

THE ŁÓDŹ ATLAS

Sheet LI: Functional changes in and off Piotrkowska street

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“Łodzians are a curious breed: they want the whole city crammed into Piotrkowska Street.”

Jan Sztandzynger

The economic, social, and cultural development of Łódź in the first years of the 21st century is reflected in the development and functions of the city’s main urban planning axis – Piotrkowska Street. New investments by the public administration, new foreign investments, and legal, financial, retail, educational, and gastronomic services have reduced the residential and brownfield areas to the benefit of easily accessible public spaces. The opening of the largest shopping centre, *Manufaktura*, has caused some top brand shops to leave Piotrkowska, but others have taken their place. The diversification of functions in Łódź’s most important street makes it increasingly open to residents and visitors. The formation process of a metropolitan centre, or Central Business District, is visibly in progress. In order to record the ongoing changes, in September of 2007 repeated was the field research of 2000, when stock was taken of all the businesses located in Piotrkowska St. between Plac Wolności and Plac Niepodległości, and in all the streets perpendicular to Piotrkowska St. as far as the parallel Wschodnia and Sienkiewicza streets and Zachodnia and Kościuszki streets.

Map 1. Functional typology of Piotrkowska st.

The functional analysis was carried out for the areas directly adjacent to Piotrkowska St. From the very beginning the street had housing, commercial, and industrial functions. The downtown type of development found along its entire length causes that the street still fulfils the housing function that is accompanied by commercial services which usually occupy the lower storeys. For this reason, on the eastern and western sides of the urban blocks from Plac Wolności to Tuwima–Zamenhofa streets, Piotrkowska’s function has been determined as housing and commercial. The present typology considers the prevalent function, whose determinant are the business entities headquartered in the given part of the street. The starting point of Piotrkowska Street is marked by the quarters adjacent to Plac Wolności. The urban block delimited by Pomorska, Wschodnia-Rewolucji 1905 streets, in view of the facilities located in it: the Archaeological and Ethnographic Museum, and the Church of the Holy Ghost, and numerous housing and commercial premises, fulfils cultural, educational, religious and housing/commercial functions. The opposite quarter, with the State Archives, and the British Council Library and Reading Room has an educational-cultural and housing/commercial function (medical services play a very important role here). South of Próchnika-Rewolucji 1905 streets until Zielona-Narutowicza streets, Piotrkowska has maintained its retail/artisan and housing/commercial character. Over the past eight years eight new special-ist shops have opened here (beauty salons and tailors). From the very beginning, the northern part of Piotrkowska contained numerous artisan workshops, which after the economic slump of the late 1980s, are flourishing again. It is one of the street’s unquestionable assets that it offers a full range of services, including artisan services. South of Zielona-Narutowicza streets (in the 19th c they separated New Town from the Łódka settlement) until the Rubinstein Passage-Moniuszki St., the character of Piotrkowska changes to take on such functions as property sale and maintenance, legal, notarial, and financial, i.e. higher level professional services typical of a city centre. South of the Rubinstein Passage-Moniuszki St. until Struga-Tuwima streets these functions are supplemented by the retail function. Shops are found on the entire length of Piotrkowska Street, however at various ratios.

The central part of Piotrkowska Street between Struga-Tuwima streets and Radwańska-Brzeźna streets is considered to be the area of the incipient CBD (Central Business District, represented by public administration offices, administration of justice, banks, a Business Centre, a modern entertainment centre - Silverscreen Multiplex, the Ibis Hotel, numerous law practices, notarial offices, and insurance companies). This area boasts particularly good communication accessibility and a network of car parks. The CBD contains the newest and the tallest commercial buildings, highlighted by the ‘Manhattan’ housing estate between Piotrkowska and Piłsudskiego.

South of the CBD the number of institutions in Piotrkowska evidently decreases. Church administration – the Łódź Diocesan centre with St Stanisław Kostka Cathedral and St Matthew’s Evangelical Church – characterise the southern part of the St. At the back of the Cathedral there is the Seminary, and at the back of the Diocesan centre in Skorupka St – there is a branch of the Catholic Theological Academy. Therefore, the area along Piotrkowska between Radwańska and Czerwona Sts has a religious-educational function. On the other side of Piotrkowska there are university institutions – the Institute of European Studies and the Organisation and Management Department. The new private institutions of higher education situated in Milionowa St, a former industrial area, are the Business College (*Wyższa Szkoła Nauki i Biznesu*) and the College of Business and Health Sciences (*Wyższa Szkoła Biznesu i Nauk o Zdrowiu*) and these confirm the educational function of Piotrkowska. South of Milionowa St., there is the Central Textile Museum which together with the adjacent park have educational/cultural and recreational functions. The southern-most part on the eastern side of the street has a financial/commercial function.

The urban block enclosed in the north by Czerwona St. until the 1990s was dominated by textile factories and currently has an industrial/commercial function. To the south there is a roofed market and shops which are part of the Górny Rynek marketplace.

Map 2a: Location of businesses in 2000 and 2007

In 2007 there were 1479 businesses located in Piotrkowska St., up by 70% on 2000 (tab. 1). In 2000, the average number of businesses per 100m-long section of the street was 25, while in 2007 – 36. Over the last eight years of the free market economy in Łódź there have been considerable changes in the development of the main urban axis of the city. Piotrkowska has started to change from a shopping street into a metropolitan centre which is demonstrated by the following data:

- 7-fold increase in the number of civil and political organizations
- nearly 5-fold increase in the number of public administration offices
- nearly 3-fold increase in the number of financial and insurance institutions
- 2-fold increase in the number of educational institutions
- 20% reduction in the number of shops

The most dynamic changes were observed in Piotrkowska between Próchnika-Rewolucji 1905 streets and Radwańska-Brzeźna streets. The new arrivals are mainly banks, insurance and health care institutions, law practices, and property agencies. The smallest changes took place between Radwańska-Brzeźna streets and Kostka-Tymienieckiego streets (the only part of Piotrkowska where no increase in the number of financial-insurance institutions was

recorded), as well as at the southern end of the street. Apart from the terminal part between Czerwona-Milionowa streets and Sieradzka St., in all sections of Piotrkowska the number of shops decreased.

The exceptional characteristic of Piotrkowska is the fact that since the time it was built in the 19th c. until today it has had everything: public administration offices, elegant shops, a cinema, hotel, artisan workshops, and factories. This means that despite the changes, it has maintained its character of a housing area with basic services like shops, as well as higher level institutions – the public prosecution office, banks, law firms, educational institutions, and industry. Just like in the 19th c., in 2007 Piotrkowska St. is the venue of textiles production (No. 293/295), clothing manufacturing (No. 87), bakeries (no. 52 and 93), thermometers manufacturing (102a), artisan workshops, where to do official errands or bank transactions, study, live, and rest.

Map 2b: Shops in 200 and 2007

In 2007, 420 shops were recorded in Piotrkowska St. In 2000 shops accounted for over 50% of all the establishments, but in 2007 only 28%. Such a big drop resulted from the opening of Galeria Centrum and Manufaktura, where the shops of the leading clothing retailers were relocated. Also, the structure of shops has changed: there are 10 new food shops, 5 new and second-hand bookshops, and 4 computer shops. The outstanding types of retail outlets have decreased (tab. 2). In particular, this is true of many household goods retailers who need large display and storage floorspaces and transport, and should not be located in city centres. Only in the section between Mickiewicza and Piłsudskiego two new shops have opened, in all other sections their number has dropped.

Map 2c. Gastronomic outlets in 2000 and 2007

The showcase nature of Piotrkowska St. and the fact that it is the most important public space in Łódź are the reasons why it attracts an increasing number of gastronomic outlets. In 2000 the number of gastronomic outlets locaqtged in Piotrkowska Street was 91, while in 2007 it increased to 122, and - if including the adjacent streets - to 161. The prevalent types of gastronomic outlets are restaurants and pubs which account for 57% of the overall number. The gastronomic outlets’ quality is evidently improving; in the period 2000–2007 five bars, one eatery, and two inns disappeared to be replaced by eight cafes, three restaurants, four pizzerias, and one tea-room. Łódź-based restaurants are becoming increasingly elegant, their decors present a variety of styles from lavish bourgeois homes to modern pared-down interiors. Today’s catering establishments are not mere meeting and eating places, but they provide customers with quality magazines and Internet access as well.

The largest number of establishments (nearly 60%) can be found in the section between 6 Sierpnia-Traugutta streets and Zamenhofa-Nawrot streets. In the part between 6 Sierpnia-Traugutta streets and Struga-Tuwima streets, their concentration is 11 per 100 m of the streets, and the average for the whole of Piotrkowska is 3 per 100 m. To the south of Mickiewicza -Piłsudskiego streets the number of gastronomic outlets visibly decreases.

Map 2d. Tourist institutions in 2000 and 2007

In 2007, Piotrkowska St. was the venue of 90 travel agencies, 3 carriers’ offices, 1 hotel, 3 guesthouses, totalling 97 entities providing tourist services. In direct proximity to the street there are three other hotels and 13 offices, which increase the total number to 113. Over the last eight years the number of travel agencies located off Piotrkowska Street has decreased by eight, while the number of travel agents in maintaining their offices Piotrkowska has grown by 50%. Most new offices (20) have appeared in the section between 6 Sierpnia-Traugutta streets and Zamenhofa-Nawrot streets, i.e. in the area with the largest number of businesses and visitors. In 2000, the concentration level for travel agencies was 1.45 per 100 m, while in 2007 it was 2.1. The increased number of travel agencies seems to confirm a general improvement of the citizens’ wealth level and mobility, as well as their desire to relax and travel the world.

Sources

Wolaniuk A., *Ulica Piotrkowska* [w:] Liszewski S. (red), *Atlas miasta Łodzi*, plansza XXXVI, 2002, ŁTN, Łódź

Wyniki badań terenowych (stan na 09.2007)

Table 1. Locations of shops and institutions off Piotrkowska Street as in 2000* and 2007 (the figures stand for the number of entities)

Section of Piotrkowska Street	Year	Retail	Gastronomy and hotels	Health and social care	Education	Finance and Insurance	Public adminstration	Civil and political organizations, churches y	Tourism and recreation	Legal	Other services	Artisan	Industry	Total
Pl. Wolności <p>Próchnika – Rewolucji</p>	2000	21	2	3	1	–	–	1	4	–	4	1	–	37
	2007	17	2	8	1	1	1	1	4	–	7	1	–	43
Próchnika –Rewolucji <p>Więckowskiego – Jaracza</p>	2000	49	5	5	3	5	–	–	6	–	19	10	–	102
	2007	39	6	21	5	7	1	11	8	–	60	15	–	173
Więckowskiego –Jaracza <p>Zielona – Narutowicza</p>	2000	62	8	2	1	1	–	1	7	–	12	5	–	99
	2007	52	9	5	3	5	–	3	11	–	34	6	1	129
Zielona – Narutowicza <p>6 Sierpnia – Traugutta</p>	2000	34	11	–	2	3	–	–	6	–	6	6	–	68
	2007	25	9	4	4	12	1	7	11	–	54	3	–	130
6 Sierpnia – Traugutta <p>Struga –Tuwima</p>	2000	97	32	7	5	2	–	1	12	–	33	14	3	206
	2007	55	42	9	14	13	4	16	24	–	84	11	2	274
Struga –Tuwima <p>Zamenhofa – Nawrot</p>	2000	80	13	9	1	5	5	2	15	–	27	8	–	165
	2007	79	27	18	7	10	24	6	23	–	63	3	1	261
Zamenhofa – Nawrot <p>Mickiewicza – Piłsudskiego</p>	2000	44	13	2	1	4	1	–	4	4	12	6	–	91
	2007	36	16	3	2	8	7	6	2	2	22	–	–	104
Mickiewicza – Piłsudskiego <p>Żwirki i Wigury</p>	2000	30	4	4	1	8	2	–	1	–	17	3	–	70
	2007	32	5	1	3	14	7	4	5	–	34	2	–	107
Żwirki i Wigury <p>Radwańska – Brzeźna</p>	2000	36	1	4	–	3	–	1	2	–	16	4	–	67
	2007	24	1	7	–	14	2	5	1	–	34	2	–	90
Radwańska – Brzeźna <p>Kostki – Tymienieckiego</p>	2000	25	1	–	2	1	2	1	1	–	12	1	–	46
	2007	24	2	–	3	1	3	1	2	–	13	–	–	49
Kostki – Tymienieckiego <p>Czerwona – Milionowa</p>	2000	18	1	1	1	1	1	–	1	–	4	2	–	31
	2007	9	2	4	17	6	2	1	2	–	21	1	–	65
Czerwona – Milionowa <p>Sieradzka</p>	2000	28	–	–	1	4	–	1	1	–	11	1	1	48
	2007	28	1	–	2	6	–	3	–	–	9	2	3	54
Total	2000	524	91	37	19	37	11	9	60	4	173	61	4	1030
	2007	420	122	80	61	97	52	64	93	2	435	46	7	1479

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Source: Own compilation based on field research performed in August of 2000 and 2007

Table 2. Shops located off Piotrkowska Street in 2000* and 2007

Odcinek Piotrkowskiej	Year	Food	Clothing	Perfumeries	Jewelry	Computers and telephony	Household goods	Pharmacies	New and second hand book shops	Photooptical goods	Other	Department stores	Markets	Total
Pl. Wolności <p>Próchnika – Rewolucji</p>	2000	1	10	–	2	2	1	2	2	1	–	–	–	21
	2007	1	3	–	1	1	1	2	3	–	5	–	–	17
Próchnika –Rewolucji <p>Więckowskiego – Jaracza</p>	2000	–	29	3	1	4	3	1	1	3	3	1	–	49
	2007	1	22	2	–	3	1	–	1	6	2	1	–	39
Więckowskiego –Jaracza <p>Zielona – Narutowicza</p>	2000	2	29	3	2	5	6	2	2	1	10	–	–	62
	2007	4	22	1	2	6	1	1	2	1	12	–	–	52
Zielona – Narutowicza <p>6 Sierpnia – Traugutta</p>	2000	–	13	1	4	3	–	1	4	3	5	–	–	34
	2007	1	8	–	2	2	1	–	3	3	5	–	–	25
6 Sierpnia – Traugutta <p>Struga –Tuwima</p>	2000	7	50	1	–	5	7	1	2	3	19	2	–	97
	2007	5	18	1	2	8	–	2	4	3	11	1	–	55
Struga –Tuwima <p>Zamenhofa – Nawrot</p>	2000	4	29	1	4	8	4	3	3	6	18	–	–	80
	2007	8	23	–	4	10	5	3	3	6	17	–	–	79
Zamenhofa – Nawrot <p>Mickiewicza – Piłsudskiego</p>	2000	2	16	3	2	4	4	–	5	2	6	–	–	44
	2007	3	10	1	3	6	2	–	7	2	2	–	–	36
Mickiewicza – Piłsudskiego <p>Żwirki i Wigury</p>	2000	3	8	3	2	1	3	–	2	3	3	2	–	30
	2007	4	4	2	–	3	2	3	2	1	9	2	–	32
Żwirki i Wigury <p>Radwańska – Brzeźna</p>	2000	2	5	–	1	3	8	2	1	–	14	–	–	36
	2007	5	3	–	–	4	3	1	1	–	7	–	–	24
Radwańska – Brzeźna <p>Kostki – Tymienieckiego</p>	2000	4	3	–	–	2	5	–	1	2	8	–	–	25
	2007	6	4	–	–	–	4	–	1	1	8	–	–	24
Kostki – Tymienieckiego <p>Czerwona – Milionowa</p>	2000	4	–	–	–	4	5	1	–	–	4	–	–	18
	2007	4	–	–	–	2	–	1	–	–	2	–	–	9
Czerwona – Milionowa <p>Sieradzka</p>	2000	7	1	–	2	4	6	1	–	–	6	–	1	28
	2007	4	3	–	1	4	4	1	1	–	9	–	1	28
Total	2000	36	193	15	20	45	52	14	23	24	96	5	1	524
	2007	46	120	7	15	49	24	14	28	23	89	4	1	420

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Source: Own compilation based on field research performed in August of 2000 and 2007