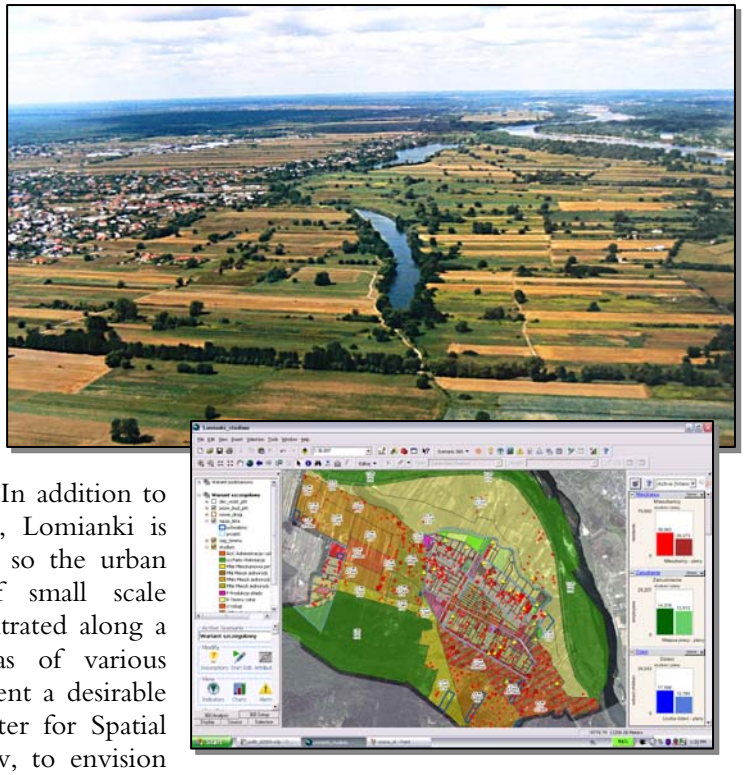
Growth and Conservation in Lomianki, Poland

Public engagement in development strategies for a high growth community

Location: Lomianki, Poland
Partners: Community of Lomianki; Centrum Gospodarki Przestrzennej



Context: The Community of Lomianki lies in the valley of the Vistula River, about 16 kilometers (10 miles) northwest from the center of the Warsaw. Just outside of town lies Poland's Kampinoski National Park. The park's forests, meadows, swamps, and dunes are rich in flora and fauna, and UNESCO added the park to its list of biosphere reserves in 2000. The wildlife resources and beauty of the landscape around Lomianki have resulted in a very high rate of residential development—over the past 12 years, the population of Lomianki has increased by 50% to about 26,000 people. In addition to being an attractive residential community, Lomianki is known for its many small craft industries, so the urban area may be described as a mix of small scale commercial/industrial development concentrated along a highway, surrounded by residential areas of various densities. Wanting to identify and implement a desirable growth strategy, the town hired the Center for Spatial Management, a consulting firm in Warsaw, to envision potential strategies for development.

Project Description: The Centrum Gospodarki Przestrzennej ("Center for Spatial Management") used CommunityViz and a variety of GIS datasets including cadastral land-use information, environmental data, and zoning regulations to define three alternative growth scenarios. The first scenario reflected development under the current growth plan. The second scenario reflected a more conservative approach focused on reduction of undesirable effects of development. The third scenario substantially concentrated development, increasing density in some areas by transferring growth from others.

> *"GIS and CommunityViz allowed us to move forward quickly with a new and better plan for Lomianki."*
> — Dorota Gadomska, Coordinator of Spatial Planning, Lomianki

The three scenarios were developed, analyzed and used in public meetings as the basis for informed discussions. The Center created a CommunityViz-based interactive "game" (similar to SimCity) combining both spatial and non-spatial assumptions about the alternative development strategies. Citizens and decision-makers engaged in the planning process explored and modified the alternative growth scenarios, exploring "on the fly" potential impacts of land-use decisions and testing the underlying planning assumptions. The set of indicators focused on build-out capacity under different zoning

regulations, environmental protection, open space, community budget, cost of infrastructure, access to affordable housing, and opportunities for future economic development.

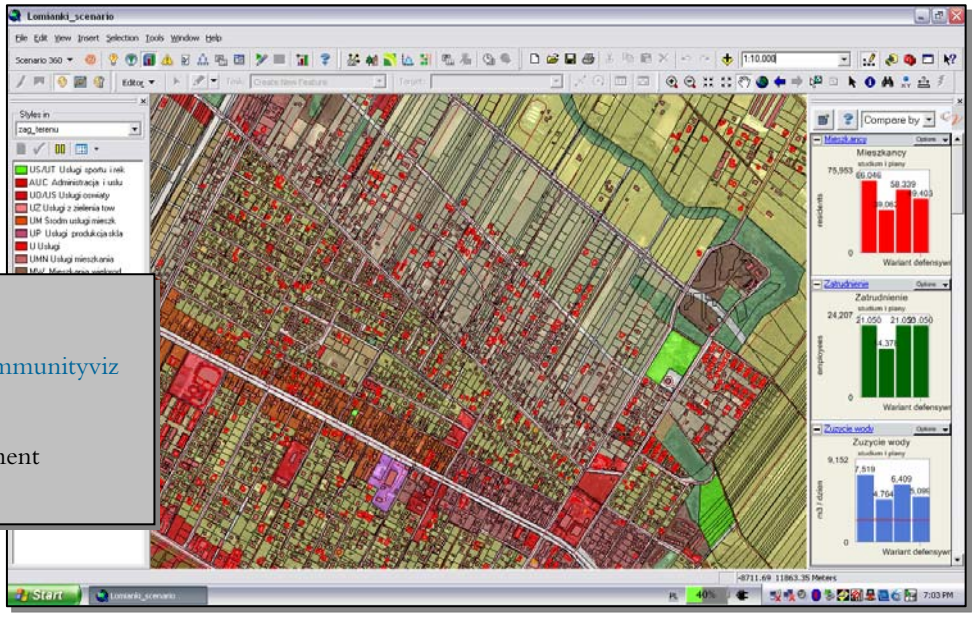
In addition to preparing and evaluating alternative plans for the community as a whole, the Center evaluated the accumulated impact of seven different detailed area plans and developed a method to monitor building permits within the community.

The project leaders found CommunityViz to be powerful educational tool for both the decision-makers and the citizens of Lomianki. They were able to incorporate specific local values and goals into the planning process and to gain a better understanding of the complexities and impacts of land-use decisions.

> *"We found CommunityViz to be very productive in the areas of "hard" analysis and calculations, and "soft" mediation and discussion. It fostered public inspiration and discussion of local values. We found it useful for both short-term and long-term perspectives."*
>
> — Pawel Decewicz, Center for Spatial Management

Technology and Tools: CommunityViz Version 3.3, including Build-Out, TimeScope, Land Use Designer and Sketch Tools; ArcInfo 9.2; ArcView 9.3; interactive public meetings to review and analyze both general plan alternatives and area plan alternatives.

Outcomes: The development and analysis of the alternative scenarios provided the citizens and leaders of the Town of Lomianki with an increased understanding of the implications of their planning decisions. Fortified by this increased understanding, and based upon the findings of the CommunityViz project, the Town has begun to modify its general plan and to speed up work on several local area plans. The Town has also established a new local GIS system and a GIS-based development monitoring system.



KEY LINKS

CommunityViz
http://placeways.com/communityviz
Community of Lomianki
http://www.lomianki.pl
Center for Spatial Management
http://www.geoportal.pl

Source: Center for Spatial Management; Area photo credit: Michal Straszewski. CommunityViz is a registered trademark of Placeways LLC.