VASAB

YOUNG PLANNERS' SUMMER SCHOOL

2026

NAVIGATE PLANNING THROUGH CHANGES

23-29 AUGUST 2026 I GDANSK, POLAND

REIMAGINING URBAN DEVELOPMENT THROUGH ADAPTABILITY + CONNECTION

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Mentor: prof. Jacek Zaucha

VASAB VISION & STRATEGIES AROUND THE BALTIC SEA

POLITECHNIKA GDAŃSKA | WYDZIAŁ ARCHITEKTURY

Ministry of Development Funds and Regional Policy Republic of Poland

SAMORZĄD WOJEWÓDZTWA POMORSKIEGO

PORT GDAŃSK

EESTI PLANEERIJATE ÜHING ESTONIAN ASSOCIATION OF SPATIAL PLANNERS

ARL ACADEMY FOR SPATIAL DEVELOPMENT IN THE LEIBNIZ ASSOCIATION

COUNCIL OF THE BALTIC SEA STATES

Supported by the CBSS

The "VASAB Young Planners' Summer School 2026: Navigate Planning Through Changes" project is co-funded by the Council of the Baltic Sea States (CBSS) through its Project Support Facility (PSF).

AGENDA

01. Challenge

02. Status Quo

03. Vision

04. Action Plan

05. Stakeholder Landscape

06. Financial Feasability

07. Transferability + Scalability

08. Digital Dimension

09. Expected Impact

10. Conclusion

10. Future Outlook


30





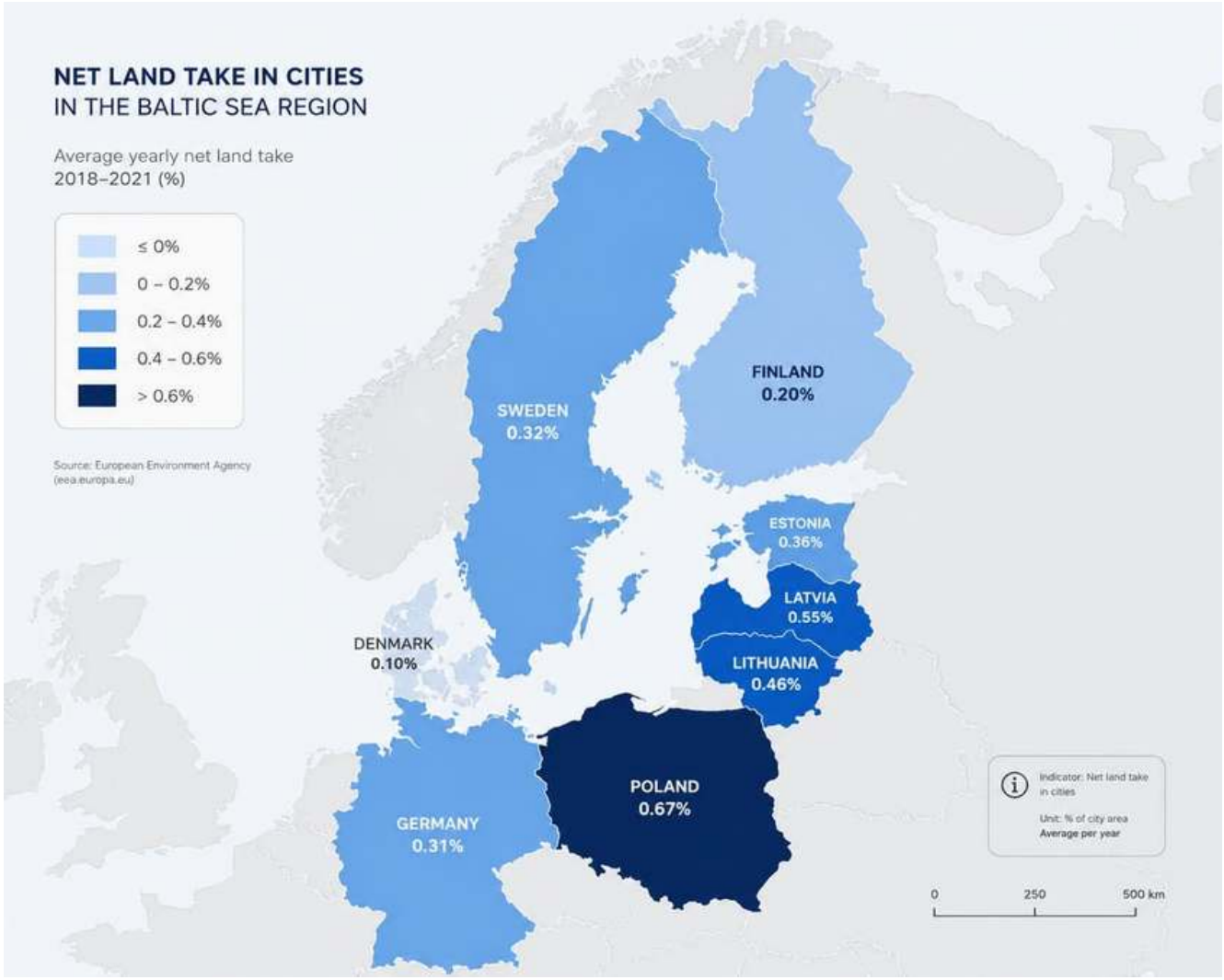
CHALLENGE

Population is shrinking.

BUT

Cities are expanding.

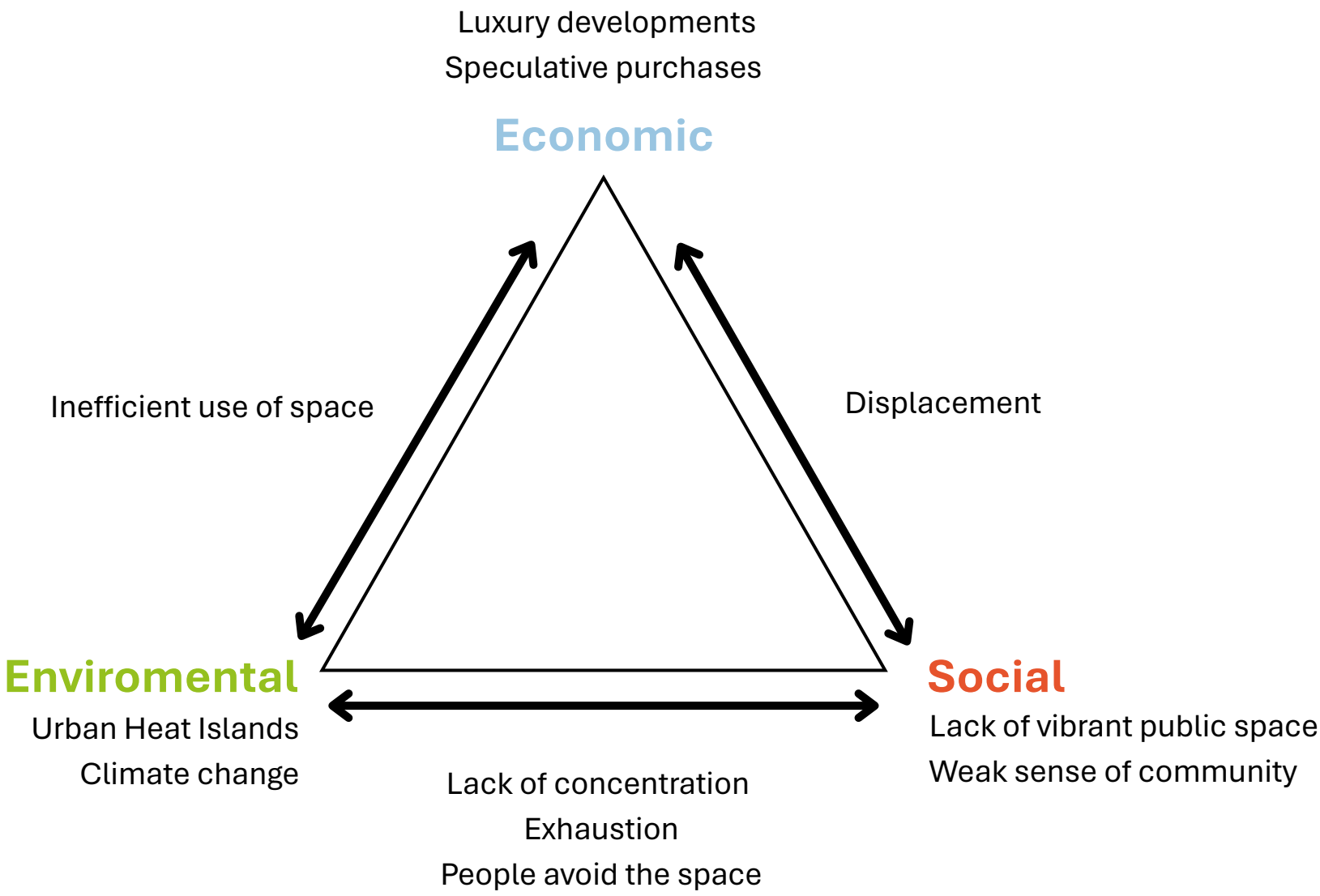
More land is being consumed.



CHALLENGE

So how do we do more with the land we already have?

STATUS QUO


Luxury developments
Speculative purchases
Economic
Inefficient use of space
Displacement
Enviromental
Urban Heat Islands
Climate change
Social
Lack of vibrant public space
Weak sense of community
Lack of concentration
Exhaustion
People avoid the space

VISION

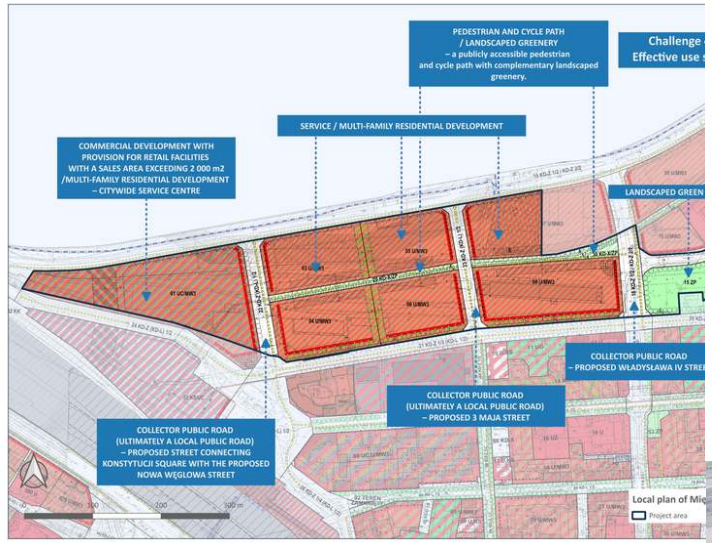
We envision a resilient future for the BSR where cities grow not by consuming more land, but through the efficient use of existing space, allowing it to accommodate multiple functions and adapt to changing needs.

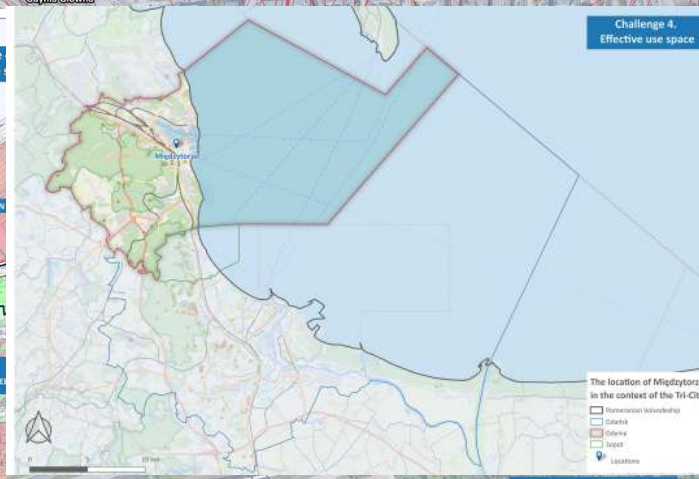


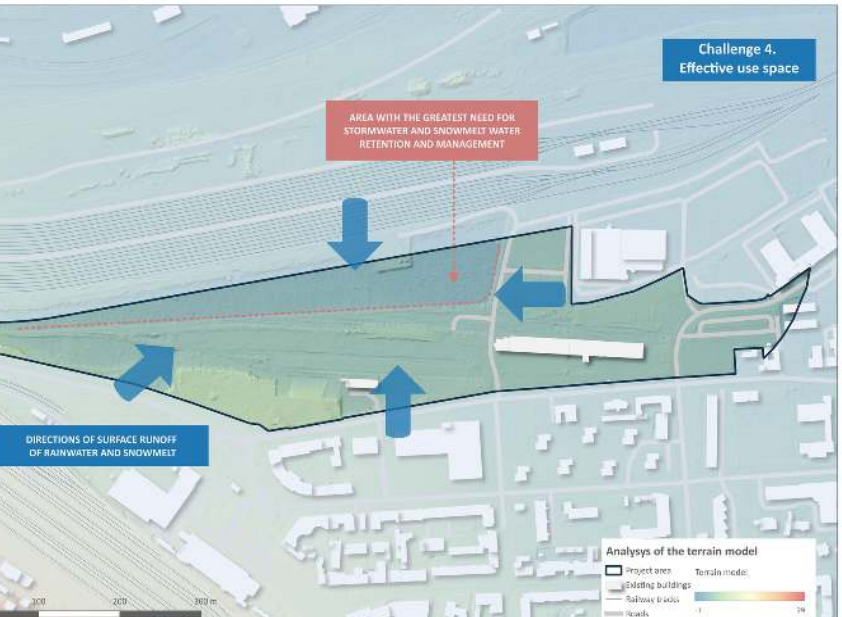
Challenge 4.
Effective use space
0
100
200
300
400
500 m


AREAS WHERE THE DISTANCE TO BUS AND RAILWAY STOPS IS THE GREATEST AND THEIR NUMBER IS THE LOWEST – THE DISTANCE TO THE FARTHEST STOP EXCEEDS 700 M (10 MIN WALK)
PORT AREAS
Gdynia Główna


PORT AREAS
Coastal flood hazard analysis
Project area


PEDESTRIAN AND CYCLE PATH / LANDSCAPED GREENERY – a publicly accessible pedestrian and cycle path with complementary landscaped greenery.
SERVICE / MULTI-FAMILY RESIDENTIAL DEVELOPMENT
COMMERCIAL DEVELOPMENT WITH PROVISION FOR RETAIL FACILITIES WITH A SALES AREA EXCEEDING 2 000 m2 /MULTI-FAMILY RESIDENTIAL DEVELOPMENT – CITYWIDE SERVICE CENTRE
COLLECTOR PUBLIC ROAD – PROPOSED WŁADYSŁAWA IV STREET
COLLECTOR PUBLIC ROAD (ULTIMATELY A LOCAL PUBLIC ROAD) – PROPOSED 3 MAJA STREET
COLLECTOR PUBLIC ROAD (ULTIMATELY A LOCAL PUBLIC ROAD) – PROPOSED STREET CONNECTING KONSTYTUCJI SQUARE WITH THE PROPOSED NOWA WĘGLOWA STREET
Local plan of Mię
Project area

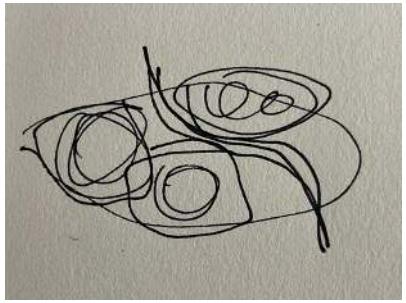

Challenge 4.
Effective use space
The location of Międzytorz
in the context of the Tri-Cit
Kolibki
Gdynia
Sopot
Locations


Challenge 4.
Effective use space
AREA WITH THE GREATEST NEED FOR STORMWATER AND SNOWMELT WATER RETENTION AND MANAGEMENT
DIRECTIONS OF SURFACE RUNOFF OF RAINWATER AND SNOWMELT
Analysys of the terrain model
Project area
Existing buildings
Railway tracks
Roads
Terrain model
300
200
100 m


Challenge 4.
Effective use space
OTHER AREAS WITH ELEVATED SURFACE TEMPERATURES (>25°C), REQUIRING ADAPTATION MEASURES
AREAS WITH THE HIGHEST TEMPERATURES REQUIRING COOLING MEASURES AND INCREASED GREEN INFRASTRUCTURE
Urban heat island detection
Project area
Existing buildings
Railway tracks
Roads
Surface temperature
0 °C
31.25 °C

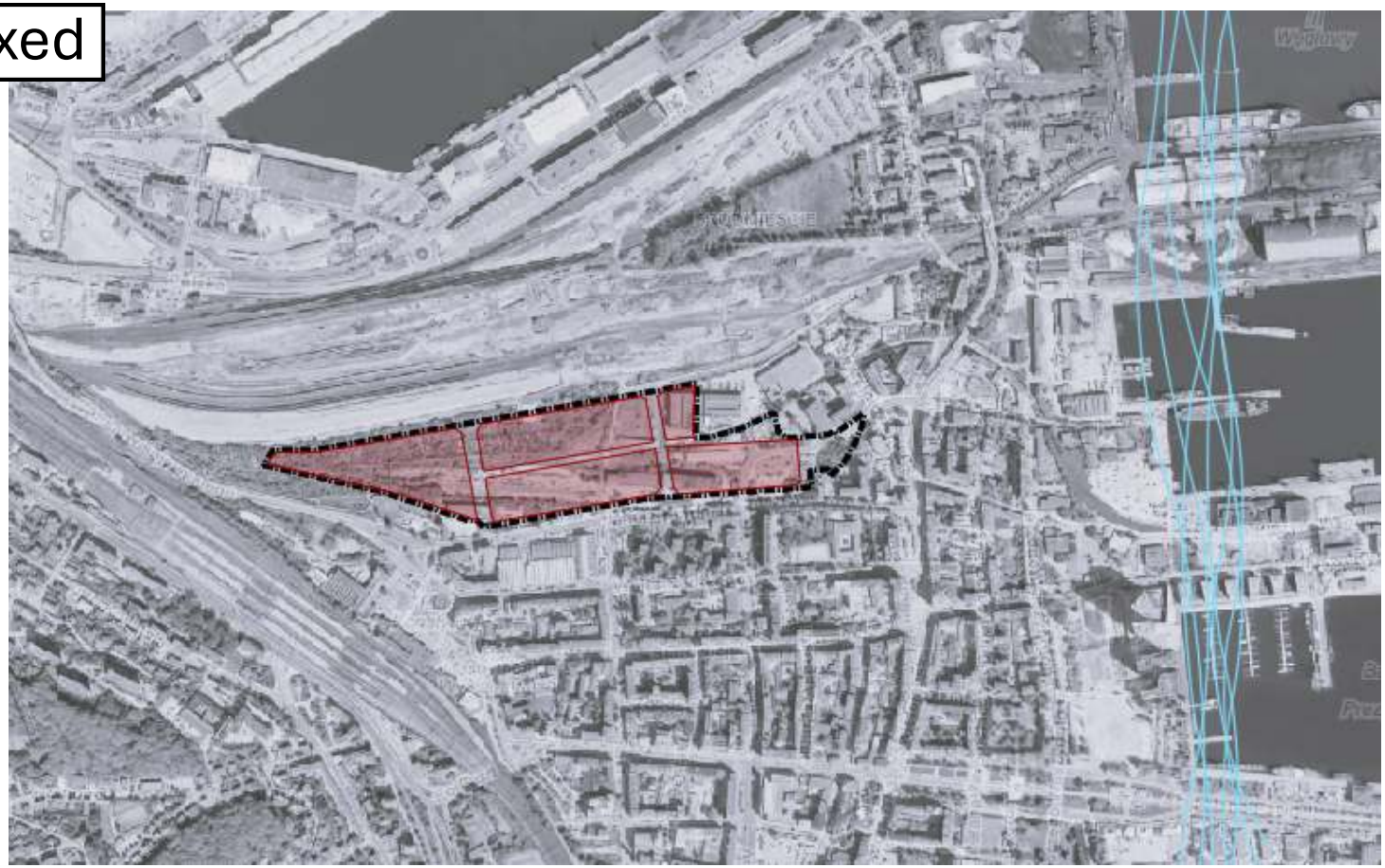

Modern District and Digital Twin
Outdoor Recreation and Water Retention
Natural Retention Area and Green Railway Buffer
Youth Gathering and Entertainment Spaces
nnectivity to the City and Public Transport
Gdynia Główna
Effective use space of Zatorze
Project area
Public transport
Bus stops
Railway station
Nowa warstwa tymczasowa kopia kopia kopia
1 Noise barrier and stormwater retention park
2 15-minute residential neighborhood
3 Central Blue-Green Park
4 Baltic Future Hub
5 Climate-Resilient Boulevard
6 Young's Centre
7 Water-Based
8 Digital Twin of the District
9 Offshore living lab

ACTION PLAN - LOCAL LEVEL



Re(FLEX) Zone

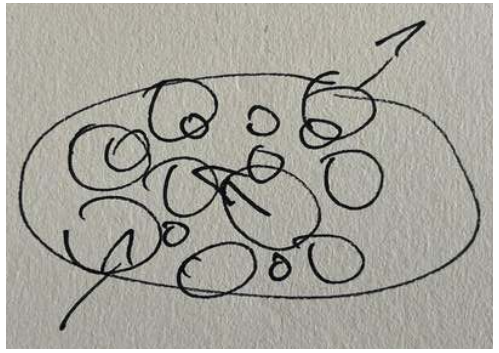
Fixed



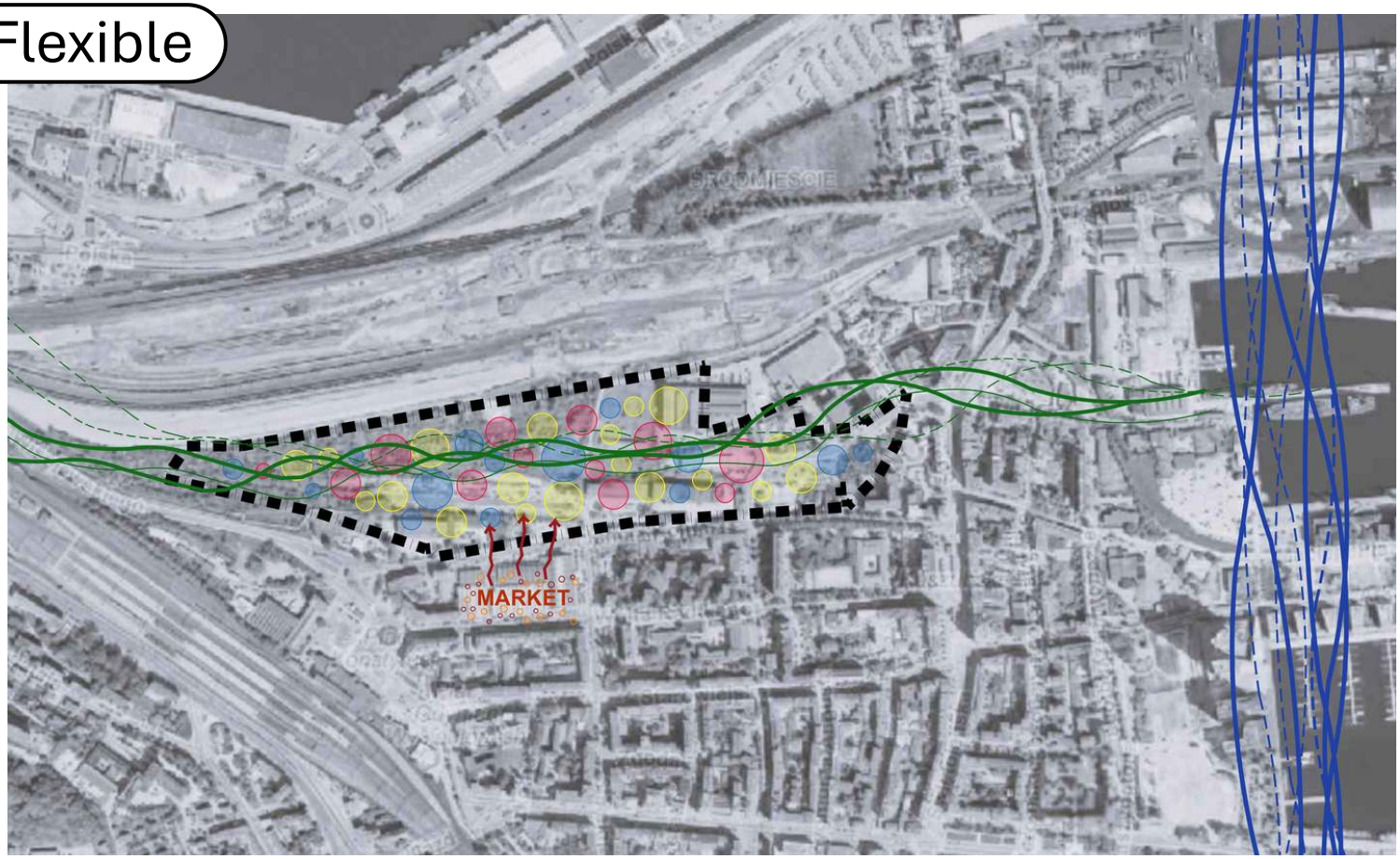
Miedzytorze, Gdynia.

ACTION PLAN - LOCAL LEVEL

Re(FLEX) Zone



Flexible



Green buffer

Re (FLEX) activity zone

Market connection

Waterfront integration

Miedzytorze, Gdynia.

*Re (FLEX) zone = adaptable urban testing ground where spaces shift with changing needs, seasons and users.



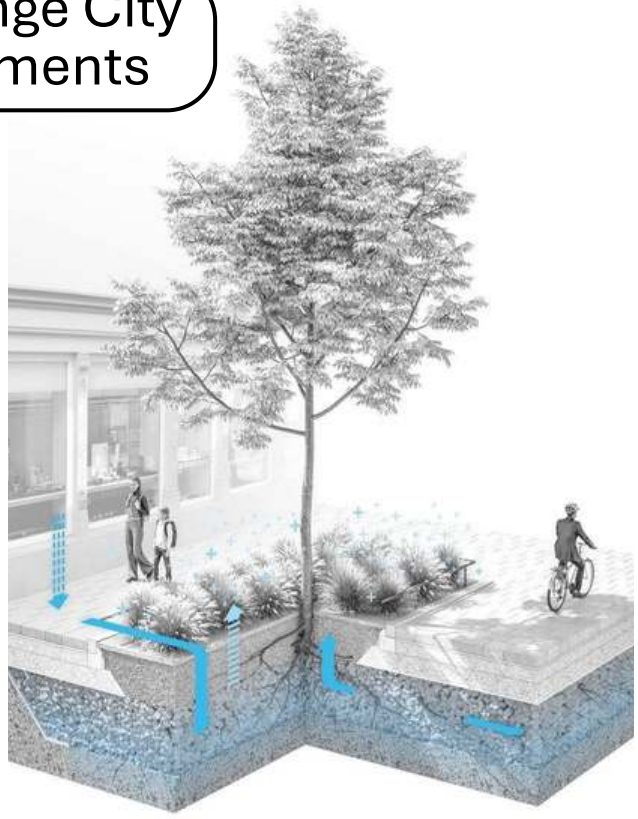
Miedzytorze, Gdynia.

Pollinator Highway



Tallinn, Estonia.
(Author: Kaupo Kalda)

Sponge City Elements



AIU – Sponge Cities: A Solarpunk Future by 2030






DES
BIERES







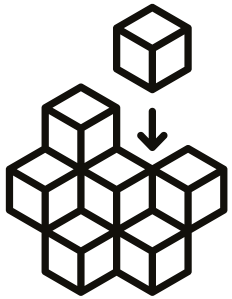






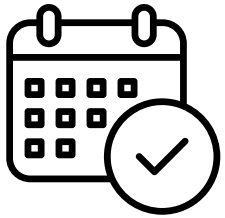
ACTION PLAN - LOCAL LEVEL

Re(FLEX) Home



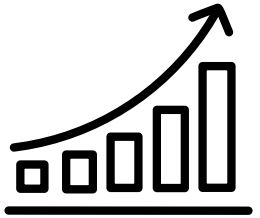
Modular construction
+
dual/multi-use

+



Temporary housing units

=



Increased housing capacity

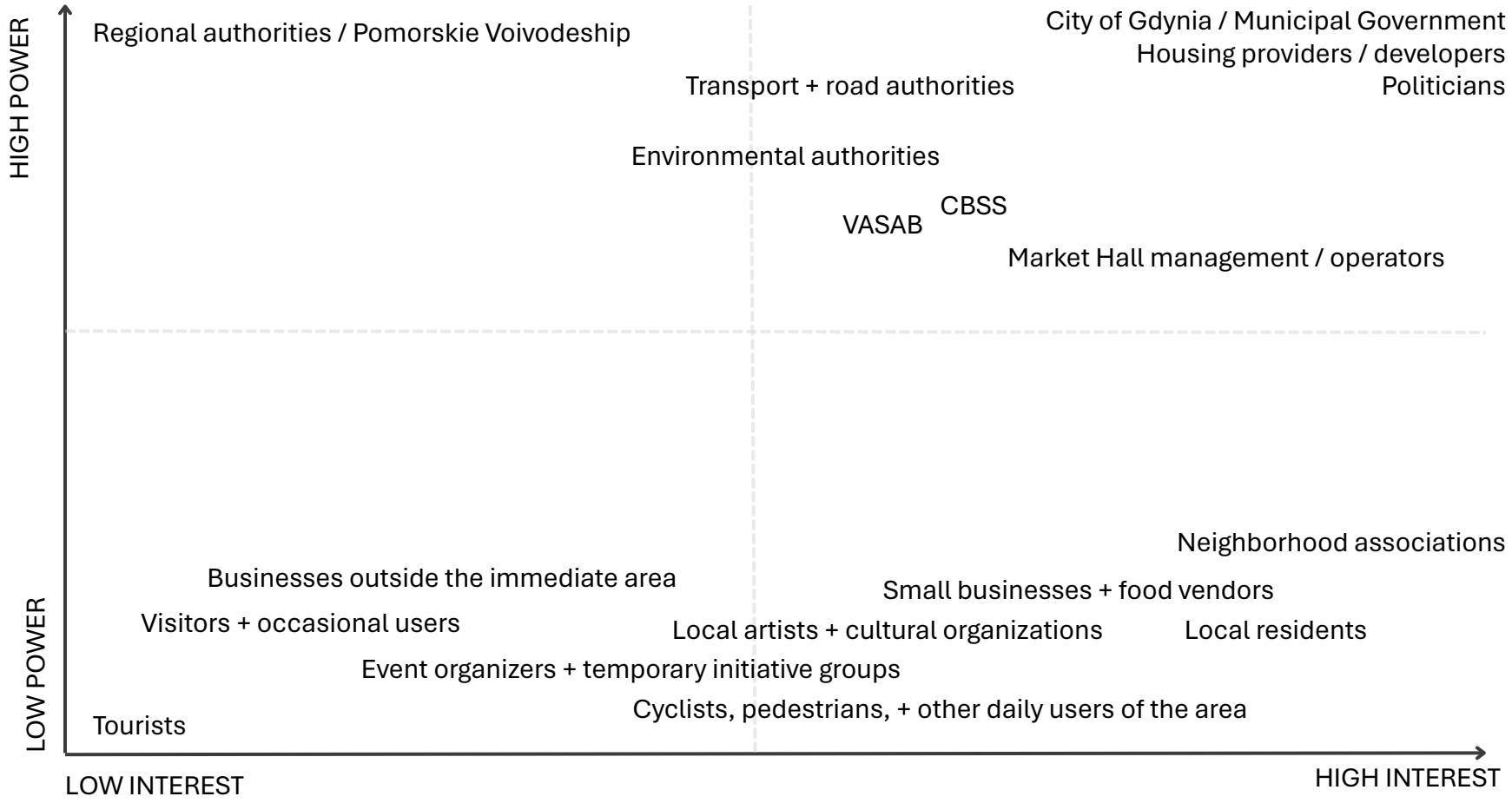
Student Apartments



CPH Village

STAKEHOLDER LANDSCAPE

Power-Interest Matrix



FINANCIAL FEASABILITY

Low upfront cost

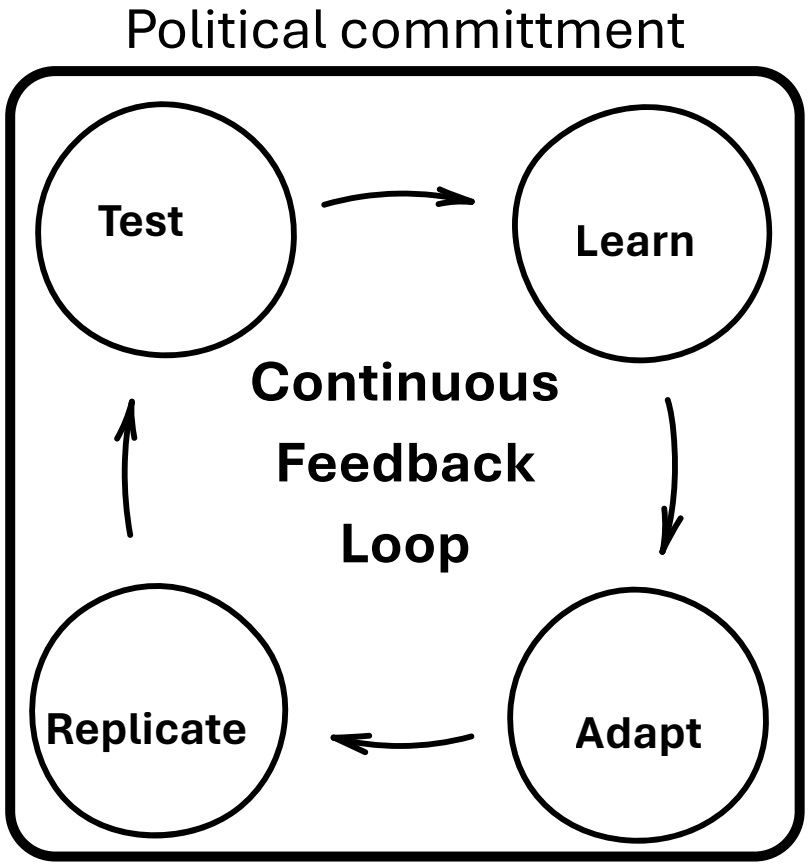
Pilot before permanence

Scale what works

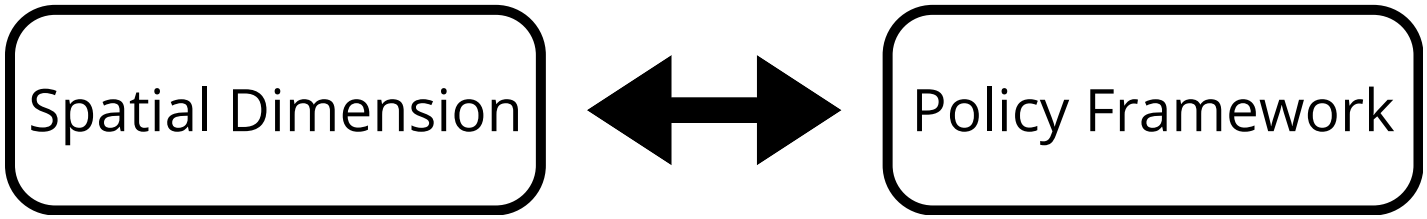
TRANSFERABILITY + SCALABILITY

Local → Regional → Macroregional

Local pilots generate ideas, evidence, and lessons for wider strategies.



ACTION PLAN - REGIONAL LEVEL

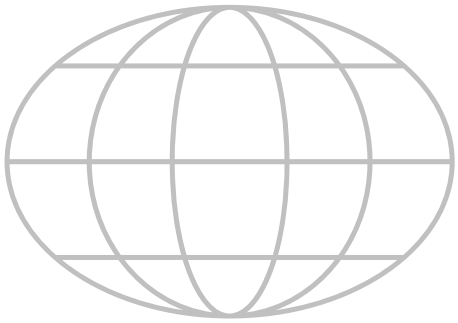


(Re)FLEX Zone network

Affordable housing policy (functional region)

Example of key actors in Sweden: Boverket (housing agency), Tillväxtverket (regional development).

ACTION PLAN - MACROREGIONAL LEVEL

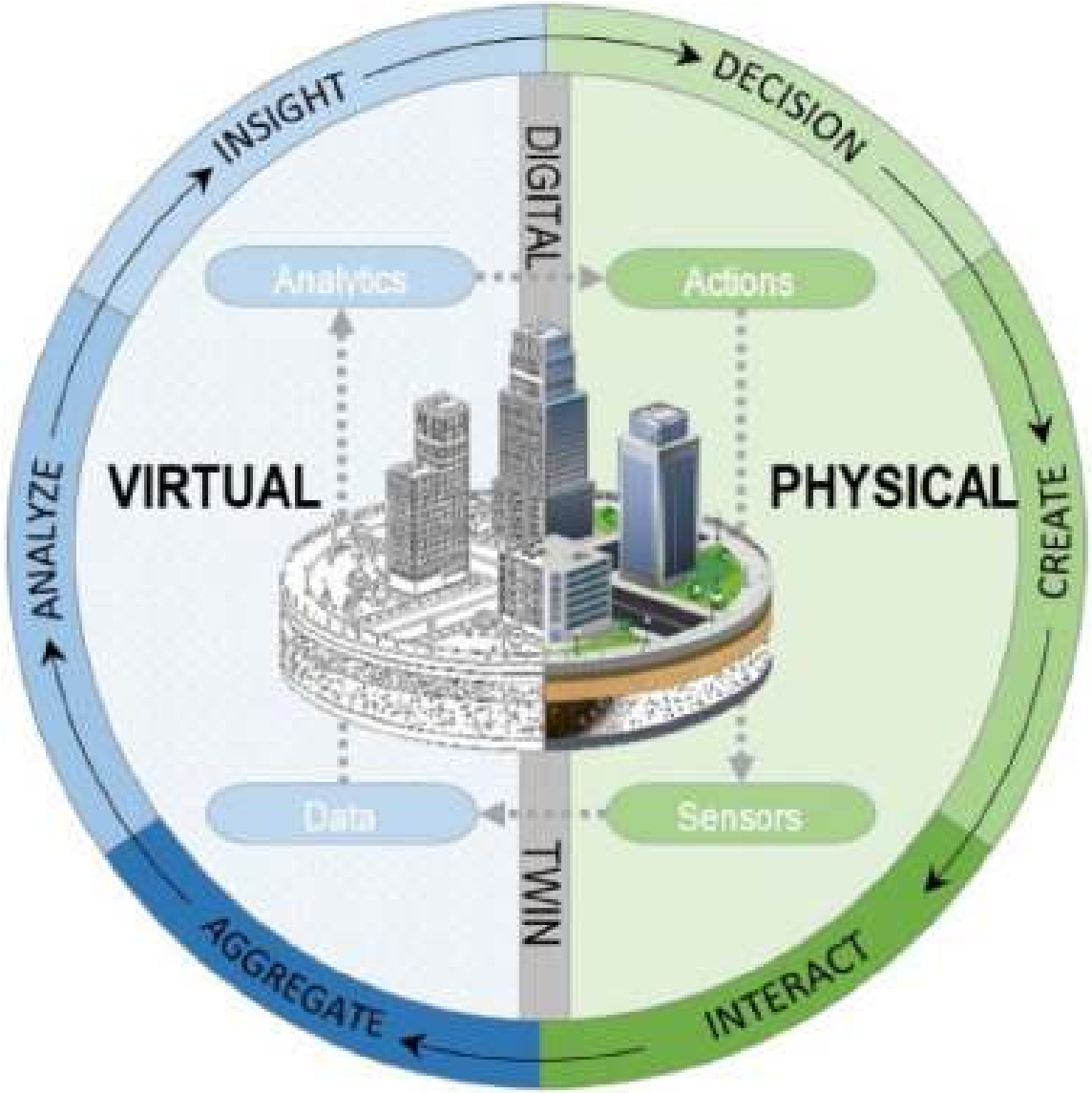
Knowledge  Sharing

Interreg + URBACT	Share +learn from good practices regarding (Re)FLEX
CBSS	Foster cross-collaboration + idea transfer
VASAB	Planners' forum to advance no net land take policies
UBC	Advance no net land take practices

DIGITAL DIMENSION

Urban Future Simulator

AI-powered digital twin that generates and compares possible futures for a site.



Stages of DT development, adopted from Petrova-Antonova and Ilieva, (2019).

DIGITAL DIMENSION

Space Pulse

Real-time system that learns how urban spaces are actually being used.

Scrobble + Cronin, 2024



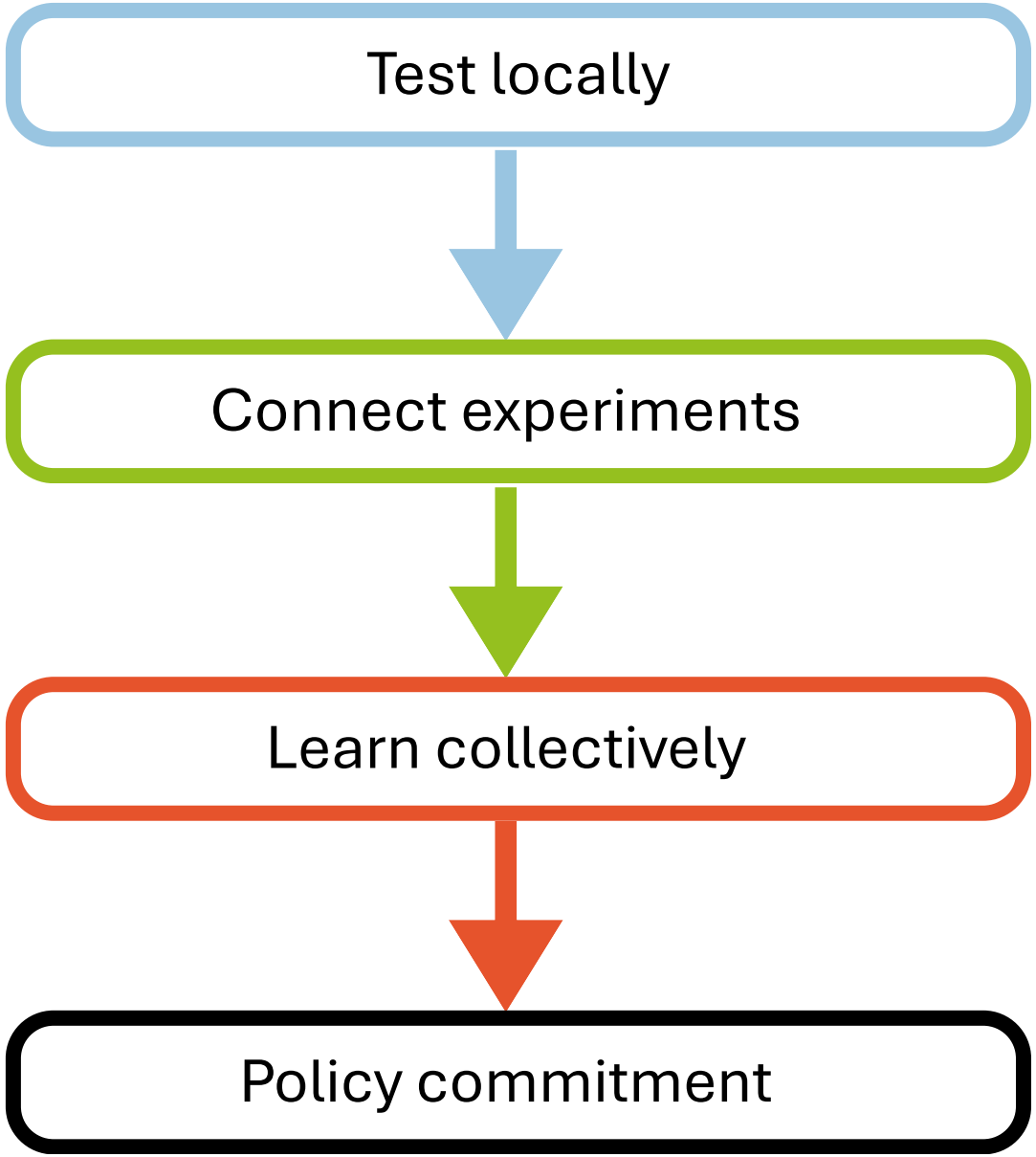
DIGITAL DIMENSION

Baltic Urban Learning Network

AI system connecting cities
across the Baltic Sea Region
so that urban experiments
become shared knowledge.



EXPECTED IMPACT



CONCLUSION

Conventional Planning → Adaptive Urbanism

Growth → Change
Expansion → Regeneration
Fixed Functions → Flexible Functions
Permanence → Temporality
Prediction → Adaptation



FUTURE OUTLOOK

Stop planning for certainty.

MOVING FORWARD

Stop planning for certainty.



Start designing for change.

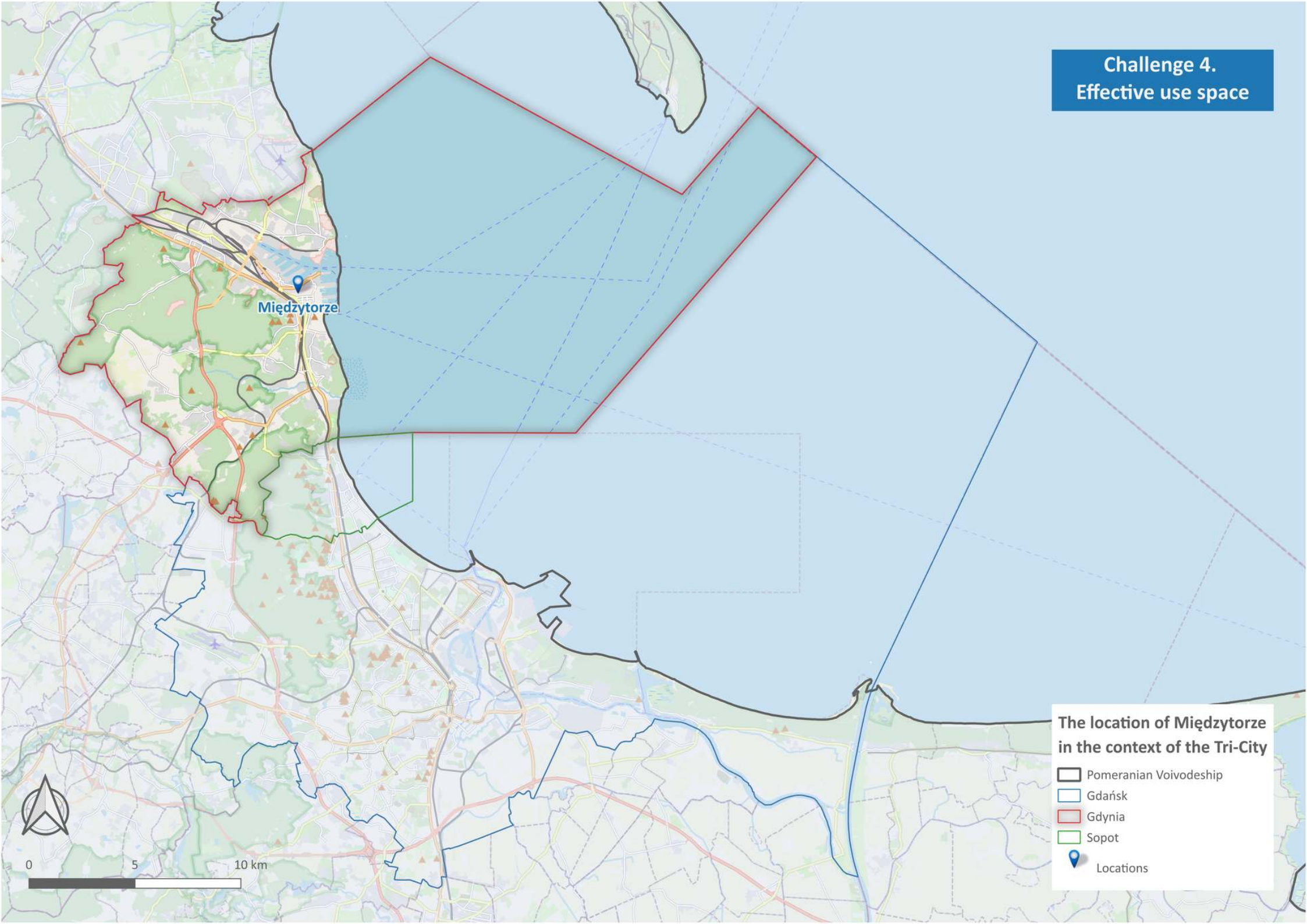
MOVING FORWARD

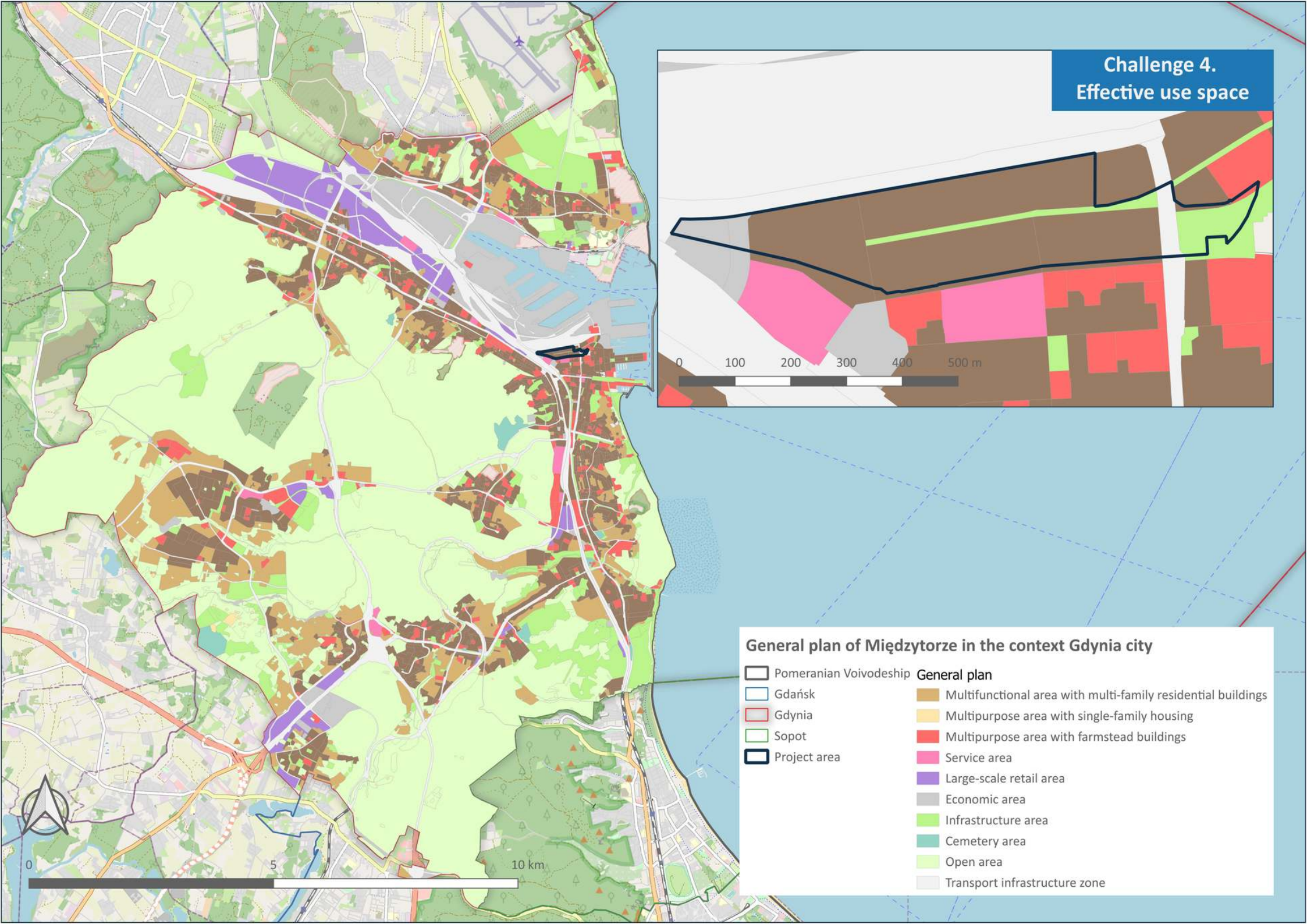
In the face of an uncertain future, cities must shift from permanence toward adaptability.

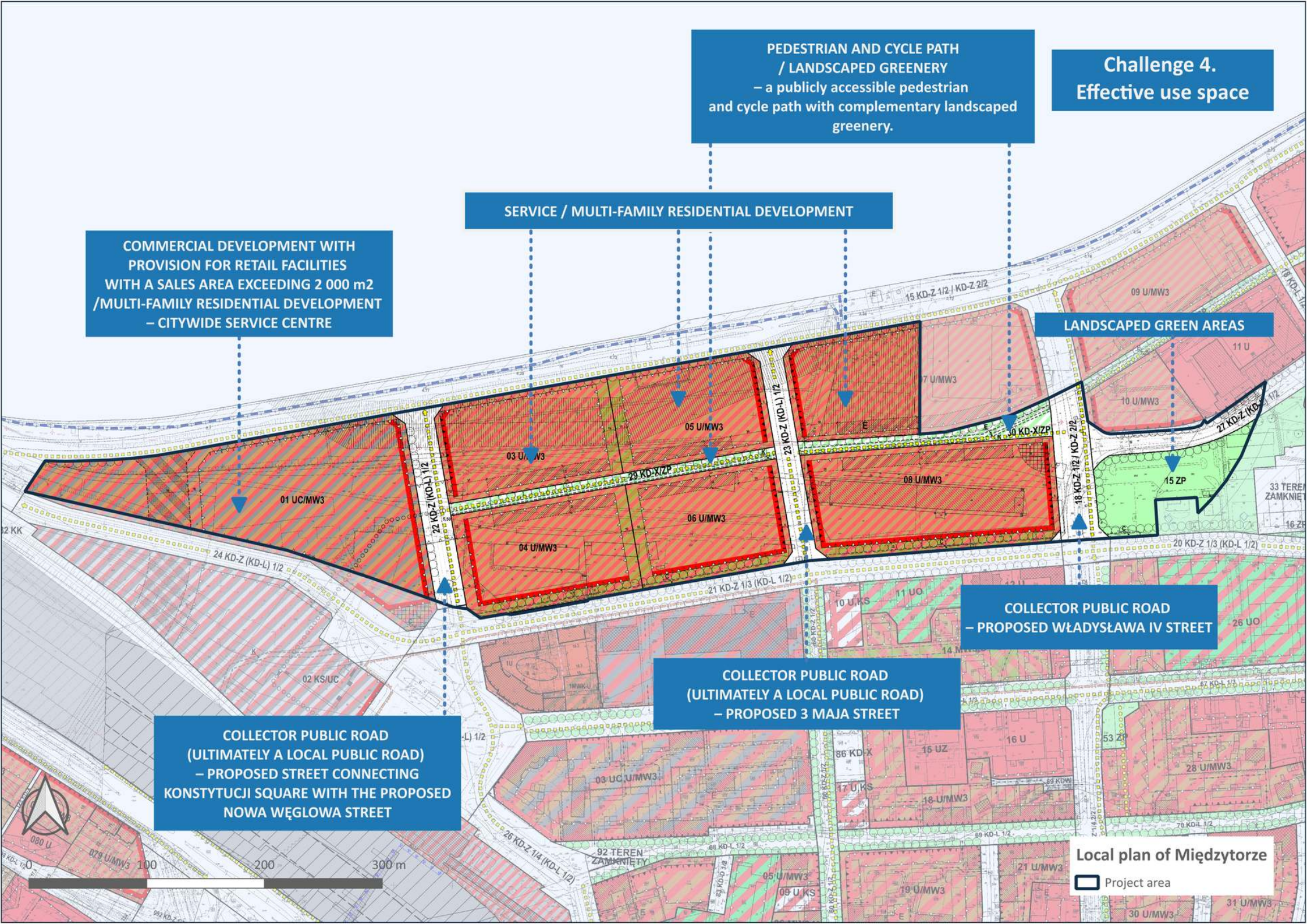
THANK YOU

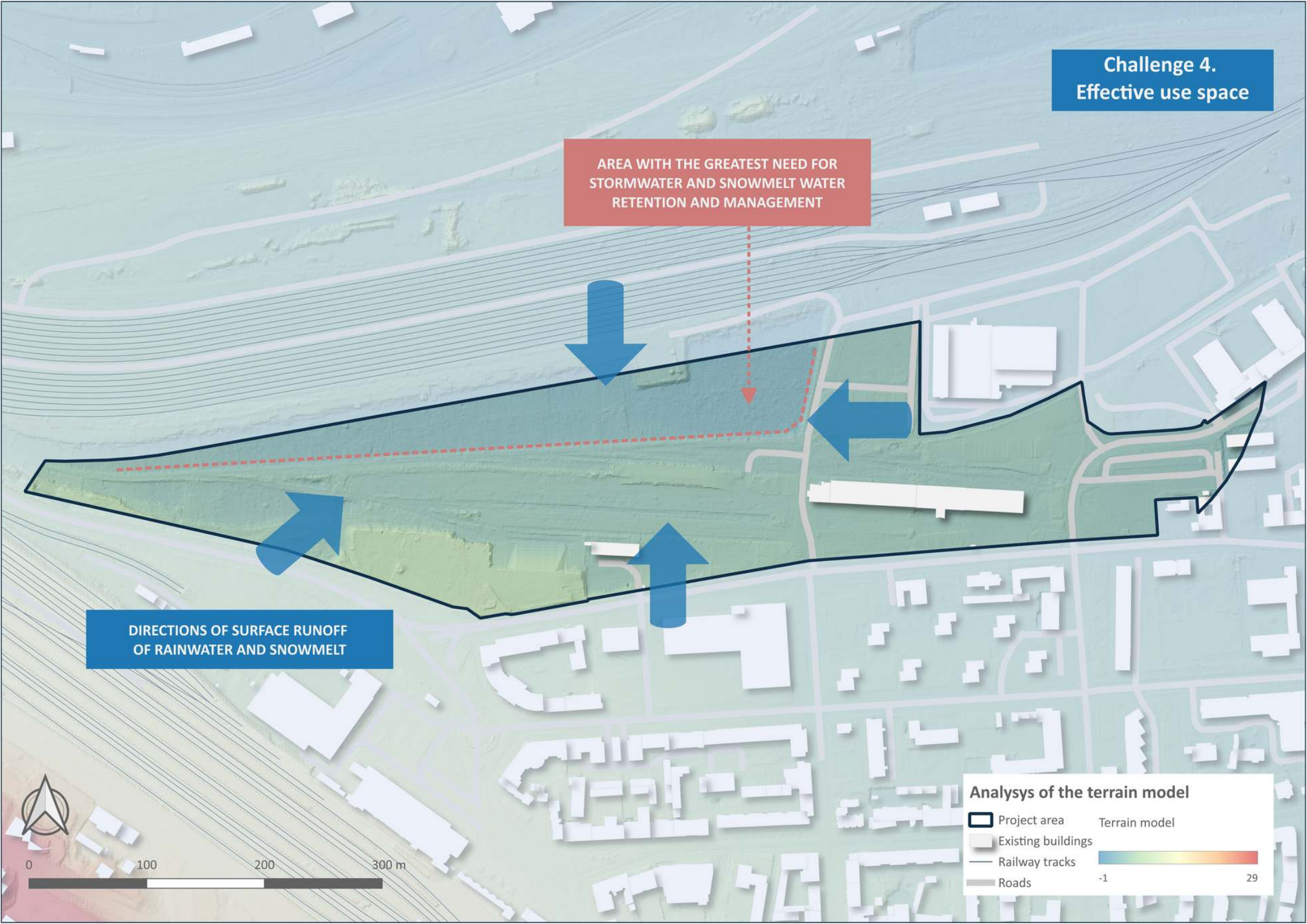


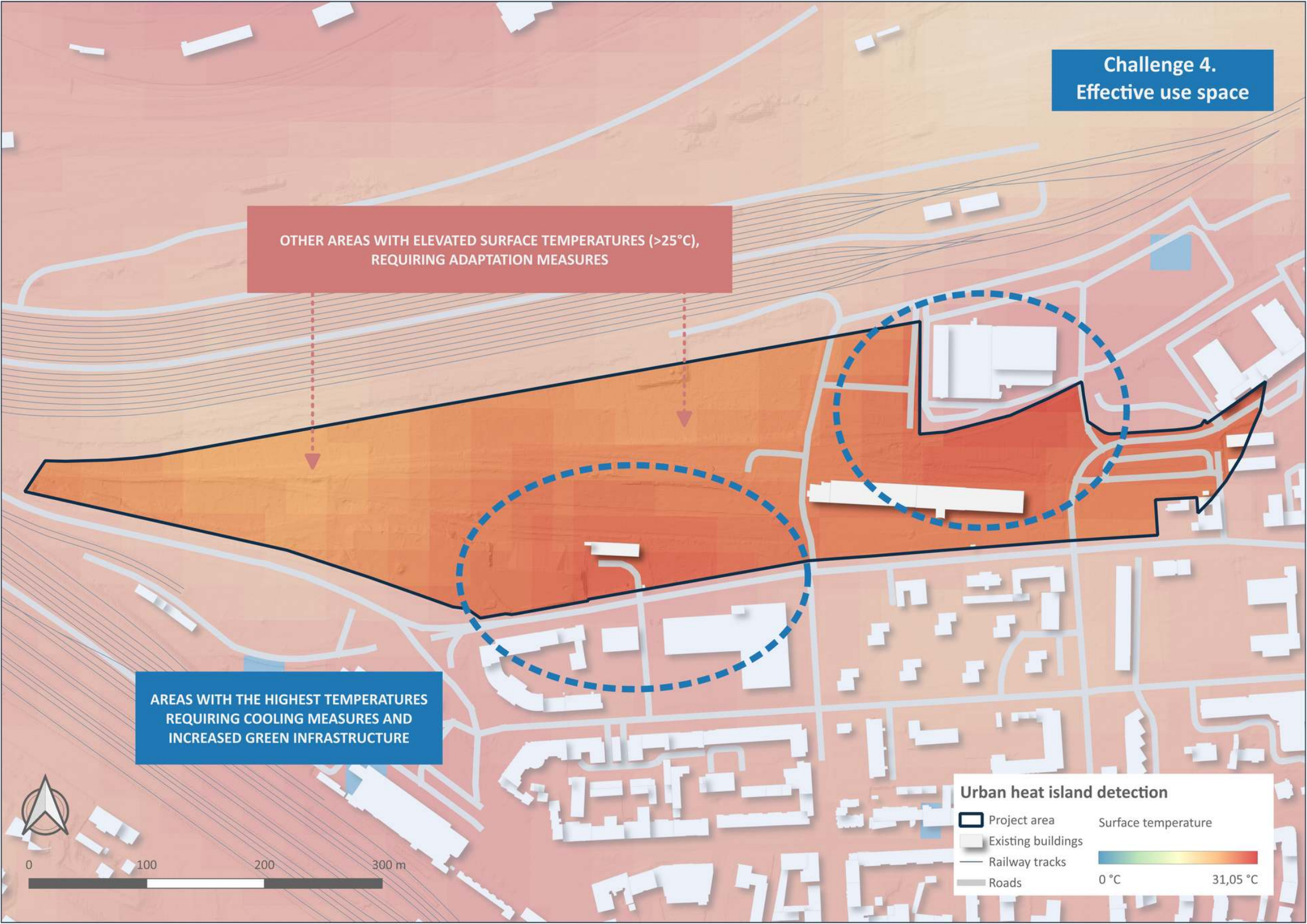
APPENDIX

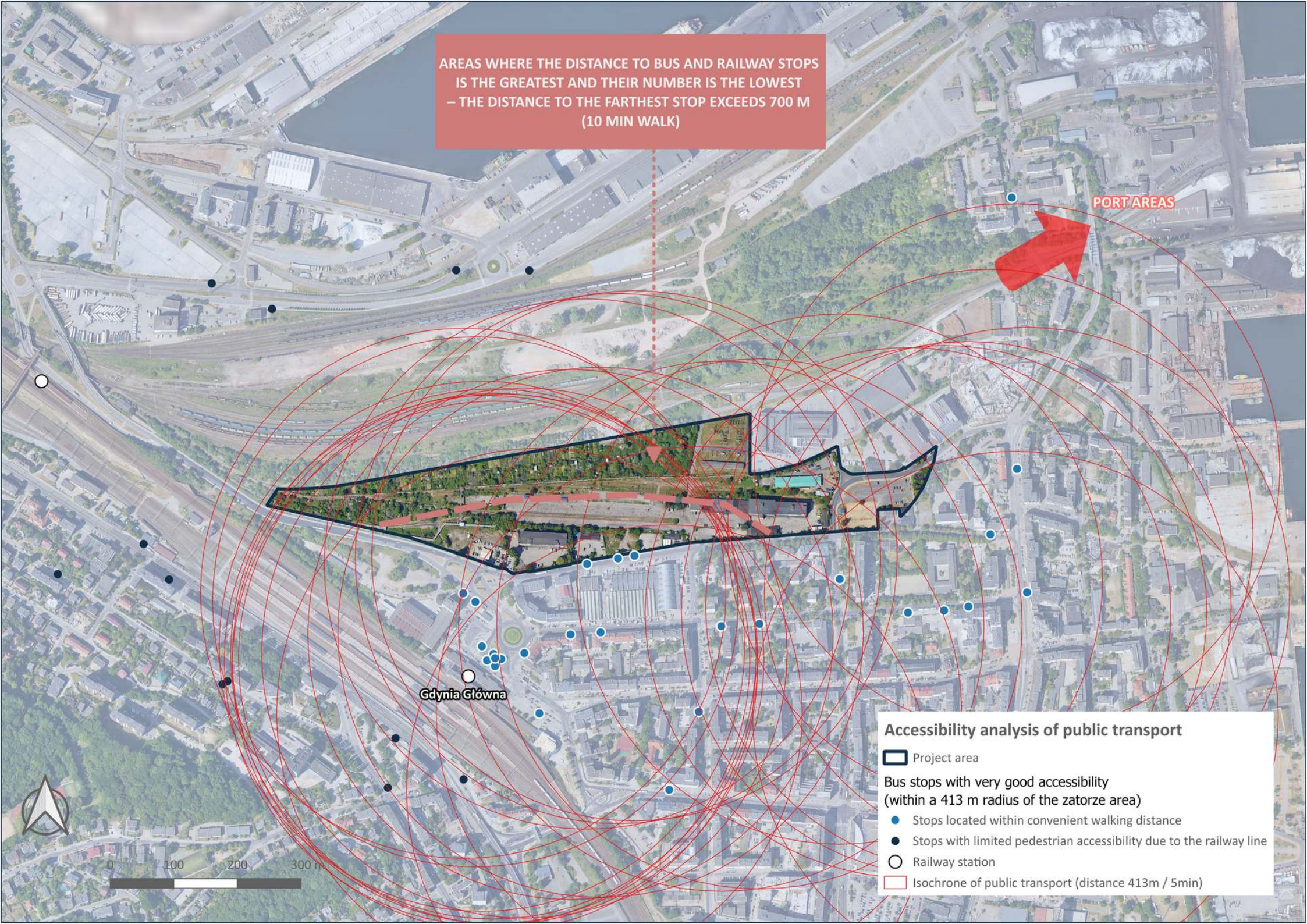

Challenge 4.
Effective use space
Międzytorze
The location of Międzytorze
in the context of the Tri-City
Pomeranian Voivodeship
Gdańsk
Gdynia
Sopot
Locations
0
5
10 km

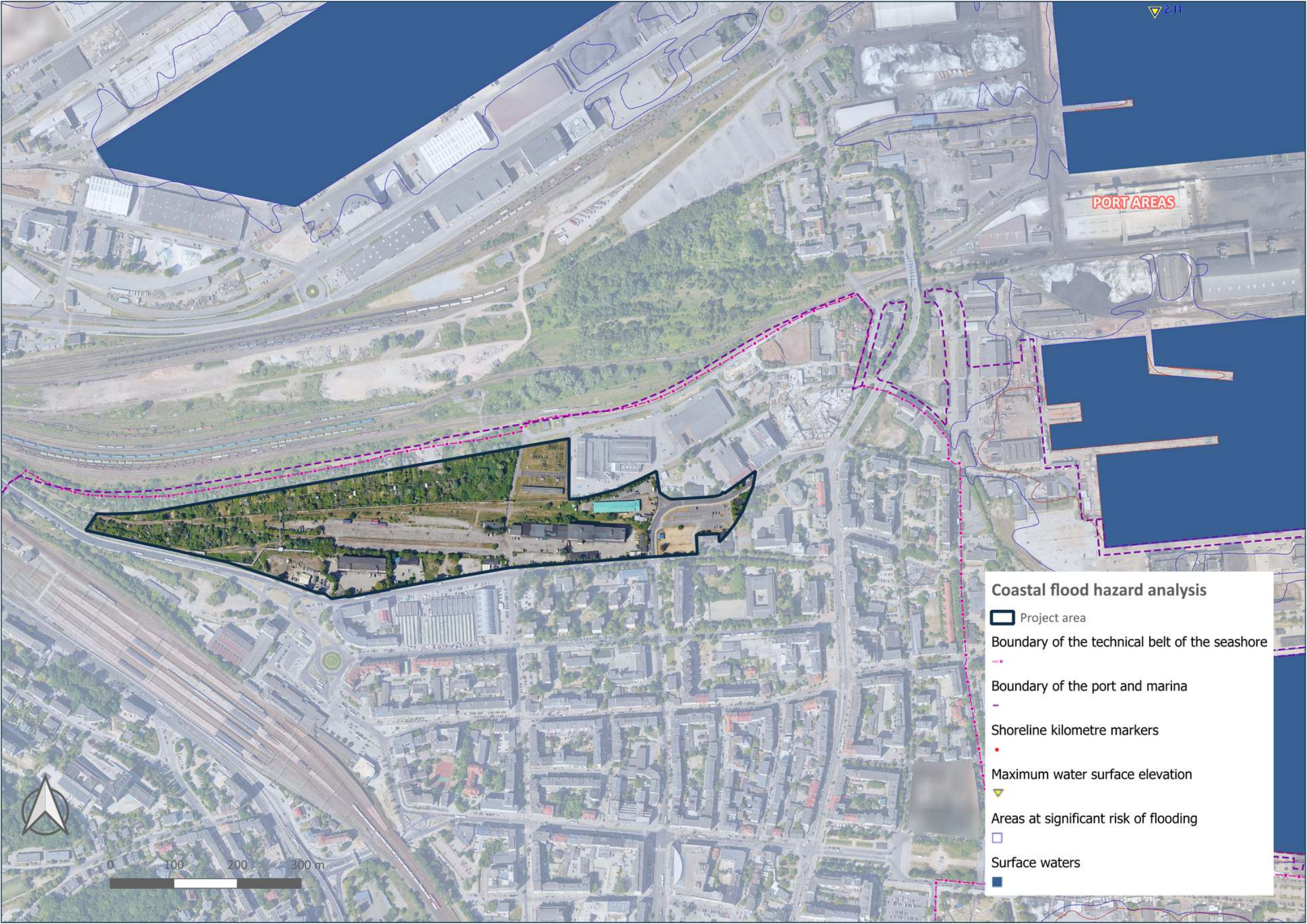

Challenge 4.
Effective use space
0
100
200
300
400
500 m
0
5
10 km
General plan of Międzytorze in the context Gdynia city
Pomeranian Voivodeship
Gdańsk
Gdynia
Sopot
Project area
General plan
Multifunctional area with multi-family residential buildings
Multipurpose area with single-family housing
Multipurpose area with farmstead buildings
Service area
Large-scale retail area
Economic area
Infrastructure area
Cemetery area
Open area
Transport infrastructure zone

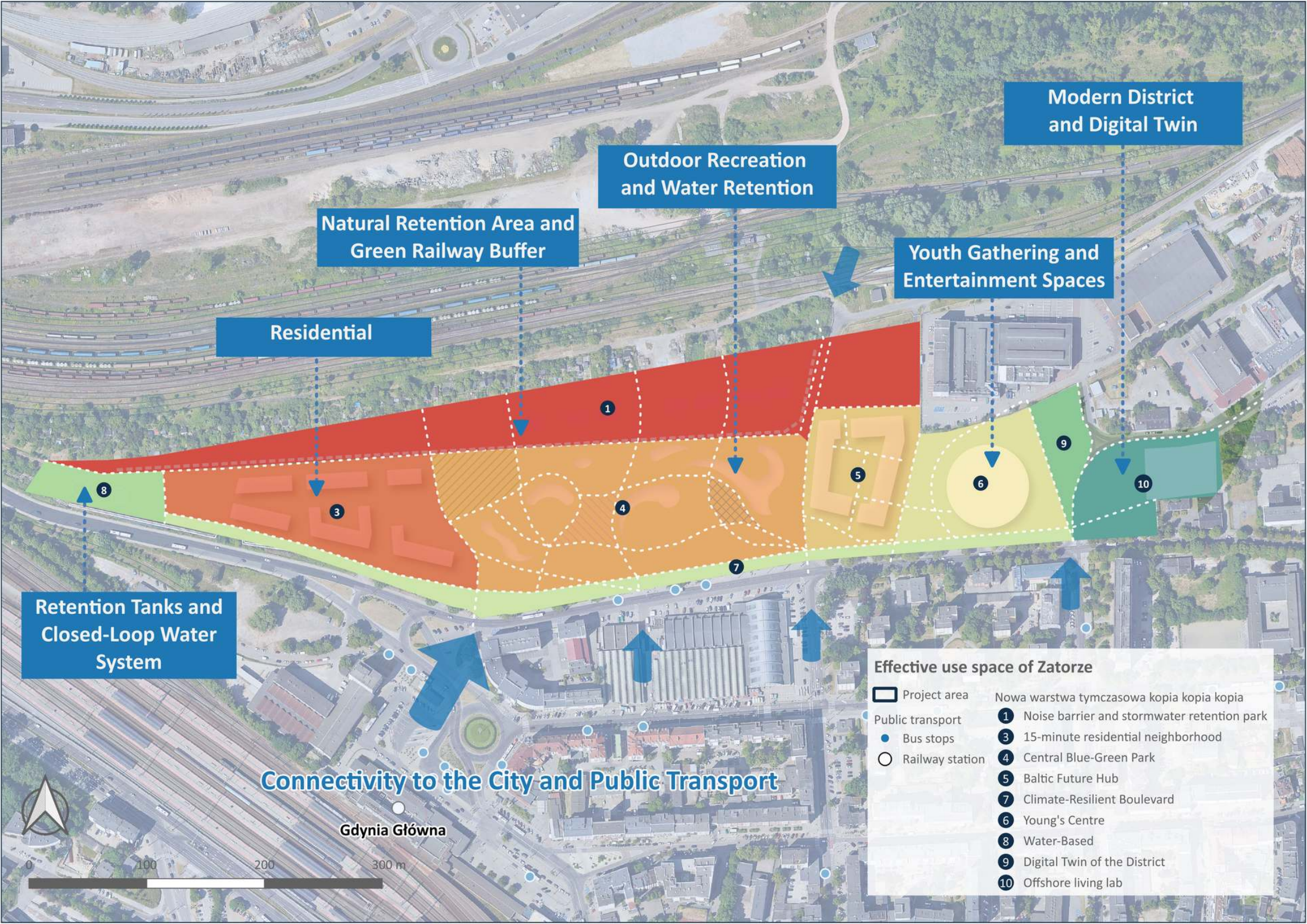

PEDESTRIAN AND CYCLE PATH
/ LANDSCAPED GREENERY
– a publicly accessible pedestrian
and cycle path with complementary landscaped
greenery.
Challenge 4.
Effective use space
SERVICE / MULTI-FAMILY RESIDENTIAL DEVELOPMENT
COMMERCIAL DEVELOPMENT WITH
PROVISION FOR RETAIL FACILITIES
WITH A SALES AREA EXCEEDING 2 000 m2
/MULTI-FAMILY RESIDENTIAL DEVELOPMENT
– CITYWIDE SERVICE CENTRE
LANDSCAPED GREEN AREAS
COLLECTOR PUBLIC ROAD
– PROPOSED WŁADYSŁAWA IV STREET
COLLECTOR PUBLIC ROAD
(ULTIMATELY A LOCAL PUBLIC ROAD)
– PROPOSED 3 MAJA STREET
COLLECTOR PUBLIC ROAD
(ULTIMATELY A LOCAL PUBLIC ROAD)
– PROPOSED STREET CONNECTING
KONSTYTUCJI SQUARE WITH THE PROPOSED
NOWA WĘGLOWA STREET
01 UC/MW3
03 U/MW3
05 U/MW3
06 U/MW3
04 U/MW3
08 U/MW3
07 U/MW3
09 U/MW3
10 U/MW3
11 U
15 ZP
02 KS/UC
03 UC,U/MW3
92 TEREN ZAMKNIĘTY
09 U,KS
10 U,KS
11 UO
15 UZ
16 U
17 U,KS
18 U/MW3
19 U/MW3
21 U/MW3
26 UO
28 U/MW3
30 U/MW3
31 U/MW3
15 KD-Z 1/2 | KD-Z 2/2
22 KD-Z (KD-L) 1/2
23 KD-Z (KD-L) 1/2
29 KD-X/ZP
30 KD-X/ZP
18 KD-Z 1/2 | KD-Z 2/2
27 KD-Z (KD-L) 1/2
24 KD-Z (KD-L) 1/2
21 KD-Z 1/3 (KD-L 1/2)
20 KD-Z 1/3 (KD-L 1/2)
26 KD-Z 1/4 (KD-L 1/2)
0
100
200
300 m
Local plan of Międzytorze
Project area


Challenge 4.
Effective use space
AREA WITH THE GREATEST NEED FOR STORMWATER AND SNOWMELT WATER RETENTION AND MANAGEMENT
DIRECTIONS OF SURFACE RUNOFF OF RAINWATER AND SNOWMELT
0
100
200
300 m
Analysys of the terrain model
Project area
Existing buildings
Railway tracks
Roads
Terrain model
-1
29


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Effective use space
OTHER AREAS WITH ELEVATED SURFACE TEMPERATURES (>25°C), REQUIRING ADAPTATION MEASURES
AREAS WITH THE HIGHEST TEMPERATURES REQUIRING COOLING MEASURES AND INCREASED GREEN INFRASTRUCTURE
0
100
200
300 m
Urban heat island detection
Project area
Existing buildings
Railway tracks
Roads
Surface temperature
0 °C
31,05 °C


AREAS WHERE THE DISTANCE TO BUS AND RAILWAY STOPS IS THE GREATEST AND THEIR NUMBER IS THE LOWEST – THE DISTANCE TO THE FARTHEST STOP EXCEEDS 700 M (10 MIN WALK)
PORT AREAS
Gdynia Główna
0
100
200
300 m
Accessibility analysis of public transport
Project area
Bus stops with very good accessibility
(within a 413 m radius of the zatorze area)
Stops located within convenient walking distance
Stops with limited pedestrian accessibility due to the railway line
Railway station
Isochrone of public transport (distance 413m / 5min)


2.11
PORT AREAS
Coastal flood hazard analysis
Project area
Boundary of the technical belt of the seashore
Boundary of the port and marina
Shoreline kilometre markers
Maximum water surface elevation
Areas at significant risk of flooding
Surface waters
0
100
200
300 m


Modern District and Digital Twin
Outdoor Recreation and Water Retention
Natural Retention Area and Green Railway Buffer
Youth Gathering and Entertainment Spaces
Residential
Retention Tanks and Closed-Loop Water System
Connectivity to the City and Public Transport
Gdynia Główna
0
100
200
300 m
Effective use space of Zatorze
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Public transport
Bus stops
Railway station
Nowa warstwa tymczasowa kopia kopia kopia
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