

MID-TERM PILOT STATUS REPORT

D.T2.2.3: Mid-term pilot status report on the participative planning process adapted to Maribor

Authors:

Borut Jurišić

Amna Potočnik

Sabina Šneider



TABLE OF CONTENTS

1. Activities	2
1.1 Brief summary	2
1.2 Activities performed	3
1.2.1 Preparatory and parallel activities	3
1.2.2 Activities according to Action Plan.....	6
1.3 Activities not started	9
2. Status and Prospect.....	10
2.1 Evaluation indicators	10
2.2 Budget	11
2.3 Assessment	12
2.4 Challenges and amendments	13
2.5 Potential future risks	13

Glossary:

OWNERS are the physical or legal entities entered in the land register,

ORGANIZATIONS are the entities (either owners or tenants) who have their premises within the MRA of-fice building or the Cultural Hub Karantena,

STAFF are the people performing daily tasks for organizations based in the pilot area,

USERS are the people, who are using the services provided by the organizations based in the pilot area, including the people who park within the pilot area,

STAKEHOLDERS are the representatives with either personal or professional interest within the pilot area.

PUBLIC are the users not previously defined and general public of the city, which will be animated for participation through awareness raising activities.

CITY DISTRICT is a unit within the city (which is part of the city municipality) with responsibilities in the field of spatial planning, building and maintaining public spaces, and other (defined by the city ordinance). Within the city of Maribor, there are 11 districts.

Notes:

Organizations include: Institute of the Republic of Slovenia for Nature Conservation (regional unit) and Association of Cultural Societies in Maribor, which both have an impact beyond the municipal, FUA and/or regional level.

Stakeholders include the city districts MČ Magdalena (part of Municipality of Maribor), which has representatives also active in the Multi-municipal Inspectorate and Police of Maribor and the City council, all the owners (including Municipality of Maribor, which is also an associated partner in the UGB project and implementing a project with high synergy Urbact: Second Chance).

1. Activities

1.1 Brief summary

PP5, Mariborska razvojna agencija (MRA), prepared the pilot concept for Maribor in July 2017 and coordinated it with the TWG2 knowledge provider PP4 (ZRC-SAZU).

The concept was publicly presented at the Stakeholder Event on September 9th 2017. The pilot activity tests the participatory methods on a small-scale rehabilitation pilot activity, implementing quadruple helix approach, to result in community-led planning for rehabilitation of a green area in Maribor.

The pilot area consists of 3 separate spatial units:

- Unused backyard owned by MRA (circle 1 - staff and other users of the MRA office building: 10 organizations, with approximately 50 staff and over 200 users of premises),
- Shared parking lot owned by the Municipality of Maribor (circle 2 - staff and tenants of MRA office building and cultural hub Karantena: 29 organizations, with approximately 120 staff and over 500 users of premises; owners: 7 owners - either public or private),
- Entire pilot area (circle 3 - owners and users of the entire pilot area: approximately 1.000 users; and stakeholders from the city district).



As the three areas differ in ownership and usage, 3 circles were foreseen, with direct stakeholders for each individual circle being involved.

The small-scale rehabilitation pilot project conducted by MRA will test the Community Involvement Model, by beginning the restructuring of UGS, as the main goal is the transformation of green spaces.

However, as there is a mixed ownership, the pilot activities will test two types of participation: Consultative participation; and Self-mobilised participation.

Through both types all four phases (Identification, mobilisation, management, and sustainability) will be tested.

3 out of 4 identified approaches (detecting and defining the community, forming a community consultative assembly and bring them in) were already used. The remaining approach (building responsibility) remains to be applied.

Also, both participative types foreseen (consultative participation and self-mobilized participation) were implemented.

The main challenge remains to be the formation of a community, as there are no immediate residents. Therefore, the rehabilitation of degraded green area will be based on consensus of owners and users, which will be achieved through both above mentioned types of participation.

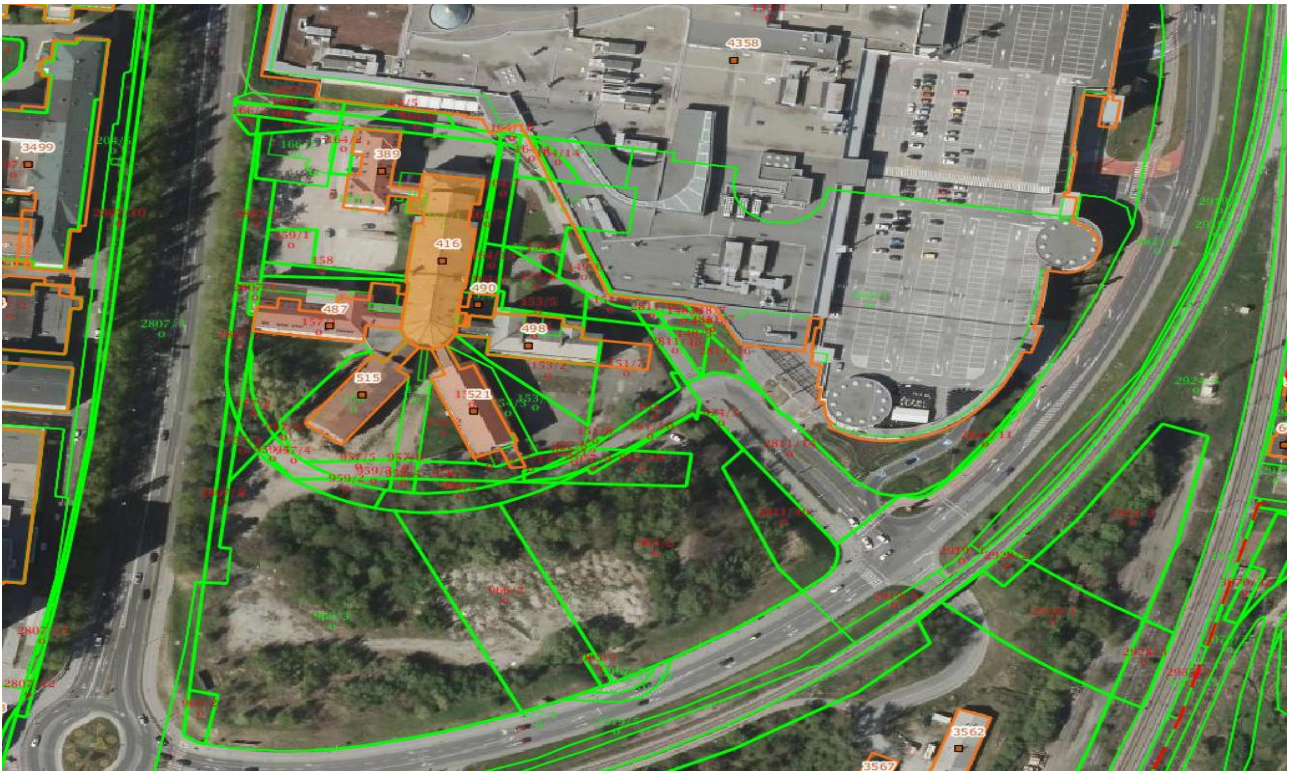
Awareness raising will be achieved through participation at social and cultural events promoting green spaces, drawing attention towards the pilot area.

1.2 Activities performed

1.2.1 Preparatory and parallel activities

Preparatory and parallel activities concerning the pilot area include:

a) **Identification of private and public owners within the pilot areas:** In order to *detect and define the community* the results of the meeting in October 2016 were used, additionally the staff members of the MRA UGB project team used the publicly available data (The Surveying and Mapping Authority of the Republic of Slovenia; and Ministry of Justice) in order to establish the ownership within the pilot area. There were 7 owners identified (2 public and 5 private).



The Surveying and Mapping Authority of the Republic of Slovenia - map of ownership

b) **Identification of users of pilot area:** As additional activity to *detect and define the community* the MRA project team went out to count the number of cars at the degraded area on April 25th. In total there were 96 cars parked in degraded green areas. Based on the unique Slovenian license plate design, a rough estimation of the origin of commuters was made. It should be noted, that it is very usual for license plates to reflect the place of residence of the owner of the car. This gave the MRA staff a rough estimate about the origin of the vehicles and their users, as mostly there was only 1 person per car and cars originated from various municipalities also outside the FUA area. Approximately 65% of cars were from the municipality of Maribor and 35% from outside of the municipality, of which some 25% were also outside the FUA area. Municipalities of origin were also contacted and invited to participate in activities.



Unregulated parking within the pilot area

c) **Initial interviews with occasional users:** Also, on April 25th, MRA project team conducted 4 brief interviews with the people who park in the degraded area as *potential community*. Here is the summary of their responses:

a) they are all aware this area is privately owned; therefore, they cannot get parking fines; b) they all use this parking lot while commuting to work from neighbouring municipalities of the FUA area; c) they would be interested in using a suitable parking spaces in combination with a park'n'ride system, d) public city transport does not connect their municipalities anymore (it used to).

d) **Establishing communication with permanent users:** E-mail and telephone contacts with land owners within the pilot areas were collected and out of 7 owners, contact was established with 5 (2 remain unresponsive).

e) **Stakeholder event:** MRA organized a stakeholder event, which was held in the Botanical gardens of the University of Maribor on September 9th, 2017. Within this event experts in the field of green infrastructure, dendrology and maintenance of city parks raised awareness about the importance of green areas and especially urban green areas. This attracted a larger number of interested public from the broader Maribor area (several municipalities within the FUA). During this session the pilot activities within the UGB project were also presented and suggestions were collected during the entire duration of the event with the use of suggestion box. All the participants were included in updates about the project (became recipients of project e-news and were informed about the project web-portal and the survey about the temporary use of the pilot area.





Stakeholder event at botanical gardens

f) Animation of participants for each cycle: Personal contact was established, to *form a community consultative assembly* and determine contact persons and responsible persons for each organization based at the MRA office building, to participate in the activities and a date for a meeting of circle 1 was selected using a doodle survey. For circle 2 (the Cultural Hub Karantena) a firm cooperation with the coordinator of organization within the hub was established, and they were the ones directly inviting their organizations to participate in activities. Also, for circle 3 cooperation with the city district MČ Magdalena was established, and they were the ones directly inviting their stakeholders and interested public to participate in activities.

g) Tender for technical assistance: Two external experts were hired. First expert will provide conceptual solutions for rehabilitation of the degraded areas by providing three potential solutions based on the inputs provided at each of the circles. The second was hired to conduct a survey among users of the parking space and set up a web-site promoting the area with additionally featured online survey about the pilot area, in order to *bring the users in*.

h) Achieving synergy with other, similar, initiatives: The city district MČ Magdalena is directly involved in the activities in the pilot area, as the pilot area is completely within their territory and they have already prepared activities for prevention of further degradation of the area.

The associated partner in the project (Municipality of Maribor) is currently conducting an URBACT project for rehabilitation of the abandoned building complex within the pilot area, therefore joint activities for promotion and joint rehabilitation of the abandoned object and degraded area around it are agreed upon.

1.2.2 Activities according to Action Plan

Circle 1: Backyard of MRA of- fice building	Circle 2: Shared parking space of MRA office building and Cultural Hub Karantena	Circle 3: Entire pilot area, in- cluding wild parking in de- graded green area.
		

Circle 1

Meeting of users:

During preparation activities, some suggestions were already collected and a representative for 7/8 organizations was nominated by each organization. A date was selected through Doodle online tool. Only 3/8 representatives participated. Through the consultative participation they presented the point of view of their staff and the users of their services. In the workshop session the needs and wishes of the organizations were presented as well as a proposition for the protocol us usage.

As a follow-up activity, all 8 organizations were sent the minutes of the event, with a possibility to contribute additional suggestion, either in person, via e-mail, or through a suggestion box that was set up within the MRA office building (5 responses were collected).

Upgrade of backyard:

Based on the meeting and its follow up activities, the following matrix was prepared:

Needs of the users	Wishes of users	Protocol of usage (proposal)
A regulated parking: - under surveillance; - restricted entrance (regulated by a parking gate); - green parking (with no mud); - defined parking spaces	Setting up a joint space for lunch breaks, smokers, relaxation... with robust benches and trash cans - possibly a roof.	Free access for users, with a possibility to make occasional reservations to be used as green Coworking space.
Open Air Offices		
Bicycle shed: covered and secure.		Maintained by the caretaker of the building (can raise the cost of office space rent).

Activities for circle 2

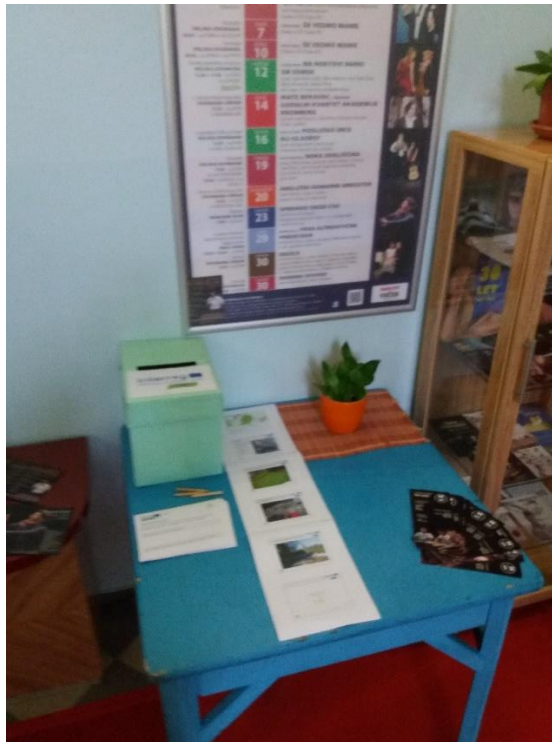
Meeting of owners and users:

During preparatory activities the owners were contacted. As the key owner, the owner of the degraded green area to the south of the access road was identified (a single owner of the largest area used as unregulated parking). Out of all contacted owners 4 (2 public and 2 private) attended the meeting and the key owner responded in a written form, stating his support to initiatives, which would not involve his investment in the area. Other 2 owners remained unresponsive (however, as their land is strictly adjacent to their wings of the building complex, they only have a low impact on the overall issues concerning the pilot area).

Additionally, the coordinator of the Cultural Hub carried out activities to animate the users of the building and the parking lot to attend.

On October 24th 2017 a meeting with a workshop was held at MRA premises, with 13 participants from 8 different identified owners (4/7), organizations (2/29) or stakeholders (2).

The participants presented their interests in the pilot area, with a clear need for undertaking actions to regulate the unregulated situation within the pilot area.



UGB suggestion box

Upgrade of shared parking:

The shared parking between the Cultural Hub Karantena and the MRA office building should follow the long-term planning, thus a reduction of the parking space is proposed. The part of the current parking will be transformed into better connectivity and access for pedestrians and cyclists. This part of the area is also to be used as a green area. Additionally, the adjacent area of the building complex are to be maintained as green areas.

As the scope of participants' interest was reaching beyond the area of circle 2, additional suggestions were drafted, to be applied to the entire pilot area: regulation of the driveway, that would include public lighting, safe access for vulnerable groups using the area (youth using the cultural services provided at the Cultural Hub), including parking spaces for the building complex users in the degraded green area south of the driveway; proposed changes for the city spatial planning, with suggestions for the Municipality of Maribor to start systematic purchase of privately owned land.

As the goal was to establish a publicly owned green area, with a regulated parking, the maintenance model was suggested, that the revenue of the regulated parking would be used to maintain the rehabilitated green area in public ownership, to be used as public space.

As a follow up activity, the suggestion box was set up in the Cultural Hub Karantena, for the users of services and organizations to contribute their suggestions. No suggestions were provided.

The users of services of the Cultural Hub Karantena were also animated to participate in the online survey set up by the External Expert in December 2017.

Activities for circle 3

Meeting of owners and users:

Following the outcome of the circle 2 meeting and workshop, the content of circle 3 meeting was modified. As meetings of circle 1 and circle 2 were more of consultative type of participation, the meeting of circle 3 was now designed more as a self-mobilized type of participation, including a moderated discussion about the temporary usage of the pilot area.

The meeting and the discussion were held at the premises of the city district MČ Magdalena on January 24th 2018, with 12 participants, including the elected representative of the city district, landscape architects, multi-municipal inspectorate, municipality of Maribor (spatial planning and project office) and owners of the pilot area.

At the meeting the current situation was presented: the UGB project and the pilot activities were summarized, the synergy Urbact project was presented, the local analyses prepared within the UGB project were presented and the external expert hired for animation of the public presented the contemporary results of the online and live survey conducted.

Prijazno okolje - Uredimo - x

www.uredimoprostor.si/si

Posredujte ideje za ureditev zelenih urbanih površin

UREDIMO PROSTOR

Področje nekdanje kaznilnice Ideje za prihodnost O projektu

Uredimo prostor

Predlagajte zamisli za ureditev področja nekdanje kaznilnice za Europarkom.

Vaše zamisli štejejo!

Prosimo posredujte nam odgovore na spodnja vprašanja in napišite svoje ideje za ureditev in obživitev prostora okoli nekdanje kaznilnice za Europarkom. Vaše zamisli in ideje bomo vključili v izhodišča, ki bodo podlaga za predvidene arhitekturne zasnove.

Občina prebivališča?

Živim v občini:

Zelena in urejena okolica nekdanje kaznilnice

Mariborska razvojna agencija je v okviru projekta *Pametni integrirani modeli trajnostnega upravljanja urbanih zelenih površin za ustvarjanje bolj zdravega in bivanju prijaznega urbanega okolja* (Urban Green Belts - UGB) 24. januarja 2018. v prostorih mestne četrti Magdalena v Mariboru, organizirala srečanje deležnikov pilotnega območja - zelenih prostorov okoli nekdanje kaznilnice KPD.

Online survey at: <http://www.uredimoprostor.si/si>

40 people were animated for participation in the live survey, of which 15 declined and 25 provided answers. Additionally, the online survey is still open with over 30 responses indicated.

Based on the answers provided, most people would prefer this area to remain a free parking opportunity, as they use it in their daily commuting. However, some improvements were suggested (public lighting, asphalt, removal of the parking gate, better regulation of the parking gate to prevent unauthorized usage). Based on the presented information, the stakeholders gathered proposed the following action plan, to achieve the rehabilitation of the pilot area:

- 1) The proposals for rehabilitation of the green area within the UGB pilot area will be aligned with the action plan for revitalization of the abandoned building complex prepared by the Project office of the municipality of Maribor.
- 2) City district will support such a joint action plan at the city council to be accepted at the city level and receive a budget for its implementation.

Members of city-based media were invited to participate in the meeting and reported about the event: <https://mariborinfo.com/novica/lokalno/park-parkirisca-prostor-za-koncerte-pomagajte-oblikovati-usodobivse-kaznilnice>

1.3 Activities not started

The visualisation contributing to the preparation of the conceptual design (further: visualisation) for the rehabilitation of the degraded area will be prepared by the end of February for the whole area in order to signalize the private owners that the area has to be fully revitalized and encourage them to go on with their activities, which were on hold for several years claiming that the public sector has no intention to revitalise the area.

The University Maribor, Faculty of Civil Engineering and Architecture is preparing 3 ideas visualisations contributing to preparation of the conceptual design for the rehabilitation of the area, based on the outcomes of participatory process, implemented in 3 circles.

Visualisation is only part of the Conceptual design. According to the Slovenian legislation (Construction Act, ZGO-1-UPB1, and Official Gazette no. 102/04) the conceptual design incorporates the following elements:

- a) architectural plans showing the connections to public utility networks,
- b) plans needed to determine the conditions for construction and defining the connections to public utility networks,
- c) the drawings in plans must consist at least the ground plan and a typical cross section that provide the maximal height and depth of the object,
- d) the plans for connecting to public utility networks must include the layout from the connecting point to the juncture with the existing network, with a specification of the capacity of the connection.

In order to assure the sustainability of the conceptual design by forming a proposal for the City council, the "project identification fiche" has to be elaborated. The project identification fiche has to be prepared according to the Decree on the uniform methodology for the preparation and treatment of investment documentation in the field of public finance (Official Gazette of the RS no. 50/06, 54/10 and 27/16). The following elements must be incorporated:

- a) introduction of the investor (project promoter and authority), provider of investment documents and professionals and services responsible for the preparation and monitoring the preparation of required investment and other documents, stamped and signed by authorized persons;
- b) an analysis of the present situation and reasons for the intended investment;
- c) a description of development potential and investment objectives as well as a verification of harmonization with development strategies and policies;
- d) a presentation of the options as alternatives with investment compared with the alternative without investment and/or the minimum alternative;
- e) the type of investment, estimated project costs (for all phases if a division of the project has been planned) at constant and current prices (if it is anticipated that project exceeds one year), shown separately for eligible and other costs, by indicating the bases for estimation (at least on the basis of previous experiences, the analysis of the investments already carried out and other reliable baselines);
- f) basic elements that determine the investment (preliminary concept or study, description of the location, indicative scope and specification of investment costs with the time frame for implementation, protection of the environment, personnel organization chart, anticipated sources of financing) including information on the expected capacity utilization rate and economic viability of the project;
- g) identification of the appropriateness and the possibility of continued preparation of investment, project and other documents according to the time schedule.

The conceptual design including the project identification fiche will be prepared solely for the publicly owned area 1 and 2 in the picture 1 of the current document. The project identification fiche will be elaborated based on the idea visualisation that will be selected through the participatory approach by the involved stakeholders, owners and users of the area.

Following the selection of a concept, an agreement about the user protocol for the pilot area will be reached among the users of the area.

2. Status and Prospect

Total chapter [approx.2 pages] depending on how many difficulties you face

2.1 Evaluation indicators

Please add here those indicators defined in your pilot concept (Chapter 2), which you could fully/partly fulfill so far, such as: Number of events organized: 2 and describe the fulfillment of the indicator shortly!

Circle 1	Indicator	Minimum	Indicators achieved
Meeting of users	Attendance of user organization representatives	50% of user organizations	Attended: 37,5% organizations
Upgrade of backyard	Mutually agreed usage of backyard	1	Achieved: 1
Conceptual rehabilitation	Approved concept of rehabilitation	1	Activity in progress
Users protocol	Approved protocol for management and maintenance of the rehabilitated area	1	Activity in progress
Circle 2			
Meeting of owners and users	Attendance of owner and user organization representatives	1 owner 50% of user organizations	Attended: 4 owners 6,8% organizations
Upgrade of shared parking	Mutually agreed usage of shared parking	1	Achieved: 1
Conceptual rehabilitation	Approved concept of rehabilitation	1	Activity in progress
Users protocol	Approved protocol for management and maintenance of the rehabilitated area	1	Activity in progress
Circle 3			
Meeting of owners and users	Attendance of owner and user organization representatives	50% of owners 50% of user organizations	Attended: 42,8% owners, 3,4% organizations
Upgrade of shared parking	Mutually agreed usage of shared parking	1	Achieved: 1
Conceptual rehabilitation	Approved concept of rehabilitation	1	Activity in progress
Users protocol	Approved protocol for management and maintenance of the rehabilitated area	1	Activity in progress

OVERALL			
	Survey responses	50	Suggestion box: 5 (still ongoing) Live Survey: 25 Online survey: 17 (still ongoing) Total: 47 (still ongoing)
	Conceptual design for the rehabilitation study	1	Activity in progress

2.2 Budget

Please summarize the external, equipment and infrastructure costs occurred so far, please add extra lines, if needed!

Summary of external expertise and service costs foreseen for the implementation of the Pilot activity:

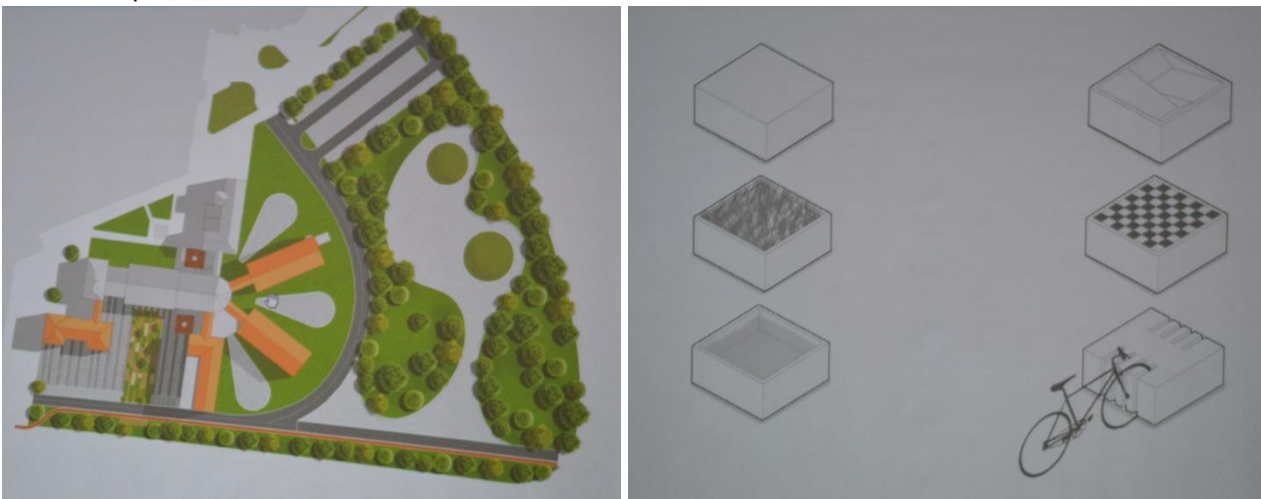
Costs description	Status (procurement in progress/contracted/paid)	Amount of the costs in EUR
Organisation of the participatory processes - animation of public for the preparation of community-based ideas (survey, web-site and web-based survey, assistance in organizing meeting with circle 3 stakeholders)	Paid	3.985,00
Preparation of 3 ideas visualizations contributing to preparation of the conceptual design for the rehabilitation of the degraded area (based on the outcomes of participatory process)	Contracted	4.500,00
Validation of the conceptual solution for rehabilitation (survey conducted among stakeholders of circle 1, 2 and 3 (animation stand, roll-up printing of 3 visualisations)	Contracted	305,58
Preparation of the Conceptual design, based on the selected visualization.	Procurement in preparation (indicative prices)	22.600,00
Preparation of the project identification fiche, required for assuring the sustainability of the conceptual design, by forming a proposal for the city council.	Procurement in preparation (indicative prices)	3.200,00
Specification of the indigenous flora and proposal for removal of invasive species of flora (pilot area 1 and 2) to be incorporated in Conceptual design	Procurement in preparation (indicative prices)	2.400,00
Hosting Study visits related to Pilot Action	Procurement in preparation (indicative prices)	500,00
TOTAL		37.490,58

The Conceptual design and the project identification fiche are needed for the public financing that goes beyond the UGB project as it represents the implementation of the public area`s refurbishment and so the sustainability of the project on the long-run.

2.3 Assessment

Give a short assessment on the implementation, whether it goes as planned or if you have to amend planned activities, whether you are on schedule or in a delay. Please describe what method/instrument has worked, what has not.

The implementation of the pilot activities started according to plan, but a significant problem arose at the very beginning. Although PP5 was aware there are not residents within the pilot area, and therefore the visibility of the area is rather low, the presumption was the users of the area will have interests in activities within the pilot area.



Working propositions - conceptual rehabilitation

Unfortunately, as the unattendance of the first meeting already indicated, the interest is really low. There are 8 organizations seated within the MRA office building. 1 is only de-facto present, but conducts no activities, while other 7 have daily activities within the building, with their offices and administration located on the premises. These are organizations that also cooperate with MRA on occasional basis and are the main users of the office building.

MRA representative personally presented the UGB project to each of the present organizations, collected the contact details of their representatives for the issues of the UGB project and thus formed a work group, which was invited to the meeting and workshop of circle 1. The time and date were agreed upon with the use of the doodle online tool, with participation of organizations using the office building on daily bases a week in advance. The location of the event was within the building itself, yet not even 50% of all organizations were present.

This low interest in participation can only be explained by lack of interest and engagement in the issues of the pilot area, due to detachment from them. The pilot area is obviously seen as nothing but a space where daily business is conducted, with no sense of ownership of the space itself. Also, as the workshop itself pointed out, the possibility of increase of rent in case of maintenance costs for surrounding areas, are deterring organizations to consider providing any added value to the pilot area.

The lack of interest within circle 2 was even more prominent, as only one user organization and the coordinator of users within the Cultural Hub Karantena were present. The organization was the only interested entity for a practical use of the green area, as it could use them for open-air performances.

However, as the circle 2 meeting and workshop attracted more than 50% of the owners, on the spot content improvisation was done and therefore the final foreseen meeting was turned into a moderated discussion. The active participation of the city district MČ Magdalena was not expected; therefore, it was a welcomed addition. The reasons for their participation are obvious, though, as the degraded area presents health and environmental risks for the community for which the district is responsible. Therefore, they support initiatives that would diminish the risks.

Also, as the survey showed, most users are considering this area as a free parking space and are afraid they would use this commodity, although some would prefer the transformation of the degraded area into a public space without cars.

However, as a large public event is still foreseen in March and it will involve interactive participation, with participants choosing among the concepts for rehabilitation of the pilot area, future interest in the area may still grow, although it is highly unlikely that it will go beyond the point of voting between options, or providing brief feedback answers.

2.4 Challenges and amendments

State challenges, deviations and potential amendments to the original plan stated in the pilot activity concept that have already risen

As a result of the participatory approach and proposed by several respondents of the survey, conducted in the pilot area as well as proposed during working sessions with target groups, MRA proposes the implementation of the green Open Office. The green Open Office will be set up at the public space (circle 1) and will become publicly accessible open space. Primary foreseen target group: current users of the whole pilot area (not only for the organisations set up in the building of Pobreska 20). The budget proposed is EUR 11.500,00 for infrastructure costs works. The planned costs include design, production and instalment of green Open Office equipment. The preparation of the terrain is included to assure public safety requirements. The outdoor working stations will include outdoor tables and outdoor sitting points (min. 3) and will be delivered through the participatory approach by involvement of potential users of the currently closed public area.

The opening of the small part of the currently abandoned area will be the clear signal to the owners that the public sector is proactively approaching to change the status of the area. The setting up of the green Open Office is according to our best knowledge, still part of testing the participatory approach.

2.5 Potential future risks

State any risk for the implementation of future activities within the pilot implementation

The main future risk identified are the ownership and maintenance of established temporary usage. We have foreseen the development of users' protocols for each of 3 circles, however, that is the final stage of activities and thus the protocols have not been agreed upon yet.