



MAPS Network

Revitalization of former military site Ivan V. Drašković in Optujska Street

INTEGRATED ACTION PLAN

CITY OF VARAŽDIN

April 2018



European Union
European Regional Development Fund



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Chapter 1 / City context

General data

Location

The City of Varaždin is situated in North-Western Croatia, about 80 km far from Zagreb and 30 minutes drive time from Slovenian and Hungarian border, in the lowland area at the altitude of about 166 m, covering a surface of 59.45 km². It is the capital of Varaždin County and it represents administrative, business, education, culture and health centre not only for County but for wider region. City of Varaždin is well connected due highway, railway and airport with other cities and countries which makes Varaždin traffic junction of North-Western Croatia. The Varaždin County encompasses 5 other towns and 22 municipalities. City of Varaždin is the smallest regarding surface and makes only 5% of it's territory but the biggest regarding number of inhabitants which makes 26% of the whole population of Varaždin County. City of Varaždin includes town Varaždin which areas has only smaller development differences and 9 little settlements.

On the north of the city is river Drava with authentic river landscape protected as Regional Park and it's part of Natura 2000. The whole territory of the City lies on water so the activities are restricted, more or less depending on the water well protection area. In the last 25 years the air quality is better for two main reasons. First one is that the fuel for heating is no longer coal or wood but much cleaner gas. The second reason is economic crisis last decades that shut down few biggest industries that were responsible for the air pollution. Today one of the biggest problems is waste management.

History

Urban development in the city of Varaždin lasts for centuries. Even today the three ancient roads are vivid on Varaždin ground. Their historic, Latin names show, that we are talking about Roman roads, which have connected Petrijanec (Aqua Viva), Varaždinske Toplice (Aquae Iasae) and Ludbreg (Iovija). In the early Middle Ages, in between these roads was a castrum. Alongside the castrum a settlement is developing. King Bella III. mentions Garestin (Varaždin) for the first time in 1181 in a legal document and in 1209 the Hungarian king Andrew II. declares Varaždin a free royal borough and it receives the free royal city status.

In the 15th century Varaždin is already protected with palisades. Medieval Church of St. Nicholas is located on the city square. The suburbs are formed. In the south suburb the Church of St. Vitus is built. In the 16th century the urban development begins because of the risk of Turk attacks. The partition of feudal fortresses begins together with building of big terrene bulwarks with bastions and walls around the whole city. The former medieval fortress is transformed into a modern "Wasserburg". The renovation was made by the Italian builders from around Coma, under the leadership of architect Domenico Del Aglia. New constructions and buildings are adjusting to the



medieval street raster inside the city walls. In the 16th century the Church of St. John the Baptist declines in importance and the area where the City Hall is build, gains in importance in 1523.

In the 17th century the significant building momentum is present inside the City walls and in settlements. The existing buildings are being renovated; new individual ones and whole sets of baroque ones. The most important actions in the field of architecture are renovations of the parish Church of St. Nicholas and the Franciscan Church of St. John the Baptist along with the new monastery. The Jesuit monastery and the monumental Church of St. Mary are the new architectural highlights in the 17th century. The Ursuline monastery, the Church of the Nativity, Capuchin monastery and Church of The Holy Trinity are built in the west suburb in the first half of the 18th century. The Church of St Florian is built outside the city walls. The Drašković palace and the Keglević palace are architecturally prominent in the city and in suburbs.

In 1756, Varaždin the official residence of Ban Francis Nadasdy, becomes the capital of all Croatia. Maria Theresa founded the Royal Croatian Council and it hosts the Croatian Parliament; it becomes the Croatian administrative centre and the seat of many Croatian noblemen.

The big fire in 1776 had a great impact, destroyed almost 80% of all buildings and houses in Varaždin, so the administration moves back to Zagreb. After the renovation of the existing buildings, after the big fire, Varaždin got the look which is nurtured even today. In 1807, along with the demolition of the city fortresses and filling up the ditches, the big urban change had begun. Significant historicist buildings are built; the monumental theatre-building stands out, built in 1973. The main city square is changed because of the two large historicist buildings which have disrupted its former symmetrical look.

The renaissance guard house located near the feudal fortress Old Town is renovated based on the original form painted in the water colour painting in the 18th century, by an unknown artist.

The royal, feudal fortress Old Town is the most important and most grandiose historical building in the City of Varaždin. It is the worldwide cultural heritage monument build in the period between 14th and 19th century. The renovation based on the original findings ended in 1989.

Demographic profile

The city of Varaždin has, according to the 2011 Census of population¹, 46.946 inhabitants of which 22.140 (47.2%) of men and 24.806 (52.8%) of women are of average age 42.5 years. It makes Varaždin the 11th city by population in Croatia. The average population density is ten times higher than the Croatian average (78.1 per square kilometre) and is 781.7 per square kilometre.

31.059 inhabitants are in working-age population (15 – 65 years) but 28% of inhabitants have the pension which is 3% higher than the national average. Concerning young population (0-14 years) there are only 6.538 which makes only 13,9% (national average is 15%) of the population. It is worries that among the old population (65 and above) there are 8.815 persons and it makes 18,8%

¹ *The Croatian Bureau of Statistics*



of all inhabitants in the City. This ratio and lack of young population is the reason why the City makes big efforts to support young families on many ways: it is founder of 8 kindergartens and financially supports 8 further, it has founder rights in 7 elementary schools for around 4.000 children which have since 2008 one school session a day (among the first in Croatia) and supports the work of another elementary school in which has no founder rights. Also, special attention is given to pupils with development handicaps who are integrated in regular classes with the help of teaching assistant; there are also 12 high schools and 3 Universities.

Among citizens 87,12 % of population are Catholics and 97,42 % of population are Croats (The Croatian Bureau of Statistics).

With the respect to their level of education² 0,64 % of population has no education, 16,24 % has only primary education, 56,5% has secondary education and 23,48 % has Higher education.

Economic profile

GDP per capita in Varaždin county in 2013 was 8.415 €³, while at the same time the GDP per capita for the Republic of Croatia amounted to 10.228 €.

According to the development index, which is a composite indicator of several basic socio-economic indicators, Varaždin enters the 4th development group whose value of the development index is between 100% and 125% compared to the Republic of Croatia average of 116.13%. City of Varaždin has the highest development index of all the cities that are in its surroundings (Varaždin County).

Unemployment level in the City of Varaždin in February 2018⁴ was 2,8% which is the lowest in last few years and lower than the national average⁵ of 12,3%.

Main sectors in City of Varaždin are industry, commerce, education, healthcare and administration; Key industry sector is food and beverage production (one of the biggest in Croatia), while leather and metallurgy industry is in slight decline but textile and construction industry which were one of the most important for the region almost collapsed in the last decades.

The IT sector is slowly increasing due the Faculty of informatics and organization and Technology park.

In the City of Varaždin in the year 2016 were 1.836 entrepreneurs active which ranks Varaždin at 8th place and those companies employed 19.422 workers, accounting for 47.9% of the total number of employees in Varaždin County and 2.3% of employed persons in the Republic of Croatia and 5th ranked in Croatia⁶. During same year in city of Varaždin in trade sector worked 24,8% companies and they employed 13,9% workers; Expert, science and technical services sector had 18,8% companies and they employed 5,3% workers.

² The Croatian Bureau of Statistics

³ The Croatian Bureau of Statistics

⁴ Croatian Employment Service

⁵ Croatian Employment Service

⁶ Financial Agency (Fina)



In the processing industry in 2016 in city of Varaždin worked 12,2% companies and they employed 40,1 % workers; in construction industry and services worked 8,8% companies and they employed 9,9% workers; in sector of agriculture, forestry and fisheries sector employed 9,2% workers and in other sectors worked 28,7% companies and they employed 28,7% workers.

In 2016 in city of Varaždin in sectors of Information and communication worked 6,7% companies.

In City of Varaždin there is one Technology Park (ICT, design, creative industries, and multimedia) and two entrepreneurship zones.

Culture and tourism

Varaždin is well-known continental tourism destination with historical center, its renaissance streets and squares and baroque palaces, with widely known cemetery and the 16th century castle. With number of events and festivals such as Varaždin Baroque Evenings (international festival of classical baroque music), Špancirfest (international street festival with workshops and concerts) or Vafi (international festival of cartoons) it fosters urban and cultural tourism so Varaždin was in 2015 among other 10 Croatian cities candidate for the European Capital of Culture in 2020.

Chapter 2 / The local context

General introduction to the project area

The former military complex Ivan V. Drašković known as “Optujska” is situated in north-western part of Varaždin, along Optujska Street, one of the main city roads that lead to the centre of Varaždin. The history of the complex began in 1893, when it was built as a military facility - the officer school and riding arena. Building continues in the fifties of the 20th century for the needs of the Yugoslav Army. During the last war (1990), it was in the service of the Croatian Army. From 2009 till 2017 military complex was abandoned, surrounded by family houses on the south and east, bordered by agricultural land on the north, and with business and production facilities on the west and north-east (metal industry).



Picture 1 - Urban layout of the development of the former military complex. From left to right: 1893 and 1896; 1940 and 1960; 1960 and 1985.

Description of the project area

The reason for the selection of this former military heritage (Optujska barracks) was that it's an unused part of the city (33 hectares) – the same size as the historical centre of the city, whose maintenance was a big financial burden for the city.

During project MAPS there was certain interest, expressed by different stakeholders like NGOs, University, and SMEs for reuse of this area.

Biggest challenge was and still is the unsolved ownership of the property. City of Varaždin in year 2009 received from Government of the Republic of Croatia Decision which states that City of Varaždin was granted Optujska for temporary use and this document gave the city enormous costs and responsibilities. City of Varaždin was obliged to maintain the buildings and surrounding land, take all actions to prevent further devastation and decay, bear all costs related to the use of the facility or costs arising from ownership rights such as communal fees, similar fees and expenses for the consumption of energy products and other communal services.

First step to solving the property issue was the change of the function of the area in the Master plan, in late 2014, which considered the change of military use into public and social, with possibility of business uses.

In year 2016 and 2017 in national level changed policy regarding military issues and Ministry of Defence of the Republic of Croatia (MoD) expressed interest in reuse of military site in Optujska for the needs of a new operative timetable for the deployment of the Croatian armed forces. MoD sent request for reuse to Ministry of State Property (MoSP) which decided to grant request of MoD and concluded that right for temporary use granted to City of Varaždin ceased.

In March 2017 the transfer of unused facilities in Optujska site was conducted between MoSP and MoD and majority of temporary users had to leave the premises in Optujska. Nevertheless, MoD did not request the whole area of Optujska site and 4 hectares were left “outside” the fence (Picture 1).



Picture 2 – map of whole area of Optujska and remaining 4 hectares

City of Varaždin has prepared the request for allocation of remaining 4 hectares and at the end of year 2017 this became our scope for the MAPS project.

Although still without clear ownership rights, City of Varaždin will try to make realistic strategy for the remaining 4 hectares as one unit, with sustainable use of the space and active participation of the local community and remaining temporary users.

The remaining 4 hectares are at the intersection of roads – Optujska street – main road to Slovenia and Fabijanska Street (Picture 2). This area can blend very well into city area with some small interventions like taking down the fences and creating open space with neighbourhood. Without fence this area can be open for pedestrians and all other means of transport.



Picture 3 – View of remaining 4 hectares in regards to main roads



Picture 4 – closer view of remaining 4 hectares

The remaining part of Optujaska site has 39.740 m² and only 19,5% of it (7.755 m²) is built (13 buildings). Roads in this part (parts of area under asphalt used for training grounds and other purposes) occupy 18.060 m² and green area is situated on 13.925 m² (Picture 4).

Existing buildings form a block with a large non-built space rectangular of shape in the middle (size 100 x 215 meters).



Analysis of the existing area

Scope and objective of Analysis

The Analysis of spatial possibilities defines:

- Construction status of existing buildings and their valorisation in the following categories:
 - possible removal (demolition)
 - reconstruction
 - renovation
- Schematic representation of all buildings and evidence of net usable area (NKP), height of individual rooms and natural light and ventilation (windows)
- Display of communication and auxiliary facilities and the (common) use of future users
- Legal framework for dealing with buildings and external space

Analysis offers suggestions for possible usage, all according to the following input data:

- ULG discussions (2016 / 2017)
- On – site survey (1st open day, February 2016)
- Public poll (Google survey, March 2018)

Possible usage is also defined according to:

- the real needs of the city of Varaždin (in line with city strategies)
- the possibilities of existing space in on-site buildings.

Analysis of spatial possibilities offers to the City of Varaždin base for public call for future users.

Existing documents

- Study "Sustainable urban renewal of the former barracks in Optujska", year 2014 (authors architects: M. Kireta, E. Vlahek, A. Bogadi)
- Presentation of "Space possibilities of Optujska barracks (4ha)" by Emilija Vlahek, architect, held on October 11th 2017 in the city hall at the 5th ULG meeting
- Spatial plan of the city of Varaždin (PPUGV)

Compatibility with IAP phases and Gantt chart

The revitalization phases of space utilization during 5 years period in IAP are:

- Phase 1 – allocation of spaces in existing buildings that require minimal intervention
- Phase 2 – allocation of spaces in existing buildings that require more than basic recovery



- Phase 3 – architectural competition / designing and building new open public space and maybe new buildings.

Accordingly, Analysis defines the buildings for phases 1 & 2 and the surrounding open space. Phases 1 and 2 are defined by following criteria:

- current occupation of space
- compatibility with future usage
- construction status of buildings
- legal regulations

Phase 1

Buildings – closed space

Buildings that require minimal interventions as cleaning, basic renovation, reparations or tearing down the fence. All without the building permits based on the “Rule book on simple buildings and works” (Article 5, “Narodne novine” No. 112/17) and the “Law on spatial planning” (Article 153, “Narodne novine” No. 153/13, 65/17). Although the buildings don’t require building permit, it is necessary to produce comprehensive project documentation by necessary engineering professions on the “main design” level.

Surrounding area – open space

Creating general guidelines for using existing external space to avoid uncontrolled and damaging usage. For example: defining parking zones, guarding green areas, defining main directions of movement of vehicles and pedestrians, tearing down the fence, cleaning of the area etc.

Phase 2

Buildings – closed space

Building that require more than basic renovation i.e. are subject to a building permit based on “Building law” (“Narodne novine” No. 153/13, 20/17). Consequently, official spatial plan “PPUGV” has to be redefined in relation to the existing state because building permits are directly related to it.

Buildings in question are in poor condition and their reconstruction affects the basic building requirements such as statics, fire, etc. and cannot be renovated without comprehensive project documentation and building permit.

Surrounding area – open space

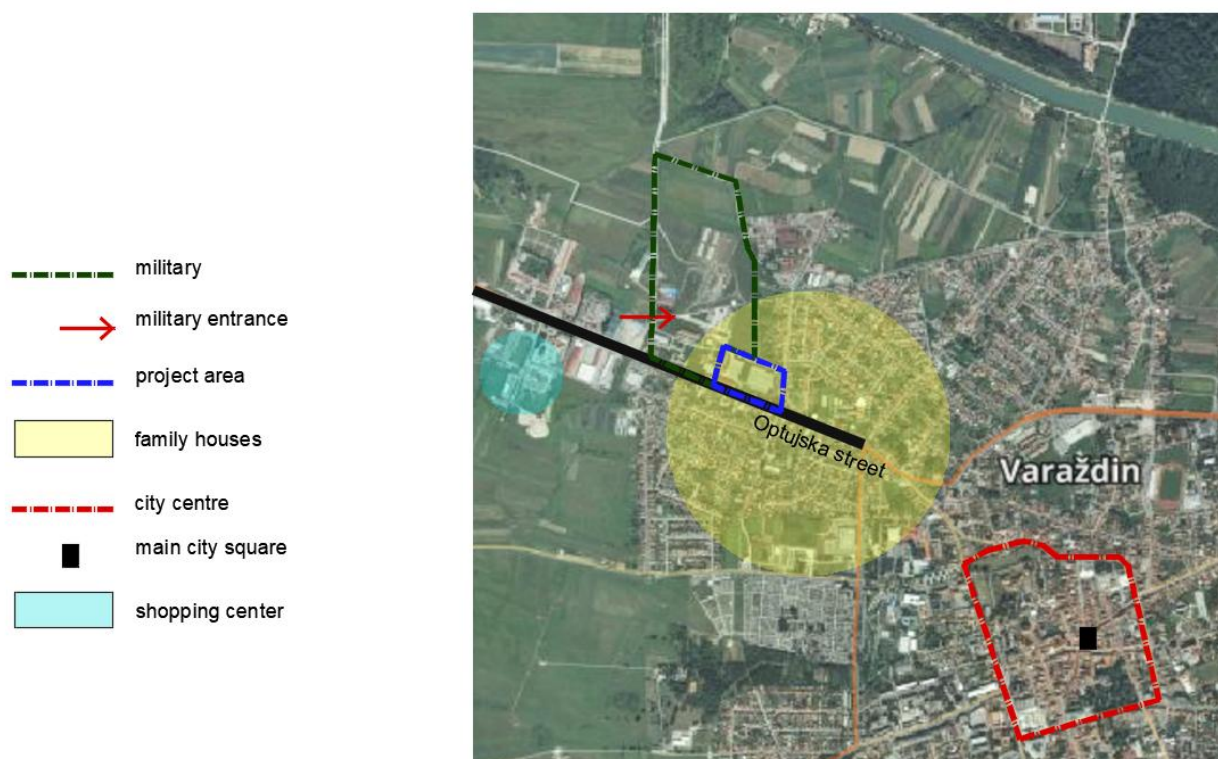
Creating a conceptual solution for existing external space on “UPU” level for the purpose of changing official spatial plan “PPUGV“. This is done according to guidelines from phase 1, but raised on a higher / official level because of the legislative framework. It is important to define the usage of the area on “UPU” level because of the size of the area (4ha) and of the integral approach.

Phase 3

Architectural competition for phase 3 cannot be 100% defined at the moment, i.e. quantified. Open public space will certainly be topic of this competition. If after 2 ½ years of monitoring we will have indication that it is necessary to build new buildings, this will also become a theme for the architectural competition together with the new open public space, and those new buildings will be included in the programming of phase 3.

Location / urban context

Area is located in the middle of a dense urban tissue surrounded by family housing except on the west side where the military is located. It is 2km away from the main city square. This part of the city doesn't have a centre of gathering apart from the nearby shopping centre which collects a large number of people from the whole city but does not have any public space quality.



Picture 5 – wider urban context

Possible restrictions in the area

Military does not have strict restrictions in terms of building and using the area which is processed by this IAP, and it will be possible to conduct all the actions defined by this IAP regarding the military.

This was confirmed on the 5th ULG meeting in October 2017 when the representative of “Ministry of defence” has clearly described the legal context.



Picture 6 – legal basis for military building

Military has raised a new fence and it will never be possible to open any doors through that fence. The main gate which is controlled by the military is situated at the western side of military area.

Military has “light” restrictions for building within the premises that are surrounding them, and that was considered in this IAP. All the existing buildings can stay as they are. In the phase 3 when / if new buildings are built, military will be consulted during the programming phase.

Moreover, the representative of MoD has stated that the soldiers who are going to live in the barracks will need a public zone in the neighbourhood to use after the working hours and spaces such as conference rooms, sport fields etc.

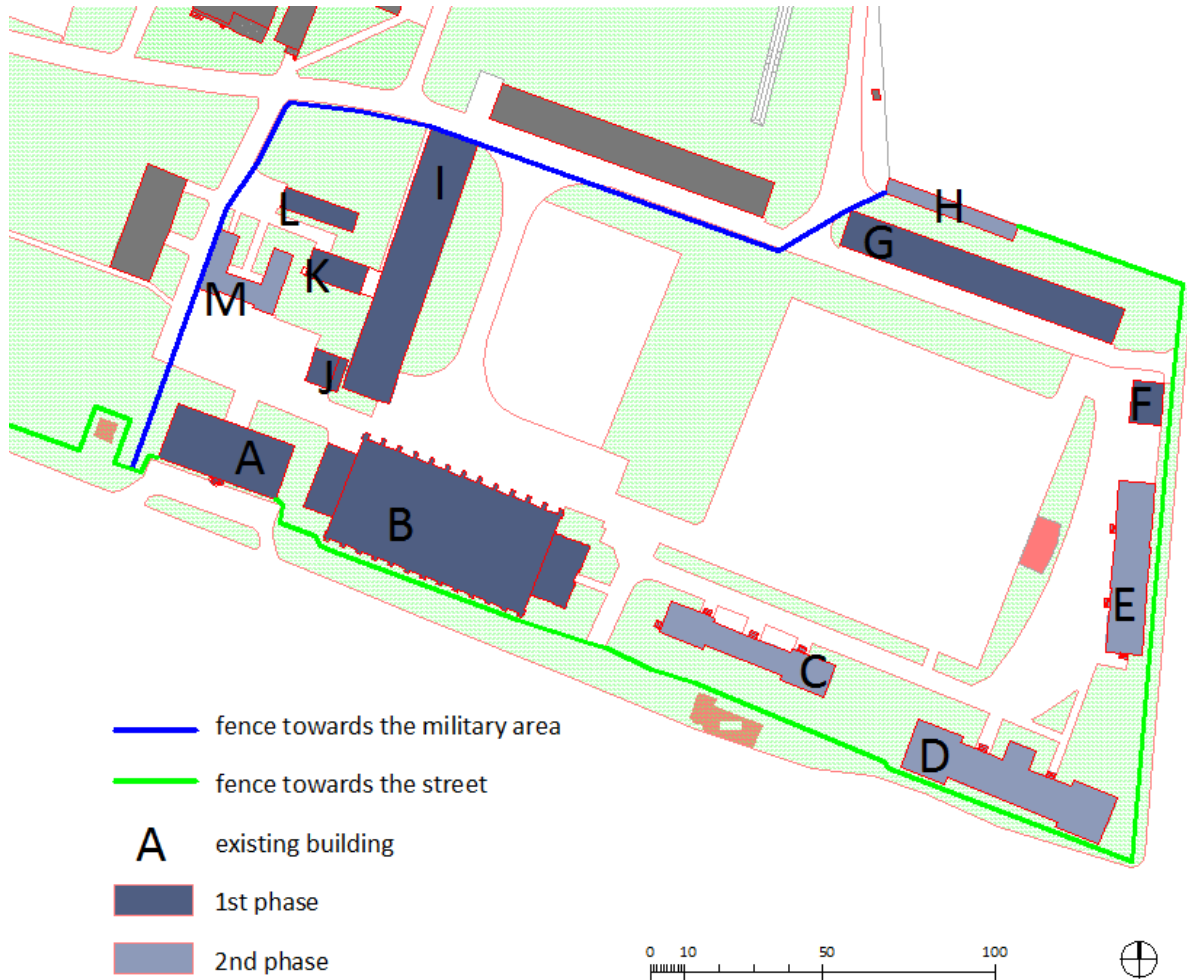
In conclusion: the coexistence of the military and the civilian neighbourhood will be simple, gentle and compatible.

Site plan



Picture 7 – site plan

Site plan – phase 1 and 2



Picture 8 – site plan with phase division

Overview of existing buildings with basic information

Building	Phase	Net usable area (m ²)	No. of possible users	Remarks
A	1	644,00	63 – 73	
B	1	2.054,00	58 – 60	
C	2	248,00	19 – 25	
D	2	957,00	92 – 95	
E	2	381,00	24 – 27	
F	1	65,00	0	
G	1	644,00	58 – 64	
H	2	162,00	0	
I	1	1.090,00	0	possible removal
J	1	89,00	0	possible removal
K	1	114,00	0	possible removal
L	1	93,00	9	
M	2	218,00	20 – 24	
Total		6.759,00	343 – 377	

Description of existing buildings

Building A – phase 1



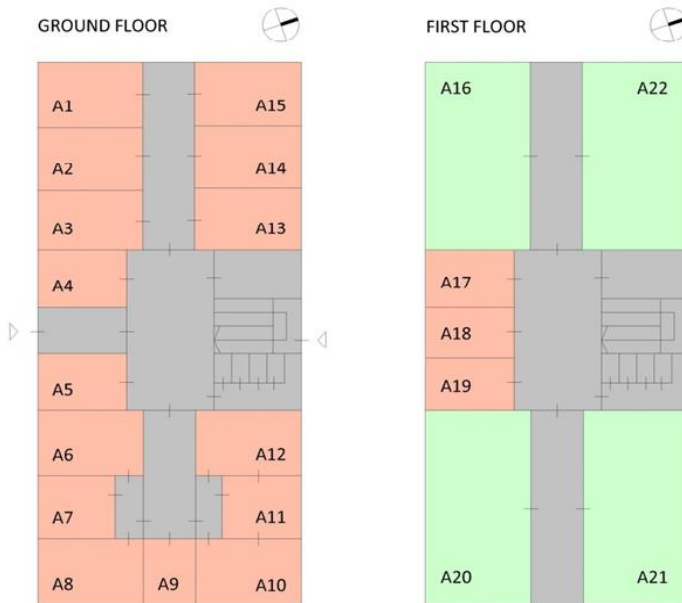
Picture 9 – building A

The building A was built in 1940 as an administrative building. It is located in the southern part of the complex next to the Optujaska Street, between the closed riding arena and the fence at the west, on the border with the military. Currently, part of the building keeps the city's archive material.

Number of floors:	ground floor + 1 + attic
Floor projection:	600 m ²
Total gross area:	1200 m ²
Net usable area:	644 m ²
No. of possible users:	63 – 73

It is one of the most preserved buildings within the complex. The entrance to the building is on two sides, the main one from the Optujaska Street and one from the barracks circle. It is the only building that has access to the outside of the complex. The ground floor entrance is positioned centrally, as well as the staircase connecting the first floor. Along the building passes a corridor with rooms on both sides. On the ground floor and on the first floor there are auxiliary facilities (toilet and kitchenette) that can be arranged for shared use. The entrance space is representative and richly dimensioned as well as corridors of about 3m wide. Most rooms have a surface area of 15 to 25 m², and on the ground floor there are 4 larger areas of approx. 70 m². All rooms have a height of 3,70 m, the usual height of the parapets and good natural lighting.

- communication and sanitary facilities
- room area < 50 m²
- room area 50-100 m²
- A1 room number
- ▷ entrance
- door



Picture 10 – ground plan building A

Building B – phase 1



Picture 11 – building B

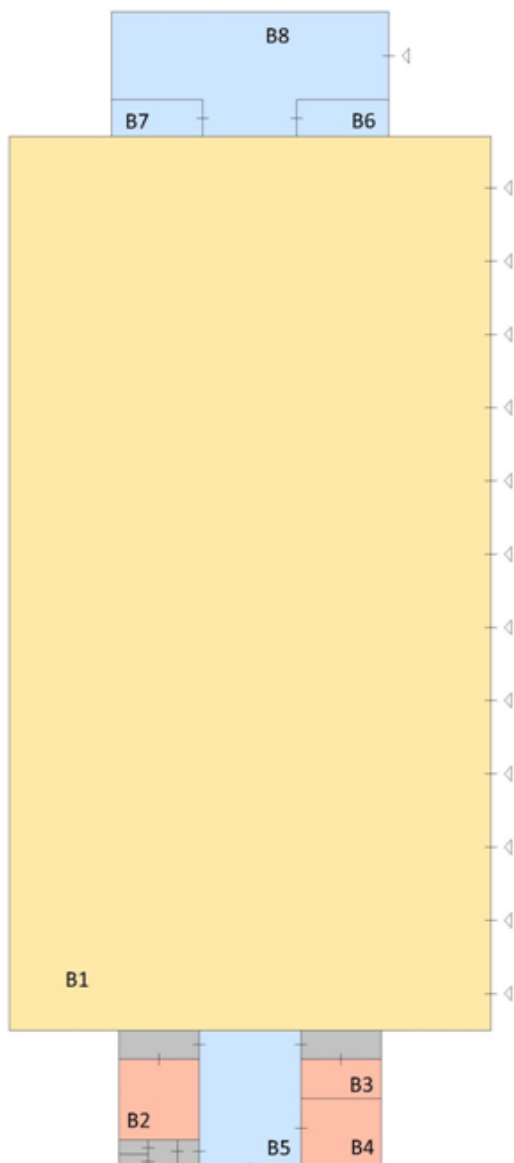
The building B was built in 1893 as a riding hall. The original usage was lost in 1964 when it was adapted for the needs of a technical workshop. Three years later it was electrified. The Croatian army called this building the "Horse Head" and used it as a tanks garage. Currently, it is used by several riding associations for trainings and practising.

Number of floors:	Ground floor
Floor projection:	2340 m ²
Total gross area:	2340 m ²
Net usable area:	2054 m ²
No. of possible users:	58 – 60

It is the most representative, most spectacular and most recognizable building of the whole complex. It is located along the southern border, next to the Optujaska Street. The annexes were built east and west. In case of reconstruction of the entire building it is recommended to remove the western annex as it disfigures the basic volume of the building. In the central area of the riding area, lateral openings are pierced through the openings on the north side so that the space is open all the way and functions as a covered outer space. The dimensions of the riding hall are 59,90 x 29,80 m and the height to the roof construction is approximately 8,40 m. The eastern side has a large entry space, sanitary facilities that can be arranged and 3 rooms of high altitude, well natural light and the usual height of the parapets.

- communication and sanitary facilities
- auxiliary spaces
- room area < 50 m²
- room area > 100 m²
- B1** room number
- entrance
- door

GROUND FLOOR



Picture 12 – ground plan for building B

Building C – phase 2



Picture 13 – building C

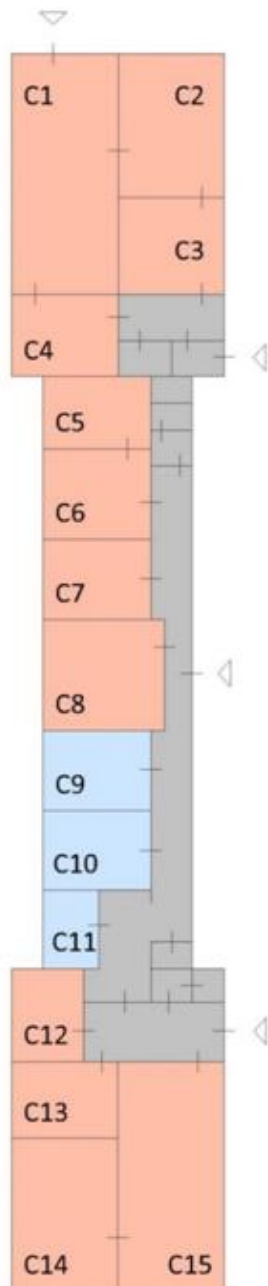
The building C was used to accommodate officers. During the time of the Austro - Hungarian army it served as a guard and prison. At the time when the building was being used by the Croatian Army, there were units of “PP” protection and “PP” connections. Between this building and the riding arena was a main entrance to the barracks complex for a number of years. The building is currently not in use.

Number of floors:	Ground floor + attic
Floor projection:	430 m ²
Total gross area:	430 m ²
Net usable area:	248 m ²
No. of possible users:	19 – 25

The building C is located along the southern border of the area, next to the Opujska Street. It is recommended to perform the reconstruction before putting it into operation. It consists of a central part and two lateral volumes. The central part has a centrally positioned entrance. Alongside the corridor, only one side of the corridor is formed. Two prominent, lateral volumes have separate entrances. In all three parts of the building there is a possibility of arranging sanitary facilities. All areas are well naturally lit, with the usual height of the parapets, except for the three spaces defined as auxiliary spaces with high parapets and small windows. The bright height of all spaces is 3,06 m.

-  communication and sanitary facilities
-  auxiliary spaces
-  room area < 50 m²
- C1 room number
-  entrance
-  door

GROUND FLOOR



Picture 14 – ground plan for building C

Building D – phase 2



Picture 15 – building D

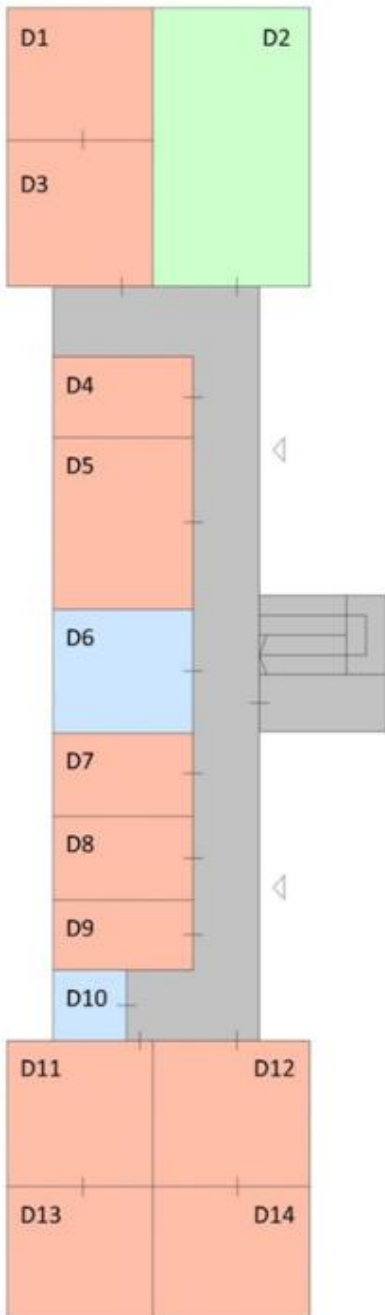
The building D was built in 1893 and served as a soldier's residence. It is located on the very south-eastern part of the complex. Currently in the part of the building the technical depot of the City Museum is located.

Number of floors:	Ground floor + 1 attic
Floor projection:	820 m ²
Total gross area:	1640 m ²
Net usable area:	957 m ²
No. of possible users:	92 – 95

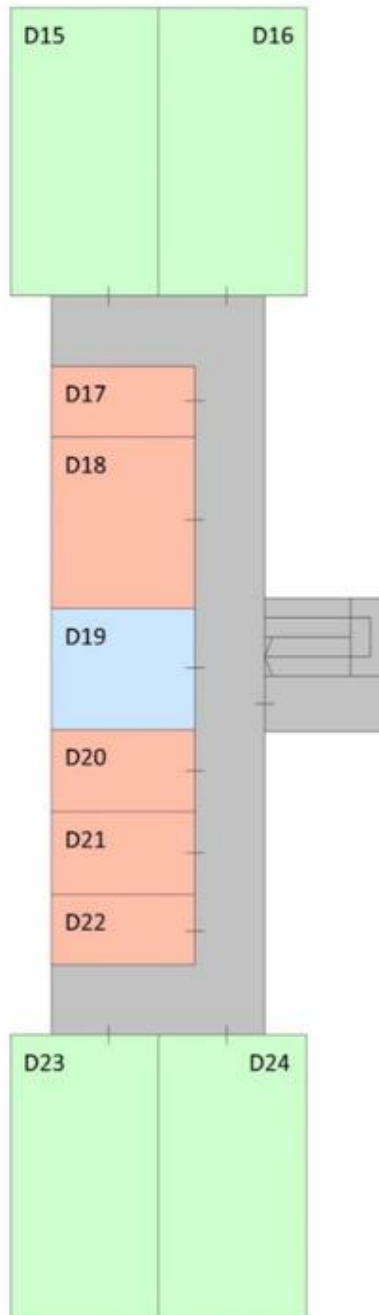
The building D is located in the very south-eastern part of the complex and it is one of the most representative buildings in the complex. A comprehensive reconstruction is recommended before putting it into the function. It consists of a central part and two lateral volumes. In the central part there are two entrances, one on each side of the staircase positioned centrally. Along the central part passes a corridor, about 3 m wide, and the rooms are on the southern side. Along the staircase, ground and first floor are sanitary facilities that can be arranged for shared use. All rooms are well naturally lit, with windows of the usual height of the parapets. In the lateral volume on the floor there are four large, representative spaces. Three rooms are defined as auxiliary spaces. Bright height of all areas is approx. 3,5 m.

- communication and sanitary facilities
- auxiliary spaces
- room area < 50 m²
- room area 50-100 m²
- D1 room number
- entrance
- door

GROUND FLOOR



FIRST FLOOR



Picture 16 – ground plan for building D

Building E – phase 2



Picture 17 – building E

The building E had a kitchen, a bathroom, a workout station and a blacksmith. Already during the Kingdom of Yugoslavia it was converted into a warehouse. Equipping with showers was done by the Vienna company W. Brückner. Building is currently being used by construction company “Singra” as storage.

Number of floors:	Ground floor + attic
Floor projection:	515 m ²
Total gross area:	515 m ²
Net usable area:	381 m ²
No. of possible users:	24 – 27

The building E is located along the eastern border of the complex. A complete reconstruction is recommended before putting it into operation. There are three entrances to the building, one side and two on the far west side. There are no existing sanitary facilities. There is one larger room in the building with good natural lighting and a height of 4,30 m and several smaller spaces, also with good natural lighting and the usual height of the parapets. Several spaces are defined as auxiliary spaces due to high parapets and small windows. Two larger auxiliary rooms have access to the outside.

-  communication and sanitary facilities
-  auxiliary spaces
-  room area < 50 m²
-  room area > 100 m²
- E1 room number
-  entrance
-  door

GROUND FLOOR



Picture 18 – ground plan for building E

Building F – phase 1



Picture 19 – building F

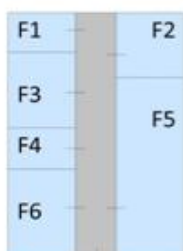
The building F was built in 1957. It served as a service and battery station. Currently user is “Expertum” Ltd. as a repository.

Number of floors:	Ground floor + attic
Floor projection:	110 m ²
Total gross area:	110 m ²
Net usable area:	65 m ²
No. of possible users:	0

The building is located in the north-eastern part of the complex. It has one entrance and along the corridor are rooms on both sides. The rooms are illuminated by windows with a high parapet. There is a possibility to arrange sanitary facilities. Bright height of all spaces is 3,50 m.

-  communication and sanitary facilities
-  auxiliary spaces
- F1** room number
-  entrance
-  door

GROUND FLOOR



Picture 20 – ground plan for building F

Building G – phase 1



Picture 21 – building G

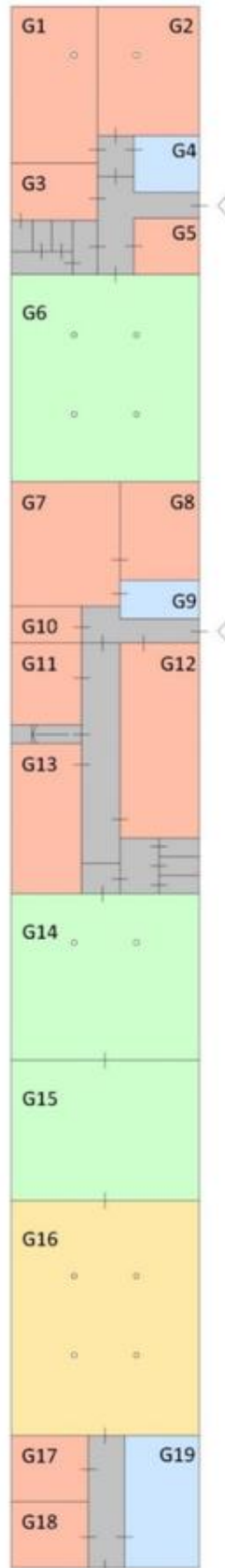
The building G was built in 1893. The original usage of the building was the stables for the accommodation of half a horse's squadron. At the time of the Kingdom of Yugoslavia it was changed to an army room, and later to different warehouses. Recently, part of the space was used by the “Renewable Energy Competence Centre”.

Number of floors:	Ground floor + attic
Floor projection	885 m ²
Total gross area:	885 m ²
Net usable area	644 m ²
No. of possible users:	58 – 64

The building is located along the northern border of the complex. There are three entrances to the building, in three separate spatial units. In two units there is the possibility of arranging sanitary facilities. Four large spaces, a high ceiling and a good natural light are highlighted. The range of rooms is mostly good naturally lit and has the usual height of the parapets. Several spaces are defined as auxiliary spaces due to tall parapets and smaller openings.

- communication and sanitary facilities
- auxiliary spaces
- room area < 50 m²
- room area 50-100 m²
- room area > 100 m²
- G1** room number
- entrance
- door

GROUND FLOOR



Picture 22 – ground plan for building G




Building H – phase 2



Picture 23 – building H

Number of floors:	ground floor
Floor projection:	175 m ²
Total gross area:	175 m ²
Net usable area:	162 m ²
No. of possible users:	0

The building H is located beside the northern border of the complex, on the back of the building G. In the building there are 4 spaces that are defined as auxiliary. All have access to the outside. The bright height of the space is 2,20 to 3,40 m.

-  auxiliary spaces
- H1 room number
-  entrance
-  door

GROUND FLOOR



Picture 24 – ground plan for building H

Building I – phase 1



Picture 25 – building I

The building I was built as stables around 1940, later on, after the horses left the complex used as garages and storages for different vehicles and guns in 1964. Currently, a smaller part is used to accommodate horses.

Number of floors:	Ground floor
Floor projection:	1130 m ²
Total gross area:	1130 m ²
Net usable area:	1090 m ²
No. of possible users:	0

The building is located in the western part of the complex. It is recommended to reconstruct it before final allocation. During the further use of the complex, the building may be removed if necessary. The building is divided into 26 segments 3 m wide, most of which have access to the outside. The bright height of the space is approx. 3,90 m.

- auxiliary spaces
- I1 room number
- entrance
- door

GROUND FLOOR



Picture 26 – ground plan for building I




Building J – phase 1



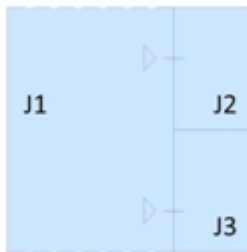
Picture 27 – building J

Number of floors:	Ground floor
Floor projection:	95 m ²
Total gross area:	95 m ²
Net usable area:	89 m ²
No. of possible users:	0

The building J is located in the western part of the complex, right next to the stables and the riding arena. It is currently used as a dunghill. Most of the building is a canopy with a hole in the floor, and the smaller part consists of two rooms. The building can be removed if this is in need of further development and use of the complex.

-  auxiliary spaces
- J1 room number
-  entrance
-  door

GROUND FLOOR



Picture 28 – ground plan of building J

Building K – phase 1



Picture 29 – building K

Number of floors: Ground floor


Floor projection: 140 m²

Total gross area: 140 m²


Net usable area: 114 m²


No. of possible users: 0

The building K is located in the western part of the complex. Currently, “Baroker” motorcycle club uses a part of it as a repository, and the enclosed part is used as an auxiliary space for the riding arena. The building can be removed if this is in need of further development and use of the complex.

 auxiliary spaces

K1 room number

 entrance

 door

GROUND FLOOR



Picture 30 - ground plan of building K

Building L – phase 1



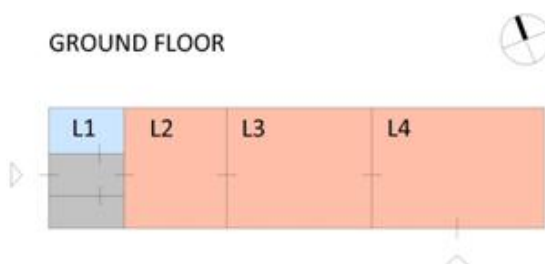
Picture 31 – building L

Number of floors:	Ground floor + attic
Floor projection:	135 m ²
Total gross area:	135 m ²
Net usable area:	93 m ²
No. of possible users:	9

The building L is located in the western part of the complex. Currently used by the “Baroker” moto club. There are two entrances to the building. The spaces are mostly well naturally lit, the usual height of the parapets. It is possible to arrange the sanitary space.

-  communication and sanitary facilities
-  auxiliary spaces
-  room area < 50 m²
- L1 room number
-  entrance
-  door

GROUND FLOOR



Picture 32 – ground plan of building L

Building M – phase 2



Picture 33 – building M

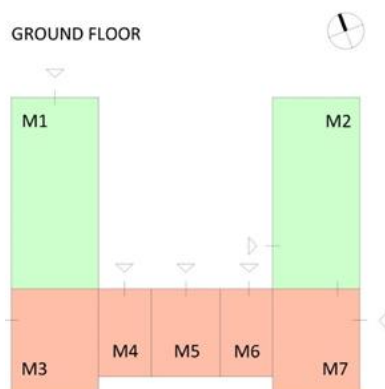
The building M dates from the time of Austro - Hungarian construction of the hospital complex, and in 1940 it gained lateral wings, used for laundry, and later for different storage areas.

Number of floors:	Ground floor + attic
Floor projection:	280 m ²
Total gross area:	280 m ²
Net usable area:	218 m ²
No. of possible users:	20 – 24

The building is located in the western part of the complex. Currently not used. All rooms have access to the outside, good natural lighting and a ceiling height of approx. 3,0 m.

- room area < 50 m²
- room area 50-100 m²
- M1 room number
- ▷ entrance
- door

GROUND FLOOR



Picture 34 – ground plan of building M



Possible usage of indoor space

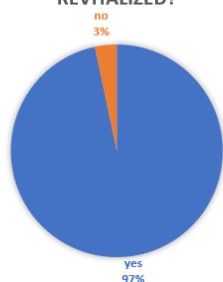
Civil society	office, meeting room, conference room, exhibition room, workshop facilities, seminar room, archive, etc.
Urban culture & artistic scene	performing art studio, rehearsal facilities, wardrobe, dancing studio, exhibition room, gallery, atelier, therapeutic painting facilities, music studio, music rehearsals facilities, stage, common large indoor spaces for performances (theatre, concert, etc.), etc.
Business & entrepreneurship	office, co-working space, meeting room, conference room, show room, seminar room, workshop facilities, multimedia hall, spaces for quiet and clean production and creative industries, archives, common large indoor spaces for events (fairs, exhibitions, public manifestations, etc.), etc.
Sport & health	wardrobes, gym, fitness, horse riding and training facilities, therapeutic riding facilities, children indoor playground, etc.

These usages are in accordance with the public opinion and work of ULG.

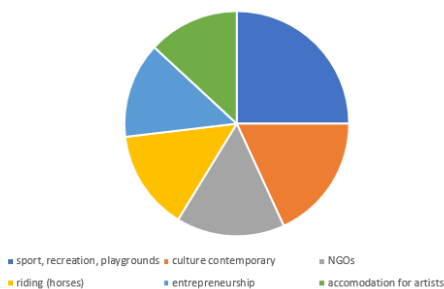
In the public call for future tenants to use the indoor space in the former barracks, these guidelines will be respected. Future users must comply with the recommendations above.

On site survey / 60 answers / February 2016

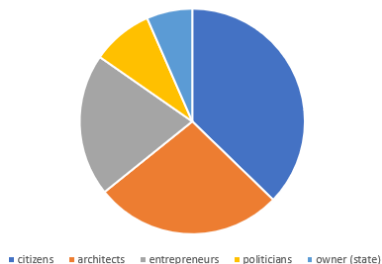
DO YOU THINK THAT THE COMPLEX OF THE FORMER MILITARY AREA "OPTUJSKA" SHOULD BE REVITALIZED?



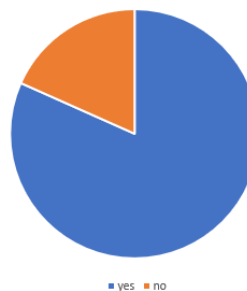
What facilities should be placed in the former barracks?



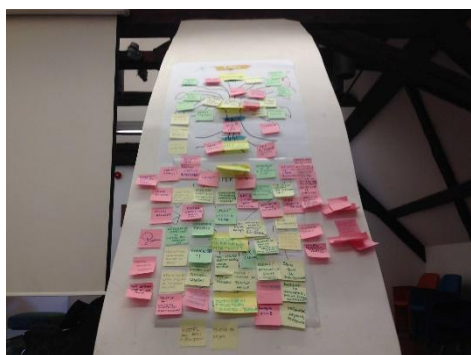
Who should participate in defining the purpose of new space in "Optujaska" and developing a strategy?



Is it possible for Optujaska site to become a new town sub center, a counterweight to the historical center and improve the life of a whole city?



ULG discussions / 2016 & 2017



Picture 35 – ULG meeting, September 2016

Note: made before the return of military. Consequence – some groups of responses are excluded from the conclusion because of the return of military and the reduction of the area covered by the project:

- Education – “University north”, all universities on one place, the problem of students' practice



European Union
European Regional Development Fund



- Tourism - Tourism content generating profits, viewpoint, Infrastructure for VŽ film friendly city, hostel open all year round, info tourist point, thematic camping, commercial tourist content
 - Gardens – urban gardens, marketplace with fruits and vegetables
1. Art – contemporary, urban, alternative
Contemporary drama, contemporary dance, performance, slam poetry, joining different types of art, Art & street park, sculptures, cultural artistic amateurism; separation of professional and amateur art, musical studio, development of quality contemporary alternative content, Residency for artists, contemporary art – theatre, visual art, experimental art, multifunctional space, visibility of Varaždin as the city of culture, contemporary art spaces
 2. Children
Kindergarten, Educational park for children, learning + playing, abandoned children shelter, adrenalin children playground
 3. Incubators, co – working, Creative industries cluster
Entrepreneurial incubator, show room for entrepreneurs, lack of space for further development for creative industries after incubation, lack of co-working space for cultural industries, co working areas, cultural industries facilities
 4. Large indoor spaces
Public manifestations, fair, fairs and presentations, hall for seminars, business meetings, conferences and exhibition space for craftsmen
 5. Exhibitions (art)
Ceramics, museum exhibitions, guitars, gallery
 6. Social life
Urban alternative scene, real youth centre, concerts, cinema, boogie club, lack of urban social life in the city, “Lauba”, dog park, multifunctional public spaces
 7. Sport
Sport – small amateur clubs facilities, outdoor fitness

Highlighted ULG comments – challenges:

Bringing the city exclusively to its historical legacy.

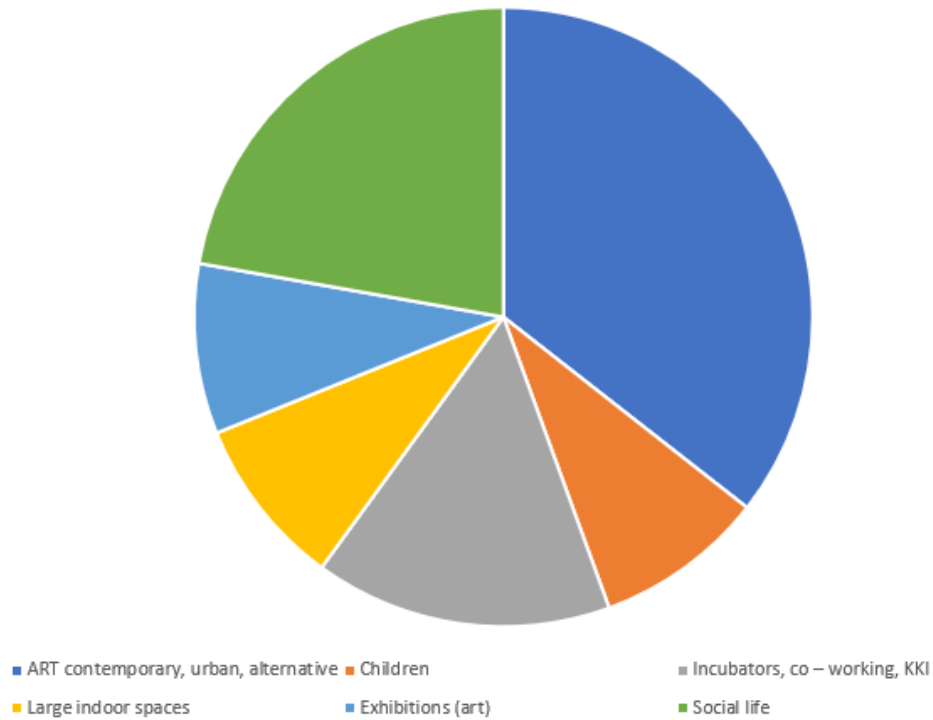
Focus on ownership instead of programs.

Better built than nothing.

Brownfield areas.

Lack of managing concept.

Summary of "post it" answers

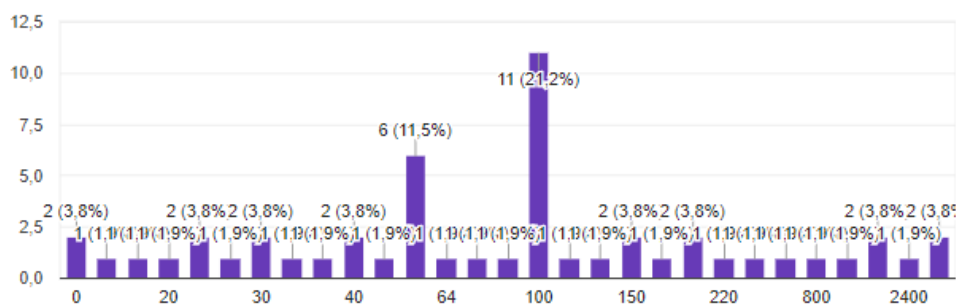


Public poll/ 140 answers / March 2018

Public poll answered 32 questions. Answers are archived and will be used in future programming during the 5 years period of IAP implementation. Featured answers within this IAP were used to define the list of usages above.

13. Ukoliko imate potrebe za zatvorenim prostorom u Optujskoj, molimo upišite koliko metara kvadratnih trebate

52 odgovora



14. Koja je namjena tog prostora?

56 odgovora

Poslovno edukativna namjena (3)
sastanci
Višenamjenske prostorije udruge
Izvedbene umjetnosti
Indoor skate park
Jahaona, prostoruje Varaždinske husarske garde
Plesna dvorana i garderoba
Dječja igraonica
Sastanci
Radionice i edukacija
Teniski tereni
održavanje raznih aktivnosti za učenike škole, radionice i slično



European Union
European Regional Development Fund



Military Assets as Public Spaces



Smještaj za osobe s invaliditetom(djeca i odrasli), oni koji se ne mogu brinuti sami za sebe, za koje se cijeli život roditelji žrtvuju, s mogućnošću da se dijete smjesti privremeno(kada roditelji imaju neke obaveze) ili stalno kako bi se olaksao život njihovim roditeljima ali i njima pružila potrebna njega, smatram da je takva ustanova nužna u varazdinu jer bi to bilo od velike pomoći toj djeci/odraslima ali i onima koji se brinu o njima, na primjer za osobe s autizmom, mentalnom retardacijom i sličnim bolestima

Fitness centar,teretana

Držanje dva konja

Prostorije za odlaganje stvari i trening

Rad

skladište za mete

arhiva i sastanci

Permakulturno samoodrživo imanje za razvoj, testiranje i implementaciju samoodrživih tehnologija, provođenje edukacija i samozapošljavanja stanovništva.

Rekreacija i sport

Prostor za vježbu bandova

Prostorije braniteljske udruge

0

Anketa je malo nezgodna za one građane koje žele dati ideju. Moja ideja je iseliti sve upravne institucije (gradske, županijske i državne) iz centra grada i preseliti ih u optujsku. Prostore u centru grada dati u komercijalne svrhe: muzeji, restorani, kavane... da se oživi centar grada.

kancelarija-skladište-prostor za druženje

Treba sve upravne odjele Grada,Zupanije, poreznu, ured uprave i sve službe preseliti na prostor vojarnе. Sve na jednom mjestu, mjesto za parkiranje...

Rad udruge pčelara i muzej pčelarstva

Umjetnost

Udruga mladih

Poslovni prostor za urede

Razno. Iz segmenta kreativnih industrija i digitalnih medija.

jahaona

Radiona

Umjetnički atelje stakla

Ured

Radionice za ranjiv skupine

AV snimanje

warehouse

Glazbeni studio

projektiranje i proizvodnja

Održavanje proba

HGSS prostorije

Stan

vođenje udruge, sastanci članova, rad na projektima od udruge

Servis kućanskih aparata i trgovina

radiona

Aktivnosti za osobe s invaliditetom

/

Druženje građana, predstave, koncerti, rad udruga

Uredski prostor

redovna djelatnost, provođenje radionica i sl.

uredski prostor

Društvene prostorije



Possible usage of outdoor space

Sport	playgrounds, recreation
Children	playgrounds, educational park for children, adrenalin playground
Art	art park, sculptures
Music	stage
Horses	riding, rehearsals, training, therapeutic riding etc.

Possible usage of outdoor space will be defined in phase 3. Nevertheless, use of outdoor space will be achieved in phases 1 and 2 but only as temporary use.

Architectural competition

It is planned to be set up in 2020 on the basis of monitoring which includes:

- Satisfaction and needs of tenants
- Results and feedback of "temporary use"

It is conducted on the basis of a "Competition elaborate". Integral part of this elaborate is the competition program which is composed according to the criteria of contemporary innovative public space planning: participatory, integral and transparent.

All in accordance with the "Rule book on competitions in the fields of architecture, urbanism, interior decoration and landscaping" by "Croatian chambers of architects" ("Narodne novine" broj 85/14).

The competition program will require arrangement of:

- External public space
- New building if necessary.

The design of outdoor public space implies:

- Parks and horticulture
- Pedestrian walkways and assembly zones
- Streets for vehicles
- Parking
- Other by the 2020 inputs.



Remarks

1. It is possible (after the statement of interest for phase 1) that some of the buildings planned to be put into function in phase 1 will be moved to phase 2 and vice versa.
2. Before the public call for future tenants, check the dimensions on-the-spot and confirm the actual condition of the space.
3. It is recommended that photographs of typical spaces for each individual building be included in the public call for future users to have a clearer picture of the space they are interested in.
4. It is recommended that the state of installation and the static system of each building be evaluated prior to the public call for future tenants.



Challenge

City of Varaždin in year 2016 has presented to City Council strategic document for development of the city till 2020. The City Development Strategy until 2020 was unanimously adopted by city council.

This strategic document asserts city's vision as a city for prosperous and enjoyable life, the urban centre of the region, which offers citizens the conditions for a high quality family life, advancement of economy, possibility of education and employability and rich cultural and tourist content. The mission of the City is to provide quality life for citizens by using social, economic and environmental resources according to the principles of sustainable development.

Balancing the development of the city and ensuring appropriate living conditions for citizens throughout the city of Varaždin is one of the essential components of sustainable city management. With the development of all parts of the city we want to create better conditions for quality of life in all parts of the City of Varaždin. Better conditions will lead to more satisfied residents and keeping population in the Varaždin city.

Since 2009 when MoD left the military site in Optujska, and especially during development of City Development Strategy (2013 – 2016) conclusion arise:

- City and its citizens are oriented to the city centre and its traditional main square with surrounding streets in order to have their cultural, economic and social needs fulfilled. There is a need in city of Varaždin craves for a different kind of public space – multifunctional, quality and contemporary, which will be counterweight to a traditional historical public space in the city core. The size and purpose of the space in existing city centre are very limited.
- For several years we have abandoned and closed former military complex “Optujska” in north-western part of Varaždin (33 hectares) – the same size as the historical centre. It is big unused surface in the built city tissue and it is creating actual urban development barrier. Many residents view the site as undesirable because of its closed area and military past connected with forbidden territory.
- There was lack of strategy how to use the area, because the city was not the owner and had no possibilities to change or invest in the area.
- Since it was abandoned assets were deteriorating, many buildings have poor physical condition and present danger for the users. Additionally social problems occurred (deviant behaviour).
- Large number of vacant properties but on the same time many NGO-s and other associations are lacking space for their programmes and work.
- City of Varaždin is not the owner of the military site, but is obliged to maintain the buildings and surrounding land, take all actions to prevent further devastation and decay, bear all costs related to the use of the facility or costs arising from ownership rights – great financial burden for the city.



All these challenges needed appropriate response in action:

- ✓ In next 5 – 10 years Optujaska site will become new public space – multifunctional, quality and contemporary, which will be counterweight to a traditional historical public space in the city core.
- ✓ In next five years the former military site will be given in the function again, and it will be mixed use. Main part of site will be used again by the MoD and the remaining 4 hectares will be used in a manner that takes into consideration spatial plan for this part of the city and considers needs of the citizens in the neighbourhood and new users. This part of the city will not be cut off and it will offer new content for the citizen, improve accessibility in the built environment; connect the site and the neighbourhood, particularly through cycling and pedestrian traffic; add recreational choices; preserve the environment. By opening and approaching of this area to citizens, as well as with new contents in this space, new understanding and relationship between the space and citizens will be developed. This space will become new and constituent / integral part of the City of Varaždin.
- ✓ During 2018 Integrated Action Plan for the use of the site will be developed and adopted by the City Council. It will represent strategic approach for use of former military complex "Optujaska, but also of all similar, abandoned sites in Varaždin.
- ✓ Deterioration of the assets will stop; some buildings will be demolished and the area will no longer present danger. New function will be given to vacant spaces, new ownership developed and these will discourage deviant behaviour. Giving this area new content and by opening and approaching of this area to citizens, citizens (especially young people and NGOs) will develop new ownership feeling to the area and avoid deviant behaviour.
- ✓ Vacant properties will be renovated, given new function and at the same time many NGO-s and other associations will be provided with space for their programmes and work.
- ✓ In 2018 City of Varaždin will become the ownership of the site. This will allow for the renovation of the area to start, without burdening the City budget since big financial responsibilities could be solved from other sources of financing. There will be opportunity to obtain financial resources for revitalisation of this area from EU and national funds.

SWOT

	Positive +	Negative -
INTERNAL	S	W
	<ul style="list-style-type: none"> - one space - built / un built space (possibility of quick use with possibility of expansion) - cultural heritage - recognisability - existing and potential users who can influence the development of space 	<ul style="list-style-type: none"> - unresolved property and legal relations with the Republic of Croatia - poor construction status of the buildings - bad infrastructure - fence - reduced accessibility and psychological barriers - lack of finance
EXTERNAL	O	T
	<ul style="list-style-type: none"> - a new sub centre of the city - neighbourhood facilities (playgrounds, markets, cafes, specialized small shops, etc.) - new contents; education, pilot projects (Red Cross, CKOIE, Husari) that attract visitors from all of Varaždin and the region - new users - EU funds 	<ul style="list-style-type: none"> - Army in the contact zone - a potential target - danger of losing the space as one unit - lack of finance - lack of an efficient sustainable management model - lack of programs - no users

Good practices

Within the project MAPS many good practice examples on use of former military assets have been introduced. These serve for generating new ideas for improvement of different services, policy changes, money saving, capacity development, knowledge exchange, and based on them this IAP has been developed.

Examples of good practice in Croatia

When project MAPS was in the final phase and most of the experience and knowledge from the transnational network was already shared the moment was perfect to apply that knowledge and compare it to similar undertakings in Croatia. Four cities, of similar size to Varaždin, were chosen for a visit: Zadar, Pula, Šibenik and Karlovac in November and December of year 2017.

Findings about City of Šibenik useful to MAPS:

- Low public and citizen involvement in creation of spatial plans in the former military area
- Temporary use: festival “Terraneo”
- Building a walking trail (4,5km) on the former military site “Minerska” (EU funding)



- Inspiration and interest in the Urbact III program and MAPS Varaždin project

TEMPORARY USE: Terraneo festival , former “Bribirski knezovi” military barracks⁷

The second edition of Terraneo will take place from August 7th to 10th 2012 in Šibenik where over a hundred national and foreign artists, on seven stages, will “spice” this year’s festival over four days.

Terraneo has already been included on the list of 10 best European summer pop and rock festivals for the second year running according to the British newspaper, The Telegraph which writes: “This five-day, eco oriented festival located close to the attractive Port of Šibenik, offers performances by currently famous artists as well as the possibilities of travelling that include boat excursions to the islands and nearby national parks”.

Terraneo takes place in the abandoned barracks close to the centre of Šibenik which, during the festival transform into a real small town that radiates with a special cosy and pleasant atmosphere. Its suitable location in the heart of Dalmatia and the date at the beginning of August, make Terraneo a perfect supplement to the region’s tourist offer making it an attractive destination for thousands of young urban people in search of entertainment.

Terraneo festival does not exist at the moment. But, it has highly raised awareness not only of the citizens of Šibenik, but of the wider public, about the existence of abandoned urban area – former military barracks.

REVITALIZATION: The walkway through the channel of St. Ante, y. 2013., former “Minerska” military barracks⁸

July 2013 has brought to Šibenik and their guests long-awaited opening of the promenade through the St. Ante channel, attractions that finally returns to Šibenik one of the most valuable city areas – the shore of the canals of St. Ante.

The walkway connects areas that were once under military rule – the bay of Panikovac (near the town), the bay of Minerska and the fortress of St. Nicholas (at the entrance to St. Anthony's Gate). The link is about 4,5 kilometres long and due to the hilly terrain, it takes about an hour.

After the construction of the promenade, the former military area in the bay of Minerska became available to citizens and is used for leisure and recreation - swimming, walking, cycling, jogging, etc.

Findings about City of Zadar useful to MAPS:

- Low public and citizen involvement in creation of spatial plans in the former military area
- Temporary use: festival “KvartArt”
- Defining the inhabitants of the former barracks “Stjepan Radić” and building the fences
- Inspiration and interest in the Urbact III program and MAPS Varaždin project

⁷ <http://www.sibenik-tourism.hr/en/terraneo-2>, March 2018

⁸ <https://www.putovnica.net/odredista/hrvatska/sibenik/sto-posjetiti-znamenitosti-u-sibeniku/setnica-kroz-kanal-sv-ante>, March 2018

TEMPORARY USE: KwartArt festival year 2017., former “Stjepan Radić” military barracks⁹

KwartArt is an urban Zadar festival that brings together young creators and their projects, and through them aims to revitalize obsolete public spaces, stimulates a new reflection on the function of public city spaces and the contents of city quarters, and promote urban culture and popularize youth art.

KwartArt promotes the urban way of life through all kinds of art (music, drama, film, art, literature, etc.) and presents them in informal form, through street performances through concerts, educational workshops, screenings, games, entertainment, educational workshops and the like.

Activities directed at young people within the KwartArt have been inspired by the visits of many educators, leaders, artists and activists. Their knowledge and experience in meeting youth will fill the festival's goal - to create a creative atmosphere within which new ideas, new acquaintances, new projects, new reality will emerge.

An important segment in the launch of the festival is the EU project "Living Streets" from the LIFE program, which is funded by the festival, aimed at promoting public space and raising the awareness of street thinking as residential zones intended primarily for residents, neighbours and families living in these streets, or re-turning attention to the street that the yard, the space for socializing, getting to know and having fun.

CITIZEN INVOLVEMENT: Bad example of how the former military barracks “Stjepan Radić” were filled with tenants

“Deogradizacija” = “Tearing down the fences” was the action in year 2004 with the goal to remove all the fences inside the former military area. Namely, all the buildings within the area were assigned to the users randomly, without the strategy and without the integral vision. The result is that today each user / building has raised his own fence. The space in between the fences is neglected, dangerous and ruined. The main problem is that the former barracks area is located in thick urban tissue, surrounded with dense built area of family houses and buildings. Inhabitants of surroundings have a black spot in the middle of their neighbourhood.

Lesson learned from the tour through “Stjepan Radić” former military barracks is how not to allocate spaces to individual users.



Picture 36 – fences within the former “Stjepan Radić” military barracks in Zadar

⁹ <http://www.kvartart-zadar.com/> March 2018



MANAGING MODEL: “Karlo Rojc” social center¹⁰

The Rojc Social Centre is located in the centre of Pula, in the building named after the national hero from World War II - Karlo Rojc. It is the largest building in the city of 16,739 m², with an internal yard, free parking, sports grounds and green areas. It was built in 1870 under the Austro-Hungarian Monarchy, was a military school during the Monarchy, Italy and Yugoslavia until 1976, when it became a barracks. The Yugoslav Army is leaving Rojc in 1991. At the beginning of the 1990s, the building became a refuge for war refugees. The first squatters and civil society organizations enter after their departure in the late nineties.

The city of Pula decided to formalize the existing situation and in 1999 signed the first contracts for the use of space. Today, 106 associations have contractual agreements on the use of space without paying fees. The only obligation of the association is the payment of electricity costs.

The associations, with their own dedication and resources, arranged their rooms and gave the whole new quality of the former barracks. Work and programs took a new life to the building and the city and created the foundation for further development. The Rojc corridors resemble a large gallery because more than 4,000 m² are painted by numerous artists as part of the Krojberg project.

This "lost" space in the centre of the city avoided the fate of many similar public spaces, which, because of the commercial policy of public authorities, turned into private spaces.

The associations have their own space, and according to the type of use of space in Rojc there are production spaces (ateliers, music and film studios, craft workshops ...), room for tests, sports-recreation, office, presentation, workshop-conference, club, warehouse, service and hospitality areas. A large number of artists and groups use these spaces for their activities.

This social centre is already internationally recognized and is certainly a well-known cultural, artistic and social cell in the region on the far north of the Mediterranean and the extreme south of Central Europe. Although Pula's town of only 70,000 inhabitants has a cosmopolitan spirit and is the cultural centre of the region.

The building is managed by the City of Pula, but there is a tendency to develop a new and more efficient hybrid model of public-civilian building management. The city of Pula finances the maintenance of the building with approximately 200,000 euros a year. This creek provides day-care home service, building cleaning services, renovations, repairs and maintenance of the building.



Picture 37 – “Karlo Rojc” social center and the list of tenants

¹⁰ <http://rojcneta.pula.org/index.php/hr/dcrojca/o-nama>, March 2018

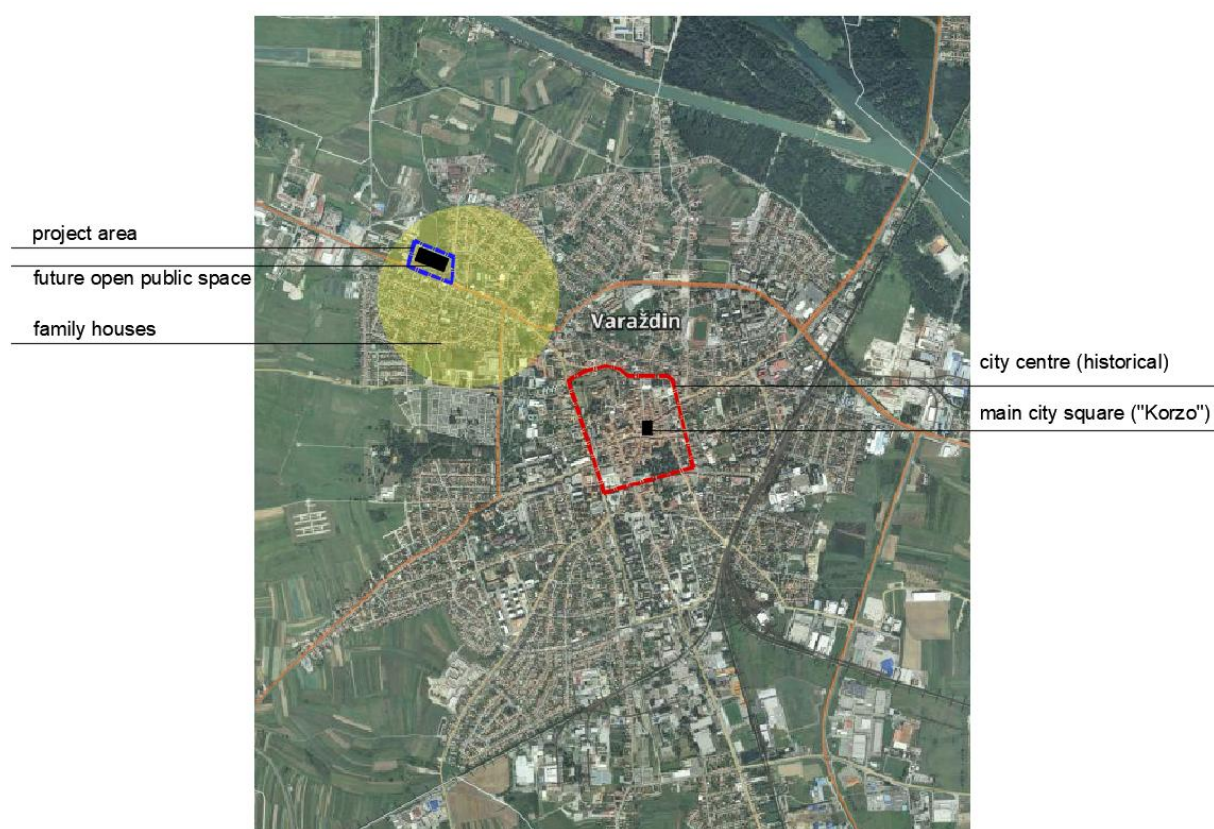


Findings about City of Karlovac useful to MAPS:

- Low public and citizen involvement in creation of spatial plans in the former military area
- Great communion of the present stakeholders and the desire to take action within the existing military zones
- Inspiration and interest in the Urbact III program and MAPS Varaždin project

Chapter 3 / Vision

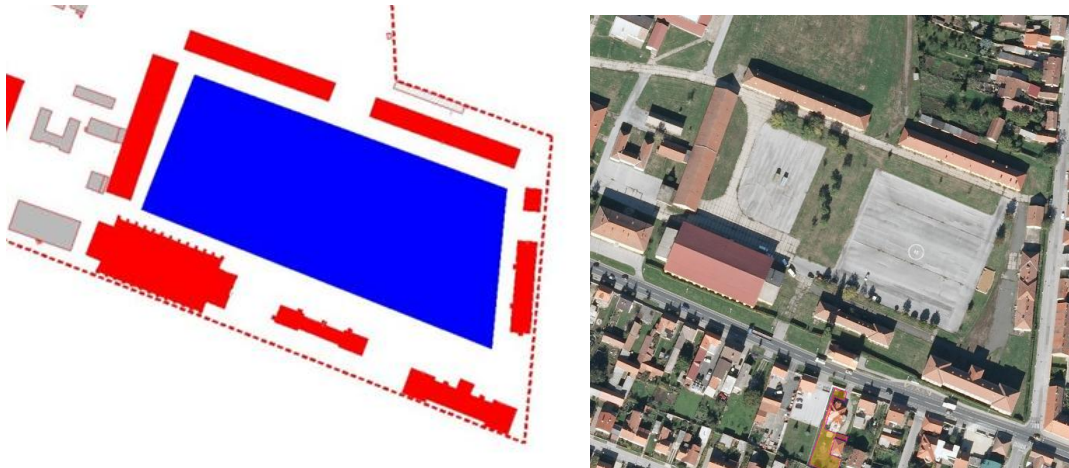
City of Varaždin has a traditional main central square (“Korzo”) in a historic core. It is a city melting pot, public area of gathering and events, surrounded with secondary public spaces within the historical core. All the public events mostly happen in the city centre. Moreover, the events that happen in the centre are traditional and mostly well-established. Also, the size and purpose of the space in existing city centre are very limited. The centre is overloaded. That's why we could say that there is a need in the City of Varaždin craves for a different kind of public space – multifunctional, quality and contemporary, which will be counterweight to a traditional historical public space in the city core.



Picture 38 – project area in comparison to historical city centre

Former military area is located 2 km from the city centre at the western border. It is surrounded with family houses. This is a neighbourhood without a central place of gathering. Contemporary cities demand dispersion of public spaces. Former military area is perfectly located and perfectly formed to become a public space of the western part of the city.

First of all, it offers an opportunity of formatting a main square / park / event area, similar by size to a main city square (“Korzo”), which will be a place for gathering and connecting through new and shared contents, Definition of “(market) square” is: *an open, typically four-sided, area surrounded by buildings in a village, town, or city*



Picture 39 – photo of site plan

Therefore, we want to create open public space designed for contemporary and urban cultural events. In this moment, it is possible to undertake some temporary interventions that will be sufficient for time being and start the process. However, in order to find most appropriate solution and create highly functional and attractive space it is necessary to implement high quality architectural and urban design merged with horticultural interventions on high level. This way of solving the design of the area will create higher standards for services, parks, recreation, safety and accessibility; provide opportunities for new public facilities, commercial areas and it will improve social diversity and social inclusion in neighbourhood.

It will gather all generations and people with different social, economic and educational background. It will offer urban events, enrich the cultural, tourist and every day city scene.

In order to achieve high level of urban design, the preparation of this public space program has to be created in collaboration with experts (architects, artists, engineers, horticultural experts, other experts), but also with the citizens and users of the space. Citizens will be highly involved in a decision-making process and develop the ownership over the space. They will be engaged in the creation of the programming of the use of the space. City administration will monitor the process and, while taking into account financial, economic, social and other factors, if possible accept the conclusions of all the stakeholders.

We seek for a quality and contemporary expression in a city inheritance. Consequently, the future open area public space will be defined through the architectural competition. The accent will be on local and sustainable materials, renewable energy, high comfort level, and other postulates of sustainable building and sustainable space planning.

Existing buildings that are surrounding future public space will be renovated. Future tenants are defined through ULG meetings and public poll. They will be obligated to provide events for the



wider public in order to achieve temporary use, and revival of the area during first 3 years of renovation.

In conclusion; we intend to revitalize the former 4 hectares of military area in to new city sub centre, and that is the main objective of this IAP. That will happen under condition that the ownership is resolved (State – City) which is one of main actions of this IAP. Other actions include creating preconditions for programming and allocation of spaces in the area; programming and allocation of spaces in existing buildings suitable for prompt use; programming and allocation of spaces in the existing buildings that require more than basic recovery and architectural competition and building of new spaces defined by architectural competition. Named action will achieve enhanced availability of public space for the residents of neighbourhood and insurance of a high occupancy level of the existing buildings by providing conditions for inhabitation that meet for the expectations of future tenants. Called themes are addressed in detail by this IAP.

All these will lead to creation of the high value open public space which will increase the quality of life of citizens in the City of Varaždin.

The usual spatial planning practice (models and patterns) in Croatia is outdated and result in the design and construction of inadequate public spaces that are often not in line with the wishes and needs of users, ie citizens. IAP has to be a strategic document on a new level considering public spaces planning.

IAP will be innovative in terms of approach; it will imply the application of the principle of innovation, namely - the principle of integral planning of space, taking into account social, economic and ecological aspects, such as social and cultural contexts, availability, inclusiveness, spatial and temporal flexibility, maintenance costs, rational use of natural resources resource etc. New methodologies and tools such as the methodology of stakeholder identification, tools to promote public interest, promotion and communication across the web and social networks, data collection methodologies to define citizens' needs, setting up a focus group, exploring space potentials and small spatial interventions according to the principle "faster, easier, cheaper" and so on, will be used.

Temporary use and participation of the citizens are two new and innovative strong tools that this IAP uses.

The starting point and requirement for the implementation of IAP is communication. Communicating between the City, potential users, neighbours and professionals will determine what is feasible (in every sense - program, technical, financial) and then implement it to the satisfaction of everyone.



Chapter 4 / Road maps (Actions)

Our goal at the beginning of MAPS project was development of new sustainable urban sub centre using Urbact methodology on how to design, build, maintain and run public spaces in interaction with users, considering their needs and wishes in order to reduce financial costs – “less money more innovation”.

Lots of ideas were coming from multiple sources and it was hard to focus and determine our main objective. With the help from our Lead expert and Urbact experts we managed to define our main objective, specific objectives and actions for next five years.

MAIN OBJECTIVE

Revitalization and transformation of former military site (remaining part) „Ivan V. Drašković“ in Optujska street in Varaždin in to new city sub centre

SPECIFIC OBJECTIVES

To secure the city ownership of the site under conditions that allows the full development of the site into modern highly functional public space

To enhance the availability of public space for the residents of the neighbourhood and all the citizens

To ensure a high occupancy level of buildings by providing conditions for inhabitation that meet for the expectations of future tenants

ACTIONS

Negotiation procedure for ownership of remaining part of military site in Optujaska

Creating preconditions for programming and allocation of spaces in the area

Programming and allocation of spaces in existing buildings suitable for prompt use

Programming and allocation of spaces in the existing buildings that require more than basic recovery

Architectural competition and building of new spaces defined by architectural competition

Actions	Output indicator
Negotiation procedure for ownership of remaining part of military site in Optujaska	Area of former military land brought into City ownership • Target: 4 hectares
Creating preconditions for programming and allocation of spaces in the area	Area of former military site cleaned and prepared for use (outdoor space) • Target: 31.985 m ²
Programming and allocation of spaces in existing buildings suitable for prompt use	Number of (potential) beneficiaries involved in decision-making process on redevelopment of the site • Target: 100
Programming and allocation of spaces in the existing buildings that require more than basic recovery	Space in existing buildings allocated to new users • Target: 6750 m ² (4.793 m ² + 1.966 m ²)
Architectural competition and building of new spaces defined by architectural competition	Number of users of the buildings • Target: 335 (180+155)



IAP and Gantt chart postulates

IAP as well as the Gantt Chart are based on the premise that the ownership will be resolved until the end of the year 2018.

The revitalization phases of former military site space utilization will be carried out in three phases during the 5 years period (May 2018 – May 2023):

- Phase 1 – Tearing down the fence, cleaning of space – allocation of spaces in existing buildings that require minimal intervention
- Phase 2 – Reconstruction, reparation, designing, building permits for reconstruction - allocation of spaces in existing buildings that require more than basic recovery
- Phase 3 – Architectural competition for the new open public space and new buildings if necessary - Designing and building new open public space based on two and half year of phase implementation and monitoring



Action No. 1

Expected Results		City ownership of the site				
Action Name	Lead Actor	Key Partners	Outputs	Resources	Time-scale	Potential Funding
Negotiation procedure for ownership of remaining part of military site in Optujska	City of Varaždin / Department for EU Projects, Asset Management and Economy	State of Croatia / Ministry of Defence, Ministry of State Property; ULG	<p>1 claim for the return of ownership filed and sent to the Ministry of State Property</p> <p>1 signed contract / agreement on ownership transfer</p> <p>4 hectares of military site "Ivan V. Drašković", Optujska street owned by the City</p> <p>1 Integrated Action Plan – result of work on project MAPS (Urbact III)</p> <p>1 survey for users and potential users of former military site</p> <p>100 beneficiaries and potential beneficiaries involved in the decision-making process on former military</p>	<p>5 representatives of the City of Varaždin - city administration employees (work of 5 representatives)</p> <p>2 representatives of Associations of architects Varaždin, members of ULG (work of 2 representatives)</p>	January – December 2018	Budget of the City of Varaždin



			facilities			
Context	<p>In order to initiate revitalization of former military site „Ivan V. Drašković“, Optujska street, Varaždin, it is necessary to solve the question of ownership on remaining part of 4 hectares, which is not used by the Croatian army.</p> <p>In 2009 Croatian army left the military site „Ivan V. Drašković“, Optujska street, Varaždin (in total 33 ha), and City of Varaždin took over the managing of the area. But, the City was not the owner of the land and assets, and any investments into the military site were impossible. From 2009 till 2017 temporary use of the military site was conducted. Several civil society organisations and public users, used the space, but without systematic approach and fixed rules for the use of the space.</p> <p>In 2017 Croatian Ministry of Defence decided to bring back Croatian army in Varaždin. Nowadays 29 ha of land of the military site „Ivan V. Drašković“, Optujska street, Varaždin, are used by the Croatian army.</p> <p>It is necessary to start negotiations with the Ministry of State Property, in order to return the property on 4 ha of remained part of military site, to the City of Varaždin. The ownership is the precondition for all planned activities on the site in the future.</p>					
Key Activities	<ul style="list-style-type: none"> • Analysis of the current state and data collection • Negotiations with the State of return of the property to the City of Varaždin • Ownership transfer on 4 ha of former military site „Ivan V. Drašković“, Optujska street, Varaždin from the Ministry of State Property to the City of Varaždin (signing the contract / agreement) • Development of the Final IAP Urbact III MAPS <p>Analysis of the current state of the 4 ha of remained part of military site and data collection has been made (January – March 2018). It gives the necessary information as the ground for negotiations between the City of Varaždin and Ministry of State Property. It was also necessary to identify the needs and resources of users and potential users of former military site. They all were able to express their interest through the filling of survey prepared by ULG and sent to their addresses and published on project FB profile.</p>					



Also, draft of IAP was sent to all ULG members and they had opportunity to express their opinion and give suggestions for a better formulation of IAP themes.

ULG and members of Croatian MAPS team created different levels of stakeholders' participation in project activities and IAP development: sharing information by FB and other media (passive participation), public inquiry, workshops and ULG meetings (interactive participation). It conduces to higher legitimacy in decision making, serves as an incentive for a better urban governance and improvement of the quality of life, but also to better understanding of the issues and creation of new ideas, exchange of ideas and experiences, informing, social cohesion, service quality improvement, capacity and knowledge development. Visible results of the process will be: improved relationships between different stakeholders in Varaždin, agreement on the goals of a IAP, identification of problems, generating new ideas, reducing conflicts, service improvement, policy changes, money saving, capacity development, knowledge, new initiatives and behaviour changes. This model will be used during the whole time of revitalization.

Project MAPS and ULG already initiated first contacts to the Ministry of Defence and defined the area which will be used by the military, and which could be used by the City of Varaždin and its citizens. Representatives of the Ministry of Defence took a part on the ULG meeting (11.10.2017) and elaborated their intention on the site in the future. Common interests and possible facilities on the remaining 4 hectares of area have been defined.

Claim for the return of ownership on 4 ha of military site has been filed by the City of Varaždin and sent to the Ministry of State Property. To get the space back in its property, City of Varaždin has to undertake this formal act and has to explain, why is necessary for its inhabitants to use it (purpose for the future).

As a part of the negotiations the City of Varaždin has to proof to the Ministry of State Property the need to use space of former military site „Ivan V. Drašković“, Optujska street, Varaždin, and realistic plans for the implementation of various activities that include the use of that space. That's why the Final IAP Urbact III MAPS has to be developed in May 2018.

During the 2018 the negotiation between the Ministry of State Property and the City should be finished and contract / agreement on ownership transfer signed. The City of Varaždin will take over the property of 4 hectares of military site "Ivan V. Drašković", Optujska street.



Action No. 2

Expected Results		Enhanced availability of public space				
Action Name	Lead Actor	Key Partners	Outputs	Resources	Time-scale	Potential Funding
Creating preconditions for programming and allocation of spaces in the area	City of Varaždin / Department for EU Projects, Asset Management and Economy	ULG Steering committee Civil society associations Public Interdisciplinary, professions that have educational background in creation of public spaces	1 Steering committee organized and functioning 1 decision on acceptance of the IAP by the City council 1 list of cultural and entertainment activities conducted from May to October 2018 within former military site 1 budget line planned in the City budget for the realization of the revitalization of former military site 1 survey on the satisfaction of the stakeholders with use of public space before the implementation of the pilot program – at least 100 people involved	7 members of Steering committee 2 representatives of the City of Varaždin 2 representatives of the civil society associations 4 ha of land and assets of military site „Ivan V. Drašković“,	May 2018 – September 2019	Budget of the City of Varaždin EU funds National funds



			<p>1 survey on the satisfaction of the stakeholders with use of public space after the implementation of the pilot program – at least 100 people involved</p> <p>31.985 m² of former military site cleaned and prepared for use (outdoor space)</p>	Optujska street, Varaždin		
Context	<p>At the moment City of Varaždin manages the use of 4 hectares of former military site „Ivan V. Drašković“, Optujska street, Varaždin.</p> <p>During the time in which the question of ownership on remaining part of 4 hectares of former military site „Ivan V. Drašković“, Optujska street, Varaždin have to be solved, the City of Varaždin undertakes all necessary activities in order to develop systematically approach for the allocation of spaces in existing buildings in this area. The tasks are to make the residence for existing occupants easier and prepare conditions for accepting new ones.</p> <p>Systematically approach for the allocation of spaces is one of the arguments for the transfer of ownership on former military site back to the City of Varaždin. It will be used by negotiations with Croatian Ministry of Defence and Ministry of State Property.</p> <p>It is also the intermediate step to the final solution and total revitalization of former military site.</p>					
Key Activities	<ul style="list-style-type: none"> • Creating a Steering committee • Acceptance of IAP by the City council • Conducting minimal intervention (tearing down the fence, cleaning of outdoor space) • Conduction of temporary use • Planning the City budget for the period 2019 – 2021 					

By the end of November 2018 City of Varaždin will create Steering committee which will be body in charge for coordination of the actions defined in the IAP and communication with all past, present and future stakeholders. It will represent innovative and contemporary approach to strategic planning based on Urbact's methodologies.

Steering committee will consist of 7 people: 2 external experts, 1 ULG member, 1 representatives of the City of Varaždin (City administration employee), 1 representative of the tenants and 2 representatives of the citizens (NGO).

Steering committee will be the body in charge for creating expert background for all planned actions: development of studies, projects, analysis, etc. One of members of Steering committee will be the manager responsible for the transfer of information outward, to all interested stakeholders. Department for EU Projects, Asset Management and Economy should provide administrative support – minutes of meeting, e-mailing, etc. for Steering committee. Steering committee will prepare the conditions for temporary use of former military site and will be in charge for the programming future use of former military site. Steering committee will be obligated to deliver a report on its work to the mayor twice a year.

In September 2018 will be organized acceptance of IAP by the City council. From July to August 2018 the members of City council will get the final IAP to read it, analyse it and to make decision on its acceptance during one of its meetings planned for September 2018. Acceptance of IAP is a precondition for planning the City budget for the all phases by revitalization of former military site (remaining part): „Ivan V. Drašković“, Optujska street, Varaždin.

In period from January – March 2018 Analysis of the current state of the 4 ha of remained part of military site and data collection has been made. Needs and resources of existing and potential users of former military site have been identified through the published survey. They expressed their interest and gave the suggestions for the activities which could be conducted within former military site. The City of Varaždin will choose argued and provable as well as sustainable proposals / suggestions (cultural, sport, urban, musical events) of existing and potential users, which could be conducted in the summer 2018 (May – September 2018) as a pilot program of temporary use.

All cultural, sport, urban, musical events which will be conducted within a pilot program of temporary use, should help to wake up the interest of local stakeholders for the former military site and involvement in its revitalization. Through these events Varaždin citizens will get the feeling of ownership and change their point of view to "undesirable former military site".



	<p>The survey on the satisfaction of the stakeholders with use of public space before the implementation of the pilot program, and one after the implementation of the pilot program will be conducted. In each survey will be involved at least 100 people. Opinions of the local stakeholders and their satisfaction and suggestions will be used for further programming of space use.</p> <p>It is necessary to conduct minimal interventions (tearing down the fence, cleaning of the outdoor space and similar) in the former military space, in order to enable holding public events and entering a larger number of visitors. Minimal interventions will be implemented with small financial means and lot of volunteer work of existing users.</p> <p>Experiences and data collected by Analysis of the current state of the 4 ha of military site, as well as during the implementation of the pilot program of temporary use, will be implemented into the plans and program for the next phase of revitalization of military site, and for defining criteria for the first Public call for allocation of spaces in existing buildings.</p> <p>Programming means defining the purpose of space and users / tenants of space. Programming should be carried out for all phases for revitalization of former military site „Ivan V. Drašković“, Optujska street, Varaždin, because in each of phases other users could be accepted and included into former military site through improved condition and higher level of land and assets preparation. Criteria will be self-sustainability (proof of independent payment capability), compliance with the intended purpose in IAP, possibility of providing temporary use events.</p> <p>The City of Varaždin, within the limits of its capabilities, based on defined program for the revitalization (IAP), will plan the budget line in its budget for the purpose of implementation of different phases of revitalization.</p>
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Action No. 3

Expected Results		Enhanced availability of public space				
Action Name	Lead Actor	Key Partners	Outputs	Resources	Time-scale	Potential Funding
Programming and allocation of spaces in existing buildings suitable for prompt use	City of Varaždin / Department for EU Projects, Asset Management and Economy	ULG Steering committee Civil society associations Public Team of architects and other engineering professions – private company	1 budget line planned in the City budget for the realization of revitalization 1 list with defined criteria for the phase 1 and first Public call for allocation of spaces in existing buildings 4.793 m ² of space in existing buildings allocated to the new 180 users Project documentation "main design" for the buildings defined by the “Law on simple buildings and works” (Article 5, “Narodne novine” No. 112/17) that don't require building permit for 8 buildings and the “Law on spatial planning” (Article 153, “Narodne novine” No. 153/13, 65/17)	7 members of Steering committee 2 representatives of the City of Varaždin 2 representatives of the civil society associations 4.793 m ² of existing buildings in military site „Ivan V. Drašković“, Optujska street,	January 2019 – August 2020	Budget of the City of Varaždin EU funds National funds



				Varaždin		
Context	<p>City of Varaždin get the ownership on former military site „Ivan V. Drašković“, Optujska street, Varaždin. All necessary activities in order to enhance the availability of space for the residents of neighbourhood have to be undertaken.</p> <p>Systematically approach for the allocation of spaces foresees that existing building suitable for prompt use with minimal intervention should be offered for use first.</p> <p>It is one of intermediate steps to the final solution and total revitalization of former military site.</p>					
Key Activities	<ul style="list-style-type: none"> • Defining the program for the 1st Public call for allocation of space in existing buildings that require minimal intervention • Planning the City budget for this phase • 1st Public call for allocation by defined criteria • Allocation of spaces in existing buildings that require minimal intervention and moving users into space <p>Changed spatial plan PPUGV, IAP, experiences and data collected by Analysis of the current state of the 4 ha of military site, as well as during the implementation of the pilot program of temporary use, will be implemented into the plans and program for this phase of revitalization of military site, and for defining criteria for the first Public call for allocation of spaces in existing buildings.</p> <p>As already mentioned, programming means defining the purpose of space and users / tenants of space. Programming should be carried out for each of phases for revitalization of former military site „Ivan V. Drašković“, Optujska street, Varaždin, because in each of phases other users could be accepted and included into former military site through improved condition and higher level of land and assets preparation.</p> <p>Based on defined program for the phase 1 of revitalization, the City of Varaždin will plan the budget line within its budget for the purpose of implementation of this phase of revitalization.</p> <p>Program for this phase of revitalization with defined type of space which can be offered for the use; the budget line within the City of</p>					



	<p>Varaždin budget and defined criteria will enable the first Public call for allocation of spaces in existing buildings.</p> <p>Criteria will be self-sustainability (proof of independent payment capability), compliance with the intended purpose in IAP, and capability of providing temporary use events.</p> <p>After conducted public call and collected applications from civil society associations and other public bodies, the City of Varaždin, will make decision and allocate spaces in existing buildings that require minimal intervention. Through that, moving of new users into former military site will be enabled.</p>
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Action No. 4

Expected Results		<p>Enhanced availability of public space</p> <p>Ensured high occupancy level of the existing buildings</p>				
Action Name	Lead Actor	Key Partners	Outputs	Resources	Time-scale	Potential Funding
Programming and allocation of spaces in the existing buildings that require more than basic recovery	City of Varaždin / Department for EU Projects, Asset Management and Economy	<ul style="list-style-type: none"> ULG Steering committee Civil society associations Public Team of architects and other engineering professions – private company 	<ul style="list-style-type: none"> 1 document of the program for the existing buildings that require more than basic recovery 1 budget line planned in the City budget for the realization of revitalization of buildings that require more than basic recovery Project documentation "main design" for obtaining a building permit for 5 buildings based on "Building law" ("Narodne novine" No. 153/13, 20/17) 5 procurement procedures for renovation of 5 buildings 1 list with defined criteria for the 2nd Public call for allocation of refurbished spaces in existing 	<ul style="list-style-type: none"> 2 representatives of the City of Varaždin 2 representatives of the civil society associations 7 members of Steering committee 5 existing buildings that require more than basic recovery 	2019 2021	<ul style="list-style-type: none"> Budget of the City of Varaždin EU funds National funds



			<p>buildings that require more than basic recovery</p> <p>1.966 m² of space in existing buildings allocated to the new 155 users</p>			
Context	<p>After implementation of 1st Public call for allocation of space in existing buildings that require minimal intervention and allocation of spaces in existing buildings, the 2nd Public call for allocation of space in the existing buildings that require more than basic recovery has to be prepared and implemented, in order to revitaliz former military site.</p> <p>It will be necessary to prepare designing for building permits, because in this phase, existing buildings that require more than basic recovery, will be renoveted and prepared for the new users. All these is base for the new phase of allocation of spaces in former military site.</p>					
Key Activities	<ul style="list-style-type: none"> • Creating a programe for the 2nd Public call for allocation of space (creating criteria) • Designing for building permits in the existing buildings that require more than basic recovery • Possible removal (demolition) unneeded buildings • Reconstruction and reparation of existing buildings based on “main design” and building permits • 2nd Public call for allocation by defined criteria • Allocation of spaces in existing buildings that require more than basic recovery and moving users into space <p>Defining the purpose of space and users / tenants of space in existing buildings that require more than basic recovery (programming) have to be carried out, as the next step for revitalization of former military site „Ivan V. Drašković“, Optujska street, Varaždin.</p>					

First of all, designing for building permits in the existing buildings that require more than basic recovery, has to be done, because "Building law" ("Narodne novine" No. 153/13, 20/17) requires that, before any of operation will be undertaken. Designing is precondition for permits. Permits are precondition for the operations of renovating in the existing buildings that require more than basic recovery.

During the analysis of the current state of the 4 ha of remained part of military site, data collection has been made. On this occasion it was established:

- which buildings are suitable for the prompt use with only minimal intervention
- which part of the space requires more than basic recovery to allow use
- which part of the space can be possibly removed
- which part of the space needs / have to be newly built.

During this action can appear possibility that some unneeded buildings will be removed / demolished. Reconstruction and repair of existing buildings based on "main design" and building permits will be conducted.

City of Varaždin will prepare all necessary documentation for public procurement of all works, needed in this action.

At the same time programme for the 2nd Public call for allocation of space (with criteria) will be defined. Improved condition and higher level of land and assets preparation will bring new users into the site and contribute to the revitalization and transformation of former military site (remaining part) „Ivan V. Drašković“ in Optujska street in Varaždin in to new city sub centre.

Self-sustainability (proof of independent payment capability), compliance with the intended purpose in IAP, possibility of providing temporary use events still will be basic criteria for moving in new tenants.

After conducted 2nd Public call for allocation of space and selection process, new tenants will move in and use recovered and renovated existing buildings.

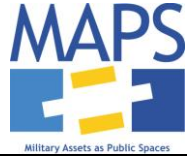


Action No. 5

Expected Results		Enhanced availability of public space Ensured high occupancy level of the existing buildings				
Action Name	Lead Actor	Key Partners	Outputs	Resources	Time-scale	Potential Funding
Architectural competition and building of new spaces defined by architectural competition	City of Varaždin / Department for EU Projects, Asset Management and Economy	<ul style="list-style-type: none"> ULG Steering committee Civil society associations Public Team of architects and other engineering professions – private company Association 	<ul style="list-style-type: none"> 1 survey on the satisfaction of the stakeholders with use of public space after 2nd Public call for the allocation of space – at least 100 people involved 1 document of the program for the building of new spaces and final phase of revitalization of former military site 1 budget line planned in the City budget for the realization of the building of new spaces 1 program for architectural competition 1 architectural competition based on “Rule book on competitions in the fields of architecture, urbanism, interior decoration 	<ul style="list-style-type: none"> 2 representatives of the City of Varaždin 2 representatives of the civil society associations 4 ha of land and assets of military site „Ivan V. Drašković“, Optujska street, Varaždin 7 members of Steering committee 	2021 – 2023	<ul style="list-style-type: none"> Budget of the City of Varaždin EU funds National funds



		<p>of architect Varaždin</p>	<p>and landscaping” by “Croatian chambers of architects” (“Narodne novine” No. 85/14)</p> <p>Architectural designs based on architectural competition</p> <p>1 set of building permits for all the spaces defined by arch. comp. based on “Building law” (“Narodne novine” No. 153/13, 20/17)</p> <p>5 procurement procedure(s) for construction of 5 buildings and arrangement for outdoor public space</p> <p>1 list with defined criteria for the last phase and 3rd Public call for allocation of spaces in newly constructed buildings and newly opened high quality city public space</p> <p>spaces allocated to the new users</p>			
Context	<p>After implementation and allocation of spaces in existing buildings, the revitalization of former military site will be continued through the conduction of last phase of IAP and architectural competition and building of new spaces defined by architectural competition.</p> <p>In order to achieve high level of urban design, the preparation of this public space program has to be created in collaboration with experts (architects, artists, engineers, horticultural experts, other experts that have educational background in public spaces</p>					



	<p>programming). Consequently, the future open area public space will be defined through the architectural competition. The accent will be on local and sustainable materials, renewable energy, high comfort level, and other postulates of sustainable building and sustainable space planning. Beside building new buildings and enabling the conditions for new users to move in to Optujska, there will be unique opportunity to format new square, park or even event area.</p> <p>Architectural competition will deal with future open public space. Program for the architectural competition will be prepared on bases of 2 ½ years of monitoring and info and data gathered at that moment. At this moment (April 2018) it is impossible to know whether there will be a need for new buildings after finishing all previous space allocations. Therefore, this IAP leaves an open possibility for building unknown number of m² of new building. If 2 ½ years of monitoring shows that it is necessary to build new buildings, it will be a theme for the architectural competition together with the new open public space, and those new buildings will be included in the programming of last phase of IAP implementation.</p>
Key Activities	<ul style="list-style-type: none"> • Defining the program for the 3rd Public call for allocation of space (creating criteria) in newly constructed buildings • Architectural competition • Designing for building permits in the last phase of IAP implementation and building of new spaces • Construction of new buildings • Arrangement of outdoor public space • 3rd Public call for allocation by defined criteria • Allocation of spaces in newly constructed buildings and moving users into space <p>Above mentioned activities are necessary in order to provide requirements for final phase of IAP; to move in new users chosen by the third Public call for allocation of spaces in newly constructed buildings.</p> <p>Result of arrangement of outdoor public space will be multifunctional, quality and contemporary public space. The military site and this space are surrounded with family houses and lacks gathering point. Distance between Optujska and city core is ca 2</p>



	<p>kilometres and this location has potential to become central meeting point of the whole western part of the city (does not exist at the moment). It will gather all generations and people with different social, economic and educational background. It will offer urban events, enrich the cultural, tourist and every day city scene.</p>
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Chapter 5 / Governance model

After successful negotiation procedure concerning ownership of the remaining part of the former military site “Ivan V. Drašković” in Optujska, City of Varaždin will have the main role in governance of the area. City of Varaždin will be responsible for preservation and development of the area according to Integrated Action Plan. Hence, City will use its competences, access to various funding and jurisdiction in order to achieve objectives and carry out actions from IAP.

In January 2018 City of Varaždin founded new department in charge of maintaining city’s properties. New founded Department for EU Projects, Asset Management and Economy will in co-operation with new working group - Steering committee make the arrangements for implementation of IAP.

Steering committee will be in charge of coordination of the actions defined in the IAP and communication with all past, present and future stakeholders. A newly-founded city body, innovative and contemporary, will give the City of Varaždin a new picture in the sphere of innovative and contemporary strategic planning based on Urbact’s methodologies. This body will be in charge for programming and temporary use. Programming defines allocation of space and definition of users / tenants and it should be carried out for each phase. It basically consists of the criteria for the users and the type of space (self-sustainability or proof of independent payment capability, compliance with the intended purpose in IAP, possibility of providing temporary use events). Steering committee should ensure creating expert background for all the actions: studies, projects, analysis, co-creation of important mechanisms, framework and implementation of actions. Furthermore, it should include representatives from various stakeholders. Considering the importance and responsibility of this new-established body, professional knowledge it should provide and possess, and time consumption this engagement will require from all the members, compensation for work of Steering committee should be planned within City budget lines.

Steering committee should include following representatives:

- 2 external experts
- 1 ULG member
- 1 representative of the City of Varaždin - city administration employee
- 1 representative of the tenants
- 2 representatives of the citizens (NGO)

Steering committee should have manager responsible for the transfer of information outward. Department for EU Projects, Asset Management and Economy should provide administrative support – minutes of meeting, e-mailing, etc.

Their work will be accompanied by regular reports delivered to the Mayor.



Regardless the committee's work, delivery of actions included in IAP will be carried out in partnership with past, present and future tenants and also in collaboration with ULG. ULG will remain the key player in raising interest and involvement of citizens in implementation and realisation of IAP and development of general interest in revitalisation of area.



Chapter 6 / Funding scheme

Integrated Action Plan for Varaždin defines three phases of implementation and consequently each phase has different costs of carrying out of actions. First phase will require the least resources since there are no large interventions. Most of the activities are directed to cleaning of the site and reuse of existing buildings. In second phase the costs are significantly higher due to refurbishing of devastated buildings and demolition of unneeded buildings. Third phase faces challenges in designing new public space and it should be conducted through Architectural competition.

Taking into account the limited incomes of city budget, for implementation of actions in IAP, City of Varaždin must focus on different national and EU sources of funding and financing.

National and co-financed sources of funding and financing

The investment priorities in Croatia for 2014 – 2020 are set out in a Partnership Agreement with the European commission which establishes a national strategy for the use of European Structural and Investment Funds and describes how the Republic of Croatia will approach the fulfilment of the common goals of the Europe 2020 strategy with the help of EU budget funds.

The Republic of Croatia has adopted Operational programs i.e. documents describing and elaborating in detail the measures and activities for the effective implementation and use of ESI funds. Activities within each operational program are funded from the appropriate ESI Fund (Cohesion Fund, European Regional Development Fund, European Social Fund, European Agricultural Fund for Rural Development, European Fund for Maritime Affairs and Fisheries).

Focus of financing among ESI funds 2014 – 2020 are:

- **OP Competitiveness and Cohesion** – fundamental program document that implements the Cohesion Policy of the European Union and contributes to the goal Investment for growth and by stimulating investment in infrastructure investments (in the areas of transport, energy, environmental protection, ICT) and providing support to the development of entrepreneurship and research activities

Priority axis:

- Strengthening the economy by applying research and innovation
- Business competitiveness
- Promoting energy efficiency and renewable energy sources
- Environmental protection and resource sustainability
- Link and Mobility
- Social Inclusion and Health
- Technical assistance

There are lot of call for proposals under which IAP activities could be implemented. For example, there are some already published calls, which will be repeated: Construction and equipping of MSP production capacities; improving infrastructure of providers of social services for children and



young people as support for deinstitutionalisation process - Phase 1; Energy Renewal and Use of Renewable Energy Sources in Public Sector Buildings.

But, there are also some call for proposals announced for the year 2018 as for example Areas of Participation - Development of a Public Property Revitalization Program through the Partnership of CSOs and the Local Community.

- **European territorial cooperation** - the second objective of cohesion policy for the period 2014 – 2020 creates a basis for the development of coordinated, systematic and strategic cooperation on the local, regional and central government level with partners from neighbouring countries and other European regions. This would, through a common approach at the appropriate administrative and territorial level, reduce the negative impact of the border and promote socio-economic cohesion.

The Republic of Croatia can participate fully in all three parts of European territorial cooperation in this period:

1. Cross-border cooperation
2. Interregional cooperation
3. Transnational cooperation.

CROSS-BORDER COOPERATION

The aim of cross-border cooperation is to address common challenges commonly identified in border regions, such as poor accessibility, in particular in relation to the connectivity of information and communication technologies and transport infrastructure, local declining industries, inadequate business environment, lack of networking between local and regional administrations, low levels of research and innovation and the take-up of information and communication technologies, environmental pollution, risk prevention, negative attitudes towards neighbouring citizens, and the aim should be to exploit unused growth potential in the border area (cross-border development and innovation clustering, cross - labour markets, co-operation between educational institutions, including universities, or between health care institutions), while strengthening co-operation for the purpose of overall harmonized Union development.

Through the strengthening of cross-border cooperation in border areas, it contributes to the overall development of territorial cooperation, to the increase of international competitiveness of Croatian border regions, to the reduction of social and economic inequalities among Croatian regions and to the equalization of their development.

- o INTERREG V-A Cross-Border Cooperation Program Hungary-Croatia 2014 – 2020
- o INTERREG V-A Slovenia-Croatia Cross-Border Cooperation Program 2014 – 2020



INTERREGIONAL COOPERATION

By joining the European Union in 2013, the Republic of Croatia opened up the possibility of participation in the third part of European territorial cooperation – in the following programs of interregional cooperation

- ESPON
- INTERACT III
- INTERREG VC
- URBACT

TRANSNATIONAL COOPERATION

INTERREG V-B Danube Transnational Cooperation Program 2014 – 2020

The program is funded by the European Regional Development Fund under the European territorial cooperation objective, which provides support to regional cooperation between the Central European countries during the 2014 – 2020 programming period.

The Danube program is complementary to the EU's macro-regional strategy for the Danube Region (EUSDR) and will work to address common challenges and needs in some areas where transnational cooperation is expected to achieve concrete results.

European Funding

- **The LIFE programme** is the EU's funding instrument for the environment and climate action. The general objective of LIFE is to contribute to the implementation, updating and development of EU environmental and climate policy and legislation by co-financing projects with European added value.
- **COSME 2014 – 2020** – Competitiveness Program for SMEs and Small and Medium Enterprises. The general objective are facilitating access to finance for small and medium-sized enterprises (SMEs), creating an environment that is perfect for creating and growth of the economy, encouraging entrepreneurial culture in Europe, increasing sustainable EU competitiveness, helping small businesses work outside your home country and improve their access to markets. Main beneficiaries are entrepreneurs, especially in small and medium-sized enterprises, and citizens who want to become self-employed and encounter difficulties in establishing their own businesses.
- **Horizon 2020** – financial instrument for implementing the Union's Innovation, one of Europe 2020's leading initiatives to ensure Europe's competitiveness in the world market. This new European Union R & D program is part of an effort to boost growth and create new jobs in Europe. Potential beneficiaries are: faculties, universities, scientific research centres or institutes, micro and small and medium enterprises, large companies, public institutions, civil associations - all organizations having legal personality.



- **EU Employment and Social Innovation Program** - the aim of the program is to support the design and implementation of employment and social reforms at local, regional, national and European level through policy coordination, identification, analysis and exchange of good practices. The following activities will be promoted: equality between women and men, high quality and sustainable employment, the fight against poverty and social exclusion, and particular attention will be paid to the most vulnerable members of society. Potential beneficiaries may be local authorities; employment agencies; specialized bodies provided for by EU law; social partners; non-governmental organizations; higher education institutions and research institutes; experts for evaluation and impact assessment; national statistical offices; media, public and private institutions established at the national, regional or local level, providing microfinance for persons and micro-businesses and / or financing social enterprises.

Newly founded Department for EU Projects, Asset Management and Economy of City of Varaždin will prepare project proposals and try to get the necessary means for the IAP implementation.

Public Private Partnership

Public Private Partnership was used in City of Varaždin in several projects and from year 2014 it has been legally regulated by the Public Private Partnership Law (“Narodne novine” broj 152/14). Success of this type of funding will depend on many factors, from entrepreneurial interest in the area, opportunities for business that this area will offer, etc.

Other sources of funding and financing

- Crowd funding
- Angel financiers
- Sponsorships



Chapter 7 / Risk analysis

Mitigation of the IAP

During year 2017 happened many developments regarding former military site “Ivan V. Drašković” in Optujaska. Ministry of Defence (MoD) decided to revive military presence in Varaždin and as the result of it they were given possession of major part of military barracks.

City of Varaždin has been informed that MoD is conducting procedure of parcelation in former military site. The result of this procedure should be division of existing area to two separate units, 29 hectares assigned to MoD and 4 remaining hectares. Completion of this procedure will provide City of Varaždin with possibility to send official request for this area to Ministry of State Property (MoSP).

During all this period after the army has returned to military site in Optujaska, there were parallel negotiations about the remaining space in Optujaska from other interested parties and it is still not clear what will be the decision from MoSP regarding the allocation. Although the area has substantial space potential (13 buildings, possibility of construction, infrastructure), in our opinion it would be a mistake to allocate the property to individual users without management strategy of the area. The lack of strategy on almost every level of decision making regarding this area was proven ineffective. To continue this type of management without common goal of all stakeholders involved would lead to further devastation and decay of value of the area.

Financial risk

Analysis of the existing area gives us guidelines for future management of the area. No. of buildings that are suitable for immediate reuse is limited and other buildings that require reconstruction or are even intended for demolition, are a great financial burden on City of Varaždin. Availability of EU or national funds will have key role in implementation of IAP-s actions according to timetable.

Lack of community participation

There are many opinions why citizens do not participate in solving community problems which vary from lack of impact of personal participation compared to collective participation, limited time, insufficient information and knowledge about issues. Also, lots of people have low confidence about their capability to turn things around.

Working with ULG, we faced situations that lead us to believe that people would like to participate and take action, but long term realization of the project made them lose the interest in participation. The information that we could get from citizens allowed us to see the challenge of the area from another perspective and it is important to maintain this level of interest from their part



All forms of formal (envisaged by laws and regulations) and informal (not required by law) participation of citizens initiated and used within the project MAPS, will be used further. Strengthening of democratic legitimacy and encouragement of active citizenship; social inclusion and social justice; improving the quality of public services, to suit the real needs of local community and reflect its values are objectives of participatory actions, but also the commitment of the City of Varaždin set in its development strategy.



Chapter 8 / Monitoring and Evaluation of IAP

Monitoring and Evaluation of IAP will give us answer if we have been successful in creating change in military site in Optujska. The result of monitoring and evaluation will give us information about status of our IAP and recommendation for further actions.

The key to successful monitoring system is within indicators that are realistic, measurable; achievable and time-bound. Hence, our monitoring system will obtain information mainly by measuring output indicators.

Steering committee will provide data about the progress of implementation and deliver a report to the Mayor twice a year. Progress reports and status updates of specific actions will give us more objective monitoring data, and on the other side we will use participatory mechanisms to monitoring via surveys and interviews.

Participatory monitoring & evaluation system will give us opportunity to strengthen partnership and cooperation with stakeholders and communicate and disseminate information about the implementation of IAP.



Chapter 9 / Communication

The purpose for development of communication strategy is to deliver important and relevant information to key stakeholders and wide audience about IAP for Optujska. For City of Varaždin communication with public was crucial. It helped involve stakeholders more efficiently in implementation of project and increased overall understanding of change we are trying to achieve.

Identifying communication tools

Traditional communication tools such as press releases and local media (newspaper and radio) reached limited number of public. The main communication challenge for City of Varaždin was to apply innovative methodologies such as communication through social media, internet to explain the situation and all the problems we faced while developing the action plan. Workshops, open days, face-to-face communication brought us to exchange information with stakeholders and gave most valuable results.

Identifying main audience

For successful implementation of IAP, it is important to achieve active participation from the local community and involve them in the development of this area. ULG members can significantly help reach broad audience and inform citizens about the work made in ULG meetings, explain objectives and actions that will be conducted.

Beside local community and external communication we should give substantial emphasis on internal communication, especially to ULG.

Identifying key messages

Goal of the project

Appreciation of public opinion

Form positive attitude towards project

Result – change that will be achieved

Importance of participation by citizens

Encouragement and motivation of citizens to take part in the project



Chapter 10 / Conclusion

The participation of City of Varaždin in MAPS project has been very valuable and beneficial. Possibility to compose Integrated Action Plan through participative approach, using transnational networking and URBACT partners for transnational exchange, showed us how to deal with city challenges. Creation of IAP helped us analyse, define and plan of revitalisation and transformation of former military site (remaining part) „Ivan V. Drašković“ in Optujska street in Varaždin in to new city sub centre. Drafting IAP; researching, writing and holding consultation with ULG, created opportunity for the better understanding of challenges in front of us and accordingly finding appropriate solutions.

Enhancement of the availability of public space for the citizens and high occupancy level of buildings in the former military area can be achieved by careful planning and programming. Therefore, the IAP also outlines that participation of the citizens and experts is important part in decision making and it ensures success in implementing of the project and achievement of the objectives.

The success of IAP will be known after implementation process which will last for 5 years, till year 2023. The timeframe for delivery of the IAP is short, and therefore monitoring its delivery across the 5 actions identified therein, in close collaboration with all relevant stakeholders, is crucial.

The sustainability of the project will vary on many factors, and one of these is funding which hopefully will come from available EU funds.

MAPS project and creation of IAP encouraged us to further reflect on the city challenges and create positive, developing measures. Implementation of the IAP will contribute significantly in benefit the citizens proving effectiveness of transnational cooperation, good practices exchange and establishing participation of the citizens as example of modern, urban planning.