

Principles of spatial policy

Spatial planning policy is a territorial translation of the interests of the local community and the commitments of the local administration into the space which it administrates. Those interests and commitments are contained in the borough's spatial development plan and recorded in the form of a prioritised set of targets and target-oriented methods.

The targets of the local government's spatial policy are consequential upon:

- the existing system of social values
- the legal environment and the position of the local government unit in the hierarchical economic and territorial system
- the local issues concerning the functions of the given territorial unit.

The overarching objective of the city's spatial planning policy and spatial development plan is to decelerate the regressive processes and, through a stabilisation phase, prepare Łódź to enter a period of sustainable development, in qualitative terms. The local government's spatial policy, as described in the spatial development plan, serves to create local conditions for development which is understood as defining the rules under which the processes of changing the development in given areas may take place, within the boundaries outlined on the plan.

To guarantee a general improvement of the living conditions in the city, its functioning, and infrastructure, with reference to Łódź's existing spatial development status it has been resolved that the priority targets of the development policy will meet the following conditions:

- guarantee the sustainable quality of development
 - instigate internal restructuring processes in urbanised areas and stop their further uncontrolled expansion
 - utilise for development purposes the elements of the city's identity inscribed in its space and resulting from its history and culture
- The above means that the following objectives should be pursued:
- ensure full functional efficiency of the key areas that support the city's sustainability system, and widen the space subordinated to the sustainability function
 - reduce the expansion of urbanised areas to maximally preserve the open and environmentally active spaces;
 - eliminate environmentally dangerous developments and uses, particularly in the inner city
 - provide conditions for multifunctional areas to develop within the spatial structure of the city and so replace the mono-functional areas;
 - pursue changes in the housing development structure by enlarging its small forms
 - ensure spatial conditions for the economic restructuring in accordance with the contemporary environmental requirements
 - ensure conditions for full development of translocal functions that conform with the status and size of the city;
 - secure areas for the proper functioning and development of research and higher education
 - make endeavours to build a favourable image of the city by highlighting the spatial markers of its identity

Development policy with a focus on restructuring efforts

One characteristic of Łódź's post-war development was its territorial expansion. Incur-sions into new areas and the gradual introduction of industrially prefabricated housing buildings forced this type of spatial planning. Its consequence was a deepening dilapidation of the city's central areas which ceased to efficiently fulfil the functions ensuing from the size of the city and its role of the regional capital.

To reverse the unfavourable processes, the municipality of Łódź must implement a sus-tainable and restructuring-oriented spatial policy. A policy of this description has been adopted in the spatial development plan for Łódź.

The principle of restricting the areas for new urbanisation has also been adopted in view of the assumed hypothesis that over a longer timescale the demand for new industrial areas will stabilise or even decrease. Increased value of land and its income-earning potential will encourage economies and higher floorspace ratios on increasingly smaller plots.

The main focus is on the inner city of Łódź. These areas will be under particularly strong development pressures. The central zone will be the scene of the most serious conflicts in the "struggle for space".

One threat to the transformations in that zone, apart from its poor environmental condi-tion, is the deepening pauperisation and ageing of its population. This aggravates the econo-mic weakness of the entire area. Hence, the sites with the greatest revitalisation potential will be inhabited by a population that is economically disadvantaged and unable to enter into the transformation process, and may as well obstruct it. One favourable option for the downtown buildings that define the city's specific character is to stimulate the process of transformation of some of these resources into service, office, and hotel spaces, etc. The policy of restructur-ing and adapting them to new functions should be closely correlated with the local housing policy. The policy must take into account the unavoidable spatial stratification processes in the local community.

Development policy utilising the city's identity

The city's identity based on the historically established socio-demographic and ethnic population structure, major functions in all substantive forms of production, exchange, and services (both local and translocal), is reflected in the city's tangible spatial elements. The spatial development plan for Łódź, whose priority targets are, e.g. to stop the progressing degradation of the city and provide conditions for further, primarily qualitative, devel-opment, must refer, inter alia, to an explicitly described image of the city resulting from its identity as defined by history and the contemporary times.

The elements of Łódź's identity, also promoted by the spatial development plan, compri-se buildings and areas predominantly located in and off the inner city:

- the central urban layout set on the axis of Piotrkowska Street
- public and private green areas with diverse functions,
- factory-palace-residential complexes, mainly in the Łódka River and the Jasień River valleys
- religious buildings and cemeteries of the four religious-ethnic groups from the high period of industrial Łódź: Roman catholic, Protestant, Jewish, and Orthodox
- buildings related to the city's translocal functions in the area of culture, science, health, and other metropolitan services.

All of the foregoing elements that form the tangible image of Łódź provide evidence of the local tradition and culture which half a century ago shaped a multinational city, and today an increasingly multifunctional one.

The area of the city's identity is shown on Sheet XLIV.

Sustainable urban development policy

Sustainable development takes to respect, utilise, and optimise the environment, and to control the development directions and activities intended to change the existing land use.

In the case of Łódź, the adoption of sustainable development policy is particularly reason-able, given the poor condition of its urban environment and high density of population and buildings ratio.

Łódź's hydrology, as determined by the local physiographic relief, green areas of all de-scriptions, and the so-called ventilation system provide the basic sustainability framework. The ventilation system is determined by the regional climatic characteristics, local physio-graphic conditions, and the urban layout, as well as the factors specific to the urban climate.

To mould - by employing target-oriented activities - a sustainable system suitable for the given city, in the case of Łódź is becoming prerequisite, especially for the improvement of the population's health conditions. A properly functioning sustainable system also provides opportunities, in line with the cultural patterns in place in highly civilised countries, to give the urban environment both aesthetic and utilitarian values.

These are the essential requirements for the desired city image that might raise favourable interest in the city, also beyond its boundaries.

To form such a sustainable system in Łódź, the plan envisages that it will take to:

- 1) ensure full functional efficiency of the areas with the greatest natural potential, con-sidered key areas, that supply the sustainable system of the city, by:
 - listing these areas and banning any activity that might deplete their environmental po-tential,
 - ensuring repair and maintenance treatments financed by the city,
 - ensuring that they have the capacity to develop and consolidate into larger complexes, and determining the principles of investment in and use of these areas;
- 2) ensure an undisturbed course of the environmental corridors in the urbanised zone, based on the system of river valleys and the existing green areas, by:
 - protecting green areas and river valleys
 - protecting all existing trees
 - tending and regenerating the existing resources
- 3) improve the ventilation of the city by:
 - making use of the communication arteries as ventilation corridors;
 - employing the development methods that would stimulate airflow processes;
- 4) eliminate harmful gas and dust emissions by:
 - promoting clean energy sources
 - reducing congestion, especially in the centre;
- 5) stop the hydrological system degradation by:
 - providing proper protection of surface and ground waters against pollution by industrial and municipal liquid waste,
 - protecting deep underground waters;
- 6) take measures to tone down the difficult climatic and health conditions by:
 - introducing local green areas,
 - full protection of the existing tree stands.

Sustainable development, as adopted in the spatial development plan, is conditional upon the city's rational spatial management that will gradually eliminate the progressing degrada-tion of the city's environment and open new prospects for its further developmental transfor-mations.

LOCAL DEVELOPMENT PLAN FOR THE PART OF ŁÓDŹ SITUATED IN THE AREA OF THE FOLLOWING STREETS: ZAKŁADOWA, HETMAŃSKA, ROKICIŃSKA AND THE PROJECTED 'Z' STREET

The plan was adopted under the Łódź Assembly's Resolution No. XVIII/316/99 of 30 June, 1999 (Łódzkie Region's Official Journal No. 106, item 1213)

The plan was developed on commission from the Łódź City Board by the Cities and Estates Development - Land Ltd. (Przedsiębiorstwo Zagospodarowania Miast i Osiedli Teren Sp.Z O.O., Łódź, Piotrkowska 118. Author: Ewa Krakowska et al



	PLAN BOUNDARIES		TERTIARY AREAS
	NUMBERS OF THE SITES WHERE THE PLAN IS BINDING		PROJECTED GREEN AREAS
	LINE DIVIDING AREAS WITH DIFFERENT DEVELOPMENTS		DETACHED CAR PARKS
	DEVELOPMENT LIMITS		STREETS
	INTRANSGRESSIBLE DEVELOPMENT LIMITS		ENTRIES TO THE STREET NETWORK
	DEVELOPMENTS REQUIRING PARTICULAR ARCHITECTURAL FORM		PEDESTRIAN-CYCLING PATH
	HOUSING AREAS		TRAM LINE

LOCAL SPATIAL DEVELOPMENT PLAN AS AN EXAMPLE OF A DETAILED STUDY OF THE AREA INTENDED FOR COUNCIL HOUSING CONSTRUCTION