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# STRATEGIC ACTION PLAN IN THE PŁOCK FUNCTIONAL AREA

BROWNFIELD: THE FORMER SUGAR PLANT IN  
BOROWICZKI





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# Introduction

## Content and structure of the document

The Strategic Action Plan is an annex to the Agreement (Memorandum of Understanding), concluded between the main partners of the *GreenerSites project - Environmental Rehabilitation of Brownfield Sites in Central Europe*. It is a final document of the project regarding the part implemented by Mazovia Development Agency Plc (ARM SA) and the City of Płock, and co-financed by the European Union under Interreg Central Europe Programme.

The project, of an international nature, concerned the issue of restoring utility of degraded post-industrial areas within the Functional Urban Areas (FUAs). The Pilot Action in Płock regarded the degraded area of the former sugar factory situated in Borowiczki, within the Functional Area of the City of Płock (Obszar Funkcjonalny Miasta Płocka, OFMP).

The Pilot Activities allowed to gather and sort information regarding the pilot area and to activate institutions, communities and people interested in its transformation. These activities ended in the development of guidelines for further proceedings and the possible of use of the area the social and economic development of the Functional Area of the City of Płock.

Due to the complexity of the task, concerning a wide range of issues and areas of competence, many participants must be involved. Therefore the Pilot Activities should be implemented in close co-operation with a number of stakeholders, of which the most important are:

- City of Płock,
- Mazovia Development Agency Plc (ARM SA),
- local government units from the OFMP area,
- representatives of Związek Gmin Regionu Płockiego (Association of Municipalities of the Płock Region),
- municipal infrastructure management units in the OFMP area,
- units performing social welfare tasks in the OFMP area,
- units performing tasks in the field of employment promotion, mitigating the effects of unemployment and professional activation in the OFMP area,
- entities participating in the OFMP projects,
- management boards of the largest companies operating in the OFMP area,
- business organisations,
- non-governmental organisations dealing with social issues,
- residents, property owners, property potential users and investors.

The Strategic Action Plan is to provide a platform for their co-operation and the fact of signing the Agreement is to confirm the will to do so. After signing, the Agreement is open for other participants interested in co-operation order to restore the utility of degraded post-industrial areas in the Functional Area of the City of Płock.



## Context of the Pilot Action

Płock is one of the oldest Polish cities with high cultural values and a major centre for regional and supra-regional services. It supports the functional area in the field of industrial and scientific functions as well as specialist services related to public administration and judicial system, education (universities, secondary schools), health and financial services and trade. The refining and petrochemical, fuel and energy industries dominate in Płock, as well as machinery, construction and assembly, food and clothing industries. The local government activity is focused on the inhabitants of the city and the region in many spheres such as profession, education, culture, art, sport and recreation. The total area of the City of Płock is 88.05 square kilometres, of which 36.41 square kilometres are owned by natural persons. Municipal grounds constitute 17.4% of the total city area. The municipal property covers 15.36 square kilometres. At the end of June 2018, the Płock population was 120,000 people. While the population of Płock systematically decreased in the years 2005-2013 (by 5.9% in 2018 compared to 2005), in the same period the population of the Borowiczki housing estate is shown an upward trend - as it increased by 5.5 % in 2018 compared to 2005, reaching 3,862 people.

Płock is located approx. 60 kilometres from the European roads: E75 connecting Greece with Norway and E77 connecting Hungary with Russia (Kaliningrad region). At a distance of about 90 kilometres runs the European road E30 connecting Ireland with the Baltic States. Through the City of Płock run two national roads:

- no. 60 Łęczyca - Kutno - Płock - Drobin - Głinojeck - Ciechanów - Maków Mazowiecki - Różan - Ostrów Mazowiecka,
- no. 62 Strzelno - Włocławek - Płock - Wyszogród - Zakroczym - Nowy Dwór Mazowiecki - Serock - Wierzbica - Skuszew - Łochów - Sokółów Podlaski - Siemiatycze.

In Płock begin four regional roads: no. 559 to Lipno, no. 562 to Szpetal Górny, no. 567 to Góra and no. 575 to Kamion.

There is a partially electrified, single-track railway line no. 33 between Kutno - Płock - Sierpc and Brodnica. Within the city limits, the line is operated by the Radziwie and Płock Główny railway stations. The PKN Orlen refinery, the largest industrial plant in the area, is served by a siding reaching Trzepowo. Railways also reach a river shipyard and harvesting machinery factory.

Płock is a river port on the Vistula, equipped with a river shipyard and a yacht port. It lies by the international E-40 waterway running from Gdańsk, through Tczew, Warsaw and Brest to the Dnieper and the port of Odessa on the Black Sea. The section from Płock to Włocławek is the longest V class waterway in Poland, i.e. meeting the requirements of international waterways.

The delimitation of the Functional Area of the City of Płock (OFMP) was based, among others, on national and regional planning documents, the study of suburbanisation processes and research on the Płock sub-region, indicating a 15 kilometre circle of the city close impact on the neighbouring municipalities. The functional area of the city thus includes the ring of six surrounding communes: Słupno, Radzanowo, Stara Biała, Nowy Duninów, Łąck and Gąbin. The analysis of functional connections also indicated that the municipality of Wyszogród should be



included in the OFMP, as it is the largest urban centre between Płock and Warsaw, thus of functional importance.

This particular area of the OFMP shows similar spatial conditions, whereas functional relationships between municipalities indicate the possibility of co-operation and synergies, including planning of social and economic development, planning and development of transport systems, and public transport, among others, use of environmental values and potentials, conducting spatial policy and coherent spatial development, as well as social and economic regeneration of degraded areas.

In a broader aspect of the impact, which may significantly increase the competitive opportunities, the OFMP area also includes the Płock, Gostynin and Sierpc poviats (counties). Historically, these areas constituted the main, northern part of the former Płock Voivodship. The dominant entity in this structure is the City of Płock, which is a centre of regional importance.

The city agglomeration and regional functions have been strengthened by various forms of local co-operation. The connection between the city and its surroundings has been expanded, among others, thanks to the implementation of the following strategic and programme documents:

a. Plan inwestycyjny dla subregionu płockiego, objętego OSI<sup>1</sup> problemowym - Obszar funkcjonalny miasta Płocka (Investment plan for the Płock sub-region covered by the OSI - Functional Area of the City of Płock),

and documents developed as part of the project: 'Współpraca w ramach Obszaru Funkcjonalnego Aglomeracji Płockiej kluczem do zintegrowanego rozwoju subregionu' ('Cooperation within the Functional Area of the Płock Agglomeration as a key to the integrated development of the sub-region'):

b. Zintegrowana strategia rozwoju Obszaru Funkcjonalnego Aglomeracji Płockiej (Integrated strategy for the development of the Functional Area of the Płock Agglomeration),

c. Strategia efektywności energetycznej (Energy efficiency strategy),

d. Strategia zrównoważonego transportu (Sustainable transport strategy),

e. Koncepcja spójnej gospodarki wodno-ściekowej (Concept of the coherent water and wastewater management),

f. Strategia rewitalizacji obszarów miejskich (Strategy for urban regeneration).

These documents formulated development directions, assuming their integrated impact on the economic, social, environmental and spatial spheres. However, the post-industrial areas were neither identified, nor provided with any activities.

Virtually all post-industrial areas in the OFMP are located in the City of Płock.

In Studium uwarunkowań i kierunków zagospodarowania przestrzennego miasta Płocka (Study of conditions and directions of spatial development of the City of Płock, Study), two industrial areas, where production activities were over: the former clothing factory 'Cotex' and the 'Borowiczki' sugar factory, were identified. A planning solution for these areas has assumed their transformation into service areas. As a result of actions taken by new owners, the area of

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<sup>1</sup> Obszar Strategicznej Interwencji (Area of Strategic Intervention).



the former ‘Cotex’ plant was developed and is currently used. The area of the former ‘Borowiczki’ sugar factory, located at Wincenty Witos Square, has remained unchanged. The records of the Study and Płocki Program Rewitalizacji (Płock Regeneration Programme) consistently indicate this area as crucial for the sustainable development of Płock, requiring regeneration measures and spatial and functional transformations.

### **Characteristics of the ROF key post-industrial areas**

Borowiczki is one of 21 auxiliary units (osiedla) of the Płock municipality, connected to the city in 1982. The settlement covers 6.04 square kilometres. It is inhabited by 3,645 people. There is an elementary school and municipal kindergarten with inclusive classes there. The name of the estate comes from porcini mushrooms, very popular in the nearby forests. The settlement developed after the construction of the sugar factory in 1889, designed by Ludwik Rosman and then expanded in 1969-1971. There is also a palace from 1910 there.

The area of the former ‘Borowiczki’ sugar factory, located at 1 Wincenty Witos Street, covers the area of 0.26 square kilometre, of which only 5.56% is built-up in. Commercial buildings with a total usable floor area of 14.948 square metres are built in this area. The area is located on the Słupianka River, which flows into the Vistula Rivers several hundred metres further. The access to the entire property is possible from the Słupno village via the municipal road through Liszyno, and by Harcerska Street from Płock.

### History

The industrial activity began in this area when a sugar factory was launched by the Fabryki Cukru Borowiczki joint-stock company in 1900. Initially, the factory production capacity enabled 44-day sugar campaigns to be carried out.

The factory was systematically expanded throughout the whole period of its activity, as evidenced by increasingly longer sugar campaigns, which in the 1950s lasted 120 days. The production capacity increased as a result of the plant modernisation and automation. The entire transformation of the sugar factory lasted until 1971. In the early 1970s, narrow-gauge railway transport was replaced by road transport.

In the second half of the 1980s, the development of the ‘Borowiczki’ sugar factory slowed down, as the majority of investment funds were destined for the construction of a new sugar plant in Głinojeck. The task of the sugar plant in Głinojeck was to take over production from the Ciechanów, Mała Wieś and Borowiczki factories.

In 1990, the ‘Borowiczki’ sugar factory became an independent enterprise. In 1991, due to the increasingly important ecological issues, a biological industrial sewage treatment plant and, in 1993, production of calcium fertilisers were launched at the factory area. On 1<sup>st</sup> September 1995, the enterprise became a joint-stock company, again.

In the 1990s, the restructuring of the sugar industry began. In 2002, the National Sugar Company (Krajowa Sólka Cukrowa, KSC) was established, and on 30<sup>th</sup> September 2003, the ‘Borowiczki’ sugar factory became part of the company. The KSC decided that factories in Sokółów Podlaski (‘Sokółów’ sugar factory), Szczepieszyn (‘Klemensów’ sugar factory), Płock (‘Borowiczki’ sugar factory) and Żnin will not join the 2004/2005 sugar production campaigns. Due to this decision,



the factory one-hundred year activity ended and the slow degradation of facilities and area resulting from the end of production began.

In 2015, a letter of intent between National Sugar Company SA and the Municipality of Płock was signed at the 'Borowiczki' sugar factory. The letter was intended to bring closer the co-operation regarding the regeneration process of the former sugar factory to give it a new utility function.

### Current state

The sugar factory buildings come from the beginning of the 1920s. The usable floor space of the existing 12 buildings is 14.948 square metres. Some buildings were modernised in the 1970s. Most facilities require urgent measures to preserve their architectural values and to use their potential, and stopping their further degradation. It is necessary to find a new destination for the area and to apply urban solutions adapted to the changing function of the area.

The area of the former sugar factory in Borowiczki - in accordance with the provisions of the Study of conditions and directions of spatial development of the city of Płock - should be allocated to service functions. In the context of urban regeneration objectives, defined in the Płock Regeneration Programme, the area of the former sugar plant should be used to implement activities for preventing negative social phenomena diagnosed in other areas of the city, including those related to the need of creating new jobs, increasing the level of education as well as the participation in public and cultural life.

### Environmental and cultural issues

From the west, south and east, the City of Płock is surrounded by a system of ecological corridors connected primarily with the vast Vistula valley. From the east and south, the city is surrounded by a corridor marked out as part of the ECONET network: 20M, the node area of the Puszcza Kampinoska (Kampinos Forest), and 07K, from the west, the node area of the Pojezierze Gostynińskie (Gostynin Lake District). These are natural sequences constituting ecological connections between areas with high biotic potential. Local routes include the connection of the wide Vistula valley with the valleys of small watercourses, such as the Rosica, Brzeźnica and Słupianka Rivers.

The area of the former Płock Voivodship is very poor in forests, which occupy one of the last places in the country in terms of forest cover (below 5%). The most valuable natural and environmental resources within the OFMP are located in the City of Płock.

There are no legal forms of nature protection in the former 'Borowiczki' sugar factory. However, in the immediate vicinity of the area runs the ecological corridor of the Vistula valley, which has precious natural and landscape values. In addition, the main building as well as the palace and park complex of the sugar factory are subject to conservation protection, with the requirements to preserve their cultural and natural values.

Polski Koncern Naftowy ORLEN S.A. is the main emitter of energetic and technological air in the City of Płock. The other important source of air pollution in the city comes from house furnaces, individual and collective boiler rooms. It occurs in areas of compact single- and multi-family housing with a large number of furnaces as well as in small service and industrial plants. Due to the exceeded permissible levels of PM10 and PM 2.5, the City of Płock air protection area, in



which corrective actions are carried out, was established by the resolution of the Mazovian Voivodeship Sejmik (Parliament).

There is no detailed current information on the soil quality in the area of the former 'Borowiczki' sugar factory. It can be assumed that one-hundred years of the sugar industry operation have permanently and negatively affected soils in this area. It is not possible to assess the current quality of the brownfield soils of the former 'Borowiczki' sugar factory without special studies, due to the lack of available data. The area was considered degraded as a result of the assessment of technical, spatial and functional aspects, but not environmental ones.

## Undertaken Actions

The presence of extensive brownfields, including degraded areas, is a big problem. Their transformations to date have not been co-ordinated, they were spontaneous, executed without analysis of mutual relations or connections with the external system. The Płock Regeneration Programme defines for the post-industrial area of the former 'Borowiczki' sugar factory the main regeneration goal as 'Protecting historic buildings and using the site potential for the development of new social and economic functions'. The programme assumes that all actions taken at the former 'Borowiczki' sugar factory should be used to fight negative social phenomena. The programme also assumes that the regeneration process will be run in stages:

- stage I includes the process of historic protection of the buildings and their adaptation for new functions, in accordance with the provisions of the local spatial zoning plan (plan miejscowy),
- stage II includes activities related to the development of the free space in order to fully use the site potential. These activities must be preceded by planning and conceptual studies.

The list of main regeneration projects in the Płock Regeneration Programme includes two projects dedicated to the Borowiczki post-industrial zone. The first relates to the adaptation of the buildings of the former 'Borowiczki' sugar factory as to give them a new utility function. It covers the renovation of the existing, historic sugar factory facilities in order to adapt them for a new function of an archive warehouse, a conservation and reconstruction workshop of documentation, and a server room. The project includes the creation of a modern facility comprehensively dealing with documentation of all branches of Krajowa Spółka Cukrowa SA (KSC SA) and its subsidiaries, and then the transfer of all KSC SA documentation to be managed in Płock (outsourcing). In addition, launching commercial activities related to organising, storing and transferring archival documentation of external organisational units is also planned, which, combined with the construction of an electronic documentation archive and server room, will allow the efficient use of the facility for commercial purposes and creation of new jobs. The project foresees the use of the social clauses and is to be accompanied by social projects targeted at people excluded or at risk of social exclusion.

The second main regeneration project in Borowiczki is the 'Słodka odnowa' (Sweet renewal), which should provide the measures for the social and economic recovery of the post-industrial area, in particular through the implementation of activities for residents of the regeneration area, such as the organisation of vocational trainings and internships for the unemployed, organisation of events contributing to the activation and integration of residents, educational





workshops for children and young people related to e.g. sugar production, archiving of files and organisation of other animation activities for the local community.

The activities planned in the Płock Regeneration Programme, dedicated to the post-industrial zone in Borowiczki, have a social and economic character, required by the Act on Revitalization. However the use of regeneration tools for the process of the degraded brownfield recovery limits the possibility of a comprehensive impact on all area degradation aspects, in particular on the environmental sphere.

National Sugar Company (Krajowa Spółka Cukrowa SA, KSC), which was established in August 2002 as a result of the consolidation of three sugar companies belonging to the State Treasury, is the owner of the area and buildings of the former 'Borowiczki' sugar factory. The company was created on the basis of Mazowiecko-Kujawska Spółka Cukrowa SA in Toruń. It is the largest in Poland and the eighth largest sugar producer in Europe. The complex organisational and ownership structure of the KSC justifies the establishment of a common documentation centre, as part of the historic buildings of the sugar plant.

In June 2015, a ceremonial signing of a letter of intent was held between Krajowa Spółka Cukrowa SA and the City of Płock regarding co-operation in the implementation of the project 'Regeneration, adaptation and modernisation of the historic buildings of the former "Borowiczki" sugar factory in order to give them a new utility and cultural function'. According to the letter of intent, the inhabitants were included in the matter of the future of the sugar factory area - in October 2015, workshops about regeneration of the area and determination of its future function were held. At that time, the Płock City Council adopted a resolution to proceed to draw up the Borowiczki local zoning plan. The change of land use in the local zoning plan was one of the conditions for the new land development.

Therefore, from April 2019, the 'Borowiczki' new local zoning plan applies to the post-industrial area. In the zone occupied by the facilities of the former sugar factory (area 5U) services were established as the primary purpose, while emphasising the need to protect the buildings of the sugar plant, entered in the municipal register of monuments. The plan assumes the preservation of the 'Borowiczki' sugar factory chimney, lime kiln, float channel and concert shell, as indicated in the plan drawing. In addition, within the arranged green area, marked with the symbol 1ZP, the plan indicates the need to protect the plan director house together with the park, which are part of the complex of sugar factory facilities, entered in the municipal register of monuments.

The National Sugar Company ensured that the renovation of the existing historic facilities will be carried out, and thus the function of sugar factories in the region will be commemorated. In the former sugar factory, public space, new communication routes and places for recreation and rest are to be organised, which will contribute to the activation and integration of the regeneration area residents and to their inclusion in social and professional life, among others.

The regeneration project of the historic buildings of the former 'Borowiczki' sugar factory, which operated in the years 1900-2003, it is to be implemented in co-operation with the Płock local government, also with the support of EU funds. The KSC is currently looking for co-investors to adapt the property of the former sugar factory, wanting to re-create the original character of the building and open it to the local community of the Borowiczki housing estate, other city residents and its functional area inhabitants. Some buildings of the former



‘Borowiczki’ sugar factory could be used as, for example, youth clubs or a day care centre for seniors.

## Consultations and participatory process

The participatory process has been implemented in the Pilot Activities conducted in all post-industrial areas in the Functional Area of the City of Płock. In each case, however, it was slightly different, according to the area specific features. The aim of all promotional, information and consulting activities was to activate and motivate the stakeholders, i.e. institutions that have an impact on the way of using these areas, and, especially, entrepreneurs and residents, to actively participate in the process of the brownfield re-use and development.

At the stage of developing the Płock Regeneration Programme, on 6<sup>th</sup> October 2015 at the headquarters of Primary School no. 20 at 10 Korczaka Street, a consultative meeting on regeneration of post-industrial and post-military areas was held. The meeting began with an introductory session during which information on the following topics was presented:

- what is regeneration,
- delimitation of degraded areas and regeneration areas,
- possibilities of post-industrial and post-military area regeneration.

The next point of the meeting was the so-called workshop session, which included:

- the SWOT and area development problem analyses,
- defining the functions indicated for the former sugar factory,
- determining the residents' needs that could be met by the former sugar factory regeneration.

People participating in the meeting expressed the fear that the National Sugar Company, being the owner of the area, would develop a concept contrary to the residents' expectations. Therefore, it was considered important that the sugar company consulted plans for the area future and implemented them in accordance with the concept that would be accepted by all stakeholders.

The purpose of promotional, information and consultation activities was to activate and motivate residents to participate in the process of developing the brownfields and nearby urbanised areas. The regeneration of the area should be continued with further involvement of the regeneration stakeholders and their acceptance of the directions for the changes in the area.

The process of preparing the Strategic Action Plan was also preceded by consultations with stakeholders, and a workshop at which possible options for the Agreement goals, the objectives of the Strategic Action Plan, directions for their implementation and a list of potential activities were discussed. Finally, a hierarchy of activities was agreed - using a specific method of debate. It ensured the consensus of all participants on the issues raised. The results of the workshop meeting with the main stakeholders became the basis for the final version of the Strategic Action Plan.



## Methodology of selection and specification of activities

In Mazovian Voivodship, information about post-industrial areas and the state of their environment are dispersed, incomplete and fragmentary. It is also very difficult to obtain reliable data on the degree of area degradation. Comprehensive information on the environmental hazards caused by industry and the category of utility for future, broadly understood, economic use are lacking as well. The Pilot Actions partly filled that gap, as the dispersion of knowledge about post-industrial areas makes managing their development difficult.

In the case of post-industrial areas, the lack of a consolidated system of social and economic development planning is also a challenge. Currently, the development aspects of brownfields are included in many strategic documents, e.g. in the City Development Strategy, the Environmental Protection Programme, Study of the conditions and directions of the municipal spatial development and the Urban Regeneration Programme. Each of these strategic documents in a different way treats degraded post-industrial areas as well as designs development directions and tools that are devoted mainly to the local government, which acts as a host of development processes. In practice, such approach limits the possibilities of using other financial sources, and in the case of private ownership there is no legal basis for the rehabilitation of the post-industrial areas by public institutions. There is also a lack of good practices regarding urban regeneration management processes in degraded post-industrial areas.

The Strategic Action Plan guidelines and recommendations should represent a more balanced approach to the brownfield environment managing. It is necessary to draw a uniform and mutually agreed strategic objective for the brownfield areas in the entire functional area and to consolidate the social and economic development planning of each brownfield area, as well as to integrate social, economic and spatial policies dedicated to these areas. That can be facilitated by the use of an IT tool that streamlines planning processes.

The selection, hierarchy and time frame of the tasks covered by the Strategic Action Plan are to support the maintenance of mutual balance and sustainability in the field of:

- environment - leading to the stabilisation of contamination and its impact at the level considered acceptable;
- technical measurements- ensuring the scope and condition of infrastructure serving to minimise contamination and functional usability of the area to a level that does not require above standard costs;
- social and cultural issues- giving individual citizens, groups and the whole community a sense of security and stability regarding the issues covered by the project;
- economics - giving grounds for the use of brownfield areas and their surroundings on market conditions, appropriately attractive, but not affecting the basis of competitiveness.



## Part A. Summary

### **Activity 1 - Defining prospective functions of the ‘Borowiczki’ sugar factory brownfield in the OFMP structure**

The Activity includes tasks related to triggering and conducting a wide debate on the future of the post-industrial area of the former sugar factory and the Borowiczki housing estate located in this area. It covers activities involving the widest possible stakeholder groups to debate on different types of problems that need to be solved. The goal is to determine the future role of the brownfield of the former sugar factory in the OFMP structure, which is to be the basis for the transformation of this part of the Functional Area of the City of Płock, the Borowiczki housing estate and the post-industrial area of the former sugar factory, itself.

### **Activity 2 - Framework plan for the structural transformation of the Borowiczki housing estate**

The Activity includes tasks related to the social, economic and environmental and spatial transformations of the Borowiczki housing estate, especially in the circle surrounding the brownfield of the former sugar factory, as well as gaining understanding and acceptance for the planned and undertaken activities among residents, business environment and social activists. The purpose of the action is to assess the development potential of the housing estate as a result of the transformation of the sugar factory post-industrial area. Thanks to inducing the involvement of residents’ and investors’ interest, the realisation of these options should take on the implementation feasibility. In such favourable situation, of which some features can already be observed, it remains to undertake tasks co-ordinating further transformation of the housing estate.

### **Activity 3 - Detailed plan for the transformation of the sugar factory post-industrial area**

The Activity includes tasks related to the development of the areas around the facilities of the former ‘Borowiczki’ sugar factory as well as its historic buildings in order to expand the group of stakeholders who may join the implementation of the planned transformation. The goal is to create a vision and transformation programme, and to build efficient organisational frames within existing structures capable of preparing, planning and implementing the comprehensive transformation of the brownfield in relation to its surroundings. The scope of the transformation should include the environmental, social, economic and investment spheres. A multi-stakeholder partnership should increase the efficiency and effectiveness of the tasks undertaken.



## Part B. Detailed description of the activities

### Activity 1: Defining prospective functions of the ‘Borowiczki’ sugar factory brownfield in the OFMP structure

<p><b>Subject of the Activity</b></p> <p>The Activity includes tasks related to triggering and conducting a wide debate on the future of the post-industrial area of the former sugar factory and the Borowiczki housing estate located in this area. It covers activities involving the widest possible stakeholder group to debate on different types of problems that need to be solved.</p>
<p><b>Brief description of the problem</b></p> <p>The Functional Area of the City of Płock (OFMP) includes agricultural and industrial areas with a relatively strong economic position in the country. The system transformation resulted in the rationalisation of land use, which freed the resources of brownfield sites, most of which were used to develop new functions. Some of these areas remained a problem, including the former sugar factory in Borowiczki. It is situated in an attractive place on the edge of the City of Płock near the Vistula River, and can be used by the residents of the Borowiczki housing estate, the City of Płock and the entire OFMP. Agreeing on a potential role the area within the OFMP stakeholders would promote integration of the functional area and better use of its potential.</p>
<p><b>Activity objective</b></p> <p>The goal is to determine the future role of the brownfield of the former sugar factory in the OFMP structure, as a result of an extensive institutional and civic co-operation. It is to be the basis for formulating guidelines for the transformation of this part of the functional area, the City of Płock, the Borowiczki housing estate itself as well as the post-industrial areas of the former sugar factory, taking into account various tools adapted to the ownership structure of the area. Only a comprehensive examination of the area problems with the participation of all stakeholders and key property owners, including its broader context, will allow the accurate determination of further directions of its transformation.</p>



## Project partners and their involvement

The City of Płock should be the co-ordinator of the Activity. The most important stakeholders of the Agreement in relation to the Activity 1 also are:

- authorities of the City of Płock,
- the OFMP self-government units,
- representatives of Marshal's Office of Masovian Voivodeship,
- representatives of Voivode of Masovian Voivodhip,
- Mazovia Development Agency Plc (ARM SA),
- representatives of Krajowa Spółka Cukrowa SA (National Sugar Company, KSC),
- Regional Directorate for Environmental Protection (RDOŚ),
- District Sanitary and Epidemiological Station (Sanepid),
- representatives of the local authorities participating in projects related to the OFMP,
- infrastructure management units in the OFMP area,
- units performing social welfare tasks in the OFMP,
- units performing tasks related to promotion, employment, alleviating the effects of unemployment and professional activation,
- management boards of the largest companies operating in the OFMP area,
- business organisations and representatives of business environment,
- non-governmental organisations dealing with social and sport issues,
- local activists,
- media representatives,
- residents, major property owners and potential users and investors.

## Planning activities

### Short-term perspective

1. Launching within the OFMP a permanent Website platform for the partners' and key stakeholders' co-operation regarding the spatial integration of the area by using post-industrial areas.
2. Collection of available data and possible supplementary studies of environmental and technical conditions for the transformation of public spaces and the implementation of municipal investments in Borowiczki using the GIS tools<sup>2</sup>.

### Medium-term perspective

3. Launching the participatory process for shaping the brownfield transformation in order to win the residents' favour for the changes.
4. Defining the strategic vision and variant scenarios for the brownfield transformation in the form of a wide public debate with the participation of all partners and key stakeholders,

<sup>2</sup> Such tools were developed in the GreenerSites project.



including the owner of the main property.

Long-term perspective

5. Determining, in the mode of the OFMP municipality co-operation, the social programme framework for the complementary projects for the transformed post-industrial area.
6. Determining, with the participation of residents of the municipalities included in the Functional Area of the City of Płock, the guidelines for the functional transformations of the OFMP open and recreational spaces in relation to the Vistula riverbed zone, including the agglomeration network of walking and cycling routes, especially related to the Borowiczki housing estate.

**Financing**

Financing the Activity implementation should be based on various resources (financial engineering), primarily as part of financing the statutory roles of individual stakeholders. Grants and subsidies provided by external entities can be an additional source of financing.

**Progress of implementation**

The progress of the Activity implementation should be monitored as part of the co-operation platform between the OFMP partners, established at the initial stage of the Agreement implementation, with a technical support of the Płock authorities.



## Activity 2: Framework plan for the structural transformation of the Borowiczki housing estate

<b>Subject of the Activity</b>
<p>The Activity includes tasks related to the social, economic, environmental and spatial transformations of the Borowiczki housing estate in Płock, especially in the circle surrounding the brownfield of the former sugar factory, as well as gaining understanding and acceptance for the planned and undertaken activities with the residents, business environment and social activists.</p>
<b>Brief description of the problem</b>
<p>The Borowiczki housing estate has a very attractive location within the OFMP and the City of Płock itself. Nowadays its original peripheral location becomes the advantage, and the brownfield of the former sugar plant increases the potential of the housing area. Development trends confirm the attractiveness of the estate which witnesses a steady increase of inhabitants, in contrast to population loss trends present throughout the city. The attractiveness of Borowiczki may result from different premises, of which the highest seems to be the quality of the environment and landscape values. The Płock agglomeration is generally devoid of forests but they are in the Borowiczki area and, moreover, related to the recreationally attractive Vistula riverbed. The area appropriate for residential functions, which is confirmed by current building constructions. In the post-industrial area, there is a fairly large old park and attractive spaces along the Słupianka River, which predestine it for recreational functions. On the other hand, the areas around the modernised buildings of the sugar factory constitute a considerable resource for centre-forming functions, recreation and sports facilities and residential buildings. Their use requires strategic assessment and a realistic vision of development.</p>
<b>Activity objective</b>
<p>The purpose of the Activity is to assess the development of the housing estate potentials as a result of the transformation of the sugar factory post-industrial area. Thanks to inducing the involvement of residents' and investors' interest, the realisation of these options should take on the implementation feasibility. In such favourable situation, of which some features can already be observed, it remains to undertake tasks co-ordinating further transformation of the housing estate.</p>





## Project partners and their involvement

The authorities of the City of Płock and the Borowiczki auxiliary unit should be the co-ordinators of the Activity. The most important stakeholders of the Agreement in relation to the Activity 2 also are:

- authorities of the City of Płock,
- Rada Osiedla Borowiczki (Borowiczki Residents Council),
- representatives of Marshal's Office of Masovian Voivodeship,
- representatives of Voivode of Masovian Voivodhip,
- Mazovia Development Agency Plc (ARM SA),
- representatives of Krajowa Spółka Cukrowa SA (National Sugar Company),
- Regional Directorate for Environmental Protection (RDOŚ),
- District Sanitary and Epidemiological Station (Sanepid),
- infrastructure management units in the OFMP area,
- units performing social welfare tasks in the OFMP,
- units performing tasks related to promotion, employment, alleviating the effects of unemployment and professional activation,
- management boards of the largest companies operating in the OFMP area,
- business organisations and representatives of business environment,
- non-governmental organisations dealing with social and sport issues,
- local activists,
- media representatives,
- residents, major property owners and potential users and investors.



## Planning activities

### Short-term perspective

7. Assessment of the technical infrastructure functionality and performance at the Borowiczki housing estate in terms of the development of residential and service functions.
8. Examination of the condition of water and flood protection devices at the Borowiczki housing estate for the potential development of recreational and sports functions, including walking and cycling routes.

### Medium-term perspective

9. Activation of the residents and promotional activities for the investors in order to obtain support for the proposed directions of transformation of the Borowiczki housing estate.
10. Participatory determination of needs and expectations related to the development of public spaces and residential areas in Borowiczki.

### Long-term perspective

11. Participatory determination of expectations for the brownfield functional and utility programme foreseen in the 'Borowiczki' local zoning plan, including the development of recreational spaces, connecting the sugar factory post-industrial areas with the surrounding open spaces.
12. Consideration of the validity and, as a result, possible preparation of the guidelines for detailing or updating the provisions of the Borowiczki housing estate local zoning plan.

## Financing

Financing the Activity implementation should be based on various resources (financial engineering), primarily as part of financing the statutory roles of individual stakeholders. Grants and subsidies provided by external entities can be an additional source of financing.

## Progress of implementation

The progress of the Activity implementation should be monitored as part of the co-operation platform between the OFMP partners, established under the Activity 1, at the initial stage of the Agreement implementation, with a technical support of the Płock authorities.



## Activity 3: Detailed plan for the transformation of the sugar factory post-industrial area

<p><b>Subject of the Activity</b></p>
<p>The Activity includes tasks related to the development of the areas around the facilities of the former Borowiczki sugar factory as well as its historic buildings in order to expand the group of stakeholders who may join the implementation of the planned transformation.</p>
<p><b>Brief description of the problem</b></p>
<p>In 2015 the letter of intent was signed between Krajowa Spółka Cukrowa SA and the City of Płock regarding regeneration, adaptation and modernisation of the historic buildings of the former ‘Borowiczki’ sugar factory in order to give it a new utility and cultural function. The renovation of existing historic facilities is to commemorate the role of the sugar factory in the region and, at the same time, it should have the utility functions of office and archiving services for the needs of KSC SA and external entities. The owner of the facilities is currently looking for co-investors to adapt the former sugar factory building, wanting to re-create its original character and open it to the local community of the Borowiczki housing estate and city residents. However existing facilities and, especially, the surrounding area are too large for the investors’ needs identified so far. Therefore, it is necessary to find additional commercial, social, cultural-educational and recreational functions of an agglomeration significance in the OFMP.</p>
<p><b>Activity objective</b></p>
<p>The goal of the Activity is to create a vision and transformation programme, and to build efficient organisational frames within the existing structures, capable of preparing, planning and implementing the comprehensive transformation of the brownfield in relation to its surroundings. The scope of the transformation should include the environmental, social, economic and investment spheres. A multi-stakeholder partnership should increase the efficiency and effectiveness of the tasks undertaken.</p>



## Project partners and their involvement

The co-ordinator of the Activity should be an entity indicated by the entities implementing projects in the sugar factory post-industrial area with the support of the City of Płock. The most important stakeholders of the Agreement in relation to the Activity 3 are:

- authorities of the City of Płock,
- Krajowa Spółka Cukrowa SA (National Sugar Company),
- representatives of Marshal's Office of Masovian Voivodeship,
- representatives of Voivode of Masovian Voivodhip,
- Mazovia Development Agency Plc (ARM SA),
- Regional Directorate for Environmental Protection (RDOŚ),
- District Sanitary and Epidemiological Station (Sanepid),
- infrastructure management units in the OFMP area,
- units performing social welfare tasks in the OFMP,
- units performing tasks related to promotion, employment, alleviating the effects of unemployment and professional activation,
- management boards of the largest companies operating in the OFMP area,
- business organisations and representatives of business environment,
- non-governmental organisations dealing with social and sport issues,
- local activists,
- media representatives,
- residents, major property owners and potential users and investors.



<p><b>Planning activities</b></p> <p><u>Short-term perspective</u></p> <p>13. Query and arrangement of previous studies and possible complementary examination of the soil and groundwater contamination at the former sugar factory based on environmental status indicators<sup>3</sup>.</p> <p>14. Assessment of the main components of the investment attractiveness of the former sugar factory undeveloped areas and the choice of methods for influencing interested investors to participate in the Borowiczki development working group, set up in the Activity 1.</p> <p><u>Medium-term perspective</u></p> <p>15. Developing programme and spatial foundations, and a framework concept for co-ordinating the transformation of the post-industrial area in Borowiczki, according to the general guidelines of the ‘Borowiczki’ local zoning plan.</p> <p>16. Determination of the target economic profile for the brownfield and its surroundings, taking into account the existing conditions.</p> <p><u>Long-term perspective</u></p> <p>17. Development of rules for the co-ordination of the process of valuable natural area reclamation for achieving further predefined indicators of improving environmental status indicators<sup>4</sup>, as well as of rules for the use of the neighbouring cultural heritage facilities located near the post-industrial area, including the park, the flume channel and the Vistula riverbed.</p> <p>18. Implementation of social ‘soft’ co-ordination methods as well as the methods for monitoring the transformation processes of the post-industrial area of the former sugar factory in Borowiczki and its surroundings.</p>
<p><b>Financing</b></p> <p>Financing the Activity implementation should be based on various resources (financial engineering), primarily as part of financing the statutory roles of individual stakeholders. Grants and subsidies provided by external entities can be an additional source of financing.</p>
<p><b>Progress of implementation</b></p> <p>The progress of the Activity implementation should be monitored as part of the co-operation platform between the OFMP partners, established under the Activity 1, at the initial stage of the Agreement implementation, with a technical support of the Płock authorities.</p>

<sup>3</sup> Such indicators have been developed in the GreenerSites project.



## References and attachments

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<https://www.interreg-central.eu/Content.Node/GreenerSites.html>

#### Imprint

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