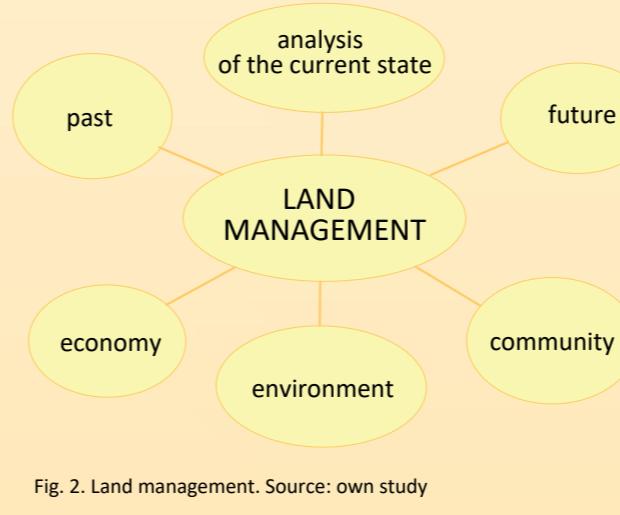
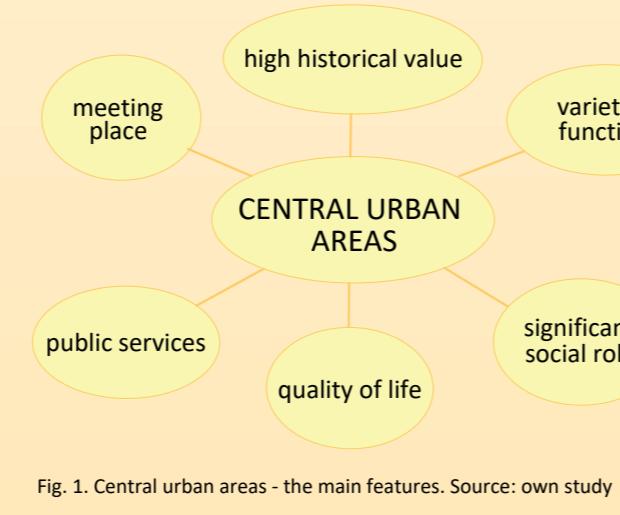


Land management issues in central urban areas - case study

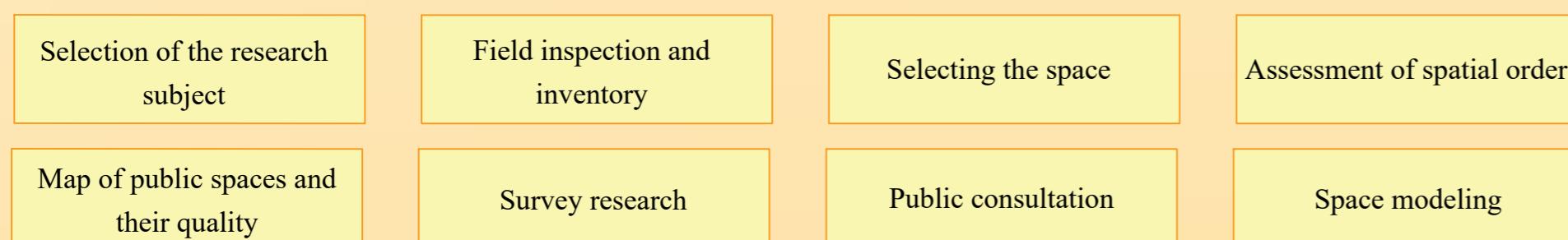
Central urban areas are spaces commonly used by permanent residents and external populations using public services located there. These spaces usually have several different functions that can both stimulate their development and lead to their degradation. Being in open public spaces means commuting with nature, relaxation, mental and physical regeneration. Because the quality of space affects the quality of life of the inhabitants of a given territory, it is therefore extremely important to strive for such space development that this quality is the highest.



Land management in city centers and programming the way they are used is problematic so that none of the existing or planned functions reduces the quality of life of the local population. The conducted spatial policy is aimed at long-term improvement of the economic, physical, social and ecological features of the area. Rational management of central land is possible when three pillars are taken into account: social, scientific and local government.

*The research attempted to create a comprehensive method of assessing the space of central urban areas, taking into account their characteristic conditions.
The developed method is to enable rational management of these areas.*

ANALYSIS STEPS

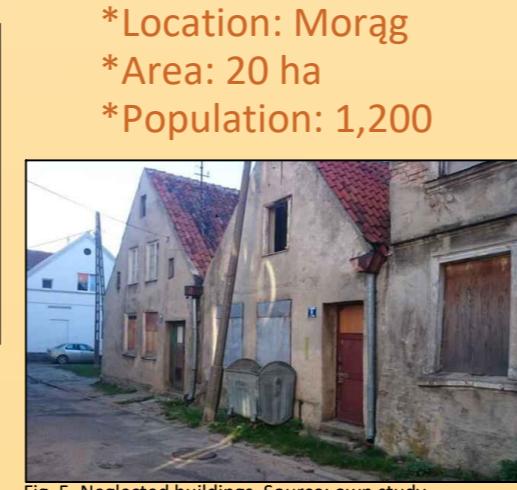


RESEARCH AREA

The city of Morąg is the central center of social, economic and cultural life of the entire commune. The area of the city is 6.2 km², and in 2018. They were inhabited by 14,042 people.



The Old Town housing estate in Morąg



METHODOLOGY

The research consisted of four parts. The first is an analysis of the existing strategic studies of Morąg city, which include elements related to the center. The second part is a method of assessing the quality of public spaces, the which framework was developed on the basis of the "Study of General City Public Spaces - Workshops 2014" of the Gdańsk City Development Office. Proprietary modifications were introduced to the method. The method consists in assessing the spatial order, which includes of architectural, aesthetic, social, ecological and functional order. The third stage is survey research - direct conducted in the presence of the interviewer. The questions posed were short and simple, formulated in colloquial language. The fourth was social consultations attended by the youngest residents and all those living in the Old town housing estate willing to cooperate. With the help of an expert, it allowed to present the directions of changes in the selected (the worst assessed overall) space and to create a visualization of changes.

INVENTORY RESULTS

TYPES OF PUBLIC SPACES	
playground	market
playing field	urban interior
square with greenery	city park
disordered greenery	town square



QUALITY ASSESSMENT OF PUBLIC SPACES

The quality assessment was determined based on the public space evaluation card. The developed card contained components of spatial order evaluation, their constituent elements (62 elements) and the scale of assessments for the assessment in the direct approach.

The type of spatial order	Components	The number of components
architectural	general proportions; shape; development; workmanship and style; additional advantages; green	26
aesthetic	information system; ads and signs; elevations, roofs, surfaces and fences; color; cleanliness	16
social	users; atmosphere; availability of other public spaces; level of security; lighting; monitoring	9
ecological	noise; green	2
functional	system of pedestrian zones and bicycle routes; rhythm and harmony; availability	8

Fig. 8. Table of components of public space assessment. Source: own study



As a result of the procedure, the quality of the analyzed public spaces was assessed. The assessment was based on a four-level scale for each component.

Scale	Criteria for component evaluation
+	components whose quality exceeds basic evaluation criteria
0	components whose quality is below basic evaluation criteria
-	components whose quality meets basic evaluation criteria
NI	components not identified in the analyzed public space

6	Quality of all public spaces
29	Quality exceeds basic criteria
18	Quality meets basic criteria
39	Quality below basic criteria
14	Not identified

The map shows the results of assessing the quality of each public space in direct terms.

Using graphs located on the map, it was presented how many elements of low quality, basic and secondary elements in each space, and the percentage of elements absent in a given area. We can see that almost 40% of the space elements are below the basic criteria. The spaces are varied in terms of the quality of the elements that compose them.

CONCLUSIONS

The presented study can be used to indicate those spaces that require revitalization and to define the directions of desired changes in central areas.

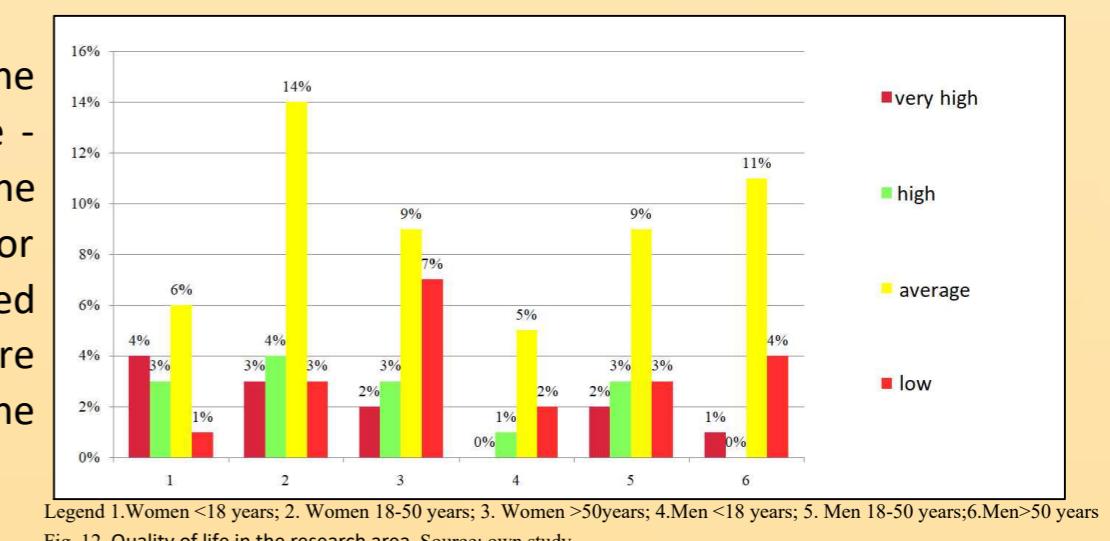
The method includes three pillars: social, scientific and local government. The final effect shows the ways of changing the central area, worked out together with the local community. The acceptability of changes in space by its inhabitants is a guarantee of success, and the supervision of experts allows for the elimination of present and future problems.

Prof. Agnieszka Szczepańska, Katarzyna Pietrzak

SURVEY RESEARCH

The method also takes into account the aspect of social participation. The research sample was a group of 100 people, residents of the Old Town.

Most of the respondents believed that the standard of living in the estate was average - more than half of the respondents. 20% of the local community was in favor of the poor quality of life. Therefore, it can be concluded that almost three-fourths of the inhabitants are not satisfied with the quality of life in the studied area, in relation to public spaces.



The assessment of the quality of public spaces on a scale from 1 worst to 5 best showed whether the method was consistent with the feelings of the respondents. The respondents consider spaces number 3, 5, 8, 9, 14, 17, 19 to be the best. Most importantly, it turned out that the obtained results do not fully correspond to the results obtained in the assessment of spatial order dimensions.

The areas with the lowest rating are public spaces number 2, 4, 7, 10, 11, 12, 18. This is in line with the values measured by the researcher in almost 100%. So it turns out that very bad areas are felt by all people in a very similar way.

Public spaces	Average grade for each group		
	Women<50	50>	Men
1. City park	4	3	3
2. Market	3	2	1
3. Square with greenery	5	4	4
4. Playingfield	2	2	1
5. Square with greenery	4	4	3
6. City park	2	1	1
7. Disordered greenery	1	1	1
8. Playground	4	3	4
9. Square with greenery	5	4	4
10. Square with greenery	1	1	1
11. Playground	1	2	1
12. Playground	2	1	1
13. Playground	3	2	4
14. Urban interior	4	3	3
15. Playground with square with greenery	5	2	4
16. Playground with square with greenery	4	3	3
17. Town square	5	4	5
18. Urban interior	3	2	2
19. Square with greenery	5	3	4
20. Town square	3	2	5

Fig. 13. Assessment of the quality of public spaces by the respondents. Source: own study

According to the assessment of the dimensions of spatial order, the analysis of questionnaire surveys and field activities, the area with the lowest results in individual analyzes was selected. It was a playground on Osińskiego Street in the very center of the Old Town housing estate.



DIRECTIONS OF CHANGES

On the basis of public consultations and numerous conversations with the local community, especially with people living in the immediate vicinity of the public space in question, four proposals for changes were created.

I Necessary actions II The most effective solution III. A minimizing solution costs and works IV. Community-capable solution

As part of the joint work, visualizations were also created by children and an inhabitant of the estate regarding changes in the playground.



A 3D visualization was created on the basis of children's designs and the proposed directions of changes for the playground

