

**Alicja Zakrzewska-Półtorak**

Wrocław University of Economics  
e-mail: alicja.zakrzewska-poltorak@ue.wroc.pl

### **WROCLAW-ŚRÓDMIEŚCIE – SPECIFIC FEATURES AND DEVELOPMENT PROSPECTS**

### **WROCLAW-ŚRÓDMIEŚCIE – SPECYFIKA I PERSPEKTYWY ROZWOJU**

**Summary:** The aim of this paper is to determine the specificity and importance of Wrocław-Śródmieście (the important part of Wrocław, the former district) in the economy of Wrocław and its prospects for development, taking into account strengths and weaknesses. The object of this research is the statistical unit of Wrocław defined by the boundaries of the former district – Wrocław-Śródmieście. The research covers the period (as the availability of statistical data) for the years 2009-2015. The author used a descriptive method, simple statistical methods, an analysis of literature and source documents, a deductive method and an empirical inference.

**Keywords:** Wrocław-Śródmieście, local development, economic activity.

**Streszczenie:** Celem artykułu jest określenie specyfiki i znaczenia obszaru Wrocław-Śródmieście (ważnej części Wrocławia, dawnej dzielnicy) w gospodarce Wrocławia oraz perspektyw jego rozwoju, z uwzględnieniem silnych i słabych stron. Przedmiotem badań jest jednostka statystyczna Wrocławia, delimitowana zasięgiem dawnej dzielnicy Wrocław-Śródmieście. Badaniem objęto, w miarę dostępności danych, lata 2009-2015. W artykule zastosowano metodę opisową, proste metody statystyczne, analizę literatury i dokumentów źródłowych, metodę dedukcyjną oraz wnioskowanie empiryczne.

**Słowa kluczowe:** Wrocław-Śródmieście, rozwój lokalny, aktywność gospodarcza.

DOI: 10.15611/br.2016.1.12

JEL Classification: R11

## **1. Introduction**

Wrocław-Śródmieście is the name of the one of the former districts of the city<sup>1</sup>, and now this term is used as a statistical unit and an allocation of competences of certain bodies of state administration, such as: district court, tax office, police station.

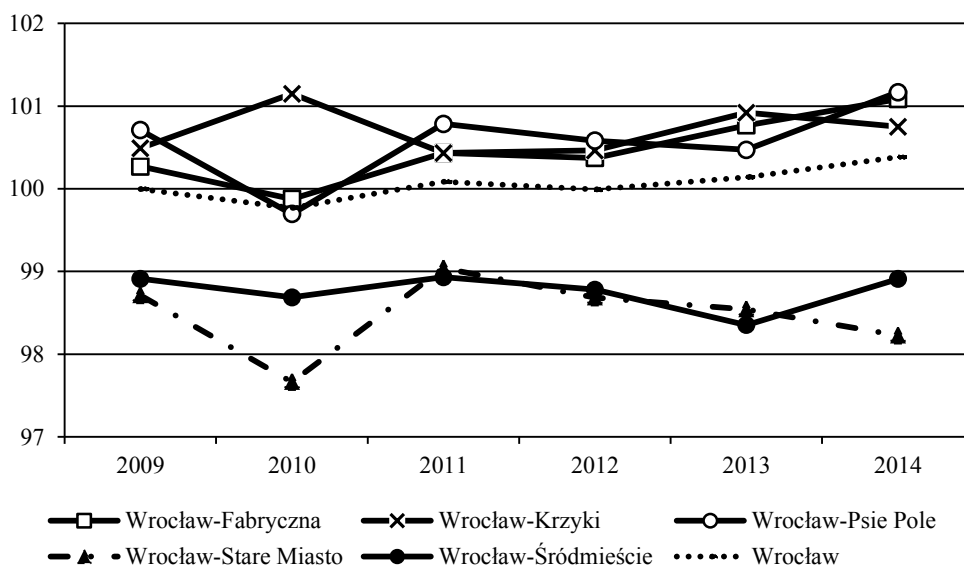
<sup>1</sup> Other districts are: Fabryczna, Krzyki, Psie Pole and Stare Miasto (Old Town).

Wrocław-Śródmieście is an important part of the city, situated in the center, with an area of 16 km<sup>2</sup>. According to Statistical Office in Wrocław data the area is inhabited by nearly 113,000 persons (based on the register of personal identity number PESEL, as of the end of 2014).

On Wrocław-Śródmieście or its parts, wrote, among others: I. Mironowicz [Mironowicz 2005], T. Ossowicz [Ossowicz 2010], R. Majkut [Majkut 2011], M. Dębek and P. Olejniczak [Dębek, Olejniczak 2015]. Wrocław-Śródmieście area was investigated by the author, and the aim of the research was to determine the specificity and importance of Wrocław-Śródmieście in the economy of Wrocław and its prospects for development, taking into account strengths and weaknesses. Selected results of the research are presented in this paper.

## 2. General characteristics of Wrocław-Śródmieście

Wrocław-Śródmieście area is located on the right bank of the Odra River, in the immediate vicinity of Wrocław Old Town, including the Main Square. It consists of the following precincts: Bartoszowice, Biskupin, Dąbie, Plac Grunwaldzki, Sępolno, Zacisze and Zalesie. Among others the following institutions have their headquarters



**Figure 1.** The dynamics of population change year to year in Wrocław-Śródmieście to other former districts of the city and Wrocław in the years 2005-2014 (as on 31st December, the previous year equals 100)

Source: own research on the basis of [Statistical Yearbook... 2010; Statistical Yearbook... 2012; Statistical Yearbook... 2014; Wrocław in figures... 2015].

in Śródmieście: Wrocław University of Science and Technology, University School of Physical Education, and Independent Public Teaching Hospital No. 1. In this area there is Wrocław ZOO, Centennial Hall, Japanese Garden, Ostrów Tumski with the St John the Baptist Cathedral, Słodowa Island, the Botanical Garden of the University of Wrocław.

The district's area is approx. 5.5% of the area of Wrocław. The number of residents as of the end of 2014 accounted for approximately 17.8% of the city's population. In the years 2000-2014 the population of Wrocław-Śródmieście decreased steadily. According to the data from Local Data Bank, Central Statistical Office, as on 31st December 2014, since 2000 it declined by more than 14%, and since 2005 by more than 10%. In the analyzed period (2009-2014) year to year (the previous year equals 100) population amounted more than or about 100 in former districts: Wrocław-Krzyki, Wrocław-Fabryczna and Wrocław Psie Pole (see Figure 1).

Despite declining population, Wrocław-Śródmieście was still the second, after Stare Miasto, most densely populated district of Wrocław; at the end of 2014 Śródmieście population density per 1 km<sup>2</sup> amounted to almost 7,080 people, while the average in Wrocław – 2,167 people (see Table 1).

**Table 1.** Population density by former Wrocław districts (per 1 km<sup>2</sup>, as on December, 31 2014)

Area	Density of population
Wrocław	2166.96
Śródmieście	7078.37
Fabryczna	1705.55
Krzyki	3233.48
Psie Pole	986.62
Stare Miasto	7323.53

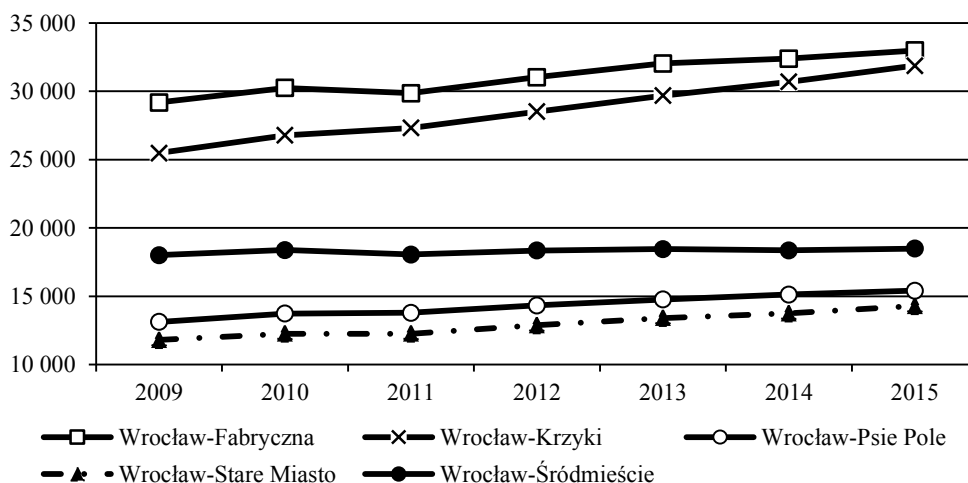
Source: own research on the basis of [*Statistical Yearbook... 2014; Wrocław in figures... 2015*].

Śródmieście is characterized by a favorable age structure of the population. According to the data from Local Data Bank, Central Statistical Office, from the end of 2014, there were fewer than 50 people in non-working age per 100 people of working age, while in the whole city there were more than 57 people in non-working age per 100 people of working age. The largest share of the age structure of the population were persons aged 20-29 years, in other former districts – those aged 30-39 years.

### 3. Economic activity in Wrocław-Śródmieście

In the economic structure of Wrocław-Śródmieście two areas can be specified: the south-eastern part (precincts: Biskupin, Sępolno, Dąbie, Bartoszowice), which is richer and more well-groomed part of the district and the western one (precincts: Plac Grunwaldzki, Zacisze, Zalesie), which is highly diversified in terms of economic development and the pace of structural change. These changes in the western part have started relatively recently, especially since the Polish entry into the European Union and obtaining assistance from the structural funds, i.e. in practice since 2005. An example may be changes occurring in Przedmieście Odrzańskie, also known as Nadodrze. It is the part of Wrocław subjected to a thorough revitalization. As a result, since 2007 Przedmieście Odrzańskie has made a slow economic progress, not only quantitative but also qualitative.

Considering the dynamics of the number of entities registered in Wrocław-Śródmieście in the years 2009-2015 a tendency to stabilize should be noted, while in other districts an increase in the number of entities is reported, particularly dynamic in the districts of Wrocław-Krzyki and Wrocław-Stare Miasto (see Figure 2).

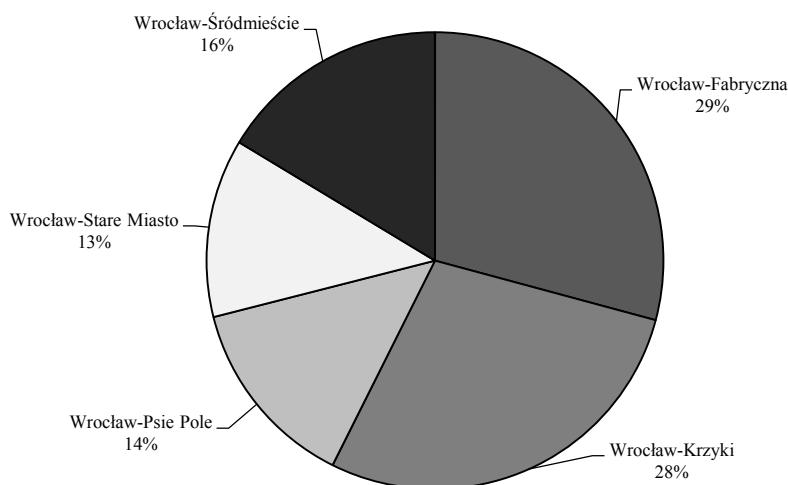


**Figure 2.** Dynamics of changes in the number of entities registered in the REGON in Wrocław Śródmieście compared to other former districts in 2009-2015 (as on 31 December)

Source: own research on the basis of [Local Data Bank (access 24.07.2016)].

By the end of 2015 the participation of the entities registered in Wrocław-Śródmieście accounted for over 16% of entities registered in Wrocław (see Figure 3), the participation of natural persons carrying out economic activities amounted to almost 16%, and commercial companies – approx. 10%. The service entities accounted for almost 85% of all entities registered in Śródmieście, and in the whole

of Wrocław was a bit lower (over 83%). Analyzing the structure of the number of entities by individual sections of Polish Classification of Activities 2007 (PKD 2007) in Wrocław, relatively large part in services in Wrocław-Śródmieście should be emphasized, in particular in terms of the entities of the sections L (activities related to real estate services), R (activities related to culture, entertainment and recreation), Q (health care and social assistance) and S (other service activities). The participation of the entities belonging to the industry and construction sections registered in Śródmieście decreased since 2009 to the end of 2015 almost by 2 percentage points; medium in Wrocław by approx. 1.5 percentage points, least in Stare Miasto, by approx. 0.5 percentage points.

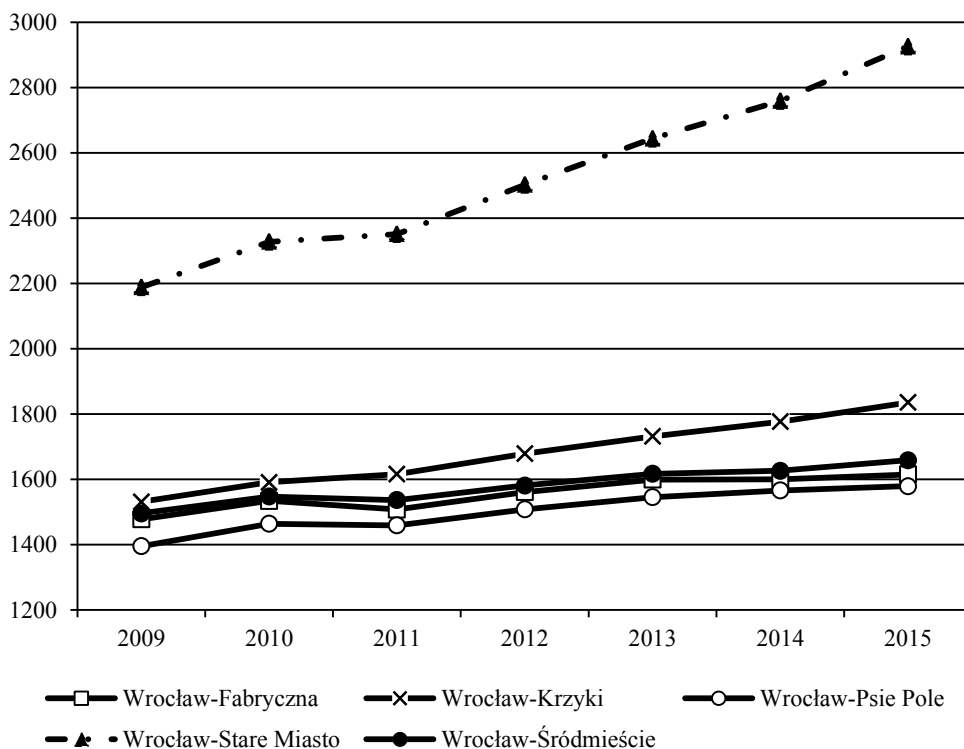


**Figure 3.** Structure of the number of entities registered in the REGON register in Wrocław-Śródmieście against other former Wrocław districts (as on December, 31 2015)

Source: own research on the basis of [Local Data Bank (access 24.07.2016)].

As on December, 31 2015, in Śródmieście it accounted for almost 1 660 entities on 10 thousand residents, on average, Wrocław was more than 1 780 entities on 10 thousand residents, most of them in Stare Miasto district (the most densely populated one, but with the fastest shrinking population) – more than 2 900. In Śródmieście in the years 2009-2015 the number of the entities per 10 thousand residents remained relatively stable, while the population shrunk (see Figure 4).

Table 2 shows the dynamics of newly registered entities by district in 2010-2015. The most attractive for the new location was Wrocław-Krzyki district, the last examined year indicated a significant increase of interest in the registration of new entities in Stare Miasto. In the years 2014-2015 the participation of Śródmieście in the scale of the city in this category decreased.

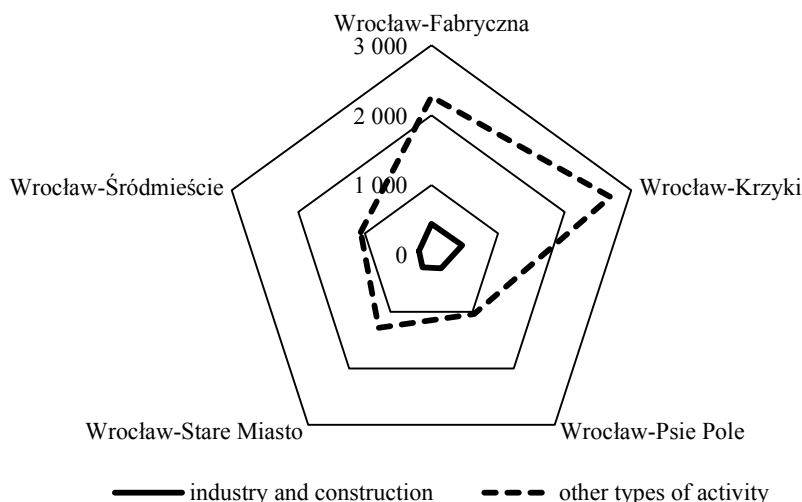


**Figure 4.** Dynamics of changes in the number of entities registered in the REGON register per 10 thousand residents in Wrocław-Śródmieście compared to other former districts of Wrocław in the years 2009-2015 (as on December, 31)

Source: own research on the basis of [Local Data Bank (access 24.07.2016); *Statistical Yearbook...* 2010; *Statistical Yearbook...* 2012; *Statistical Yearbook...* 2014; *Wrocław in figures...* 2015].

**Table 2.** Entities newly registered in the REGON register in Wrocław-Śródmieście to other Wrocław former districts in 2010-2015 (as on December, 31)

Area	2010	2011	2012	2013	2014	2015
Wrocław	9 075	9 092	9 259	9 518	9 394	9 922
Śródmieście	1 396	1 492	1 304	1 301	1 254	1 254
Fabryczna	2 753	2 611	2 736	2 782	2 694	2 713
Krzyki	2 632	2 637	2 698	2 824	2 923	3 156
Psie Pole	1 289	1 287	1 380	1 336	1 359	1 274
Stare Miasto	1 005	1 065	1 140	1 275	1 155	1 508
Not specified district	0	0	1	0	9	17



**Figure 5.** Newly registered entities in the industry and construction and other types of activity in Wrocław-Śródmieście compared to other former districts of Wrocław (as on December, 31 2015)

Source: own research on the basis of [Local Data Bank (access 24.07.2016)]

In the year 2015 and earlier more newly registered entities, which were analyzed considerably and which arose in “other types of activity” (in practice in services), industry and construction, played a minor role. In 2015 in Wrocław-Śródmieście 187 new entities were registered in the sections related to industry or construction, the least of all districts, more than two times less than in Wrocław-Krzyki district and Wrocław-Fabryczna. The structure of newly registered entities in industry and construction and other types of activity for former Wrocław districts by the end of 2015 is shown in Figure 5.

## 4. Conclusions

Wrocław-Śródmieście is the area that has historically shaped place in the economy of the city and has great potential that opens new opportunities for the further dynamic development. However, in the recent years, it has lost its importance, both in terms of population and economic activity. Particular attention should be given to the structure of this area, which can be divided into two distinct parts: the south-east, with strong fundamentals, but less flexible and west, demanding profound changes in the activation occurred since the entry into the European Union, especially in the last 10 years.

Among the strengths that could decide about the development of this area in the future, the following ones should be mentioned first of all:

- a strong position in Wrocław economy,
- presence of numerous institutions (including universities, health care facilities, offices, etc.) which play an important role for the inhabitants of the city, region or even country,
- location of numerous tourist and cultural attractions,
- organization of many cultural events within the area,
- presence of foreign investors, including the expansion of office space,
- investments such as reconstruction of the Reagan Roundabout on Grunwaldzki Square,
- increasing role of modern services, including those related to entertainment, recreation and culture,
- persistent traditions in respect of certain professions, including vanishing craft,
- strong relationships that make up the social capital,
- attractive relatively large green spaces and riverside areas.

The main weaknesses of Wrocław-Śródmieście are:

- shrinking number of population,
- slowdown in the creation of new entities,
- diversity in terms of space development, the presence of numerous areas and buildings devastated in the need of revitalization, progressive degradation of these areas, the occurrence of the unused properties,
- spatial differentiation in terms of the access to green space,
- diversity in terms of transport infrastructure,
- transport difficulties and bottlenecks,
- shortage of parking spaces,
- disorders of spatial order in terms of development of commercial premises and the location of advertisements,
- presence of the areas where there is aggravation of social pathologies,
- relatively low level of income of a large part of the population,
- strong air pollution as a result of the use of individual heat sources and the effect of traffic.

Further development of this area will depend on the ability to use strengths, to cope with weaknesses, as well as to use opportunities and to avoid threats. Possible actions are the responsibility of the authorities of Wrocław and Wrocław subdivisions, but also individuals, legal entities and other organizations associated with the area. Particularly important is the most efficient use of the location in the center of the booming big city and considered, purposeful selection of the revitalization and development projects.



## References

- Dębek M., Olejniczak P., 2015, *Wizerunek wrocławskiego Nadodrza po działaniach rewitalizacyjnych 2009-2013*, *Przestrzeń Społeczna*, no. 1 (9), pp. 1-48.
- Local Data Bank, Central Statistical Office, <https://bdl.stat.gov.pl> (access 24.07.2016).
- Majkut R., 2011, *Przedsiębiorczość jako determinanta jakości życia mieszkańców wielkiego miasta (na przykładzie zbiorowości wrocławian)*, *Zeszyty Naukowe Wyższej Szkoły Bankowej we Wrocławiu*, no. 22, pp. 149-165.
- Mironowicz I., 2005, *Obszary degradacji o funkcjach metropolitalnych. Studium przypadku: Plac Grunwaldzki we Wrocławiu – dzielnica akademicka*, [in:] Parteka T. (ed.), *Transformacja zdegradowanych struktur przestrzennych metropolii polskich*, *Bulletin of the Committee for Spatial Economy and Regional Planning, Polish Academy of Sciences*, vol. 223, Warszawa, pp. 156-182.
- Ossowicz T., *Forma urbanistyczna a system transportowy we Wrocławiu i Wrocławskim Obszarze Metropolitalnym*, *Czasopismo Techniczne, Architektura*, vol. 3, 1-A/2010, pp. 197-211.
- Statistical Yearbook of Wrocław City 2010*, 2010, Statistical Office in Wrocław, Wrocław.
- Statistical Yearbook of Wrocław City 2012*, 2012, Statistical Office in Wrocław, Wrocław.
- Statistical Yearbook of Wrocław City 2014*, 2014, Statistical Office in Wrocław, Wrocław.
- Wrocław in figures 2015*, 2015, Statistical Office in Wrocław, Wrocław.