

**Kamila Boguszewska\***

***“Green axis of the city of Lublin”.  
Parks along the Bystrzyca River over 100 years (1919–2019).  
Plans versus realisations***

***Abstract***

The system of green areas in Lublin is associated with river valleys. The Bystrzyca Valley is the main compositional and natural axis of the complex, therefore its development was one of the priority planning activities both in the interwar period and after the war.

The aim of the article was to analyse local plans and provisions for parks designed in the Bystrzyca Valley in the 20<sup>th</sup> and 21<sup>st</sup> centuries. The issue was identified on the basis of literature and archival research, and after conducting a comparative analysis of the studied parks and the current state of land use, the evolution of the assumptions adopted in the interwar period was presented. A detailed analysis covered the designs of three riverside parks, which were to constitute a “green axis” within the city’s administrative borders in the immediate vicinity of downtown Lublin.

The work carried out allows the conclusion that the authorities of interwar Lublin, whose area in 1916 was seven times smaller than today and amounted to 26.9 km<sup>2</sup>, treated the development of river valleys as an important reservoir of green areas. A similar vision was close to the planners of the post-war period. Currently, with the significant expansion of the city, maintaining the recreational function of green areas in river valleys and protecting them from development is crucial from the point of view of the health and quality of life of residents.

**Key words:** Lublin, park, Bystrzyca River, spatial planning, city environmental system

***Introduction***

The system of green areas in Lublin is related to the Bystrzyca River valley, which is the main compositional and natural axis dividing the city into two parts – eastern and western [1]. In addition to the Bystrzyca valley, Lublin’s green areas are enriched by two other river valleys – Czerniejówka (meridional course) and Czechówka (latitudinal course) and a system of 84 dry erosion-denudation valleys within the administrative borders of the center [2].

The relief of the land, and in particular the ravines and dry valleys, were one of the factors that determined the creation and shaping of the Lublin urban organism [3]. Currently, these formations are part of the Ekologiczny System Obszarów Chronionych – ESOCh [Ecological System of Protected Areas], in which the priority is to maintain

the integrity and continuity of ecological and spatial structures. This is of great importance in the context of the aero-sanitary conditions of the city, rainwater retention and, therefore, the health and well-being of its inhabitants [2].

The key issue in this context is the development of the Bystrzyca Valley, which was one of the priority planning activities both in the interwar period and later, after World War II. It can be argued that the authorities of Lublin, whose area in 1916 was seven times smaller than today and amounted to 26.9 km<sup>2</sup>, treated the development of river valleys as an important reservoir of green areas. A similar vision was close to the planners of the post-war period. Currently, with the significant expansion of the city’s area, maintaining the recreational function of green areas in river valleys and protecting them from development is crucial from the point of view of the health and quality of life of residents.

The aim of the research discussed in the article was to show – based on a comparative analysis of projects from the 20<sup>th</sup> and early 21<sup>st</sup> centuries and the current method of land use – the evolution of the assumptions adopted in the

\* ORCID: 0000-0002-1513-2490. Faculty of Civil Engineering and Architecture, Lublin University of Technology, Poland, e-mail: k.boguszewska@pollub.pl

interwar period. A detailed analysis covered the designs of three riverside parks, which were to constitute a “green axis” within the city’s administrative borders in the immediate vicinity of downtown Lublin.

### *The state of research*

The issue of Lublin’s spatial development has been the subject of numerous articles and monographs. Public greenery and its place in the city structure have always been a complementary element that is part of spatial planning. Feliks Bieczyński wrote on this topic in his study on the development of 19<sup>th</sup>-century Lublin [4] and Gerard Ciołek, who focused on monastery gardens and their importance in the urban tissue [5], [6]. Aleksander Kierek [7] documented the spatial development of the city at the turn of the 19<sup>th</sup> and 20<sup>th</sup> centuries, and an attempt to create a full systematics of the manner and directions of Lublin’s development from the Middle Ages to the present was made in 1974 by Henryk Gawarecki [8].

A rich source of information and cartographic materials regarding planning of the post-war period is a publication from 2005, published by the Lublin City Hall, dealing with the history of the Lubelska Pracownia Urbanistyczna [Lublin Urban Planning Studio] from its establishment in 1955 to 2005 [9]. It highlights the activities of outstanding architects and urban planners – Romuald Dylewski and Henryk Matwiejuk, who had a huge impact on the spatial development of Lublin. Dagmara Kociuba [10] and Natalia Przesmycka [11] also wrote about the history of the city. In her articles, Kociuba touched upon the issues of the role of spatial planning in the shaping and development of Lublin, the natural conditions of Lublin’s pre-location development, the impact and role of surface water in the development of the urban centre and the cultural landscape of Lublin against the background of natural and urban conditions. The topic of post-war planning was the subject of articles by Izabela Pastuszko [12]. The following wrote in more detail about selected garden designs in Lublin: Jan Niedźwiedz about public gardens in Lublin designed by Feliks Bieczyński [13], Natalia Kot describing the greenery in the industrial district of the city [14] and Kamila Boguszewska, who focused on unrealized garden plans for the city of Lublin [15].

This does not change the fact that the issue of shaping green areas in Lublin’s river valleys in the planning context after World War II has not been studied and described in detail to this day. In this context, it seems important to trace the activities undertaken over the last century in order to show a broader perspective and identify similarities and differences in the planning approach to the city’s riverside areas.

### *Test methods*

The first phase of the work was based on literature and archival studies, which allowed for precise identification of the issue and posing research questions. A detailed search of archival city plans was carried out in the resources of the Lublin Urban Planning Studio of the City Hall and the State Archives in Lublin. In the second phase, after col-

lecting and selecting the materials, a comparative analysis of cartographic materials from the 1930s and post-war and contemporary plans and planning studies regarding the development of the Bystrzyca Valley was carried out. This activity was intended to provide a broad understanding of the area being the subject of the article and the directions of its development specified in planning documents.

Then, three riverside parks were subjected to a detailed analysis – Wyścigi Park, Rusalka Park and Central Park, which, according to the planners of the Lublin Urban Planning Studio, were to constitute a “green axis” within the administrative boundaries of the city, in the close vicinity of the Old Town Hill and the city centre. The comparative analysis was based on:

- cartographic materials and studies for the studied areas from the 1930s, 1950s and 1970s, such as *Ogólny plan zabudowania miasta Lublina, strefy 1929–1932* [General development plan of the city of Lublin, zone 1929–1932] [16], *Ogólny plan zabudowania miasta Lublina, budynki użyteczności publicznej 1929–1932* [General development plan of the city of Lublin, public buildings 1929–1932] [17], *Ogólny plan zagospodarowania przestrzennego miasta Lublina* [General spatial development plan for the city of Lublin] (1954) [18], conceptual designs of riverside parks: “Wyścigi Park”, designed by architect B. Szymczak (1975) [19], “Dolina Bystrzyca – Rusalka Park”, designed by architect B. Szymczak (1975) [20], “Dolina Wielkiego Stawu, Centralny Park Miejski”, designed by architect H. Matwiejuk (1970) [21],

- currently applicable documents, including: *Studium uwarunkowań i kierunków zagospodarowania przestrzennego miasta Lublin, część I* [Study of the conditions and directions of spatial development in the city of Lublin, Part I] (2019) and *Miejscowy Plan Zagospodarowania Przestrzennego Ekologicznego Systemu Obszarów Chronionych Miasta Lublin dla wybranych terenów położonych w rejonach dolin rzecznych – rejon Podzamcze III, 2016 (7A)* [Local Spatial Development Plan of the Ecological System of Protected Areas of the City of Lublin for selected areas located in river valleys – Podzamcze region III, 2016 (7A)] [22],

- current state of use.

### *Development plans of the Bystrzyca valley in the years 1919–1939*

One of the key concepts guiding the activities undertaken in the interwar period was the development of Lublin’s river valleys. In 1924, a decision was made to organize a competition entitled “Plan of the great city of Lublin” for a regulatory sketch of the city, where one of the demands was to improve the quality of green areas existing in the city and to create new publicly accessible parks on the Bystrzyca and Czerniejówka rivers. The competition assumptions include guidelines [...] *drainage and higienization of riverside lowlands [...] development of circular avenues and [...] providing a sufficient number of parks and gardens, connecting forests and excursion sites, regulating rivers* etc. [8, pp. 216, 217]. The functional program of the competition assumed a functional division



Fig. 1. Development plans of the Bystrzyca valley:  
 a) Lublin city plan, 1931 (source: [25]), b) fragment of the city's general spatial development plan, 1954 (source: [18]),  
 1 – Wyścigi Park, 2 – Ludowy Park, 3 – Rusalka Park, 4 – Central Park (elaborated by K. Boguszewska)

II. 1. Plany zagospodarowania doliny Bystrzycy:

a) plan miasta Lublina, 1931 (źródło: [25]), b) fragment ogólnego planu zagospodarowania przestrzennego miasta, 1954 (źródło: [18]),  
 1 – park Wyścigi, 2 – park Ludowy, 3 – park Rusalka, 4 – park Centralny (oprac. K. Boguszewska)

of the green space on the Bystrzyca River, which was to be connected by one communication route in the form of a riverside boulevard.

Newly established parks were to include earlier forms of land use in their program. It was planned to create a riverside bathing area, design a “sports park”, which included pitches, courts and exercise areas, and an “amusement park” in the form of a people’s park. The area includes children’s gardens and exhibition spaces located in the Tatar meadows near the Old Town Hill [11, p. 244]. In 1932, the “Building Plan for the City of Lublin” was adopted, and a year later the Urban Planning Commission of Polish Cities developed a position in the form of an opinion which approved the general principles of development of the expansion of Lublin [15, p. 33]. The implementation of these plans was interrupted by the outbreak of World War II.

**Development plans for the Bystrzyca valley after World War II**

In the post-war period, the Bystrzyca Valley was redeveloped and the idea of creating a system of linear parks connected by a boulevard was revived.

It should be noted that the 2<sup>nd</sup> half of the 1950s was a time of the “design thaw” characterized by the relaxation of the government’s repression towards the activities of designers and planners. Architects and urban planners of the Lublin Urban Planning Studio began to return to the assumptions and planning directions of shaping the city from the interwar period in the modernist spirit [12, p. 68]. This was reflected in the appropriate functional zoning of the city while using its natural topography. The key element in the “new” development and layout of the city were to be green areas fulfilling recreational, sports and insulation functions – accompanying the communication function [23, pp. 160, 161]. Therefore, the ideas of modernist parks with a “sports” function (Rusalka Park with the Ludowy Park

and Wyścigi Park) and an “entertainment” function (Central Park) were repeated, which had already been envisaged in earlier plans from 1929–1932 [24, p. 13] (Fig. 1a).

In 1957, in the protocol and expert opinions for the general plan of Lublin, it was emphasized that [...] *Thanks to the city's three river valleys and upland areas unsuitable for development due to large slopes, Lublin has very favorable conditions for arranging various green and sports areas* [26, C56]. The priority then was the construction of the Central Park and Rusalka Park. In the years 1959–1979, many planning studies were carried out as a basis for the development of the Bystrzyca Valley. These included: spatial development plans for Lublin from 1959 and 1969, which included the implementation of new green areas building the “green axis of the city of Lublin” [27, pp. 3, 6–8]. It was then noted that the appropriate development of green areas “will determine the standard of use and further development of the city of Lublin” [27, p. 6]. Therefore, the priority for the authorities was to “green” the Bystrzyca valley. The activity of the Lublin Urban Planning Studio was crucial in this matter, where in the years 1972–1978 detailed and implementation studies were carried out for this valley. At that time, concepts for six new parks and five implementation plans for recreational complexes were created. Counting from the southern side of the city, these were the following parks and recreational complexes:

1) Zemborzyce complex with an area of 2,404 ha with a reservoir<sup>1</sup> and the Dąbrowa Forest, whose main function was sports and recreation [27],

<sup>1</sup> Zemborzycki Reservoir is an artificial water reservoir located in the south-eastern part of the city. It was created by damming the waters of the middle section of Bystrzyca Lubelska. The decisive factor in the decision to build it was the flood of 1964. The project was developed in 1970–1971 by the Hydroprojekt company from Warsaw. Basic construction works were carried out in 1972–1973. The Zemborzycki Reservoir was built as a social initiative and put into use in 1974.



2) Majdan Park with an area of 272 ha with the leading function of exhibition areas, supplementing the program with a complex of sports shooting ranges and allotment gardens,

3) Wyścigi Park with an area of 243 ha, intended mainly for horse sports enthusiasts, with a race track, a riding club, a horse riding school, and was ultimately to be enriched with an amusement park in the area formerly occupied by a sugar factory,

4) Rusałka – Ludowy Park with an area of 160 ha, dedicated to young people with games and entertainment areas – of citywide importance,

5) Central Park located in the Wielki Staw valley in the immediate vicinity of the Old Town Hill, with an area of 317 ha, planned to accommodate the maximum number of mass events of citywide importance, with a stadium for 70,000 people, exhibition and commercial areas, a children's garden and passive recreation areas [15, pp. 7–17],

6) Kalina-Hajdów Park with an area of 268 ha in the form of a recreational complex, mainly in the form of open allotment gardens [27, pp. 3, 6–8], [15, pp. 7–17] (Fig. 2).

The area of the then development covered an area of 3,664 ha, of which 2,392 ha were designated for areas with a leading recreational function. Below is a summary of the areas of the newly designed parks (Fig. 2).

A huge limitation in the implementation of parks, significantly hampering the implementation of activities, were the so-called conflicting functions constituting approximately 25% of the entire study area (944 ha). The following were considered particularly unfavourable:

- production – sugar refinery and tannery with their nuisance due to the emission of unpleasant odours in the area of Ludowy Park and Wyścigi Park, as well as Krause's Mill – affecting the area of the Central Park,

- a landfill for garbage and production waste from sand mines – of significant importance, in particular for the Kalina-Hajdów Park and the Majdan Park,

- degraded residential buildings – affecting the construction of the Wyścigi and Kalina parks [19, p. 5].

Many variables were taken into account during the design process of parks on Bystrzyca. The key assumptions were the following aspects:

- environmental in the form of eliminating conflicting functions, not disturbing and maintaining the features of the natural environment, improving water quality in Bystrzyca and maintaining the functions of green areas, which play a key role in the city's ventilation process,

- landscape, including making the slopes of the river valley visible and appropriate exposure of Lublin's panoramas, damming rivers for landscape purposes and determining the maximum height of newly constructed neighbouring buildings,

- functional and programmatic – according to the planners, the main functional axis of the green areas system was to be the boulevard on the Bystrzyca River, which was to enable users to reach individual services within 20 min, the leading function of the area's use was sports, recreation and culture; the program was therefore a recreational program of citywide importance,

- communication – the road system was to be introduced to a minimum extent in order to service the urban structure, full segregation of road and pedestrian traffic was assumed by creating footbridges and tunnels, the axis of pedestrian communication was to be the boulevard over Bystrzyca [27, pp. 6–8].

### *Compositions of parks in the Bystrzyca Valley*

Post-war plans for Lublin's green areas were in fact a continuation of the plans from the interwar period. The concern for preserving the picturesque nature of the city and appropriate protection of panoramas and exposures, expressed very strongly in the 1920s when announcing the competition for a regulatory sketch of the city of Lublin, was reflected more than 30 years later. It clearly proves this *Ogólny plan zagospodarowania przestrzennego miasta Lublina* from 1954 [18], which replicated and developed the organization of green areas based on studies from the 1930s prepared for the city. This was reflected in the way they were shaped, located and saturated with functions. Moreover, one may be tempted to say that the parks designed by the Lublin Urban Planning Studio were green areas that respected the city's identity, and the locations and names were related to their previous functional use; these elements were strongly emphasized in the post-war planning of green areas in Bystrzyca.

The designed parks were given the character of a landscape park (in the walking and recreational parts). More geometric arrangements occurred in spaces with functions complementary to the program (such as in the Ludowy Park – Rusałka in the spirit of socialist realism, where the most representative part of the layout was subordinated to the main axis, or in the Central Park, where the full infrastructure in the form of pavilions was designed on such a plan, courts, etc.).

An important element of the newly designed assumptions was the renaturalization of the river. The design of the Central Park and Rusałka Park included artificial ponds in the form of open water, which were intended to appropriately expose the views and panoramas of the Old Town and Castle hills. Until the beginning of the 19<sup>th</sup> century,

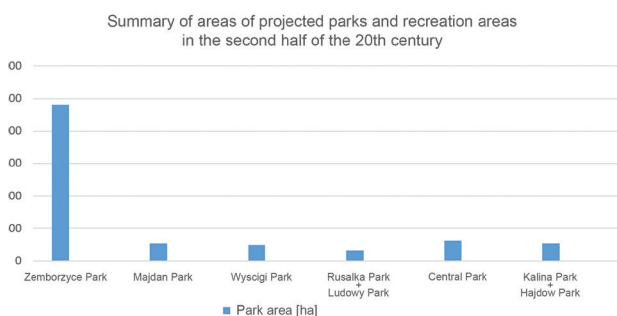


Fig. 2. List of areas of newly designed parks and recreation complexes in the 1970s (elaborated by K. Boguszewska, based on [27])

II. 2. Zestawienia powierzchni nowo projektowanych zespołów parkowych i rekreacyjnych w latach 70. XX w. (oprac. K. Boguszewska, na podstawie [27])



the Great Pond operated in the area of the Central Park, and a summer theatre and a kayak marina were built in the Rusałka Park.

The utilitarian program of riverside parks was also interesting, with a significant dependence on the needs and location in relation to the city centre. The greatest intensification of functions is planned for the unrealized Central Park. Community gardens – allotment gardens – played an important role in the program of the Rusałka and Wyścigi, Majdan, Kalina and Sławin parks (Fig. 3). It should be noted that they were first introduced into the city space in the 1930s, and the fashion for creating them came from Germany [11, pp. 244, 245].

Three planned parks were selected for detailed analysis: Wyścigi Park, Ludowy – Rusałka Park and Central Park. Their selection was made based on the following criteria:

- location in relation to the old town hill and the need to maintain appropriate exposure of panoramas and views of the city,
- planning history dating back to the interwar period,
- construction of the functional program and the approximate area of all analyzed parks, approximately 160 ha.

### *Racing Park*

The history of the use of the area intended for equestrian sports in this area dates back to 1925, when, by the decision of the Lubelskie Towarzystwo Zachęty do Hodowli Koni [Lublin Society for the Encouragement of Horse Breeding], the riding track was moved to the meadows by Bystrzyca. The foundation in Warsaw’s Służewiec district was to be an inspiration and model for the new investment. In 1927, the first races took place on the Lublin track. This tradition continued until the outbreak of World War II (Figs. 4a, b). The track had three running tracks, two stands and full equipment [28, p. 4]. The facility operated until 1947, also during World War II. In the 1950s, it was still visible in the development of the area, and 12 years later, the care of the area was taken over by the Lublin Riding Club, which built new infrastructure at the intersection of Krochmalna and Nadbystrzycka streets.

There are still two family allotment gardens (ROD) along the Bystrzyca River: “Nasza Zdobyzc Wapienna” (with an area of 10.8 ha) and “Nasza Zdobyzc Bystrzyca” (with an area of 10.9 ha), founded in 1977. Currently, the development structure of the analysed area consists of chaotically arranged residential buildings on Wapienna Street, which was once considered a conflict zone due to its poor technical condition and complicated formal and legal situation. From the side of Nadbystrzycka Street, they were supplemented with newly constructed multi-family buildings. The northern part of the area is occupied by the campus of the Lublin University of Technology (Figs. 4c, 5).

Of the post-war design of the Wyścigi Park [19], only the riverside boulevard and allotment gardens were built, which were supposed to be “open gardens”. The recreational and sports complex on the river in the form of fields and tennis courts with the necessary infrastructure and parking lot was never built, just like the amusement park designed on the site of the former sugar factory. The Arena

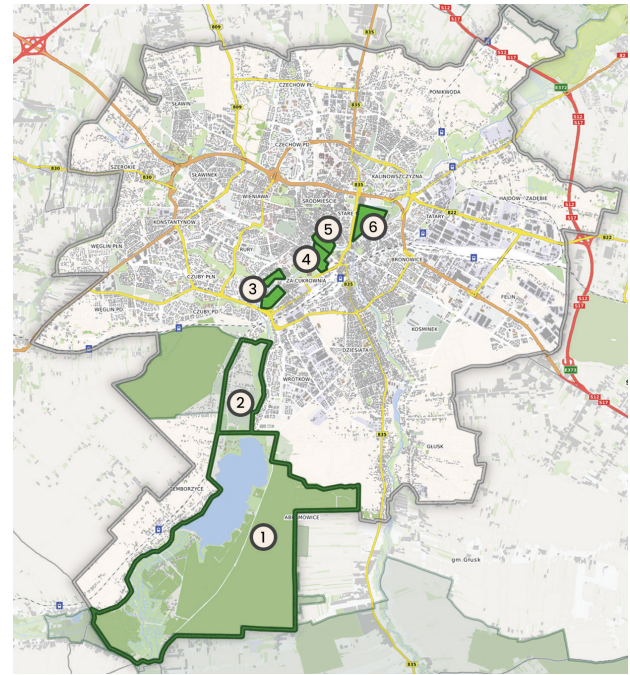


Fig. 3. Lublin parks:  
1 – Zemborzyce complex, 2 – Majdan Park,  
3 – Wyścigi Park, 4 – Ludowy Park,  
5 – Rusałka Park, 6 – Central Park  
(elaborated by K. Boguszewska  
based on the map from geoportal, 2023)

II. 3. Parki Lublina:  
1 – zespół Zemborzyce, 2 – park Majdan,  
3 – park Wyścigi, 4 – park Ludowy,  
5 – park Rusałka, 6 – park Centralny,  
(oprac. K. Boguszewska  
na podstawie mapy z geoportalu, 2023)

stadium for over 15,000 spectators was built in this place (Fig. 4d).

Exclusion of collision functions was not implemented. This would involve the expropriation and liquidation of the chaotic housing development at Wapienna and Dzierżawna streets. In 2020, due to financial reasons, the facilities located in the Wyścigi Park were abandoned by the tenants, and equestrian sports disappeared from this part of Lublin.

Currently, the city office is working on changing the local plan for this area. The city is planning a new investment in the form of a multi-functional sports and recreation facility with a speedway stadium on the site of the former Lublin Riding Club. The year-round hall has a capacity of 18.5 thousand viewers. It will be accompanied by the necessary infrastructure.

### *Rusałka and Ludowy Park*

In 1934, on the initiative of the Society of Gardening Enthusiasts, the first allotment garden in Lublin was created, called “Nasza Zdobyzc”, located in the area of the so-called Rusałka, close to the Old Town. The allotment gardens covered an area of 6 ha. The main function of this area was recreational and cultural [8, p. 218] (Fig. 6a).





Fig. 4. Park Racing:

- a) fragment *Ogólny plan zabudowania miasta Lublina, strefy 1929–1932* (source: [16]),
- b) fragment *Ogólny plan zabudowania miasta Lublina, budynki użyteczności publicznej 1929–1932* (source: [17]),
- c) Wyścigi Park, architect B. Szymczak, 1975 (source: [19]),
- d) satellite photo of the area – current state (source: geoportal lubelski),
  - 1 – race track, 2 – allotment gardens,
  - 3 – recreational areas by Bystrzyca, 4 – Campus of the Lublin University of Technology,
  - 5 – remains of the former race track, 6 – stud farm buildings
 (elaborated by K. Boguszewska)

#### II. 4. Park Wyścigi:

- a) fragment *Ogólnego planu zabudowania miasta Lublina, strefy 1929–1932* (źródło: [16]),
- b) fragment *Ogólnego planu zabudowania miasta Lublina, budynki użyteczności publicznej 1929–1932* (źródło: [17]),
- c) park Wyścigi, arch. B. Szymczak, 1975 (źródło: [19]),
- d) zdjęcie satelitarne terenu – stan obecny (źródło: geoportal lubelski),
  - 1 – tor wyścigowy, 2 – ogródki działkowe,
  - 3 – tereny rekreacyjne nad Bystrzycą, 4 – kampus Politechniki Lubelskiej,
  - 5 – pozostałości po dawnym torze wyścigowym, 6 – zabudowania stadniny koni
 (oprac. K. Boguszewska)



Due to the favourable location near the city centre, in 1957 the Lublin Urban Planning Studio decided to create a City Centre Park in this area called “Rusałka”, which was to cover an area of approximately 10 ha (Fig. 6b). The name was supposed to refer to the wooden summer cinema/theatre designed by Władysław Sieniecki. The facility operated nearby until 1932 and was accompanied by a system of ponds and bathing facilities [29, p. 109]. The newly designed landscape-style park was to cover the area on both sides of Rusałka Street, which involved the complete liquidation of the allotment gardens operating there [30, pp. 46–50]. In later years, the previous assumptions regarding the creation of a park in Rusałka were continued. This park was to be an element of a coherent green system over Bystrzyca and, according to the planners, it would ultimately connect with the Central Park located in Podzamcze [30, pp. 46–50].

In 1960, allotment gardens in Śródmieście covered an area of 43.9 ha [31].

“New green investments” included in Lublin’s plans forced the need to reorganize the layout of allotment gardens throughout the city. For this reason, the gardens located in the Bystrzyca valley: in Rusałka, Podzamcze, in the Tatory meadows near Krause’s mill on the right bank of Czerniejówka were intended for liquidation. Instead, new allotment gardens were designed in agricultural areas located on the outskirts of the city. In the years 1973–1975, the “Nasza Zdobyecz” allotment garden was to be closed down. A similar fate was to befall the allotment gardens located in the area intended for the construction of the Central Park in Podzamcze. Their liquidation was planned for the years 1977–1980 [30, pp. 46–50].

In 1972, the city took over 68 plots of the ROD “Nasza Zdobyecz” for the construction of a boulevard, and part of the garden on the northern side of Rusałka Street was liquidated. In return, the allotment holders received 6.5 ha of meadow at Wapienna Street. The construction of the park in Rusałka, similarly to the Central Park, never took place, despite advanced and detailed implementation plans every year [30, pp. 46–50] (Fig. 6c).

Of the entire project, only the Ludowy Park was completed. The melioration of swampy areas began in 1948. In 1950, a project was created by Władysław Niemiec (Niemirski), a student of Prof. Franciszek Krzywda-Polkowski, responsible for the implementation of numerous green areas, including the Silesian Park of Culture and Recreation in Chorzów. The park in Lublin was established as a social initiative in the years 1955–1957 and maintained in the style of socialist realism. Its main composition consisted of two axes intersecting at right angles, constituting pedestrian routes and radially shaped communication routes [10, p. 33]. The Ludowy Park was to be a functional part of the Rusałka Park (Figs. 7, 8). These areas were to be further connected to the sports and recreational areas planned in the area of Wrotków and Zemborzyce. The park program was dedicated to a recreational function. It created opportunities for passive and active recreation. It was to be enriched with children’s play areas, sports areas and the necessary infrastructure. Ultimately, however, the full functional program of the park was not implemented.

Main uses of Wyscigi Park

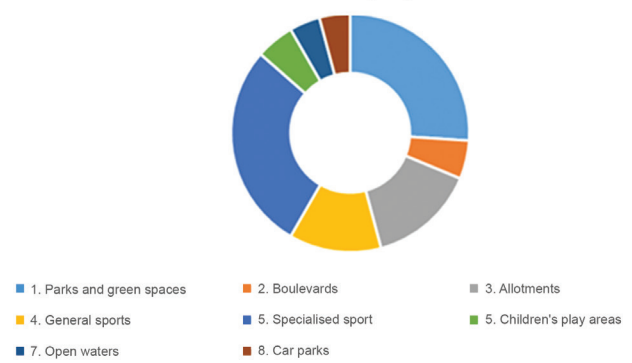


Fig. 5. Methods of using the newly designed Wyścigi Park (elaborated by K. Boguszevska based on [27])

Il. 5. Sposoby użytkowania nowo projektowanego parku Wyścigi (oprac. K. Boguszevska na podstawie [27])

At the turn of the 20<sup>th</sup> and 21<sup>st</sup> centuries, the composition of the park was disturbed by the introduction of new buildings. In 2004, the hall was built and commissioned. It is exhibition space with an area of 2,500 m<sup>2</sup>, the shape of which disturbed the composition of the park and its main axis leading to Bystrzyca. In 2012, the second part of the fair complex was completed – a hall with an exhibition area of 8,000 m<sup>2</sup>. Thus, the area of the park decreased from 31 ha to 23.5 ha (Fig. 6d). In 2020, the park underwent revitalization. The investment value amounted to PLN 44.1 million. The main assumptions of the project were to achieve biodiversity protection, develop recreational and educational infrastructure and promote pro-ecological attitudes. As part of the project, areas for active recreation were created, including educational trails, playgrounds and a kayak marina. The modernization of communication in the park also included a pedestrian and bicycle footbridge that also serves as an observation deck. The infrastructure of the Ludowy Park was enriched with an amphitheatre and a public toilet building. All newly constructed facilities and communication routes have been adapted to the needs of people with disabilities.

Rusałka Park, designed since the late 1950s, was only partially completed – only the Ludowy Park and the riverside boulevard were built. The areas intended for the construction of the park, obtained by the city by liquidating some allotment gardens, serve as green wasteland. The saved allotment gardens “Nasza Zdobyecz” on the Bystrzyca River still function today<sup>2</sup>.

### Central Park

The areas intended for the construction of the Central Park were located on the meadows in the vicinity of the old town and castle hills (Fig. 9a, b). They consisted of meadows with riparian greenery, allotment gardens of the ROD “Podzamcze” and substandard farm buildings. By 1965,

<sup>2</sup> Currently, the Rusałka area does not have a valid land development plan.



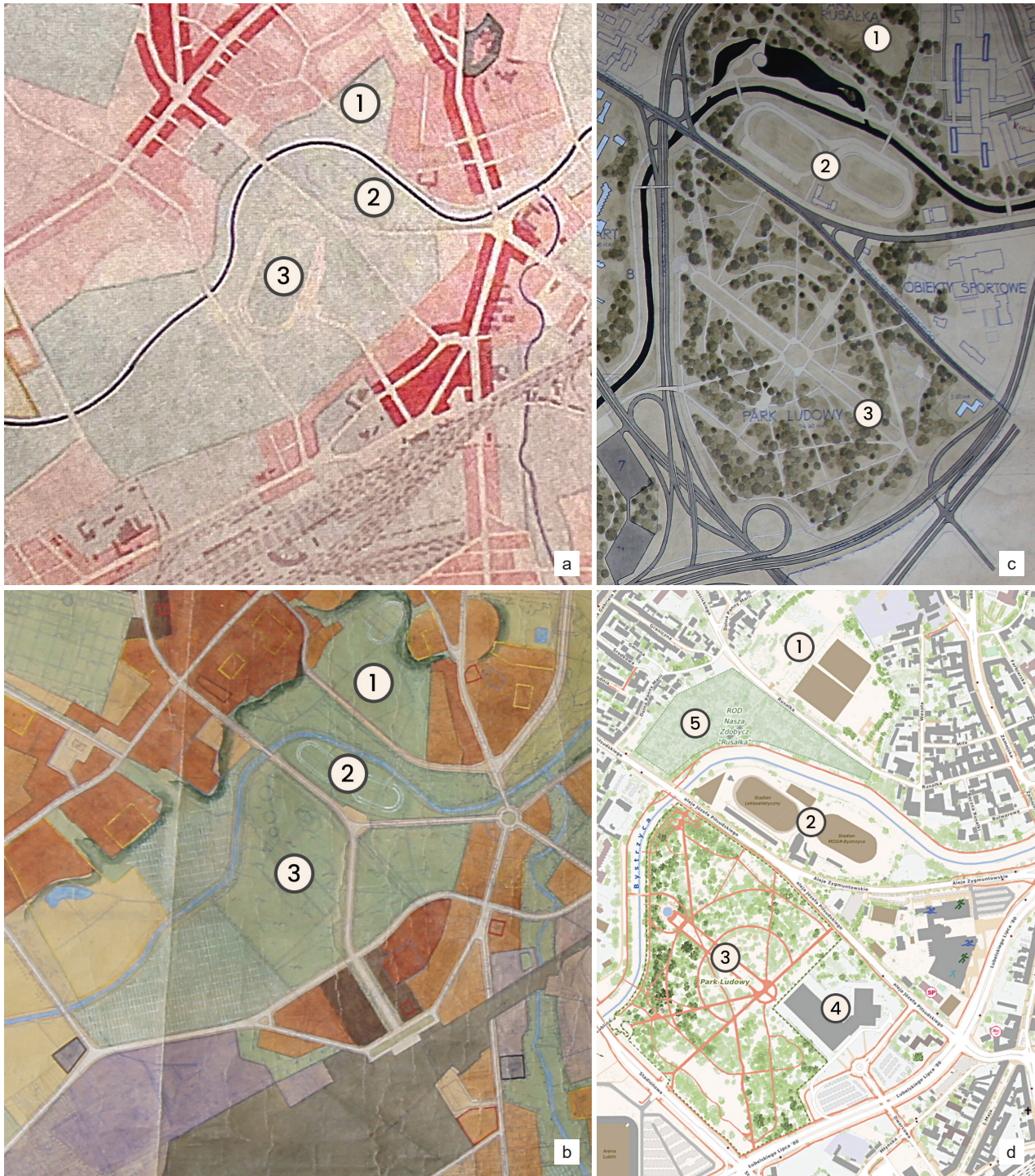


Fig. 6. Rusalka Park:

- a) fragment *Ogólny plan zabudowania miasta Lublina, strefy 1929–1932* (source: [16]),  
 b) fragment *Ogólny plan zagospodarowania przestrzennego miasta Lublina, 1954* (source: [18]),  
 c) Rusalka Park, architect B. Szymczak (source: [20]),  
 d) satellite photo of the area – current state (source: Lublin geoportal),  
 1 – Rusalka Park, 2 – sports areas with stadiums, 3 – Ludowy Park,  
 4 – new hall volumes erected in the Ludowy Park, 5 – green areas with “Nasza Zdobycz” allotment gardens  
 (elaborated by K. Boguszewska)

#### II. 6. Park Rusalka:

- a) fragment *Ogólnego planu zabudowania miasta Lublina, strefy 1929–1932* (źródło: [16]),  
 b) fragment *Ogólnego planu zagospodarowania przestrzennego miasta Lublina, 1954* (źródło: [18]),  
 c) Park Rusalka, arch. B. Szymczak (źródło: [20]),  
 d) zdjęcie satelitarne terenu – stan obecny (źródło: geoportal lubelski),  
 1 – park Rusalka, 2 – tereny sportowe wraz ze stadionami, 3 – park Ludowy, 4 – nowe kubatury hal wzniesione na terenie parku Ludowego,  
 5 – tereny zielone wraz z ogródkami działkowymi „Nasza Zdobycz”  
 (oprac. K. Boguszewska)



the Lublin Urban Planning Workshop was planning to start the necessary works for the construction of a park in this area [15, pp. 7–17] (Figs. 9c, 10).

In 2015, a large-scale shopping centre was opened, located in the north-western part of the planned Central Park. A year later, the Lublin City Hall proposed the concept of restoring the Wielki Staw together with the park. The Planning Department then developed the *Miejscowy Plan Zagospodarowania Przestrzennego Ekologicznego Systemu Obszarów Chronionych Miasta Lublin dla wybranych terenów położonych w rejonach dolin rzecznych – rejon Podzamcze*, which returned to the concept from the 1970s in the form of the construction of the Central Park and the Rusalka Park [15, pp. 7–17], [22].

The plans met with opposition from ROD users located in the area intended for the construction of the Central Park. In order to build Wielki Staw, three allotment gardens had to be liquidated: "Robotnik" (2.71 ha) established in 1963, "Młynarz" (7 ha) established in 1971 and "Podzamcze" (35 ha) considered to be the oldest allotment garden in this area and were established in 1948. As a result of protests, the city abandoned this idea. The project was changed and in the newly developed concept it was decided to leave the existing green area and its use, introducing only the necessary interventions [15, pp. 7–17] (Fig. 9d). The Podzamcze area does not have a local development plan (land development plan).

### Summary

The system of green areas in Lublin is a hierarchical system subordinated to the Bystrzyca Valley. It is continuous. The river valley connects the basic structural units of the city with areas of field crops, forest complexes and areas with recreational functions. An important link in this system are city parks, green areas with educational functions and forest parks [22, pp. 12–16].

According to the Najwyższa Izba Kontroli [Supreme Audit Office], the share of parks, green areas and housing estate green areas in the total area of Lublin is 5.3%. Its spatial structure includes eight public parks, the area of which is approximately 130 ha. In addition to parks, the city's greenery includes green areas (105 ha) and housing estate greenery (59.83 ha) [32], [33].

The city of Lublin considers the dissemination of eco-development by creating a "green ring around the city" and maintaining the continuity of the Ecological System of Protected Areas as one of the general principles of development. Improving the availability of green areas, including river valleys and dry valleys, was considered important to improve the standard of living of residents. The natural system of Lublin is built by a network of valley areas. Important ecological nodes are the green areas: Stary Gaj and the Dąbrowa Forest, as well as the area of the Czechowskie Hills. They are complemented by a system of dry valleys. They, together with the river valleys, are part of the ESOCh. Particularly important areas in this natural system are the Czerniejów Protected Landscape Area (Stary Gaj, Dąbrowa and Zalew Zemborzycycki) and ecological nodes. One of them is located at the mouth of the Czerniejówka

Main uses of Rusalka Park

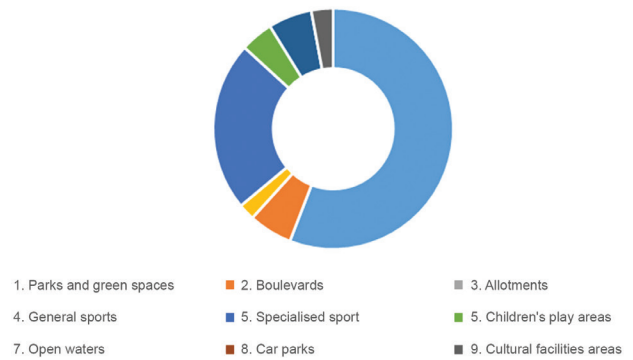


Fig. 7. Methods of using the newly designed Rusalka Park (elaborated by K. Boguszewska based on [27])

II. 7. Sposoby użytkowania nowo projektowanego parku Rusalka (oprac. K. Boguszewska na podstawie [27])



Fig. 8. Lublin, non-existent Rusalka theatre – located at the corner of Wesola Street and Rusalka, postcard, 1916 (source: collections of the NN Theater in Lublin)

II. 8. Lublin, nieistniejący teatr Rusalka – znajdował się zbiegu ul. Wesolej i Rusalki, pocztówka, 1916 (źródło: zbiory Teatru NN w Lublinie)

and Czechówka rivers into Bystrzyca in the central part of the city in the Podzamcze area, in the mentioned location of the former Royal Pond [32, pp. 12–16].

According to the audit report of the Supreme Audit Office, Lublin is implementing its strategic assumptions by carrying out work on the recreational development of the Bystrzyca Valley. In 2019, a concept for the development of the riverside park with beaches and the adaptation of the ruins of a water mill was created by architect Michał Froniek and his team. The city also increased the area covered by local development plans from 47.0% to 53.8%. For river valleys, four local development plans were adopted from six river valley areas, which were considered priority for the quality of life of Lublin's inhabitants. According to the Supreme Audit Office's report, the lack of adoption of the local development plan for the two remaining areas of the river valleys poses a threat to the ESOCh areas. It is associated with their accidental development and thus disruption of natural functions. Against this background, the space of Podzamcze becomes crucial. The Supreme Audit Office also found it illegal for the city to change the plan

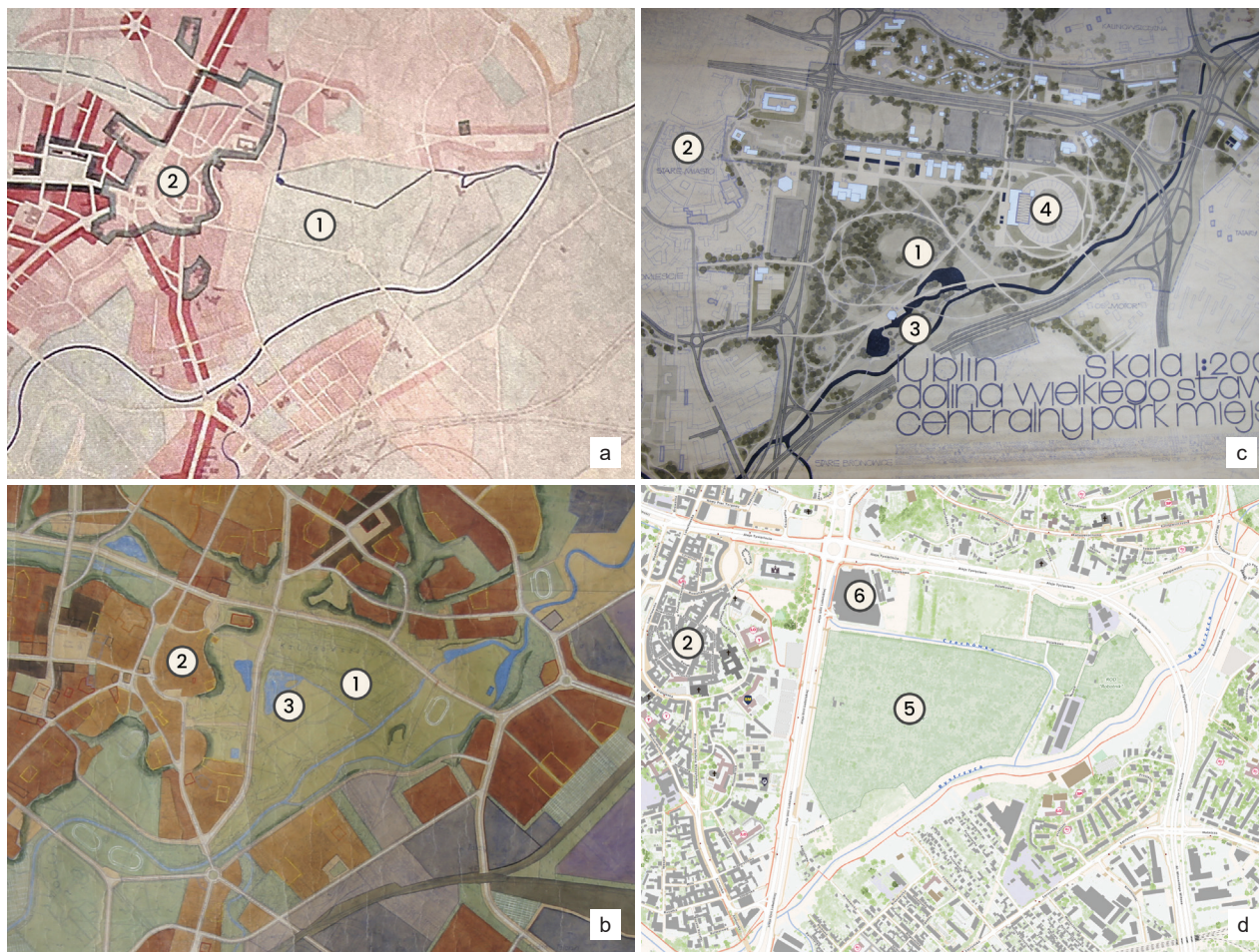


Fig. 9. Central Park:

- a) fragment *Ogólny plan zabudowania miasta Lublina, strefy 1929–1932* (source: [16]),  
 b) fragment *Ogólny plan zagospodarowania przestrzennego miasta Lublina, 1954* (source: [18]),  
 c) Central Park, architect H. Matwiejuk, 1970 (source: [21]),  
 d) satellite photo of the area – current state (source: Lublin geoportal),  
 1 – recreational park area, 2 – old town in Lublin, 3 – artificial water reservoir,  
 4 – stadium, 5 – allotment garden areas, 6 – large-scale shopping mall  
 (elaborated by K. Boguszewska)

#### II. 9. Park Centralny:

- a) fragment *Ogólnego planu zabudowania miasta Lublina, strefy 1929–1932* (źródło: [16]),  
 b) fragment *Ogólnego planu zagospodarowania przestrzennego miasta Lublina, 1954* (źródło: [18]),  
 c) park Centralny, arch. H. Matwiejuk, 1970 (źródło: [21]),  
 d) zdjęcie satelitarne terenu – stan obecny (źródło: geoportal lubelski),  
 1 – teren parku rekreacyjnego, 2 – stare miasto w Lublinie, 3 – sztuczny zbiornik wodny,  
 4 – stadion, 5 – tereny ogródków działkowych, 6 – wielkopowierzchniowa galeria handlowa  
 (oprac. K. Boguszewska)

at Przeskok Street (the area of the former stud farm). The new plan is to enable the location of large-scale facilities in the Bystrzyca River valley (including a sports stadium), along with parking lots and services unrelated to the natural function of this area, which was excluded by the current study [34, pp. 1–3].

To sum up, it is crucial for Lublin to protect riverside areas from development and to introduce only recreational and sports functions there. After the tests carried out, it should be concluded that:

1) post-war planning regarding the development of green areas was a continuation of modernist plans from the 1930s, and to this day they have been only partially

implemented (the boulevard on the Bystrzyca River and the Ludowy Park), functions that conflict with the planned investments have not been eliminated,

2) the existing allotment gardens along Bystrzyca constitute an area reserve, but they are also a barrier dividing the space of the city centre and the old town hill from the boulevard over Bystrzyca; allotment gardens were included in the functional program of parks, especially those located on the outskirts of the city,

3) parks in the Bystrzyca Valley were intended to have a functional program resulting from their location in relation to the city centre; the greatest intensification of functions was planned in the Central Park, which has not yet



been completed; current plans and investments (Arena Lublin Stadium), the newly designed speedway stadium shift the functional weight towards the south of the city,

4) the city adopted four local plans for six areas of river valleys considered crucial for the quality of life of residents, to date there are no local plans for the Podzamcze area, the Rusalka area, and for the area at Przeskok Street (former LKJ) work is underway to change the local development plan,

5) a characteristic feature of park layouts in the inter-war and post-war period was the need to build the identity of the place based on history and its previous use; in the current perspective, these are no longer priority activities; much more attention is paid to economic factors and the possibility of locating new functions depending on needs.

Translated by  
Kamila Boguszewska

Main uses of Central Park

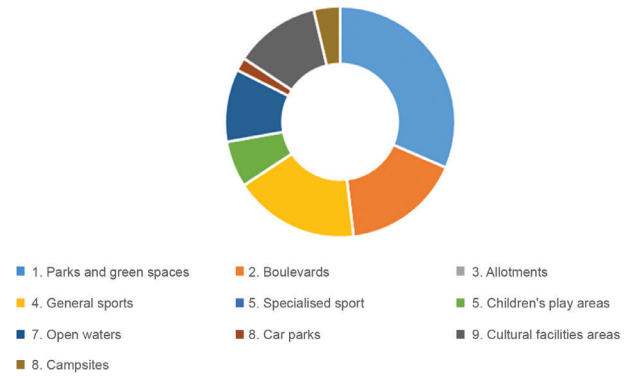


Fig. 10. Methods of using the newly designed Central Park (elaborated by K. Boguszewska based on [27])

II. 10. Sposoby użytkowania  
nowo projektowanego parku Centralnego  
(oprac. K. Boguszewska na podstawie [27])

## References

- [1] Trzaskowska E., Sobczak K., *Walory przyrodniczo-krajobrazowe doliny Bystrzycy w Lublinie*, "Architektura Krajobrazu" 2007, nr 3, 9–11.
- [2] Główny Instytut Górnictwa, Zakład Ochrony Wód, *Miasto Lublin, diagnoza terenu problemowego – studium przypadku*, P. Zawartka et al. (oprac.), Katowice 2018, [https://planowaniepartycypacyjne.gig.eu/sites/default/files/Integrplan\\_Studium\\_przypadku\\_Lublin\\_FINAL\\_KG\\_internet.pdf](https://planowaniepartycypacyjne.gig.eu/sites/default/files/Integrplan_Studium_przypadku_Lublin_FINAL_KG_internet.pdf) [accessed: 10.10.2023].
- [3] Boruch M., Bezv M., Chyżewska R., Myśliwiec J., *Rola dolin i wąwozów jako naturalnych granic linii fortyfikacyjnych w kształtowaniu struktury urbanistycznej miasta Lublina*, [in:] E. Trzaskowska (red.), *Wąwozy i suche doliny Lublina. Potencjał i zagrożenia*, Urząd Miasta Lublin, Lublin 2014, 32–39.
- [4] Bieczyński F., *Eklaborat Feliksa Bieczyńskiego pt. Miasta Lublina przeszłość, 1863* [manuscript in: Archiwum Państwowe w Lublinie, Akta miasta Lublin, ref. 12].
- [5] Ciołek G., *Ogrody Lublina w XIX wieku*, "Ochrona Zabytków" 1954, t. 7, z. 4, 263–270.
- [6] Ciołek G., *Ogrody polskie*, Arkady, Warszawa 1978.
- [7] Kierek A., *Rozwój przestrzenny i stan urządzeń komunalnych m. Lublina w latach 1870–1915*, "Rocznik Lubelski" 1961, t. 4, 171–214.
- [8] Gawarecki H., *O dawnym Lublinie*, Wydawnictwo Lubelskie, Lublin 1974.
- [9] *Lubelska Pracownia Urbanistyczna 1995–2005*, UM Lublin, Wydział Strategii i Rozwoju, Lublin 2005.
- [10] Kociuba D., *Rozwój przestrzenny Lublina od średniowiecza do współczesności*, [in:] W. Janicki (red.), *Lublin. Historia – społeczeństwo – gospodarka*, Wydawnictwo UMCS, Lublin 2018, 21–40.
- [11] Przesmycka N., *Lublin: przeobrażenia urbanistyczne 1815–1939*, Wydawnictwo PL, Lublin 2012.
- [12] Pastuszek I., *Nowoczesne planowanie przestrzenne na przykładzie planu ogólnego rozwoju Lublina z 1959 roku w kontekście wybranych osiedli spółdzielczych*, "Annales UMCS. Sectio L" 2017, Vol. 15, Iss. 2, 65–78, doi: 10.17951/L.2017.15.2.65.
- [13] Niedźwiedz J., *Ogrody Lublina w planistycznej twórczości Feliksa Bieczyńskiego*, "Czasopismo Techniczne Architektura" 2007, R. 104, z. 5-A, 153–154.
- [14] Kot N., *Zieleń lubelskich Bronowic, tradycja miejsca w kontekście współczesnych przekształceń*, "Architectus" 2017, nr 3(51), 65–77, doi: 10.5277/arc170306.
- [15] Boguszewska K., *Uncompleted project of the Central Municipal Park in Lublin*, "Teki Komisji Architektury, Urbanistyki i Studiów Krajobrazowych" 2019, nr 15(2), 7–17, doi: <https://doi.org/10.35784/teka.1440>.
- [16] *Ogólny plan zabudowania miasta Lublina, strefy 1929–1932*, Lublin 1932 [manuscript in: Urząd Miasta Lublin].
- [17] *Ogólny plan zabudowania miasta Lublina, budynki użyteczności publicznej 1929–1932*, Lublin 1932 [manuscript in: Urząd Miasta Lublin].
- [18] *Ogólny plan zagospodarowania przestrzennego miasta Lublina*, Lublin 1954 [manuscript in: Urząd Miasta Lublin].
- [19] *Park Wyścigi*, arch. B. Szymczak, Lublin 1975 [manuscript in: Urząd Miasta Lublin].
- [20] *Dolina Bystrzycy – Park Rusalka*, proj. arch. B. Szymczak, Lublin 1975 [manuscript in: Urząd Miasta Lublin].
- [21] *Dolina Wielkiego Stawu, Centralny park miejski*, proj. arch. H. Matwiejuk, Lublin 1970 [manuscript in: Urząd Miasta Lublin].
- [22] *Miejscowy Plan Zagospodarowania Przestrzennego Ekologicznego Systemu Obszarów Chronionych Miasta Lublin dla wybranych terenów położonych w rejonach dolin rzecznych – rejon Podzamcze III, 2016 (7A)*, <https://bip.lublin.eu/strategia-i-planowanie/planowanie-przestrzenne/miejscowe-plany-zagospodarowania-przestrzennego/obwieszczenia-komunikaty-i-wylozenia-projektow-planow/wylozenia-projektow-planow/komunikaty-archiwalne/wylozenie-do-publicznego-wgladu-projektu-miejscowego-planu-zagospodarowania-przestrzennego-ekologicznego-systemu-obszarow-chronionych-miasta-lublin-dla-wybranych-terenow-polozonych-w-rejonach-dolin-rzecznych-rejon-podzamcze-czesc-iii-wraz-z-29,23533.2.html> [accessed: 10.10.2023].
- [23] Przesmycka N., *Lublin u progu XX wieku – uwarunkowania i kierunki rozwoju urbanistycznego*, "Roczniki Humanistyczne" 2015, t. 63, z. 4, 151–169.
- [24] Bieniaszkiewicz H., *Historia Lubelskiej Pracowni Urbanistycznej*, [in:] *Lubelska Pracownia Urbanistyczna 1955–2005*, Urząd Miasta Lublin Wydział Rozwoju Strategii i Rozwoju, Lublin 2005, 9–29.
- [25] Biuro Regulacji Magistratu Miasta Lublina, *Plan Wielkiego Miasta Lublina*, Lublin 1931 [manuscript in: Archiwum Państwowe w Lublinie, Akta miasta Lublina. Plany miasta Lublina, ref. 322].
- [26] Pracownia Urbanistyczna M.Z.A.B. w Lublinie, *Ogólny Plan Zagospodarowania Przestrzennego Miasta Lublin*, Lublin 1957, c56–c60 [manuscript in: Urząd Miasta Lublin].
- [27] Biuro Planowania Przestrzennego w Lublinie, *Plan Zagospodarowania Przestrzennego Doliny Rzeki Bystrzycy w Lublinie*, Lublin 1979 [manuscript in: Urząd Miasta Lublin].
- [28] *Hippika na terenie woj. lubelskiego*, "Lubelski Tygodnik Sportowy" 1924, Vol. 1, Iss. 12, 4.
- [29] Zętar A., *Lublin, którego nie ma*, Księży Młyn, Łódź 2018.

- [30] Przesmycka N., Strojny R., *Allotment gardens in the Lublin downtown in the spatial and urban planning context – origins and issues concerning their preservation*, “Teki Komisji Architektury, Urbanistyki i Studiów Krajobrazowych Oddział Polskiej Akademii Nauk w Lublinie” 2018, nr 2, 46–50.
- [31] *Ogólny Plan Zagospodarowania Przestrzennego miasta Lublina. Perspektywa*, Lublin 1969 [manuscript in: Urząd Miasta Lublin].
- [32] Żurkowska M., *Planowanie przestrzenne jako instrument ochrony systemu przyrodniczego dolin rzecznych i suchych dolin w Lublinie*, [in:] E. Trzaskowska (red.), *Wąwozy i suche doliny Lublina. Potencjał i zagrożenia*, Urząd Miasta Lublin, Lublin 2014, 12–16.
- [33] Najwyższa Izba Kontroli, Delegatura w Lublinie, *Zachowanie i zwiększanie terenów zielonych w miastach*, <https://www.nik.gov.pl/plik/id,25648,vp,28421.pdf> [accessed: 10.10.2023].
- [34] Najwyższa Izba Kontroli, Delegatura w Lublinie, *Wystąpienie pokontrolne zmienione zgodnie z treścią uchwały nr KPK-KPO.443.165.2021 z dnia 21 października 2021 r. Zespołu Orzekającego Komisji Rozstrzygającej w Najwyższej Izbie Kontroli Kontrola nr P/21/074 Zachowanie i zwiększanie terenów zielonych w miastach*, <https://www.nik.gov.pl/kontrola/wyniki-kontroli-nik/>, [accessed: 3.08.2023].

## Streszczenie

### *„Zielona oś miasta Lublina”. Parki nad rzeką Bystrzycą na przestrzeni 100 lat (1919–2019). Plany versus realizacje*

System terenów zielonych Lublina związany jest z dolinami rzecznyymi. Dolina Bystrzycy stanowi główną oś kompozycyjną i przyrodniczą zespołu, dlatego jej zagospodarowanie było jednym z priorytetowych działań planistycznych zarówno w okresie dwudziestolecia międzywojennego, jak i po wojnie.

Celem artykułu było przeanalizowanie planów miejscowych i zapisów dla parków projektowanych w dolinie Bystrzycy w wieku XX i XXI. Na podstawie przeprowadzonych badań literaturowych i archiwalnych rozpoznano zagadnienie, zaś po przeprowadzeniu analizy porównawczej badanych parków oraz obecnego stanu użytkowania terenu przedstawiono ewolucję założeń przyjętych w okresie dwudziestolecia międzywojennego. Szczegółową analizą objęto projekty trzech parków nadrzecznych, które stanowić miały „zieloną oś” w granicach administracyjnych miasta w najbliższym sąsiedztwie śródmieścia Lublina.

Przeprowadzone prace pozwalają na konkluzję, że władze międzywojennego Lublina, którego powierzchnia w 1916 r. była siedmiokrotnie mniejsza niż obecnie i wynosiła 26,9 km<sup>2</sup>, traktowały zagospodarowanie dolin rzecznych jako ważny rezerwar terenów zieleni. Podobna wizja bliska była planistom okresu powojennego. Obecnie przy znacznym rozroście miasta utrzymanie funkcji rekreacyjnej zielonego użytku dolin rzecznych i ich ochrona przed zabudowaniem jest kluczowa z punktu widzenia zdrowia i jakości życia mieszkańców.

**Słowa kluczowe:** Lublin, park, Bystrzyca, planowanie przestrzenne, system przyrodniczy miasta