

# **UrbSpace Project**

## **Work Package 3: Joint Strategy Analysis and Clustering**

### **Evaluation of Public Space projects in the city district Brno – Nový Lískovec**



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**Nový Lískovec** - district of the city of Brno, located at the south-eastern edge of Brno has approximately 11,000 inhabitants. It mainly consists of Kamenný vrch neighbourhood – constructed during the 70's and 90's as a typical example of large scale prefabricated block-of-flats housing built as an extension of an existing village type (family houses) housing. Nový Lískovec comprises 1,654,432sqm.

### **Public spaces specification – uses:**

Public spaces of any significance are mostly present along the edges of the city district (mainly in its northern part) built areas and less within its core.

In spaces between blocks of houses, most of the open spaces are taken up by the communication channels (i.e. paths, roads, pavements etc.). Only small amount of free space is of such size or character be able to fulfil the roll of “public space”.

Only after the blocks of houses were completed and inhabited, the areas around them were scrutinized as to what function they might take up. Thanks to the existence of financial support policies of the Ministry of local development a Project called “Regeneration of concrete block of housing” was established. The aim of the Project was a complex evaluation of deficiencies and deformation connected to the phenomena of concrete block housing. Based upon the analysis the Project came up with proposals on how to ameliorate following problematic aspects of public spaces: architecture and aesthetics, mobility, social, functional, spatial and environmental aspects.

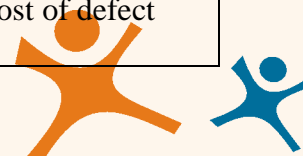
As a part of the analysis, working and discussion meetings with the public were held. The district council has established an Operative committee and set it to work out the Regeneration of concrete block of housing Project. The local information bulletin kept publishing results regularly so the public had a direct source of information during the process. After working out a concept, a public hearing was held in order to incorporate any possible comments and suggestions. The Project was ready in 2002 and since then it is operational. Each year it is being updated according to experience gained during each past phase and actual state of matters and needs.



All the public spaces projects were classified under the following criteria:

### Project Evaluation Criteria

<b>1.</b>	<b>Ownership situation</b> (1- ownership rights not limiting project 2 – other than municipal ownership limiting project 3 – other than municipal ownership threatening the project)
<b>2.</b>	<b>Compliance with municipality Development Plan</b> (1 – complies 2 – does not comply, can be solved by amendment of DP 3 – does not comply, cannot be solved by amendment of DP)
<b>3.</b>	<b>Technical limitations and other restrictions</b> (lacking infrastructure, real burden, special area protection etc.) (1 – no limitation 2 – limits or restrictions limiting project 3 – restrictions threatening project)
<b>4.</b>	<b>Space character and safety</b> (1 –safe and inviting to linger 2 – moderately unsafe and/or likable 3 – unsafe and/or displeasing)
<b>5.</b>	<b>Accessibility, connectivity</b> (1 – easy access, disabled friendly 2 – moderate difficulties in access 3 – severe difficulties of access or inaccessible for a certain group of persons)
<b>6.</b>	<b>Project in municipality strategy</b> (1 – complies with main principles of municipality strategy, resolves generally desired lack of certain important communal function 2 – resolves generally desired lack of certain communal function of medium importance, 3 – resolves generally desired lack of certain communal function of lesser importance)
<b>7.</b>	<b>Public participation</b> (1 – intensive public participation – public poll, active discussion, etc. 2 – public informed but not actively encouraged to participate 3 – no participation)
<b>8.</b>	<b>PPP</b> (in case of importance of private sector participation) (1 – interest on the side of PS, 2 – interest of PS not clearly demonstrated 3 – no PS interest)
<b>9.</b>	<b>Project cost (execution)</b> (1 –backing from municipal budget or easy access to external resources 2 – difficulties in financing 3 – not feasible under current circumstances)
<b>10.</b>	<b>Period of execution</b> (1 – within two years, 2 – within five years, 3 – more than five years)
<b>11.</b>	<b>Project implementation</b> (1 –project ready to be executed, 2 – minor difficulties 3 – large obstacles on the way to execution)
<b>12.</b>	<b>Level of maintenance</b> (1 – correspond with average maintenance levels within municipality, 2 – difficult maintenance 3 – maintenance not possible or financially too demanding)
<b>13.</b>	<b>Long term perspective/sustainability</b> (1 – long term/sustainable, 2 – medium term/sustainable with difficulties, 3 – short term/not sustainable)
<b>14.</b>	<b>Contribution Evaluation</b> (1 – general public satisfaction, situation improvement 2 – public does not take notice or project does not meet entry criteria, 3 – failure, public protest, high cost of defect remedy)



## Evaluated Projects

Project name	Total points
“Pod Plachtami”	20
Reconstruction of forest park with outlook tower	26
Commuter belt block of flats public spaces reconstruction	19
“Green walls project” planting at vertical structures	19
Dog parks construction	18
Construction of new children play areas and reconstruction of current ones	20
Static transport parking house, measures taken to regulate static transport within municipality	29
Construction of facilities connected to communal sports ground “Pod Plachtami”	25
Former “Albert” supermarket grounds	25
“Centrum B”	23
“Petra Křivky” street public space	27
Development area under the “Rybnická” street	27
“Garden colony” plots - lease	20
Residential housing plots - lease	26
Construction of public balefire facility	21
“TGM park” at “Rybnická” reconstruction	17
Public area around “Albert DS” reconstruction	25
School playing areas - open to the public	18



## Evaluation of Public Space projects

PROJECT NAME	Ownership situation	Compliance with municipality Development Plan	Technical limitations and other restrictions	Space character and safety	Accessibility, connectivity	Project in municipality strategy	Public participation	PPP	Project cost (execution)	Period of execution	Project implementation	Level of maintenance	Long term perspective/sustainability	Contribution Evaluation	total point achieved
Areál Pod Plachtami	2	2	1	1	1	1	1	1	2	3	1	2	1	1	20
Reconstruction of forest park with outlook tower	2	1	2	1	2	1	2	1	3	3	3	2	2	1	26
Commuter belt block of flats public spaces reconstruction	1	1	1	1	1	1	2	3	2	2	1	1	1	1	19
"Green walls project" planting at vertical structures	1	1	1	1	1	1	2	3	1	1	1	2	2	1	19
Dog parks construction	1	1	2	1	1	1	1	3	1	1	1	1	2	1	18
Construction of new children play areas and reconstruction of current ones	1	1	1	1	1	1	1	3	2	2	1	2	2	1	20
Static transport parking house, measures taken to regulate static transport within municipality	3	3	3	2	2	1	1	1	3	3	2	1	2	2	29
Construction of facilities connected to communal sports ground "Pod Plachtami"	1	1	3	1	1	1	1	3	3	3	2	2	2	1	25
Former "Albert" supermarket grounds	1	1	2	2	1	1	2	2	3	3	2	2	2	1	25
Centrum B	1	1	3	1	1	1	1	1	3	3	3	1	1	2	23
"Petra Křivky" street public space	2	2	3	1	1	1	2	1	3	3	3	2	2	1	27
Development area under the "Rybnická" street	3	2	2	1	1	2	1	1	3	3	3	2	2	1	27
"Garden colony" plots - lease	1	1	1	3	3	1	1	1	1	1	1	1	2	2	20
Residential housing plots - lease	1	1	2	3	1	2	2	1	1	2	2	3	2	3	26
Construction of public balefire facility	1	1	1	3	1	1	1	1	1	1	1	3	3	2	21
"TGM park" at "Rybnická" reconstruction	1	1	2	1	1	1	1	3	1	1	1	1	1	1	17
Public area around "Albert DS" reconstruction	3	1	2	2	1	1	2	2	2	2	2	2	2	1	25
School playing areas - open to the public	1	1	2	1	1	1	1	1	2	2	1	2	1	1	18
<b>TOTAL POINTS ACHIEVED</b>	<b>27</b>	<b>23</b>	<b>34</b>	<b>27</b>	<b>22</b>	<b>20</b>	<b>25</b>	<b>32</b>	<b>37</b>	<b>39</b>	<b>31</b>	<b>32</b>	<b>32</b>	<b>24</b>	<b>378</b>



## **Final evaluation of public spaces projects in City district Brno - “Nový Lískovec“**

Evaluation of public spaces projects in City district Brno – Nový Lískovec (city quarter/neighborhood) was carried under the below mentioned criteria. The outcome of the evaluation is useful in two ways:

- First, the projects themselves have been valued and the results for the decision-making on the level of City district Nový Lískovec are of a great importance. The municipality, knowing by heart the characteristics of each an every project can now compare the results of the evaluation with the real situation of the projects. Each and every aspect and characteristics of a concrete public space can now be thoroughly examined and conclusions made as to future designs, public involvement, financing or management to achieve greater public content and affectivity of municipal planning
- Second, the criteria used in the evaluation have revealed much information the character of which can be of use not only to the municipality itself but also to the partners of such projects as Urban Spaces. The so-called criteria evaluation has led the evaluating team to the following conclusion:
  - Difficulties met are predominantly of financial and time requirement nature.
  - This complies with the general situation in the Czech Republic where the creation and later management of public space within new commuter belt block housing was greatly underestimated and therefore needs a lot of time, effort and financial sources to remedy.

From the below table is clear that the majority of projects selected has quite positive bottom line results with medium to low financial and time demand and at the same time high score in public evaluation. These are all effective projects that serve the purpose without wasting too much of our limited resources.

One thing though has to be said about the current planning and implementation situation in Brno and the Czech republic generally, we lack public participation in similar projects. This practice is still seen as something rare, not common and now of an effect. The interesting fact is that it is seen like this by both “sides” very often, i.e. by the municipalities and the citizens themselves as well.

Other evaluating criteria not seen as a risk or problem bearing ones are Public participation, Accessibility, Connectivity, Compliance with municipality strategy and Contribution Evaluation. That is only logical as the ones who set the municipal strategy are the same ones involved in the project implementation and thanks to public participation the public itself is generally content after the projects is implemented.

The kind of project seen as the most complicated is the resolving of static transport, i.e. parking. While in many criteria this project succeeded, the most vital ones, i.e. financial and time demand were the ones where the project failed. Thus, transport (parking), the one activity of modern mankind, which by far consumes the largest portion of public space in our cities, is the one thing with most difficulty to be resolved.



## Conclusion

Main problems of public spaces in Nový Lískovec, which can also serve as a basis for judgment on the national level:

1. major urban planning failures based in the past, great demand on the part of financial resources to remedy
2. lack of experience with public participation within the decision process
3. growing car transport and from it resulting demand on public space consumption for parking, new road construction etc.

