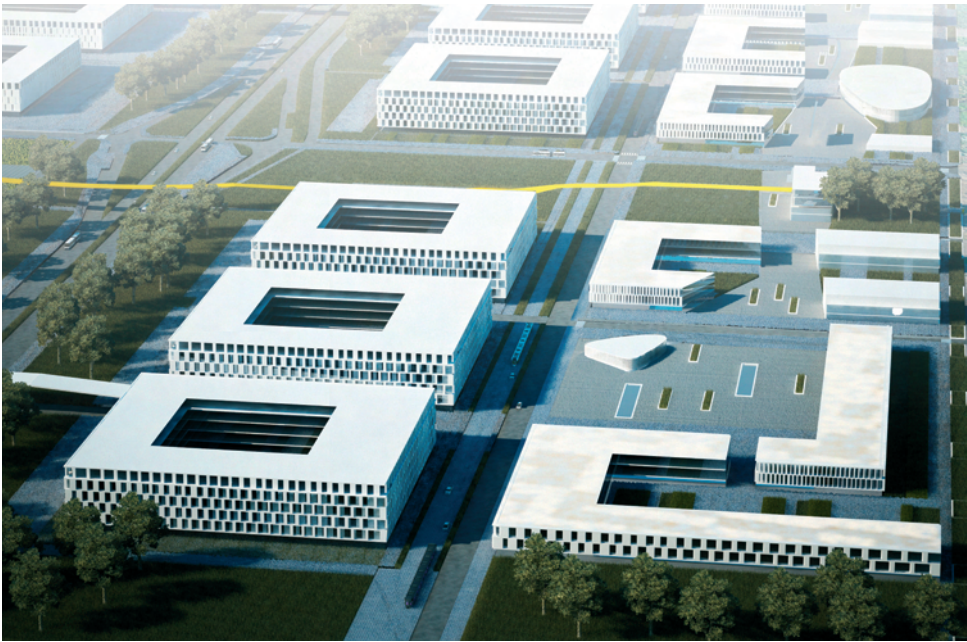


Branice Park of Science
and Technology
area: 127.75 ha



Investment perspective



**Description
of the
undertaking**

The Park of Science and Technology is the most important investment project of the strategic project of "Kraków – Nowa Huta of the Future". The investment project of the park will stimulate and revive the economy of the eastern part of Kraków and of the Małopolska Region. Therefore, it is provided that a conceptual programme will be implemented in order to concentrate and carry out activities in support of the development and implementation of innovative undertakings of the town and the region.

The conception provides that a pro-innovative centre of research, development and technology will be created and have the national – or even international – range. For this purpose, a complex of facilities and premises will be erected to offer space for offices, laboratories, workshops, conferences and exhibitions, with an array of complementary services.

The key area of the activities of the Park will be as follows:

- support of innovative entrepreneurship,
- support of the development of R&D projects,
- access to high-tech equipment offered to students, young entrepreneurs and innovators/discoverers,
- professional consultations, supporting innovative initiatives and business partner seeking for new projects,
- promotion of developments compliant with environmental and sustainable development rules,
- work & play & learn zone,
- establishing of a Think-Thank-Islands platform for exchange of current information,
- Designing and Ergonomic Centre.

Key branches:

- material engineering and nanotechnology for special applications,
- clean power technologies,
- construction of power self-sufficient houses.

Area

127.75 ha

Location

The Branice Park of Science and Technology will be developed in the eastern part of the town of Kraków, in the Nowa Huta district, area of Branice, ca 6 km from the centre of the Nowa Huta district and ca 13 km from the centre of Kraków.

The area designated for the development of the investment is located east of the steelworks of ArcelorMittal Poland S.A. (formerly "Tadeusz Sendzimir Steel Works").

The investment area will be delineated by:

- Rusiecka Street and field ways in the north,
- Igołomska Street along the fencing of the ArcelorMittal Steel Works and – beyond the crossing with Igołomska Street – across the area of production waste dumping sites – in the west,
- beyond Sasanek Street and its extension in the south,
- along Rzepakowa Street in the east.

**Development
conditions**

The area of the Branice Park of Science and Technology will be located on areas covered by the "Branice" Municipal Spatial Development Plan, i.e. on the areas designated for development with road infrastructure to serve investment projects exceeding the area of the plan. The provisions of the plan provide, inter alia, the creation of the – so called – "Technological Park" on the northern and west-southern side of the plan, with the use of post-industrial structures.

The Municipal Branice Area Development Plan, provides, in particular, the location of:

- high-technology production facilities,
- technological centres,
- office and administration buildings,
- entrepreneurship incubators,
- scientific research facilities (analytical and experimental laboratories).

The area designated for the investment project is also covered by a draft of amendments to the Study of Spatial Development Conditions and Directions of the City of Kraków. The key function of the areas that the Study provides for is the development of the area with service facilities and premises such as hotels, offices, administration units, schools and education institutions, high-tech industrial facilities and necessary accompanying structures and green areas. The draft of the amendments to the Study also provides that the spatial development of the area along Igołomska Street will be altered and complemented with service facilities and premises of local and supra-local importance.

Ownership structure

The area comprises of 188 plots of various ownership and holding statuses.

The plots covered by the investment project are the properties of:

- Municipality of Kraków,
 - State Treasury,
 - Municipality of Kraków or the State Treasury held in perpetual usufruct by legal persons,
- or
- properties held under other holding titles by natural and legal persons,
- or
- private properties.

Spatial development and mode of use

Current state:

The area is clearly diverse as regards its functional, spatial and landscape features. There are post-industrial degraded areas (including waste dumping sites and post-production waste dumps), steelworks industrial areas, areas of the water treatment plant, vast areas of railway structures and barren lands.

In the northern part, beyond Igołomska Street, there are storehouses, roofed car parks, backup buildings and temporary structures, a shelter, other facilities of technical infrastructure, grounds of railway infrastructure connected with the steelworks.

In the southern part, below Igołomska Street there are few storehouses and housing structures.

A large part of the area consists of barren lands.

Intended development:

The spatial development plan of the area provides that the following structures will be located there:

- buildings and facilities to host offices, laboratories, R&D units, services and high-tech production facilities and premises, exhibitions and conferences,
- commercial facilities (catering outlets, banks, retail outlets etc.) and tourist services (hotels, information centres, etc.),
- storehouses and technical structures (in a number necessary to operate the Park of Science and Technology).

An outline of spatial development:

- Development parallel to Igołomska Street, clearly split into the north and southern parts. Due to the role of Igołomska Street, it is anticipated that the traffic will be high. Therefore, a high green screen belt is designed between the street and the future development.
- The main entry road from Igołomska Street through newly designed transportation nod to be located in the western part.
- The western part (in its southern and northern sections) will be developed as a representative area – the “entry zone” – at the border of the newly designed business zone and the remaining part of the urban area.
- On either sides of Igołomska Street, a dense development is designed (structures up to 18 m high).
- Northern part will be densely developed with up to 13-meter high structures for offices, laboratories and production facilities (high-tech production).
- Southern part will be developed with low-density development of office buildings with accompanying services; the layout of the development will be that of detached, perforated quarters.
- Complementary development: urban public areas, detached service outlets and premises (including a conference and exhibition centre, mediateka, fitness club etc.) and a green park area.

Initial parameters of the area of the Branice Park of Science and Technology:

- development with service facilities: area: ca 68.9 ha, area to be developed: ca 231,100 m², usable area: ca 410,000 m².
- green areas: 36.5 ha;
- transportation infrastructure: ca 23.3 ha;

Transportation system

Current state:

Currently the area of the Nowa Huta district is served by a fairly underdeveloped street system, i.e. Igołomska Street and a few roads of lower classes. Transportation tracks serve neighbouring areas, while their technical state and parameters are of a low class.

Igołomska street has currently two-lane bituminous road without pavements, narrow shoulders and turning lanes near crossroads.

Technical infrastructure

Intended solutions:

The transportation system for the Park will include the following system of roads:

- a newly designed Z-class (local distributor) road with two-level road-nod (interchange) at the junction with Igołomska street,
- reconstructed Igołomska Street with new nods and junctions,
- a network of newly designed L-class (local) streets and roads,
- a newly designed tram line to the southern part of the Park of Science and Technology; its terminal will be located at the east border of the area.

Current state:

- Water: the area is served by the municipal waterways. A water main of 300-mm diameter runs from west to east along Igołomska Street. A water distribution system (ø300 mm > ø80 mm) supplies water to the settlements of Branice, Ruszcza, Wola Rusiecka and Przylasek Rusiecki,
- Sewage system: the central and northern parts of Kraków-East areas are beyond the area served by the municipal sewage system. Wastewater from households is discharged to containers regularly emptied. Industrial facilities have their own sewage systems. In the southern part a gravitational-pumping sewage system is under construction. There are pumping plants in Wyciąże, Przylasek Rusiecki and Stryjów.
- Rainwater discharge system uses open trenches and surface water races. Industrial facilities in the southern and northern parts of Branice have their own local rainwater discharge systems.
- Heat supplies: the area is beyond the area served by the municipal heating system of the city of Kraków. The source of heat for industrial facilities in Branice is the internal heating system of the steelworks of ArcelorMittal Poland S.A. Other structures are heated from individual heat sources using natural gas, solid fuels or heating oil.
- Natural gas: the natural gas network is underdeveloped. The source of gas is the reduction-measuring station in Niepołomice, whilst natural gas for industrial facilities in Branice comes from the internal gas network of the steelworks of ArcelorMittal Poland S.A.
- Power: 110kV and 220kV overhead lines.

Intended solutions:

- Water: for development areas below Igołomska Street, the water supply system will be extended by connecting the existing pipelines and their extension with the ø300mm main at Igołomska Street; for development areas above Igołomska Street, the construction of a water supply system connected with ø300mm main at Igołomska Street is designed.
- Sewage system: waste water from the west and central parts of the area will be transported through the Branice – Stryjów – Przylasek Rusiecki interceptor sewer to the Kujawy waste water treatment plant; waste water from the eastern part of the area will be transported through a sanitary sewer designed to run along Igołomska and Rzepakowa Streets to the pumping station in Przylasek Rusiecki. From there, waste water will be pumped by a transit pipeline to the Kujawy waste water treatment plant.
- Rainwater discharge system: the drainage system will be extended, using gravitational discharge systems transporting water to the nearest receptors, i.e. trenches or streams; a drainage system will be constructed for all public roads; a rainwater drainage system will be constructed to transport rainwater from roofed structures of the Park of Science and Technology.
- Heat supplies: natural gas will be supplied from the gas network pipeline near Igołomska and Jeziorko Streets.
- Natural gas: supplies of gas will be from the gas network in the areas of Igołomska and Jeziorko Streets.
- Power: wiring of 110kV and 200kV overhead lines. The main power supply station (110/15kV transformer station) will be located near the investment project area.

More details
about the area

<http://obserwatorium.um.krakow.pl>