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HOTELS IN ŁÓDŹ CITY SPACE

Abstract: The article is an attempt to describe the current development level of the hotel base in Łódź – the third largest city in Poland. The analysis deals with both historical and spatial aspects. The detailed analysis of the hotel distribution in Łódź is based on A. KOWALCZYK's (2001a) categorisation of hotel location types in urban areas. The Łódź hotel base is compared with other large cities in Poland.

Keywords: accommodation, hotels, location types, Łódź city space.

1. INTRODUCTION

One of the most important issues in the field of hotel and tourism geography is the spatial distribution of premises and other phenomena connected with tourism activity. The theory of the location of tourism investment, including the general rules of location theory, has been the subject of research since the late 1960s. A detailed overview with regard to hotel premises in the Polish literature has been undertaken by A. KOWALCZYK (2001a, 2001b), A. MATCZAK (2004), A. KOWALCZYK & DEREK (2010) and I. GRUSZKA, D. ILNICKI & E. JAKUBOWICZ (2014), so this article will not discuss it in detail.

The conclusion from analysing these works is that there are several location types concerning urban area hotels. The first is related to economics and concerns ground rent. This is very important from the point of view of potential investors, both individual and institutional (e.g. the location policy of hotels and hotel chains), and their influence on the prices of services (EGAN & NIELD 2000, ROTTER 2004, NIEWIADOMSKI 2006 and others). The second type is related to geographical-spatial aspects, stressing urban area development based on the urban planning regulations and the need to maintain 'spatial order'. Those elements are important from the point of view of hosts, responsible for the effective management of spatial resources. The third type can be described as mixed, concerning not only the interests of investors and hosts, but also the opinions and behaviour of

hotel guests. Those opinions are increasingly more significant in the detailed process of choosing an investment location.

Research results published by J. BARSKY & L. NASH (2012) show that the specific location of a hotel is a determining factor pointed out by 48% of guests, and is more important than price (42%), loyalty programs (18%) or promotions (16%). The only factor considered more important is the experience at the hotel itself (51%). The group of guests that pays the most attention to hotel location are three-star hotel (3*) guests of whom 59% consider it the most important factor. The significance of location for the organisation of sight-seeing was confirmed by research in Hong-Kong (SHOVAL, MCKERCHER, NG & BIRENBOIM 2001).

From the geographical point of view, cities are those areas best known for the location of accommodation. This is due to the large concentration of hotels (numbers of buildings, rooms, beds), a 'mass' that can be analysed in detail. Access to both quantitative and qualitative information is also significant. Articles on hotels in the city are both theoretical (KOWALCZYK 2001a, 2004, MATCZAK 2004 and others) and empirical (ARBEL & PIZAM 1977, OPPERMAN, DIN & AMRI 1996, ROTTER 2004, MATCZAK 2004, URTASUN & GUTIERREZ 2006, YANG, WONG & WANG 2012). Articles with model approach are also significant, e.g. G. ASHWORTH (1989) – Fig. 1, or A. KOWALCZYK (2001a) discussed later in this article (Fig. 17, Table 2).

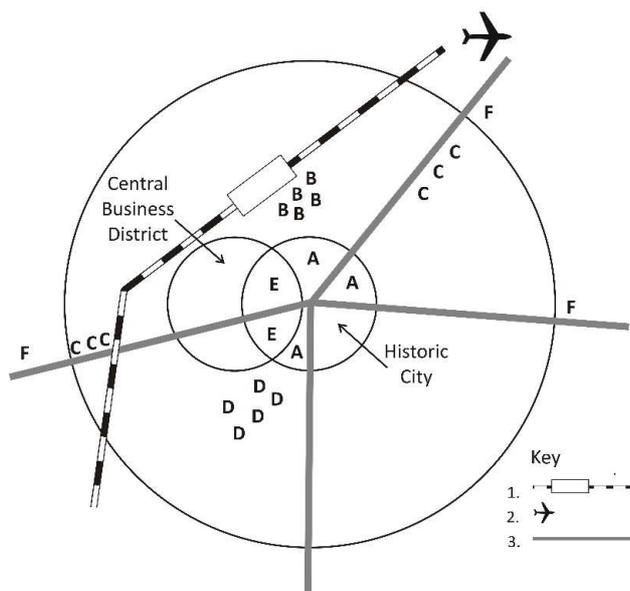


Fig. 1. Model of urban hotel location in west European cities
Source: after G. ASHWORTH (1989)

Explanations: 1 - railway stations, 2 - airports, 3 - main roads, A-F hotels, A - traditional market / city gates locations, B - Railway/railway approach road locations, C - main access road locations, D - medium-sized hotels on „nice” locations, E - large modern hotels in transition zone of Central Business District/historic city, F - large modern hotels in urban periphery on motorway and airport transport interchanges

The aim of this article is to demonstrate the current level of development of the hotel base in the third largest city in Poland. The analysis deals with both historical and spatial aspects. The basis of the detailed analysis is A. KOWALCZYK's (2001) categorisation of hotel location types in urban areas. The Łódź hotel base was compared to other large Polish cities. The only accommodation facilities considered in this analysis are those classified as hotels by Polish law (Tourism Services Act 1997, as amended).

Issues connected with the hotel base in Łódź have been described by M. MILEWSKA (2001), M. MILEWSKA & B. WŁODARCZYK (2004), ADAMIAK (2008), B. WŁODARCZYK (2012), M. NALEJ (2014) and others. Apart from these articles, the source materials for this article include statistical data from 'Tourism in 2014' (Central Statistical Office) and 'Łódź voivodeship - subregions, powiats, and gminas' (Statistical Office in Łódź - 2007-15 editions).

2. THE HISTORICAL DEVELOPMENT OF HOTELS IN ŁÓDŹ

Despite Łódź's mediaeval origins, accommodation services started developing only after the city received its factory settlement status. Before that time, historical

sources mention only taverns providing services to villagers and travelling merchants who took part in fairs. After Łódź became a factory town (1820) and due to the dynamic development of the weaving industry, which meant a growing number of outside contacts, there was a need to build hotels of a higher standard for more demanding customers (MILEWSKA & WŁODARCZYK 2004).

The first accommodation facilities, similar to hotels in terms of their appearance and scope of services, were usually built in the New Town area, with its centre in *Nowy Rynek* (currently *plac Wolności*). The largest concentration of those facilities was along *Południowa St* (currently *Próchnika* and *Rewolucji 1905*) as well as *Piotrkowska St* (Fig. 2). The first to be called a hotel was located at 3 *Piotrkowska* and owned by A. Engel.

At that time (1888), one of the most famous hotels, the *Grand* was built, and it's still operating today. In 1899, there were 18 hotels in Łódź, classified into three categories. The first (the highest) was represented by the *Grand Hotel*, mentioned above (BŁĄDEK & TULIBACKI 2003).

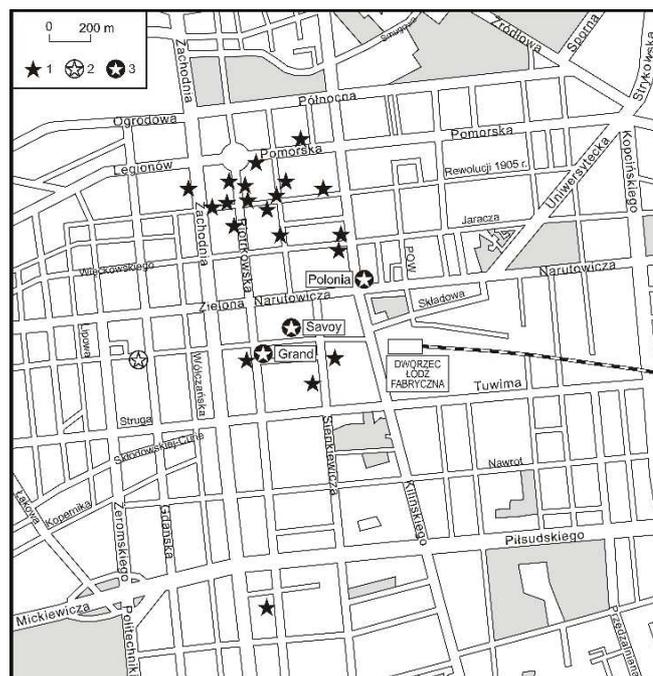


Fig. 2. Hotels in Łódź until the Second World War

Key: 1 - Hotels functioning before the Second World War and not functioning today, 2 - hotels functioning after the war, but not functioning today, 3 - hotels functioning both before the war and today

Source: author based on M. MILEWSKA & B. WŁODARCZYK (2004)

The beginning of the 20th c. (until 1914) was characterised by further development of the hotel base. Hotels were not only an investment, but also a profitable business. The *Savoy* (1911) and *Polonia Palast*

(1912) are among those still functioning today. The First World War stunted the development of the hotel industry and existing ones often changed their function.

When Poland regained independence, the hotel base had shrunk to just seven, however this unfavourable change did not influence the quality and standard of hotel services. A good economic situation translated into investing, modernising and extending the service range. This situation lasted until the early 1930s, when the global economic crisis suppressed all activity in the hotel sector in the city. During the Second World War, similar to 1914-18, existing facilities were used by the German population and the occupants' administration. It is interesting that the Germans founded a new one known as *Westfallenhof* (BIERNACKA 1999).

After the war, Łódź's hotel industry could not recover for many years. The city had not been seriously damaged, but only five hotels remained functioning, four of which were under the administration of a new company *Hotele Miejskie* (changed to *Przedsiębiorstwo Turystyczne Łódź* in 1974), and one (the *Grand*) was given to *PBP Orbis*. Until 1973, not one new hotel was founded. The first one, opened after the long break, was *Mazowiecki* and then *Centrum* (1976) and *Światowit* (1977).

New hotels began to appear in the city only after the political and economic situation changed in 1989. The 1990s saw the building of *Ambasador*, *Alicja*, *Eskulap*, *Reymont* and other hotels which were the results of either private investments or organisational and ownership transformations. The early 21st c. saw the appearance of foreign capital on the Łódź hospitality market, for example French hotel chain Accor and its two-star hotel *Ibis* opened in 2000. It was followed by such brands as *Campanile*, *Focus* and the first four star hotels in Łódź such as *Andel's*, *Ambasador*, *Double Tree by Hilton*, *Novotel* and *Holiday Inn*.

The hotel industry crisis that took place in the first decade of the 21st c. did not affect Łódź because many investments were in place or already planned at that time. 30 hotels were recorded in Łódź by the end of 2015. At the moment, 16 are functioning in the city centre, including 11 built after 2000, and another seven are planned to open within the next couple of years (Fig. 3).

A. KOWALCZYK (2004) analysed the distribution of hotels in various European cities and concluded that Łódź (and Warsaw) are cities at the second stage of development, characterised by clusters of hotels. Warsaw is already reaching the third stage in the creation of a hotel district, but in Łódź, the cluster is more linear, and connected with the central part of the modernised W-Z route (Mickiewicza, Piłsudskiego, Rokicińska Sts) (Fig. 4). More hotels of at least three-star standard will be built or planned along that axis.

This area has the highest ground rent at the moment, and probably the only district with more expensive plots will be the so-called *Nowe Centrum Łódź* which is now under construction.

Considering categories, the hotel structure of the city is close to normal, apart from one thing (Table 1). Until the end of 2015 (despite earlier announcements), there has not been a hotel of the highest, five-star standard in Łódź. Plans for the near future still do not include the building of such a hotel, even though a city with a population of 650 000, situated in the centre of the country, should have a luxury hotel, regardless of the standard of services provided by four-star hotels.

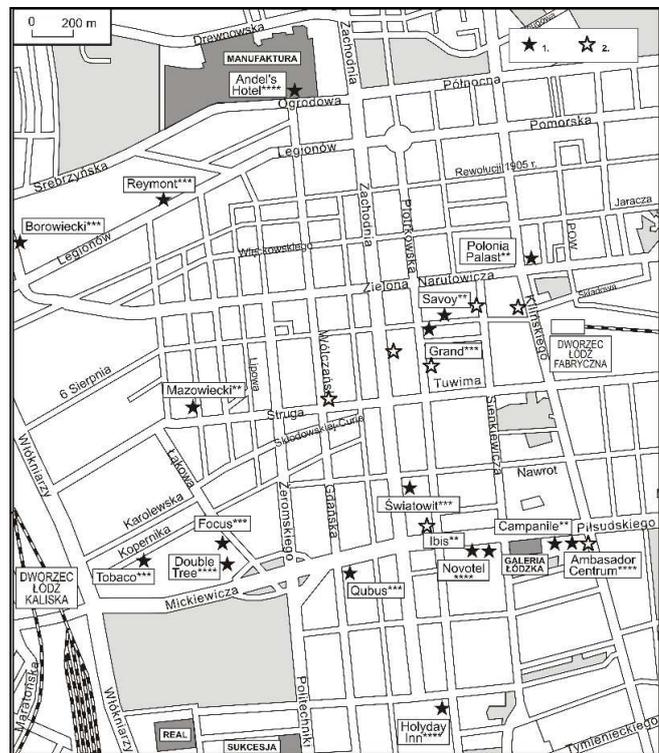


Fig. 3. Hotel location in the centre of Łódź
Key: 1 – functioning hotels, 2 – hotels under construction or planned
Source: author

Table 1. Hotels in Łódź according to category – state on 31.12.2015

Category	Facilities		Accommodation units		Beds	
	number	%	number	%	number	%
*	2	6.7	163	6.0	297	6.8
**	9	30.0	694	25.5	976	22.2
***	14	46.7	962	35.4	1,527	34.9
****	5	16.6	902	33.1	1,570	35.9
*****	0	0.0	0	0.0	0	0.0
Sum	30	100.0	2,721	100.0	4,370	100.0

Source: author, based on www.turystyka.gov.pl.

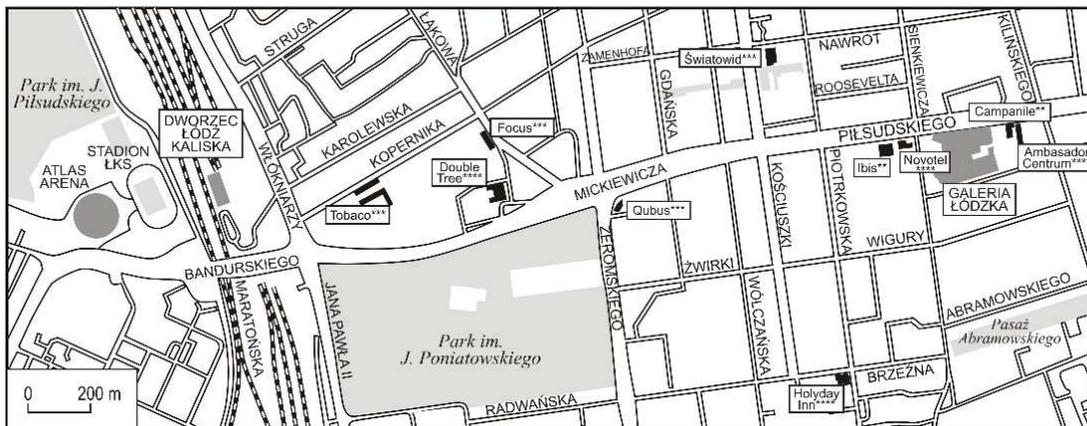


Fig. 4. Distribution of hotels along the central part of the W-Z route
Source: author

As can be seen in Figs 5-7, the beginning of the 21st c. was especially dynamic in terms of the development of the hotel base. This applies to both number (Fig. 5), which has increased over four times in the last 30 years, the number of rooms (Fig. 6), which has nearly doubled, and the number of beds (Fig. 7), which has increased around two and a half times.

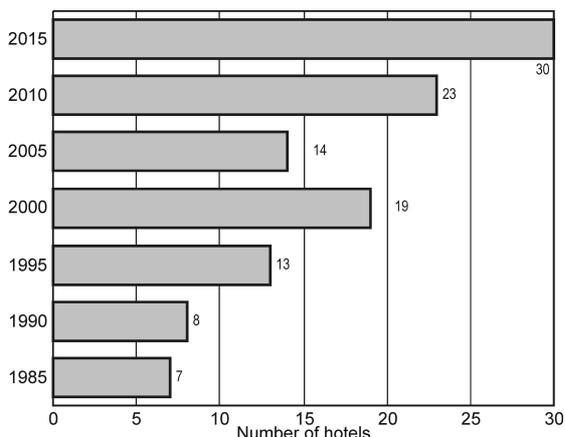


Fig. 5. The number of hotels in Łódź: 1985-2015

Source: figs 5-7 based on the General Statistical Office and data from Łódź Marshal's Office

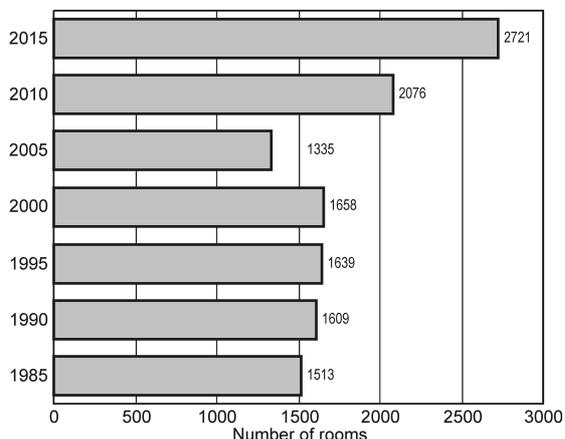


Fig. 6. Number of rooms in Łódź hotels: 1985-2015

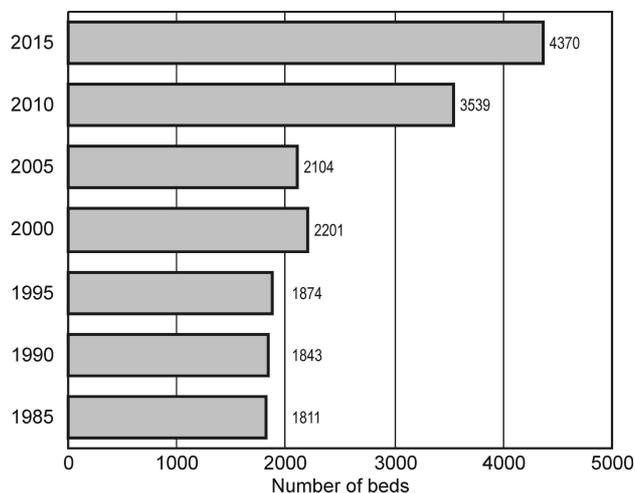


Fig. 7. Number of beds in Łódź hotels: 1985-2015

Fig. 8. illustrates changes in the location of the centroid of hotel distribution in the city within the last 100 years. Shortly before the First World War, it was located near the intersection of streets currently named *Wschodnia* and *Kilinskiego*. Despite the visible concentration in the direct vicinity of the *Nowy Rynek*, the centroid was influenced by the *Paradyż* and *Elisium* Hotels, located on the fringe of the 'hotel district' (compare to Fig. 2). With time, the centroid has moved south-west which was related to post-WW2 hotel investments (PT Łódź hotels until the political and economic transformation in 1989). In 1980 the centroid was on the intersection between *Piotrkowska St* and *Rubinstein's Passage*. The first hotel investments near the W-Z route in the beginning of the 21st c. caused it to move south-west (*Gdańska, Kopernika, Żeromskiego, Zamenhofa Sts*).

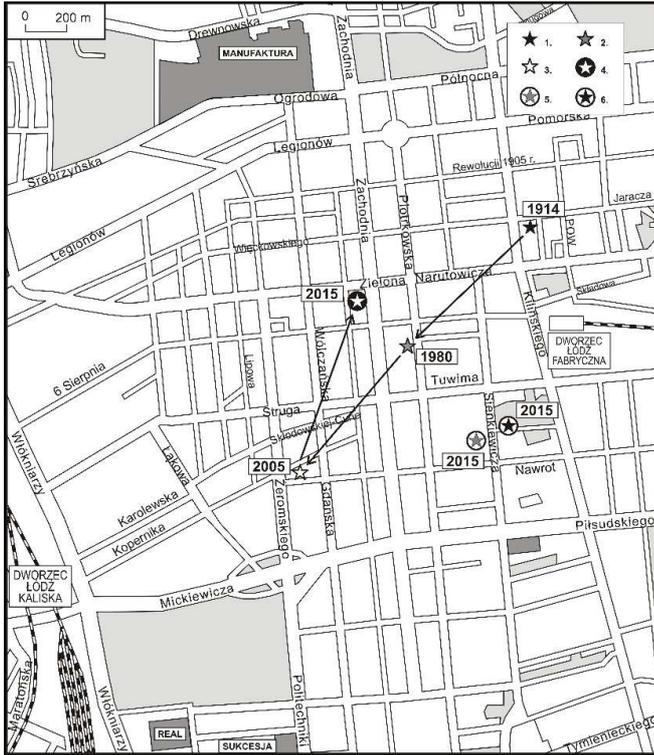


Fig. 8. Changes in the centroid location of Łódź hotels at various stages in the development of the Łódź Hotel base
 Key: 1 – centroid in 1914, 2 – centroid in 1980, 3 – centroid in 2005, 4 – centroid in 2015 (facilities), 5 – centroid in 2015 (rooms), 6 – centroid in 2015 (beds)
 Source: figs 8-18 author

Recent studies show that the centre of gravity of the Łódź hotel base moved again, this time in north-east direction. In 2015 it was near the intersection of Zielona and Wólczajska St, caused by several hotel investments in the northern part of the city (*Andel's, NoBo, Mhotel, Agat* and others) which did not create a cluster, but were scattered all over the Bałuty district.

This location of the centroid was not affected by the building of three new hotels along the W-Z route. However, their size (importance), calculated by the number of habitable units and accommodation places, meant the 'importance' centroid moved visibly south-east and located on Piotrkowska St near Schiller's Passage (Fig. 9).

In general, the hotel base developed on the north-south axis (Fig. 9) at all times apart from the communistic period. In the 1980s, new investments caused the axis to change to east-west, perpendicular to the pre-WW1 axis. It was the only time period in which the direction of hotel expansion changed so dramatically. In the last 30 years, more hotels on the north-south axis were built (Rzgowska-Piotrkowska-Zachodnia-Zgierska), and, to a lesser extent, on the east-west axis (Mickiewicza-Piłsudskiego-Rokicińska).

Another thing that changed was the average distance between facilities, at over 700 meters before WW1, it then reduced to 635.8 in the communistic period, and increased to over 4 km in the early 2000s (Fig. 10). This situation has been caused by the building of several hotel facilities in the outer zone of the city, beyond the peripheral railway.

In the second decade of 21st c., due to hotel investments in the city (W-Z route among others), the average distance between facilities had decreased to 3.7 km showing that the hotel concentration process is happening again.

While analysing the distribution of hotels in city space, we can clearly see their concentration in the central (19) and northern parts (9). The southern part is obviously under-invested, with only two (Fig. 11). Considering the distance between particular facilities, we can see that despite a rather large average distance between hotels (3718 m), the longest stretch is less than 2.5 km (Figs 11 and 12).

When considering the location of hotels with regard to the central point (Piotrkowska and Mickiewicza/Piłsudskiego intersection), we need to consider that both the largest number (18, that is 60% of all hotels) and 3429 beds (78.4% of all beds) are within



Fig. 9. Hotel distribution standard deviational ellipses in Łódź in chosen years



Fig. 10. Standard distances between hotel locations in Łódź in chosen years

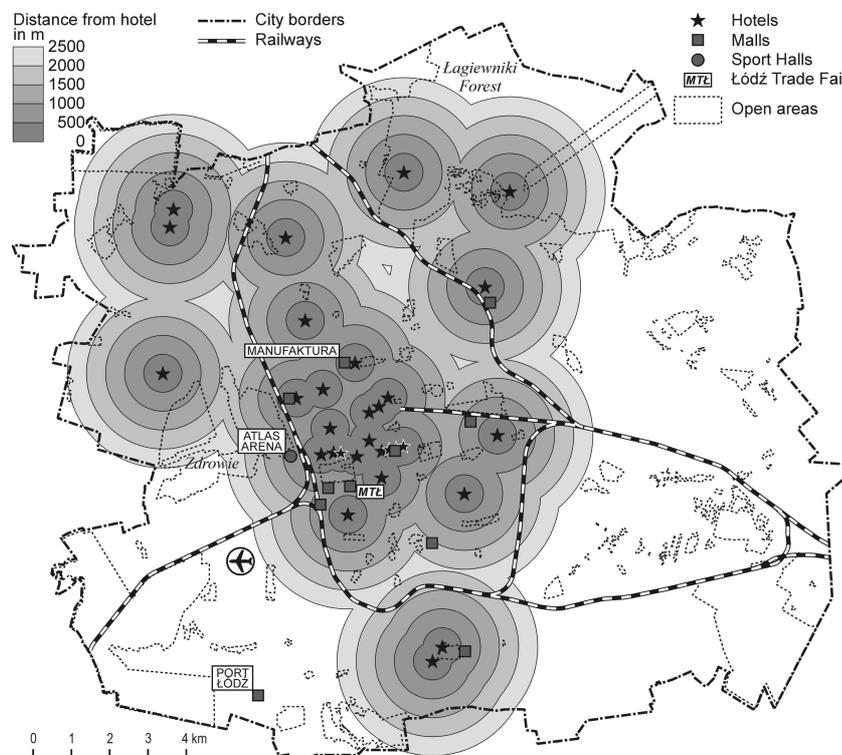


Fig. 11. Distances between neighbouring hotels within Łódź administrative boundaries

3 km (Fig. 13). This shows that the largest facilities, both in terms of number of rooms and number of beds, are located in that area (Fig. 14) which can be equated to the modern administrative, trade and cultural centre of the city (Fig. 15). The lack of hotels in a distance of 5 km from the assumed central point may seem peculiar, but it could be explained by this area partly overlapping the 'Green Circle of Tradition and Culture', which is a less invested part of the city (parks, small river valleys).

Information gathered in this article allows us to present a synthesis of sorts, which is a theoretical model of hotel distribution in Łódź, a hybrid of concentric and radial (or diagonal) (KOWALCZYK & DEREK 2010). The **concentric model** consists of three zones (inner, transition and outer), and the **diagonal** consists of two axes: north-south and east-west. The inner zone, which is the middle of the concentric system is the modern administrative and business centre of the city, soon to be extended by the *Nowe Centrum* area. This zone contains historical hotels, as well as hotels built in 1970s and 1980s, along with large, recently built hotels, many of which belong to popular chains and hotel systems. The hotels are located along the distinguished axes. Within the transition zone, we can see smaller, more modern and recent facilities, of budget, economical and middle class. They are usually private hotels. The **outer area** is beyond the peripheral railway and some transit roads (Górna 'route', Włóknarzy Av) located between the city centre and the ring roads (S8 and S14) and the motorways (A1 and A2). Most facilities here are smaller, of a partly transitional character, connected with commuting to the mentioned above motorways. The **radial** (diagonal) part is based on two axes. The main, longer one (north-south) is Piotrkowska St and the nearby parallel streets Koś-

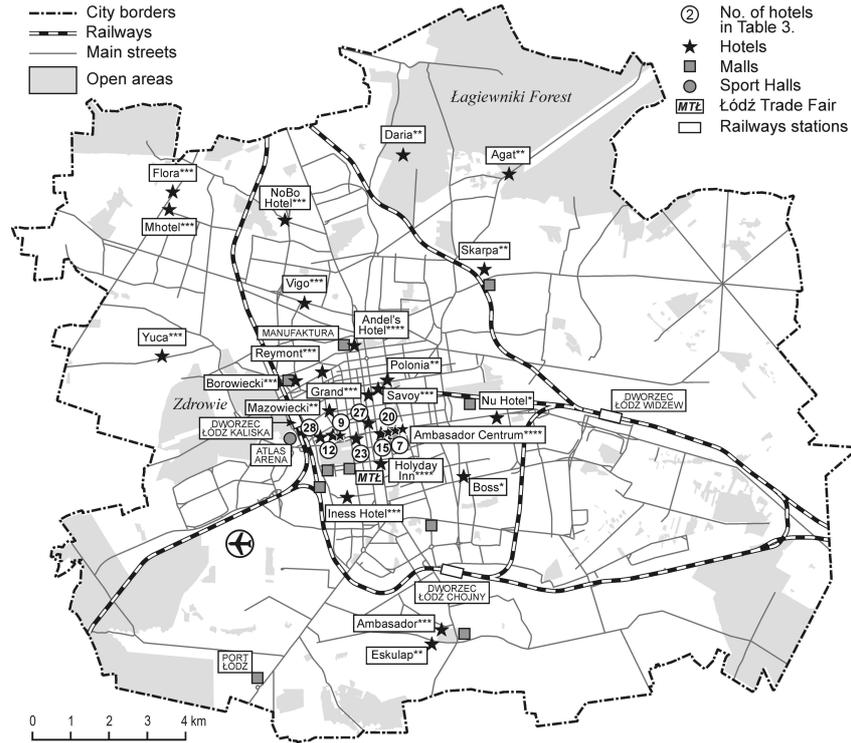


Fig. 12. Distribution of hotels in Łódź according to zones of distance from Piotrkowska St and W-Z route

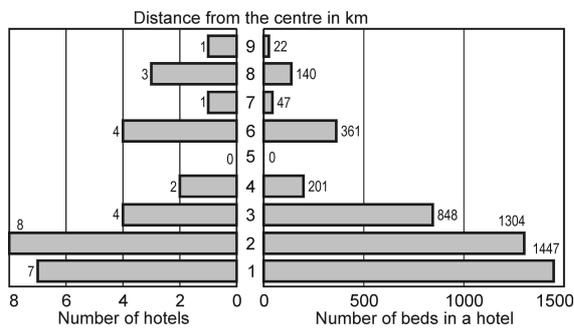


Fig. 13. The number of facilities and beds in Łódź hotels according to distance from Piotrkowska St and W-Z route intersection

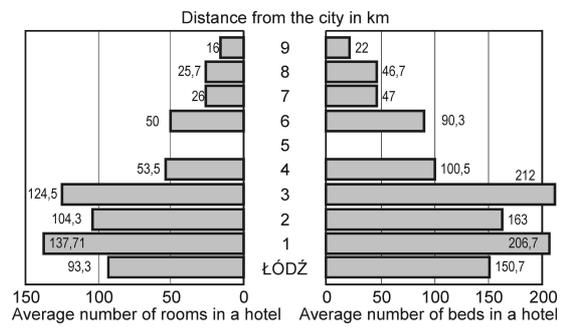


Fig. 14. Average hotel size (number of rooms and beds) according to the distance from Piotrkowska St and W-Z route intersection

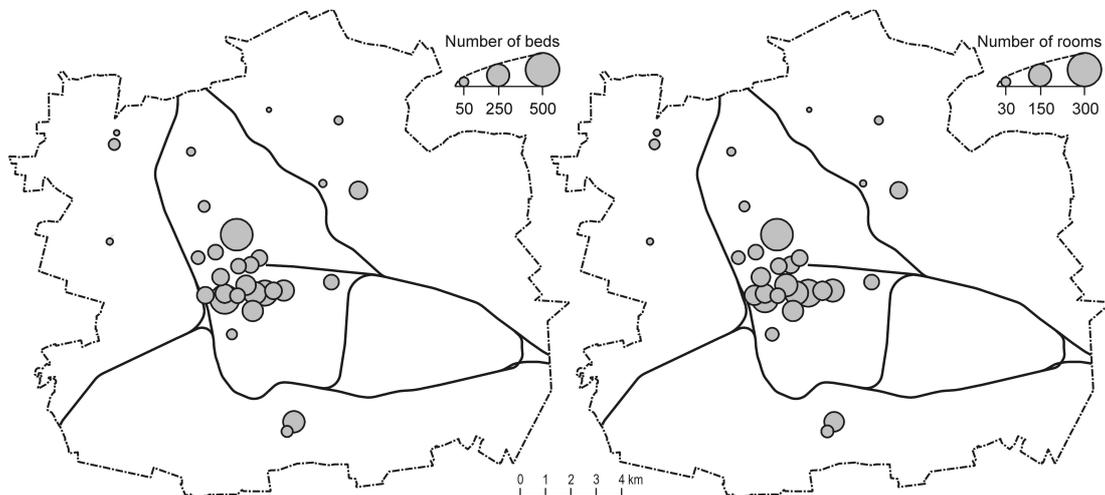


Fig. 15. Distribution of hotels in Łódź, considering the number of beds and rooms

Table 2. Types of hotel locations in urban areas by A. KOWALCZYK (2001a) *extended*

Part of the city	Main location criterion	Symbol	Location type
I. Inner	A. Historic centre	Aa	Near the historic city centre
		Ab	Near the gates of historic city centre
	B. Current centre	Ba	Near a railway station
		Bb	Near a sea port
		Bc	In current trade and administrative centre
		Bd	Near a river
II. Outer	C. Services	Ca	Near fair and exhibition facilities
		Cb	Near conference and congress centres
		Cc	Near shopping malls
		Cd	Near sports facilities
		Ce	Near higher education facilities
		Cf	Near clinics and hospitals (added type)
		Cg	Near cultural facilities (added type)
	D. Airport	D	Near an airport
	E. Roads	Ea	Along a road connecting the city with the nearest motorway
		Eb	Along a road connecting the city with the nearest airport
		Ec	Along the main roads leading in and out of the city
	F. Leisure	Fa	Near open areas
		Fb	Near the sea
		Fc	Near an amusement park
	G. Other	Ga	In housing areas
		Gb	In industrial areas (added type)

Source: author

Table 3. Hotels in Łódź, as on 31.12.2015

No.	Name/category	Address	Number of accommodation units	Number of beds	Location type according to KOWALCZYK (2001a)
1.	Agat**	Strykowska	28	48	Ea, Ec, Fa
2.	Ambasador ***	Kosynierów Gdyńskich 8	117	222	Cf, Ec, Fa
3.	Ambasador Centrum****	Piłsudskiego 29	143	216	Bc, Ec
4.	Andel's Hotel****	Ogrodowa 17	278	459	Aa, Ba, Ec, Cc, Cg
5.	Borowiecki ***	Kasprzaka 7/9	56	93	Ec, Cc, Gb
6.	Boss *	Tatrzańska 11	91	170	Ec, Ga, Gb
7.	Campanile **	Piłsudskiego 27	104	152	Bc, Ec
8.	Daria **	Studencka 2/4	10	16	Fa
9.	Double Tree by Hilton ****	Łąkowa 29	193	384	Ba, Bc, Cd, Cg, Ec
10.	Eskulap **	Paradna 46	50	74	Cf, Ec
11.	Flora ***	Szczecińska 111	16	22	Ga, Gb
12.	Focus ***	Łąkowa 23/25	111	177	Ba, Bc, Cd, Cg
13.	Grand ***	Piotrkowska 72	81	124	Aa, Bc, Cg
14.	Holiday Inn ****	Piotrkowska 229/231	127	207	Bc
15.	Ibis **	Piłsudskiego 11	208	248	Bc, Ec
16.	Iness Hotel ***	Wróblewskiego 19/23	55	64	Ec, Gb
17.	Mazowiecki **	28 Pułku Strzelców Kaniowskich	105	147	Bc, Gb
18.	MHotel ***	Św. Teresy 111	39	76	Gb
19.	NoBo Hotel ***	Liściasta 86	26	47	Ga
20.	Novotel ****	Piłsudskiego 11a	161	304	Bc, Ec
21.	Nu Hotel *	Piłsudskiego 141	72	127	Gb
22.	Polonia Palast **	Narutowicza 38	83	130	Aa, Ba, Bc, Cg
23.	Qubus ***	Mickiewicza 7	78	125	Bc, Cd, Ec
24.	Reymont ***	Legionów 81	73	126	Bc, Gb
25.	Savoy **	Traugutta 6	91	128	Aa, Ba, Bc,
26.	Skarpa **	Beskidzka 2	15	33	Cc, Ec, Gb
27.	Światowit ***	Kościuszki 68	142	195	Bc
28.	Tobaco ***	Kopernika 62	115	150	Ba, Cd
29.	Vigo ***	Limanowskiego 126	35	74	Ga
30.	Yuca ***	Złotno 83a	18	32	Ga
	Total		2,721	4,370	

Source: author on the basis of materials from www.turystyka.gov.pl.

ciuszki/Zachodnia and Kilińskiego, and their extensions - Zgierska and Rzgowska. The perpendicular east-west axis is the previously mentioned W-Z route (compare to Fig. 16). Other important access roads attract hotel investors on a smaller scale.

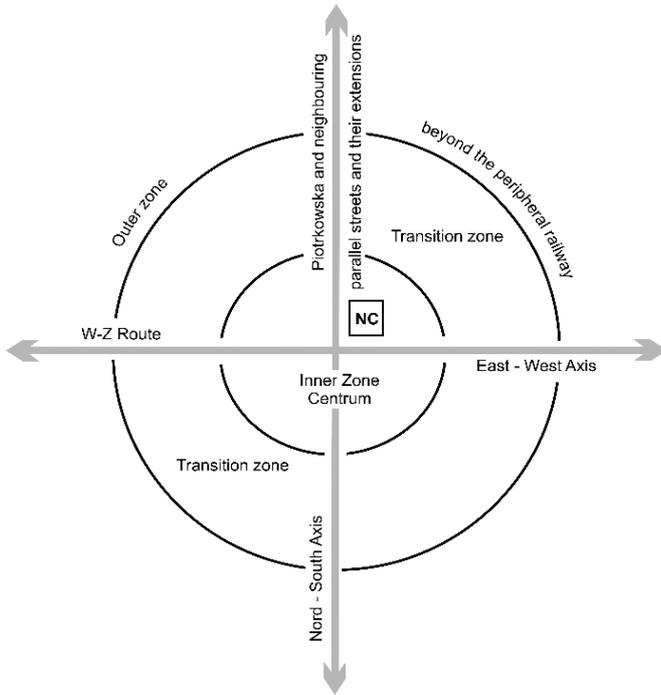


Fig. 16. Concentric-diagonal model of hotel distribution in Łódź
 Explanations: NC (*Nowe Centrum*) - new city centre
 Source: author

3. HOTEL DISTRIBUTION IN THE LIGHT OF MODEL BY A. KOWALCZYK (2001a)

The theoretical model of hotel locations in city areas presented by A. KOWALCZYK (2001a) (Fig. 17, Table 3) is, in a way, a synthesis of earlier research and assumes the existence of two zones (inner and outer), with a number of detailed location types in terms of chosen environmental elements (hydrographic elements, open areas) and investments (historical and administrative centres, transport network, services).

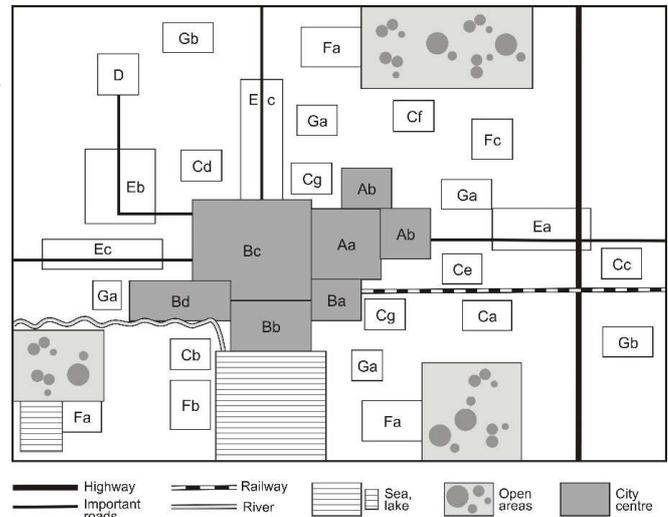


Fig. 17. Model of hotel locations in urban areas by Kowalczyk (2001a) amended

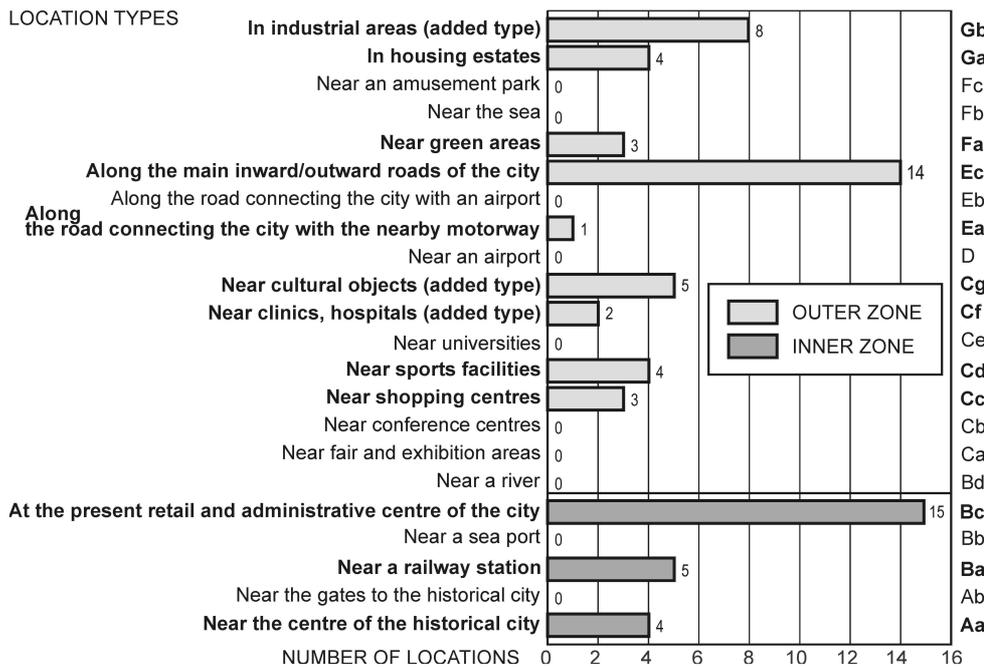


Fig. 18. Number of location types (KOWALCZYK 2001a) of Łódź hotels
 Types marked as in Table 2

The author distinguishes two main groups encompassing six location types in the outer zone, and five more encompassing fourteen detailed types in the inner zone. Due to the specific character of Łódź city space, the model was complemented by three additional types (Cf – near hospitals and clinics, Cg – near cultural facilities, Gb – in or near industrial areas) (Fig. 17, Table 2).

Analysing the detailed location types of A. KOWALCZYK (2001a), a rule that each hotel can be of more than one location type (Table 3) was possible. For Łódź hotels, none had more than five.

This article assumes that the inner city area is within the borders set by the peripheral railway, which used to mark the edge of the urban and industrial zone in the late 19th and early 20th c. The outer zone is between the peripheral railway and the administrative boundary. Accepting this division now validates an increase in the importance of the peripheral railway which has been used by the Łódź Agglomeration Railway for the last two years.

The inner zone contains 21 hotels, 70% of the total, 89.2% of hotel rooms (2,428) and 88% of beds (3,847). The outer zone contains 9 hotels (30%), 293 hotel rooms (10.8%) and 523 beds (12%). For obvious reasons, hotels marked as Bb (near a sea port), Fb (near the sea) or Bd (near a lake) do not exist in Łódź (Table 3, Fig. 17).

Despite favourable conditions, no hotels near a large airport (D) or a road leading to it (Eb) have been opened in Łódź. No hotels have been built near the amusement park (Fc) (currently being liquidated) in Zdrowie Park. Łódź hotels are not connected to trade fair and exhibition facilities (Ca), conference and congress centres (Cb) or higher education institutions). Those are the future location types for the city (Fig. 18).

The most common hotel location types are those connected with the modern administrative function (Bc) and convenient communication along the main roads in the city (Ec). Half the hotels in Łódź belong to this location type (Fig. 18).

Another large group are hotels located in or near industrial areas (Gb). It is probably a unique feature of Łódź compared to other large cities (8 facilities – 27%) because functioning industrial areas are located in both outer and inner zones, and often in the very centre of the city.

Other location types include near a railway station (Ba – 4 hotels), near cultural facilities (Cg – 5 hotels), within housing districts (Ga – 4 hotels) and in the historic centre of the city, presumed to be near the *plac Wolności*, *Manufaktura*, and *Piotrkowska St* (Aa – 4 hotels). This group includes all the historic hotels (*Grand*, *Savoy*, *Polonia Palast*, and the modern *Andel's* located in a historic building).

4. HOTELS IN ŁÓDŹ COMPARED TO OTHER LARGE POLISH CITIES

The indisputable leader in terms of the number of hotels (130) among cities with voivodeship functions is Kraków. This is not surprising considering the tourism attractiveness of the city and the number of cultural events, meetings and conferences. In second place is Warsaw with only 70 which, compared to Kraków, is about half.

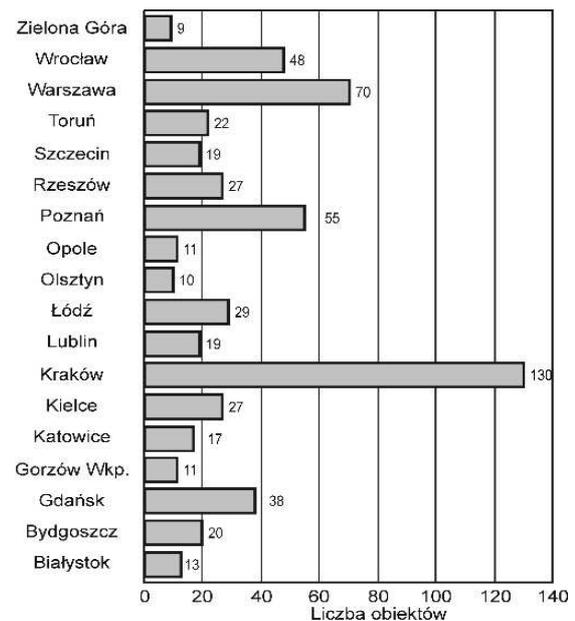


Fig. 19. Number of hotels in chosen Polish cities: 2014
Source: author based on GUS reports

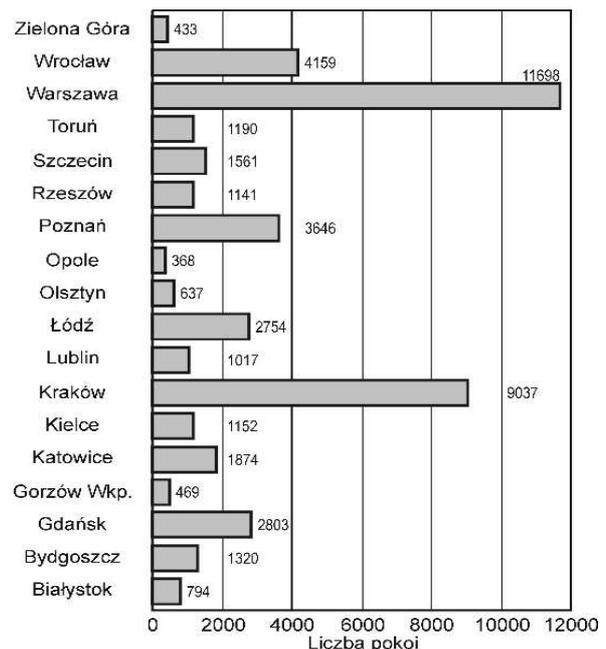


Fig. 20. Number of hotel rooms in chosen Polish cities: 2014
Source: author, based on GUS reports

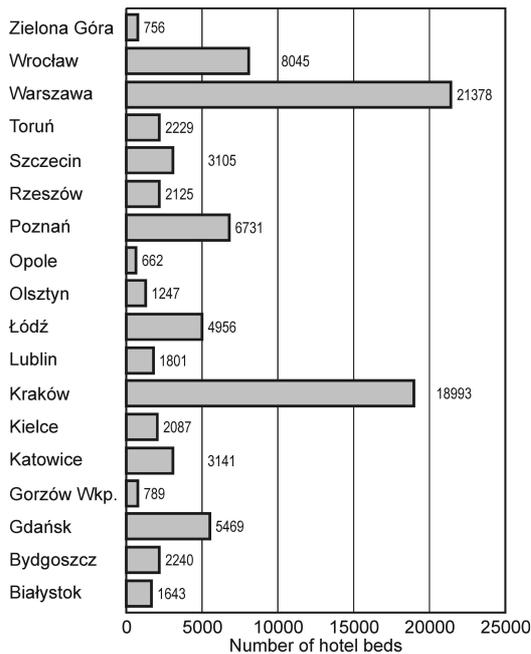


Fig. 21. Number of hotel beds in chosen Polish cities: 2014
Source: author, based on GUS reports

Łódź, with its 29 hotels in 2014 was in 6th place, similar to cities such as Rzeszów or Kielce (Fig. 19), but the number of beds is closer to leaders such as Gdańsk or Poznań because in 2014 there were nearly 5,000 hotel beds in Łódź (Figs 20 and 21).

This is an indirect indicator of the quantity of Łódź's hotel base which, considering the number of facilities and hotel beds, has an above average value. Both in terms of number of beds (171) and number of rooms (95), Łódź is third in the middle-sized hotel ranking, just after Warsaw (305/167) and Katowice (185/110) (Fig. 22).

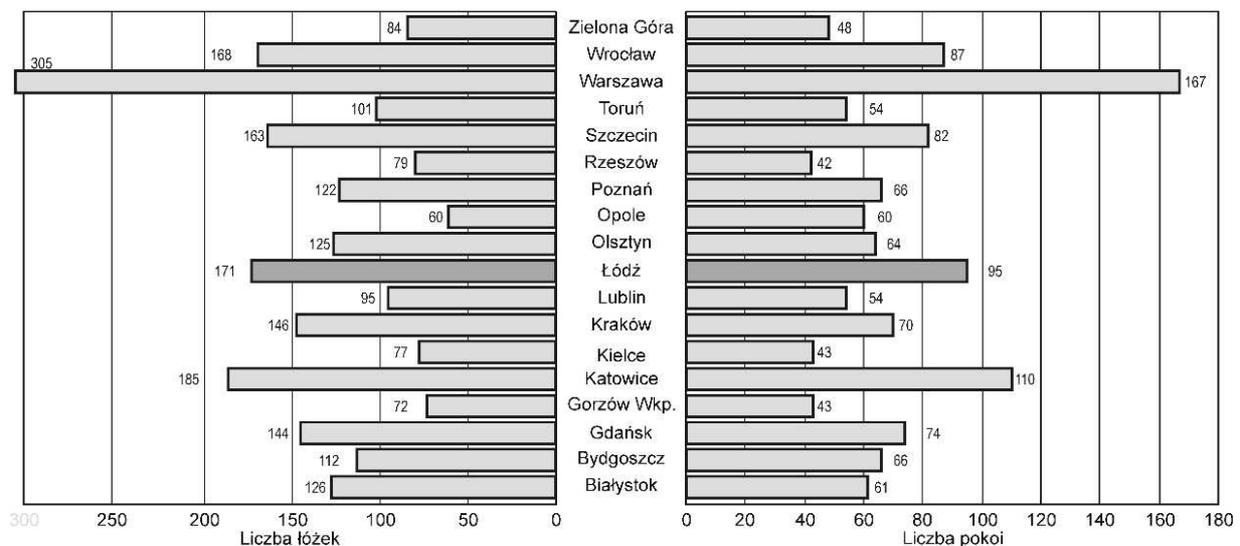


Fig. 22. Average hotel size in chosen Polish cities: 2014
A – according to number of beds, B – according to number of rooms
Source: author, based on GUS reports

5. SUMMARY

However, in terms of beds, Warsaw is the leader (21,000 beds in hotels), an effect of the size of the capital's hotel facilities. Kraków's potential is around 19,000 beds, due to its more intimate facilities, followed by Wrocław (48/8,045), Poznań (55/5,731) and Gdańsk (38/5,469) where the number of hotels is above 35 and the number of beds is over 5,000.

This analysis shows that Łódź is a city characterised by a dynamic development of its hotel base in recent years. This process has not been so visible in the city space since the regaining of independence in 1918. Everything indicates that it will be equally energetic in the coming years.

On this basis we can conclude that:

- Łódź is a city at a medium level of hotel base development considering the number of hotels, rooms and beds, and on a high level considering medium-sized facilities (the average number of rooms and beds), compared to other large cities in Poland;
- historically, Łódź hotels in chosen time periods have developed unevenly both in terms of number and the direction of expansion, indicated by the movement of the location centroid;
- before the First World War, hotels in Łódź were concentrated in the southern part of the *Nowe Miasto*, on a north-south axis;
- in the communistic period, the area with hotels was visibly reduced, and the development axis changed to east-west;
- contemporary hotels are located in two zones – inner, containing the current administrative and commercial centre of the city (Piotrkowska St and W-Z intersection); and outer, surrounding the centre (beyond the peripheral railway, mostly in its northern part);
- there are two development axes, one is Piotrkowska St (also, nearby parallel streets Kościuszki/Zachodnia and Kilińskiego) and their extensions (Zgierska, Rzgowska); and the other (shorter) is the modernised W-Z route;
- this type of location, according to many theoretical conceptions can be called concentric-diagonal;
- the average distance between hotels is getting smaller indicating a renewed concentration, this time in the contemporary administrative and commercial centre of the city;
- the character of locations is indicated as the location model according to A. Kowalczyk has been supplemented by three new types (Cf, Cg, Gb), of which, Gb (facilities near or in industrial areas) is the most characteristic and appears throughout the city;
- in the near future, there might be a new development axis, based on *Nowe Centrum Łodzi*, located in the area around Łódź Fabryczna railway station, currently under construction.

Translated by Katarzyna Zielińska

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