

Neighborhood Description

Garnizon, Gdańsk

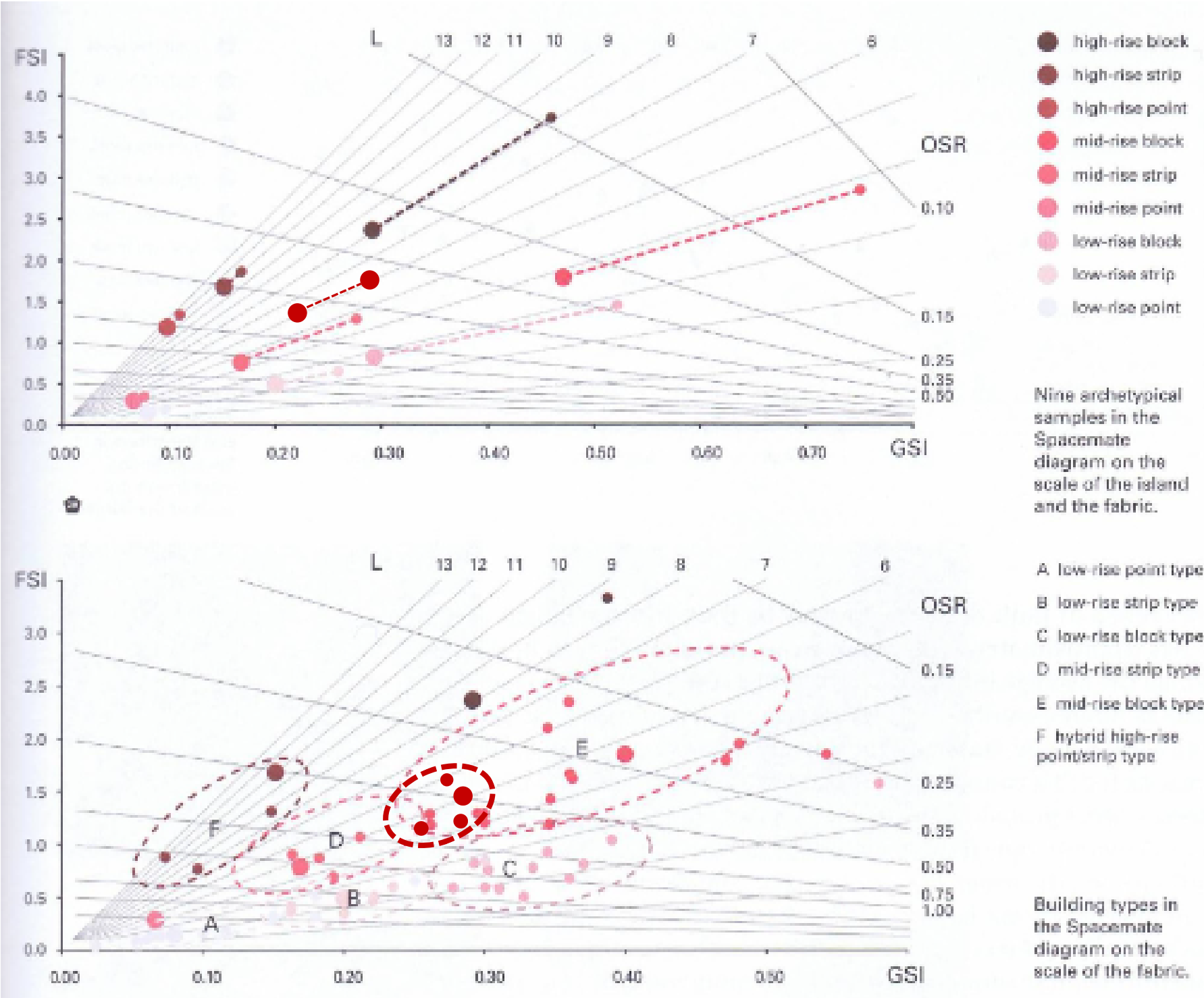
The Garnizon neighborhood in Wrzeszcz, Gdańsk, occupies a former military area of about 26 hectares that has been transformed into a vibrant mixed-use district. Its structure combines renovated historic barracks with new residential and commercial buildings, forming compact urban blocks of four to six stories. The spatial layout follows a clear street grid with walkable distances and several green courtyards and open spaces that provide light, ventilation, and visual relief.

The area is well connected to the rest of the city. It lies between major streets such as Grunwaldzka Avenue and Słowackiego Street, with excellent access to public transport — including the Wrzeszcz train station (SKM, PKM) and nearby tram and bus stops. Internal streets are narrow and pedestrian-friendly, creating a fine urban mesh that supports walking and cycling.

Garnizon offers a high quality of life through its balanced mix of housing, offices, culture, and leisure. Green spaces, cafés, and public plazas encourage social interaction, while the reuse of historic buildings and moderate density support sustainability. As a result, Garnizon represents a contemporary, well-integrated urban neighborhood that combines heritage, connectivity, and everyday livability.



Base Land Area (A): 26.87 ha
Floor Space Index (FSI): 1,577 m²/m²
Ground Space Index (GSI): 0,28 m²/m²
Open Space Ratio (OSR): 0,46 m²/m²
Average Height (L): 5,63 ≈ 6
Network Density (N): 0,017 m/m²
Mesh Width (w): 140 m
Profile Width (b): 120 m
Tare (T): 0,63 = 63%



Conclusions

The Garnizon neighborhood demonstrates a balanced and efficient urban structure, combining compactness with livability. With a moderate Floor Space Index (1.58) and a Ground Space Index of 0.28, it achieves an optimal relationship between built and open areas, typical of contemporary European mixed-use districts. The average height of six floors supports urban intensity without overwhelming the human scale. The Open Space Ratio (0.46) ensures good permeability, daylight, and microclimatic comfort, while the 63% street coverage (T) indicates a strong mobility framework that privileges accessibility and integration. Despite a relatively wide urban mesh (140 m) and broad profiles (120 m), the area maintains continuity through its internal network and pedestrian connections.

Overall, Garnizon represents a model of adaptive urban regeneration — dense enough to sustain diverse activities and efficient infrastructure, yet open and green enough to provide comfort and environmental quality. Its parameters place it close to Jacobs' and Lozano's models of human-scale, socially vibrant urbanism, balancing historical heritage with modern urban life.