

Summary

(Streszczenie rozprawy w języku angielskim)

The Common Good in Urban Space – Comparative Analysis in Poland and in France on the Example of Chosen Districts of Warsaw and Paris

Presented doctoral dissertation examines theoretical paradigms of urban planning and their contemporary application. The material on juridical framework is completed with the description and comparison of chosen study cases in Poland and in France. The common good constitutes a philosophical basis for the Polish legal system. The public, as well as academic debate, on the topic of common good in the city space is currently developed worldwide.

In order to explore this thematic field, which has been so far studied mostly in the context of research in humanities, primary as well as interpretative literature sources were examined, followed by an observation of on-going international debate. This theoretical framework was complemented by local study cases in both countries, put in comparison in the final part.

The starting point for this research is the analysis of Polish conditions regarding the exercise of power in spatial planning - urban planning, in particular, the situation in Warsaw where the transformation of land in recent decades has become particularly intense.

After the review of Warsaw conditions regarding the area of Powiśle, the analysis was deepened by literature and field studies concerning the French conditions, with emphasis on the selected area of Paris: Zone d'Aménagement Concerté Paris Rive Gauche, currently subject to changes in spatial development.

The districts chosen as case studies have been selected for comparison due to similar morphological and historical conditions in two cities with different history and economic conditions. Secondly, both main study case districts are characterised by their large area.

The cases of territories subjected to administrative, institutional and public management have been supplemented with descriptions of cases in which selected spaces are managed in a social way. Jazdów of Warsaw was analysed in this respect next to Grands Voisins in Paris.

The analysis revealed that the French legal system in the field of spatial planning gives the state and local governments a very strong position and strong tools for operational urban planning, allowing effective management of space in the interest of the common good.

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Sometimes these tools significantly limit the freedom of action of other participants in the process: private, social and institutional actors. Some of these tools also limit selected civic rights, such as the right to property, enhancing instead the possibility of realizing projects in the name of the general interest. Specifically, these tools include the pre-emptive real estate rights by municipality, the need to agree possible land divisions (lotissement) and ZAC (Zone d'Aménagement Concerté).

As part of operational planning, and more specifically ZAC operations, a framework is defined in which a social entity, such as the association of citizens, can participate.

In Poland, the urban system shows more freedom features, giving the public entity less tools of administrative coercion. In the current situation, with a very strong position of private entities (e.g. developers, as well as the growing role of non-governmental organizations), this makes it difficult to establish spatial order and sometimes leads to chaos, to the detriment of the public good.

While official administrative procedures differ markedly in both countries, bottom-up initiatives related to co-management have many common features in terms of self-organization.

The analysis of the French conditions allows us to formulate a proposal to consider the experience of operational urban planning and integrated social management in spatial planning in Poland.

Keywords: COMMON GOOD, URBAN PLANNING, CITY DEVELOPMENT, URBAN GOVERNANCE

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