

CASE STUDY

PROJECT NAME: ELEKTROWNIA POWIŚLE

PROJECT IMPLEMENTER: TRISTAN CAPITAL PARTNERS I WHITE STAR REAL ESTATE

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PROJECT OBJECTIVES:

THE POWIŚLE POWER PLANT IS AN EXAMPLE OF THIS PRACTICE. THEIR PROJECT IS BASED ON THE RENOVATION OF AN OLD POWER PLANT FROM 1904 IN WARSAW. THE REVITALIZATION OF SUCH AN IMPORTANT PART OF WARSAW'S URBAN FABRIC, REPRESENTING THE YEARS OF DEVELOPMENT OF INDUSTRIAL ARCHITECTURE, REQUIRED A SPECIAL AWARENESS OF VARIOUS CONTEXTS – CREATING A PLACE CONDUCIVE TO SOCIAL MEETINGS AND NUMEROUS CULTURAL AND ARTISTIC EVENTS.

PROJECT RECIPIENTS:

PUBLIC FACILITY (CITIZENS, BUSINESS, CULTURE)

PROJECT RESULTS:

THE FACILITY TAKES INTO ACCOUNT THREE BASIC ASSUMPTIONS OF REVITALIZATION: PRESERVATION OF CULTURAL HERITAGE, INCLUSION, GREEN ENERGY.

THE HISTORICAL VALUE OF THE PROJECT IN THE PROCESS OF REBUILDING THE BUILDING'S FUNCTION WAS THE MAIN SOURCE OF INSPIRATION. EVERY LITTLE ELEMENT HAS BEEN TREATED WITH RESPECT FOR ITS HISTORICAL VALUE. TRADITIONAL BRICK FIRING METHODS WERE USED, AND ITEMS RECOVERED FROM THE POWER PLANT BUILDINGS WERE USED TO CREATE UNIQUE INTERIOR DECORATIONS.

THE PRACTICAL ETHOS OF THE STRUCTURE MAKES IT ACCESSIBLE AND INCLUSIVE. THE SPACES OF THE POWIŚLE POWER PLANT INCLUDE BOTH WELL-PLANNED SQUARES AND ARCADES AND GLAZED PASSAGES THAT ARE ACCESSIBLE TO PEOPLE IN WHEELCHAIRS AND ON FOOT.

IN ADDITION, EASY PARKING AREAS FOR BICYCLES, E-BIKES AND E-SCOOTERS HAVE ALSO BEEN INTRODUCED.

ENVIRONMENTAL COMPLIANCE IS ACHIEVED THROUGH PROPER INSULATION AND ENERGY-EFFICIENT HVAC SYSTEMS. GREEN ROOFS HAVE BEEN INSTALLED IN OFFICE BUILDINGS, AND MODERN SOLUTIONS, SUCH AS SUPER-FAST CHA.

CALENDAR/ACTIVITIES

COMMENCEMENT OF REVITALIZATION STARTS IN 2017. THE INVESTMENT HAS BEEN COMPLETED.



DETERMINE FACTORS

THE REVITALIZATION OF THE FACILITY HAS CONTRIBUTED TO THE DEVELOPMENT OF THE CITY IN SEVERAL WAYS:

CREATING NEW JOBS: THE REVITALIZATION OF FACTORIES MAKES IT POSSIBLE TO RESTORE ECONOMIC ACTIVITY IN ABANDONED OR INACTIVE FACILITIES, LEADING TO THE CREATION OF NEW JOBS FOR THE CITY'S RESIDENTS. THIS, IN TURN, INCREASES EMPLOYMENT LEVELS AND REDUCES UNEMPLOYMENT.

STIMULATING THE LOCAL ECONOMY: THE REVITALIZATION ATTRACTS NEW INVESTMENTS AND BUSINESSES TO THE CITY, WHICH AFFECTS THE GROWTH OF THE LOCAL ECONOMY. ACTIVE OBJECTS CREATE DEMAND FOR LOGISTICS SERVICES, SUPPLIERS, AND OTHER COOPERATIVE ENTERPRISES. AS A RESULT, THE LOCAL COMMUNITY CAN BENEFIT FROM INCREASED TRADE TURNOVER AND INCREASED INCOME.

REVITALIZATION OF URBAN SPACE: WITH THE REVITALIZATION OF THE FACILITY, ABANDONED INDUSTRIAL AREAS ARE TRANSFORMED INTO A NEW, FUNCTIONAL URBAN AREA. NEW APARTMENTS, OFFICES, SHOPS, RESTAURANTS, PARKS AND OTHER RECREATIONAL PLACES CAN BE BUILT HERE. THIS MAKES THE CITY MORE ATTRACTIVE TO BOTH RESIDENTS AND TOURISTS, WHICH CONTRIBUTES TO THE REVIVAL OF THE URBAN SPACE.

BUSINESS MODELS

THE MOST IMPORTANT GOAL OF THE BUSINESS REVITALIZATION MODEL IS TO CREATE NEW BUSINESS OPPORTUNITIES, GENERATE JOBS AND INCREASE REVENUES FOR LOCAL BUSINESSES AND RESIDENTS. THIS MODEL ALSO ASSUMES THE ACTIVATION OF COMMUNITIES, THE PROMOTION OF ECONOMIC ACTIVITY AND THE CREATION OF NEW PUBLIC SPACES AND SERVICES FOR RESIDENTS.

ELEMENTS OF THE BUSINESS MODEL OF REVITALIZATION INCLUDED:

COMMUNITY NEEDS AND RESOURCES ANALYSIS: MEASURING, UNDERSTANDING, AND IDENTIFYING THE NEEDS AND RESOURCES OF A GIVEN COMMUNITY THAT CAN BE USED IN THE REVITALIZATION PROCESS.

PUBLIC-PRIVATE PARTNERSHIP: CREATING PARTNERSHIPS BETWEEN THE PUBLIC AND PRIVATE SECTORS TO JOINTLY DELIVER REGENERATION PROJECTS.

INFRASTRUCTURE INVESTMENTS: THE CONSTRUCTION OR UPGRADE OF INFRASTRUCTURE SUCH AS ROADS, BRIDGES, COMMUNICATION SYSTEMS, SEWERAGE, ETC., TO IMPROVE THE ACCESSIBILITY AND ATTRACTIVENESS OF REGENERATION AREAS.

INVESTING IN BUSINESS DEVELOPMENT: PROVIDING FINANCIAL SUPPORT, MENTORING, AND TRAINING TO LOCAL ENTREPRENEURS TO GROW THEIR BUSINESSES AND GENERATE MORE INCOME.

JOB CREATION: STIMULATE INVESTMENT AND JOB CREATION BY ENCOURAGING THE LOCATION OF COMPANIES, THROUGH VARIOUS FORMS OF TAX RELIEF OR PREFERENTIAL RENTS.

CULTURE AND ENTERTAINMENT: ACTIVITIES AIMED AT CREATING A SPACE WHERE THE COMMUNITY CAN DEVELOP CULTURALLY AND SOCIALLY THROUGH THE ORGANIZATION OF FESTIVALS, EXHIBITIONS, CONCERTS OR OTHER FORMS OF ENTERTAINMENT.

SUSTAINABLE REGENERATION: CREATING ENVIRONMENTALLY FRIENDLY SOLUTIONS, SUCH AS GREEN ROOFS, SOLAR PANELS, PROTECTION OF URBAN GREENERY, ETC., THAT CONTRIBUTE TO IMPROVING THE QUALITY OF LIFE IN A GIVEN COMMUNITY.



BUSINESS PERSPECTIVE

THE INVESTMENT CONSISTED IN THE RENOVATION OF HISTORIC BUILDINGS AND THE ADDITION OF THREE OFFICE BUILDINGS AND AN APARTMENT BUILDING FROM THE SIDE OF DOBRA STREET. THE PROJECT WAS DEVELOPED BY APA WOJCIECHOWSKI ARCHITECTS. FROM A BUSINESS POINT OF VIEW, IT IS AN EXCELLENT EXAMPLE OF SUCCESS, WHICH IS CONFIRMED BY NUMEROUS INTERNATIONAL AWARDS.

A MIXED-USE INVESTMENT, INCLUDING A RETAIL AND SERVICE PART CALLED ELEKTROWNIA POWIŚLE WITH APPROX. 18 THOUSAND M² OF USABLE SPACE WITH AN ADDRESS AT 42 DOBRA STREET, WAS OPENED IN MAY 2020. IN 2021, IT RECEIVED THE ARCHITECTURAL AWARD OF THE MAYOR OF THE CAPITAL CITY OF WARSAW (VII EDITION, CATEGORY: COMMERCIAL ARCHITECTURE). SHE HAS ALSO BEEN NOMINATED FOR THE EUROPEAN UNION PRIZE IN THE MIES VAN DER ROHE CONTEMPORARY ARCHITECTURE COMPETITION (2022 EDITION) AND THE BRICK AWARD 2021. IN 2021, THE PROJECT RECEIVED THE MAIN AWARD AT THE MIPIM AWARDS 2021.

SUSTAINABILITY PERSPECTIVE

THE IMPACT OF REVITALISATION ON SOCIETY MAY VARY DEPENDING ON THE INDIVIDUAL CIRCUMSTANCES OF A GIVEN AREA, AS WELL AS ON THE SCALE AND SCOPE OF THE ACTIVITIES CARRIED OUT. PROPER PLANNING, TAKING INTO ACCOUNT THE NEEDS OF THE LOCAL COMMUNITY AND PROMOTING THE PARTICIPATION OF RESIDENTS IN THE REVITALIZATION PROCESS IS KEY TO ACHIEVING POSITIVE SOCIAL EFFECTS OF THIS PROCESS.

THEREFORE, IN THE PROCESS OF DEVELOPMENT OF THE POWIŚLE POWER PLANT, IT IS ASSUMED TO CREATE CONDITIONS FOR THE CREATION OF SPACE FOR THE PARTICIPATION OF LOCAL COMMUNITIES IN ARTISTIC AND CULTURAL EVENTS. AN ADDITIONAL FORM OF SUPPORT FOR COMMUNITY DEVELOPMENT IS ENABLING THE CREATION AND IMPLEMENTATION OF GRASSROOTS SOCIAL ACTIVITIES BY PROVIDING OFFICE AND CONFERENCE SPACE AND SUPPORT IN THE PROMOTION OF EVENTS.

CULTURAL VALUE

WHEN PLANNING THE INVESTMENT, PARTICULAR EMPHASIS WAS PLACED ON THE RULES OF RESTORING THE BUILDING TO URBAN SPACE. FIRST OF ALL, THE FOCUS WAS ON THE PRESERVATION OF HISTORICAL ARTEFACTS. OLD BRICKS WERE USED IN THE CONSTRUCTION WORKS, AS WELL AS NEW ONES – CREATED ACCORDING TO TRADITIONAL PRODUCTION METHODS. THE 30-METRE-HIGH CHIMNEYS, DORMERS AND COAL CRANE OF THE FORMER BOILER ROOM HAVE BEEN CONVERTED INTO A PANORAMIC ELEVATOR. THE COAL CHUTES HAVE BEEN RENOVATED AND MADE VISIBLE. THE STEEL PIPE SUPPORT WAS MAINTAINED UP TO 12M BEFORE IT WAS REBUILT, REINFORCED, AND PAINTED WITH FIRE-RETARDANT PAINT. THE REVITALIZATION OF THE BUILDING IS PERFECTLY IN LINE WITH THE GLOBAL TREND OF BRINGING HISTORIC SPACES BACK TO LIFE, WHICH COMBINE HISTORY WITH MODERNITY TO REBUILD THE URBAN LANDSCAPE.

