

# City of Maribor Integrated Action Plan

KOLOSEJ

 2ND  
CHANGE  
  
WAKING UP THE  
SLEEPING GIANTS



## Strategy of Maribor for the reactivation and reuse of KPD building

English summary of the Integrated Action Plan in the framework of the 2<sup>nd</sup> Chance network Waking up the "sleeping giants"



February 2018

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English summary of the Integrated Action Plan

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## 1 Initial situation

In the past 25 years, during the period after the declaration of Slovenian independence (1991) as well as after entering the European Union (2004), the city of Maribor has experienced several structural changes. The city which had once been a major industrial centre, both local and regional, has witnessed an unprecedented decline after the loss of the markets of the former common state of Yugoslavia, effecting not only the economic development but also the growth of its population. Thus, the city had to redefine its identity. This process has not been, not always successful, and continues till this day.

In the spatial sense, several so called grey zones have thus developed. These are areas of former industrial production, as well as several military complexes (due to Maribor's proximity to the border), which had been abandoned by the former federal army. What is interesting in both cases is that these are mostly areas within the urban structure, which are not located somewhere on the outskirts of the city. During the first years they naturally fell into disarray, and later we have witnessed their unchecked appropriation and dispersed use. Thus several diverse programmes have developed which lack a clear vision and most of all, are completely disconnected from the neighbouring intersection areas and other bordering parts of the city.

Because of the above described state, also the economic situation, that is to say decline, has not been in favour of the concern for these areas and the structures which »remain« there. However in most cases these present an exceptionally high quality technical civil engineering heritage, i.e. a heritage which speaks the language of the past, that today is gaining ever more respect and which has the potential to address a rather broad and diverse spectre of potential users.

The Ministry of Environment and Spatial Planning conducted in 2016 a study "Criteria and measurement for determining degraded urban area". The study covers 11 city municipalities among them also Maribor

([http://www.mop.gov.si/fileadmin/mop.gov.si/pageuploads/podrocja/urbani\\_razvoj/studija\\_duo\\_karte\\_MO\\_MB.pdf](http://www.mop.gov.si/fileadmin/mop.gov.si/pageuploads/podrocja/urbani_razvoj/studija_duo_karte_MO_MB.pdf)).

On this basis the city of Maribor adopted the Sustainable urban strategy – SUS in the year 2017.

Prior to that, the City Municipality Maribor had also during the year of the European Capital of Culture 2012 dedicated its attention to abandoned, degraded areas and empty and deserted buildings and building complexes respectively. Some good practices were shown, e.g. theatre performances in industrial heritage sites, contemporary art installations in cultural heritage spaces and cases of excellence. ([http://www.maribor2012.info/?page\\_id=3157](http://www.maribor2012.info/?page_id=3157)).

In the city of Maribor we are aware, that these areas present valuable development areas in the city, therefore we wish to reactivate them as soon as possible and restore their function within the city itself. These areas are namely located on important strategic locations, where it is possible to increase the recognisability of the local environment and the degree of urbanity and thus raise the living standards through developing central, well designed areas.

In the future, the city of Maribor wishes to use these areas and vacant buildings for the requirements expressed by culture, artistic and civil initiatives, as well as other (target groups) who offer a different, cooperative model of shared use and joint decision making, involved in the successful renewal. Of course, these are not just a few.

The abandoned KPD building of the former men’s penitentiary has an excellent strategic location within the city scale, close to the old city centre. For this reason it has been deliberately selected within the scope of the URBACT III – 2<sup>nd</sup> Chance project as an example of a degraded, unused building with large spaces and in fragmented ownership, located in a degraded area with great potential for a substantial development for the city.

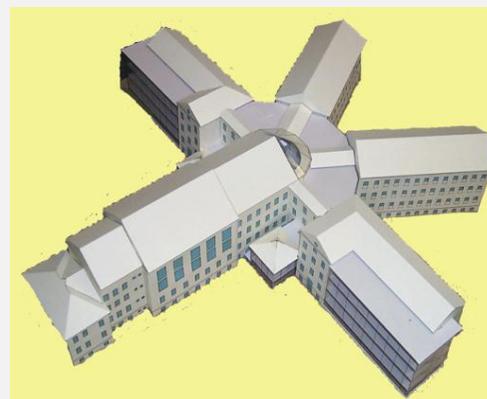
<b>'KPD'</b>	Pobreška 20, Maribor
<b>Owner:</b> Municipality of Maribor, Maribor development agency and three private owners	Size (m <sup>2</sup> ): 16.000 m <sup>2</sup> Vacant since: 1964

**Location**

The KPD building is located on the right bank of the river Drava, on the area between the streets Pobreška cesta, Titova cesta and the railway line.

**Physical conditions**

The space of the KPD building are with the exception of two renovated sections mostly empty and in a state of decline



The KPD building is located on the right bank of the river Drava, on the area between the streets Pobreška cesta, Titova cesta and the railway line. It had been constructed between the years 1884 and 1889 and has a characteristic functionalistic design of a men's penitentiary, represented in the star-shaped arrangement of the five large wings. At its pentagonal shaped end the central section of the building was connected to the blocks with the prison cells, which were arranged along narrow corridors on four floors. The building used to be considered among the most modern penitentiaries in the territory of the Austro-Hungarian Monarchy. Due to air-raid damages it was closed in the year 1945, and in 1949 it was restored, which enabled the further use of the building until the year 1963, when the penitentiary was finally closed. The empty parts of the building were later used as storages and business premises. After the year 1991, the western wing and the extension at the northern wing have been restructured for commercial and cultural purposes. In the year 2000, the large shopping centre Europark had been constructed on the northern side of the premises, which in the year 2007 was extended to today's 40.000 m<sup>2</sup>. Today, the Europark complex spatially dominates the entire area through its size and appearance.

The surface area of the KPD building amounts to nearly 16.000 m<sup>2</sup>, and is with the exception of the two renovated sections mostly empty and in a state of decline. Another problem is the fragmented ownership of the individual parts of the building. The largest central part of the building and part of the eastern wing are owned by the City Municipality of Maribor, both southern blocks are privately owned, while the entire renovated western wing and part of the eastern wing are owned by the Maribor Development Agency. The surrounding terrain is for the major part not maintained and is used as an unofficial parking area.

The area of the KPD building is despite its vicinity not connected to the city centre, as if it wouldn't exist in the minds of the city's population.



The Municipal Detailed Spatial Plan for the central zone C4 in Maribor, 2004

## 2 Vision & objectives for the reactivation

### Vision

#### **A green creative oasis of connectivity and co-working for various cultural and creative contents and an incentive for successful entrepreneurship**

The basis for the vision is also a set of students' architectural designs from the students' project within the scope of the URBACT III project 2<sup>nd</sup> Chance, which had been carried out within the seminar module STUDIO Sustainable Building of the study programme Architecture at the Faculty for Civil Engineering, Traffic Engineering and Architecture (Department for Architecture), under the coordination of Prof. Dr. Metka Sitar. Between October 2016 and February 2017, seventeen students of architecture have been analysing the challenges connected to solving this type of project, developing different ideas and connecting them into project designs under the mentorship of an invited expert, Architect Werner Nussmüller from the architectural office Nussmüller Architekten, Graz, Austria, and the assistant Nataša Šprah.

The results of the students' work, presented within the description of three design concepts from the brochure: AWAKENING THE SLEEPING GIANT, SUSTAINABLE REGENERATION OF THE KPD BUILDING, present varying visions and options for the reuse of the building. The design variants had been published within the scope of the project 2nd Chance by the University of Maribor, Faculty for Civil Engineering, Traffic Engineering and Architecture.

The characteristic of the concept »**Cultural centre Maribor**« is the emphasis on the functional rearrangement of the building's interior through minimum interventions with the purpose of integrating different cultural contents.

The concept »**Market way**« is based on the concept of the existing programme of the shopping centre, which is dominating the location, upgraded with interventions for a more attractive appearance of the new city portal.

The concept »**Island Awakening**« focuses on the problem of isolation and invisibility of the area in relation to the city centre. The vision of designing a new green centre for the city is presented by the implementation of a platform over the access road to the city centre.

## CCM CULTURAL CENTER MARIBOR

Authors: Mihaela Kočila, Nuša Korošak, Lea Korošec, Katja Nežmah and Nives Žigart

The concept »Cultural Centre Maribor«, revives the KPD building and its vicinity with the restructuring of the interior of the existing object with an emphasis on different cultural contents, which are intended to connect the citizens and attract other visitors, featuring mostly cultural programmes: library, dance production and studios for artists and craftsmen, a co-working centre,....

### Summary of the cultural vision

Besides children's playgrounds and courts, outdoor reading rooms, exhibition rooms, multi-purpose spaces also different versions of the implementation of the cultural programme with the new city library in the two southern blocks and a Contemporary dance production centre with a multi-purpose hall for 192 people in the northern part of the central section of the building. The eastern wing is housing the 'co-working' spaces, studios for artists, workshops and a shop for the sale of the products of local artists.



## MARKET WAY

Authors: Ina Gutović, Nastja Klinc, Blaž Flisar, Peter Klement, Jure Sakelšek and Ivan Pičurić

The concept »Market Way« is based on the existing programme on the location. The idea is developed on evenly distribution of particular elements over the entire area in north-south direction with the purpose of connecting existing and new programmes. It runs from the shopping centre Europark over a vitrified passage way thus forming a new shipping axis.

### Summary of the commercial vision

The central part of the existing building is the largest in size and is reconstructed into an open commercial space without separated storeys, which functions as an extension of the programmes of the shopping centre Europark. The eastern, three-storey wing of the KPD houses spaces for individual and group activities. The remaining two three-storey wings are dedicated to cultural and spare-time activities. The connection over the new shopping axis it continues towards south into the open space of the park, which stretches between the KPD building and the new multi-purpose centre on the edge of the area with the new underground parking garage and the potential new commercial centre, which follows the proposal from the solution in the municipal spatial plan. The south-eastern part houses the new Historical museum Maribor, inside the spaces of the former prison. The south-western wing of the building is dedicated to entertainment and spare-time activities ('bowling', discotheque, etc.) with 24 hour opening-time.



## ISLAND AWAKENING

Authors: Žan Silovšek, Sandi Premrl, Gregor Vida, Jaka Potočnik, Dorian Šipoš and Gregor Kurbos

The concept »Island Awakening« exposes the problem of isolation of the area of the existing KPD building from the city centre, which is literally cut off and, as such, invisible to the public. The basic idea developed in the design is the implementation of a new platform, placed over the recessed city access road, which changes the existing multilevel traffic access through the construction of a platform over the street Titova cesta with the purpose of connecting the level of the hospital and the shopping centre Europark. The newly designed urban platform presents a green public space, which simultaneously covers the commercial spaces in the ground floor with open spaces – gardens, intended for the employees.



### Summary of vision 'Island Awakening'

The revitalisation of the KPD building introduces new programmes and activities, accessible to visitors 24 hours a day. The central idea introduces an open central space to the existing building, which allows for a flexible installation of mobile boxes of different sizes, shapes and programmes, intended for sale and rent. The accesses to the so called 'House of boxes' are located on the northern and southern side. The eastern block houses a hostel with sixty beds. The south-eastern block accommodates the War Museum with a thematic wall, which addresses the visitors. The Museum features the restored prison cell of the former Yugoslavian president Tito. Further planned for the renovated spaces are various possibilities for co-working spaces in form of a modular system inside a steel construction. The art gallery is located on the subterranean storeys of the southern part of the KPD building and is designed as a path, which leads the visitor through different ambiances, varying in the height, form and content of the spaces.

## Objectives

### Long-term goals

The students' architectural design concepts present the basis for the mid-term and long-term visions of the revitalization of the area and the KPD building within the Integrated action plan. Since the entire building complex is declared as a cultural monument, the long-, mid-term goals were under the discussion with the representatives of the Institute of cultural heritage of Maribor, in principle. Further, the site visit and the discussion on the problematics, the Maribor Development Agency experienced during the refurbishment of one wing of the KPD building, were very useful and clarified the main obstacles for the realization of certain construction works. Additionally, very much of help were the information on the ideas and expectations of potential users, as well as the use options in view of various stakeholders. Finally, the comprehensive approach at three different concepts resulted in contents, which are partly common, partly specific in view of characteristics of each variant. All three concepts share the common basic decision that the major part of approx. 40% of the built area belongs to various cultural contents. Secondly, there are large multi-purpose spaces (halls), designed for various activities, as cultural and business events, recreation and relaxation activities, etc. Thirdly, the spaces offer different possibilities supporting crafts activities, accompanied by offices and co-working spaces. The concepts also share a common vision of the additional functions introduced in the area, with parking places and underground garages, as well as of spacious green area dedicated to social, cultural and recreational functions. These ideas are following the final vision to develop a new local/regional multidisciplinary creative centre on the right bank of the river Drava, based on the co-existence with the old city centre of Maribor offering new spaces for cultural-, production-, tourism- and leisure activities. Accordingly, the vision is a challenge for local decision makers and interested stakeholders to introduce sustainable urban development concept for the area with priorities covering missing living qualities of the dense city core, such as green spaces and public areas accessible with sustainable links as pedestrians, cyclists and public transport.

### Short-term goals

The short-term goals are oriented towards the realisation of the first steps of the long-term vision that represents the revitalisation of individual areas or just a segment of the KPD building. Because of the fragmented ownership of the building, the short-term goals are primarily oriented towards the revitalisation of the northern and eastern wing of the KPD building owned by the City Municipality of Maribor. The interior of these wings is planned to be refurbished in a way, that only the most urgent issues will be addressed. The purpose of these interventions is to renew the northern wing of KPD by minimum available investments in order to enable the temporary use of the interior spaces for the period of 5 years and the option of future permanent use, in case of sustainably oriented activities. With the help of several public workshops and the participatory approach at the efforts to find most suitable contents, the cultural programmes and cultural and creative industries (CCI) would be the most appropriate uses in view of the short-term goals.

The estimation of the costs of the investment for the restoration of the northern wing of the KPD has been prepared for multiple options (see Ch. 5). One of options includes also the renovation of eastern wing. This option already exceeds the short-term range goals, but on the other hand it would enable the establishment of activities of a library. Maribor is suffering a lack of space of city library and thus presents one of the major cultural problems.

Short-term goals include:

- Identification of possible users (CCI) of northern wing for temporary use (5 years) based on public-private partnership,
- The renewal of the northern wing to such extent that only the most urgent issues are addressed first as the rearrangement of green spaces
- Establishing an appropriate management for the renewed parts of the building and identifying financial resources,
- Promoting the historical importance of the KPD complex, raising its recognisability among the population, as a vibrant production centre for the cooperation among different programmes.



### 3 Functions & uses for the building (site)

**The major part of activities is dedicated to cultural programmes and culture - creative industries (CCI), co-working and creative entrepreneurship, specialised trade activities such as the sale of art products and high-quality products of domestic and art trades.**

When selecting potential uses/functions of the KPD complex and its surroundings, the concept of the future anticipated spatial development of the city of Maribor was considered: to increase spatial development of the city, predominantly on the right bank of the Drava river, and to transfer the state of urbanity to this part of the city. In order to achieve this objective, a formation of polyfunctional central areas is planned, especially in the part of the city that lies on the right bank of the Drava river, which is also assured through renewal and reactivation of currently extensively exploited areas. Multipurpose areas, where residential programs will intertwine with commercial, service, cultural, educational and other similar social activities, are being developed. This will also reduce the number of transits with motorised vehicles and with that the negative effects on the environment. These newly planned areas will also include green areas and other public open spaces. The new »Urban plan of the city of Maribor« also foresees the KPD as a new central area. But a more detailed concept of the development of the wider KPD area is defined in the »Construction spatial plan of the wider KPD area« from the year 2004, according to which the KPD complex should host the following programmes: congressional activity, hotel and catering activities, cultural, administrative, commercial and educational activities. However, as it has now been 14 years since this plan was adopted, certain priorities regarding the wider KPD area and the whole city have changed. The project URBACT 2<sup>nd</sup> Chance was therefore intended to establish more suitable potential uses/functions of the »KPD« complex and its wider surroundings with consideration of the current spatial orientations, such as sustainable mobility, highly efficient land use while preserving a major part of green areas. The students' project with 3 design solutions upgraded the concept of planned potential uses, and added new contents which the city of Maribor needs and has been searching for appropriate locations for some time now (i.e. for the Maribor Art Gallery, the City Library, an open public event space). From this perspective, the planned contents therefore meet the requirements of the neighbourhood and also the requirements of the city.

#### **Short-term**

Establishment of cultural and creative contents can function in provisionally renewed spaces. In frame of cultural contents, a museum/exhibition space will be realised, presenting the industrial heritage of the city of Maribor. Already currently, the ground floor of the northern wing of the KPD building is used for the storage of old textile and printing machines. Part of the ground floor is also used for the setup of an applied graphics and printing activity, which will complement the function of the Museum of Maribor textile industrial heritage as a tourist attraction. The old machines have a significant value, yet the collection does not enable the formation of a solely technical museum. Due to this fact, the Museum of National Liberation Maribor has developed a plan for a museum exhibition, in which the machines will function as the setting, which would bare testimony to the history of labour and industry in Maribor. The rise and development of industry, the workers movements and strikes, the living culture of the working class, the ownership of factories, the social image of industrial Maribor, innovations, industrial disciplines, are some of possible contents.

On the first floor the contents will be dedicated to different cultural and social activities, such as dance-performance, theatre, library and other creative activities. The rooms in front of the multipurpose hall will house artists' workshops including the sale of art and domestic trade products.

The Maribor strategic document Local Cultural Programme - LCP 2015-2020 (<http://www.maribor.si/dokument.aspx?id=25598>) includes the development strategies and measures also in the fields of performing arts, librarian activities, cultural and creative industries, art galleries and others.

With this new cultural and creative contents in the KPD building the realisation of the measures from the Local cultural programme will begin. The establishment of additional spaces for cultural activities within the scope of public infrastructure is foreseen.

A majority of the spaces in northern wing ought to allow the functioning of an 'incubator' for new creative and cultural industries, as an open space for creative teamwork and cooperation. Further, the short-term goals include an improvised space to promote social interaction, and act on the principle of social entrepreneurship. The objectives of social entrepreneurship are to strengthen social solidarity and cohesion, promote the participation of the people, support voluntary work, improve society's capacity for innovation in addressing social, economic, environmental and other issues, ensure the additional supply of products and services in the public interest, develop new employment possibilities, provide additional jobs and enable social integration and vocational reintegration of the most disadvantaged groups in the labour market. The activities, which will be carried out in these spaces, will be complemented by occasional or regular trading activities in form of stands on the platform in front of the KPD building.

### **Mid-term**

Combining the short-term contents, which are sustainably oriented, correspond with the long-term vision of the contents . One of the options, connected with the renovation of two wings, (northern and eastern), can also enable the establishment of the librarian and other cultural activities.

### **Long-term**

A combination of partly contents and uses, in accordance with the ideas and concepts of the students' architectural visions (cf. chapter 2). In the long term the complete renewal of the KPD complex will be undertaken, which will be based on the proposed contents from the students' projects, as well as the planned measures defined in the Sustainable Urban Strategy for Maribor from the year 2015, in which cultural projects are playing a significant role within the context of urban renewal. In the selection of potential usages it is also necessary to observe the concept of the future spatial development of the city and the wider relevant area, as determined by the new Urban plan of the city of Maribor.

#### 4 Actions & next steps for the reactivation

Activity for long term goals	Desired result	Resources	Lead actor and partners	Time frame
<b>Presentation of the three concepts as proposal for the regeneration of the KPD building and area to the Municipality Council</b>	<ul style="list-style-type: none"> <li>- The acceptance of the ideas concerning final definition of future status of the building by Municipality Council members in terms of political decision</li> <li>- Assessment on the financing perspectives in terms of existing and future financial sources (EU funds, Municipality public funds, private funds etc.)</li> </ul>	<ul style="list-style-type: none"> <li>- Municipality Council meeting</li> <li>- Invitation letter supported by presentation posters, brochures, financial assessment</li> </ul>	<ul style="list-style-type: none"> <li>- Local URBACT project group</li> <li>- Representatives of the University regeneration concepts</li> <li>- Municipality Administration,</li> <li>- Municipality Council Members;</li> <li>invited local architects and urban planners</li> <li>- Institute of cultural heritage protection Maribor</li> <li>- Media</li> </ul>	1 year
<b>Identification of the optimal programme and the investment for the comprehensive renewal of the building and the area; Identification of step-by-step implementation in correlation the investment perspectives related to the definition of intervention phases</b>	<ul style="list-style-type: none"> <li>- Decision on the optimal programme</li> <li>- Identification of the financial capacity of the Municipality and interested potential investors</li> <li>- Identification of legal requirements and regulation procedures as preconditions for the implementation</li> </ul>	Technical and financial expertise, including the existing results of the analyses	<ul style="list-style-type: none"> <li>- Municipality Administration,</li> <li>- Public offices and private companies</li> <li>- Professional experts</li> </ul>	2 – 5 years
<b>Provision of technical documentation related to the first phases of urban and architectural design; Legislative procedures; call for the first phase for public tender in phases</b>	<ul style="list-style-type: none"> <li>- Obtaining necessary documentation regarding several legislation procedures</li> <li>- Assessment of financial feasibility</li> <li>- Selection of the most favourable contractor</li> </ul>	<ul style="list-style-type: none"> <li>- Professionals and experts in the field</li> <li>- Public administration</li> </ul>	<ul style="list-style-type: none"> <li>- Property owners, investors and potential users</li> <li>- Public Administration</li> <li>- Professional urban and architectural design</li> <li>- Construction and Engineering companies</li> </ul>	3 – 5 years

Activity – mid and short term goals	Desired result	Resources	Lead actor and partners	Time frame
Identification of possible users (CCI) of northern wing for temporary use (5 years) based on public-private partnership				
<b>Call to potential users of the building; important to invite various different performers (NGOs, CCIs, ...);</b>	- Development of contact with potential users - Identification of interests	- List of cultural performers in local programme of culture - Different performers	- Urbact project team - City municipality of Maribor - Institute of cultural heritage protection Maribor - Ministry of Culture	3 months
<b>Identification of needs and interests of potential users (specific needs as for musicians, stage performers, as well as investors and interested stakeholders, ...)</b>	- Clearly defined needs of users, on which the plan of renovation will be based - List of potential users and defined needs	Potential users and their programmes	- Urbact project team - City municipality Maribor - Ministry of Culture (Institute of cultural heritage protection Maribor) - Potential users	3 – 6 months
The renewal of the northern wing to such extent that only the most urgent issues are addressed first as the rearrangement of green spaces				
<b>Co-creation workshops with the architects and engineers: Establishment of project team (for the programme, renovation, production...)</b>	Establishment of smaller project team, which will watch over the renovation and communicate with the potential users.	Human resources	- Potential users - Urbact project team - City municipality Maribor - Ministry of Culture (Institute of cultural heritage protection)	6 – 12 months
<b>Building permit and development of refurbishment plan</b>	Refurbishment plan - based on the needs of future users and stakeholders interests		- Architects - Civil engineers - Construction engineers	12 – 18 months
<b>Refurbishment of the Municipal owned wing (or two wings) and area around</b>	- Accurately renovated space, which is ready for use - Arrangement of the surrounding area	- City of Maribor - Ministry of culture (Institute of cultural heritage protection Maribor) – budget	Building Construction companies	18 – 30 months

Activity – mid and short term goals	Desired result	Resources	Lead actor and partners	Time frame
Establishing an appropriate management for the renewed parts of the building and identifying financial resources				
<b>Setting up the public/private,... institution for maintenance of the building as well as the services provided (management); Call for applications for manager position</b>	Selection of manager, who will contract the owner (City Municipality Maribor) and other stake holders (Ministry of culture, Public institute of cultural heritage protection, ...)	City Municipality Maribor	- City Municipality Maribor	12 – 18 months
<b>Developing a program of activities within the renovated building;</b>	- Development of the programme for the building's right wing for temporary use - Programme should reflect professional cultural production, similar to already existed amateur cultural production in 'Karantena' - Programme should in a way offer space for cultural activities in broader sense, as wine culture, house trades, presentations, ...		- Manager - Urbact project team - City Municipality Maribor	12 – 36 months
<b>Developing a business model to ensure the sustainability of the program of activities;</b>	Financial structure based on subsidies for culture production which is not market oriented and on self-sustainability e.g. activities for culture in broader sense, interesting for marketing	- EU funds - Programme financing	- Urbact project team - City Municipality Maribor - Manager	Now – all the time
Story and Image - Promoting the historical importance of the KPD complex, raising its recognisability among the population, as a vibrant production centre for the cooperation among different programmes				
<b>Development of graphic design</b>	Graphic design	Story ('Cultural creative oasis', '2nd. Maribor's island', K5D, Fabric of CCI, ...)	- Contracted designer (optionally potential user)	2018

Activity – mid and short term goals	Desired result	Resources	Lead actor and partners	Time frame
<b>Development of the communication plan</b>	Material for marketing, KPD stories,	Graphic design + story + contents	- Outsourced agency - Municipality PR service - Tourist office - Europark	2018
<b>Promotion material</b>	USB, leaflets, videos, ...	Graphic design + story + contents	- Contractors	2018
<b>Web page + FB page</b>	Information to the public	Graphic design + story + contents	- URBACT project team	2018

Activity: Financing	Desired result	Resources	Lead actor and partners	Time frame
<b>Financial plan</b>	Funds	- EU funds - State funds - City Municipality Maribor - Private sector investment - Public companies - Co-financing of users	- Urbact project team - Contracted experts	2018
<b>Establishment of co-financing</b>	Funds	-EU funds - State funds - City Municipality Maribor - Private sector investment - Public companies - Co-financing of users	- Project office - Urbact project team - Contracted experts	2018 – 2023

## 5 Management & Governance structure for the building (site) and the reactivation process

### Reactivation process

The most urgent repairs and reactivation of the spaces inside the KPD building – part of the northern wing, could be provided by the building owner, the Municipality of Maribor within the frame of the financial capacities. Together with the members of the project group URBACT 2<sup>nd</sup> Chance and with the potential users of the spaces the Municipality will also try to find additional financial means (i.e. crowdfunding), as sponsorship and donations from Maribor public enterprises for communal and similar service, the owners of the other wings of the KPD building, interested in participating in the first steps of the revitalization of the KPD complex; potential sponsorship or donations from the neighbouring shopping centre, and individual companies, housed in the shopping centre building.

The works for the reactivation of the interior spaces include: the renovation of the sanitations on the ground and first floor, the interior thermal insulation, the electrical installations and basic heating system (electrical panel heating), potential structural reinforcements of the ceiling construction and window, as well as all necessary documentation for obtaining the official operating permit for the CCIs inside this part of the KPD building.

**A few options for the renewal** (Estimation of minimum investment costs for the utilisation of the northern wing of the KPD, Dec.2017):

The existing building allows for a partial renewal of individual segments, which can function as self-contained functional units. In line with this we have proposed different options for the renewal. Because of its design it is furthermore possible to restore the roof in individual segments. The 3 options can be realized without building permit.

### Option 1 – 300.000 EUR

The renewal includes together 600 m<sup>2</sup> the ground floor of the entrance section of the northern wing along with the staircase and sanitation section with a surface area of 280 m<sup>2</sup>, the renewal of the spaces on the 1<sup>st</sup> floor above the entrance section, the staircase and sanitation section up to the entrance to the hall with a surface area of 280 m<sup>2</sup>, 40 m<sup>2</sup> of the spaces in the basement for the requirements of the heating substation, i.e. a total surface area of 600,00m<sup>2</sup>, including roofing and guttering works on this section (replacement of the roof, the cover plates and the gutters).

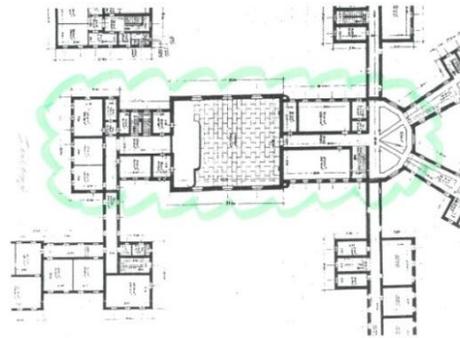
### Option 2 – 500.000 EUR

The renewal includes together around 1.030 m<sup>2</sup> for additional (ground floor of the entrance section of the northern wing along with the staircase and sanitation section with a surface area of 280,00m<sup>2</sup>, the renewal of the spaces on the 1<sup>st</sup> floor above the entrance section, the staircase and sanitation section including the hall with a surface area of 710,00m<sup>2</sup>, 40,00m<sup>2</sup> of the spaces)

### Option 3 – 780.000 EUR

Includes together 1.420 m<sup>2</sup>. The ground floor of the entrance section of the northern wing along with the staircase and sanitation section with a surface area of 280,00m<sup>2</sup>, the renewal of the spaces on the entire 1<sup>st</sup> floor with a surface area of 1.100,00m<sup>2</sup>, 40,00m<sup>2</sup> of the spaces in the basement for the requirements of the heating substation, i.e. a total surface area of 1.420,00m<sup>2</sup>, including roofing and guttering works on entire northern wing (replacement of the roof, the cover plates and the gutters) and the replacement of the builders joinery inside the relevant sections, all in accordance with the requirements of the Institute for the protection of cultural heritage of Slovenia.

The northern wing



Layout 1<sup>st</sup> floor

Other options are of higher value (more than one million EUR) and include the complete renewal of the entire northern wing, and the last also northern and eastern wing of KPD.

### Management of the property

The project group of the URBACT project 2<sup>nd</sup> Chance may perform the consulting and coordination tasks with competent Offices of the City Municipality of Maribor as the owner of the northern wing.

For the implementation of the programmes several forms of management are possible and the decision, what form of management of the programmes the CCI users of the space will be chosen, depends on all the participants. From the previous propositions at public workshops the most suitable legal form

of management would be an association as a cooperative, as a non-profit social company. A principle of the cooperative is based on the open membership, with a democratic selection of members, economic participation, autonomy and independence and cooperation.

In Slovenia, the Law on public-private partnership (LPPP) applied, regulates all matters concerning the public-private partnership (Official gazette RS, No. 127/06). The purpose of this regulation is to ensure transparency, competitiveness, equal treatment and fairness of procedures of establishing, conclusion and implementation of the individual forms of public-private partnership to protect public interests and to ensure the influence of the public partner, so the subject of the partnership is carried out in the public interest.

### Short term implementation of activity

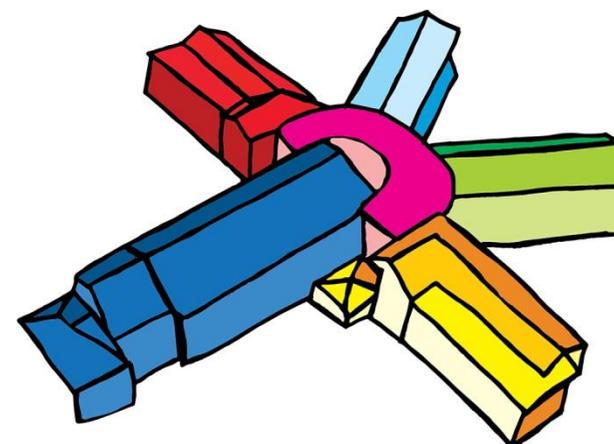
On the basis of the conducted interviews interested renowned organisations active in Maribor were established:

Public institutions:

- National Liberation Museum Maribor; fundus / Exhibition programme,
- Art gallery Maribor; fundus / Exhibition programme,
- Maribor Library/substitution for the locations Tabor and Pobrežje,
- ...

Nongovernmental organisations from the fields of:

- Graphical arts; workshops spaces,
- Performing activities / cultural artistic production,
- Workshop spaces / fundi, studios, (recycling lab),
- Workshop spaces, classrooms,
- Exhibition spaces,
- Performance spaces,
- Display spaces,
- ...



## 6 The elaboration process of the reactivation strategy

### General overview

In Maribor the process of the revitalisation strategy within the scope of the project 2<sup>nd</sup> Chance was carried out according to the principle of the participatory co-operational development of first general but very diverse ideas. For the purpose of integrating the widest possible group of interested participants, ULG members have organised public workshops, to which all those who had already been active in the area and the KPD building and/or the nearby vicinity were invited.

### Stakeholders involved

To the workshops were invited

- owners of individual sections of the building
- owners of the plots around the building,
- representatives of the neighbouring shopping centre,
- representatives of the Maribor Development Agency, which has its headquarters in the renewed western wing of the KPD,
- the representatives of the 'Karantena', the renewed building extension to the west of the KPD building.

Further it was established a cooperation with

- Faculty of Civil Engineering, Traffic Engineering and Architecture, University of Maribor,
- Ministry of Culture – Institute of Cultural Heritage Protection Maribor,
- Museum of National Liberation Maribor,
- Foundation Prizma,
- The company Etika and
- Cooperation Peron.

The representatives of these institutions became members of the extended project group of the Urbact project 2<sup>nd</sup> Chance.

### Key activities

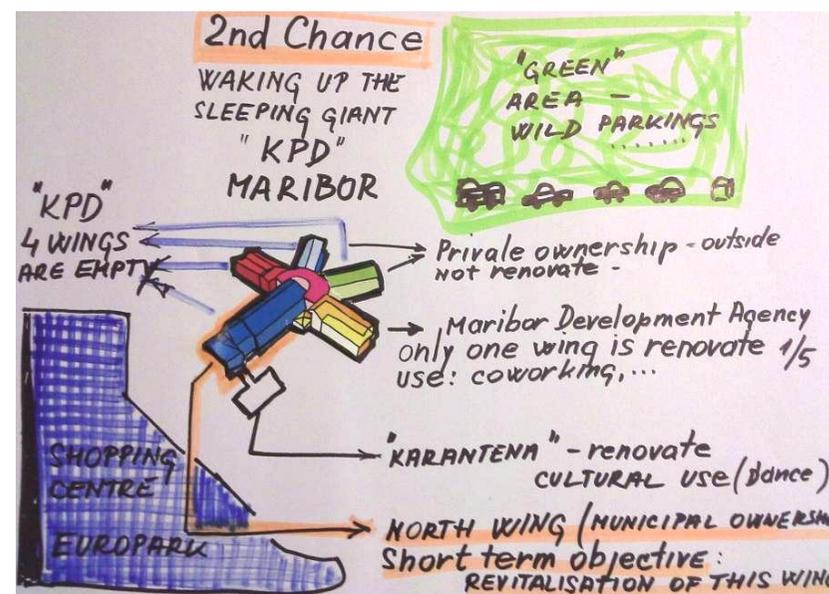
In the time period between September 2016 and October 2017 four (4) public workshops were carried out.

The topic of the **first public workshop** in September 2016 was the '**Revitalisation of the degraded area and KPD building**', dealing with the advantages and weaknesses of the existing building and the formulating an array of ideas for the revitalisation from an economic, community, urban-environmental point of view and the point of view of green open spaces (for the latter we started to establish the cooperation with participants of the Interreg project Urban Green Belts, in which the Maribor Development Agency is a partner; the project is dealing with the creation of green areas around the KPD building). Towards the end of September 2016 also the student's seminar at the Faculty of Civil Engineering, Traffic Engineering and Architecture, University of Maribor was carried out in frame of the Architecture master study programme, in which the results from the first public workshop and additional historical-cultural and urbanistic directives have been presented. The process of preparation of the students' concepts as visions for the renovation of the area and KPD building was carried out throughout the semester between October 2016 and February 2017.

The **second public workshop** was carried out in the beginning of March 2017 and was dedicated to the topic of **presenting the student's project visions** for a comprehensive renovation of the area and the KPD building and an additional discussion of the advantages, weaknesses and the potentials of each of the students' conceptual proposals.

The topic of the **third public workshop** in June 2017 was the vision of the '**Revitalisation of the degraded area and KPD building – A change we wish to witness**: Awakening the sleeping giant, in which the elements of the vision, the short-term goals, and the aspects of temporary use of a proportion of the spaces with minimum starting investments for the renovation of the building, as well as the long-term goals and the aspects of long-term use – connected to the comprehensive renovation of the building were defined.

The **fourth public workshop** took place in the beginning of October 2017 and treated the **details of the action plan for the revitalisation of the northern wing** of the KPD building, owned by the City Municipality of Maribor. The workshop discussed the short-term temporary usages within the scope of the long-term vision for the revitalisation of the area and the entire KPD building. Participating in the workshop were also the participants of the promoters of the CCl's from the Urbact project CREATIVE SPIRITS from Maribor, cultural workers, tourism representatives and other potential users-artists of the CCl's for the northern wing of the KPD building.



## 7 General prospect dealing with vacant properties in Maribor

In Maribor, as in some European cities the trends of sustainable urban development are oriented toward the revitalisation of old abandoned buildings and new cultural and commercial development of the area and, subsequently, of the entire city. This vision is also supported by the Sustainable Urban Strategy of Maribor from the year 2017 and the Strategy for the city's development until the year 2030. The Integrated action plan for the revitalisation of the area and the KPD building in Maribor will complement the existing city's action plan for the revitalisation of degraded areas and abandoned buildings in the wider city centre.

The objective strategy of Maribor for the reactivation and reuse of the 'KPD' building presents the basis for further work in the field of the revitalisation and renewal of vacant, abandoned buildings and building complexes in the area of the City Municipality of Maribor.

There is currently no special programme respectively treating the issue of abandoned, vacant premises, neither on the state level nor on the municipal level. Within the scope of the procedure of the preparation of the new municipal spatial plan (Master plan of the Municipality of Maribor), only an inventory of degraded urban areas within the city of Maribor had been prepared, but not for the area of the entire municipality. In the year 2015 the project "Integral methodology for the listing and analysis of degraded areas, execution of the listing and establishment of a current register" was started at national level. The listing of functionally degraded areas was completed in the year 2017, and parallel to the listing also an array of potential measures for the reactivation of these degraded areas had been compiled.

In the field of the reactivation of vacant, abandoned buildings the municipality strives to make distinct steps forward in the future. There are ideas to prepare an inventory of large abandoned buildings within the city and create an e-catalogue on the condition of the building in need of a renewal, the appropriate use with regard to the spatial act, the ownership – private/municipal/state, cultural heritage preservation regime, which will serve as a tool for the marketing of these properties. The following step will include the development of a model for the revitalisation of different types of abandoned buildings, based on the integrated action plan and to be executed over the next five years.

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