

DYNAMICS AND VIABILITY OF CITY CENTRES – CONCEPTS, TOOLS, PROJECTS

Adam Polko

University of Economics in Katowice, Faculty of Economics,
Department of Spatial and Environmental Economics;
1 Maja 50, 40-287 Katowice, Poland; adam.polko@ue.katowice.pl

Abstract: The paper presents a review of concepts for the development of city centres in response to social and culture processes, economic, technical and environmental developments taking place at present on those areas. This review proves that concepts tend to change over time from those based on economic dynamics to those based on collaborative commons and on governance. On the example of a few city centres situated in the Silesian Region an analysis was carried out of the concepts being presently applied and with the use of which projects Silesian cities strive to maintain and strengthen the dynamics and vitality of city centres.

Keywords: Creative city, gentrification, participatory governance, sharing city, urban commons, urban regeneration, vitality and viability of inner city.

JEL codes: R10, R50

Introduction

The town centre has always remained a subject of particular care both on the part of local authorities, and the inhabitants. It is a place where the most important municipal facilities and institutions are situated. It is also a place characterised by certain historical and culture values. What is more, it is also a place in which are representative public spaces that form certain hallmarks and the main reference point for persons visiting the city. Naturally as the time passes the area of the city centre tends to evolve both with respect to the function and the form. Some functions are being replaced by others, such as for example the industrial function, which in processes of economic restructuring is being replaced by service, cultural

and other functions connected with spending leisure time. Also the forms become transformed, *e.g.* traditional commercial streets in many cases coexist with modern shopping malls situated in their direct vicinity. Such changes should be considered as a natural phenomenon connected with succession of urban functions.

Nevertheless in modern cities processes are taking place which are very important for the future development of town centres. Firstly, cities – especially the larger ones – pass from a monocentric structure into a polycentric one. Apart from historically formed inner city, frequently separate centres are formed in towns with business, recreational and commercial functions and even administrative ones. Consequently, the traditional inner city has lost its monopoly for being the only city centre that concentrates all the most important functions. Secondly, cities are becoming increasingly “dispersed” in the context of development of residential function. A considerable part of households – especially those wealthier ones, which are concurrently more mobile – prefers living in the suburbs or on the city outskirts, where they can enjoy living in single-family houses with gardens. The same households also want to have assured accessibility to city centres, where the majority of work places and services are available. This accessibility is mainly assured by individual road transport. In such a way the traditional inner city has ceased being the best place of residence. The two above mentioned factors appear to be of the greatest importance in the event of shaping the development of city centres. This means that when considering the future of city centres one should focus on building their competitive advantages so that they could compete effectively with other areas both with respect to economic activity and the living quality of the inhabitants.

The first part of the paper presents an overview of concepts along with a specification of tools and sample projects related to the development of city centres. This review shows that concepts tend to change over time from those based on economic dynamics to those based on collaborative commons and governance. In addition the review – especially as regards tools and projects – shows that there is no simple solution for the development of city centres. Everything depends on the scale of the city, local considerations and first of all exploiting the potential offered by local community. The second part of the paper presents a case study of selected town of the Silesian Region with respect to regeneration concepts, tools and projects of town centres currently being implemented. For this purpose a review was made of the contents of regeneration programs binding in selected towns of the Silesian Region, and then they were confronted with concepts presented in the first part of the paper, and as an effect basic development and regeneration paths of city centres of the Silesian Region were indicated. The study ends with a recapitulation and conclusions.

1. Evolution of concepts, tools and projects related to dynamics and viability of city centres

As soon as the weakening of the position of city centres was ascertained, which was manifested by a cumulation of social, economic and infrastructural problems, both municipal academics and practitioners have been taking up endeavours to formulate concepts aimed at improving the situation. The majority of those concepts are used under the common notion of regeneration or renewal of city centres. Despite the awareness that problems connected with city centres are complex and requiring an interdisciplinary approach, in the majority of cases those concepts tend to focus on a single aspect or a thematic area with the assumption that the intervention in this respect would be an impulse to changes in other spheres and would consequently lead to improvement of the general situation.

The first group of concepts places particular emphasis on economic regeneration of city centres. In this case the necessity of forming competitive advantage of inner cities (Porter 1995, 1997; Rogerson 1999), as well as reconstruction and strengthening the vitality and viability of city centres (DoE 1996; Ravenscroft 2000). The actions should be focused on attracting new investments, development of commercial functions – the so-called *retail-led regeneration* and stimulation of local entrepreneurship (Klasik 2008).

The second group of concepts is connected with urban amenities that affect localisation decisions of town inhabitants. The amenity-based theory of location by income discussed in the paper under the suggestive title of *Why is central Paris rich and downtown Detroit poor?* indicates the way in which particular income groups select the place of residence depending on amenities offered by city centres (Brueckner *et al.* 1999). Also concepts related to the gentrification process should be categorised to the same group, because this proves comprises social transformations related to forcing out the hitherto inhabitants from the city centre, working as unskilled hire workers (*working class*) by wealthy population (*middle class*), owing to the accessibility of urban amenities (Glass 1964; Smith 1996; Lees *et al.* 2007; Polko 2005; Jadach-Sepiolo 2007; Polko 2011).

The third group of concepts places the greatest emphasis on sustainability which may be assured by transformations of the urban system, including also the transport system, to make it as inhabitant-friendly as possible. In this respect best known are ideas of the Danish architect Gehl (2010, 2011) and the organisation *Project for Public Spaces*. In this case the activities are concentrated on “silencing” road traffic in the town centre, creation of conditions favourable to people-to-people contact in public space, creating functions for spending free time etc.

The fourth group of concepts has been grounded on widely understood regeneration based on the sector of culture and creative industries. It is generally assumed that the city centre, which frequently has a potential comprising institutions of culture and science, is a good place for the development of economic activities being a form of combination of business with culture and science. Such a place is a magnet that

attracts the so-called *creative class* (Florida 2002) and a founding element for the *creative city* (Landry 2000; Klasik 2011).

The last fifth group of concepts allows for the latest processes which are increasingly intensely recorded on municipal areas. They concern the development of diverse areas of the *sharing economy* and formation of a community, which is described by Rifkin as a zero marginal society cost or as the so-called collaborative commons (Rifkin 2014). The sharing economy serves as basis for the concept of a sharing city, implemented and reviewed in the book McLaren, Agyeman (2015). A particular importance in the context of development of town centres is also acquired by the concept of urban commons (Foster 2011) and wider a city as a commons (Foster, Iaione 2016).

The collective listing of concepts, tools and projects discussed in the paper has been presented in Table 1. For a more detailed overview I recommend the following works: Tallon (2010), Glaeser (2011), Polko (2012).

Table 1. Review of development concepts of city centres

No.	Concepts / Theories	Representatives	Tools / Processes	Projects / Examples
1	<i>Vitality and viability of city centres</i> <i>Competitive advantage of inner city</i>	(DoE 1996) (Warnaby, Alexander, Medway 1998) (Ravenscroft 2000) (Coca-Stefaniak, Parker, Quin, Rinald, Byrom 2009). (Porter 1995; 1997) (Rogerson 1999) (Hutton 2004) (Klasik 2008)	<ul style="list-style-type: none"> • Town Centre Management (TCM) • Main street programs • Business Improvement Districts (BIDs) • Retail-led regeneration 	<ul style="list-style-type: none"> • Town Centre Management in Salzburg • Development strategy of Piotrkowska Street in Łódź • 73 BIDs in New York
2	<i>Amenity-based theory</i> <i>Gentrification</i>	(Brueckner, Thisse, Zenou 1999) (Glass 1964) (Smith 1996) (Lees, Slater, Wylie 2007)	<ul style="list-style-type: none"> • Housing-led regeneration • Studentification • Gated-communities 	<ul style="list-style-type: none"> • Paris versus Detroit • Bilbao and the "Guggenheim" effect • Williamsburg in New York • Cathays in Cardiff (studentification)
3	<i>Sustainability of inner city</i>	(Gehl 2011, 2014) Montgomery (2015)	<ul style="list-style-type: none"> • Eco-city • Compact city • Copenhagization • New urbanism 	<ul style="list-style-type: none"> • Copenhagen • Beddington Zero Energy Development (BedZED) • Ciclovía in Bogota

No.	Concepts / Theories	Representatives	Tools / Processes	Projects / Examples
4	<i>Leisure and cultural regeneration</i>	(Landry 2000) (Florida 2002) (Klasik 2011)	<ul style="list-style-type: none"> • Creative city • Cultural city • Cultural quarters • 24-hour city 	<ul style="list-style-type: none"> • Temple Bar in Dublin • Merchant City in Glasgow • Culture zone in Katowice
5	<i>Participatory governance</i>	(Foster 2011) (Rifkin 2014) (McLaren, Agyeman 2015) (Foster, Iaione 2016)	<ul style="list-style-type: none"> • Collaborative commons • Urban commons and city as a commons • Co-city • Sharing city 	<ul style="list-style-type: none"> • Co-Bologna • Co-Montova • Sharing Seoul • “Fabryka Pełna Życia” (<i>Produciton Plant Full of Life</i>) in Dąbrowa Górnicza

Source: Own study.

The concept of *vitality* and *viability* may go hand in hand if they are used in discussions over the development of city centres. British guidelines of the politics of *Planning Policy Guidance: Town Centres and Retail Developments*) have been based on those concepts (DoE 1996). **Vitality** is understood as incessant creation and maintaining high intensity of activities implemented in various times of the day on the area of the city centre, while **viability** consists in continuous maintaining the ability of attracting investments (Ravenscroft 2000: 2534). Both parameters are interrelated and serve as measures of attractiveness of a city centre. The high vitality level has a positive impact on investment decisions, in such a way enhancing the viability. On the other hand, viability, which is manifested by a high level of investments, e.g. in *urban amenities*, create appropriate conditions for new activities, consequently strengthening and improving the vitality. Hence it should be presumed that both factors drive each other and constitute an attractiveness component of the city centre.

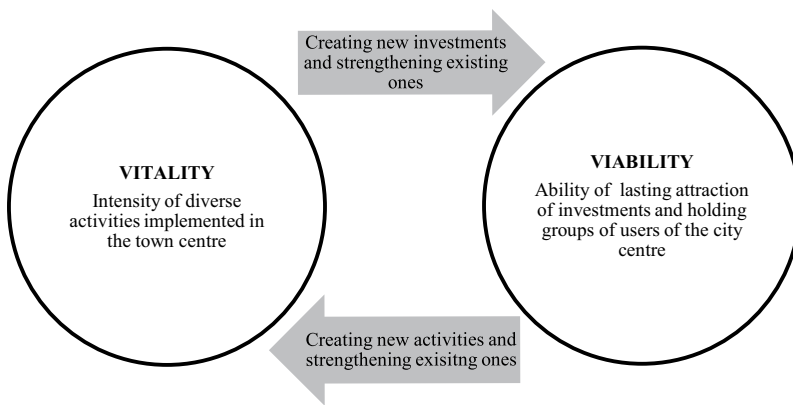


Fig. 1. Dependencies between vitality and viability of a city centre
Source: Own study based on (Ravenscroft 2000).

The concepts of vitality and viability of city centres do not tend to lose any importance with time, and the mechanism of mutual motivating remains the main driving force that determines the attractiveness of town centres. Because regardless of changing concepts, it is generally accepted that a city centre should be the place where interactions between various city users are most intense.

Concurrently it may be presumed that the general development trends intensely permeate and shape the development concepts of city centres. Initially economic processes had a deciding impact on the dynamics and viability of city centres. Local authorities attempted to attract investments and business development of inner city areas. Clearly dominating were investment projects, called flagship projects, the objective of which was complete transformation of the town centre image. With time business functions were also supplemented by culture functions. The best known example of this type of strategy is the town of Bilbao. The terms of the “Bilbao effect” or the “Guggenheim effect” have been coined to this effect and endeavours were undertaken to reproduce this strategy in other cities (Sudijc 2008). The implementation of the above mentioned strategy in many cases starts the gentrification process, as for example in Bilbao (Vicario *et al.* 2003). Apart from advantages for certain groups of inhabitants, gentrification also generated costs, which were borne by hitherto inhabitants of the area. The effect was the progressing income segregation of town inhabitants and fragmentation of inner city public spaces, which quite frequently were transformed from local public goods into club goods.

Over time the importance of concepts grew that took into account needs and emphasising the potential of local communities. This converged in time with bigger emphasis on ecological issues. Increasing onerousness related to road traffic, low air quality and smog, degradation of public space intensified bottom-up joint measures undertaken by inhabitants who have started to cooperate for the common good, and namely the town. In this way municipal movements were established that demanded “the right to the city” (Harvey 2012: 23). The self-organisation of inhabitants in relation to issues of the biggest importance for them determines a lot of tools in the field of social innovations. The city centre is becoming a kind of laboratory of urban experiments. Another important trend is the sharing economy, the importance of which keeps growing. Properties indicated as the main determinants of this type of economy comprise: temporary access to unused resources and *peer-to-peer* exchange coordinated by social networking platforms (Codagnone, Martnes 2016: 6-7). City centres appear to be a good location to deploy rules of the sharing economy. Given limited space and high living costs, the use of rentals of municipal bicycles and increasingly frequently also of cars (also joint drives), sharing residential area (example: AirBnB, couchsurfing) and office space (example: *coworking*) is becoming increasingly popular in city centres. The second factor that motivates to starting collective activity is the collaborative lifestyle, understood as a real or virtual place where people with similar preferences and interests share resources (Botsman, Rogers 2010). Increasingly frequently space of town centres becomes a place where the inhabitants jointly implement projects, *e.g. community gardens*, manage abandoned spaces and in this way enhance viability understood in this particular situation not only as activity, but also robust and stable neighbour relations.

2. Case study of cities in Silesian Region

For more than two decades cities of the Silesian Region have been undergoing regeneration processes. At the local level regeneration proceeds on the basis of local or municipality regeneration programmes. In 2016 the *Act on regeneration* and guidelines pertaining to the devising of regeneration programmes were adopted. Consequently in the majority of cities of the Silesian Region new programmes either were or are being developed, or else the existing ones are being updated.

Regeneration programmes are a good example that allows the review of current concepts, tool and projects of regeneration of city centres. With this in mind six cities of the Silesian Region were selected for needs of this paper, in which programmes are being deployed appraised positively by the marshal office of the Silesian Region as an institution that manages funds under the regional operating programme. The chosen cities differ with respect to size (from the biggest city of Katowice with almost 300 000 inhabitants to Czeladź inhabited by a little over 32 000 persons) and urban systems (towns with historical urban systems, including market places, such as for example Bytom, young towns like Dąbrowa Górnicza, and towns formed as a result of a merger of a few municipal centres which used to be separate, as in the case of Ruda Śląska).

The research comprises a review of documents with respect to visions, objectives and regeneration projects, so that in the subsequent stage it was possible to ascertain certain regularities that occur despite the above mentioned differences that distinguish the analysed cities. As a result it was possible to determine paths for development and regeneration of city centres with a reference to concepts, tools and projects discussed in the first part of the paper.

In each of the six analysed cities the centre areas have been qualified as a result of the regeneration process as regeneration areas. This means that in the centres of those cities a concentration of adverse social phenomena takes place, which are reflected in indices related among others to depopulation, unemployment and benefitting from social assistance that exceed average values for those cities. The delimited regeneration areas are not identical with administrative district borders, at times comprise only a fragment of the city centre, as in the case of Katowice or Dąbrowa Górnicza, and in other cases combine two separate areas, as in the case of Częstochowa or Ruda Śląska. In the analysed regeneration programmes more frequently use is being made of the notions *inner city* and *Old Town*, and more seldom of city centres. Only in cities that do not have historically formed inner cities use is being made of different terms – Centre in Dąbrowa Górnicza and regeneration area of Nowy Bytom-Wirek in Ruda Śląska. It should be borne in mind that in the latter one the objective of the regeneration programme is the creation of a bipolar municipal city centre situated on the point of contact of districts Nowy Bytom and Wirek. With the exception of Czeladź (where 4.2% of citizens live in city centre) on regeneration areas of city centres live from 8 to 15% of population. Concurrently those areas comprise an insignificant percentage of the city area, and are a point of concentration both for the inhabitants and for the development. The only exception is Ruda Śląska, where the potential area of the city centre comprises two districts.

Table 2. Regeneration areas of centres of selected cities of the Silesian Region

No.	City	Regeneration area of the city centre	Total population number in the city	Population number in the regeneration area and the city centre	Share of the population number in the number of inhabitants of the city (%)	Area of the regeneration area and the city centre (ha)	Share of area in area of the city (%)
1	Katowice	Inner City	289 171	26 517	9.17	275.99	1.68
2	Częstochowa	Inner City and Old Town	215 252	27 239	12.65	356.54	2.22
3	Bytom	Inner City – Centre	158 880	13 060	8.22	90.00	1.30
4	Ruda Śląska	Nowy Bytom-Wirek	136 501	21 388	15.6	515.00	6.62
5	Dąbrowa Górnicza	Centre	120 730	12 817	10.70	129.30	0.68
6	Czeladź	Old Town	32 123	1 384	4.2	48.06	2.9

Source: Own study.

Familiarisation with the set of visions developed for regeneration areas situated within the city centres is a good starting point in an endeavour at finding an answer to the question concerning the development concept of those parts of cities. Naturally particular visions of city centres differ owing to the diversity of urban systems and scale of social problems, nevertheless it is possible to find certain elements in them that are common for all or some cities. In all cases emphasis is placed on caring for representative public spaces, and in the case of cities with monumental and historical values (Bytom, Katowice) the utilisation of potential offered by the urban fabric. The second element that joins all the analysed visions is the social activity and integration, developed by activities of the community sector (Dąbrowa Górnicza) or integrated neighbourhood communities (Ruda Śląska). In two cities there is great emphasis on caring and co-responsibility for *urban commons*. The vision for the centre of Bytom ascertained that *the inhabitants are integrated and jointly responsible for the surroundings*, and in Czeladź that *owners of premises jointly care for order and safety in the Market Place*. Assuming that regeneration programmes were being formed to a large extent with the use of a participative approach, it may be concluded that the inhabitants become increasingly conscious of their rights and obligations and that they want to take responsibility for the fate of the city. This means that the concept of participative governance based on municipal public goods will be increasingly frequently taken into consideration in our cities. The key word that appears in development visions of city centres is the cohesion widely understood as *social, economic and spatial cohesion*. Due to the form of development and offered functions, city centres should be of an inclusive character. Assuring balance in access to services, coexistence and cooperation of different business sectors, elimination of spatial conflicts and building up new functions based on identity and cultural heritage (Bytom, Ruda Śląska and Częstochowa) indicate the adoption of compiling concepts based on vitality and viability of town centres and sustainable development.

A review of visions and regeneration objectives of city centres that provide their particularisation allows the presumption that key concepts are sustainable development and participatory governance, only subsequently assumed is the diversification of functions and building competitive advantages based on business activities. Relatively insignificant is the adoption of the concept of regeneration based on the sector of culture and creative industries. Most likely this arises from the fact that this types of projects have already been implemented beforehand (e.g. Strefa Kultury [Culture Zone] in Katowice, Teatr Rozbark [Rozbark Theatre] in Bytom) or due to the fact that social problems defined in regeneration programmes indicate other priorities than activities based on creative industries. In the analysed programmes the concept based on gentrification processes is not present in any way at all. Quite to the contrary, efforts are undertaken to preserve the existing social tissue and build projects based on the usage of local potential.

Table 3. Visions and objectives of regeneration of centres in selected cities of the Silesian Region

City centre	City centre vision	Objective/objectives
Katowice Inner City	The area characterised as now not only high economic activity measures by the number of work places and concentration of economic entities, but also high quality urban fabric with friendly public spaces with a high public security level and inhabitants active professionally and socially	<ul style="list-style-type: none"> • enhancing attractiveness, residential function, • renovation of public spaces, • advancement of professional and social activity of inhabitants.
Częstochowa Inner City and Old Town	The regeneration area of Częstochowa following the completion of the regeneration process, are districts cohesive socially, economically and spatially, the inhabitants of which have an opportunity to live with dignity, realise their needs and aspirations, cultivate their identity and cultural heritage, as well as participate in an active way in solving local problems.	<p>General objective</p> <ul style="list-style-type: none"> • Taking up complex integrated activities with active participation of the regeneration area inhabitants oriented at limiting inequality in living conditions of the inhabitants and improved access to resources of the town <p>Horizontal objectives</p> <ul style="list-style-type: none"> • improving living quality, • increase in economic activity, • increase in social and citizen's activity • spatial ordering and improvement of technical condition of development in Regeneration Sub-areas.
Bytom Inner City Town centre	Area making use of potential of the historical urban fabric offering high quality of the residential environment and high level of public safety, having at disposal a wide offer of public and private services, the inhabitants of which are integrated and jointly responsible for the surroundings.	<ul style="list-style-type: none"> • elimination of adverse social phenomena and preventing social exclusion • improving the image of the zone by enhancing the quality and improving accessibility of social services, technical condition of the buildings and infrastructure, or investments in attractive public spaces created with participation of the inhabitants • supporting the civil activity of the inhabitants and building up local identity • advancement of professional activity of the inhabitants and adaptation of the educational offer to needs of the labour market
Ruda Śląska Strategic regeneration area Nowy Bytom-Wirek	The area of the Nowy Bytom – Wirek districts which as a result of the regeneration process form a bipolar general centre of Ruda Śląska, creating new functional and communicational ties between centres of both districts.	<p>General objective</p> <ul style="list-style-type: none"> • enhancing social, economic and spatial cohesion of the districts by implementation of complex, complementary and territorially integrated regeneration projects and activities

City centre	City centre vision	Objective/objectives
Dąbrowa Górnica Inner City	<p>The town centre is a place that offers a high living quality, with new diversified municipal functions in the quarter comprising streets Kościuszki, Kolejowa and Konopnickiej, and also high quality representative public space attractive for the inhabitants and with facilities open to business, culture and activities of the civil sector.</p>	<p>Horizontal objectives</p> <ul style="list-style-type: none"> • integrated neighbourhood communities and local communities • increase in the employment level and sizes of micro and small enterprises • modernised old residential housing and its direct surroundings in city centres • high accessibility of organised green areas and nature and landscape values, including parks with recreational values • creation of new activities preserving, exposing and developing the cultural heritage of the town <ul style="list-style-type: none"> • creation of concepts and then implementation of multi-functional and representative inner city on post-industrial area of DEFUM allowing for the development of adjacent area to the railway station • activation of professional and citizen and strengthening integration and integrity of community inhabiting and operating in the centre of Dąbrowa Górnica
Czeladź Old Town	<p>The Old Town is the most representative area in the entire Czeladź. The inhabitants can rest in renovated municipal areas, which are adapted to the needs of diverse age groups, including to needs of older people, youth, families with children etc. The Old Town Market is a place that is beautiful from the viewpoint of architecture, as well as functional, serving for integration of the inhabitants, to which local events organised there contribute a lot. The Market Place, which attracts inhabitants and tourists by its space is also an excellent place for the development of micro and small entrepreneurship among the inhabitants. Owners of premises jointly care for the order and safety on the Market Place and in its vicinity, thanks to which the scale effect is achieved – an increasing number of interested visitors and other persons arriving at the Market Place – prosperous entities that offer employment to the inhabitants and support the town budget.</p>	<ul style="list-style-type: none"> • social and economic stimulation and infrastructure and spatial development of districts of Czeladź maintaining rules of sustainable development with participation of the local community by the implementation of projects aimed at minimising crisis phenomena • integrated community of the inhabitants of Czeladź, active socially and professionally • improvement of living conditions of inhabitants living on regeneration areas and the quality of the natural environment by developing the technical system and infrastructure • attractive public and semi-public space adapted to social and economic needs

Source: Own study based on regeneration programmes of selected cities in the Silesian Region.

The review and quantitative listing of regeneration projects planned on area of centres of six analysed cities allows the delimitation of eight project categories. Their majority is connected with construction, modernisation and adaptation of buildings and building structures. Yet it should be borne in mind that in each case such “hard” infrastructural projects are related to “soft” projects related to social activation or professional activation. In this case social projects serve as justification of infrastructural projects, forming with them so-called project bundles. As an example in Bytom practical all social projects are related with modernisation of building structures.

Many of the planned projects are connected with social innovations, which combine the activity of social organisations and scientific institutions with activity of the inhabitants. Among this type of projects worthy of particular attention are: “Laboratorium Inicjatyw Społecznych i Integracji Twórczej Uniwersytetu Śląskiego” [*Laboratory of Social Integration and Creative Integration of the Silesian University*] (Katowice), “Strefa STARTNOW w Starym Dworcu Kolejowym na cele małej i średniej przedsiębiorczości” [The STARTNOW zone in Old Railway Station for needs of small and medium entrepreneurship] (Katowice), “Inkubator Aktywności Lokalnych” [*Incubator of Local Activities*] (Dąbrowa Górnicza), “Akademicki Inkubator Kreatywności” [*Academic Creativity Incubator*] (Dąbrowa Górnicza), “Integracyjny Coworking” [*Integrational Coworking*] (Częstochowa), “Bytomski Inkubator Społeczny” [*The Bytom Social Incubator*] (Bytom). The common denominator of those projects is the adoption of an experimental approach in them, which enables responding in a flexible way to challenges faced by inhabitants of given areas. The adoption of this type of solutions is close to the approach called the urban laboratory. Increasingly frequently attempts are made to implement concepts based on the sharing economy and the wider concept of sharing city. An example may be for example a project from Częstochowa connected with the establishment of coworking space or a project from Dąbrowa Górnicza, where inhabitants form the so-called *community garden* that meets criteria ascribed to *urban commons*.

The major part of projects related to regeneration of public space, courtyards and reconstruction of transport systems is also close to the concept of participatory governance, in which space is being treated as urban commons. Each of the projects assumes the premise of active participation of the inhabitants both in the stage of planning and implementation, and later the maintenance and management of the given area. The dynamics and viability of the town centre is in this case to be assured thanks to the involvement of local community in the creation of new activity in public spaces.

Table 4. Types of regeneration projects in centres of selected towns situated in the Silesian Region

Types of projects	Katowice	Częstochowa	Bytom	Ruda Śląska	Dąbrowa Górnicza	Czeladź	Total
professional activation, local entrepreneurship, self-employment, education <i>etc.</i>	5	4	8	1	4	1	23
social activation and animation, social services, inclusion of disfavoured groups <i>etc.</i>	7	6	9	0	3	5	30
construction, reconstruction, adaptation, modernisation, thermal modernisation of buildings and building structures <i>etc.</i>	17	6	20	5	6	2	56
regeneration of public space, yards, playgrounds, transport systems <i>etc.</i>	5	2	1	5	1	1	15
construction of residential buildings	2	0	3	0	0	1	6
post-industrial facilities, post-industrial tourism	0	0	0	3	2	0	5
sports facilities	2	1	0	1	0	0	4
complex regeneration	1	0	0	3	1	0	5
total	39	19	41	18	17	10	144

Source: Own study based on regeneration programmes of selected towns in the Silesian Region.

In the paper the greatest importance was assigned to projects classified to the complex regeneration category. These are large scale projects both in the spatial and in the financial dimension, and combine activities in the social, economic and infrastructural dimension. Those projects may be considered to be of core importance, as they form an impulse for the creation and implementation of complementary undertakings. A review of projects of this type in selected towns of the Silesian Voivodship allows the distinguishing of two approaches to complex regeneration.

The first approach is connected with the concept of participatory governance and is represented by the project implemented in Dąbrowa Górnicza called “Fabryka Pełna Życia”. This is a project of complex regeneration of the northern part of the city centre, which comprise lands of the former Dąbrowska Fabryka Obrabiarek DEFUM. In the years 2017-2018 model solutions are to be developed for the creation of public space which could become a new city centre (and basically a city centre, not present in Dąbrowa Górnicza to date). The unique nature of the project lies in the fact that this concept is fully developed by the inhabitants. Different participation forms are tested in this way, among others: research walks, workshops and “yard talks”, mobile consultation points and internet applications. The inhabitants not only offer their ideas, but also become involved in their implementation, which may be proven among others by the example of the community garden. It was assumed that the rediscovered space of the town centre requires familiarisation by the inhabitants who by adopting the trial and error method would work out a solution which would be the best, feasible and best preferred for the given time. According to this concept the space of the town centre should be multifunctional and inclusive and jointly managed by various stakeholders. It seems that the project „Fabryka Pełna Życia” similarly as the “Ciclovía” project implemented in Bogota described by Charles Montgomery [...] *provides proof to the fact that the shape of a city and its streets is flexible and susceptible to impact; it may change each time the people really want that*” (Montgomery 2015: 247).

The second approach is a compilation of regeneration based on the sector of culture, creative industries in combination of elements of the sharing economy. An example of such an approach is the planned project called “Stary Rynek” [*Old Market Place*] which consists in a complex regeneration of the railway station in Katowice. The project may be combined with other projects, such as among others STARTNOW *aimed at implementing in practice the concept of business acceleration* by utilisation of coworking space, and “Dworzec Kultury” [*Culture Station*], which assumes the establishment of a culture and service centre on the station square. The feature that differentiates the “Stary Rynek” project from the above outlines “Fabryka Pełnej Życia” is the fact that it is being implemented by a private investor, assuming the existence of the so-called social component. Hence the project must generate profits to the owner and by characterised by an additional return rate. Approximately 30 of such regeneration projects were or are being implemented in the Silesian Voivodship with co-financing from the JESSICA fund. The “Stary rynek” [*Old Market Place*] project should be considered as a complex one owing to

the multifunctional nature and development both of the monumental facility, as well as the surrounding public space.

Summary and conclusions

Based on selected cities of the Silesian Region it may be presumed that in the regeneration proves they follow contemporary development trends of city centres. Infrastructural projects dominating to date are being replaced by a set of several smaller initiatives implemented in the participative approach. The central point is constituted by the local community, and the dynamics of processes taking place in city centres depend to an increasing level of involvement of inhabitants and the durability of collective activities. This type of change to the approach arises in the first place from growing co-responsibility of inhabitants for common goods, *i.e.* municipal space; secondly, activities of a participative nature strengthen local authorities, which in this way adapt themselves to requirements posed in the *Act on regeneration* and guidelines related to regeneration programmes.

References

- Botsman R., Rogers R. (2010) What's Mine is Yours: How Collaborative Consumption Is Changing the Way We Live. *Harper Business*, London: 304.
- Bruckner J. K., Thisse J. F., Zenou Y. (1999) Why is Central Paris Rich and Downtown Detroit Poor?: An Amenity-based Theory. *European Economic Review*, 43(1): 91-107.
- Coca-Stefaniak J. A., Parke C., Quin S., Rinaldi R., Byrom J. (2009) Town Centre Management Models: A European Perspective. *Cities*, 26(2): 74-80.
- Codagnone C., Martnes B. (2016) Scoping the Sharing Economy: Origins, Definitions, Impact and Regulatory Issues. JRC Technical Reports, Institute for Prospective Technological Studies, Digital Economy Working Paper: 36.
- DoE (Department of the Environment) (1996) Town Centres and Retail Development. Revised Planning Policy Guidance Note 6, HMSO. London.
- Florida R. (2002) The Rise of the Creative Class, and How It Is Transforming Work, Leisure, Community and Everyday Life. *Basic Books*, New York: 434.
- Foster S. (2011) Collective Action and the Urban Commons. *Notre Dame Law Review*, vol. 87: 57-134.
- Foster S. R., Iaione C. (2016) The City as a Commons. *Yale Law and Policy Review*, 34: 281-349.
- Gehl J. (2010) Cities for People. *Island Press*: 288.
- Gehl J. (2011) Life between Buildings: Using Public Space. *Island Press*: 216.
- Glaeser E. (2011) Triumph of the City: How Our Greatest Invention Makes Us Richer, Smarter, Greener, Healthier and Happier. *Penguin*, London: 338.
- Glass R. (1964) Aspects of change. The Gentrification Debates: A Reader. *MacGibbon and Kee*, London.
- Harvey D. (2012) Bunt miast. Prawo do miasta i miejska rewolucja. *Bęc Zmiana*, Warsaw: 224.
- Hutton T. A. (2004) The New Economy of the Inner City. *Cities*, 21(2): 89-108.
- Jadach-Sepiolo A. (2007) Gentryfikacja miast. *Problemy Rozwoju Miast*, 4/3: 66-79.

- Klasik A. (Ed.) (2008) Aktywność przedsiębiorcza i konkurencyjność ekonomiczna miast w procesie restrukturyzacji aglomeracji miejskiej. *Prace Naukowe AE w Katowicach*, Katowice: 412.
- Klasik A. (Ed.) (2011) The Cities and Agglomerations Development Based on The Culture Sector and Creative Industries. *Studia Regionalia*, vol. 30, Warsaw: 428.
- Landry C. (2000) The Creative City: A Toolkit for Urban Innovators. *Earthscan*, London: 300.
- Lees L., Slater T., Wyly E. (2007) Gentrification. *Routledge*, London: 334.
- McLaren D., Agyeman J. (2015) Sharing Cities: a Case for Truly Smart and Sustainable Cities. *MIT Press*: 445.
- Montgomery C. (2015) Miasto szczęśliwe. Jak zmienić nasze życie, zmieniając nasze miasta. *Wyd. Wysoki Zamek*, Krakow: 507.
- Polko A. (2005) Miejski rynek mieszkaniowy i efekty sąsiedztwa. *Wyd. AE w Katowicach*, Katowice: 104.
- Polko A. (2008) Ocena witalności centrów miast. *Górnośląskie Studia Przedsiębiorczości*, vol. VII, Chorzów: 11-21.
- Polko A. (2011) Genryfikacja na obszarach małych miast oraz gmin wiejskich sąsiadujących z dużą aglomeracją. In: Heffner K., Marszał T. (eds.), *Rewitalizacja, genryfikacja i problemy rozwoju małych miast*. *Studia KPZK PAN*, Vol. CXXXVI, Warsaw: 17-27.
- Polko A. (2012) Wybrane trendy zagospodarowywania przestrzeni europejskich miast. In: Czornik M. (ed.), *Gospodarowanie przestrzennymi zasobami miasta w świecie ponowoczesnym*. *Wyd. UE w Katowicach*, Katowice: 32-40.
- Porter M. E. (1995) The Competitive Advantage of the Inner City. *Harvard Business Review*, 73(3): 55-71.
- Porter M. E. (1997) New Strategies for Inner-city Economic Development. *Economic Development Quarterly*, 11(1): 11-27.
- Ravenscroft N. (2000) The Vitality and Viability of Town Centres. *Urban Studies*, vol. 37, No. 13: 2533-2549.
- Rifkin J. (2014) The Zero Marginal Cost Society: The Internet of Things, the Collaborative Commons, and the Eclipse of Capitalism. *Palgrave Macmillan*: 448.
- Rogerson R. J. (1999) Quality of Life and City Competitiveness. *Urban Studies*, 36(5-6): 969-985.
- Smith N. (1996) The New Urban Frontier: Gentrification and the Revanchist City. *Routledge*, London: 288.
- Sudjic D. (2008) Can Liverpool be Bilbao of the North? *Observer*, December 15.
- Tallon A. (2010) Urban Regeneration in the UK. *Routledge*, London and New York: 320.
- Tallon A., Bromley, R. D. (2004) Exploring the Attractions of City Centre Living: Evidence and Policy Implications in British Cities. *Geoforum*, 35(6): 771-787.
- Vicario L., Martinez Monje P. M. (2003) Another Guggenheim Effect? The Generation of Potentially Gentrifiable Neighborhood in Bilbao. *Urban Studies*, 40(12): 2383-2400.
- Warnaby G., Alexander A., Medway D. (1998) Town Centre Management in the UK: a Review, Synthesis and Research Agenda. *The International Review of Retail, Distribution and Consumer Research*, 8(1): 15-31.

Regeneration programmes

Municipal Renegeration Programme for the City of Czeladź for the years 2016-2023. Czeladź, 2016.

Municipal Renegeration Programme. Bytom 2020+. Bytom, 2017.

Local Renegeration Programme of the City of Katowice. Katowice, 2016.

Local Renegeration Programme of the City of Ruda Śląska from 2030. Ruda Śląska, 2014.

Renegeration Programme of the City of Częstochowa for the years 2017-2023. Częstochowa, 2017.

Renegeration Programme: Dąbrowa Górnicza 2022. Dąbrowa Górnicza, 2016.

To cite the article:

Polko A. (2017) Dynamics and viability of town centres – concepts, tools, projects. *Studia Regionalia* 51: 51-67, doi: 1012657/studreg-51-04