



 **Kraków**



**WESOŁA**

a space to share for you





A prestigious location in the very centre of Kraków, where you can experience nature, culture, and art.

**A 9-hectare green enclave in the heart of the city.**



## Distinguished Ladies and Gentlemen,

it is extremely rare to have the opportunity to redevelop a vast space in the centre of a historical city, and we have been blessed with just such an opportunity.

In the autumn of 2019 Kraków purchased a plot of over 9 hectares that had been used by clinics and other medical buildings of the University Hospital, which was moving to a new location. Some of the existing buildings have already been taken over by the Kraków Development Agency (ARMK), a company tasked with developing the area into a new quarter of the city that I hope will become a hallmark of Kraków, on a par with the Main Market Square and Kazimierz. The remaining buildings will have been delivered by the end of 2023.

In the minds of Cracovians, Wesola, the well-established name of that part of the city, has long been perceived as a hospital district. Little wonder, as the first house of healing, the Hospital of St Lazarus, started its operation there in the 18th century. However, most of the clinical hospitals that created the history of Polish medicine date back to a later period, the late 19th and the early 20th centuries. They were designed by the most outstanding architects of the time, notably Feliks Księżarski, Karol Zaręba, Antoni Łuszczkiewicz, and Józef Sare. A fact worth remembering when planning a new life for the historical buildings of the former hospital.

One of these buildings, at ul. Kopernika 15, will house the Kraków Library – Biblioteka Kraków. What will the others become? This also depends on you, as Wesola is a project we all share. It is why the consultations with the community and talks with all the interested parties have played (and will play) such an important role in reinventing it. For the city is a common good, and the decisions concerning the character of the new Wesola district will have a bearing on the quality of life of many locals.

A handwritten signature in black ink, which appears to read "Jacek Majchrowski".

Jacek MAJCHROWSKI  
Mayor of Kraków



# A historical district being rediscovered.

Wesoła is a historical neighbourhood in Kraków that currently lies in two districts: District I Stare Miasto, and District II Grzegórzki. Since the Middle Ages it has been known as St Nicholas's Suburb, situated just outside of St Nicholas's Gate. The Church of St Nicholas was already here in the 13th century and became the hub of one of the oldest settlements. From the 16th century the land owned by the nobility, clergy, and Kraków burghers, was successively developed with suburban manor houses and stately homes that were surrounded by gardens. This is how the recreational character of Wesoła took shape over the centuries. It is where the University Clinical Hospital was moved to in 1788, after the great reform of the Jagiellonian University. It took over the former monastic buildings that were turned into the Hospital of St Lazarus, which then gave rise to a whole clinical complex that developed over time along today's ul. Kopernika. The Kraków hospitals were second to no other hospital built in Europe at the time.

Today we are writing an entirely new chapter in the history of the area. Wesoła will again become a creative space of intercultural and intergenerational meetings. With the gradual takeover of the former hospital buildings by the city, the 9-hectare area will become a place of social integration – planned and designed for, and together with, the people of Kraków. Historical buildings will be returned to their previous splendour and tuned to current needs.

The new Wesoła is also a green enclave in a vibrant city. Developed jointly by the locals, institutions, and solid business partners, it will again provide a shared space for all of us. An important commemoration of the many generations that have created this exceptional element of Kraków's cultural heritage.

## Proximity of the main transport nodes.

In the vicinity of museums, historical heritage, higher education, business districts, and shopping centres.



## Distinguished Ladies and Gentlemen,

Wesoła is an area in Kraków that has enjoyed a very interesting history. The gardens developed here in the 18th century were the place to be seen, as they formed the backdrop for the fashionable life of Kraków.

We have grown used to associating Wesoła with the hospitals. However, with the University Hospital now moving to Prokocim this view is turning into the past before our very eyes.

An exhibition of the works of the most talented students of Poland's leading institutions of higher artistic education during the Kraków Photo Month festival, the Night of Theatres, and the display of the diploma works of artists from the Kraków Academy of Fine



Arts, are the first harbingers of the district's new life. What is it going to be like?

This actually depends on what institutions and businesses will want to do with the old clinics and hospital buildings.

To manage a 9-hectare plot in the centre of the city is a huge challenge. For urban planners and architects. For the Kraków Municipal Greenspace Authority (ZZM) that has taken custody of the trees and vegetation that has grown here for decades, and for the Kraków Development Agency (ARMK), that, thanks to a decision of the Mayor of Kraków, Professor Majchrowski, are to create a new quarter of the city here in Wesoła.

Those who know me also know that challenges give my work meaning. That was the case with Kraków Airport, which quickly turned into the most rapidly developing regional airport in Poland. This, I hope, will also be the case with Wesoła.

However, success always comes from the involvement of many people with a passion for the development of new potential, new space, and new quality.

The building at ul. Kopernika 15 will house the Kraków Library – Biblioteka Kraków. Who will follow?

By delivering a catalogue that presents the real estate in Wesoła awaiting its new managers, I invite you to participate in the creation of a new space in the city. We want Wesoła to be a place worth being in again.

A handwritten signature in gold ink, which appears to read 'Jan PAMUŁA'. The signature is stylized and fluid.

**Jan PAMUŁA**  
President of the Kraków Development Agency (ARMK)



# Grzegórzecka 18



<b>YEAR OF CONSTRUCTION</b>	<b>1929</b>	
<b>STOREYS</b>	Overground <b>3</b> including usable attic	Underground basement
<b>AREA</b>	Usable area <b>1,430 m<sup>2</sup></b>	Cubic capacity <b>7,013 m<sup>3</sup></b>



## Construction

stone foundations, solid brick walls, stone stairs, wooden roof trusses, wooden ceilings, tiled roof



## Utilities and installations

electric wiring, water and wastewater installations, central heating and hot water installations, mechanical ventilation in some sections, internal medical gas installations, separate operating theatre, passenger lift



## Purpose

therapeutic facility, pharmaceutical laboratories, specialist surgeries, scientific and research activities

# Šniadeckich 5

## YEAR OF CONSTRUCTION

Section A  
**1917**

Section C  
**1936**

## STOREYS

Overground  
**2**

Underground  
none

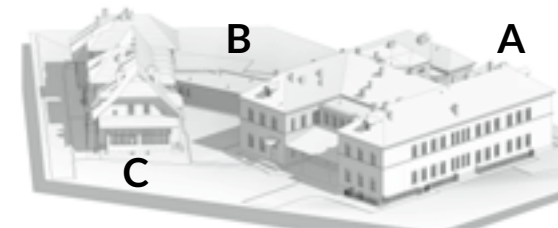
## USABLE AREA

Section A  
**1,582 m<sup>2</sup>**  
Total  
**2,303 m<sup>2</sup>**

Section C  
(with the connector)  
**721 m<sup>2</sup>**

## CUBIC CAPACITY

**16,800 m<sup>3</sup>**



## Construction

stone foundations, brick walls, reinforced concrete stairs, wooden roof trusses, reinforced concrete ceilings, roof covered with tiles and tar paper



## Utilities and installations

electric wiring, water and wastewater installations, central heating and hot water installations, mechanical ventilation in some sections, internal medical gas installations, option to install a lift



## Purpose

commercial activity, educational facility, cultural and artistic services, coworking office space



# Kopernika 21



<b>YEAR OF CONSTRUCTION</b>	<b>1893</b>	
<b>STOREYS</b>	Overground <b>2</b> plus the option of loft/attic conversion	Underground usable lower ground floor
<b>AREA</b>	Usable area <b>2,956 m<sup>2</sup></b>	Cubic capacity <b>20,560 m<sup>3</sup></b>



## Construction

stone foundation, brick walls, stone stairs, barrel vaulted ceilings, wooden roof trusses, tiled roof



## Utilities and installations

electric wiring, water and wastewater installations, central heating and hot water systems, mechanical ventilation in some sections, internal medical gas systems, separate operating theatre, 2 service lifts up to 100 kg, 1 passenger lift



## Purpose

commercial activity, health services



# Kopernika 21A

YEAR OF  
CONSTRUCTION

1875

STOREYS

Overground

3

Underground

basement

AREA

Usable area

3,026 m<sup>2</sup>

Cubic capacity

12,250 m<sup>3</sup>



## Construction

brick foundations, solid brick walls, reinforced concrete stairs, wooden roof trusses, reinforced and prefabricated concrete ceilings, roof covered with sheet metal and tar paper



## Utilities and installations

electric wiring, plumbing, heating and hot water systems, gravity ventilation, telco



## Purpose

commercial, cultural services, hotel accommodation



# Kopernika 19



## YEAR OF BUILDING

Church

**1634-80**

Convent

**1650-88**

## STOREYS

Overground

**3**

former convent building

Underground

usable  
basement

## AREA

Usable area

**6,307 m<sup>2</sup>**

Cubic capacity

**41,100 m<sup>3</sup>**



## Construction

stone foundation, solid brick and stone walls, monolithic reinforced concrete and wooden stairs, wooden roof trusses, reinforced concrete and wooden ceilings, metal roofing sheets



## Utilities and installations

electric wiring, water and wastewater installations, central heating and hot water installations, mechanical ventilation in some sections, passenger lift



## Purpose

public cultural activities, creative studios



# Kopernika 17A

<b>YEAR OF CONSTRUCTION</b>	<b>1879</b>	
<b>STOREYS</b>	Overground <b>3</b>	Underground basement
<b>AREA</b>	Usable area <b>2,312 m<sup>2</sup></b>	Cubic capacity <b>13,074 m<sup>3</sup></b>



## Construction

stone foundation, solid brick walls, monolithic reinforced concrete stairs, wooden roof trusses, wooden ceilings, tiled roof



## Utilities and installations

electric wiring, water and wastewater installations, central heating and hot water installations



## Purpose

catering and exhibition services

# Kopernika 17

YEAR OF  
CONSTRUCTION

1879

BUILDINGS

Overground

4

in the front part  
facing the street,  
including a usable  
attic/loft

Underground

usable lower  
ground floor

AREA

Usable area

6,510 m<sup>2</sup>

Cubic capacity

23,281 m<sup>3</sup>



## Construction

stone foundation, solid brick and stone walls, monolithic reinforced concrete and wooden stairs, wooden roof trusses, reinforced concrete and wooden ceilings, metal roofing sheets



## Utilities and installations

electric wiring, plumbing, central heating and hot water systems, mechanical ventilation in some sections, 2 passenger lifts, 2 service lifts up to 100 kg



## Purpose

public cultural institutions, creative studios





# Kopernika 15

**YEAR OF CONSTRUCTION** 1897-1900

**STOREYS** Overground 3  
Underground usable lower ground floor

**AREA** Usable area 3,097 m<sup>2</sup>  
Cubic capacity 11,639 m<sup>3</sup>

## Construction

stone foundation, walls made of brick, stone stairs, wooden roof trusses, roof covered with sheet metal

## Utilities and installations

electric wiring, water and wastewater installations, central heating and hot water installations, mechanical ventilation in some sections, internal installations of medical gases, elevator - 2 economic to 100 kg, 1 passenger



# Kopernika 15A

**YEAR OF CONSTRUCTION** 1897-1900

**STOREYS** Overground 3  
Underground usable lower ground floor  
including usable attic

**AREA** Usable area 981 m<sup>2</sup>  
Cubic capacity 4,388 m<sup>3</sup>

## Construction

stone foundation, brick walls, concrete stairs, steel roof trusses, tar paper roofing

## Utilities and installations

electric wiring, water and wastewater installations, central heating and hot water installations, mechanical ventilation



# Kopernika 15B

**YEAR OF CONSTRUCTION** contemporary building from the 20th century

**STOREYS** Overground 3  
Underground usable lower ground floor  
including usable attic/loft

**AREA** Usable area 1,130 m<sup>2</sup>  
Cubic capacity 3,934 m<sup>3</sup>

## Construction

pillar and slab structure, reinforced concrete ceilings, metal roofing sheeting

## Utilities and installations

electrical wiring, water and wastewater installations, central heating and hot water installations, mechanical ventilation

## Purpose

The headquarters of Kraków Library – Biblioteka Kraków



# Śniadeckich 3

STOREYS	Overground	Underground
	<b>1</b>	none
AREA	Usable area	Cubic capacity
	<b>497 m<sup>2</sup></b>	<b>2,579 m<sup>3</sup></b>



## Construction

reinforced concrete foundations, brick walls, ceramic ceiling, tar paper roofing



## Utilities and installations

electric wiring, plumbing, heating and hot water systems, telco



## Purpose

service activities, coworking office space, creative studios



# Kopernika 19A

YEAR OF CONSTRUCTION	<b>1967</b>	
STOREYS	Overground	Underground
	<b>2</b>	usable basement
AREA	Usable area	Cubic capacity
	<b>1,674 m<sup>2</sup></b>	<b>5,022 m<sup>3</sup></b>



## Construction

reinforced concrete foundation, mixed structure, reinforced concrete stairs, ceilings made of Żerań hollowcore slabs, flat roof



## Utilities and installations

electric wiring, water and wastewater installations, central heating and hot water installations



## Purpose

cultural and artistic activity, education, coworking office space





location



potential for development

# Wesoła



creative space



historical environment



greenery

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