

RESOLUTION No. ....  
OF THE MUNICIPAL COUNCIL OF THE CAPITAL  
CITY OF WARSAW of .....

concerning changes to the local land development plan in the region of the Palace of Culture and Science  
[Pałac Kultury i Nauki - PKiN] in Warsaw to be covered by buildings on site 7.UK

Pursuant to Article 18 item 2 point 5 of the Act of 8 March on Municipal Self-Government (unified text Journal of Laws of 2013, item 594, as amended<sup>1</sup>) and Article 20 item 1 of the Act of 27 March 2003 on Spatial Planning and Development (unified text, Journal of Laws of 2012, item 647, as amended<sup>2</sup>) in conjunction with Resolution No. LXI/1680/2013 of the Municipal Council of the Capital City of Warsaw of 11 July 2013 on commencement of work on preparing changes to the local land development plan in the region of the Palace of Culture and Science in Warsaw to be covered by buildings on site 7.UK Warsaw, stating that the change of the plan does not infringe Resolution No. LXXXII/2746/2006 of the Municipal Council of the Capital City of Warsaw of 10 October 2006 (as amended<sup>3</sup>) on the Study of land use conditions and directions for the Capital City of Warsaw, hereby resolves as follows:

§1.

1. Adoption of the amendment to the local land development plan in the region of the Palace of Culture and Science in Warsaw to be covered by buildings on site 7.UK, encompassing the area the boundaries of which constitute the lines of demarcation of site 7.UK, established in the current binding local land development plan in the region of the Palace of Culture and Science in Warsaw.

2. The boundaries of the area on the plan mentioned in item 1 have been demarcated on the plan drawing created on a scale of 1: 1000.

§2.

Under Resolution No. XCIV/2749/2010 of the Municipal Council of the Capital City of Warsaw of 09 November 2010 on commencement of work on preparing changes to the local land development plan in the region of the Palace of Culture and Science in Warsaw, § 22 shall be amended and receive the following wording:

For site 7.UK:

1. Land use:	1) primary land use shall be deemed to be: cultural services; 2) admissible land use shall be deemed to be: office, trade and retail and catering services; 3) supplementary land use shall be deemed to be: underground parking facilities.
2. Land development and management conditions	1) the land shall be deemed to be for a public benefit investment; 2) the minimum surface area of the building plot shall be deemed to be 0.35 ha; 3) the performance shall be deemed to be of cultural facilities: a museum and theatre;

<sup>1</sup> Amendments to the mentioned Act have been published in the Journal of Laws of 2013, item 645, item 1318

<sup>2</sup> Amendments to the mentioned Act have been published in the Journal of Laws of 2012, item 951, item 1445; of 2013, item 21, item 405, item 1238

<sup>3</sup> Amendments to the Study: Resolution No. L/1521/2009 of 26 February 2009 as amended; Resolution No. LIV/1631/2009 of 28 April 2009; Resolution No. XCII/2689/2010 of 7 October 2010; Resolution No. 1 XI/1669/2013 of 11 July 2013.

	<p>4) for office, trade and retail and catering services, the share of the usable floor area of these services, which are not functionally related to the cultural facilities, shall not exceed 20% of the usable floor area of all the structures,</p> <p>5) in the scope of the performance of car parks:</p> <ul style="list-style-type: none"> <li>a) the performance of car parks in the form of overground garages is prohibited,</li> <li>a) the performance of a maximum three levels of underground car parks is permitted,</li> <li>b) the performance of access routes between the car park in the area of the respective land plot and the car park under the municipal square 9.KPp;</li> </ul> <p>6) the following land development and management factors have been established:</p> <ul style="list-style-type: none"> <li>a) the minimum biologically active area shall equal 0%,</li> <li>b) the maximum development intensity shall equal 6,</li> <li>c) the minimum development intensity shall equal 1.5, where this factor shall mean the smallest admissible value of the ratio of the total surface area of all overground floors of the structures located on the building plot to the total surface area of this plot,</li> <li>d) The following built-in height: <ul style="list-style-type: none"> <li>- from the side of site 1.KD-Z and 9.KPp - except the west boundary at an elevation of 4.U - minimum 24 m, from the remaining sides - shall not be fixed,</li> <li>- maximum 26 m,</li> </ul> </li> <li>e) the superstructure construction height shall equal 28 m;</li> </ul> <p>7) the course of the building line shall be in compliance with the plan drawing;</p> <ul style="list-style-type: none"> <li>a) applicable,</li> <li>b) that cannot be crossed,</li> <li>c) for ground floors of structures that cannot be crossed,</li> <li>d) that superstructure construction height that cannot be crossed,</li> </ul> <p>8) in the scope of shaping the building development:</p> <ul style="list-style-type: none"> <li>a) the structures may be situated directly adjacent to the boundary with the neighbouring building plot,</li> <li>b) composition of the elevation is required to be accommodated to relate to the neighbouring building,</li> <li>c) the lower edge of the building walls are required to be performed above the arcades in the same line for the entire land development,</li> <li>d) the performance of the following structures accessible from the ground floor level is required: one or several public use walkways or a row of public use interiors - to create a walkway between the area of the municipal square 9.KPp and the street 5.KD-L,</li> <li>e) the performance of a superstructure is permitted only in the event of one building structure being performed,</li> <li>f) the main entrances of the service premises located on the ground floor of the buildings adjacent to site 9.KPp. 1.KD-Z and 5.KD-L are required to be located on the side of these sites,</li> <li>g) in the case of performing the structure at the building line from the side of ul. Marszałkowska, an architectonic emphasis</li> </ul>
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	<p>is required to be placed on the extension of the axis of ul. Sienkiewicza,</p> <p>h) roof geometry shall not be fixed,</p> <p>i) in the event of performance of cultivated green areas on the roofs or parts thereof, the planting of plants with a final height exceeding 2 m is prohibited,</p> <p>j) the performance of a public use section of the underground passage constituting an extension of ul. Projektowana 8.KD- L is required, the course of which is required to be compliant with the plan drawing; the minimum width of this passage shall be fixed at 15 m and the height shall take into account the clearance for coaches, k) the performance of ventilation systems and evacuation facilities is required, e.g. staircases and lifts which are necessary for the operations of the underground car park located under municipal square 9.KPp, incorporated into the body of the buildings, the performance under the municipal square of parts of underground buildings is permitted in compliance with the detailed rules and regulations for site 9.KPp, in compliance with § 24 item 2 point 5;</p> <p>9) the performance of fences is prohibited;</p> <p>10) the retention is required, with the possibility of reconstructing the underground tunnel of 1st line of the Warsaw Underground as well as the connection between the 1st and the 2nd line of the Warsaw Underground and the reach is stipulated on the plan drawing of the zone of potential mutual impact of the planned development and the underground communications infrastructure, i.e. in the meaning of separate provisions: the extent of the area of operational dynamic impact of the lines of the Warsaw Underground on the surrounding structures;</p> <p>11) in the scope of building facade material solutions: the use of refined materials on the building elevation is required, e.g. stone, fair-faced concrete, metal, glass;</p> <p>12) the rules for placement of advertising and signs in compliance with paragraph 6, item 1, point 1, 2 and 7.</p>
3. Special land development conditions	in the scope of potential mutual impact of the planned development and the underground communications infrastructure, the provisions of paragraph 11 sect. 1 shall apply.
4. Use of technical infrastructure	<p>1) General rules and regulation for conversion, development and construction of technical infrastructure facilities in compliance with paragraph 13.</p> <p>2) the retention of the existing electrical substation 110/15KV RPZ Pałac, with the possibility of conversion, is required;</p> <p>3) use of the technical infrastructure from existing and designed municipal systems running through neighbouring plots is required.</p>
5. Use of communications facilities	<p>1) a direct communications link shall be available only from the side of ul. Projektowana 5.KD-L and through the public use underground passage constituting an extension of ul. Projektowana 8.KD-L;</p> <p>2) An parking place occupancy rate for passenger cars of a maximum 10 parking places per 1000 m<sup>2</sup> usable floor area.</p>
6. The percentage rate	has not been fixed.

mentioned in § 15	
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§3.

Annexes to this Resolution:

- 1) Amended plan drawing - constituting Annexe No. 1;
- 2) Decision on manner of receiving comments to the proposed plan amendment - constituting Annexe No. 2;
- 3) Decision on the manner of performing the investments in the scope of technical infrastructure included in the amended plan which belong to the proper tasks of the Municipality and their financing rules - constituting Annexe No. 3.

§4.

The remaining arrangements of the local land development plan in the PKiN region in Warsaw adopted under Resolution No. XCIV/2749/2010 of the Municipal Council of the Capital City of Warsaw of 9 November 2010 remain unchanged.

§7.

The execution of this Resolution shall be entrusted to the President of the Capital City of Warsaw.

§6.

This Resolution shall be published in the Official Journal of the Mazovian Voivodship and the Bulletin of Public Information of the Capital City of Warsaw.

§7.

This Resolution shall gain the force of law 30 days after its publishing in the Official Journal of the Mazovian Voivodship.

President  
of the Council of the Capital City of Warsaw



