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LUBLIN OLD TOWN REHABILITATION PROJECT

Proposal

This proposal is submitted jointly by the City of Lublin Department of Urban Planning, Architecture, and Construction Local Initiatives Program and the Harvard University Graduate School of Design Unit for Housing and Urbanization. It is being submitted to the World Bank Development Grant Facility and the Getty Conservation Institute.

1.0 BACKGROUND

The Old Town sector of Lublin, Poland, offers an outstanding opportunity for testing and refining participatory planning approaches to the revitalization and rehabilitation of the historic urban fabric. The majority of Old Town residents are highly motivated to stay and take an active role in the improvement of their living conditions. The city has demonstrated its commitment to valorizing its cultural heritage through investment in infrastructure and rehabilitation. In the past 2 years the burden of managing decentralized public services requiring investment in physical plant is forcing the city to seek alternative options to direct financing of rehabilitation. Wary of the escalating costs of refurbishing and managing rental units in historic structures, the City Council has decided to offer well-located city-owned properties in Old Town to private developers and assist interested investors in relocating sitting tenants. However, the Old Town District Council would like to explore strategies enabling interested residents to remain in the area and participate in the rehabilitation of their living environment.

2.0 LUBLIN'S COMMITMENT TO PRESERVATION AND REVITALIZATION

In light of current budget constraints, the City Council is unable to commit resources beyond the financial incentives offered in the 1997 Local Act regarding housing renovation in Old Town.¹ Nevertheless, given the success of its Local Initiative Program and the importance Lublin places on the preservation of its cultural heritage, the city and the elected representatives of Old Town have expressed strong support for field testing the viability of alternative options that combine preservation with development, in order to define partnership strategies, assess their performances, and evaluate the associated risk. The Unit for Housing and Urbanization at the Harvard University Graduate School of Design has been providing Lublin with technical assistance and capacity building in the development of new approaches to urban planning and management at a time of rapid and profound transformation during the transition. Members of the Unit who are working with Lublin are convinced of the viability of participatory approaches to the valorization of the cultural heritage.

The city government has the administrative expertise needed to facilitate a successful city/community cooperative effort. The Lublin Local Initiatives Program Team—experienced, capable, and enthusiastic—is prepared to apply their skills in outreach,

¹ Owners of properties where commercial uses occupy less than 50% of the usable floor are entitled to financial support of up to 70% of the renovation cost with a current ceiling of \$12,000.

participatory planning, and city/community partnerships to the challenge of revitalizing Old Town.

3.0 PROJECT OBJECTIVES

The proposed project has five strategic objectives:

1. Institutionalizing a legal and administrative framework to implement participatory approaches to the revitalization of Old Town that will minimize displacement and relocation and foster conservation of Lublin's cultural heritage.
2. Building the capacity of local officials, community leaders, property owners, and residents to enable them to engage productively in collaborative actions that will shape the future of Old Town, through methods based on learning by doing developed by the Unit.
3. Developing operational revitalization strategies and programs that are affordable to the city and the residents and carry a tolerable level of shared risk.
4. Exploring alternative financing options for the rehabilitation of the historic fabric to arrive at viable incentive programs capitalizing on locational advantages to enhance rehabilitation and conservation of buildings.
5. Field testing selected options in order to assess their effectiveness and evaluate the performance of different partnership and risk-sharing agreements under different tenure, occupancy and physical conditions.

4.0 METHODOLOGY

Different options for integrating conservation of the cultural heritage with economic revitalization and rehabilitation of both publicly and privately owned buildings will be explored through interaction, analysis, and testing of operational strategies in the field in order to refine the partnerships and mechanisms. Emphasis will be placed on valorization potential, financial viability, sustainability, and the replicability of different approaches, taking into account a range of factors including ownership, tenure, and occupancy, as well as the physical condition of the buildings.

The proposed site for the project is an area in Block III where residents are highly motivated to stay and have petitioned the City Council to undertake overdue improvement of courtyards and buildings. The complicated and time consuming historical documentation studies that Polish conservation regulations mandate are less demanding for these predominantly 19th century buildings than for older structures. Under a city/community partnership, residents will carry out most of the interior repairs and renovations while the city, in addition to rehabilitating the public spaces, will invest a moderate amount for façade restoration and courtyard renovation as well as undertake structural repairs needed to enable residents to renovate their units.

5.0 SCHEDULE AND BUDGET

The proposed work plan is structured to build on the strength and existing capabilities in Lublin's Local Initiative Program, valorize investments already made by the city in Old Town, reinforce achievements in conservation of the cultural heritage, and show tangible results within 18 months. The total budget of \$1,240,000 for Phase I is divided into five

tasks. The budgeted amounts include capacity building combined with technical assistance by the Harvard team at a cost of \$160,000 to assist city officials, neighborhood leaders, and residents to develop and test strategies and partnership options. The budget also includes a provision for technical support by Polish consultants at a cost of \$110,000 to assist in the historic documentation surveys and studies.

In Phase II, the city will extend the partnership to the rest of Block III at an estimated cost of \$1,150,000 based on the evaluation of Phase I results. Subsequent phases will replicate the partnership approach in three other blocks with participation of actors interested in each block. The project schedule and budget for Phase I are annexed. The Getty Conservation Institute has expressed a preliminary interest in participating and providing partial funding for this project.

PHASE I BUDGET SUMMARY

TASK	COST	
	ZL	\$US
1. Development of Revitalization Strategy and Action Plan	245,000	70,000
2. Studies and Survey of Block III and Historic Documentation of Buildings	455,000	130,000
3. Field Testing of Improvement & Management Options for Public Spaces and Courtyards	1,155,000	330,000
4. Valorization Strategies and Field Testing of Partnerships	1,960,000	560,000
5. Evaluation of Field Tests and Preparation of Projects in 3 Blocks in Old Town	525,000	150,000
TOTAL	4,340,000	1,240,000

6.0 OUTPUTS

The outputs of the project will be:

1. A viable operational strategy for the revitalization and conservation of the cultural heritage in transitional economies.
2. An enabling legal and administrative framework fully institutionalized in the organizational structure of the municipality that will allow replication of the participatory revitalization process in other parts of Old Town in accordance with the strategic plan for the historic district.
3. Tested options for financing the valorization and rehabilitation of buildings, taking into consideration the changing patterns of property ownership, tenure, and occupancy during the transition.
4. A team of civic and business leaders and city officials able to engage in participatory processes and capable of structuring partnerships to help valorize historic buildings.
5. A field-tested methodology and operational framework that can be transferred to other cities in Poland, Eastern European countries, and the C.I.S.

The municipality has already demonstrated its reliability and ability to follow through on its commitments to the community in the Local Initiatives Program that has received worldwide recognition as a Best Practice and received a UNCHS/Habitat Award for Excellence in Improving the Living Environment at Habitat II in June 1996. An infusion of private funds at this time will permit the city and its responsible residents to institutionalize an operational framework that will not only preserve Lublin's valuable cultural heritage contained in Old Town but will also demonstrate to a wider public the feasibility, efficacy, and efficiency of a participatory approach to the rehabilitation and revitalization of historic cities. Upcoming elections in the fall of this year sharpen the sense of urgency in addressing the complexities of conservation and revitalization in Old Town. Institutionalization of a viable operational framework will ensure political and financial sustainability of a truly successful initiative to valorize the cultural heritage.

7.0 PROJECT TEAM

The project will involve key city officials, Old Town District representatives, Block III residents and property owners, the Local Initiative Program team for Old Town, and members of the Unit for Housing and Urbanization at Harvard University Graduate School of Design.

Key City Officials:

- Krzysztof Stefaniuk, VicePresident, and Deputy Mayor of Lublin.
- Irena Szumlak, City Treasurer.
- Andrzej Grykalowski, Deputy Director of Capital Planning Department.
- Elzbieta Macik, Director, Department of Architecture and Urban Planning.
- Halina Landeck, Head of the Voivod Historic Preservation Authorities.

Representatives of Block III Residents:

- Mrs. Krystina Gozdziowska.
- Mr. Leszek Solecki.

Local Initiative Program Team:

- Ewa Kipta, Program Coordinator.
- Anna Warda, Architect and Planner.
- Marta Smajkiewicz, Planner, specialist in technical infrastructure.
- Marek Mlynarczyk, Planner, specialist in investment organization.
- Iwona Wasowicz, Surveyor, land management.
- Teresa Nakonieczna, specialist in housing management.
- Adam Fraczyk, head of housing maintenance company in Old Town.
- Tadeusz Sobieszek, Chairman, Old Town Neighborhood Council.

Harvard Team:

- Dr. Mona Serageldin, Associate Director of the Unit for Housing and Urbanization and Adjunct Professor of Urban Planning.

- John Driscoll, Senior Research Associate and Lecturer in Urban Planning.
- David Jones, Research Fellow at the Unit and former Chief Financial Advisor at the World Bank.
- Steven Keith Garner, Research Associate and Urban Planner at the Unit.
- David Neilson, Senior Designer at the Unit.

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ANNEX A:

Petition by Residents of Block III

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ANNEX B:

Design Concepts for Block III

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Harvard Budget