Barracks, especially their historic part, should stay in the hands of the city and in the future be able to offer the wide range of functions - rentals, workshops and art galleries, pubs, restaurants, small shops, but also public institutions. It should be pulsating heart of Olsztyn’s life, and no closed housing enclave for developers and corporations. Where people who not only live nearby but also come here from far away to meet at theb pub, a home or an artistic workshop and share a good idea on how to activate the area.

The consultations point out one of the most serious threats to the future development of the area - the costs. There is a serious concern that the city officials, who still mostly own the caserns, would rather go for the functions that can secure funding from Europen Union, instead of listening to the people’s concerns. The participants of the civic consultations strongly highlighted that the funding should only be understood as a tool to secure money, instead of the goal itself.

The NGOs also insist that it is crucial not to be caught by a surprise by the government, as it happened 2013, when after several meetings with Town Hall, they only found out, that a part of the Caserns has been sold to a private investor, who did not participate in the consultations. Luckily, so far, the investor happens to be an architect know and respected in the region, who promised to consider the voice of the society.

The SWOT analysis (strengths, weaknesses, opportunities, and threats) of the city and the site resulted in the following suggestions. The main problems, such as weak infrastructure, are to be solved by additional streets and sidewalks. The site itself undergoes two main processes: refurbishment and addition of the new volumes that derive from site rationalisation.

The technical state is most often considered as satisfactory. A lot of effort must be put into the renovation, it will be necessary, among others, to replace parts of beams and rafters. Those parts which were burnt are in the worst condition and are basically in a state of building disaster. The study of 2010 shows, that post-military space objects have their limitations - not everything can be done. For example in the attic, it no longer will be possible to locate libraries and conference rooms. The reason for that are not only load-bearing capacities but also limitations associated with width, staircases etc. Such restrictions are practically non-existent on the ground floor. Shops, hotel, gastronomic or cultural facilities could take place here. The problem is also the lack of proper infrastructure and access roads.

A lot will also depend from the guidelines of conservator, since the buildings are under her administration. For example, knowing from previous projects, it might be very difficult to obtain a permission for a wall breakthrough or additional cladding.

Most buildings were preserved in their original form, with the exception of one building, that was insulated and painted yellow. While the window frames in large part have not been preserved, their original color managed to be defined and it was mostly brown. The conservator noted, that doors were in the worst condition, since former users continued to change their shape and color throughout the history. However, the message of the 2010 stocktaking is a good one - most parts of the complex can be restored and are of a high architectural value.

For the past ten years there have been several proposals on how to develop the area of Caserns, so attractively located close to the city center. There was a project of artistic town with space for theater and open-air performance, with exhibition space and orangery. There were also suggestions to upscale residential dwellings in post-military buildings.
location of caserns in Olsztyn

site plan
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former military caserns in Olsztyn

wartime damage - yellow indicates no damages

current state of the caserns
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FUNCTIONS

- Offices
- Industrial / Magazines
- Healthcare
- Educational

TYPOLOGY

- Void property
- Mixed function
- Leisure
- Religious

COMMERCIAL

- Shopping center Victo
- Shopping center Jakub
- Shopping center Manhattan
- Shopping center Warmian Gallery
- Shopping center Aura

SPORT

- New track & field stadium (outdoor)
- New Stomil Olsztyn soccer stadium
- New Urania (indoor)
- Rancho Kojrys
- University horse riding section
- University indoor pool

EDUCATIONAL

- Tennis courts Jodlowa Street
- Tennis center Park Jakubowy
- Warmia soccer club
- Primary and secondary sport school
- Indoor center Urania
- Indoor swimming pools II
- Indoor swimming pools I
- Sport - leisure center Ukiel
- Ice skating ring
- Aquasphera
- Stomil soccer club

HIGHER EDUCATION

- Studium Zawodowe im. Prof. Tadeusza Kotarbińskiego i Zarządzania
- Wyższa Szkoła Informatyki i Zarządzania
- Wyższa Szkoła Informatyki im. Józefa Rusieckiego
- Olsztyńska Szkoła Wyższa
- Uniwersytet Warmińsko-Mazurski

INFRASTRUCTURE

- Redykajny station
- Olsztyn center
- Gutkowo
- Olsztyn main station
- Roads
- Bus

MAIN TRAIN STATION
aerial photos of the site
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**SWOT ANALYSIS - STRENGTH**

**LOCATION**
- availability restricted by the way fast traffic way and a railway line
- restricted availability due to the formation of ground (embankment)

**COMMUNICATION**
- lack of integration with the rest of the city

**ARCHITECTURE**
- bad technical condition
- gradual destruction of valuable architectural and urban tissue
- enormous costs of restoration and renovation of the buildings
- lack of conservation activities leads to degradation buildings

**MARKET / FISCAL ECONOMY**
- increased capital expenditure due to the restoration work
- a large number of potentially untapped investment area
- lack of interest and inability to create conditions attractive for entrepreneurs who want to invest capital in this part of the town

**LAND MANAGEMENT / SPATIAL PLANNING**
- due to lack of a local development plan there is a threat of destruction of the uniformity of the area (possibility of issuing zones for different owners with different functions without any restrictions since the current SUKZ for Olsztyn (study of urban planning) do not have to be taken into account when making decisions about the buildings’ function)
- lack of clear development plans of the area
- lack of information on the direction of development
- lack of defined and approved process of change
- lack of policies
- lack of purpose
- lack of consultation and discussion can lead to waste of potential and a possibly perildie the changes, affecting the development of the zone not only in a micro (of local importance) but also macro (of regional and nationwide importance) level
- negative perception of space due to its degradation
- lack of public space for residents

**SOCIAL ACTIVITIES**
- passivity
- dislike and distrust
- low awareness - not noticing role residents in building the future of the city
- fear of change
- lack of faith in their own strength

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**SWOT ANALYSIS - WEAKNESS**

**LOCATION**
- availability restricted by the way fast traffic way and a railway line
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**SWOT ANALYSIS - STRENGTH**

**LOCATION**
- proximity to the city center
- proximity of dense and infrastructurally well developed neighborhoods: Downtown, Os. Wojska Polskiego, Zatorze, housing estate at the Long Lake, recently refurbished military barracks at the Long Lake
- direct vicinity of the urban forest, the river Lyna and the Long Lake
- neighborhood schools and sports stadium „Rugby Team Olsztyn” (currently not used)

**COMMUNICATION**
- good access from the Aleja Wojska Polskiego
- walk to the Town Hall and the Old City takes only 10-15 min
- proximity to the West Railway Station, railway tracks and future possible Olsztyn City Station 5 min on foot
- good access for tourists who do not have a car

**ARCHITECTURE**
- unique architecture of great historical and aesthetic value
- uniqueness of the former stables in terms of spatial layout

**MARKET / FISCAL ECONOMY**
- valuable land located in the city center
- commercial potential - over 14 000 m2 development of existing non-blocks housing, which is ca. 30 000 m2 of usable area (2 storeys) (trade, services, catering, hotel accommodation, office, exhibition space...)
- cultural potential (concerts, exhibitions, gallery, cultural center, museum „The City Barracks”, etc.)

**LAND MANAGEMENT / SPATIAL PLANNING**
- study of conditions and directions for spatial development of the city of Olsztyn, which provides guidelines for the supra-local service area citywide, regional and national (for all the barrack buildings)
- the area is subject to conservation registration number A.1953
- the whole area belongs to the city which should facilitate the proper process to stimulate the structure specifically and enforce positive impact on the neighboring districts
- the possibility of obtaining funds from the EU, the Scandinavian block and loans

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**SWOT ANALYSIS - WEAKNESS**

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**Current functions:**
- not subjected to design process
- services
- warehouse
- housing / services under construction
- non-historic value - demolision permit
- empty slot

**Proposed functions:**
- housing
- services
- fitness / gym
- university / art department
- NGO / workshops /innovation
- food market / mensa
- health care / rehabilitation
- night / music club / concerts

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**Historic buildings in the Caserns of Dragons (state of 2010):**
- 1885-1886
- 1886-1892
- 1892-1900
- 1905-1906
- 1905-1910
- 1910-1923
- 1927-1928
- 1934-1937
- non-historic, approved for demolition
- cadastral area
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section A-A

section B-B