

TRANSLATION OF A LOCAL SPATIAL DEVELOPMENT PLAN
IN THE AREA OF THE PALACE OF CULTURE AND SCIENCE
IN WARSAW

§ 1.

1. A local area development plan in the area of the Palace of Culture and Science is hereby adopted by resolution, hereinafter referred to as the Plan, covering the area limited by the following borders:

- 1) to the north: a northern boundary of Świętokrzyska Street;
- 2) to the east: an eastern boundary of Marszałkowska Street;
- 3) to the south: a southern boundary of Jerozolimskie Avenue;
- 4) to the west: a western boundary of Emilii Plater Street.

2. The plan area borders referred to in paragraph 1 are defined in the plan drawing of 1:1000 scale.

3. The appendices to the resolution are as follows:

- 1) a plan drawing – appendix no. 1;
- 2) a decision in the matter of considering comments to the plan design – appendix no. 2;
- 3) a decision about the method of realization of a technical infrastructure project, which is comprised within the commune's own tasks, and about the terms of financing such tasks – appendix no. 3.

§ 2.

Whenever in the further provisions of the resolution the following are referred to:

- 1) land – shall be understood as a part of the plan area of a definite use and terms of development, marked in the drawing by means of boundaries;
- 2) building plot – shall be understood as land property or a land parcel, whose size, geometrical characteristics, access to a public road and equipment in technical infrastructure utilities comply with the requirements for construction of built features resulting from separate regulations and this resolution;
- 3) minimum setback lines – shall be understood as lines in the drawing, bounding the area exclusively within which it is permitted to raise buildings, while a projection beyond the designated setback line of the distance not exceeding 1.5 m is allowable for the following features:
 - a) overhangs, such as unenclosed balconies, overhanging roofs above the entrances to the buildings, cornices, bay windows and other features of architectural décor of elevation,
 - b) underground car park vehicle entrances;
- 4) fixed building lines – shall be understood as lines, designated on the drawing, along which the situation of the building front wall face is applicable, whereas:
 - a) these lines do not apply to the following:
 - ground levels, when separate building lines are established,
 - raises for which separate building lines are established,
 - parts of high-rise buildings, for which localization zones are established
 - underground parts of the buildings,
 - b) a retraction from the fixed building line of parts of the wall face with its total surface area not exceeding 20% of its surface area is allowable, with the purpose of realizing the following:
 - features enhancing the elevation architecture, such as recesses, loggias, alcoves, arcades,

- features of entrances to the building, such as stairs, ramps, landings,
- c) a projection beyond the fixed building line of the distance not exceeding 1.5 m is allowable for the following:
 - features constituting architectural accents designated on the plan drawing,
 - unenclosed balconies,
 - features of elevation architectural décor such as cornices, window frames, pilasters,
 - underground car park vehicle entrances;
- 5) minimum setback lines for ground levels – shall be understood as the lines designated on the plan drawing, bounding the area, exclusively within which it is permitted to raise ground levels of buildings, whereas a projection beyond the designated setback line of the distance not exceeding 1.5 m of features of building entrances such as stairs, landings, ramps is allowable;
- 6) minimum setback lines for raises – shall be understood as lines designated on the plan drawing, bounding the area exclusively within which it is permitted to raise raises;
- 7) basic use – shall be understood as the land use established in the plan, whose part in development and building prevails, in the method defined in the specific regulations concerning lands;
- 8) complementary use – shall be understood as the land use established in the plan, which is complementary and enhancing the basic use in the scope defined in specific regulations;
- 9) allowable use – shall be understood as the land use established in the plan, which lies beyond the scope of the basic use, and whose part in development and building is allowable on the conditions defined in specific regulations;
- 10) maximum floor area ratio – shall be understood as a numerical value, expressing a ratio of the total surface area of all above - grade plane stories of the buildings situated within the land to the total surface area of the land;
- 11) minimum biologically active surface area ratio – shall be understood as the smallest, intransgressible percentage value of the ratio of the biologically active land on a given land to its total surface area;
- 12) biologically active land – shall be understood as land with the earth surface prepared in a way which ensures natural vegetation, and 50% of the surface of terraces, flat roofs with such surface, although not less than 10 m², and surface water on this land;
- 13) building height – shall be understood as a vertical measurement of a building measured from the land level at the lowest entrance to the building or its part, situated on the first above -grade plane story, to the upper surface of the floor situated the highest, including the thickness of thermal insulation and its protective layer, excluding the engine rooms of lifts and other mechanical rooms raised above this plane or to the highest situated point of the flat roof or the structure covering the building situated directly above the rooms intended for humans;
- 14) raise – shall be understood as a local vertical extension of the building projecting above the height of its main body;
- 15) architectural accent – shall be understood as a detail of a building, constituting a distinctive feature of spatial composition i.e. portal, portico, bay window, low relief, wall mosaic;
- 16) urban planning interior – shall be understood as space marked out of the city structure by frontages of the surrounding buildings or greenery, in particular: a street, a square, a courtyard;
- 17) municipal information system signs – shall be understood as signs with street names and address numbers, indicating directions to reach important facilities, informing about national heritage sites, informing about the names of people after whom the streets and

- squares are named, presenting the plans of the city or its areas etc.;
- 18) advertisement – shall be understood as information about goods and services in any visual form;
 - 19) signboard – shall be understood as exterior marking of a permanent place of a business;
 - 20) kiosk – shall be understood as a detached feature of a service function, one-story, without a basement, of floorage not larger than 9 m²;
 - 21) city furniture – shall be understood as open space improvement features i.e. seats, benches, swings, waste receptacles, shelters, lampposts, street lamps, bike racks, street barriers, posts, parking stops on sidewalks, poster pillars, signboards, advertising boards, pergolas, garden pots, park gazebos, standing and hanging street clocks, phone booths;
 - 22) existing development, existing buildings, existing land parcels, existing technical infrastructure utilities and other existing land improvement features – shall be understood as development, buildings, land plots, technical infrastructure utilities and other land improvement features existing on the date of the plan's enforcement;
 - 23) technical infrastructure utilities – shall be understood as situated underground or on the ground pipes, wires or facilities of water supply, sewage, heating, electricity, gas and telecommunication as well as services of the built features;
 - 24) collector duct – shall be understood as service duct with structures and utilities realized as an independent built feature to place the technical infrastructure underground utilities.

§ 3

1. The following graphic markings on the plan drawing are its applicable stipulations:

- 1) plan area borders;
- 2) boundaries separating lands of different uses or of different development terms;
- 3) land marking, consisting of a number and a letter symbol defining the land basic use;
- 4) markings of land use and floor area ratio included in the tables:
 - a) land's ordinal number,
 - b) land basic use,
 - c) maximum floor area ratio,
 - d) minimum biologically active surface area ratio,
 - e) minimum building height excluding the high - raise part,
 - f) maximum building height excluding the high - raise part,
 - g) minimum building height for the high - raise part,
 - h) maximum building height for the high - raise part,
 - i) maximum building height for raises;
- 5) minimum setback lines;
- 6) fixed building lines;
- 7) minimum setback lines for ground levels;
- 8) minimum setback lines for raises;
- 9) the location zones for high – rise parts of buildings;
- 10) the location zone for the winter garden pavilion;
- 11) the zone of general access passageways coverings;
- 12) the general access passageways zone inside the building;
- 13) the floors requiring an individual design;
- 14) the maximum range of the underground area;
- 15) the location area of underground area daylighting;
- 16) the lands, for which it is hereby established to keep the existing development layout in terms of composition and form;
- 17) the architectural accents realization areas;

- 18) the landscaped greenery zone;
- 19) the existing valuable trees to preserve;
- 20) the situation of street side rows of trees;
- 21) the location area of entrances and exits from the subway and railway stations;
- 22) the existing air intake unit for the subway station earmarked for relocation;
- 23) the area of the new location of the air intake unit;
- 24) fixed features related to subway operation:
 - a) M2 – elevators,
 - b) M3 – ventilation units,
 - c) M4 – emergency exits,
 - d) M5 – ventilation room unit of the second subway line;
- 25) the designed underground junction of “Centrum” subway station, “Warszawa-Śródmieście” and “Warszawa Centralna” railway stations;
- 26) the maximum range of underground car parks;
- 27) the route of general access underground vehicular passage;
- 28) the location areas of selected devices related to the underground car park under Emilii Plater Street, situated beyond the road right-of-way:
 - a) large facilities such as air intake and exhaust units, stairways, elevators,
 - b) vehicle entrances and exits;
- 29) the location spots for vehicle entrances and exits from the general access underground vehicular passage;
- 30) the range of auxiliary facilities for sport and recreation services;
- 31) the location area of water reservoir in Świętokrzyski Park;
- 32) the boundary of heritage protection zone KZ-G with layout features dated before 1939 and related building complexes;
- 33) the boundary of heritage protection zone KZ-L of the linear parameters of the historic urban layout;
- 34) the area of necessary pedestrian crossings on the grade level;
- 35) the area of possible pedestrian crossings on the grade level;
- 36) the route of two-way bike lanes;
- 37) the location area of technical infrastructure utilities;
- 38) the existing building structures and structural landscaping features earmarked for preservation in their form and location;
- 39) existing building structures and structural landscaping features earmarked for relocation:
 - 1 – candelabra, 2 – podium, 3 – sundial, 4 – fountains, 5 – floral clock:
 - a) present location,
 - b) area of a new location;
- 40) location area of kiosks;
- 41) railway structures earmarked for removal;
- 42) 8.KD-L street section for covering with a latticework structure such as a pergola;
- 43) land elevation points;
- 44) measurements.

2. Graphic markings on the plan drawings not mentioned in paragraph 1 are of information character.

§ 4.

1. Individual basic land uses are marked by the following letter symbols:

- 1) U – services;
- 2) U/UA – service and public administration facilities;

- 3) UK – culture services;
- 4) U/UK – services and culture services;
- 5) U/MW – services and multi-family dwellings;
- 6) ZP – green landscaping;
- 7) KP..... – pedestrian circulation:
 - a) KPb – city boulevard,
 - b) KPp – city square,
 - c) KPu – general access passageways,
 - d) KPd – general access yards;
- 8) KD-... – public streets:
 - a) KD-Z – collector road,
 - b) KD-L – local street,
 - c) KD-D – access roads.

2. It is hereby established that lands 1.KD-Z, 2-KD-Z, 3.KD-Z, 4.KD-Z, 5.KD-L, 6.KD-L, 7.KD-L, 8.KD-L, 9.KD-D, 10.KD-D, 4.U, 5.KPd, 6.KPd, 8.KPd, 9.KPp, 14.KPb and 19.KPb and other lands of use determined in separate regulations are the lands for public purpose projects.

§ 5.

1. Conservation and creation of spatial order are hereby established:
 - 1) with regard to functional and spatial composition through:
 - a) preserving the building of the Palace of Culture and Science, which is enlisted in a national heritage site register, in an unaltered form and preserving its current center – creating function – in accordance with specific regulations concerning land 4.U,
 - b) realization of development around the building of the Palace of Culture and Science from Marszałkowska Street, Jerozolimskie Avenue and E. Plater Street, as filling in the urban fabric of the very center and assigning to it the center – creating functions – in accordance with specific regulations for the following lands: 2.U/MW, 3.U/MW, 7.UK, 10.U/UK, 11.U/MW, 13.U, 15.U/MW, 17.U, 18.U/UA, 20.U,
 - c) preservation and supplementation of the Świętokrzyski Park – in accordance with specific regulations for the land 1.ZP,
 - d) preservation of the existing public spaces of prestigious significance in the city scale and creating new ones, including the following among others:
 - city square in front of the Palace of Culture and Science main entrance – land 9.KPp,
 - city boulevard along Jerozolimskie Avenue – land 14.KPb and 19.KPb,
 - general access passageways – land 12.KPu and 16.KPu,
 - general access yards around the building of the Palace of Culture and Science – land 5.KPd, 6.KPd and 8.KPd, in accordance with the plan drawing;
 - 2) with regard to landscaping through:
 - a) situating the buildings in accordance with the applicable minimum setback lines designated on the plan drawing,
 - b) with the new development layout corresponding with composition axes of the building of the Palace of Culture and Science as a characteristic distinct feature, in particular through:
 - preserving view openings onto the Palace of Culture and Science building from Marszałkowska Street 1.KD-Z and Emilii Plater Street 4.KD-Z along the axis of Złota, from Jerozolimskie Avenue 2.KD-Z along the axis of Pankiewicza Street and from Świętokrzyska Street 3.KD-Z along the axis of Wizualna Street – in

- accordance with the plan drawing,
 - symmetric form against the axis of the frontage of the Palace of Culture and Science building: city square 9.KPp and the square which is created by parts of general access passageways 12.KPu i 16.KPu and the northern section of a public street 7.KD-L – in accordance with the plan drawing,
 - c) development landscaping along Jerozolimskie Avenue 2.KD-Z and Marszałkowska Street 1.KD-Z in the form of the street frontages, with their height corresponding with the height of existing buildings forming the opposite frontages – in accordance with the plan drawing and specific regulations for lands 7.UK, 10.U/UK, 13.U, 17.U, 18.U/UA i 20.U,
 - d) realization of a building constituting a dominant spatial feature in the area of the junction of Marszałkowska Street 1.KD-Z and Jerozolimskie Avenue 2.KD-Z – in accordance with the plan drawing and specific regulations for land 20.U,
 - e) realization of development according to the ratios established in specific regulations concerning lands,
 - f) realization of the high – rise development, overcoming the dominant position of the Palace of Culture and Science building in the city panorama and the landscape of its center – in all places indicated on the plan drawing, within the following lands: 2.U/MW, 3.U/MW, 11.U/MW, 15.U/MW and 18.U/UA,
 - g) applying roofs of geometry defined in specific regulations concerning lands,
 - h) applying materials solutions and colors of building elevations in accordance with specific regulations concerning lands;
- 3) with regard to landscaping, through:
- a) developing public space in a fashion which adds to the presentational character in the scale of the city – according to the regulations defined in art. 9 and specific regulations for the following lands: 1.ZP, 5.KPd, 6.KPd, 8.KPd, 9.KPp, 12.KPu, 14.KPb, 16.KPu, 19.KPb, 1.KD-Z, 2.KD-Z, 3.KD-Z, 4.KD-Z, 5.KD-L, 6.KD-L, 7.KD-L,
 - b) developing public streets, existing and designed ones, in a method increasing the accessibility of the plan area with the preference for pedestrian traffic without deteriorating the vehicle traffic fluidity – in accordance with the provisions defined in art. 12 and specific regulations for the following lands: 1.KD-Z, 2.KD-Z, 3.KD-Z, 4.KD-Z, 5.KD-L, 6.KD-L, 7.KD-L, 8.KD-L, 9.KD-D i 10.KD-D,
 - c) meeting parking needs with regard to limits of accessibility of the city center for cars – in accordance with specific regulations concerning lands,
 - d) greenery preservation and landscaping in accordance with regulations in art. 7 paragraph 1 and specific regulations concerning lands,
 - e) preservation of cultural heritage, national heritage sites and contemporary cultural property in accordance with the regulations in art. 8,
 - f) realization of fencing in accordance with regulations in paragraph 2,
 - g) location of kiosks in accordance with regulations in paragraph 3,
 - h) placing advertisements and signboards in accordance with regulations in art. 6.
2. With regard to realization of fencing the following are hereby established:
- 1) a ban to realize any fixed fencing in the area of the plan with the exemption of land 1.ZP – i.e. Świętokrzyski Park, for which fencing is allowable;
 - 2) principles of realization of fencing Świętokrzyski Park in accordance with specific regulations concerning land 1.ZP.
 - 3) With regard to realization of kiosks it is hereby established:
 - 4) it is allowable to locate kiosks exclusively in the areas designated on the plan drawing on lands earmarked for collector roads and under the condition that maximum two kiosks are

- located within one area;
- 5) it is mandatory that one model of kiosks is used in the entire area of the plan;
 - 6) it is established that the amount of all glazed surface areas in the surface area of all kiosk walls cannot be less than 40%, whereas the amount of glazed surface areas in the front wall surface area cannot be less than 70%.

§ 6.

1. With regard to realization of advertisements and signboards in the plan area with the exemption of land 4.U:

- 1) it is forbidden to display advertisements in other forms and places than defined in point 2, 3, 4, 5 i 6, including:
 - a) in the form of advertising boards, neither on independent structures nor on walls of buildings,
 - b) in the form of screens with changing advertising projection,
 - c) in the form of large size advertisements including construction and renovation such i.e. the ones used as covers for construction scaffolding,
 - d) on rooftops and elevations high-rise parts of buildings,
 - e) on kiosk rooftops,
 - f) on rooftops of the shelters of urban public transportation stops;
- 2) it is allowable to place advertisements on buildings exclusively up to 36 m high on elevations from Marszałkowska Street 1.KD-Z, Jerozolimskie Avenue 2.KD-Z, Projektowana Street 5 KD-L and Projektowana Street 6 KD-L, in the form of the following:
 - a) textile banners – vertical banners of identical format and maximum measurements 1.5 m x 6 m placed on arms perpendicularly to the elevation of a building in a manner creating a regular row at one height – in places planned in construction plans and specifications,
 - b) lattice lighting advertisements – neons on rooftops of buildings, whereas the maximum height of a neon cannot exceed 2.5 m;
- 3) on lands 12.KPu and 16.KPu, earmarked for general access pedestrian ways, it is allowable to place advertisements on lampposts in the form of textile banners – vertical banners keeping an identical format not larger than 40 x 180 cm and an identical fixing method;
- 4) it is allowable to place advertisements on stand-alone highlighted media with the maximum display area format of 3 m², in a position perpendicular to the street axis, exclusively on lands 1.KD-Z, 2.KD-Z, 3.KD-Z, 4.KD-Z and 6.KD-L earmarked for collector roads and local streets, whereas:
 - a) the media must be identical on the entire area of the plan,
 - b) distances between media in one layout must be identical and not shorter than 20 m,
 - c) a distance between a medium and a junction cannot be shorter than 50 m from a stop line,
 - d) location of media in the area of the collector road 3.KD-Z Świętokrzyska Street is allowable exclusively on a sidewalk on the northern side of the carriageway;
- 5) it is allowable to place advertisements on the shelters of urban public transportation stops, of a maximum display area format of 3 m² with not more than 4 single – sided advertisements;
- 6) it is allowable to locate poster pillars exclusively on the following lands: 1.KD-Z, 2.KD-Z, 3.KD-Z, 4.KD-Z, 5.KD-L, 6.KD-L and 7.KD-L, earmarked for public streets and on the following lands: 12.KPu, 16.KPu, 14.KPb and 19.KPb, earmarked for pedestrian way under the following conditions:

- a) that identical form and size of the pillars are used in the entire area of the plan,
 - b) that the form of a cylinder or prism of a diameter or width between 120 and 145 cm and of height between 400 and 450 cm is used,
 - c) that the the pillars are not permanently fixed to the ground,
 - d) that the distance between the pillars is not shorter than 30 m,
 - e) that on the lands of collector roads the distance between a poster pillar and a stand-alone advertising medium is not shorter than 30 m,
 - f) that the poster pillars on the land of local street 5.KD-L are located exclusively on a sidewalk on the southern side of the carriageway,
 - g) that the poster pillars on the land of a local street 6.KD-L are located exclusively on the northern side of the carriageway;
- 7) it is allowable to locate signboards exclusively within the first and second story above - grade level of buildings, subject to point 8, in places planned in the construction plans and specifications;
- 8) on elevations of high – rise parts of buildings it is allowable to locate exclusively lattice signboards in a logo form, whereas:
- a) it is allowable to place only one logo on one elevation,
 - b) location of placing a logo must be planned in the design plan and specifications,
 - c) the height of a logo cannot exceed 4 m.

2. Decisions with regard to advertisements and signboards concerning land 4.U have been defined in specific regulations for this land.

§ 7.

The principles of environmental protection and landscape and nature conservation are hereby established:

1. With regard to greenery protection and landscaping:
 - 1) minimum biologically active surface area ratios are hereby established, whose values have been defined in specific regulations concerning lands;
 - 2) it is mandatory to preserve, protect and supplement the landscaping of Świętokrzyski Park – in accordance with the regulations concerning land 1.ZP;
 - 3) it is mandatory – in accordance with regulations concerning land 1.KD-Z and 3.KD-Z, to preserve, protect and supplement the existing street side tree rows on lands 1.KD-Z Marszałkowska Street and 3.KD-Z Świętokrzyska Street, approximately marked on the plan drawing, whereas replanting a tree or clearance and compensation are allowable in the following cases:
 - a) insufficient health condition of a tree,
 - b) clearance related to realization of technical infrastructure pipelines and subway technology facilities.
2. With regard to protection against electromagnetic radiation:
 - 1) it is mandatory that all exterior telecommunications transceiving devices are located in such places or at such a height that a possible area of electromagnetic radiation, which exceeds the level allowed by separate regulations, occurs in locations inaccessible for people;
 - 2) it is mandatory to remove all exterior telecommunications transceiving devices, whose electromagnetic radiation exceeds the level allowed by separate regulations in locations accessible for people.
3. With regard to protection against noise the following are mandatory:
 - 1) for a developed land earmarked for services use, including services of education and sports, marked on the plan drawing with a symbol 4.U to guarantee an acoustic standard as concerning lands defined in separate regulations as developed lands related to permanent

- or temporary stay of children and youth;
- 2) concerning lands earmarked for development marked on the plan with the following symbols: 2.U/MW, 3.U/MW, 11.U/MW and 15.U/MW to guarantee an acoustic standard as concerning lands defined in separate regulations as service and residential land in a central city zone.

4. With regard to protecting nature it is mandatory in high rise parts of buildings on land 2.U/MW, 3.U/MW and 11.U/MW to guarantee locations for peregrine falcon nesting in agreement with respective institution for species protection in accordance with specific regulations for aforementioned lands.

§ 8.

The principles of protecting cultural heritage, national heritage sites and contemporary cultural property:

1. On land 4.U there is indicated a listed building in the register of Voivodeship Conservator of Heritage Sites, legally protected by separate regulations – the Palace of Culture and Science with fixtures and fittings and architectural décor.

2. Protection of building structures and structural landscaping features, constituting part of original composition of Palace of Culture and Science surroundings is hereby established, through the following:

- 1) preserving the current location of the following:
 - a) candelabra in the area of Congress Hall on land 4.U,
 - b) fountains on land 1.ZP,
 - c) obelisks on land 1.ZP and 19.KPb;
- 2) relocation in an unaltered form into the areas indicated on the plan drawing of the following:
 - a) candelabra from land 8.KPd and 9.KPp to land 9.KPp,
 - b) above – grade - level part of a podium from land 9.KPp onto land 8.KPd, whereas it is allowable to place it inside the museum which is allowable for realization in the plan,
 - c) the sundial from land 7.KD-L onto land 19.KPb,
 - d) fountains from land 11.U/MW and 15.U/MW onto land 12.KPu and 16.KPu.

3. It is mandatory to protect the landscape layout on land 1.ZP i.e. park squares and avenues layout with structural landscaping features, which is marked on the plan drawing.

4. zone KZ-G of heritage protection of layout features dated from before 1939 and related building complexes, whose range encompasses the entire plan area except for the following streets: 1.KD-Z Marszałkowska Street and 2.KD-Z Jerozolimskie Avenue.

5. A zone KZ-L of heritage protection of linear parameters of urban layout, encompassing urban planning assumptions of the following streets: Marszałkowska Street and Jerozolimskie Avenue.

6. Protection of values is hereby established in zones mentioned in paragraph 4 and 5, through:

- 1) preserving the routes of the following streets: 1.KD-Z Marszałkowska Street and 2.KD-Z Jerozolimskie Avenue;
- 2) limiting the size of the planned development with regard to opposite frontages along the following streets 1.KD-Z Marszałkowska Street and 2.KD-Z Jerozolimskie Avenue in accordance with specific regulations concerning lands;
- 3) creating a boulevard corresponding with the open space of railway lands dated from before 1939 on the northern side 2.KD-Z Jerozolimskie Avenue;
- 4) corresponding with the pre-war network of streets through creating a street and pedestrian ways:
 - a) Projektowana Street 7.KD-L on the elongation of Pankiewicza Street

- b) a pedestrian way on the elongation of Poznańska Street – part of land 19.KPb,
 - c) a pedestrian way on the elongation of Widok Street – part of land 12.KPu, 16.KPu and 19.KPb, in accordance with the plan drawing;
- 5) preserving the existing information boards about street junction from before 1939:
- a) in case of open lands – in pavements of streets, squares, yards, passageways, boulevards,
 - b) in case of development lands – in pavements or walls of grade levels of buildings.

§ 9.

Principles of landscaping public spaces are hereby established:

1. It is hereby established that the public space on the area of the plan are:

- 1) Public streets – the lands marked with the following symbols: 1.KD-Z, 2.KD-Z, 3.KD-Z, 4.KD-Z, 5.KD-L, 6.KD-L, 7.KD-L; 8.KD-L, 9.KD-D, 10.KD-D;
- 2) city square – the land marked with the symbol 9.KPp;
- 3) city boulevard – the lands marked with the following symbols: 14.KPb, 19.KPb;
- 4) general access yards – the lands marked with the following symbols: 5.KPd, 6.KPd, 8.KPd;
- 5) general access passageways – the lands marked with the following symbols 12.KPu, 16.KPu;
- 6) landscaped greenery – the land marked with a symbol 1.ZP;
- 7) general access open spaces on lands earmarked for development, marked with the following symbols: 2.U/MW, 3.U/MW, 4.U, 7.UK, 10.U/UK, 11.U/MW, 13.U, 15.U/MW, 17.U, 18.U/UA, 20.U.

2. Within the public spaces mentioned in paragraph 1:

- 1) it is mandatory to separate vehicle and pedestrian traffic;
- 2) it is mandatory to adjust spaces and utilities intended for pedestrian traffic to the needs of the disabled, including the following: sidewalks, ramps, stairways, pedestrian crossings – through, among others:
 - a) applying the flooring of an even, anti – slippery, hard and stable pavement,
 - b) lowering curbs to the level of the carriageway or elevating the carriageway to the level of the sidewalk in the following places:
 - pedestrian crossing, at a distance not shorter than 1.5 m,
 - parking lots for the disabled,
 in a fashion which allows a descent and ascent for people moving in wheelchairs,
 - c) applying anti – slippery pavement on pedestrian crossings,
 - d) applying pavement which has distinct texture in the sidewalk strip adjacent to curbs lowered to the level of the carriageway,
 - e) locating city furniture in a fashion which does not collide with pedestrian traffic and ensuring passage of the people moving in wheelchairs,
 - f) fitting audible signaling devices to pedestrian crossings with traffic lights;
- 3) it is mandatory to use one type of kiosks, urban public transportation stops shelters and possible seasonal service stands;
- 4) it is mandatory to use identical features of repeated equipment: city furniture;
- 5) it is hereby established to place the building structures and architectural and greenery landscaping features as indicated on the plan drawing, and;
- 6) it is mandatory that the pavements indicated on the plan drawing as pavements requiring individual planning:
 - a) have an individual drawing corresponding with the shape of urban interior, its functional division and features of its improvement such as: important buildings, main entrances to the buildings, unique architectural landscaping structures,
 - b) are made of natural stone in the part intended for walking.

§ 10.

With regard to the principles of land developing:

1. It is hereby established that the plan area is in a city center development zone in the meaning of separate regulations.
2. The principles of land development and improvement are hereby established through defining for individual lands the following: minimum biologically active surface area ratio, maximum floor area ratio, minimum setback lines, fixed building lines, building heights and other specific provisions stipulated in specific regulations concerning lands.

§ 11.

Conditions of particular application with regard to land development are hereby established:

1. With regard to a potential impact of the underground transportation infrastructure on foundations and technology of the planned development and a potential impact of the planned development on the structural stability and functioning of the underground transportation infrastructure:

- 1) on the plan drawing the following approximate ranges of tunnels of the underground transportation infrastructure are marked: radial railway line, the first subway line, the planned second subway line and approximate ranges of zones of potential mutual impact of the planned development and the underground transportation infrastructure, encompassing the lands above the tunnels at a distance of 40 m from them;
- 2) in the structures realized in the zones aforementioned in point 1, it is mandatory to use the following:
 - a) structures and technologies which minimize the impact of mechanical vibrations of the underground transportation infrastructure on the development,
 - b) protection of tunnel construction stability and construction.

2. It is hereby established that launching the realization of the planned development of lands 7.KD-L, 11.U/MW, 12.KPu, 13.U, 14.KPb, 15.U/MW, 16.KPu, 17.U, 19.KPb and 20.U will be possible only after:

- 1) adjusting the construction of the radial railway to the needs of realization of a new development above it, established in the plan;
- 2) Replacing the covering of the radial railway tunnel, related to the purpose mentioned in point 1 at the entire length between Marszałkowska Street 1.KD-Z and Emilii Plater Street 4.KD-Z.

3. Concerning lands 8.KPd and 9.KPp as lands of mass events use it is hereby established:

- 1) it is mandatory that the land development enables fast egress of mass events participants;
- 2) it is mandatory that the entire area open to the mass events participants for the duration of organization of these events is adjusted to the needs of the disabled;
- 3) it is mandatory that the land is equipped with technical devices such as fire hydrants or surveillance installation necessary to ensure safety of the mass events participants;
- 4) it is mandatory that high – destruction resistance materials are used.

§ 12.

The principles of remodeling, expanding and constructing the transportation systems:

1. With regard to road-street layout:
 - 1) it is hereby established the layout of public streets on the plan area are the following:
 - a) collector roads (Z) ensuring connections of the local layout to the streets of the basic

- urban road-street layout,
- b) local streets (L) and access roads (D) ensuring direct service to the existing and the new development, presented in the table below, delineated with boundaries on the plan drawing;

marking on the drawing plan	street class	street name (information
1.	KD-Z	collector road
2.	KD-Z	collector road
3.	KD-Z	collector road
4.	KD-Z	collector road
5.	KD-L	local street
6.	KD-L	local street
7.	KD-L	local street
8.	KD-L	local street
9.	KD-D	access road
10.	KD-D	access road

- 2) connections of public roads which are in the plan area through one level junctions are hereby established.
2. With regard to bike lanes:
- 1) Realization of bike lanes on lands of the following public roads are hereby established: 1.KD-Z – Marszałkowska Street, 2.KD-Z – Jerozolimskie Avenue, 3.KD-Z - Świętokrzyska Street and 4.KD-Z – Emilii Plater Street; approximate routes of these bike lanes is shown on the drawing plan;
- 2) the minimum width of 2.0 m for two – way bike lanes is hereby established.
3. With regard to pedestrian ways:
- 1) it is hereby established that pedestrian ways are in the form of sidewalks, on the public roads lands: collector road, local streets and access roads(KD-Z, KD-L i KD-D) – with the exemption of the street 8.KD-L – on both sides of the street;
- 2) it is hereby established to preserve the indicated on the plan drawing existing collision-free pedestrian underpasses under the following streets: 1.KD-Z, 2.KD-Z and 4.KD-Z while their remodeling is allowable;
- 3) realization of collision-free pedestrian underpasses under the junction of following streets: 1.KD-Z Marszałkowska Street with 3.KD-Z Świętokrzyska Street is hereby established;
- 4) it is hereby established to preserve the existing pedestrian crossings on the grade level in the areas indicated on the plan drawing:
- a) junction of 1.KD-Z Marszałkowska Street with 3.KD-Z Świętokrzyska Street,
- b) junction of 4.KD-Z Emilii Plater Street with z 3.KD-Z Świętokrzyska Street marked on the plan drawing as areas of necessary pedestrian crossing on the grade level;
- 5) the new pedestrian crossing on the grade level in the areas marked on the plan drawing are hereby established:
- a) across 1.KD-Z Marszałkowska Street at the junction with Jerozolimskie Av. 2.KD-Z,
- b) across 1.KD-Z Marszałkowska Street on the axis of Złota Street, the street is beyond the plan area,
- c) across 2.KD-Z Jerozolimskie Av. at the junction with Marszałkowska Street 1.KD-Z,

- d) across 2.KD-Z Jerozolimskie Av. at the level of Pankiewicza Street, the street is beyond the plan area,
 - e) across 4.KD-Z Emilii Plater Street at the junction with Jerozolimskie Street 2.KD-Z at the northern side of the Avenue,
 - f) across 4.KD-Z Emilii Plater Street at the level of land 11.U/MW,
 - g) across 4.KD-Z Emilii Plater Street at the level of the Congress Hall,
 - h) across 4.KD-Z Emilii Plater Street in the area of the junction with 5.KD-L Projektowana Street
 - i) across 3.KD-Z Świętokrzyska Street at the level of Wizualna Street, the street is beyond the plan area, marked on the plan drawing as the areas of necessary pedestrian crossing on the grade level;
- 6) it is allowable to realize new pedestrian crossings on the grade level:
- a) across 1.KD-Z Marszałkowska Street in the area of the junction with 5.KD-L Projektowana Street,
 - b) across 1.KD-Z Marszałkowska Street in the area of the junction with 6.KD-L Projektowana Street,
 - c) across 2.KD-Z Jerozolimskie Av. at the level of Poznańska Street, the street is beyond the plan area,
 - d) across 2.KD-Z Jerozolimskie Av. at the junction of 4.KD-Z Emil on the western side of Emilii Plater Street marked on the plan drawing as areas of possible pedestrian crossing on the grade level.

4. With regard to mass transportation:

- 1) the service of the plan area is hereby established through the following mass transportation:
- a) railway – the existing underground radial railway running along Jerozolimskie Avenue with “Warszawa – Śródmieście” station,
 - b) subway:
 - the existing first underground line running on the western side of Marszałkowska Street with the stations: „Centrum” and „Świętokrzyska”,
 - the planned second underground line running along Świętokrzyska Street with „Świętokrzyska” station,
 - c) tramway – running on the lands of the following streets: 1.KD-Z Marszałkowska Street and 2.KD-Z Jerozolimskie Avenue,
 - d) bus – running on the lands of the following streets: 1.KD-Z Marszałkowska Street, 2.KD-Z Jerozolimskie Street, 3.KD-Z Świętokrzyska Street and 4.KD-Z Emilii Plater Street;
- 2) it is allowable to realize the common lane for trams and buses on land of 1.KD-Z Marszałkowska Street;
- 3) it is established to preserve the route of the first subway line with “Centrum” station while their remodeling and development are allowable;
- 4) it is established to realize the second subway line under the 3.KD-Z Świętokrzyska Street together with the station “Świętokrzyska”;
- 5) the location areas for entrances and exits from the first and second subway lines, i.e. stations “Centrum” and “Świętokrzyska” and railway stations according to the plan drawing are hereby established.

5. With regard to parking:

- 1) it is established to meet the parking needs for the newly realized structures within their building parcels, unless the specific regulations concerning lands stipulate differently;
- 2) the ratios of meeting the needs of parking cars according to the specific regulations concerning lands are hereby established;

- 3) it is mandatory to realize parking lots for cars of the disabled in the quantity being 5% of the general number of parking lots on general access car parks;
- 4) realization of bike parking spaces according to specific regulations concerning lands is hereby established;
- 5) realization of underground public car park on land 4.KD-Z Emilii Plater Street is hereby established;
- 6) realization of underground public car park under city square 9KPP with vehicle entrances and exits through a general access underpass

§ 13.

The principles of remodeling, expanding and constructing the technical infrastructure utilities are hereby established as follows:

1. With regard to constructing, expanding and remodeling the technical infrastructure pipelines:

- 1) it is hereby established to place the pipelines on the lands earmarked for public roads, subject to point 2b, 3 and 5;
- 2) it is mandatory to realize the collector ducts in order to place the distribution pipelines of technical infrastructure:
 - a) in public roads 5.KD-L and 6.KD-L,
 - b) in the strip of the land 9.KPP along the eastern façade of the Palace of Culture and Science connecting the streets mentioned in letter a, whereas, until the realization of the aforementioned collector ducts, it is allowable to connect the planned development on land 7.UK to the existing distribution lines;
- 3) it is allowable to realize the collector ducts in order to place distribution lines of technical infrastructure on lands earmarked for public roads and pedestrian walkways not mentioned in point;
- 4) the sewage distribution and collector pipelines are exempt from the obligation to be run in the collector ducts;
- 5) it is allowable – in case of a lack of another possibility of remodeling the existing ducts related to the realization of the second subway line – conducting the ducts through the land 1.ZP Świętokrzyski Park in the strip adjacent to the public road 3.KD-Z Świętokrzyska.

2. With regard to water supply:

- 1) water supply from the municipal water supply network is hereby established;
- 2) realization of new underground water intakes of a purpose other than the needs of the general access water take-off points and structures related to the state security.

3. With regard to conveying domestic wastewater it is mandatory to convey the domestic wastewater to the municipal combined sewage network.

4. With regard to conveying rainfall or thaw runoff water:

- 1) it is hereby established to convey the rainfall or thaw runoff water:
 - a) from the surface of paved streets, city square, city boulevard, general access yards, and general access passageways – to the municipal combined sewage network directly or indirectly through runoff holding tanks mentioned in point 2,
 - b) from the land of Świętokrzyski Park 1.ZP and the landscaped greenery on the native soil on lands 4.U, 6.KPd, 12.KPu, 16.KPu – to the ground,
 - c) from development lands – to the municipal combined sewage network directly or indirectly through runoff holding tanks, also including those mentioned in point 2, while it is allowable to use the collected rainfall and thaw runoff water in the rainfall and thaw runoff holding tanks for the domestic and fire purposes subject to point 3;
- 2) on lands 1.ZP and 9.KPP it is allowable to realize underground holding tank as receivers of

- rainfall and thaw runoff water from part of the plan area;
- 3) it is allowable to reuse rainfall and thaw runoff water for domestic and fire purposes only if the water is conveyed from roofs of buildings.
5. With regard to electrical power supply:
- 1) electrical power supply from electrical power supply network is hereby established;
 - 2) it is allowed to preserve and remodel the existing electrical power station 110/15KV RPZ Palace on land 7.UK;
 - 3) it is forbidden to realize stand-alone transformer stations;
 - 4) it is allowable to produce electrical power in cogenerational devices and photovoltaic cells on the conditions defined in separate regulations.
6. With regard to the heat supply:
- 1) heat supply from the municipal heating system is hereby established through a local network of the existing and planned distribution pipelines;
 - 2) it is allowable to produce heat in cogenerational devices and sun collectors on the conditions defined in separate regulations;
 - 3) it is allowable to produce heat in individual devices fed from the electrical power network.
7. With regard to telecommunications service:
- 1) telecommunications service is allowable:
 - a) from a cable network,
 - b) from radio network through existing and planned exterior telecommunications transceiving devices, including aerials and base cellular phone network;
 - 2) it is allowable to preserve the existing ones and realize the new exterior telecommunications transceiving devices, subject to provisions in § 7 paragraph 2.
8. With regard to natural gas supply:
- 1) natural gas supply is hereby established:
 - a) to feed the cogenerational devices used on the conditions defined in the separate regulations,
 - b) to feed the catering facilities on lands 4.U, 7.UK, 10.U/UK and in the winter garden building on land 1.ZP;
 - 2) it is hereby established to preserve with the possibility of remodeling of the following:
 - a) the existing low pressure main in the northern part of land 1.ZP running parallelly to 3.KD-Z Świętokrzyska Street,
 - b) the existing low pressure pipe in the public road 3.KD-Z Świętokrzyska Street;
 - 3) it is hereby established to remodel the existing low pressure pipe in the western part of the plan area;
 - 4) it is allowable to remodel the existing pressure regulating and metering station on land 1.ZP.
9. With regard to solid waste disposal:
- 1) it is hereby established to collect and dispose of the solid waste with an organized system to the waste deposit, segregation and utilization site;
 - 2) it is mandatory to equip each land of large developments with places for selective waste collection facilities.

§ 14.

The principles of temporary landscaping are hereby established:

1. Until the realization of land improvement complying with the plan, on lands 7.UK, 8.KPd, 9.KPp and 10.U/UK it is allowable to locate temporary facilities, which are not fixed to the ground, for the purpose of organizing mass events, exhibitions and fairs – each time for a duration not exceeding 30 days, with the exemption of landscaping related to Euro 2012,

which is mentioned in paragraph 6.

2. Until the realization of land improvement complying with the plan:

- 1) it is mandatory to preserve the existing trees, including the trees not marked on the plan drawing as trees valuable to preserve;
- 2) it is mandatory to maintain the landscape greenery areas.

3. Until the realization of the land improvement complying with the plan it is allowable to realize seasonal catering gardens, exclusively within the land 6.KPd, 11.U/MW, 12.KPu, 13.U, 14.KPb, 15.U/MW, 16.KPu, 17.U, 18.U/UA, 19.KPb 20.U – however throughout the period not longer than three years from the plan enforcement, whereas it is mandatory to remove all land improvement features of each garden after the end of each season.

4. Until the realization of land improvement complying with the plan, it is allowable to preserve the existing stand – alone highlighted advertisement media outside the lands of collector roads, however throughout the period no longer than 3 years from the enforcement of the plan.

5. Until the realization of land development complying with the plan it is allowable to remodel the entrance to “Warszawa Centralna” station on land 11.U/MW, in the area marked on the plan drawing as K1.

6. For the duration of Euro 2012 organization it is allowable to improve the plan area or its part as auxiliary land for the purpose of this event, with a ban to locate structures fixed to the ground and on the condition that the existing trees are protected.

§ 15.

Percentage rates for counting a one-off charge on the property value increase, related to plan resolution are hereby established, the values being given in specific regulations concerning lands.

Chapter 2
Specific regulations concerning lands

§ 16.

Concerning land 1.ZP:

1. Land use	<ol style="list-style-type: none">1) basic land use – landscaped greenery – a park is hereby established;2) complementary land use: catering services is hereby established.
2. Land use permit conditions	<ol style="list-style-type: none">1) it is hereby established to preserve the existing park land improvement and supplement this improvement with the greenery on the parts included in the park by the plan, subject to point 2;2) it is allowable to recompose the layout of the park on the following conditions:<ol style="list-style-type: none">a) that the existing trees are preserved and that it is ensured that the root system is protected and the vegetation conditions are proper, whereas it is allowable to replant a tree or compensate for it in the case of:<ul style="list-style-type: none">- insufficient health condition of a tree,- clearance related to realization of technical infrastructure ducts and subway technology facilities,b) preservation – with regard to composition and form – of a symmetrical to the axis of the building of the Palace of Culture and Science improvement layout i.e. the layout of squares and park avenues with structural landscaping features, marked on the plan drawing,c) preservation, without changing the location, of the existing building structures and structural landscaping features marked on the plan drawing,d) preservation of the existing trees and planting new trees in the form of dense groups, forming park frontages along Marszałkowska Street 1.KD-Z and Emilii Plater Street 4.KD-Z and on the elongations of the fixed building lines established concerning lands 2.U/MW and 7.UK;3) it is hereby established to realize the building of the winter garden in the spot indicated on the drawing plan, whereas:<ol style="list-style-type: none">a) it is mandatory to landscape at least 60% of the floorage of the above - grade part of the building as a general access space landscaped with the whole - year greenery,b) it is mandatory to realize the underground part, however only a single – story part and connecting it to the underground auxiliary facilities for sports and recreation services, marked on the plan drawing and located on land 5.KD-L,

	<ul style="list-style-type: none"> c) the maximum floorage of the above - grade part earmarked for catering services in the building cannot exceed 20%, d) it is allowable to earmark a part of the building's floorage for bike parking lot, whereas it is recommended to locate this function in the underground part, e) it is mandatory to preserve the symmetry of the building's form to the northern axis of the Palace of Culture and Science, f) it is mandatory to preserve the view connection between the park and the building of the Palace of Culture and Science, g) it is mandatory to realize the general access passage on the axis of the Palace of Culture and Science building, h) it is mandatory to apply a light frame construction in the above - grade part, i) it is mandatory to realize the glazing on at least 80% of the elevation surface area, j) the routes of the setback lines for the development are established in accordance with the plan drawing, k) the maximum height of the structure cannot exceed 16 m, and the minimum height cannot be less than 12 m, l) the geometry of the roof is not established, m) it is allowable to realize the seasonal catering gardens by the structure, however at a distance not exceeding 5 m from the building, n) the spots and form of the signboards for the functions located in the building must be included in the construction plans and specifications; <p>4) it is allowable to preserve without the possibility of expansion and vertical extension of the building for catering services in the area of the north-western corner of the park, marked on the plan drawing, whereas:</p> <ul style="list-style-type: none"> a) it is mandatory to remove all advertisements from the building's parapet wall and replacing the signboards with lattice signboards – neons, placed on the cornice of the building, b) a seasonal catering garden is allowable, however at a distance not exceeding 5 m from the building; <p>5) a minimum biologically active surface area ratio of 70% is hereby established,;</p> <p>6) it is mandatory to realize a section of the general access underground vehicular passage constituting the elongation of the Projektowana Street 8.KD-L with the route complying with the plan drawing, whereas the minimum width of this vehicular passage is must be in the structure's clearance of 15 m and the height in the clearance must take into account clearance for buses;</p>
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	<p>7) it is hereby established to realize the connector between the first and second subway line, whereas it is hereby ordain to ensure the conditions of the proper vegetation of the existing trees on the area of the entire zone of the potential mutual impact of the planned development and the underground transportation infrastructure, marked on the plan drawing;</p> <p>8) it is hereby to realize the ventilation room unit of the second subway line in the area marked on the plan drawing with M5 symbol;</p> <p>9) it is allowable to realize only the exterior fencing of the park area, whereas:</p> <ul style="list-style-type: none"> a) the maximum height of the fencing cannot exceed 1.20 m from the grade level, b) the full (not latticework) parts cannot be higher than 0.5 m from the grade level, c) it is mandatory to realize the following entrances: <ul style="list-style-type: none"> - on the axis of the Palace of Culture and Science from the side of Świętokrzyska Street - in the corn areas of the park - in the areas of the bus stops on the southern side of Świętokrzyska Street, d) it is hereby forbidden to fence the park in fragments; <p>10) it is allowable to realize the necessary facilities related to the realization of the underground car park under 4.KD-Z Emilii Plater Street, including large – size facilities such as air intake and exhaust units, stairways, elevators – in the south-western corner of the park;</p> <p>11) it is hereby established to relocate the fountain from the land 11.U/MW to the area indicated on the plan drawing;</p> <p>12) it is forbidden to place advertisements and poster pillars;</p> <p>13) the principles of public space landscaping according to the art. 9 paragraph 2.</p>
3. Principles of technical infrastructure service	<p>1) general principles of remodeling, expansion and construction of technical infrastructure utilities according to art. 13;</p> <p>2) it is hereby established that the technical infrastructure will be served from the existing and planned lines of municipal networks, running in the neighboring areas</p> <p>3) it is hereby established to preserve the existing gas pressure regulating station, marked on the plan drawing, with a possibility of remodeling it;</p> <p>4) it is allowable to realize the holding tank for rainfall and thaw runoff water from lands 7.UK, 8.KPd, 9.KPp and 10.U/UK in the area indicated on the plan drawing.</p>
4. Principles of road access service	<p>1) a direct road access service is hereby established from the side of the access road – Projektowana Street 5.KD-L.</p>
5. The percentage rate mentioned in § 15	<p>1) the percentage rate of 0% is hereby established.</p>

§21.

Concerning land 6.KPd:

1. Land use	<ol style="list-style-type: none"> 1) the basic land use: pedestrian circulation – general access yard is hereby established 2) the allowable land use: seasonal catering gardens.
2. Land use permit conditions	<ol style="list-style-type: none"> 1) the general access yard is hereby established through: <ol style="list-style-type: none"> a) preserving the carriageways of the existing driveways with the possibility of the pavement replacement with pavement made of natural stone and leveling it with the sidewalk level, b) replacing the sidewalk pavement with pavement made of natural stone, c) preserving the existing landscaped greenery 2) it is allowable to preserve the existing seasonal catering gardens, whereas it is mandatory to remove all improvement features of each garden after each season; 3) it is allowable to preserve and remodel the existing technical facilities related to functioning of the Palace of Culture and Science building; 4) it is forbidden to realize car parking spaces with the exception of parking spaces for the disabled in the quantity not larger than 10 spaces; 5) the minimum biologically active surface area ration is hereby established at 0%; 6) it is forbidden to realize fixed fencing, 7) principles of advertisement placement according to art.6, paragraph 1; 8) principles of public space landscaping according to art. 9 9) the conditions of temporary improvements according to art. 14
3. Principles of technical infrastructure service	<p>general principles of remodeling, expansion and construction of technical infrastructure utilities according to art. 13</p>
4. Principles of road access service	<ol style="list-style-type: none"> 1) access road from Projektowana Street 6 KD-L is hereby established; 2) it is mandatory to realize bike parking spaces; 3) the minimum number of bike parking spaces is hereby established – 30

§ 22.

Concerning land 7.UK:

1. Land use	<ol style="list-style-type: none"> 1) the basic land use: culture services is hereby established 2) the allowable land use: trade and catering services is hereby established; 3) the complementary land use: an underground car park is hereby established.
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<p>2. Land use permit conditions</p>	<ol style="list-style-type: none"> 1) the minimum surface area of the building parcel is hereby established for 1.20 ha²; 2) it is hereby established to realize the development in the form of a single building; 3) it is hereby established to realize a culture facility housing a museum and a theatre; 4) with regard to trade and catering services: <ol style="list-style-type: none"> a) it is allowable to realize trade and catering premises of a total floorage surface area not exceeding 20% of the floorage surface area of the entire building, b) it is allowable to realize the trade services exclusively in the scope related to the basic land use; 5) with regard to realization of the car parks: <ol style="list-style-type: none"> a) it is forbidden to realize car parks in the form of above - grade car parks, b) it is allowable to realize maximum three stories of underground car parks, c) it is allowable to realize vehicular passages between the car park within the land and the car park under the city square 9.KPp; 6) the following floor area ratios are hereby established: <ol style="list-style-type: none"> a) minimum biologically active surface area ratio at 0%, b) maximum floor area ratio at 6, c) the building height as follows: <ul style="list-style-type: none"> - minimum 24 m - maximum 26 m d) the building height for a raise at maximum 28 m; 7) the building lines routes are hereby established according to the plan drawing as follows: <ol style="list-style-type: none"> a) fixed building lines b) minimum setback lines c) minimum setback lines for grade levels of buildings, d) minimum setback for the development's raise; 8) with regard to land developing: <ol style="list-style-type: none"> a) it is mandatory to realize the main entrances to commercial premises located on the grade level of the building and adjacent to lands 9.KPp, 1.KD-Z and 5.KD-L -from the sides of these lands, b) the roof geometry is not established, c) in the case of realization of the landscaped greenery on the roof or its part, it is forbidden to plant vegetation of the target height exceeding 2 m. d) it is mandatory to realize the general access underground vehicular passage section constituting the elongation of Projektowana Street 8.KD-L of a route in accordance with the plan drawing, whereas the minimum width of the passageway is hereby established at 15m and the height in clearance taking into the consideration the clearance for buses,
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	<ul style="list-style-type: none"> e) in the body of the building it is mandatory to realize the necessary ventilation and egress facilities necessary for the functioning of the underground car park under the city square 9KPP, such as stairways and elevators, f) under the city square it is allowable to realize the underground part of the building, in accordance with specific regulations concerning land 9.KPP according to § 24 paragraph 2 point 5; 9) it is forbidden to realize fences; 10) it is hereby established to preserve, with a possibility of remodeling, the underground tunnel of the first subway line and the zone range of a potential mutual impact of the planned development and the underground transportation infrastructure; 11) it is hereby established to realize a connector between the first and second subway line; 12) with regard to materials solution of the building's elevation; <ul style="list-style-type: none"> a) it is mandatory to use elevation materials such as stone, metal profiles, glass with the exception of reflexive glass, b) on elevations, with the exception of the grade level, it is mandatory to use natural stone cladding or artificial stone cladding, including architectural concrete; 13) principles of placing advertisements and signboards according to article 6 paragraph 1; 14) temporary land improvement conditions according article 14, paragraph 1, 2 and 4.
3. Specific conditions of land improvement	with regard to the potential mutual impact of the planned development and the underground transportation infrastructure, the provisions stipulated in article 11 paragraph 1 are applicable;
4. Principles of technical infrastructure service	<ul style="list-style-type: none"> 1) general principles of remodeling, expansion and construction of technical infrastructure utilities according to art. 13; 2) it is allowable to preserve and remodel the existing electrical power station 110/15KV RPZ Palace; 3) it is hereby established that the technical infrastructure will be served from the existing and planned lines of the municipal networks, running in the neighboring lands.
5. Principles of road access service	<ul style="list-style-type: none"> 1) a direct access road service exclusively from the side of Projektowana Street 5 KD-L and through the general access underground vehicular passage constituting the elongation of Projektowana Street 8.KD-L is hereby established; 2) a ratio of car parking spaces of not more than 10 parking spaces for 1000 m² of the floorage, whereas the general number of parking spaces cannot be smaller than 70;
6. The percentage rate mentioned in § 15	the percentage rate of 30% is hereby established.

§ 23.

Concerning land 8.KPd:

1. Land use	<ol style="list-style-type: none"> 1) the basic land use: pedestrian circulation – a general access yard is hereby established 2) the allowable land use: culture and exhibition services are hereby established;
2. Land use permit conditions	<ol style="list-style-type: none"> 1) it is hereby established to arrange a general access pedestrian yard through preserving stone flooring of the yard, with a possibility of its replacement and supplementation; 2) it is allowable to realize the museum under the flooring of the square with the entrance part and maximum two daylighting points with a possibility of raising them above the flooring level, whereas it is allowable to connect the museum with the underground part of the building of the Palace of Culture and Science; 3) a possibility to locate a temporary stage for the needs of mass events taking place on land 9.KPp is allowable; 4) it is allowable to remove all landscaped flowerbeds; 5) it is mandatory to ensure a possibility of the vehicular entrance to the yard for technical and emergency vehicles; 6) it is hereby established to relocate candelabra from the central part of the city square 9.KPp to the areas indicated on the plan drawing; 7) it is allowable to relocate the podium from land 9.KPp to the underground rooms of the museum; 8) the minimum biologically active surface area ratio is hereby established at 0%; 9) it is forbidden to realize fencing; 10) principles of placing advertisements and signboards according art. 6 paragraph 1; 11) principles of public space landscaping according to art. 9; 12) conditions of temporary land improvement according to art.14 paragraph 1
3. Specific conditions of land improvement	<p>for the land 8.KPd as the land, which together with the land 9.KPp serves the function of organizing mass events the following are hereby established;</p> <ol style="list-style-type: none"> a) it is mandatory to improve the land in a way enabling a quick egress of mass event participants, b) it is mandatory that the entire area open to the mass events participants for the duration of organization of these events is adjusted to the needs of the disabled, c) it is mandatory that the land is equipped with technical devices such as fire hydrants or surveillance installation necessary to ensure safety of the mass events participants, d) it is mandatory that high – destruction resistance materials are used
4. Principles of technical infrastructure service	<p>general principles of remodeling, expansion and construction of technical infrastructure utilities according to art. 13.</p>

5. Principles of road access service	3) a road access for technical and emergency vehicles, exclusively from the side of Projektowana Street 5 KD-L and Projektowana Street 6.KD-L – through land 9.KPp is hereby established.
6. The percentage rate mentioned in § 15	the percentage rate of 0% is hereby established.

§ 24.

Concerning land 9.KPp:

1. Land use	<ol style="list-style-type: none"> 1) the basic land use: pedestrian circulation – a city square is hereby established 2) the complementary land use: underground car park is hereby established;
2. Land use permit conditions	<ol style="list-style-type: none"> 1) it is hereby established to make a city square through: <ol style="list-style-type: none"> a) executing new flooring, whereas on the part of the surface area of the plan, marked on the drawing plan as flooring which requires individual design, regulations art.9 paragraph 2 point 6 are applicable, b) realizing a complex of fountains in the central part, whereas: <ul style="list-style-type: none"> - it is forbidden to realize water basins hollowed or raised in relation to level of the square - it is mandatory that the water facilities are installed on the level of the square's flooring, c) realizing the new lighting – apart from candelabra situated along the elevation of the Palace of Culture and Science – in the form of lamps installed in the square's flooring, or placed on elevations of the surrounding buildings, d) adjusting the square improvement to the needs of organizing mass events; 2) it is forbidden to locate the seasonal catering gardens not functionally related to the commercial premises within the lands 7.UK and 10.U/UK; 3) it is mandatory to adjust the entire flooring of the square to entries of trucks necessary for organizing mass events and exhibitions; 4) it is mandatory to adjust the part of the square's flooring along the boundary with land 7.UK to entries of vehicles of carrying capacity of minimum 5 tons; 5) it is allowable to realize the underground parts of the buildings planned on land 7.UK and 10.U/UK, under the city square, with the exclusive purpose to: <ol style="list-style-type: none"> a) to bypass the subway tunnels with the elements of the foundations of these buildings, b) to ensure technical service of the underground electrical power station RPZ Palace, located on land 7.UK, and it is mandatory to adjust the on-ground square improvement in the area of the electrical power station mentioned in letter b, for its technical device replacement;

- 6) it is allowable to situate temporary facilities, structures and pavilions related to organization of mass events and exhibitions;
- 7) it is hereby established to realize the general access underground car park of a maximum range according to the plan drawing;
- 8) it is hereby established to realize the general access underground vehicular passage of a route according to the plan drawing;
- 9) for the underground car park the following are hereby established:
 - a) realization of maximum three underground stories,
 - b) realization of minimum 10 bus parking spaces on “-1” level,
 - c) realization of necessary ventilation and egress facilities such as stairways and elevators in the footprint of the surrounding development, in accordance with specific regulations concerning lands 7.UK and 10.U/UK,
 - d) realization of public toilets serving the participants of mass events organized on the city square on “-1” level
 - e) it is allowable to realize the vehicle passage between the car park and the car parks within lands 7.UK and 10.U/UK;
- 10) it is forbidden to realize the permanent large-size on-the-ground development, including technical facilities;
- 11) it is forbidden to place city furniture permanently fixed to the ground;
- 12) it is forbidden to make parking spaces and utilize the square as a car park;
- 13) it is hereby established to preserve, with a possibility to remodel the underground tunnel of the first subway line and the range of the zone of the potential mutual impact of the planned development and the underground transportation infrastructure is hereby indicated on the plan drawing;
- 14) it is hereby established to relocate the podium designated on the plan drawing outside the plan area or to the underground part of the museum planned on land 8.KPd;
- 15) it is mandatory to delineate the boundary of Warsaw Ghetto;
- 16) it is hereby established to remove the existing entrance to the underground car park above the “Centrum” subway station located on land 10.U/UK and to realize the alternative entrance on land 10.U/UK according to the regulations concerning this land;
- 17) minimum biologically active surface area ratio of 0% is hereby established;
- 18) it is allowable to realize the building entrance features such as stairs, ramps, landings and unenclosed balconies, overhanging roofs above the entrances to the buildings, cornices and architectural accents at a distance not exceeding 1.5m from the building’s wall;
- 19) it is forbidden to realize fences;
- 20) it is forbidden to place advertisements
- 21) principles of public space landscaping according to art.9;
- 22) principles of temporary land development according to art.14 paragraph 1

3. Specific conditions of land improvement	<ol style="list-style-type: none"> 1) with regard to the potential mutual impact of the planned development and the underground transportation infrastructure the provisions stipulated in art. 11 paragraph 1 are applicable; 2) concerning the land 9.KPp as the land which with land 8.KPd serves mass event organization, the following are hereby established: <ol style="list-style-type: none"> a) it is mandatory to improve the land in a way enabling a quick egress of mass event participants, b) it is mandatory that the entire area open to the mass events participants for the duration of organization of these events is adjusted to the needs of the disabled, c) it is mandatory that the land is equipped with technical devices such as fire hydrants or surveillance installation necessary to ensure safety of the mass events participants, d) it is mandatory that high – destruction resistance materials are used.
4. Principles of technical infrastructure service	general principles of remodeling, expansion and construction of technical infrastructure utilities according to art. 13.
5. Principles of road access service	<ol style="list-style-type: none"> 1) an occasional a road access for cars, exclusively from Projektowana Street 5 KD-L and Projektowana Street 6.KD-L; 2) it is forbidden to arrange the on-the-ground parking spaces; 3) entrance of the technical and emergency services vehicles is allowable
6. The percentage rate mentioned in § 15	the percentage rate of 0% is hereby established.

§ 40.

Concerning land 5.KD-L – Projektowana Street

1. Land use	<ol style="list-style-type: none"> 1) the basic land use: a local class public road; 2) the complementary land use is hereby established: <ol style="list-style-type: none"> a) the underground auxiliary facilities for sport and recreation services functioning on land 5.KPd, b) a general access underground vehicular passage.
2. Land use permit conditions	<ol style="list-style-type: none"> 1) the width in boundaries of 21.0 m according to the plan drawing is hereby established; 2) a single-carriageway profile is hereby established; 3) connections of the street through junctions with the following streets are hereby established: <ol style="list-style-type: none"> a) 1.KD-Z – Marszałkowska Street b) 4.KD-Z – Emilii Plater Street c) 8.KD-L – Projektowana Street d) 9.KD-D – Projektowana Street; 4) it is hereby established to realize a section of a general access underground passage in a place designated on the plan drawing;

	<p>5) it is mandatory to improve the road in a way ensuring implementation of calmed traffic , including the following:</p> <p>a) raising the carriageway to the level of the sidewalk at sections marked on the plan drawing,</p> <p>b) making the carriageway pavement at the sections as mentioned above of materials corresponding to the pavement materials of the adjacent sidewalks;</p> <p>6) it is hereby established to conduct the passageways, sidewalks on both sides of the street.</p>
3. Conditions of land improvement not related to road improvements	<p>1) principles of public space landscaping according to art.9;</p> <p>2) it is mandatory to realize the underground auxiliary facilities for sport and recreation services on land 5.KPd, in a place and of a range marked on the plan drawing, with the entrances on the southern side of the carriageway and the underground part of the winter garden on land 1.ZP;</p> <p>3) it is allowable to realize vehicular entrance ways to the underground car parks and features of building entrances such as stairs, ramps, landings, and unenclosed balconies, overhanging roofs above the entrances to the buildings, cornices and architectural accents at a distance not exceeding 1.5m from the building's wall;</p> <p>4) it is hereby established to realize the tunnel of the connector between the first and second subway line, of a range marked on the plan drawing;</p> <p>5) the principles of remodeling, expansion and construction of the technical infrastructure utilities according to art.13;</p> <p>6) the principles of placing advertisements and signboards according to article 6 paragraph 1;</p> <p>7) it is hereby forbidden to realize kiosks.</p>
4. The percentage rate mentioned in § 15	the percentage rate of 0% is hereby established.

§ 41.

Concerning land 6.KD-L – Projektowana Street

1. Land use	<p>1) the basic land use: a public road of a local class is hereby established;</p> <p>2) the complementary land use: the underground car park is hereby established.</p>
2. Land use permit conditions	<p>1) the minimum width in boundaries are hereby established as follows:</p> <p>a) 24.5 m at a section of 4.KD-Z Emilii Plater Street – 7.KD-L Projektowana Street,</p> <p>b) 25.m at a section of 7.KD-L Projektowana Street – 1KD-Z Marszałkowska Street according the plan drawing;</p> <p>2) single carriageway profile is hereby established;</p>

	<ol style="list-style-type: none"> 3) the connections of the street through junctions with the following streets are hereby established: <ol style="list-style-type: none"> a) 1.KD-Z – Marszałkowska Street b) 4.KD-Z - Emilii Plater Street c) 7.KD-L- Projektowana Street, d) 10.KD-D – Projektowana Street, 4) it is mandatory to use road devices serving to calm the traffic; 5) it is hereby established to conduct the passageways, sidewalks on both sides of the street.
3. Conditions of land improvement not related to road improvements	<ol style="list-style-type: none"> 1) principles of public space landscaping according to art.9; 2) it is allowable to realize entrance ways to the underground car parks and features of building entrances such as stairs, ramps, landings, and unenclosed balconies, overhanging roofs above the entrances to the buildings, cornices and architectural accents at a distance not exceeding 1.5m from the building's wall; 3) it is hereby established to preserve - remodeling being allowable – the existing emergency exits from the first subway line “Centrum” station with the related underground car park; 4) it is hereby established to preserve the first subway line “Centrum” station with the related underground car park; 5) it is allowable to realize the underground car park as a connector between car parks on lands 10.U/UK and 18 U/UA, whereas its maximum range is marked on the plan drawing; 6) the principles of remodeling, expansion and construction of the technical infrastructure utilities according to art.13; 7) the principles of placing advertisements and signboards according to article 6 paragraph 1; 8) it is hereby forbidden to realize kiosks.
4. The percentage rate mentioned in § 15	the percentage rate of 0% is hereby established.

§ 46.

To the matters regarding land improvement commenced before the enforcement of this plan and not concluded with a final decision, the stipulations of the plan.

§ 47.

On the area of the plan, the stipulations of the local spatial development plan of the surroundings of the Palace of Culture and Science in Warsaw, adopted by means of the resolution no. LXX/2095/2006 of the Capital City Council of Warsaw of 9th March 2006 lose force.

§48.

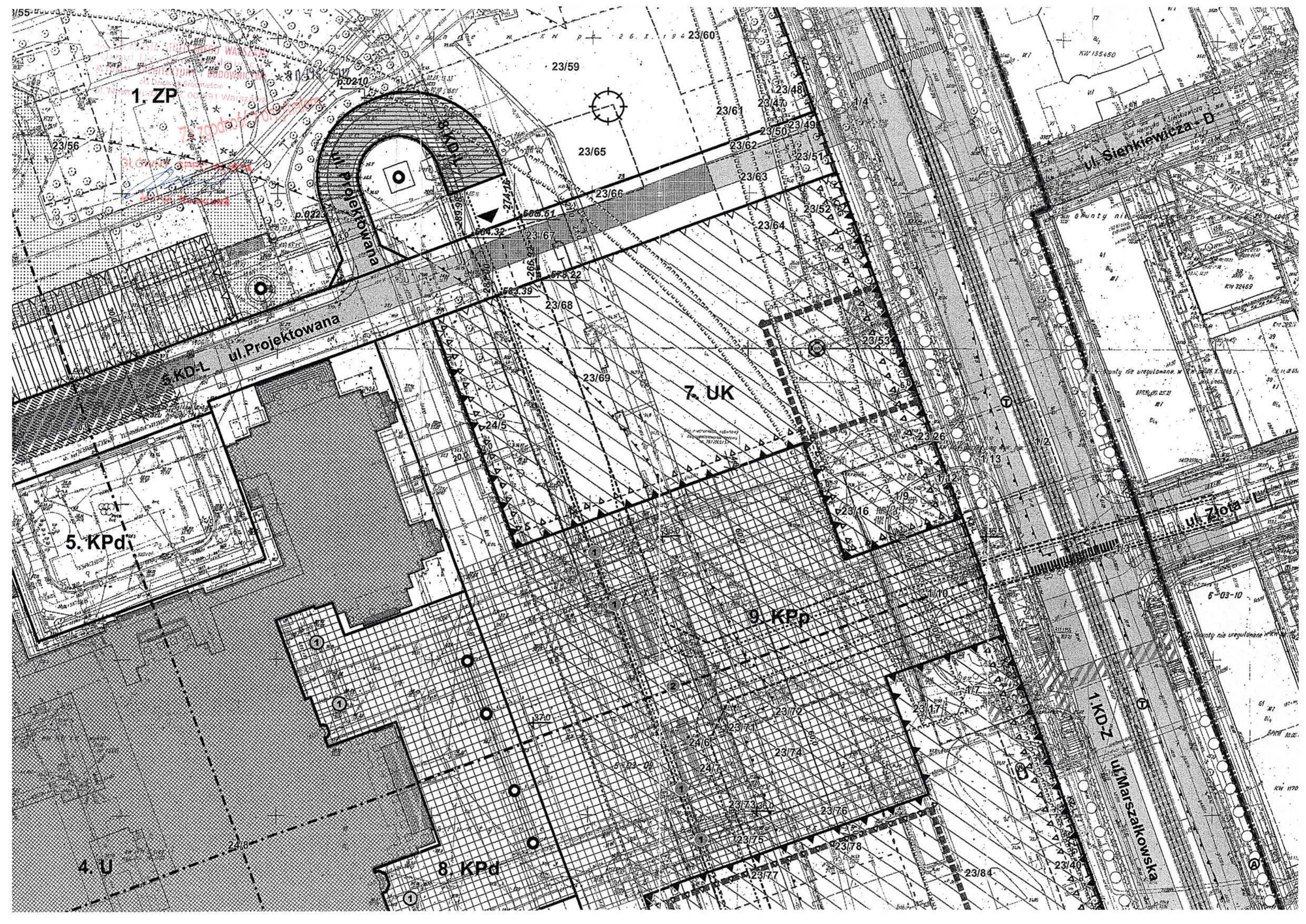
Execution of the resolution is entrusted to the Mayor of Capital City of Warsaw.

§ 49.

The resolution is subject to announcement in the Official Journal of Laws of Mazowieckie Voivodeship.

§50.

The resolution comes into force 30 days after its announcement in the Official Journal of Laws of Mazowieckie Voivodeship.



1. ZP

23/59

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23/6

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7. UK

23/53

5. KPd

9. KPp

ul. Złota

ul. Projektowana

1. KD-Z

ul. Marszałkowska

4. U

8. KPd

1370

24/6

23/72

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23/75

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23/77

23/84

23/40

KW 135450




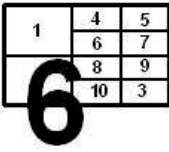




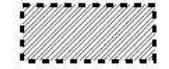



KW 32469







5-03-10

KW 1170











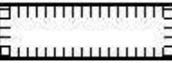





A LOCAL SPATIAL DEVELOPMENT PLAN
IN THE AREA OF THE PALACE OF CULTURE AND SCIENCE
IN WARSAW
SCALE 1:1000


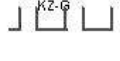
STIPULATIONS OF THE PLAN		INFORMATION
BORDERS AND BOUNDARIES:		
  	PLAN AREA BORDERS BOUNDARIES DEMARCATING LANDS OF DIFFERENT USE OR DIFFERENT IMPROVEMENT TERMS	LAND PARCEL BOUNDARIES
BASIC LAND USE		
U U/UA UK U/UK U/MW ZP KPb KPP KPu Kpd KD-Z KD-L KD-D	SERVICES SERVICES AND PUBLIC ADMINISTRATION FACILITIES CULTURE SERVICES SERVICES AND CULTURE SERVICES SERVICES AND MULTI-FAMILY DWELLINGS LANDSCAPED GREENERY PEDESTRIAN CIRCULATION CITY BOULEVARD CITY SQUARE GENERAL ACCESS PASSAGEWAY GENERAL ACCESS YARDS PUBLIC ROADS COLLECTOR ROADS LOCAL STREETS ACCESS ROADS	
DEVELOPMENT AND IMPROVEMENT RATIO (in tables)		
	1) numerical marking of the land 2) basic land use 4) maximum floor area ratio 5) minimum biologically active surface area ratio (%) 6) minimum building height for buildings excluding the high-rise part (m) 7) maximum building height for buildings excluding the high-rise part (m) 8) minimum building height for the high-rise part (m) 9) maximum building height for the high-rise part (m) 10) maximum height for a raise (m)	3) approximate surface area in ha ²
BUILDING LINES		
   	MINIMUM SETBACK LINES FIXED BUILDING LINES MINIMUM SETBACK LINES FOR GROUND FLOORS MINIMUM SETBACK LINES FOR RAISES	
COMPONENTS OF SPATIAL COMPOSITION LANDSCAPING		
   	LOCATION ZONE OF HIGH-RISE PARTS OF THE BUILDINGS LOCATION ZONE FOR THE WINTER GARDEN PAVILION ZONE OF GENERAL ACCESS PASSAGEWAYS COVERINGS FLOORS REQUIRING AN INDIVIDUAL DESIGN	

     	<p>MAXIMUM RANGE OF THE UNDERGROUND SQUARE</p> <p>LOCATION ARE OF DAYLIGHTING THE UNDERGROUND SQUARE</p> <p>LANDS FOR WHICH IT IS ESTABLISHED TO PRESERVE THE EXISTING LAYOUT OF IMPROVEMENT WITH REGARD TO COMPOSITION AND FORM</p> <p>REALIZATION AREAS OF ARCHITECTURAL ACCENTS</p> <p>LANDSCAPED GREENERY ZONE</p> <p>EXISTING VALUABLE TREES TO PRESERVE</p> <p>LOCATION OF STREET SIDE ROWS OF TREES</p>	
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UNDERGROUND IMPROVEMENT COMPONENTS

             	<p>LOCATION ZONE OF THE SUBWAY AND RAILWAY STATIONS ENTRANCES AND EXITS</p> <p>THE EXISTING AIR INTAKE UNIT FOR THE SUBWAY STATION EARMARKED FOR RELOCATION</p> <p>ARE OF THE NEW LOCATION OF THE AIR INTAKE UNIT</p> <p>FIXED FEATURES RELATED TO SUBWAY OPERATION: M2 – ELEVATORS; M3 VENTILATION UNITS; M4 – EMERGENCY EXITS ; M5 – VENTILATION ROOM UNIT OF THE 2ND SUBWAY LINE</p> <p>PLANNED CONNECTION OF THE UNDERGROUND “CENTRUM” SUBWAY STATION, “ŚRÓDMIEŚCIE” AND “WARSZAWA CENTRALNA” RAILWAY STATIONS</p> <p>MAXIMUM RANGE OF UNDERGROUND CAR PARKS</p> <p>THE ROUTE OF THE GENERAL ACCESS UNDERGROUND VEHICULAR PASSAGE</p> <p>LOCATION ZONE FOR SELECTED FACILITIE RELATED TO THE UNDERGROUND CAR PARK UNDER EMILII PLATER STREET WHICH ARE SITUATED BEYOND THE ROAD RIGHT-OF-WAY</p> <p>LARGE – SIZE FACILITIES SUCH AS: AIR INTAKE AND EXHAUST UNITS, STAIRWAYS, ELEVATORS</p> <p>VEHICULAR ENTRANCES AND EXITS</p> <p>LOCATION SPOTS OF VEHICULAR ENTRANCES AND EXITS FROM THE GENERAL ACCESS UNDERGROUND VEHICULAR PASSAGE</p> <p>RANGE OF UNDERGROUND AUXILIARY FACILITIES OF SPORT AND RECREATION SERVICES</p> <p>LOCATION AREA FOR WATER RESERVOIR IN ŚWIĘTOKRZYSKI PARK</p>	<p>RANGE OF 1ST AND 2ND SUBWAY LINE TUNNEL</p> <p>RANGE OF RADIAL RAILWAY TUNNEL</p> <p>LOCATION ZONE OF THE SUBWAY STATION ENTRANCES AND EXITS OUTSIDE THE BORDERS OF THE PLAN AREA</p>
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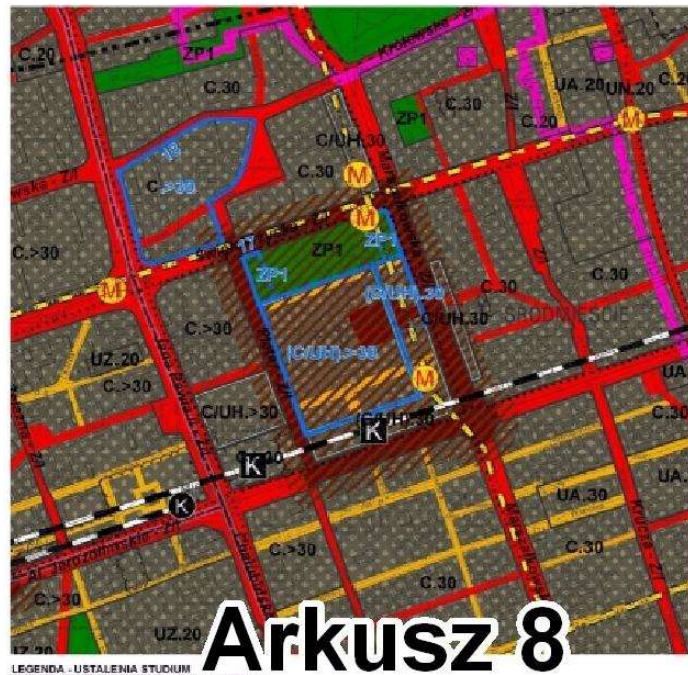
PROTECTED STRUCTURES AND AREAS

 <p>KZ-G</p>  <p>KZ-L</p>	<p>THE BOUNDARY OF HERITAGE PROTECTION ZONE KZ-G WITH LAYOUT FEATURES DATED BEFORE 1939 AND RELATED BUILDING COMPLEXES</p> <p>THE BOUNDARY OF HERITAGE PROTECTION ZONE KZ-L OF THE LINEAR PARAMETERS OF THE HISTORIC URBAN LAYOUT</p>	<p>A BUILDING LISTED IN THE REGISTER OF VOIVODESHIP CONSERVATOR OF HERITAGE SITES</p>
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CIRCULATION ELEMENTS

	<p>AREA OF NECESSARY PEDESTRIAN CROSSINGS ON THE GRADE LEVEL</p> <p>AREA OF POSSIBLE PEDESTRIAN CROSSINGS ON THE GRADE LEVEL</p> <p>CARRIAGEWAY SECTIONS RAISED TO THE LEVEL OF THE SIDEWALK FLOORING</p> <p>BIKE LANE ROUTES</p>	<p>CARRIAGEWAYS</p> <p>COMPOSITIONAL AXES OF THE BUILDING OF THE PALACE OF CULTURE AND SCIENCE</p> <p>AREA OF PEDESTRIAN CROSSINGS ON THE GRADE LEVEL BEYOND THE BORDERS OF THE PLAN AREA</p> <p>EXISTING AND PLANNED UNDERGROUND PEDESTRIAN PASSAGEWAYS</p> <p>LOCATION AREA OF BUS STOPS</p> <p>LOCATION AREA OF TRAM STOPS</p> <p>TRAMWAY LINE</p> <p>COMMON TRAM-BUS RIGHT-OF WAY</p>
OTHER MARKINGS		
	<p>LOCATION AREA OF TECHNICAL INFRASTRUCTURE UTILITIES</p> <p>EXISTING BUILDING STRUCTURES AND STRUCTURAL LANDSCAPING FEATURES EARMARKED TO BE PRESERVED IN THE FORM AND LOCATION</p> <p>a) present location</p> <p>b) new location area</p> <p>LOCATION AREA OF KIOSKS</p> <p>RAILWAYS STRUCTURES EARMARKED FOR REMOVAL</p> <p>A SECTION OF 8.KD-L TO BE COVERED WITH A LATTICEWORK CONSTRUCTIONS SUCH AS PERGOLA</p> <p>LAND ELEVATION POINTS</p> <p>MEASUREMENTS</p>	<p>RANGE OF POTENTIAL MUTUAL IMPACT OF THE PLANNED DEVELOPMENT AND THE UNDERGROUND TRANSPORTATION INFRASTRUCTURE</p> <p>CATERING FACILITY IN ŚWIĘTOKRZYSKI PARK</p> <p>SELECTED GEODETIC ORDINATE</p>




EXTRACT OF THE STUDIUM OF SPATIAL IMPROVEMENT CONDITIONS
OF THE CAPITAL CITY OF WARSAW
DIRECTIONS OF SPATIAL IMPROVEMENT



LEGEND – STIPULATION OF THE STUDIUM
SPATIAL STRUCTURE – DIRECTIONS OF CHANGES
FEATURES FORMING THE SPATIAL STRUCTURE
AND THE CITY LANDSCAPE

-  CITY CENTER
-  LOCAL CONNECTIONS CONNECTING THE AREAS OF THE OLD TOWN AND "PRAGA" MAIN PUBLIC SPACES
-  MAIN PUBLIC SPACE OF PRESENTATIONAL CHARACTER
-  CONNECTIONS OF THE MAIN SPACES OF PRESENTATIONAL CHARACTER
-  MULTIFUNCTIONAL ROUTES
-  DISTRICT CENTERS
-  LOCAL CENTERS
-  MULTIFUNCTIONAL SHOPPING CENTERS
-  WARSAW SLOPE
-  STRUCTURES FORMING THE HISTORIC SILHOUETTE OF WARSAW
-  MAJOR CONNECTIONS OF (ILLEGIBLE)




COMPONENTS COFORMING THE SYSTEM OF NATURAL ENVIRONMENT OF WARSAW

-  RANGE OF THE SYSTEM OF NATURAL ENVIRONMENT OF WARSAW
-  BOUNDARIES OF AREAS MARKED AS AIR EXCHANGE CORRIDORS
-  MAIN ENVIRONMENTAL CONNECTIONS BETWEEN NATURAL ENVIRONMENT SYSTEM AREAS

THE LANDS OF STRUCTURES AND UTILITIES OF TRANSPORTATION

-  THE MARKING IS CROSSED BY THE BIG BLACK LINE GOING ACROSS THE DRAWING (TRANSLATOR'S COMMENT)
-  LANDS OF PUBLIC ROADS AND STREETS
-  ROAD AND STREET CLASS
-  S-EXPRESS.
-  GP-MAIN OF THE FASTER TRAFFIC
-  G- MAIN
-  Z-COLLECTOR
-  **MUNICIPAL TRANSPORTATION STRUCTURES AND UTILITIES**
-  EXISTING AND PLANNED SUBWAY LINES
-  EXISTING AND PLANNED SUBWAY LINES
-  EXISTING AND PLANNED RAILWAYS STOPS AND STATIONS
-  **OTHER**
-  EXISTING AND PLANNED MAJOR BIKE – LANES
-  EXISTING AND PLANNED ROAD TUNNELS

BOUNDARIES OF PROTECTED AREAS

-  AREAS LEGALLY PROTECTED BY THE CONSERVATOR OF HERITAGE SITES
-  KZ-WZ – AREAS LISTED IN THE HERITAGE SITES
-  KZ-PW AREA RECOGNIZED AS A HISTORICAL SITE

CLOSED LANDS



GREENERY LANDS



FUNCTIONAL CITY CENTER ZONE

FUNCTIONAL STRUCTURE – LAND USE

LANDS OF PLANNED DEVELOPMENT

MULTIFUNCTIONAL LANDS



MULTIFUNCTIONAL LANDS



MULTIFUNCTIONAL LANDS WITH ALLOWABLE SALES SURFACE AREA EXCEEDING 2000 M²

SERVICE LANDS



LANDS OF SERVICES



LANDS OF ADMINISTRATION SERVICES



LANDS OF SCIENCE SERVICES



LANDS OF HEALTH SERVICES



LANDS OF CULTURE SERVICES



LANDS OF SPORT AND RECREATION SERVICES

LANDS OF RESIDENTIAL DEVELOPMENT



LANDS OF PREVAILING RESIDENTIAL SINGLE – FAMILY DWELLINGS

GREENERY LANDS



LANDS OF GREENERY ON THE VISTULA RIVERSIDE IN THE FUNCTIONAL CITY CENTER – BASA 90%



LANDS OF GREENERY ON THE VISTULA RIVERSIDE IN THE URBAN ZONE – BASA 70% (ILLEGIBLE)



LANDS OF LANDSCAPED GREENERY – BASA 90%



LANDS OF LANDSCAPED GREENERY INCLUDING THE LANDS OF SPORTS AND RECREATION – BASA 70%

BUILDING HEIGHT

HEIGHT



AVERAGE FLOOR AREA RATIO

ILLEGIBLE

M1	2.0	1.5	12
M2	1.2	1.0	08
M3	-	-	03
U.V.	2.0	1.5	12
P1	1.1	1.5	08
K	3.0	2.0	15

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CLOSED LANDS BORDERS

INFORMATIONAL ELEMENTS FROM THE STUDIUM



DISTRICT BORDERS



MAJOR LOCAL ROADS

**MARKING THE INTRODUCED CHANGES
FUNCTIONAL AND SPATIAL STRUCTURE**



BORDER OF CHANGE



BORDER OF CHANGE IN A PLACE OF INCLUSION INTO THE ADJACENT LAND WITH WHICH IT CREATES AN INTEGRAL ENTITY AND CONSTITUTES A DIVISION IN FUNCTIONAL-SPATIAL STRUCTURE



LANDS e.g. M1 ---illegible



BUILDING HEIGHT e.g. 30 ---illegible---



LANDS OF PUBLIC STREETS AND ROADS ---illegible---



MINIMUM SHARE OF BIOLOGICALLY ACTIVE SURFACE AREA ---illegible---



LANDS OF MINIMUM SHARE OF BIOLOGICALLY ACTIVE SURFACE AREA 40-? (illegible) %



LANDS OF MINIMUM SHARE OF BIOLOGICALLY ACTIVE SURFACE AREA ? (illegible) %



LANDS OF MINIMUM SHARE OF BIOLOGICALLY ACTIVE SURFACE AREA ? (illegible) %



LANDS OF MINIMUM SHARE OF BIOLOGICALLY ACTIVE SURFACE AREA ? (illegible) %



FUNCTIONAL ZONE (illegible)



PLANNED SUBWAY LINES -illegible



PLANNED SUBWAY STATIONS - illegible



MAIN SPACES OF PRESENTATIONAL CHARACTER