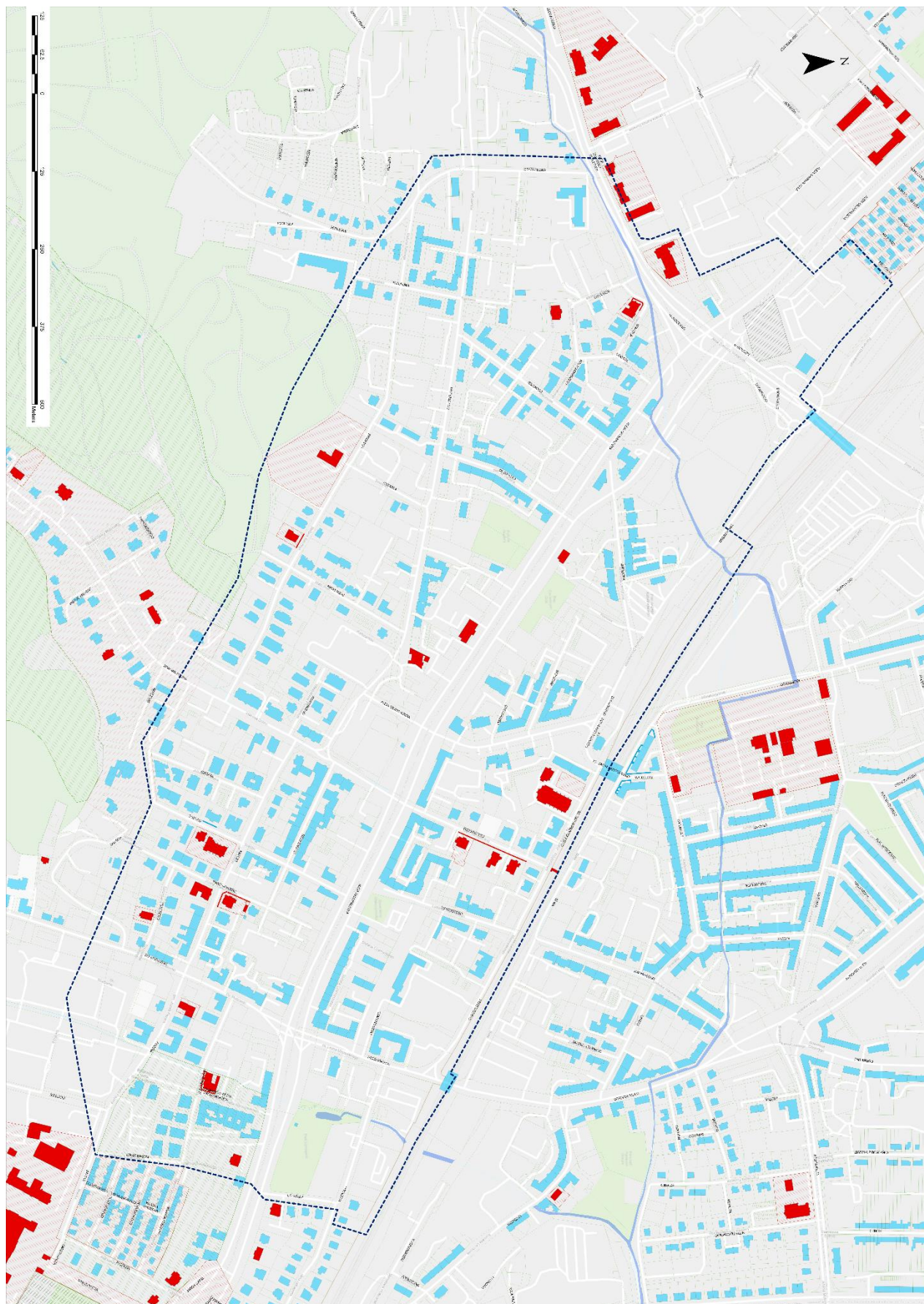


Figure 8. Heritage protection in the GDM area

Objects marked in blue – Municipal Register of Monuments

Objects marked in red – National Register of Monuments



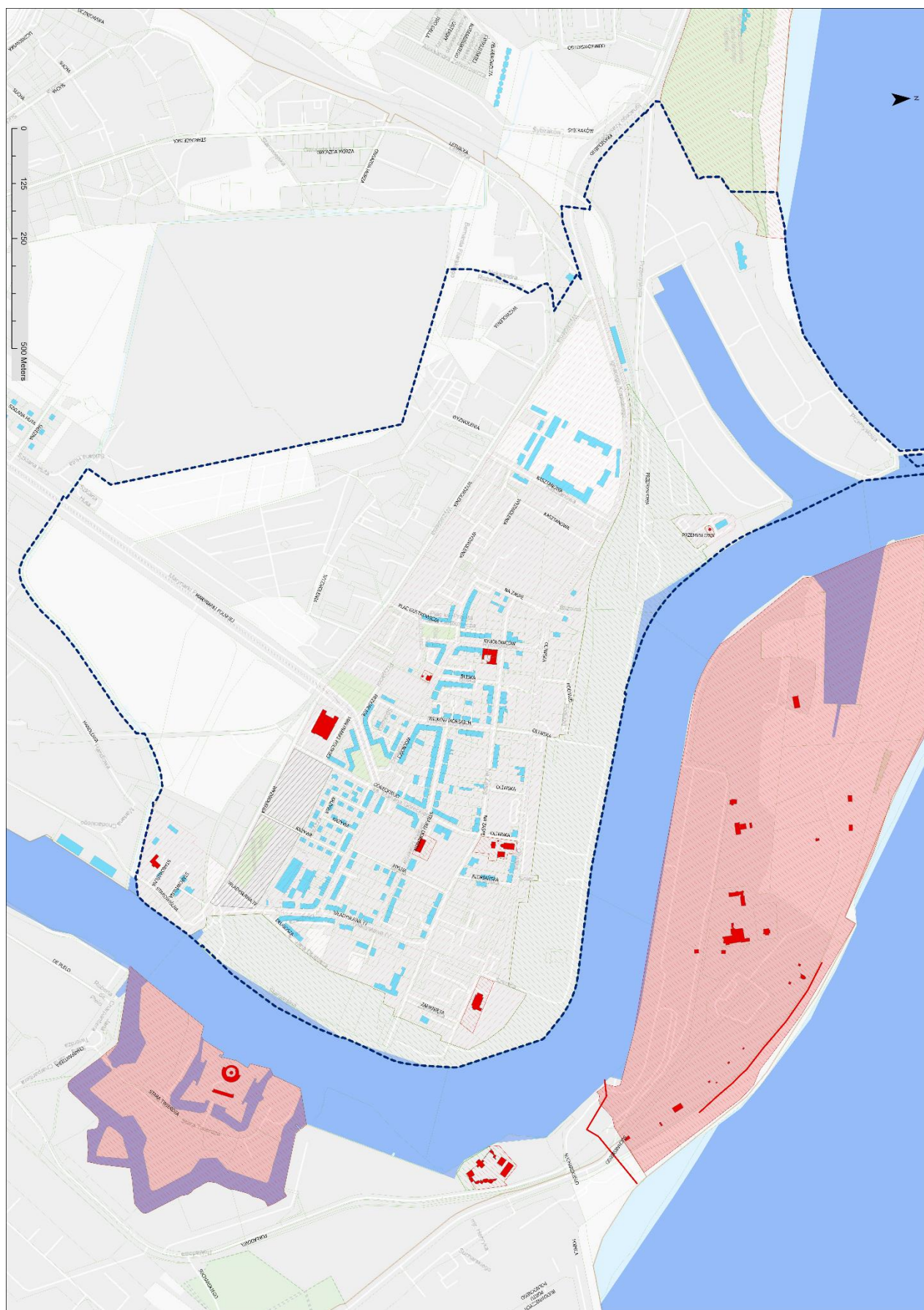


Figure 9. Heritage protection in the Nowy Port area      Objects marked in blue – Municipal Register of Monuments  
Objects marked in red – National Register of Monuments

## Air Quality and CO<sub>2</sub> Emissions

Air quality and CO<sub>2</sub> emissions in the Pomeranian Voivodeship – 2025 Report

The annual air quality assessment for the Pomeranian Voivodeship for 2025 was carried out in accordance with applicable regulations. The classification was made for two zones — the Tri-City agglomeration and the Pomeranian zone — based on measurements from the State Environmental Monitoring system and mathematical modeling of pollutant dispersion. In recent years, the majority of the region has recorded low levels of air pollution.

Assessment results:

- Pomeranian zone:
  - Exceedance of the target level for benzo(a)pyrene (B[a]P) in PM<sub>10</sub> – classified as Class C
  - Exceedance of the long-term objective for ozone (protection of health and vegetation) – classified as Class D2
- Tri-City agglomeration:
  - Exceedance of the long-term objective for ozone (protection of health) – classified as Class D2

Locations with B[a]P exceedances:

- Lębork (Malczewskiego Street)
- Kościerzyna (Targowa Street)

No exceedances of B[a]P have been recorded in the Tri-City agglomeration for the past five years.

Main sources of pollution:

- Emissions from individual heating systems (mainly during the winter season)
- Increased ozone concentrations in summer – caused by the presence of precursors and meteorological conditions

Other pollutants:

Across most of the voivodeship, no exceedances of the standards for NO<sub>2</sub>, CO, benzene, PM<sub>10</sub>, PM<sub>2.5</sub>, or heavy metals (lead, arsenic, cadmium, nickel) were observed.

Trends in Gdańsk (2000–2023):

- Decrease in emissions of particulate matter, SO<sub>2</sub>, NO<sub>x</sub>, and other gaseous pollutants



- Increase in CO<sub>2</sub> emissions – related mainly to rising energy consumption and transport activity

Corrective actions:

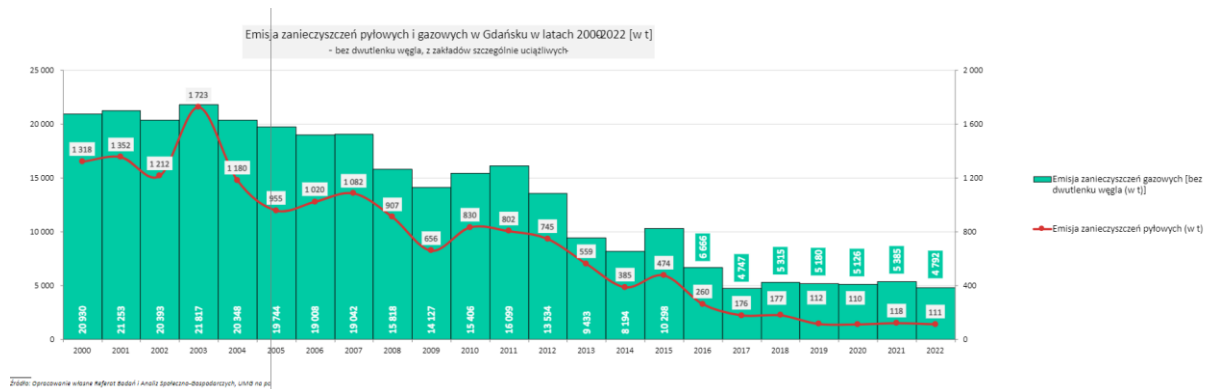
Air protection programs have been implemented in zones where standards were exceeded.

These programs identify the sources of pollution and define remedial measures (Resolutions of the Pomeranian Regional Assembly, 2022 and 2023).

Annual Air Quality Assessment in the Pomeranian Voivodeship – Regional Report for 2025

<https://powietrze.gios.gov.pl/pjp/documents/download/118489>

Measurements conducted in Gdańsk since the year 2000 show a clear downward trend in the concentration of suspended particulate matter, sulfur dioxide, nitrogen oxides, and other gaseous pollutants in the air. Unfortunately, the situation is different in the case of CO<sub>2</sub> emissions, which show an upward trend.



Powietrze - jakość i zanieczyszczenie			2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
WYSZCZEGÓLNIENIE																					
w tym	Emisja zanieczyszczeń z zakładów szczególnie uciążliwych dla powietrza*																				
	pyłowych (w t)		723	1 180	955	1 020	1 082	907	656	830	802	745	559	385	474	260	176	177	112	110	111
	w tym	ze spalania paliw	934	983	790	861	946	805	583	772	738	677	510	331	348	184	116	118	62	65	71
		Polaka = 100	128	0,96	0,86	1,00	1,14	1,18	1,06	1,33	1,39	1,42	1,13	0,81	1,07	0,67	0,49	0,60	0,40	0,49	0,53
	gazowych (w t)		395	2 612 931	2 471 276	2 576 448	2 573 949	2 359 052	2 305 428	2 983 630	3 327 687	3 257 237	2 906 311	2 947 405	3 053 035	3 141 267	3 021 706	3 179 888	3 159 775	3 232 302	3 307 416
	w tym																				

Link to the data

[https://gcigdansk.sharepoint.com/:x/s/UMG0twarteDane3.0/EVz6R1Hb\\_pJMm\\_ipZEEZdPYBmKJk6hFv1ZPHt\\_7960qtXg?e=BhvMxR](https://gcigdansk.sharepoint.com/:x/s/UMG0twarteDane3.0/EVz6R1Hb_pJMm_ipZEEZdPYBmKJk6hFv1ZPHt_7960qtXg?e=BhvMxR)

Air pollution map

<https://aqicn.org/map/gdansk/pl/>

Out of 28 sensors installed in the city, 26 indicate that the air quality is good. The air quality is considered satisfactory, and air pollution poses little or no health risk.

2 out of 28 sensors indicate moderate air quality. The air quality is acceptable; however, for some pollutants, there may be a moderate health concern for people who are particularly sensitive to air pollution.

In the Wrzeszcz Górny district, there are only two sensors monitoring air quality, while in the Nowy Port district there is one. The number of sensors is too low to provide a comprehensive picture of the city's overall air quality situation.

## Existing Strategies

*Gdańsk 2030 Plus – Resolution No. LIV/1363/22 of the Gdańsk City Council dated 29 September 2022*

The aim of the Strategy is to define the city's development priorities for the coming years and to identify the key challenges that will need to be addressed during this period. Responding to the needs of both current and future residents, the Strategy outlines directions that will strengthen Gdańsk's social, economic, spatial, and environmental potential. It provides a foundation for the conscious shaping of urban processes and reinforces development impulses within the metropolitan area and the entire Pomerania region.

Priorities			
Green City	Inclusive City	Accessible City	Innovative City
1.1 Strengthening the natural system and promoting responsible, sustainable development	2.1 Development of education systems at all stages of life, with an emphasis on future skills, digitalization, and talent development	3.1 Improving everyday mobility by prioritizing and developing sustainable and integrated pedestrian, cycling, and public transport systems	4.1 Strengthening a diversified, intelligent, and competitive economy that is socially and environmentally responsible, including low-emission production, advanced services, and research and development activities
1.2 Protection of natural assets and resources, especially water, greenery, and air	2.2 Equalizing development opportunities for all residents, strengthening social solidarity and family support, and creating conditions for long, independent living	3.2 Improving safety, particularly in transportation	4.2 Energy transition and modernization of technical infrastructure networks
1.3 Adaptation to climate change and	2.3 Building lasting partnerships and local	3.3 Elimination of barriers in urban space	4.3 Supporting digital transformation and the

protection against its negative effects, especially floods and droughts	communities, fostering integration and responsible participation in social life, supporting civic engagement, and encouraging resident inclusion		digitalization of public services
1.4 Mitigation of negative environmental impacts and reduction of greenhouse gas emissions and pollutants, including noise	2.4 Increasing participation in culture, supporting artistic creativity, developing culture as a unifying system that shapes the city's identity, and promoting and protecting heritage	3.4 Improving the quality of the road network and completing missing links, especially in developing areas	4.4 Strengthening the competitiveness of the seaport and airport, and improving external transport accessibility
1.5 Increasing biodiversity through tree planting and greening initiatives	2.5 Creating conditions for a healthy and active lifestyle, developing sports, and enhancing residents' health competencies	3.5 Implementing the concept of inward development and a compact, short-distance city	4.5 Strengthening tourism potential and expanding leisure infrastructure

Link to the resolution and the full text of the strategy below

[https://baw.bip.gdansk.pl/UrzedMiejskiwGdansk/document/552770/Uchwa%C5%82a-LIV\\_1363\\_22](https://baw.bip.gdansk.pl/UrzedMiejskiwGdansk/document/552770/Uchwa%C5%82a-LIV_1363_22)

#### *Gdańsk Local Spaces (GPL) – STAGE 1: Revitalization Areas*

Resolution No. XXII/607/16 of the Gdańsk City Council of 28 April 2016 on the designation of degraded areas and revitalization areas within the city of Gdańsk.

The GPL Study is also closely linked to other key planning documents. In August 2015, the Gdańsk City Council adopted a resolution to initiate the preparation of the Study of Conditions and Directions of Spatial Development of the City of Gdańsk, for which the GPL Study is intended to provide general guidelines for the development of public spaces (the so-called “model” — a framework for the functioning and development of public spaces).

Furthermore, the GPL Study builds upon numerous analyses concerning public spaces prepared by the Gdańsk Urban Agency (Biuro Rozwoju Gdańska) between 2011 and 2015, such as district studies or the Study of Citywide Public Spaces (SOPP). The latter identified key public spaces across Gdańsk and culminated in the publication of the “*Public Space Guidebook*” in 2014.

The GPL Study serves as both a continuation and a complement to these works at the local scale. It also refers to external studies such as the social strategy “Quo Vadis, Gdańsk?” (Gdańsk Foundation for Social Innovation / Gdańsk University of Technology / Sopot University of Applied Sciences, 2015).

Given the wide range of studies related to public spaces, one of the key tasks of the authoring team is to integrate and harmonize the knowledge contained within these documents.

Link to the full text of the document below

[https://geogdansk.pl/pliki/BRG/BRGu-10\\_Gdanskie\\_Przestrzenie\\_Lokalne\\_GPL/GPL-calosc.pdf](https://geogdansk.pl/pliki/BRG/BRGu-10_Gdanskie_Przestrzenie_Lokalne_GPL/GPL-calosc.pdf)

*Municipal Program for the Care of Monuments of the City of Gdańsk for 2024–2027* Resolution No. VIII/114/24 of the Gdańsk City Council dated 24 October 2024 on the adoption of the *Municipal Program for the Care of Monuments of the City of Gdańsk for 2024–2027* The *Program for the Care of Monuments of the City of Gdańsk* is a document designed to guide planned activities related to the initiation, support, and coordination of work in the field of monument protection, cultural landscape preservation, and the promotion and dissemination of cultural heritage by the local government. Its preparation is mandated by the *Act on the Protection and Care of Monuments*. The main goal of this document is to achieve a significant improvement in the condition of cultural heritage resources within the municipality, particularly concerning the preservation and maintenance of historic buildings and the safeguarding of the cultural landscape.

Link to the resolution and the full text of the document below

<https://download.cloudgdansk.pl/gdansk-pl/d/202501245013/dziennik-urz-wojpom-05-11-2024-poz-4546.pdf>

#### Study of Conditions and Directions of Spatial Development of the City of Gdańsk

The purpose of preparing the new edition of the Study is to verify the existing directions of the city's development and to define new ones in response to changing spatial, legal, economic, and social conditions, while maintaining the relevance of the strategic elements of spatial policy — namely, its goals, vision, principles of sustainable development, and main directions of spatial planning. Residents' needs are constantly evolving, and the city now possesses better analytical tools than those used in the preparation of the 2007 Study. Periodic verification of potential development directions is therefore essential, especially in an era of rapid change. The main external factors prompting the update of the Study are changes in legislation and city boundaries. Meanwhile, applications for amending the Study and accompanying analyses indicate:

- the need to change the dominant land use in selected parts of the city,
- the adaptation of the educational facility network to the revised national education model,
- correction of the location of the service center for the southern urban district,

- verification of the Central Service Belt (CPU) and Areas of Concentrated Business Activity (ZPHU),
- strengthening the regulation of public spaces,
- verification of the boundaries and regulations of OSTAB,
- revision of the city's policy regarding allotment gardens,
- inclusion of the impacts of the Pomeranian Metropolitan Railway (PKM),
- verification of the transport network,
- adjustment of the boundaries of parking index zones and the respective parking ratios.

Link to the resolution and the full text of the document below

[https://geogdansk.pl/pliki/BRG/BRGu30\\_Studium\\_uwarunkowan\\_i\\_kierunkow\\_zagospodarowania\\_miasta\\_Gdasnka\\_SUiKZP/STUDIUM\\_zalacznik\\_uchwaly.pdf](https://geogdansk.pl/pliki/BRG/BRGu30_Studium_uwarunkowan_i_kierunkow_zagospodarowania_miasta_Gdasnka_SUiKZP/STUDIUM_zalacznik_uchwaly.pdf)

#### Gdańsk Urban Street Standard (GSUM)

The purpose of the *Gdańsk Urban Street Standard (GSUM)* is to define organizational solutions and design recommendations that will help eliminate most of the issues identified in the diagnostic phase and improve the quality of public space development in Gdańsk. The GSUM is a document aimed at implementing the city's policy as formulated in Gdańsk's strategic planning documents. It serves as a practical framework for shaping streets as multifunctional public spaces that prioritize accessibility, safety, environmental sustainability, and high-quality urban design.

Link to the resolution and the full text of the strategy below

[https://geogdansk.pl/pliki/BRG/BRGu13\\_Gdanski\\_Standard\\_Ulicy\\_Miejskiej\\_GSUM/zarzadzenie.pdf](https://geogdansk.pl/pliki/BRG/BRGu13_Gdanski_Standard_Ulicy_Miejskiej_GSUM/zarzadzenie.pdf)

#### *Study on the Location of High-Rise Buildings (SLOW)*

The *Study on the Location of High-Rise Buildings (SLOW)* is an urban planning document intended to initiate a broad public discussion and subsequently define methods and guidelines for managing high-rise developments (OW) in Gdańsk.

Its purpose is to establish clear spatial, architectural, and landscape principles for locating tall buildings in the city, ensuring that such structures harmonize with the urban fabric, protect key views and panoramas, and contribute positively to the city's identity and skyline.

Link to the resolution and the full text of the strategy below

<https://geogdansk.pl/pliki/BRG/BRGu->

[9 Studium Lokalizacji Obiektów Wysokosciowych SLOW/slow-dokument.pdf](#)

#### *Gdańsk Green Policy (GPZ)*

The *Gdańsk Green Policy (GPZ)* sets out guidelines for shaping urban greenery and increasing its accessibility to residents. It serves as a foundation for the actions of various municipal units and for urban planners preparing local spatial development plans in Gdańsk. The GPZ defines a coherent, planned, and long-term policy for the development of green infrastructure at the citywide scale. It includes a synthesis of conditions with an emphasis on climate change risk factors and presents a concept for the development of blue-green infrastructure. The document also provides recommendations for planning documents and practical guidelines for the implementation and management of green spaces.

Link to the full text of the strategy below

<https://www.brg.gda.pl/wizje-opracowania-i-polityki-miejskie/zielen-i-woda/1797-gdanska-polityka-zieleni>

#### *Gdańsk Model of Immigrant Integration*

The reception and integration of immigrants is an important issue faced by many European cities. In Gdańsk, we recognize how essential it is to harness the potential of educated, active, and enterprising immigrants so that they can become an integral part of our community. The Gdańsk Model of Immigrant Integration is the first document of its kind in Poland, setting out a comprehensive framework for inclusion, equal opportunities, and cooperation between immigrants and local residents. It promotes social cohesion, intercultural dialogue, and active participation in the city's social, cultural, and economic life.

Link to the full text of the strategy below

<https://www.gdansk.pl/akcja/pdf/20160675797/gdanski-model-integracji-imigrantow-mozna-pobrac-tutaj>

#### *Landscape Resolution*

Resolution No. XLVIII/1465/18 of the Gdańsk City Council dated 22 February 2018 on establishing the principles and conditions for the placement of small architectural objects, advertising boards and devices, and fences — including their dimensions, quality standards, and permissible construction materials — within the territory of the City of Gdańsk. This resolution, commonly referred to as the *Landscape Resolution*, aims to improve the visual order and aesthetic quality of the city's public spaces by regulating advertising, signage, and street furniture. It introduces unified standards to protect the cultural landscape, ensure coherence of the urban environment, and enhance the overall image of Gdańsk.



<https://edziennik.gdansk.uw.gov.pl/legalact/2018/1034/>

<https://download.cloudgdansk.pl/gzdiz-pl/d/2023115041/poradnik-szyldowy.pdf>

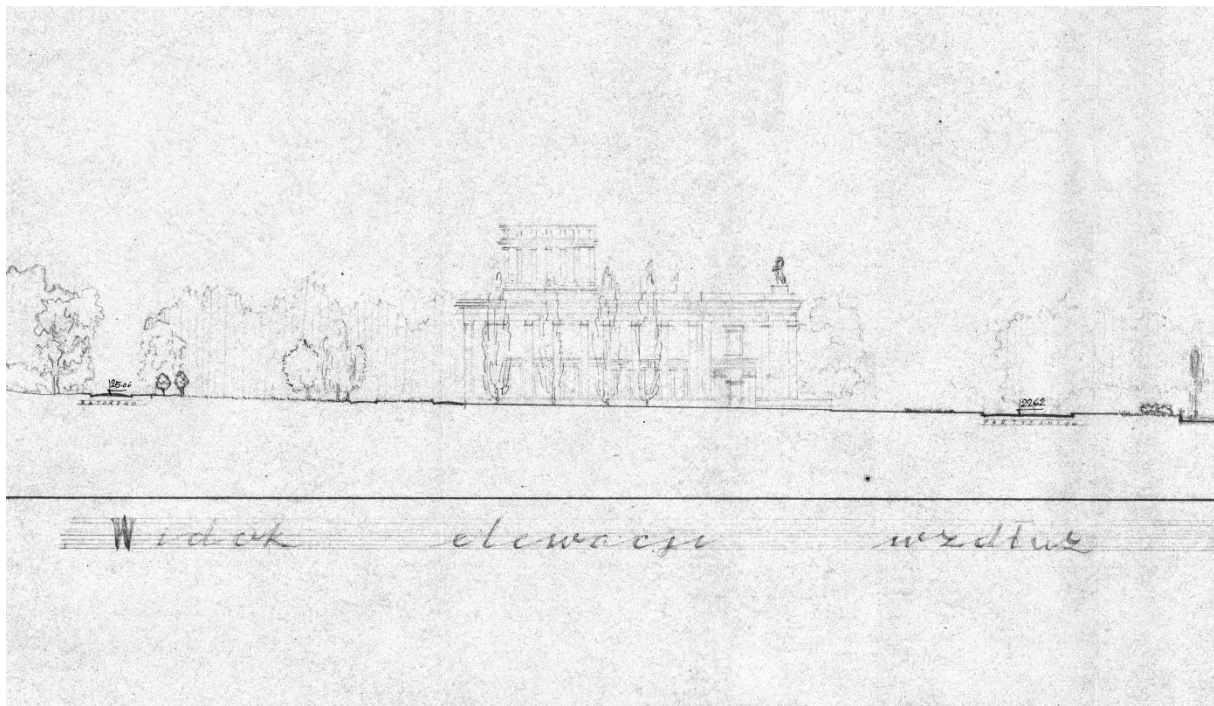
#### Documents, Competitions, and Strategies in Preparation

- Study of the Grunwaldzka Avenue Corridor – in progress
- General Plan – in progress
- Gdańsk South-Wrzeszcz Route – in progress
- Competitions for the redevelopment of Klonowa Street and Partyzantów Street, as well as projects under the Gdańsk Local Spaces initiative
- The Gdańsk Urban Agency (Biuro Rozwoju Gdańska) has also organized open workshops concerning the transformation of the so-called *Wysepka* area and *Anna Walentynowicz Square*

#### Programme ERDF and ESF

[https://ec.europa.eu/regional\\_policy/in-your-country/programmes/2014-2020/pl/2014pl16m2op011\\_pl](https://ec.europa.eu/regional_policy/in-your-country/programmes/2014-2020/pl/2014pl16m2op011_pl)

[https://ec.europa.eu/regional\\_policy/2021-2027\\_pl](https://ec.europa.eu/regional_policy/2021-2027_pl)





## Institutional Context

### National Level

Poland is a unitary parliamentary republic defined by the 1997 Constitution. The state is based on national sovereignty, democracy, rule of law, civil society, human dignity and a social market economy, and operates under the separation of powers between the legislative (Sejm and Senate), executive (Council of Ministers and the President) and judiciary (courts and tribunals). This division is reflected at national, regional and local levels.

At the regional level, the Pomeranian Voivodeship is governed by the Pomeranian Voivodeship Assembly (Sejmik Województwa Pomorskiego), composed of 33 councillors. The Assembly adopts key regional acts such as the Regional Development Strategy, the Spatial Development Plan and the regional budget, and decides on subsidies, foreign cooperation priorities and participation in international regional bodies. It also elects the Board of the Pomeranian Voivodeship, headed by the Marshal, which holds executive power.

The Marshal's Office of the Pomeranian Voivodeship implements the region's statutory tasks. These include public education, health, social policy and family support, culture and heritage protection, sport and tourism, environmental protection, rural development, transport and regional roads, public safety, labour market support and spatial planning. The Office works through a network of regional institutions, including schools and hospitals, cultural institutions (theatres, opera, museums), libraries, transport and road authorities, labour offices, a regional planning office and a regional development agency.

### Local Level

#### Legislative Authority

Gdańsk City Council – composed of 34 councillors. The Council serves as the city's legislative and supervisory body, functioning as a representative organ similar to the Sejm at the national level. It is elected for a five-year term. The current Council consists of 34 members.

Chairwoman of the City Council: *Agnieszka Owczarczak*

#### Executive Authority

Mayor of the City of Gdańsk (President): **Aleksandra Dulciewicz**

Deputy Mayors: **Piotr Grzelak, Piotr Borawski, Monika Chabior, Emilia Łodzińska**

City Secretary: **Danuta Janczarek**

City Treasurer: **Izabela Kuś**

City Hall (Urząd Miasta): The City Hall of Gdańsk carries out the executive and administrative tasks of the municipality, implementing local policies, managing public services, and ensuring the daily functioning of the city in accordance with the resolutions of the City Council and national legislation.

**City Architect Office** Tasks: <https://bip.gdansk.pl/urząd-miejski/Zadania-Biura-Architekta-Miasta,a.193413> )

Audit and Control Office

Office for Municipal Investment Properties

Information Technology Office

Legal Office

Mayor's Office

Mayor's Office for Culture

Mayor's Office for Sports

Gdańsk City Council Office

Public Procurement Office

Municipal Consumer Ombudsman

Civil Registry Office

Department of Security and Crisis Management

Department of the City Budget and Taxes

Finance Department

Geodesy Department

Infrastructure Department

Human Resources and Organization Department

Transport Department

Economic Policy Department

Development Programmes Department

Social Development Department

Treasury Department

Civil Affairs Department

Environment Department

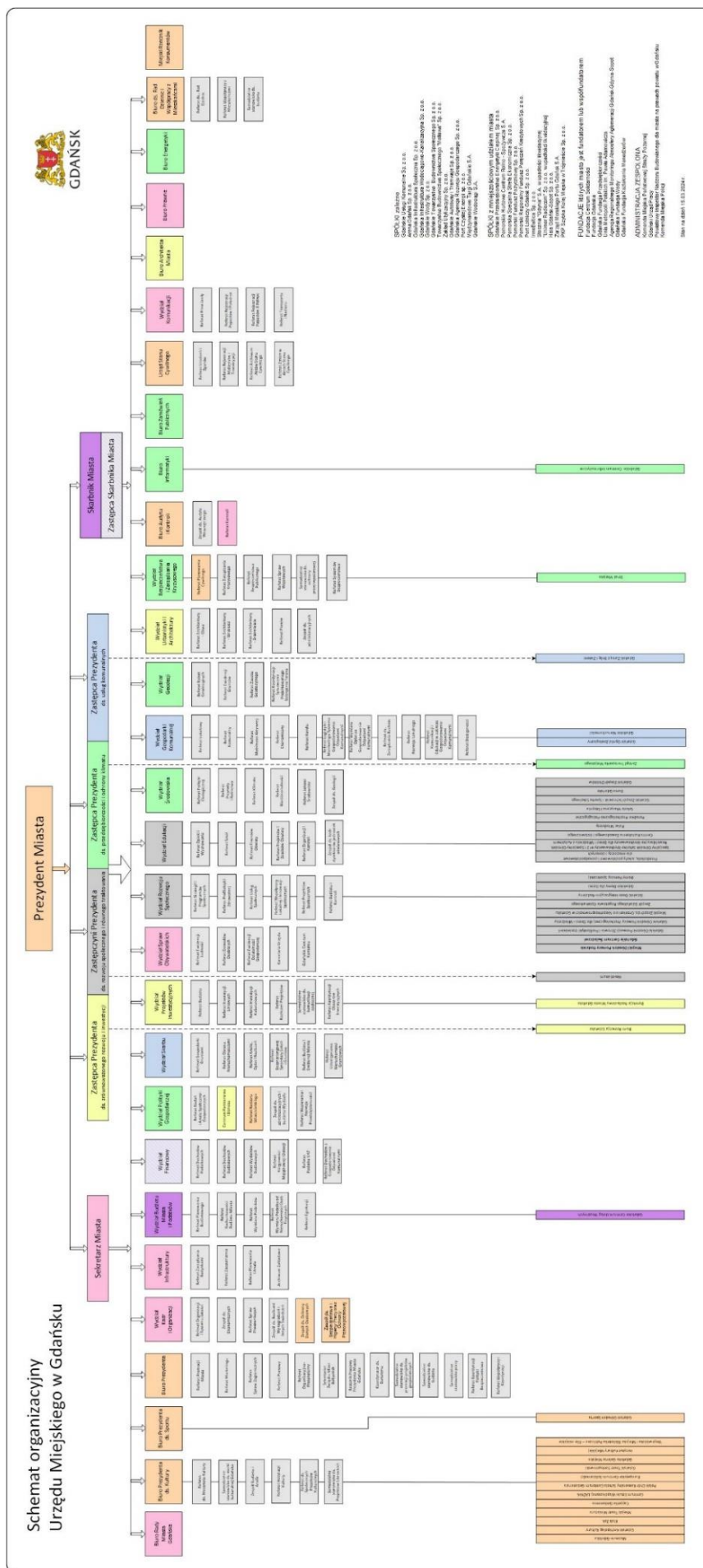
### **Urban Planning and Architecture Department**

Scope of activities and internal structure of the departments

<https://bip.gdansk.pl/prawo-lokalne/Zakres-dzialania-i-wewnetrzna-struktura-wydzialow-urzedu,a.28231>

Self-Government Appeals Board

Link to the organizational chart <https://bip.gdansk.pl/pobierz/230032/schemat.jpg> 15 03 2024



## Organizational Units of the City of Gdańsk:

- **Gdańsk Urban Agency** (Biuro Rozwoju Gdańska) – spatial planning
- Capella Gedanensis – culture
- Łaźnia Centre for Contemporary Art (Centrum Sztuki Współczesnej Łaźnia) – culture, art
- "Orunia" Nursing Home (Dom Pomocy Społecznej „Orunia”)
- "Ostoja" Nursing Home (Dom Pomocy Społecznej „Ostoja”)
- "Polanki" Nursing Home (Dom Pomocy Społecznej „Polanki”)
- Directorate for the Development of the City of Gdańsk (Dyrekcja Rozbudowy Miasta Gdańska) – acting as substitute investor for the Municipality of Gdańsk
- European Solidarity Centre (Europejskie Centrum Solidarności) – culture
- Gdańsk City Gallery (Gdańska Galeria Miejska) – culture
- Gdańsk Cultural Archipelago (Gdański Archipelag Kultury) – culture
- Gdańsk Zoo (Gdański Ogród Zoologiczny)
- Gdańsk Psychological Support Centre for Children and Youth (Gdański Ośrodek Pomocy Psychologicznej dla Dzieci i Młodzieży)
- Gdańsk Centre for Health Promotion and Addiction Prevention (Gdański Ośrodek Promocji Zdrowia i Profilaktyki Uzależnień)
- Gdańsk Sports Centre (Gdański Ośrodek Sportu)
- Gdańsk Shakespeare Theatre (Gdański Teatr Szekspirowski) – culture
- **Gdańsk Roads and Greenery Authority** (Gdański Zarząd Dróg i Zieleni) – management of roads and green areas
- Gdańsk School Sports and Hostel Complex (Gdański Zespół Schronisk i Sportu Szkolnego)
- Gdańsk Nursery Complex (Gdański Zespół Żłobków) – education
- Gdańsk IT Centre (Gdańskie Centrum Informatyczne)
- Gdańsk Benefits Centre (Gdańskie Centrum Świadczeń)
- Gdańsk Shared Services Centre (Gdańskie Centrum Usług Wspólnych)
- **Gdańsk Real Estate** (Gdańskie Nieruchomości) – municipal budgetary unit managing properties owned by the City of Gdańsk
- Hevelianum – culture, science, art
- **City Culture Institute** (Instytut Kultury Miejskiej) – culture, art
- Żak Club (Klub Żak) – culture, art
- Municipal Family Support Centre in Gdańsk (Miejski Ośrodek Pomocy Rodzinie w Gdańsku)

- Miniatura City Theatre (Miejski Teatr Miniatura) – culture, art

Auxiliary Units – Gdańsk has 33 District Councils :

district council of Aniołki, district council of Jasień, district council of Żabianka-Wejhera-Jelitkowo-Tysiąclecia, district council of Wrzeszcz Dolny, district council of Orunia-św. Wojciech-Lipce, district council of Strzyża, district council of VII Dwór, district council of Śródmieście, district council of Przymorze Małe, district council of Olszynka, district council of Kokoszeki, district council of Nowy Port, district council of Brzeźno, district council of Wyspa Sobieszewska, district council of Osowa, district council of Brętowo, district council of Wrzeszcz Górny, district council of Piecki- Migowo, district council of Siedlce, district council of Przeróbka, district council of Zaspas Rozstaje, district council of Orunia Górna - Gdańsk Południe, district council of Matarnia, district council of Letnica, district council of Chelms

*Auxiliary units of a municipality (jednostki pomocnicze gminy )* are established by the municipal council through a resolution. The council decides, after consulting residents or upon their initiative, whether there is a need to create such a unit. The idea of establishing auxiliary units arises from the principle of subsidiarity in public administration, which requires that matters and tasks be handled by the authorities closest to the people and communities they concern.

The rules for the creation, merger, division, and dissolution of auxiliary units are defined in the municipal statute, adopted by the municipal council. The council also exclusively determines the scope of their activities, the principles for transferring municipal assets for their use, and the rules for allocating budgetary funds for task implementation.

The organization and scope of activities of each auxiliary unit are defined in a separate statute adopted by the municipal council. According to the *Act on Municipal Self-Government*, the bodies of auxiliary units are as follows:

- the legislative body of a district (or housing estate) – the District Council,
- the executive body – the Board, headed by a Chairperson.

The Chairperson of the Board enjoys the same legal protection as a public official.

The Chairperson of the executive body of an auxiliary unit has the right to participate in the work of the municipal council, under conditions specified in the statute, but without voting rights. The municipal council may also define the rules under which the Chairperson is entitled to receive a remuneration (diet) and reimbursement of travel expenses.

In emphasizing the importance of auxiliary units, the legislator has firmly maintained the principle of budgetary unity of the municipality. According to Article 51(3) of the *Act on Municipal Self-Government*, the municipal statute specifies the powers of auxiliary units in managing financial affairs, but only within the framework of the municipal budget.

## Legal Basis

The Constitution of the Republic of Poland of April 2, 1997

<https://isap.sejm.gov.pl/isap.nsf/DocDetails.xsp?id=wdu19970780483>

The Act on Municipal Self-Government (*Ustawa o samorządzie gminnym*) of March 8, 1990

<https://isap.sejm.gov.pl/isap.nsf/DocDetails.xsp?id=wdu19900160095>

<https://isap.sejm.gov.pl/isap.nsf/download.xsp/WDU19900160095/U/D19900095Lj.pdf>

The Act on County Self-Government (*Ustawa o samorządzie powiatowym*) of June 5, 1998

<https://isap.sejm.gov.pl/isap.nsf/DocDetails.xsp?id=wdu19980910578>

The Electoral Code (*Kodeks wyborczy*) – Act of January 5, 2011

<https://isap.sejm.gov.pl/isap.nsf/DocDetails.xsp?id=wdu20110210112>

The Public Finance Act (*Ustawa o finansach publicznych*) of August 27, 2009

<https://isap.sejm.gov.pl/isap.nsf/DocDetails.xsp?id=wdu20091571240>

The Public Procurement Law (*Prawo zamówień publicznych*) – Act of September 11, 2019

<https://www.uzp.gov.pl/nowe-pzp/regulacje-pzp/prawo-krajowe>

The Act on the Protection and Care of Monuments (*Ustawa o ochronie zabytków i opiece nad zabytkami*) of July 23, 2003

<https://isap.sejm.gov.pl/isap.nsf/download.xsp/WDU20031621568/T/D20031568L.pdf>

The Act on Spatial Planning and Development (*Ustawa o planowaniu i zagospodarowaniu przestrzennym*) of March 27, 2003

<https://isap.sejm.gov.pl/isap.nsf/download.xsp/WDU20030800717/T/D20030717L.pdf>

The Act on Environmental Protection Law (*Prawo ochrony środowiska*) of April 27, 2001

<https://isap.sejm.gov.pl/isap.nsf/download.xsp/WDU20010620627/T/D20010627L.pdf>

The Construction Law (*Prawo budowlane*) of July 7, 1994

<https://isap.sejm.gov.pl/isap.nsf/download.xsp/WDU19940890414/O/D19940414.pdf>

Statute of the City of Gdańsk (*Statut Miasta Gdańska*)

<https://download.cloudgdansk.pl/gdansk-pl/d/202308215677/tekst-ujednolicony-statutu-miasta-gdanska-wedlug-stanu-na-27-lipca-2022-r.pdf>

## Participatory Process and ULG (Urban Local Group)

The participatory process within the project was based on open meetings with residents, an online survey, the establishment of the Stakeholder Council for the Grunwaldzka Housing District, and the identification of stakeholders by an independent researcher. The conclusions drawn from these activities are presented in the following sections of this document.

### Anonymous Survey

To identify stakeholders, the City Architect's Office conducted an online survey on the Grunwaldzka Housing District (GDM) between 23 January 2024 and 29 February 2024. During the six weeks when the survey was available online, 148 people participated. The questionnaire consisted of 20 questions, including 18 closed-ended and 2 open-ended ones.

### Summary of Survey Results

The analysis of the collected data indicates a high level of interest in the Grunwaldzka Housing District (GDM) among both the residents of Gdańsk and those living in the district itself. Although not all respondents declared a willingness to actively participate in the URBACT project, many expressed interest in learning more about the history and significance of the GDM as an example of dissonant heritage. The survey results confirm that one of the key issues requiring special attention is urban greenery. Respondents also pointed to the neglected aesthetics of public spaces, the lack of building maintenance, and the need to improve the overall quality of public areas. At the same time, the responses show that residents value the district's historic, pedestrian-friendly character, recognising its potential for fostering social integration and improving quality of life. They also emphasised the need to create new meeting spaces and strengthen community engagement. The survey results had a significant impact on the further development of the project. We concluded that the planned activities must be adapted to the needs and expectations of the residents.

### Details of the anonymous survey

#### Respondent Profile

A total of 148 people aged between 15 and 64 took part in the survey. The largest group of respondents were aged:



40–44 years – 28 people,

30–34 years – 23 people,

35–39 years – 21 people.

The smallest group consisted of people aged 15–19 – only one person.

In response to the question about occupation, 118 people stated that they were employed, while only 5 indicated that they were still studying or in education. Among all respondents, 132 declared that they are residents of Gdańsk.

#### Engagement in the Project and Preferred Forms of Communication

When asked about their willingness to actively participate in the URBACT project, 52% of respondents answered positively, while 41% responded negatively. Preferred forms of involvement w Interest in participating in the project and learning about the topic of Gdańsk's dissonant heritage was distributed as follows:

- Thematic lectures – 40 people
- Exhibitions – 39 people
- Workshop meetings – 33 people
- Other outdoor activities – 27 people

As the preferred form of communication, the vast majority of respondents (108 people) indicated email contact.

#### Familiarity and Perception of the GDM

The survey began with the question:

“Do you know where the Grunwaldzka Housing District (GDM) is located in Gdańsk?”

90% of respondents answered this question affirmatively.

When asked about the period in which the GDM was built, 61% of respondents gave the correct answer — all of them also knew the district's location.

As the most characteristic part of the GDM, 83% of respondents indicated the buildings along Grunwaldzka Street — from Anna Walentynowicz Square to Miszewskiego Street.

The second most frequently mentioned location was the entrance to today's Kolonia Artystów, and the third was the Olimp high-rise, also known as the Dolarowiec.

56% of respondents expressed a positive overall perception of the GDM-related buildings. Notably, 100% of those who view the GDM positively also believe that these buildings should be renovated.

### Memories Associated with the GDM (Open-Ended Question)

In response to the open-ended question about memories related to the GDM, participants provided the following answers:

- “Neptun shopping centre, Christmas shopping, warm doughnuts, milk bars.”
- “I remember the metropolitan character of this development when I was a child.”
- “Family.”
- “I grew up in this district, and I’m concerned that the planned works at the square with the Anna Walentynowicz monument were never carried out.”
- “I was born here and still live here.”
- “I remember GDM, especially Grunwaldzka Street, as a lively and busy place full of shops, restaurants, bars, and cafés — in the 1950s–1980s. Now it looks tragic: empty shopfronts and no people.”
- “My childhood and youth — the Chinese restaurant and others.”
- “My great-grandfather built one of the GDM tenement houses, in which I currently live.”
- “I fondly remember the shops and the low car traffic on the streets from my childhood.”
- “Shops of real quality, not second-hand stores.”
- “The Dom Książki bookshop — once a very good place.”
- “Many memories, as I lived within the GDM area from 1955 to 1982, and later nearby.”
- “A very neglected area. The urban highway gives the place a third-world character.”

The above statements primarily indicate a strong emotional connection between residents and the district, a sense of belonging, and long family traditions tied to this place. They also reveal concern among respondents about the future of the GDM.

### Potential for Awareness-Raising Activities

When asked about their interest in learning more about the origins of the GDM, 132 respondents answered positively, indicating strong potential for awareness-raising and educational activities related to the history and heritage of this area.

### Expectations, Concerns, and Challenges

Survey participants highlighted the need to reintroduce well-organised greenery into the Grunwaldzka Housing District (GDM).

Eighty-three respondents emphasised the importance of reopening small craft workshops, while sixty-three people pointed to the need to restore the colourful neon signs characteristic of the district.

Historically, the GDM was a pedestrian-friendly area, so participants were asked whether they still perceived it as such. 57% responded affirmatively, suggesting that despite major spatial transformations, the GDM has, in the opinion of more than half of the respondents, retained its original pedestrian-friendly character.

The factor considered to have the most negative impact on the GDM area was the lack of ongoing maintenance and renovation, indicated by 103 people. Other frequently mentioned problems included:

- Heavy transit traffic – 80 people
- Large shopping centres – 60 people
- So-called “pirate” (unregulated) development – 58 people

#### Causes of GDM Degradation – Open-Ended Responses

In response to the open-ended question regarding the causes of the GDM's degradation, participants provided the following answers:

- “It no longer meets the current expectations of residents and users. It is undergoing gentrification processes, like most inner-city areas.”
- “Because of the highway running through its centre and the lack of awareness of how unique this place is.”
- “A lack of appreciation for the architectural value of that era and lumping it together with all architecture from the socialist period.”
- “Failure to use municipal premises to animate the district. Many of them remain vacant due to high rents or are leased by banks, which contributes to social degradation. Additionally, the openness to developers (Quattro Towers, Neptun) has completely disrupted the scale of the GDM. Connections with Jaśkowa Dolina Park are also neglected.”
- “The disappearance of the commercial function of the ground floors due to the construction of large facilities like Galeria Bałtycka. Turning Grunwaldzka Avenue into a transit road — an avenue only in name. The road should be narrowed, and greenery reorganised (e.g. trees in rows).”
- “Lack of attention to the aesthetics of the surroundings by residents.”

- “Lack of interest from the city authorities, absence of Police and Municipal Guard actions, indifference and unwillingness to change among housing cooperative management companies. Overall chaos — each building staircase is a separate cooperative with a different management company.”
- “Like most socialist realist developments, the GDM was too young to be considered a heritage site. As a style continuing traditional architectural trends, it was and remains an eyesore for modernists. Moreover, its natural associations with the communist regime created a negative perception of such projects among the older generation.”
- “Neglect by housing communities in maintaining buildings and surroundings, as well as the very harmful arrangement of Grunwaldzka Avenue dominated by cars.”
- “Lack of funds.”

#### Areas Requiring the Most Financial Support

Respondents identified the following areas as those most in need of funding:

- Development of green areas – 108 responses
- Building renovations – 85 responses
- Public spaces – 74 responses
- Courtyard improvements – 72 responses

They also pointed to the need for support of so-called “soft actions,” such as:

- Development of small local gastronomy – 66 responses
- Creation of social meeting places – 59 responses
- Improvement of pedestrian infrastructure – 50 responses
- Development of recreational areas – 21 responses

#### Protection and Renovation

When asked:

“Do you think the buildings associated with the GDM should be renovated?”

95% of respondents answered “yes.”

Furthermore, 71% of participants stated that these buildings should be granted additional legal protection.

## Meetings with Residents

16.11.2023 Founding meeting of the Local Stakeholder Group (ULG)

<https://www.gdansk.pl/urząd-miejski/biuro-architekta-miasta/urbact-iv-ar-c-h-ethics-i-spotkanie-lokalnej-grupy-interesariuszy,a,255472>

24.11.2023 Information meeting

<https://www.gdansk.pl/urząd-miejski/biuro-architekta-miasta/urbact-iv-ar-c-h-ethics-ii-spotkanie-lokalnej-grupy-interesariuszy-24-11-2023,a,255493>

15.12.2023 Information meeting

<https://www.gdansk.pl/urząd-miejski/biuro-architekta-miasta/urbact-iv-ar-c-h-ethics-spotkanie-informacyjne-24-11-2023,a,255828>

18.04.2024 Workshop meeting on the future of the Grunwaldzka Housing District (GDM) Phase 1

Library of the Manhattan Shopping Centre

<https://www.gdansk.pl/urząd-miejski/biuro-architekta-miasta/spotkanie-warsztatowe-gdm-o-przyszlosci-dzielnicy-w-dzielnicy-21-03-2024,a,262855>

16.05.2024 GDM Workshop Meeting on the Future of the District within the Phase 2

Library of the Manhattan Shopping Centre

<https://www.gdansk.pl/urząd-miejski/biuro-architekta-miasta/ar-c-h-ethics-spotkanie-warsztatowe-gdm-o-przyszlosci-dzielnicy-w-dzielnicy-ii-16-05-2024,a,264338>

14.09.2024 Picnic in de Gaulle Park – Information Meeting

26.10.2024 Testing Actions in the Anna Walentynowicz Square

<https://www.gdansk.pl/urząd-miejski/biuro-architekta-miasta/spotkajmy-sie-dzis-w-gdm-dzialania-testowe-ar-c-h-ethics-w-przestrzeni-wrzeszcza,a,275570>

14.06.2025 Picnic in de Gaulle Park – Information Meeting

Project Wrap-Up Meeting in November

26.11.2025 GHDSC Meeting part 1

28.11. 2025 GHDSC Meeting part 2

## Workshop meeting

During the meetings, residents and local stakeholders identified problems that need to be addressed in the district, sharing their concerns, fears, and observations. These discussions made it possible to identify the needs and challenges that lie ahead in the context of further project activities. The workshops applied one of the “**Four Ws**” (4W: Who, What, Where, Why) methods, which is part of the URBACT programme’s working methodology. The session focused on the question “**Where?**”, that is, on mapping the most significant physically existing places in the district, as well as the memories associated with them. These places hold important meaning in the collective consciousness of the residents for various reasons. The workshops were conducted using the World Café method. Participants were divided into two groups of twelve people. The work took place at two tables in 25-minute sessions, after which the groups switched tables. At each table, maps were used, allowing direct recording of discussion outcomes and their spatial localisation. At the first table, participants discussed issues related to the identity of the place and the tangible and intangible heritage of the GDM. The second table focused on matters concerning space and infrastructure. Each round of discussions concluded with a joint summary, during which three main conclusions were identified—these formed the basis for further analysis and project activities.





### Establishment of the Grunwaldzka Housing District Stakeholder Council

During the meeting held on 16 November 2023, the *Grunwaldzka Housing District Stakeholder Council* was established as an advisory body. The Council is open to all interested stakeholders who wish to join. Its current members include residents, representatives of municipal units, auxiliary units of the City of Gdańsk, universities, cultural and research institutions, NGOs, associations, and local entrepreneurs.

Izabela Kisiel -Kempa	Representative of housing cooperative"	
Krzysztof Mularski	Representative of housing cooperative"	
Krzysztof Koprowski	Resident-Former Member of the Wrzeszcz Górny District Council	
Joanna Małuj	Private sector representative	Graph 31
Klaudiusz Grabowski	Cultural institution representative	Museum Gdansk
Jerzy Chmielewski	Municipal property management representative	
Małgorzata Zachowiecka	Private sector representative	Adrrent Sp.zo.o.
Jakub Szczepański	Gdańsk University of Technology	Academic expert
Katarzyna Szczepańska	Fili, Cyfrowe Muzeum Wrzeszcza, NGO / local heritage initiative	
Natalia Koralewska	Fundacja Palma	NGO representative
Piotr Lorens	City Architect of Gdańsk	
Grzegorz Sobczyk	City Architect's Office (BAM)	Project Coordinator
Paulina Borysewicz	City Architect's Office (BAM)	
Wojciech Chmielewski	City Architect's Office (BAM)	Press officer
Iga Perzyna	<i>Inicjatywa Miasto</i> (NGO)	ULG Coordinator
Sylwester Galuszka	Resident	
Katarzyna Czerniewska	Gdańsk City Council	Political representative
Kasia Tusk	Gdańsk Roads and Greenery Authority	

### GDM Stakeholder Study

In parallel with the ongoing activities, we commissioned the development of a *GDM Stakeholder Study*, which enabled a more detailed and systematic identification of all stakeholders involved in the project.

### Educational Activities

Archival research conducted in Gdańsk archives — including the State Archives in Gdańsk and the Archives of the Department of Urban Planning and Architecture — as well as in the Central Archives of Modern Records in Warsaw, resulted in the collection of a rich set of digital copies of source materials related to the construction of the Grunwaldzka Housing District (GDM). The collected material became the foundation for educational and promotional activities within the project.

A series of lectures on the topic of dissonant heritage was held at the City Culture Institute. These lectures sparked broader interest in the subject among local cultural institutions, such as the Museum of Gdańsk and the Plama Foundation. As a result of the collaboration between the Museum of Gdańsk and the City Architect's Office, a temporary exhibition dedicated to the GDM was organised in the Torture Chamber building (Foregate Complex – a branch of the Museum of Gdańsk). The exhibition attracted considerable attention: numerous press articles were published, and a radio programme was produced on the subject. Thanks to these initiatives, residents deepened their knowledge about the GDM and Gdańsk's dissonant heritage. The Plama Foundation also organised thematic walking tours through the GDM, which helped both residents and visitors discover the local history of the area. These activities have significantly increased public awareness of the GDM and enhanced understanding of the dissonant heritage of Gdańsk's socialist realist architecture within the local community.





*Lecture Series: History and Ethics (Lectures held during the course of the project)*

08.05.2024 – *“The Dissonant History of Gdańsk and Europe”* – Lecture by Prof. Jacek Friedrich

05.06.2024 – *“The Largest Investment on the Coast” – The Construction of the Grunwaldzka Housing District* – Lecture by Dr Klaudiusz Grabowski

04.09.2024 – *“Grunwaldzka Housing District – Style, History, Challenges”* – Lecture by Katarzyna and Jakub Szczepański

11.12.2024 – *“The GDM in the Light of PRL Propaganda: Mechanisms of Distorting Reality”* – Lecture by Grzegorz Sobczyk

20.03.2025 – *“Coastal Anti-Landing Fortifications – The Troublesome Heritage of the Cold War”* – Lecture by Dr Arkadiusz Woźniakowski

22.05.2025 – *“Housing Estates – Strategies for the Future”* – Lecture by Dr Gabriela Rembarz

10.09.2025 – *“The Dissonant Heritage of Post-War Reconstruction of Old Town Complexes”* – Lecture by Dr Łukasz Bugalski

15.10.2025 – *“On the Ethics and Psychology of Urban Architecture: Origins and Potential”* – Lecture by Prof. Jacek Dominiczak

The lectures were organised by the City Architect's Office and the City Culture Institute (IKM). The recordings were made using a camera purchased as part of the *URBACT Archetecs* project and edited by an external company.

Link to the lecture recordings:

<https://www.gdansk.pl/urząd-miejski/biuro-architekta-miasta/historia-i-etyka,a,281183>

#### *Exhibition at the Museum of Gdańsk*

On 25 May 2024, the exhibition "*Grunwaldzka Housing District*" opened in the Torture Chamber – part of the Foregate Complex, a branch of the Museum of Gdańsk.

Link to the exhibition coverage:

<https://www.gdansk.pl/urząd-miejski/biuro-architekta-miasta/o-gdm-w-katowni,a,264942>

<https://muzeumgdansk.pl/edukacja/strefa-rodziny/szczegoly/news/grunwaldzka-dzielnica-mieszkaniowa/>





### Articles in the Local Press

<https://www.trojmiasto.pl/historia/Jak-Wrzeszcz-z-ruin-odbudowano-Grunwaldzka-Dzielnica-Mieszkaniowa-drugim-centrum-miasta-n184291.html>

<https://www.trojmiasto.pl/historia/Nadmorskie-umocnienia-co-z-nich-zostalo-co-z-nimi-zrobic-n200260.html>

<https://www.trojmiasto.pl/wiadomosci/Mieszkaniec-chce-odtworzyc-oczy-Wrzeszcza-n201687.html>

<https://architektura.muratorplus.pl/wydarzenia/gdansk-mial-miec-swoja-nowa-hute-historie-grunwaldzkiej-dzielnicy-mieszkaniowej-opowiada-nowa-wystawa-aa-FQ53-LVNV-mpv6.html>

<https://infogdansk.pl/wystawa-grunwaldzka-dzielnica-mieszkaniowa-w-muzeum-gdanska/>

<https://pulsgdanska.pl/turystyka/grunwaldzka-na-kliszy/GuAlBfhwTptpsZ78hj56>

<https://www.architekturaibiznes.pl/grunwaldzka-dzielnica-mieszkaniowa-gdansk,34152.html>

<https://www.gdansk.pl/wiadomosci/Wystawa-o-Wrzeszczu-czasow-PRL-w-Muzeum-Gdanska,a,264754>

<https://audycjekulturalne.pl/jak-powstawal-powojenny-gdansk-czyli-grunwaldzka-dzielnica-mieszkaniowa/>

<https://informator-pomorza.pl/artykul/zobacz-jak-powstawal-powojenny-gdansk>

<https://www.zawszepomorze.pl/artykul/13956,w-kawiarniach-byly-wtedy-tlumy-wspolczesny-wrzeszcz-wypada-blado>

<https://ibedeker.pl/relacje/grunwaldzka-dzielnica-mieszkaniowa-czyli-wrzeszczanski-socrealizm/>

<https://ikm.gda.pl/wydarzenie/grunwaldzka-dzielnica-mieszkaniowa-styl-historia-wyzwania-w-ramach-ar-c-h-ethics-kłopotliwe-dziedzictwo-cykl-wykładow-o-historii-i-etyce-w-architekturze/>

### Radio Broadcast

<https://radiogdansk.pl/audycje/strefa-historii/2024/05/10/czy-wiesz-gdzie-jest-grunwaldzka-dzielnica-mieszkaniowa/>

### Online Survey

<https://download.cloudgdansk.pl/gdansk-pl/d/202405229926/podsumowanie-ankiety-internetowej-gdm.pdf>

### Identified Needs and Challenges

The open workshops with residents, organised as part of the *URBACT AR.C.H.ETHICS* project, made it possible to identify the main problems, challenges, and needs related to the selected area of the *Grunwaldzka Residential District (GDM)*. The discussions held with the local community and stakeholders formed the basis for defining the directions of future project and strategic activities.



## Challenges

- Combating transport exclusion – reducing car traffic and improving accessibility for people with special needs. Grunwaldzka Avenue is perceived as a barrier to pedestrian movement.
- Insufficient availability of local services – a limited number of small service, dining, and craft establishments.
- Depopulation of the district – declining number of permanent residents, decreasing availability of local services, and lack of renovations.
- Fragmented ownership and complex legal status of properties – hindering the city's ability to undertake investment actions. Many buildings are owned by private individuals and housing cooperatives, with the municipality often being a minority co-owner. Public spaces (sidewalks, local roads, squares, courtyards, small parks, and green areas) are largely under municipal management.
- Lack of a coherent programme for the renovation and conservation of sites representing dissonant heritage.
- Transit-oriented character of the district – the need to transform the area into a diverse and balanced neighbourhood that attracts residents. The main artery – Grunwaldzka Avenue – which cuts through the intervention area, is owned by the State Treasury.
- Refugee and migration crisis, social polarisation, and the phenomenon of “bookingisation” (the displacement of permanent residents by short-term rentals), leading to the erosion of local social ties.
- Communication barriers – formerly open passages and gateways now closed; public spaces not adapted to the needs of people with disabilities or parents with strollers; too few pedestrian crossings.
- Investment pressure and lack of integrated spatial planning.

## Needs

- Inter-institutional cooperation to acquire and digitise source materials related to local heritage.
- Education on the topic of local dissonant cultural heritage.
- Scientific research focused on Gdańsk's local dissonant heritage.
- Creation of a funding programme for conservation works and construction projects.
- A stronger dialogue between the city and stakeholders, including residents, organisations, and institutions.
- A coherent management programme for dissonant heritage – integrating conservation, ownership, and spatial planning aspects.
- Local investments that respond to residents' current needs (e.g., construction of a swimming pool).

- Modernisation of underinvested and degraded local spaces (“blocks of shame”).
- Enhancement of the district’s service offer to help reduce its transit-oriented character.
- Actions to counter digital exclusion.
- Increased accessibility of small service and craft establishments.
- Restoration of the district’s spatial integrity.
- Comprehensive redevelopment of Anna Walentynowicz Square.
- Improvement of the pedestrian environment and attractiveness of public spaces.
- Increase in the amount of urban greenery.

### Main Integration Challenges

Actions to counter digital exclusion.

Increasing the availability of small service and craft establishments.

Restoring the spatial integrity of the district.

Comprehensive redevelopment of Anna Walentynowicz Square.

Enhancing the attractiveness of public spaces for pedestrians.

Increasing the share of greenery in the city centre.

### Testing Actions

Educational activities aimed at increasing stakeholders’ (particularly city residents’) awareness of Gdańsk’s dissonant heritage. As part of these activities, we plan to:

Organise a lecture series on History and Ethics, during which invited experts in their respective fields will introduce residents to the topic of dissonant heritage and the tensions associated with it.

Open an exhibition on the Grunwaldzka Housing District (GDM) in collaboration with the Museum of Gdańsk.

Increasing the visibility and recognition of urban complexes through the publication of thematic articles on local dissonant heritage, shared online and across social media platforms.

Pop-up event – a one-day community culture house at Anna Walentynowicz Square, aimed at exploring whether such an initiative is needed and positively received within the GDM area.

Social Activities:

Building positive relationships among stakeholders through shared leisure and entertainment — festivals, dance evenings, open-air cinema, exploratory and research walks, craft workshops, competitions, public votes, and an outdoor exhibition within the GDM area.

Creating local thematic groups based on shared needs, passions, and interests — through cooperation with various institutions and sectoral organisations.

Strengthening neighbourhood communities by organising joint activities such as courtyard clean-ups, community barbecues, family competitions, courtyard fairs, and garage sales.

## 2. Planning Activities:

Enhancing the protection of the GDM area.

Preparing a document containing guidelines for the revalorisation, conservation, and modernisation of buildings and urban layouts.

## 3. Increasing Attractiveness:

Launching a pilot programme in cooperation with *Gdańskie Nieruchomości* (Gdańsk Real Estate Management) aimed at making municipal premises available for small service establishments.



## Section 2

### Vision

“The Future in the Past” – this slogan best reflects our vision for actions within the URBACT ARCHETICS project, which the Municipality of Gdansk, together with the City Architect’s Office, has joined in order to fully identify the local *dissonant heritage* and harness its potential to build social awareness and support the sustainable development of the district. The goal of our activities is to activate both local communities and institutions towards the revitalisation and revalorisation of individual cultural and historical structures, as well as entire urban layouts. We aim to encourage local researchers to deepen their exploration of *dissonant heritage* and to engage residents in the planning and implementation processes of changes that address their actual needs. We aspire to make the Grunwald Housing District (GDM) vibrant once again — a place that is well-connected on all levels: pedestrian, cycling, vehicular, and rail. The public space should be friendly, accessible, and free of architectural barriers, designed to meet the needs of people with special requirements as well. Our objective is to restore historical buildings and bring back their original charm, while respecting their classical architectural forms. We want these structures to serve as inspiration for new, sustainable developments that will harmoniously fill the gaps within the district’s urban fabric. We are determined to halt degradation processes — such as oversized developments or ill-conceived renovations and adaptations — that damage not only individual buildings but also their broader urban and social context. The preserved elements of *dissonant heritage* should be restored and adapted to new functions, with respect for their historical context and symbolic value.

An essential component of our approach will be the revalorisation of degraded public spaces, achieved through:

- granting priority and accessibility to pedestrians,
- introducing new greenery and plantings,
- reducing excessive paved surfaces (so-called “concretisation”),
- restoring green areas previously converted to other uses.

Green areas and high-quality public spaces constitute a key element of our vision of a resident-friendly district. Our actions will also include complementing the existing urban fabric with new public utility facilities, such as cultural centres, libraries, and community houses. We plan to develop coherent conservation guidelines for buildings and complexes of historical significance, ensuring their preservation and sustainable adaptation.



We aim to counteract population outflow by supporting social and economic initiatives. The development of local services, gastronomy, and cultural attractions will reduce the district's transit character and encourage residents to stay, participate, and identify with their neighbourhood. A vital aspect of our vision is also the calming of car traffic in favour of public and pedestrian transport. In cooperation with non-governmental organisations, we plan to expand the cultural offer centred around *dissonant heritage* — through exhibitions, educational, artistic, and social activities. Equally important is the digitisation and archiving of surviving historical sources, as well as the preservation of intangible heritage — including memories and personal stories of residents, with special emphasis on the role of women in post-war reconstruction and social integration through work and education.

### Challenges

#### The Heritage of Socialist Realism in Gdańsk – Challenges and the Need for Reinterpretation

A distinctive feature of Gdańsk is the lack of a widespread association between Stalinist architecture and the communist regime itself, a period generally perceived as dark and oppressive. Although socialist realist architecture was designed primarily to serve the propaganda ambitions and ideological goals of the communist authorities, in Gdańsk it was largely rooted in pre-war design traditions. Both pre-war professors and newly trained architects drew inspiration from modernist principles, which meant that the classical features of socialist realism often had a purely stylistic character, serving as decorative additions to previously conceived urban structures. For the older generations of Gdańsk residents, buildings from the socialist realist period carry a strong emotional charge — they evoke memories of the enthusiasm of post-war reconstruction and the optimism of youth. The architecture and urban planning of that era — combining modernity with tradition, and emphasising greenery, open space, and pedestrian accessibility — are today often viewed positively, being cited as a valuable reference for future urban development. In Poland, communism is most commonly associated with the large modernist housing estates of the 1960s and 1970s. As a result, society does not always correctly identify the architecture of the Stalinist period, nor does it fully appreciate the historical and cultural value of socialist realist and early modernist heritage. Therefore, there is a pressing need to increase public awareness of *dissonant heritage*, particularly its presence and significance within the Grunwald Housing District (GDM).

#### Functional and Social Transformations

Today, the functional structure and social fabric of the district are undergoing significant changes. An increasing number of young residents, especially families with children, are moving to the suburbs due to the high cost of living in the city centre. This trend results in daily, often long commutes to workplaces and schools.



Former residential districts are losing population, and their long-term residents are ageing. There is little generational turnover in the housing stock, while residential functions are increasingly displaced by commercial, office, and short-term rental uses. These processes have intensified pressure on individual car transport, which expands at the expense of greenery, public spaces, and walkable services. The former workers' housing estates were originally linked to industrial plants, many of which no longer exist or have radically changed their character. Residential buildings, once owned by factories, the municipality, or the state, were chaotically privatised during the post-communist transformation. This has greatly complicated their management and modernisation, as property ownership has become highly fragmented. Today, most buildings are no longer municipally owned, which limits the city's ability to intervene or to implement comprehensive revitalisation programmes. Consequently, public spaces — still managed by the municipality — remain the main area of possible intervention, as investments in this domain have the greatest chance of success.

#### Degradation of Public Spaces and Cultural Facilities

Former recreational areas that originally served local residents are now often fenced off, converted into parking lots, or subject to informal privatisation. Privatisation has also affected many buildings that once fulfilled public and cultural functions, leading to the loss of their social role. One example is the former “Leningrad” municipal cinema, once a vibrant venue for festivals and cultural events — now completely demolished, with only its façade preserved and incorporated into a hotel structure. Another example is the Maritime House of Culture (Morski Dom Kultury) in Nowy Port, which originally belonged to the Port Authority but is now in private ownership. Due to years of neglect, the building has fallen into severe disrepair. In the Grunwaldzka Housing District (GDM), several planned facilities — such as a community centre or a municipal cinema — were never built. These were not replaced by any new public or private investments, resulting in a deficit of cultural infrastructure, despite the fact that their construction had already been envisaged during the socialist period. Both archival research and interviews with residents indicate that many of today's problems — especially those related to transport — could have been avoided if the urban design projects from the Stalinist era had been fully implemented. The unfinished developments and the absence of key social and cultural functions prevent GDM from realising its full potential as an integrated and sustainable part of the city.

#### Investment Pressure and Spatial Threats

The attractive area of Upper Wrzeszcz is currently subject to growing investment pressure. A good example is the Manhattan Shopping Centre, built in 2004. Although it is not a direct subject of the project's activities, its location makes it a key element of Wrzeszcz's urban fabric. The

takeover of the building by a new owner may pose serious risks both to the local community and to the spatial order of the district. Residents are primarily concerned about the loss of social functions previously provided by the building — particularly the closure of the community meeting space and the branch of the Regional Public Library. From an urban planning perspective, there is a risk of a new, oversized development being constructed on the site, which could disrupt the character of this part of Wrzeszcz. An additional threat is the absence of a local spatial development plan, which opens the way for uncontrolled functional and morphological changes in the area's built environment.

### Dissonance

It has been observed that the source of dissonance does not lie in history, architectural style, or political context, but rather in the changes of form and function — especially the outflow of residents. It is the present day, with its growing investment pressure, that is perceived as dissonant in relation to the past, rather than the other way around. The greatest sense of dissonance arises from neglect and a lack of respect for heritage, which becomes even more striking when contrasted with the high quality of past architectural design and craftsmanship. There is a lack of a coherent vision and communication on multiple levels. The district faces high investment pressure and mobility barriers that limit accessibility — both in a physical sense (streets, buildings) and a symbolic one. Fragmented ownership presents a major challenge for the city, as most buildings are privately owned, with the municipality holding only a minority share. Municipal property is largely limited to individual buildings, service premises, and above all, public spaces.

### Response to the Challenges

- Counteracting digital exclusion (bridging the digital divide)
- Creating spaces and new formats for meetings
- Maintaining existing pro-social functions and reclaiming lost functions in public space
- Guiding the activities of groups and individuals using these places and institutions

### Opportunities

Despite many years of neglect and unfavourable investments, the Grunwaldzka Housing District (GDM) still retains high urban and architectural quality. The well-built fabric delivered in the 1950s and 1960s effectively resists investment pressure, and the district itself remains a timeless example of sustainable planning. GDM's architecture was skillfully integrated into the urban

environment, combining green areas with public-use functions and well-designed shared spaces. In recent years, there has been growing awareness in Poland of the value of socialist realist architecture. An increasing number of academic, artistic, and civic circles recognise the importance of post-war architecture and urbanism, as well as their role in the social transformations that ultimately led to the fall of the communist system. The emerging interest in socialist realism—both among researchers and in popular culture—creates a real opportunity to preserve these sites and reinterpret them in a new urban context. The location of many higher education institutions in the immediate vicinity of GDM presents a unique opportunity to revitalise the district. The Tri-City hosts 13 universities with over 78,000 students. The presence of such a large group of young people spurs the creation of new meeting places—pubs, cafés, restaurants, clubs, and small service workshops—which can give the area new dynamism and improve its social functions. Growing interest in the history of the district and in themed walks supports the development of local foundations and associations, such as the Plama Foundation and the Digital Museum of Wrzeszcz. These activities foster local patriotism—a well-understood care for heritage and place identity. Wrzeszcz also has a strong artistic and cultural heritage. Many artists, actors, writers, and musicians have been associated with Gdańsk's districts, significantly influencing local and nationwide culture, as well as post-war German culture. A particularly notable phenomenon was the unique rock scene of Poland's coast, which remains an important element of local identity to this day. Iconic GDM buildings, such as Cristal, Dolarowiec, and Dom Książki, are attracting new tenants, bringing with them new social and cultural functions—for example, the Montownia theatre. These examples show that adapting and reusing existing structures is a realistic development path aligned with European urban policies that prioritise sustainable development and heritage protection. Modern urban strategies—such as the 15-minute city concept (green, inclusive, and accessible)—do not differ significantly from the solutions used in GDM's post-war projects. In many respects, the district's urban design principles were ahead of their time, making them a valuable inspiration for contemporary revitalisation efforts.

### Strategic Objectives

- Establish institutional cooperation with key partners, including: the *City Culture Institute*, *Museum of Gdańsk*, *Gdańsk University of Technology*, *State Archives in Gdańsk*, *Central Archives of Modern Records in Warsaw*, *Fundacja Plama*, *Inicjatywa Miasto*, *Gdańsk Library of the Polish Academy of Sciences*, *Archives of the Department of Urban Planning and Architecture in Gdańsk*, the *Gdańsk Roads and Greenery Authority (GZDiZ)*, and *Gdańskie Nieruchomości*.
- Digitise archival and source materials to preserve and enhance understanding of the subject.

- Conduct educational activities, such as open lectures on dissonant heritage, to promote awareness and dialogue.
- Increase residents' knowledge about dissonant heritage and its significance for local identity.
- Engage district residents in identifying needs and priorities for future investments.
- Expand the cultural offer within the Grunwald Housing District (GDM).
- Strengthen conservation protection of the GDM area (*to be developed*).
- Publish collected data in an accessible format on GeoGdansk — as interactive map layers or story maps (*to be developed*).
- Publish a book dedicated to the Grunwald Housing District (GDM) (*to be developed*).

#### Increasing Visibility

- Conduct an online survey to gather residents' opinions and perspectives.
- Organise open meetings with the local stakeholder group.
- Hold public information sessions to share project goals and updates.
- Host open lectures at the City Culture Institute (IKM) on the topic of dissonant heritage.
- Publish videos of the lectures on the City Architect's Office website, accessible to everyone.
- Promote the project through articles and radio programmes about the Grunwald Housing District (GDM).
- Maintain active social media communication (Facebook, Instagram, YouTube).
- Develop an interactive geo-survey where residents can indicate which investments they consider necessary in the district and where they should be located. Based on the survey results, priority projects will be selected for implementation.
- Publish a book about the Grunwald Housing District (GDM) after the completion of the project (*to be developed*).

#### Enhancing the Protection of Heritage Buildings

- Submit prepared documentation to the Regional Monument Conservator (PWKZ) to strengthen the protection of the GDM area.
- Once protection is reinforced by the PWKZ, incorporate GDM into the Municipal Heritage Strategy.



### Interpreting History

- Approach the history of GDM from a neutral perspective, focusing on facts rather than ideology.
- Clearly indicate the legal restrictions related to the promotion of totalitarian regimes, ensuring that the interpretation of dissonant heritage complies with applicable cultural and heritage protection laws.



## Section 3

### 3.1 Educational Activities

We aim to continue our educational programme through a series of public lectures. Each year, we are able to organise six open lectures for a general audience. These events will be recorded and made available online.

Thanks to the agreement with the City Culture Institute (IKM), we do not incur venue rental costs, which significantly reduces the project's expenses. The main costs will involve recording and editing video materials as well as lecturer fees.



#### Goal 1: Raising Awareness of Socialist Realist Heritage and Its Reinterpretation

**Action 3.1 – Open Lectures on Gdańsk's Dissonant Heritage and Post-War Architecture**  
Description: A series of public lectures showcasing the history and context of socialist realist architecture in Gdańsk — including examples such as Grunwaldzka Housing District (GDM), Maritime Community Centre (MDK), Dolarowiec, Cristal, Siedlce II Housing Estate, and Karol Marks Estate. The lectures will be recorded and published on the City Architect's Office (BAM) website. This action was tested during the implementation of the project. In the opinion of the organisers, continuing the series of open lectures is highly desirable, as it raises public awareness of dissonant

heritage and strengthens community engagement in the interpretation of the city's post-war architectural legacy.

Target groups: Residents, students, pupils, tourists

Responsible institutions: City Architect's Office (BAM), City Culture Institute (IKM)

Horizontal themes:

- Green: Use of low-emission materials, organisation of plastic-free events
- Gender: Ensuring gender balance among speakers and topics discussed
- Digital: Lectures made available online in digital and multimedia format

Stages: organisers – City Architect's Office (BAM)

Implementation Stages	Results / Outputs	Harmonogram Zasoby
Organisation of the lecture coordination team + its financing (IT, lecturers)	1 year	Municipal funds + grants
Recording and digitisation of lectures	1 year	Municipal funds + grants
Technological development and maintenance of online content	1 year	City Architect's Office (BAM)
Technological development and maintenance of online content	2 years	Municipal funds + grants

### 3.2 Digitisation

The digitisation of source materials is a crucial step in preserving and understanding the heritage of the Grunwaldzka Housing District (GDM). The research and archival query conducted during the project provided significant insights into the district's construction and development, yet it still represents only a fraction of the available resources. So far, we have managed to digitise approximately 20% of the identified materials. Access to archival resources remains challenging, as they are dispersed across multiple institutions in Poland, including in Warsaw. Our goal is to consolidate all available materials related to GDM into a digital format and make them accessible online. We already have both a dedicated website and the GeoGdansk platform, where we can present the dissonant heritage of the district in various forms — spatially (investment areas), as well as through individual buildings, photographs, and plans. For security reasons, the published

materials will be limited to building façades (front and rear), site layouts, and archival photographs. Floor plans or drawings revealing building interiors will not be published to ensure the protection of property and heritage assets.

Goal 1: Collecting, Organising, and Disseminating the History and Memory Related to Socialist Realist Heritage in Gdansk

#### Action 3.2 – **Digital Portal Dedicated to Post-War Architectural Heritage**

##### Description:

Creation of an interactive online platform dedicated to the history of the Grunwaldzka Housing District (GDM) and post-war urban planning in Gdańsk. The portal will serve as both a repository of archival, photographic, and cartographic materials and a tool for generating new content (e.g. residents' stories and memories), making the local history more accessible and engaging.

##### Target groups:

- Researchers and architects
- Teachers and students of primary and secondary schools
- Residents of Gdansk interested in the city's history
- New residents and tourists

Funding channels: Municipal funds, national programmes, URBACT, grants from the Ministry of Culture and National Heritage (MKiDN), the National Centre for Culture (NCK), and EU funds

##### Responsible entities and partners:

- City Architect's Office of Gdańsk
- State Archives in Gdańsk
- Museum of Gdańsk
- Higher education institutions (Gdansk University of Technology, University of Gdańsk, Academy of Fine Arts)
- Local foundations and associations

##### Horizontal themes:

- Green: Environmentally friendly servers, data optimisation
- Gender: Inclusive language, representation of women's and minority histories
- Digital: Accessibility and responsiveness



Implementation Stages	Results / Outputs	Schedule / Resources
Organisation of an interdisciplinary team (historians, IT specialists, educators) and securing its financing	1 year	Municipal funds + grants
Research and digitisation, archival queries and reviews	Full archival query estimated to last 2 years, with first results after 2 months	Municipal funds + grants
Assessment of possibilities for using the existing GeoGdańsk platform to present source materials, or design of a new portal with visual identity	2 years	IT team; in case of a new product — subcontractors selected through a public tender
Technological development and content creation	2 years (months 7–12)	IT team and editorial team
Promotion and maintenance, media campaign, regular updates	from 3 years	City Architect's Office (BAM)

### Action 3.3 – **Collecting and Disseminating Oral Histories** of Gdansk Residents

#### Description:

Creation of the “Memory Library of the Reconstruction Era”, dedicated to collecting residents’ oral testimonies (audio and video) about post-war life in Gdańsk, particularly in the Grunwaldzka Housing District (GDM) and Maritime Community Centre (MDK). The collected materials will be edited and shared in the form of podcasts, sound exhibitions, and digital publications. Ultimately, the archive will be transferred to the Museum of Gdańsk to serve as a local educational resource.

#### Target groups:

- Seniors
- School youth
- Researchers, journalists, and local media

Funding channels: Municipal budget, grants, National Centre for Culture (NCK), Ministry of Culture and National Heritage (MKiDN), EU cultural memory programmes

Responsible entities:

- City Architect's Office (BAM)
- Museum of Gdańsk
- City Culture Institute (IKM)
- Radio Gdańsk / university media
- Non-governmental organisations Langfurth Institute

Horizontal themes:

- Green: Data optimisation, environmentally responsible archiving
- Digital: Podcasts and streaming platforms
- Gender: Inclusion of women's perspectives and balanced representation

Implementation Stages	Results / Outputs	Schedule/ Resources
Organisation of the oral history team and securing its funding	1 rok	Municipal funds and grants
Development of memory collection methodology, interview and archiving standards	1 year (months 1–6)	External experts or training for BAM / Museum of Gdańsk staff
Digital processing and editing	2 months after the first recordings	External experts or trained BAM / Museum of Gdańsk staff
First collection of 20 audio/video interviews	2 years (months 6–12)	Recording equipment
Publication and promotion — podcasts, local events	2 years	Muzeum Gdańska, Radio Gdańsk, IKM
Securing funding for resource maintenance	2 years	BAM + NGOs

### Action 3.4 – Architectural and Urban Research on Post-War Architecture in the Municipality of Gdańsk (GDM and MDK)

#### Description:

Systematic and long-term research on socialist realist architecture in Gdańsk, conducted by students of architecture and art history. The results will be published through georeferenced applications — including digital maps and urban data platforms — to make research outcomes accessible to both professionals and the general public.

#### Target groups:

- Students
- Residents
- Tourists

#### Responsible entities:

- Universities (Gdańsk University of Technology, University of Gdańsk, Academy of Fine Arts)
- City Architect's Office
- State Archives

#### Horizontal themes:

- Green: Digital repositories instead of paper-based documentation
- Digital: Integration with digital maps and urban applications

#### Implementation Stages:

- Definition of annual research goals
- Archival and field research
- Publication and public presentation of results

Phases of Implementation: Financing → Preparation → Implementation → Evaluation → Maintenance

Implementation Stages	Results / Outputs	Schedule / Resources
Organisation of the architectural and urban research team and securing its funding	1 year	Municipal funds and grants

Development of data collection methodology and establishment of publication and archiving standards	1 year (months 1–6)	External experts or training for BAM / Museum of Gdańsk staff
Digital processing and editing	2 months after the first materials are collected	External experts or training for research team members
First research results	2 latach, m-ce 6–12	Publication, presentation
Publication and promotion	2 years (months 6–12)	BAM, City of Gdańsk
Securing funding for maintenance of collected resources	2 years (months 6–12)	BAM, MKiDN, NGOs, Gdańsk University of Technology (PG)

### 3.5 Promotional Activities

Action 3.5 – **Publication of a Book on the Grunwaldzka Housing District (GDM)**: Promoting the History and Memory Related to Socialist Realist Heritage in Gdańsk

Description:

A comprehensive monographic publication summarising the collected research materials and historical findings on the Grunwald Housing District (GDM). The book will serve as both a scientific and educational tool, contributing to the promotion and reinterpretation of Gdańsk's post-war heritage.

Target groups:

- Residents
- Students
- Tourists

Responsible entities:

- City Architect's Office (BAM)
- Publishing House

Horizontal themes:

- Green: Book printed using recycled materials and environmentally friendly production methods



- Digital: Digital edition of the book as a way to reduce traditional printing
- Gender: Balanced and egalitarian perspective on the creators and participants of the post-war reconstruction process

Implementation Stages	Results / Outputs	Schedule / Resources
Selection of authors and publishing house	1 year	Municipal funds and grants
Securing rights to publish source materials	1 year (months 1–6)	autor bądź autorzy wyłonieni
Digital preparation and book layout	1 year	Autors and publishing house
Printing	6 months	Publication, presentation
Publication and promotion	2 years	BAM, City of Gdańsk

### 3.6 Investment Activities

#### Action 3.6 – **Modernisation of the Pedestrian Route** along Czarnieckiego Street

##### Description:

An investment project aimed at enhancing the quality, attractiveness, and safety of the pedestrian route along Czarnieckiego Street. The project includes the installation of a monitoring system, new energy-efficient lighting, additional urban furniture (benches, litter bins), and the renovation of the pavement surface. The main objective is to create a safer and more user-friendly pedestrian environment, improving both comfort and visual appeal.

Target groups: Residents, students, tourists

Responsible entities: City Architect's Office (BAM), Gdańsk Roads and Greenery Authority (GZDiZ), Gdańsk Municipal Investments Department (DRMG)

##### Horizontal themes:

- Gender: Improvement of existing pedestrian infrastructure as an inclusive measure providing modern, safe, and attractive public spaces for families, women, and mothers with children. Enhancing safety in the pedestrian zone to create a secure environment for families and elderly people.
- Digital: Installation of urban monitoring systems to ensure public safety and better surveillance of the area.

- Green: Equipping the space with additional waste bins to reduce littering along the route and introducing energy-efficient lighting to minimise the city's energy consumption and environmental impact.

Implementation Stages	Results / Outputs	Schedule / Resources
Tender procedure for design and build contract	1 year	Design-build contractor selected through tender
Project design phase Completed technical design documentation	1 year	Municipal funds and grants
Obtaining legal approvals and permits	1 year	Selected municipal unit responsible for project execution
Implementation phase	1 year	Contractor selected through public tender

#### Action 3.7 – **Free Public Toilet** in De Gaulle Park and Anna Walentynowicz Square

##### Description:

An investment project aimed at improving the quality and accessibility of pedestrian spaces through the construction of a free public toilet facility in De Gaulle Park and Anna Walentynowicz Square. The initiative seeks to enhance public comfort, increase inclusivity, and improve the overall functionality of these key public areas.

Target groups: Residents, students, tourists

Responsible entities: City Architect's Office (BAM), Gdańsk Roads and Greenery Authority (GZDiZ), Gdańsk Municipal Investments Department (DRMG)

##### Horizontal themes:

- Gender: Improvement of pedestrian infrastructure as an inclusive action, ensuring modern, safe, and accessible public facilities for families, women, and mothers with children.
- Green: The new infrastructure will reduce inappropriate outdoor sanitation practices, helping to maintain cleanliness and environmental quality in public spaces.

Implementation Stages	Results / Outputs	Schedule / Resources
Tender procedure for design and build contract	1 year	Design-build contractor selected through tender
Project design phase	1 year	Municipal funds and grants
Obtaining legal approvals and permits	1 year	Responsible municipal unit
Implementation phase	1 year	Contractor selected through public tender

### Action 3.8 – **Pedestrian Crossing** on Grunwaldzka Street

#### Description:

An investment project aimed at combating mobility exclusion and increasing pedestrian accessibility and attractiveness in the Grunwaldzka Avenue area. The construction of a safe pedestrian crossing will improve the connectivity between both sides of the street, enhancing the quality of public space and promoting sustainable mobility.

#### Target groups:

Residents, students, tourists

#### Responsible entities:

City Architect's Office (BAM), Gdańsk Roads and Greenery Authority (GZDiZ), Gdańsk Municipal Investments Department (DRMG)

#### Horizontal themes:

- **Gender:** The project aims to increase pedestrian mobility along Grunwaldzka Avenue, improving accessibility for all users, including women, families, and the elderly.
- **Green:** The construction of the crossing will help reduce car traffic intensity in the area and encourage walking, supporting the fight against mobility exclusion and promoting environmentally friendly urban movement.

Implementation Stages	Results / Outputs	Schedule / Resources
Tender procedure for design and build contract	1 year	Design-build contractor selected through tender
Project design phase	1 year	Municipal funds and grants
Obtaining legal approvals and permits	1 year	Responsible municipal unit
Implementation phase	1 year	Contractor selected through public tender

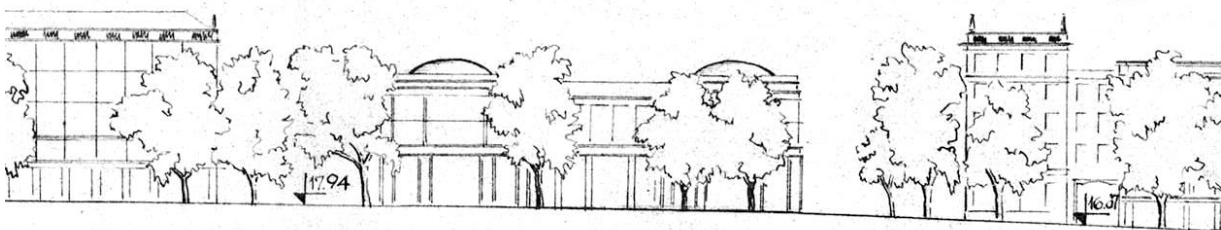




Action 3.9 – **Construction of a New Community and Cultural Centre** at Anna Walentynowicz Square

Description:

An investment project aimed at constructing a new Community and Cultural Centre on Anna Walentynowicz Square, intended to replace the demolished Manhattan building. The new facility will become a modern, inclusive, and sustainable space for cultural, educational, and community



activities, strengthening the social fabric of the district and providing residents with a vibrant public hub.

Target groups: Residents, students, tourists

Responsible entities: City Architect's Office (BAM), Gdańsk Roads and Greenery Authority (GZDiZ), Gdańsk Municipal Investments Department (DRMG)

Horizontal themes:

- **Gender:** The project aims to enhance the inclusivity and attractiveness of public space for all residents by providing a safe, accessible, and welcoming cultural environment for families, women, and youth.
- **Green:** The New Community and Cultural Centre will be constructed using sustainable building technologies. Sustainable development is an approach that seeks to balance economic, social, and environmental goals. In architecture and construction, eco-friendly technologies contribute to sustainability through: Reducing energy and natural resource consumption, leading to lower operational costs. Minimising emissions and waste, thereby improving air quality and protecting the environment. Improving residents' quality of life

by ensuring healthier and more comfortable indoor conditions. Promoting local sustainable growth through integration with the surrounding environment and community engagement.

Implementation Stages	Results / Outputs	Schedule / Resources
Gaining Political Support for the Project	1 year	The City Architect's Office (BAM),
Inclusion of Investment Projects in the Long-Term Financial Forecast of the City of Gdańsk	1 year	The City Architect's Office (BAM), in cooperation with GZDiZ and DRMG, Department of Finance of the City of Gdańsk
Tender procedure for design and build contract	1 year	Design-build contractor selected through tender
Project design phase	1 year	Municipal funds and grants
Obtaining legal approvals and permits	1 year	Responsible municipal unit
Implementation phase	2 years	Contractor selected through public tender

## Section 4

### 4.0 Framework for IAP Implementation

#### 4.1 Governance and Stakeholder Involvement

Lead Unit:

City Architect's Office of Gdańsk (BAM) – responsible for interdepartmental coordination with the Department of Culture, Department of Development Programmes, Department of Urban Planning and Architecture, Gdańsk Roads and Greenery Authority (GZDiZ), and the Pomeranian Regional Monument Conservator (PWKZ).

Local Support Group (ULG): Continuation of the Local Support Group established under URBACT ARCHETICS, serving as an advisory and consultative body after the project's completion.

- Meeting frequency: Quarterly
- Composition: Representatives of residents of GDM and Nowy Port, NGOs, Museum of Gdańsk, universities (University of Gdańsk, Gdańsk University of Technology, Academy of Fine Arts), local foundations (e.g. *Fundacja Plama*, *Cyfrowe Muzeum Wrzeszcza*), and local media.

Participatory Mechanisms:

- Public consultations for all key interventions.
- Digital participation platform for submitting feedback and tracking progress.
- Participatory planning workshops with residents during the implementation of the actions described in Section 3.

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#### 4.2 Monitoring and Evaluation

Link to Strategic Goals (Section 2):

- Revalorisation of socialist realist heritage.
- Spatial reintegration of the Grunwald Housing District (GDM).
- Strengthening of local identity and community participation.
- Creation of green, inclusive, and accessible public spaces.

Monitoring System:

- Coordination: City Architect's Office (BAM) in collaboration with the Local Support Group (ULG).

- Reporting: Annual reports submitted to the Mayor of Gdańsk and the City Council.
- Transparency: Public online dashboard displaying progress indicators and a map of implemented actions.

Monitoring Indicators	Linia bazowa (2025)		Goal: (2031)
Heritage	Number of completed modernisation and revitalisation projects	0	10
Society	Number of participants in heritage-related events	0	5 000
Public Space	Area of green spaces reclaimed for pedestrian use (ha)	0	0,5
Education	Number of lecture participants per year	0	300
Communication	Number of annual visits to the "GeoGdańsk" portal	0	50 000

#### 4.3 Funding Strategy

URBACT Tools:

URBACT Monitoring Performance Table · Coherence Checklist · 4Cs Matrix (Cooperation, Co-production, Co-responsibility, Co-financing)

Funding Sources:

- European Union funds: *European Regional Development Fund (ERDF / FENIKS)* – urban regeneration, green infrastructure, accessibility improvements, *Interreg Europe / Central Baltic* – transnational cooperation and heritage reinterpretation, *Horizon Europe* – research and innovation in cultural heritage, digitalisation, and sustainable urban development
- City of Gdańsk budget – core municipal financing for investment and cultural projects
- District / civic budgets – participatory mechanisms for small-scale, community-driven initiatives



- National cultural programmes – Ministry of Culture and National Heritage (MKiDN), National Institute of Heritage (NID)
- Conservation grants – targeted funding for restoration and protection of historic buildings
- Public-private partnerships (PPP) – collaboration for cultural, educational, and service infrastructure
- University research projects – academic cooperation in documentation, digitisation, and interpretation of dissonant heritage
- European Investment Bank (EIB) – the City maintains an open credit line for strategic urban development projects

IAP Financing Team: Composed of representatives from the City Architect's Office (BAM) and the European Projects Office.

- Responsibilities: preparing a funding timetable, coordinating calls for proposals, and aligning funding applications with specific actions from Section 3 (digitisation, public space revalorisation, artistic and cultural interventions).

#### 4.4 Risk Analysis and Mitigation Measures

Risk Type	Description	Risk Level	Mitigation / Preventive Measures
Operational	Fragmented property ownership and complex administrative procedures	High	Mapping of property ownership; agreements with owners; involvement of the Monument Conservator
Financial	Insufficient investment funds	Medium	Early identification of funding sources; creation of budget reserves; phased project implementation
Personnel	Staff changes in municipal units or NGOs	Medium	Institutionalisation of project teams; detailed process

			documentation and knowledge transfer
Technical	Maintenance of the digital platform and limited digital competencies	Low	Partnerships with universities and the IT sector; regular training for staff
Social	Low public acceptance of heritage reinterpretation	Medium	Public consultations, educational activities, and co-creation with residents
Legal / Planning	Lack of Local Spatial Development Plans (MPZP) for selected areas	High	Integration of IAP actions into planning processes; prioritisation of MPZP or other strategic planning documents

#### 4.5 Implementation Timeline (2026–2031)

Year Key Actions

2026 Establishment of management structures; launch of digitisation activities

2027 Launch of the public online portal for residents; implementation of first interventions

2028 Expansion of educational activities; renovation of two heritage buildings; mid-term evaluation

2029 Project expansion; further modernisation and renovation works

2030 Revalorisation of public spaces (squares, greenery); consolidation of actions and local partnerships

2031 Final evaluation; update of the Socialist Realism Heritage Strategy

#### 4.6. Contact

Biuro Architekta Miasta Gdańska

Coordination IAP: Grzegorz Sobczyk

E-mail: [grzegorz.sobczyk@gdansk.gda.pl](mailto:grzegorz.sobczyk@gdansk.gda.pl) Telefon: +48583237109

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