



GROW WITH WARSAW

**„PUBLIC SPACE AND GREEN INFRASTRUCTURE”**

A REPORT FROM THE FOURTH WORKSHOP

20th JUNE 2018

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## 1. What are these workshops about? To whom are they addressed? Who organised them?

**Grow with Warsaw** is a series of workshop meetings addressed to the real property industry. Their goal is to present Warsaw's spatial planning policy and to work out, through an open dialogue with the key players of this industry, proposals of systemic solutions which could become guidelines for the new Study of Conditions and Directions of Spatial Development for the City of Warsaw, a document regulating the city's spatial policy.

The "Grow with Warsaw" events are organised by **the Architecture and Spatial Planning Department** and **the Economic Development Department of the City of Warsaw**.

The project's partner is **Urban Land Institute Poland**, responsible for the preparation of the content and organisation of the workshop and also for moderating the discussion.



## 2. What topics were discussed at the fourth workshops?

**The Grow with Warsaw workshop**, devoted to public space and green infrastructure, took place on 20 June 2018 at the Warsaw University Library.

What did the experts talk about during the fourth edition of the series? Here are the topics:

- Who should create public spaces: the city authorities or investors as part of their projects?
- Can the city convince private companies that it is worth investing in public spaces and green infrastructure, and if so, what instruments can it employ?

- Do good public spaces always need private investors?
- How to finance the construction and maintenance of public spaces in the city? What are the needed systemic solutions?
- What are the examples of successful cooperation between the city and investors in developing common spaces and creating green zones?
- Which places in Warsaw, in the first place, are perfect for development into public spaces and what is the idea for this development?

### 3. Organisers' introduction to discussion

“We are spending more and more time actively outdoors and outside of work, which causes the need for such places. We need to create neighbourhood spaces, easily accessible on foot, which provide a wide range of leisure activities,” highlighted **Marlena Happach, Director of the Architecture & Spatial Planning Department, City of Warsaw.**



“We need a network of such ‘places for people’. The city has completed a number of public space projects. These include the most popular ones in the city centre, such as the Vistula River Boulevards, Grzybowski Square and the reconstruction on Świętokrzyska Street, as well as local investments, such as the Służew Culture Centre, Neighbourhood Centre in Szmulowizna, Praga Hearth, etc. So far, however, there have been no joint projects of this kind involving private partners.

Usually, whenever developers create something, for example grounds between buildings, there is insufficient cooperation with the city. We want to change that, for the benefit of the Warsaw population as well as of the users of commercial

buildings. Director Happach emphasised that the creation of common spaces is important not only for the perception of the city and the comfort of living in it, but also for the image of investors who co-create such places.

Nowadays, we all need to think about what our residents, passers-by and tenants will expect from us tomorrow. It appears that the time of office buildings closed to the outside world and the 'white-collar crowd' detached from reality is slowly coming to an end. A new generation is entering the market, a generation who want to spend time and not only be at work and do shopping. Therefore, cooperation between the municipal and private sectors is very much needed to meet their expectations at many levels. Sadly, there are few good examples of how spaces can be co-created by municipal and private partners. Good private projects have not joined the network being created by the city, they are being implemented independently, as if detached from the city. I hope that this will change soon," said Director Marlena Happach.

On the other hand, **Karolina Kaim, Member of the Executive Committee ULI Poland** (a non-profit organisation), draw the attendees' attention to the possible inspiration for the capital in Bilbao and Chicago as regards creating common spaces together with private partners.

"It is worthwhile for Warsaw to have as many public spaces as possible, since they are the guarantors of the city's existence. Such places should be created and then animated and managed so that they generate income, to next improve their attractiveness," Karolina Kaim said.

She also pointed to the necessity of involving private companies in the creation of common spaces in Warsaw, as such places facilitate a better quality of life in the city. "ULI has experience in other cities around the world, where it has succeeded. Some projects took many years to implement, spanned across many hectares and involved enormous costs. But through cooperation between private and public sectors, they have become the landmarks of cities such as Chicago and Bilbao."



#### 4. A discussion on the public space and green infrastructure in the city

The discussion was moderated by **Grażyna Błaszczak**, a journalist writing about the real property market, editor of **Nieruchomości z górnej półki**.

The debate was accompanied by themed slides, prepared by Knowledge i Legal Partners for the workshops.

##### I. DENTONS: HOW CAN THE CITY ENCOURAGE INVESTORS TO PARTICIPATE IN CREATING PUBLIC SPACES?

The discussion started with a slide regarding legal matters. Experts from **the Dentons** law firm underlined that local area development plans serve as primary instruments using which the city authorities can not only create, but also influence the city space.

### Public space and green infrastructure

#### How can the City encourage investors to participate in creating public spaces?

- Local master plans (MPZP) – returning in every subject discussed during the workshops; represent the basic tool the City may utilize to create / influence the city space
- Revitalization area resolutions and connected obligations imposed on investors (agreements) – allow for involvement of investors in development of public space; application is limited to the areas covered by local revitalization plan
- Public roads act – very limited application, only with respect to road infrastructure, important but limited influence on public space
- Zoning decisions – very limited application for creation / development of public spaces
- Majority of public spaces represent areas owned / managed by the city, to a limited extent the public space is created on private areas; important role of the city could be to create frameworks for the investors to undertake actions influencing public space, for instance by publishing the results of analyses and informing on planned activities in key areas in advance (programs for streets, districts), so that the public activities may be coordinated with activities undertaken by the investors
- An NGO or a public body holding an attractive marketing asset (i.e. logo, slogan, respected standard), which the investors could use in exchange for actions aimed at development of public space and green infrastructure

31/07/2018

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Also, revitalisation area resolutions and the associated obligations on investors allow for their involvement in development of public space (although the application is limited to the areas covered by local revitalisation plans). According to lawyers, the role of the city is to create frameworks for the investors to undertake actions influencing public space, for instance by publishing the results of analyses and informing on planned activities in key areas in advance (programmes for streets, districts). The aim is that the public activities may be coordinated with activities undertaken by the investors, which nowadays is lacking.

How, in practice, one can convince private companies that it is worth investing in space?

The local area development plan is the key. It should also include expectations regarding activities concerning public spaces. Meanwhile, the investment boom in Warsaw is not translating into increased quality of such spaces.



On the other hand, the absolute majority of the areas in question are managed by the city, or, to be more precise, by its various departments. Even though there are cases of good spaces, these are isolated ones. Warsaw is a city which has not created a resource of good public spaces. Nor does it require this from investors, whose thinking about land development does not usually extend beyond the borders of the property and never focuses on entire areas. This applies to the creation as well as management of places. The situation must be changed to break the mould," highlighted **Wojciech Nowakowski, Development and Commercialisation Director at Dekada.**

He added that investors, when planning a project, expect the city to provide them with a business framework for activities in neighbouring areas.

During the discussion the investors were asked how they would react if the city, when issuing a building permit, said: "You're building here, but that's where we need some public space. So you need to plan ground floors open to the street, services accessible from the outside of the building, etc." Would the developers be ready to accept such guidelines, is the commercial market ready for it?

I think that the authorities of Warsaw and investors are aware today that if the city is not attractive to residents, they simply will not want to live in it. This is why these open ground floors which the city would like to enter into its programme are acceptable. This is a matter on which we can reach an agreement, but this requires good will and concessions," summed up **Karolina Kaim, President of Tacit Investment.**

During the discussion, the experts mentioned the problem of the maintenance costs of common spaces.

"Generally accessible places are often a burden for the investor, especially the one which will buy the building from the developer," noted **Adam Targowski, Sustainable Development Manager at Skanska.**

Therefore, a crucial element is to create a platform that could take over the management of the created generally accessible space, if, for example, the owner of the building changes. The city could play a significant role in this regard.



## II. BNP PARIBAS REAL ESTATE – PUBLIC SPACE: CAN IT BE CREATED AND MANAGED AS A COMMERCIAL FACILITY?

Experts from BNP Paribas Real Estate, a consulting firm, argued that it is worth looking at public space as a commercial facility and carrying out an impact zone analysis, accessibility analysis, competition analysis, and urban planning competitions (as part of private as well as municipal investments).

### Can public space be created and managed as a commercial facility?

#### Project

Public space designed as a commercial facility – an impact zone analysis, accessibility analysis, competition analysis, and urban planning and landscaping competitions for all publicly accessible spaces, also within private projects, as agreed on with city authorities

#### Set of functions

The variability and mapping of functions – public space which answers customer needs and meeting specific criteria

#### Optimal set of tenants

Requirements concerning partner use – for example in HafenCity private space on ground floors is subject to regulations which make it similar to “shopping precincts”

#### Visit and pedestrian traffic analysis

- Adjusting rents in municipal premises
- Preventing dead-end and introducing traffic-generating functions
- Optimising transport accessibility

#### City centre / public space manager

- Cooperation with businesses
- Consumer surveying
- Effectiveness monitoring

#### Active value management

“Revenue” and public space maintenance cost optimisation



Real Estate for a changing world



They noted that in order to avoid problems with maintaining such a property, a set of tenants, optimal for a given location, should be ensured.

**Marcin Klammer, President of BNP Paribas Real Estate in Poland**, stressed the importance of architectural competitions for public spaces. “The commercial aspect must not, however, be omitted, which means the professional management of such a place; but also attractive activities for local communities should also be abounding. The city’s role in this respect is invaluable: when it comes to space creation and organising events,” Marcin Klammer underlined.

During the discussion, a question was raised whether the city could cope with the development and maintenance of the public spaces without sponsors’ support.

“It will cope provided that it remembers that the key to success lies in the space being alive,” said the expert from **BNP Paribas Real Estate**.

### III. CBRE: PASAŻ WIECHA - EXAMPLE OF COLLABORATION BETWEEN CITY, INVESTOR AND ASSET MANAGER

Izabela Janiszewska, Director of Centrum DT Wars Sawa Junior, expert at CBRE discussed the manner in which the investor manages a public passage and why it is worthwhile to do so.

#### PASAŻ WIECHA - EXAMPLE OF COLLABORATION BETWEEN CITY, INVESTOR AND ASSET MANAGER

Owner: **Urząd m. st. Warszawy**.  
 Lessee: Domy Towarowe Centrum S.A.  
 Lessee's proxy: **Prime Warsaw Properties (PWP)** –  
 owner of DT Wars Sawa Junior  
 Asset manager: **CBRE**

**PWP and CBRE**, acting on behalf of the owner, manage the Passage. They cover all the costs (technical service, security, cleaning, taxes, rent, snow removal) and organize **cultural and promotional events**, for which they charge fees, having received acceptance from the city authorities and paying an additional fee.

There were numerous commercial and socio-cultural events organized on the Passage such as **Big Book Festival** (common book readings, preventive medical examinations and others). A big success are **food gardens** organized with restaurants and bars located nearby.

**CBRE**



It all started with the owner of Domy Towarowe Centrum investing, several years ago, in the revitalisation of the passage to enhance the building's surroundings and attract customers. And since the City of Warsaw is the owner of Pasaż Wiecha, it signed an agreement with the City and became a lessee of the property. On the other hand, in the name of Prime Warsaw Properties, lessee's proxy, CBRE became the asset manager," Izabela Janiszewska explained.

For several years now the asset manager has been covering all the costs related to the maintenance of Pasaż Wiecha, e.g. snow removal, maintenance, security, cleaning, taxes, lease costs. At the same time, it organises events and promotional campaigns in the Passage, for which it charges fees.

Over the years, there have been many commercial and socio-cultural events in the Passage such as the Big Book Festival – common book readings, preventive medical examinations and other events. A big success are food gardens organised with restaurants and bars located nearby," Izabela Janiszewska said.

Who pays for the maintenance of Pasaż Wiecha? All costs, including administration fees, are covered by Prime Warsaw Properties, which in turn transfers them to the tenants of department stores.

The tenants are aware of this. They know that, on the one hand, this is about a public passage and, on the other hand, about access to their shops. We are not a typical shopping mall with spaces to organise various events. This is why Pasaż Wiecha, which is outside the building, has such a role. We therefore do not incur typical marketing costs, but those related to maintaining public spaces in front of the shops," Izabela Janiszewska highlighted. "The tenants see it as worth doing, and passage maintenance is included in their agreements.

How much does it cost to maintain a public passage or a similar publicly accessible property in the city?

“It is usually assumed that such cost should amount to 1-1.5 percent of the annual NOI (net operating income),” **Wojciech Nowakowski** from **Dekada** added.

#### IV. CUSHMAN&WAKEFIELD: FROM GREEN BUILDINGS TO GREEN CITIES

Experts from **Cushman & Wakefield**, a consulting firm, noted that green spaces constitute 40 percent of Warsaw's area, which, according to Statistics Poland data, gives 117 square metres of such spaces per one resident of Warsaw. This is more than twice the minimum WHO standard of green space per one resident of an urban agglomeration.

### FROM THE CONCEPT OF GREEN BUILDINGS TO THE CONCEPT OF GREEN CITIES



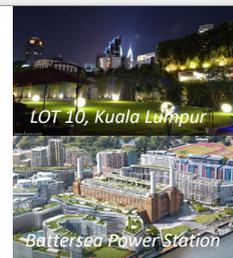
#### CITY PROJECTS

Green spaces account for 40% of Warsaw's total area. According to the Central Statistical Office's data, this equates to 117 sq m of green space per Warsaw resident and is more than double the WHO's minimal standard for green space per city resident. Every year, approximately 30% of projects voted on in the participatory budgeting process concern public spaces, including green areas. This is clear evidence that Warsaw residents expect both new public spaces and improvements to the existing ones. They are increasingly keen to escape from dull urban developments and to enjoy nature that brings a relief from inconveniences of life in large cities.



#### PRIVATE PROJECTS

In response to present-day expectations of tenants and clients, new office and retail projects provide public spaces open to both building occupiers and inhabitants (patios, squares, parks and passages). Such spaces creating a new urban fabric will be provided in 30% of new office projects currently underway in Warsaw. Public spaces with green features have been planned at nearly all retail and mixed-use schemes under construction. This is in line with European and global trends according to which private projects should integrate city areas and create new public spaces.



**Recommendation:**  
*Spatial planners should actively participate in the process of both setting the green area percentage and defining the nature and purpose of creating such areas to ensure a smooth integration of private and city spaces.*



At the same time, every year, within the draft participatory budget, about 30% of projects voted on concern public areas, including green spaces. This means that residents expect new public green areas and that the standard of existing ones will be improved. They more and more want to escape the grey city buildings and seek contact with nature, which alleviates the nuisance connected with living in a large urban agglomeration,” explained **Katarzyna Kotkowska, Associate**, Valuation & Advisory / Consultancy & Research at Cushman & Wakefield.

So what can private investors do in the city? The Cushman & Wakefield experts pointed out that new office projects should integrate the city's areas and create new public grounds, rather than divide them. More and more developers, without any official direction, are planning to incorporate public areas into their projects. These include places open not only to office users, but also to residents (terraces, squares, parks and passages).

“30 percent of new office buildings currently under construction in Warsaw provide for such spaces focused on the creation of new urban fabric. Public space with elements of greenery is planned in almost all newly erected commercial or mixed-use facilities,” listed Katarzyna Kotkowska.

According to the experts participating in the discussion, spatial planning should influence not only the percentage share of biologically active areas, but also their nature and objective of their creation, so as to smoothly combine private

and municipal spaces.

**Artur Filipiuk, Operations Director at Adgar Poland** talked about the creation of open green areas on private premises between office buildings.

“Our company builds new office buildings and redevelops old ones. In both cases we plan green spaces next to every facility. For example, at Adgar Park West, our own plot of land, we created green areas on parking spaces. On the other hand, at Adgar Wave in Służewiec, we created green squares on land owned by the city. We have succeeded, but it was not easy,” said Artur Filipiuk. “When we approached the District Office with our idea, it referred us to the Municipal Road Authority, which, in turn, referred us back to city authorities. And so we went back and forth. It was the City Cleaning Authority which helped us. We wanted to invest several hundred thousand zlotys in a green space for tenants and residents, and the formalities took nearly a year.”

Artur Filipiuk called for a quicker resolution of formalities in cases where they are not related to commercial undertakings.

“Now we are going to build an amphitheatre in Służewiec, on Konstruktorska Street, on our plot. We want to create a new urban fabric there, so that the people living in the new blocks of flats in the area could integrate with the employees of our offices, use the available services together and not look at each other through fences. The space is to be open, and to live after the office working hours,” Artur Filipiuk said.

The construction of the amphitheatre will cost several million zlotys. The planned commercial functions are profit oriented – to allow the maintenance of the facility owing to the services offered to tenants. The cultural package, on the other hand, is to be drawn up by the developer together with the district authorities.

Port Praski is also planning to invest in public spaces independently from the city. “We want to allocate 5 hectares for a green space accessible to everyone, not only the residents. We will set up here a place for recreation,” said **Krzysztof Pykel, Investment Directorat Port Praski**.



## V. JLL: PUBLIC SPACE – THE KEY COMPONENT OF A BUSINESS DISTRICT

Experts from **JLL**, an advisory company, indicated during the discussion – based on the example of Służewiec Przemysłowy – the missing points during the development of the office district. They made their recommendations on the functions the city could require the investors to implement in order to create a location attractive for both office tenants and residents.

### Public Space – Key feature of a business district



Necessary elements of public space in modern office clusters:

- **Pedestrian routes**, alternative to main streets and connecting key points of interest with transportation nodes.
- **Squares and plazas** banned for vehicular traffic.
- **Central square** – heart of a district – most typically found by the main transportation node.
- Designed and landscaped **green areas**.
- **Ground floors** with retail and services open for public.
- Building lines close to street axis generating **density**.
- **Art** and **street furniture**.
- Wide **cultural and entertainment offer**.



38% of Hamburg's Hafencity is dedicated to public space. This number does not include streets and sidewalks. Developers of single lots are required to adhere to the specific urban context, not the other way around. Building ground floors must be open for public. Hafencity is an example of a mixed use scheme comprising office, residential, schools, hotels and public uses.

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The necessary elements of public space in modern office clusters, which JLL recommends also in Warsaw are:

Pedestrian routes, alternative to main streets and connecting key points of interest with transportation nodes.

- Squares and plazas without vehicular traffic.
- Central square – heart of the district – most typically located near the main transportation node.
- Neatly designed and arranged green areas.
- Ground floors with retail and services.
- Building lines close to the street axis to generate city-forming density.
- Art and street furniture.
- Wide cultural and entertainment offer.

“The fundamental cause of Służewiec’s problems is the lack of a coherent plan for the district and its ownership structure. For example, in Hafencity, which could serve as an example for Warsaw, all land was owned by the city. A specialised agency was set up to take care of the district’s development. It first planned the public spaces in the area and only after that, sold the plots to the developers, who in turn had to make sure that the project fits the surrounding

area,” said **Jan Jakub Zombirt, Director in the Strategic Consulting Department at JLL.** “It was the other way round in Służewiec. This resulted in a not every inviting place, with no public spaces.”

According to the JLL expert, there is a risk of Wola becoming another Służewiec in terms of offices, as half a million sq. m of offices is being created in this district. “Even the metro will not be of any help in this case. This is not about transport, but about one function dominating this area,” highlighted Jan Jakub Zombirt.

Why can Wola experience problems similar to those in Służewiec? As underlined by the experts participating in the discussion, even if every developer, which is constructing buildings there, declared that public spaces will be created within the project (squares, plazas, services, etc.) these would not be coordinated projects complementing one another.

“And when everyone follows their own plan, the results may vary. There is no coordination by the city. We expect city officers to be more active in this respect. Moreover, the areas around Daszyńskiego Roundabout lack a park, I guess there is not a single one within a kilometre radius from it. So, the question arises: can the city obtain land to create such a park for residents and office users in this neighbourhood?” said Jan Jakub Zombirt.

Also, a question about the lack of space for green areas between the office buildings was raised. Artur Filipiuk, Operations Director at Adgar Poland, pointed to one of the causes being the city consenting to buildings being erected on the plot border.

Some investors would also expect the city not to accept the fencing of office buildings, and thus cutting off individual properties from public areas and services. According to the city authorities, unfortunately the law does not provide for such a possibility. They cannot order fences be removed or prohibit the building of fences between office buildings.

“The city would welcome such a possibility, but the regulations in force make it impossible. Perhaps the Landscape Resolution will facilitate it. We have an idea to prohibit the fencing of housing developments and office complexes,” commented Director Marlena Happach.



## VI. KNIGHT FRANK: PLACEMAKING GETS IMPORTANT – OR COMMERCIAL PUBLIC SPACES

What commercial projects in Polish cities other than Warsaw feature public spaces that would be worthwhile to bring over to the capital city? Experts from **Knight Frank** pointed to Garnizon in Gdańsk and Bulwar Staromiejski in Wrocław. These are, however, private undertakings.

### PLACEMAKING GETS IMPORTANT





Pixel, Poznań

SELECTED COMMERCIAL PROJECTS WITH ATTRACTIVELY ARRANGED AREA



Bonarka for Business, Kraków



Platinum Business Park, Warsaw



Bulwar Staromiejski, Wrocław



Garnizon, Gdańsk



Business Garden, Warsaw

**NEXT STEP:**  
COOPERATION BETWEEN THE CITY AND INVESTORS WHILE CREATING PUBLIC SPACE

“Developers are more and more willing to incur additional costs related to public space development in the building’s vicinity, but the city must require specific actions from them. The investors know that today offices are something more than just metres, but first and foremost, the community, and space should be created especially for the community. It includes not only tenants, but also neighbours of the building,” underlined **Beata Patuszyńska** from **Knight Frank**.

How to mobilise developers to create public spaces? “It is necessary to develop a model of cooperation between the city and building owners, a model that would stimulate cooperation. We can also see the role of the city in the preparation or events and promotion of places created by developers with residents in mind,” underlined the expert from Knight Frank.

## VII. COLLIERS INTERNATIONAL: WHERE IS THE CENTRE OF WARSAW AND WHAT DOES IT LACK?

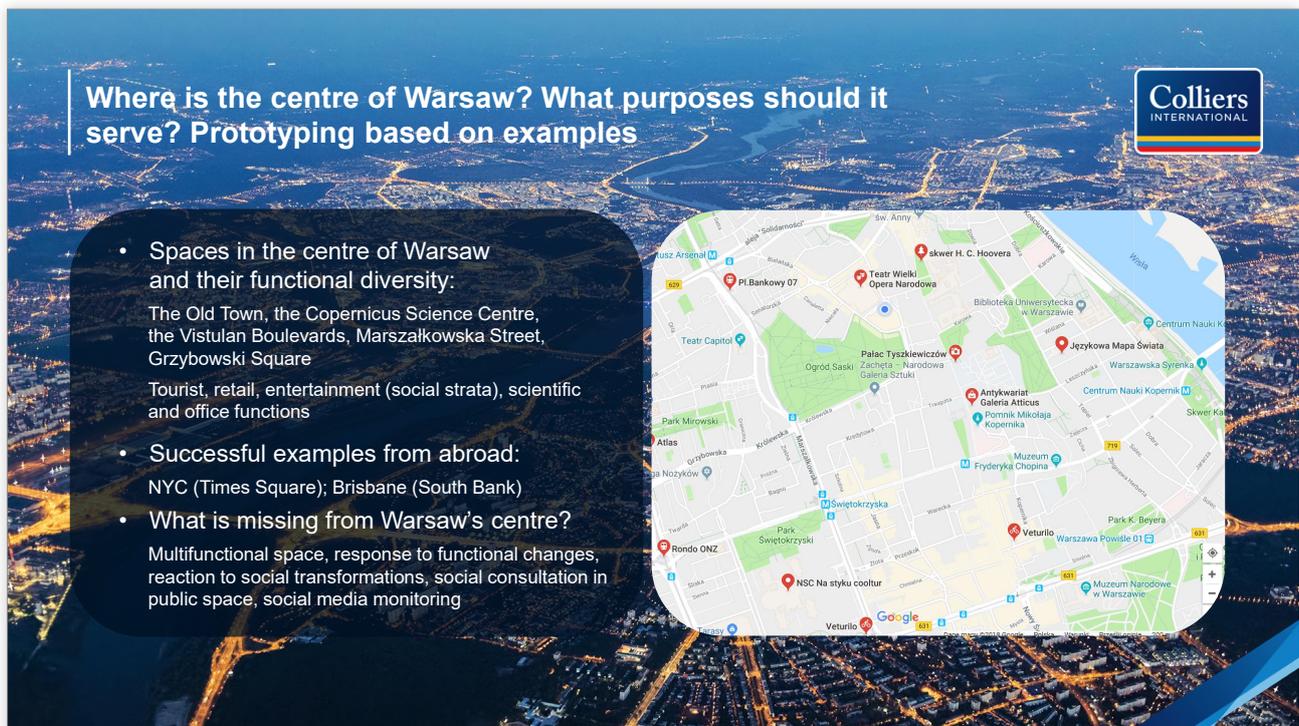
“The capital lacks multifunctional spaces, reaction to changes in function, to social transformations,” listed **Katarzyna Tasarek-Skrok**, **Associate Director** in the **Office Agency** at **Colliers International**.

She also drew attention to the results of research indicating that the typical city... is a 35-year-old man in a suit, working in an office. Why? Because all services in the city are created for such residents, the streets, transport, entertainment, etc. are planned for them.

Taking a closer look at the space in Warsaw: the Old City, Vistulan Boulevards, Grzybowski Square, we can see that they have specific commercial, tourist and service functions. But are these functions enough? No. This is not enough. And their users should have a choice. That is why it is necessary to create places that are multifunctional, that never sleep and attract people all the time,” highlighted Katarzyna Tasarek-Skrok.

On the other hand, Wojciech Nowakowski, Development and Commercialisation Director at Dekada, drew the participants’ attention to the fact that public space is something more than “three trees and a bench”.

“The city should particularise the requirements for such projects. What is missing is the public space offering. This does not mean pretty paving stones and laws or extraordinary patterns on the pavement, when the surroundings are empty and unattractive to the passers-by and tenants. Such projects will not change anything, as these are not real public spaces. We need places for the people,” summed up Wojciech Nowakowski.



**Where is the centre of Warsaw? What purposes should it serve? Prototyping based on examples**

**Colliers INTERNATIONAL**

- Spaces in the centre of Warsaw and their functional diversity:  
The Old Town, the Copernicus Science Centre, the Vistulan Boulevards, Marszałkowska Street, Grzybowski Square  
Tourist, retail, entertainment (social strata), scientific and office functions
- Successful examples from abroad:  
NYC (Times Square); Brisbane (South Bank)
- What is missing from Warsaw’s centre?  
Multifunctional space, response to functional changes, reaction to social transformations, social consultation in public space, social media monitoring

Most participants concluded that the city should require more from the investors, e.g., impose the obligation of commercial or catering premises being operated on the ground floor in a given area.

“We are trying to create a system of consistent requirements for investors. We have started with the requirement to plant, in their area, the same tree species as the ones which grow nearby. We also expect that a similar pavement be laid, which will streamline area administration once it’s approved for use,” explained Director Marlena Happach.

“We, however, have a problem when an investor wants to use expensive materials to make a part of the entrance to the building and then hand over that part of the property to us, which not only does not match that already existing next to it, but also means higher maintenance costs in the future. Therefore, we cannot agree to such practices,” she added.

“We will also strive to coordinate the activities of developers in a given area, to create consistent publicly accessible and mutually complementing spaces.”

## 5. Summary – conclusions and suggestions of workshops participants (based on discussions and completed surveys)

- Most workshops participants expect that the city will encourage private companies to invest in public spaces and green infrastructure (e.g. by creating a model for cooperation, a complete package attractive to the investors; introducing exemptions or tax cuts for companies investing in public spaces; and supporting projects which include a programme for residents in formal and administrative procedures).
- Most participants in the workshops admitted that good public spaces need private sponsors (ideally the public-private activities and funds are connected; private investors also influence the city's brand).
- As regards the financing of the construction and maintenance of public spaces in the city, the participants recommended systemic solutions (tax, grants, sponsoring and PPP).
- When it came to places in Warsaw which, according to the participants, were perfect for development into public spaces, they first listed: Teatralny Square with a car park, the surroundings of Warszawa Centralna Station, Defilad Square, Zbawiciela Square, Trzech Krzyży Square, and space in front of the Warsaw School of Economics.



## 6. What's next?

Six meetings are planned under the Grow with Warsaw project.

Each of them will be devoted to a different sector of the real estate market.

First workshop took place at the end of 2017. It was focused on the development of commerce and services. In February 2018, the participants discussed what enables and hinders the revitalisation projects in the capital city, and in April they talked about the need to create multifunctional real property.

The next workshops, in autumn, will be devoted to the development of the residential building market, and economic development of the city.



The Reports from the Grow with Warsaw workshops are available on-line - on the City's website:

<http://architektura.um.warszawa.pl/>

Knowledge Partners include agencies such as:

**BNP Paribas Real Estate, CBRE, Colliers International, Cushman & Wakefield, JLL, Knight Frank, Savills.**

**Dentons** law firm is the Legal Knowledge Partner.

Przy współpracy z:



Legal Knowledge Partners

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Knowledge Partners

