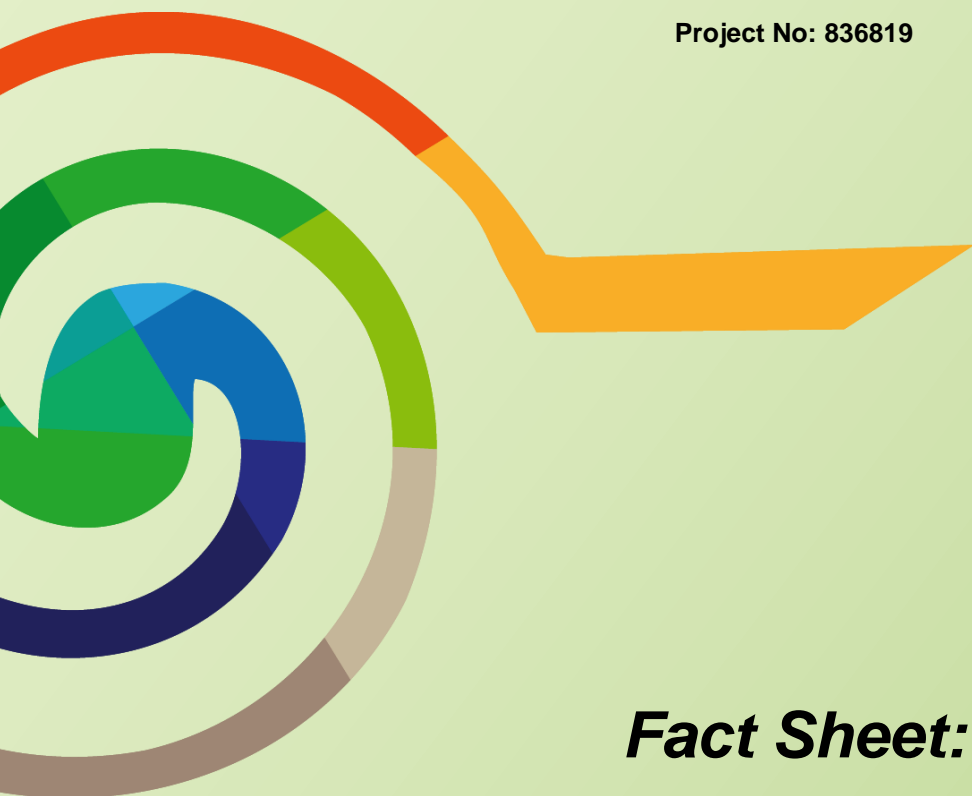


Smart strategies for the transition in coal intensive regions

Project No: 836819



Fact Sheet:
***From the city district to the coal mine
and back***
Silesia City Center

APRIL 2020



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Description

The Katowice district of Dąb, where Silesia City Center stands today, is the oldest of the districts. Its origins date back to the end of 13th century. In the 17th century the first mine in Katowice was established there. The district developed intensively in the 19th century when the metallurgical boom caused an increase in demand for coal and so in 1838 the "Waterloo" mine was established. At the beginning of the 20th century, the "Eminence" mine began mining - exactly in its place today is Silesia City Center. In 1953 the name "Eminence" disappeared. In honor of the Czechoslovak Prime Minister Klement Gottwald, the mine was named "Gottwald" and then merged with the "Kleofas" mine. The mine was closed down in the 1990s. The area of this mine was revitalized at the beginning of the 21st century. The revitalization plan assumed the construction (on the area of 30 ha) of a complex of modern urban architecture consisting of commercial, recreational and entertainment facilities, a housing estate and office and multi-service facilities.

The site of the former "Kleofas" mine has become one of the largest restructured and revitalized areas in Europe. The site's reclamation through the construction of the Silesia City Center was carried out in the years 2004 - 2005, restoring the area's possibilities of performing new urban functions for Katowice, the conurbation and the region, while maintaining its historical and mining character.

The choice of the Silesian region, exactly Katowice, as the first place for such an investment was dictated by the economic role it played in the Polish economy. This region still represents a huge market potential and developed communication infrastructure.

The Hungarian company TriGranit Development Corporation implemented this project. The investment was carried out in a few phases. In the first phase a shopping and entertainment facility (Silesia City Center) was built. Presently, Silesia City Center is one of the largest shopping, service, and entertainment centers in Poland, with a total area of several hundred thousand m², of which 86,000 m² is retail space, 100,000 m² is residential (Dębowe Tarasy estate) and 60,000 m² is an office (Silesia Office Towers). It is located in Katowice on the premises of the former coal mine "Gottwald". It is a perfect example of transforming an abandoned post-industrial area into a modern and attractive meeting place for the local community. At the entrance to the new building are the historical buildings of the former mine. Rising above the centre and visible from afar, the historic tower of the mine shaft "Jerzy" is a symbol of the integration of the past with the modern future. The renovated hoisting machine boiler room, on the other hand, houses the Almi Decor art gallery and SCC headquarters, and the St. Barbara's Chapel is located in the "Jerzy" shaft engine room. In total, the Silesia City Center has 310 shops, retail and service outlets, cafés and restaurants and thirteen cinema halls. The roof houses a garden. There is also an underground and above-ground car park, as well as free parking for cyclists. Inside one of the so-called "squares" (Tropical Square) there is a fountain where water from one of the jets is thrown out to a height of about 13 meters. The centre is divided into 13 so-called avenues, named after the cities of Upper Silesia and Zagłębie Dąbrowskie, and 8 so-called thematic squares, serving as places of rest and meetings. The shops are located around the so-called squares or along corridors - the so-called alleyways, whose total length is over 1 km. In 2007, access points to the Internet appeared in at the Tropical Square and Fun City entertainment centre. During winter season there is a paid ice rink, cloakroom and skate rental, and in spring and summer there is a beach volleyball or basketball court.

The second stage of revitalization of that post-industrial area was the construction of the Dębowe Tarasy housing estate as the largest planned housing investment in Katowice. Dębowe Tarasy is located near the Silesian Park and Drogowa Trasa Średnicowa, next to the Silesia City Center. A special feature of the estate is the cascade architecture going south, which provides the apartments with good sunlight and a view of the city. Some of the apartments have gardens or terraces, and most have balconies. Under the buildings there are underground car parks, directly connected to the staircases of individual blocks by means of lifts. It is a closed type housing estate, monitored 24 hours a day, to enter its area each resident has a special card. The housing estate is still being expanded.

In the third stage of revitalization of the former "Kleofas" mine area, the construction of modern office buildings Silesia Office Towers was planned. It was to be a complex of two towers, whose construction was to start in 2009 and finish in 2011. According to the project, the towers were to be built in the vicinity of the Silesia City Center and the Dębowe Tarasy estate, opposite Silesia Business Park. The buildings were to be a modern class A office buildings connected by an overground tunnel with the Silesia City Center. This project was suspended in 2011 due to the market situation. The project has been restarted in 2019. Two office projects have been implemented in the vicinity of the Silesia City Center. Closer to Węglowa Street, Carbon Office is already under construction. The building will have 7 floors, an underground car park and almost 8.5 thousand. m² The investor is the Maksimum company. On the lot closer to Chorzowska Street, construction of the Silesia for Business complex has begun. It is to consist of two 15-storey office buildings. In both towers there will be about 20,000 m² of office space. The construction of the first building began in September, and the opening of the office building is expected in 2021.

Achievements

The project carried out in the area of the former Kleofas mine can already serve as an example of a successful revitalisation procedure. The Silesia City Center, which has been created here and which combines modern buildings with the existing mine tower and old engine room buildings, is a success of the architecture and culture of the district, city and region. The mine towers are an inseparable element of the cultural landscape of Silesia. The preservation of these buildings is part of the cultural aspect of this region. This Centre has also become a factor dynamising the development of Dąb district. The modern Drogowa Trasa Średnicowa (Silesian Diametral Road), running along this district, required the modernization of the land on both sides. The location close to the city centre and good transport connections with neighbouring cities attract many investors, as exemplified by the construction of the "Dębowe Tarasy" estate. Together with the design of the Centre's office buildings, the success of the economic aspect of revitalization of the mining area in the developing district of Dab. A modern service and entertainment centre has found jobs for 2,500 people, which proves the social success of this project.

Challenges

Revitalization of the area of the "Kleofas" mine was not an easy task. The reclaimed areas are well located and well connected (not far from Drogowa Trasa Średnicowa and the A4 motorway), but they required considerable expenditure on reclamation. Work on the construction of the Silesia City Center was not easy due to the need to reclaim the post-mining area. The workers had to process about a million cubic meters of land.

Realization of second and third phase of revitalization (building of housing estate and office center) is strongly dependent on the global and national economy. Realization of office building has been restored for some years due to unfavorable market conditions.

Enabling conditions

The investor, the Hungarian company TriGranit created not only a shopping centre but also a place where local culture and art are promoted.

From the very beginning of the construction of the centre, it was favoured by the local authorities, who appreciated the complexity of the investment (commercial, service, entertainment, residential and business functions), the reclamation of the post-mining land and a significant number of new jobs created.

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