



# Reuse of the Area of the Hussar Barracks No. 11 in Szombathely

*Integrated Action Plan*



03/2018



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## 1.1 REGIONAL ROLE

Szombathely is the **central capital city of County Vas**, which is part of the West Trans-Danubian Region, situated in the western part of Hungary, close to the Austrian border. Its regional role has been determined by several factors; concerning regional role the main factors are the Corridor No. V situated about 100 kilometres away, linking Western Europe with the Balkans going through County Győr-Moson-Sopron (as well as the Danube Corridor No. VII), and the Corridor No. V-V/B lying along the southern borders of County Zala, which is also about 100 kilometres far from the city. **Thus Szombathely is in a blind spot regarding the Helsinki Corridors, however, it supplies a link between them at the same time.** Hence the development of the public road and railroad system in vertical directions is important for the city. The current national transport policy supports these connections, hence the development of motor-road No. M86.

The **closeness of the Austrian market** is another determining factor; its evaluation, however, both regarding subjective and objective concerns is rather ambiguous. Burgenland, which offers significantly better salary opportunities, as well as the farther located regions have strong labour drain. However, the higher salaries of commuting employees are mostly spent in County Vas, that is, along with shopping tourism coming from Austria also **strengthens the economy of the area, as well as the role of Szombathely in the commercial and service sectors.** Nonetheless, this led to significant **labour force shortage** for the recent years mainly in the areas of catering, constructions and in some unskilled factory work, should also be taken into consideration.

Regarding the NUTSIII (county) level the role of Szombathely is obvious: it serves as **the economic, commercial, logistic, cultural, educational and administrative centre** of a regional system of mainly small settlements. It is clearly shown by the fact that, that the day-time population of the city is higher by 15.000 than the official resident population of 78.000 people. It is becoming more and more problematic during peak hours, causing traffic jams in different junctions of the city. The population of the city and the adjacent areas exceeds 134.000 according to the OECD survey, thus it is **the 10<sup>th</sup> biggest urban region in Hungary.** Although more than half (53%) of the population of County Vas (253.689 people) live in Szombathely and its agglomeration, Szombathely belongs to the functional urban areas of small size according to the EU/OECD categories.

However the surrounding border area is densely populated, the urban region of Szombathely is surrounded by a well-preserved natural environment. The adjacent border areas form a common valuable natural landscape that is an important heritage of both sides, therefore several cross-border organisations, national and nature parks have been established and are operational, such as the Fertő-Neusiedlersee Cultural Landscape, Íróttkő-Geschriebenstein Nature Park, or the Őrség–Raab–Goricko Nature Park.

## 1.2 DESCRIPTION OF THE CITY LEVEL

### THE STRUCTURE OF THE CITY

The territory of the city can be broken down to several parts regarding functions, as follows;

1. **industrial zones** in the eastern, and partly in the southern / northern parts of the city;
2. **green zones, recreational areas** in the western part of the city, as well as along the rivers Gyöngyös and Perint;
3. the **multifunctional city centre** with trade, public administration, business and financial roles and institutes in the historic core of the city;
4. **new commercial and shopping centres** (with hypermarkets, car saloons, and other trade units) are located at the edges of the city along the main roads connecting the city into the regional network;
5. outer and inner **housing zones**.

Due to the settlement patterns and the geographic features of Szombathely, the city could grow in each direction, which has resulted in **the concentric location of the different zones**, still keeping some of the former village centres at a few areas that now function as local sub centres. The **city centre** and the historic city core almost completely overlap each other, the majority of the city and county central functions have been concentrated in this area. It is surrounded by an **inner housing zone** with a less dense housing structure, where significant central functions have not been developed. The main buildings of the **educational as well as the health and social functions are located in that zone, too**. The medium level and highly built-in **housing projects** are also situated in the inner housing zone; these areas have the highest population density, on the other hand, only public institutions with local significance have been established in these areas. **The outer housing zones** that had been smaller, separate villages and were connected to the city during its growth are characterised by mainly detached and terraced family houses. These outer zones are mainly situated in the southern and the northern areas of Szombathely, with some public institutions serving only the local population living in the immediate vicinity. **The industrial zones** and the attached public transport routes (public roads, railways) that are mainly located in the eastern, and in a smaller extent in the northern and southern zones, occupy a significant area of the city, too.

As regards brown field and slum areas of the city, a process of degradation can be observed. These degrading areas do not belong to one particular area, they stick all over into the urban structure as mosaics. **Brown field zones have developed mainly around the abandoned or under-used industrial or military areas**. Nowadays, the brown field areas that had been established as industrial zones at the former edges of the city, but now are embedded into the city fabric cause the main problems. These areas **could host new functions, however, either due to their unsettled ownership structure or because of lacking financial resources they are unable to be renewed or supply viable opportunities to new ideas or functions**.

Moreover, there are several underused, deteriorating commercial and / or residential buildings, awaiting intervention. They burden their environment with a negative influence, they create a bad image of a given square or street. **Entering these buildings or building complexes to functional usage can have significant positive effect on the city, which is one of the priorities of the Integrated Settlement Development Plan 2014 – 2020**.

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## ECONOMIC STATUS

One of the main pillars of Hungary's economy is automotive industry. **The key industrial actors in Szombathely are mainly suppliers of international automobile manufacturers**, although these corporations have a more diverse product portfolio from mobile phones to medical electronics. According to a recent study, five companies from Szombathely are included in the Hungarian TOP200, based on the net turnover: Jabil Circuit (20th), LuK Savaria (56th), Delphi Hungary (63rd), TDK-EPCOS (111th) and BPW-Hungária (121st).

To reduce the dependence on one sector and thereby decrease the vulnerability of the city's economy, several initiatives have been started in the recent years. **The overall aim has been to make the industrial sector more diverse by connecting local SMEs to large resident companies** mentioned above. Besides fostering creative industries, the most successful step has been the establishment of the **West-Pannon Centre for Automotive Industry and Mechatronics** in order to enhance local innovation capacities by fostering co-operations of industrial firms with secondary and higher educational institutions.

As the city is located near to the Austrian border, and can be considered as a link between TEN-T corridors No. IV. and V., it has a strong commercial and logistic role, which is another key asset for socio-economic development. To use this potential the city is planning to enlarge its industrial park on its northern outskirts and connect the area with the two digit road- and railway freight transport networks. **The new industrial sites will be in only two kilometres vicinity of the military barracks area.**

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## CULTURAL BACKGROUND

The city's cultural identity is mainly based on **the cult of Saint Martin and the Roman heritage**. The best-known and most visited event in the city is the **Savaria Historic Carnival**, which is regarded as the largest historical costume parade in Central Europe attracting tens of thousands of visitors each year. There are many other notable events hosted in Szombathely, including the **Lamantin Jazz Festival and Improvisation Camp**, as well as the International **Bartók Seminar and Festival**. It is important to highlight the role of the municipality-owned **AGORA Cultural Centre of Szombathely** which is responsible for all community cultural activities, organizing different city events, touristic activities and city marketing.

Being historically a commercial and cultural focus point in a larger Hungarian-Austrian-Slovenian cross-border area from the River Mura to Sopron, **the city still has a significant cultural role for its wider surrounding region** including South-Burgenland and east Styria in Austria.

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## CIVIL SECTOR

70% of the local civil organisations operate as associations, while the remaining 30% as foundations. Regarding their activities almost one third (30%) is linked to sport activities, and a significant proportion operates in the fields of education (12%), culture (10%), representation (10%), health (8%) and others (15.4%).

As a result of the decreasing funding sources, **civil organisations have become more open, and are taking more and more initiatives to launch common programmes and projects**. The close collaboration of business and civic organisations as well as the self-government during their co-operation is indispensable. As a result of its realisation **the Civil Round Table in Szom-**

**bathely** was founded in 2007, whose basic activity is to support the effective operation of the civil organisations, as well as their representation. Despite the fact that Szombathely can be proud of the huge number of civil organisations in its area, the existing institutes and **public, community spaces cannot supply all of them and all of their events with suitable infrastructural background.**

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## ENVIRONMENTAL STATUS

**The status of the settlement environment of Szombathely can be regarded as acceptable compared to the national average.** The closeness of the Alps, the low rate of heavy industries' presence as well as the favourable infrastructure all play decisive positive roles. **However, climate change, and more frequent extremities of the weather started to cause inconvenient periods and problems in the life of this city, too.**

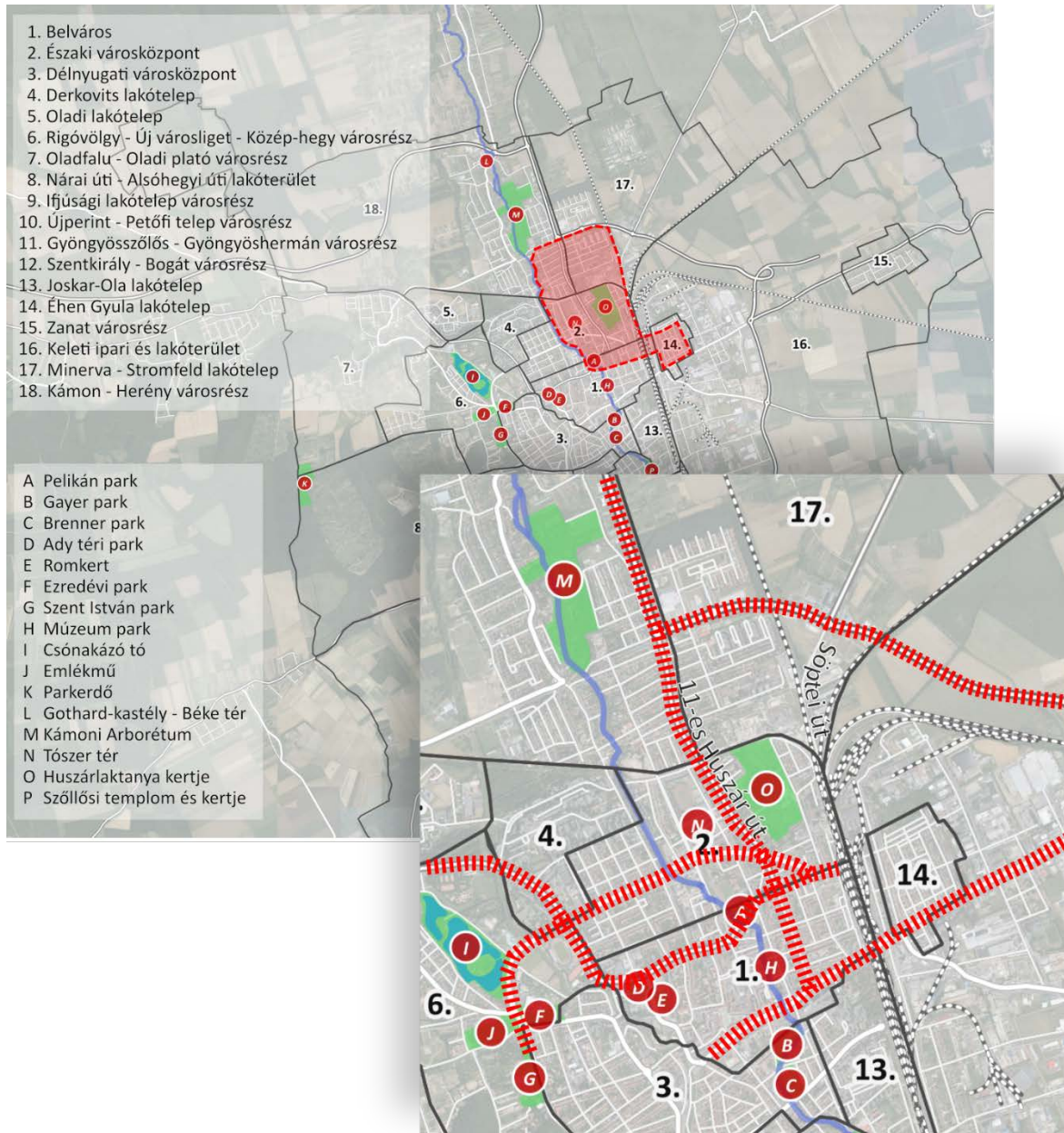
### 1.3 DESCRIPTION OF THE CITY AREAS SURROUNDING THE HUSSAR BARRACKS

Based on the classification used in the Integrated Settlement Development Strategy of Szombathely, the area of the Hussar Barracks is situated at the north-eastern border of the northern city centre, however, regarding **its function and geography it is closely connected to the residential areas in the surroundings**, containing both Stromfeld and Minerva Housing Estates, the Gyula Éhen Suburban area, as well as the south-eastern edge of Kámon-Herény area. The population of the concerned districts are shown in the table below:

District	Population (people)
Northern city centre	7,597
Éhen Gyula suburbs	1,252
Minerva - Stromfeld housing estate	3,094
Kámon - Herény district	4,980
<b>Total</b>	<b>16,923</b>
Szombathely total	78,884

**11-es Huszár Road, one of the main roads of the city goes along the western side of the area of the barracks, which is quite busy during the peak hours**, sometimes even traffic jams occur. Its reason is that the majority of the traffic related to the agglomeration centreline of Szombathely – Kőszeg, mainly commuting traffic runs along this road. Meanwhile, due to lack of parking spaces, the side lines of the road are partly occupied by parking cars, thus narrowing down the permeability of the road. The high proportion of bikers represent another problem, which is related to the high number of parking cars in the side lanes obstructing traffic. **Lovas Street and Söptei Road, which are also a roads for in and out traffic, but with lower load compared to Huszár Road, are located at the eastern border of the barracks area.**





Map 1: The zones of Szombathely, and the direct vicinity of the Hussar Barracks area (the busiest public roads are marked red; own marking)

The area of the Hussar Barracks is closed now due to some of its buildings' dangerously dilapidated status, which makes traffic between the two traffic corridors difficult. Because of the closed area is blocking inner accessibility. Approximately an additional kilometre has to be taken by those who want to get by around area by bicycle or walking instead of passing through.

Considering the city zones directly connected to the Hussar Barracks, mainly the residential function dominates, and parallel the area can be considered as one that is **significantly lacking city functions**. Although an area as this one does not necessarily has to host city centre functions, **local needs of the population living in the neighbourhood have to be served**. It mainly refers to the lack of the green surfaces, and community as well as recreational areas. While the Hussar Barracks' area could supply the local population with the **necessary quality**

**green open spaces**, it has been and is still completely unavailable for them. Instead of walking and cycling to the nearby park, they have to visit other zones of the city far from their homes for community and recreational purposes (mainly reaching their destination by public road traffic).

#### 1.4 THE HISTORY OF THE HUSSAR BARRACKS

Although, it does not determine the future usage of the buildings and the area, it is important to consider the history of the Hussar Barracks in order to understand the structure and potential social importance of the area. The 11<sup>th</sup> Hussar regiment of the Emperor and King was housed in the building complex that were inaugurated on 22<sup>nd</sup> October 1889. **It was one of the largest building complexes of the type in Austro-Hungarian Monarchy Hungary of the era.** The military complex consisted of a building for the commander, three buildings for the officers, six buildings for the troops, and more than twenty further buildings: stables for horses, and all the equipment necessary for the proper functioning of the barracks e.g. stables, a hospital, warehouses, etc.

Relocated from its former stationary barracks from Vienna, **the 11<sup>th</sup> Hussar Regiment became immediately a significant factor in the economic and social life of the city**, contributed significantly to its development and increasing regional importance in the 1890-1914 period when the population of Szombathely almost doubled.

**Several bombs hit the building complex during the 2<sup>nd</sup> World War, and then the Soviet troops used** it as their military base. The status of the buildings significantly deteriorated due to the misuse and the lack of maintenance between 1945 and 1990.

**The majority of the buildings**, except the main building, which was renovated by the Apáczai Csere János Foundation **has been abandoned and unused since the Soviet troops left the complex. Only a few buildings have remained of the original military complex;** the commander building, two buildings for the officers, the six buildings for troops, a stable, the former catering building, the building for washing, a supplementary warehouse and the prison have survived. These buildings

**Images:**

**air photo**

**renovated and not renovated buildings**

Based on the actually valid spatial development plan as well as the original functional structure **the barracks area can be divided into two major sections:**

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#### SECTION A

The so called Section A is situated in the south-western side covering almost ten hectares. It is in much **better conditions** compared to Section B, **which both applies to the status of the ten buildings and the open areas.** The former chief commander building is located here, which has been being used since it was renovated in the 1990ies. The other buildings have not been used since the Soviet troops left, however, they **can be still renovated, preserved, if, by renewing the roof structures in near future, further deterioration can be prevented.** The public



company of the city, that is responsible for maintenance in the settlement, supplies the green areas with basic maintenance (SZOVA Ltd. / Asset Management Private Limited Company by Shares of Szombathely), however invasive plant population; acacia, Sicilian sumac have already appeared in the area. Main data of area A:

- area: 9.4 hectares;
- the total inbuilt area: 8 253 m<sup>2</sup>;
- built in ratio (with the existing buildings): 8.8%;
- classification according to the spatial development plan: city centre mixed area;
- in-building method: freestanding;
- possible built-in ratio: 40%
- maximum height: 12 metres.

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## SECTION B

**All in all, the overall status of Section B is worse than of Section A. The three buildings located in the area can only be saved**, with an investment that would be highly over their final value. Quickly spreading, mainly invasive plants, woods and shrubs cover the remaining area in patches. SZOVA Ltd., the public company responsible for city maintenance, supplies the area with basic maintenance; collecting garbage, and does minor cleanings. The basic data of the area:

- area: 11,9 ha;
- the total inbuilt area: 6 021 m<sup>2</sup>;
- built in ratio (with the existing buildings): 5,07%;
- in the south of Mikszáth Street axis: residential suburban zone, in-building method: free-standing (maximum height: 12.5 metres, possible built-in ratio: 40%; possible area for construction: 4,000 m<sup>2</sup>);
- in the north of Mikszáth Street: residential suburban zone, in-building method: free-standing (maximum height: 5 metres, 30%, possible built-in ratio: 30%; possible area for construction: 900 m<sup>2</sup>).

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## BUILDINGS - SPACES

The floorspace data of the Hussar Barracks can be summarised as follows (m<sup>2</sup>):

Used	Buildings' name	Basement	Ground floor	First floor	Total area
In use	1. Command building	151	729	729	1,609
Unused	2. Building for senior officers	0	895	895	1,790
Unused	3. Building for officers	106	928	860	1,894
Unused	4. Building for junior officers	164	418	418	1,000

Unused	5. Building for soldiers	20	884	884	1,788
Unused	6. Building for soldiers	20	892	892	1,804
Unused	7. Building for soldiers	20	893	893	1,806
Unused	8. Building for soldiers	20	895	895	1,810
Unused	9. Building for soldiers	20	792	792	1,604
Unused	10. Building for soldiers	20	897	897	1,814
Unused	11. Stable	0	899	0	899
Total		541	9,122	8,155	17,818

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#### SOIL CONTAMINATION, REMEDIATION

The clearance of unexploded ammunitions was completed by the Hungarian Military Services in the 1990s, however, the city has not got any documentation about it. Soil clearance, and soil airing was made in 1992, but risks remain that all the contamination problems have not been entirely solved. **Despite the remediation earlier, the results of survey drillings in 2005 proved that hydrocarbon contamination is still present.** The level of contamination registered in the majority of the area of Section A and B is below the health limit threshold, however, at the locations of the former battery charger and chemical material storages it is above it. Since those drillings cannot supply with up-to-date relevant data concerning the whole area, a wider and more detailed exploration would be necessary. It is important to note the risk still exists, especially in four smaller designated areas, and it will have to be considered while putting any new function in place there.

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#### ACCESSIBILITY, PENETRABILITY

The **area is currently locked**, citizens are not allowed to enter. It causes also traffic problems, being a 20 hectares island-like block in the immediate vicinity of the city centre. Therefore, the Hussar Barracks is a 'white spot' in the city tissue, both in physical and mental terms. On the other hand, it is a huge and well located unused **area with great potentials a part of the city that definitely needs much more communal and recreational spaces.** Currently the area can be accessed from 11th Hussar Road via three large iron gates, the big entrance of commander building, and there are five entrances to area B from Lovas Street. While **a characteristic valuable heritage fence borders area A** along the 11 Hussar Road, a **deteriorated concrete fence** can be found **along Lovas Street** creating an ugly townscape there. **The gates provide access to a well-built internal network of concrete and asphalted roads that could be partly reused when revitalizing the area.**

## CHAPTER 2 / OBJECTIVES

A Local Support Group (LSG) has been created that started to work based on the transnational URBACT MAPS networks' common approach. The LSG has held several workshops during 2016 and 2017, contributing to a consensual analysis of challenges, a common vision and the setting of objectives for the IAP.

The base of the Integrated Action Plan is the common vision that

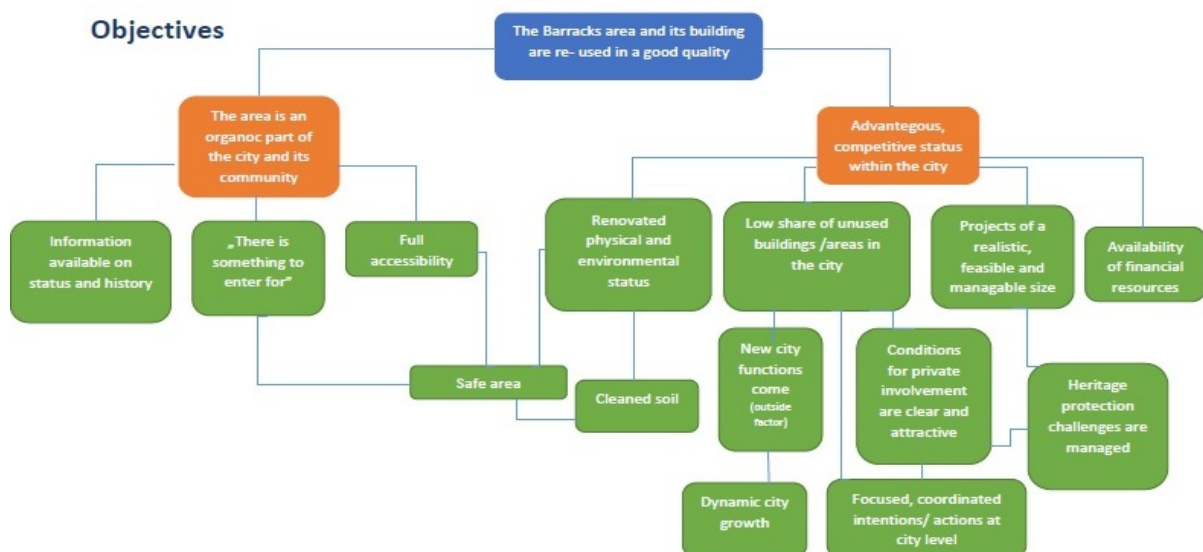
**the area would become the organic part of the city, and**

**it contributes to the sustainable development of the city via the renovation of the buildings and the other spaces.**

The objective is to **start a bottom-up process that involves the citizens to change the area into a new, green sub-centre of the city** along the following aspects:

Locked	→	Open
Outdated, useless and dangerous	→	Renewing and useful
Meaningless 'white spot'	→	Gaining symbolic meaning
Arms, walls, brick and concrete buildings	→	Living, green spaces, communal areas, culture, arts

The LSG has performed a problem- and goal analysis in several workshop sessions regarding both the buildings and the open spaces. The following -hierarchy of objectives has been defined:





Hence the overall objective of the total and high quality usage of the area of the Hussar Barracks can be broken down to the following **main objectives**:

1. **The area is becoming an organic part of the city and the community** – its elements, the buildings and the spaces among them contribute to the sustainable development of the city. **The area is becoming a new quarter and city centre** via the inclusion of the citizens and the organisation of new functions (residential area, services, cultural and other new functions).
2. **The creation of a favourable competitive status** of the area: **the improvement of the physical and environmental status of the area with the buildings located there** despite the factors that cannot be affected by the action plan (unused urban properties, availability of development sources).

The proposal of the Local Support Group is that **area A and B should be handled in a common objective framework**, since they constitute an organic unit, despite the fact that they have got two separate land registration numbers; 2164/8 and 2164./11.

The buildings and open spaces of area „**A**“ are suitable to strengthen **cultural, educational and community functions** of the district while the reuse of area „**B**“ could add new, necessary functions like **housing and good quality green community spaces**. This area could be split into smaller units creating more suitable and attractive real estates to set up new buildings through private sector involvement.

Maintenance, upkeep, cleaning and further short or long-term usage of the area and the buildings of the Hussar Barracks requires significant financial sources due to their huge sizes and deteriorated status. The financial opportunities are limited even considering potential EU funding, hence LSG suggests to **reinvest public incomes coming from sales of the properties located in area B into the maintenance, renovation and reuse of the buildings in area A**.



Map 2: The location of Section A and Section B of the Hussar Barracks  
(source: own image)

In order to identify specific intended changes in the current situation, the LSG has identified specific objective with their potential impacts as summarized in the following table:

Specific objectives	Impacts	Territorial level of impacts
<b>The heritage area (A) becomes a new green city centre</b>	NGO incubator becomes a booster of new social groups and temporary usage actions	Wider area of the city
	Local cultural heritage and identity strengthened	City level
	Created cultural hub of the city boosting local cultural production, events, collaborations	City level
	The place becomes a centre for creative SMEs, art-business collaborations and fostering local product development	City level
	The area will be developed into an open green centre	City level

	of the district and become a key venue for city events / recreation	
<b>Area B is transformed into an attractive residential area</b>	New attractive quality housing areas created	Project area
	Green recreational + sport facilities boost the	City level
	Community gardening becomes popular in the district	Project area
	Car free housing boosted	Project area

In order to be able to monitor the intended changes the following result and output indicators have been specified:



Specific objective (Change to be achieved)	Result indicator (Variable measuring the change in the situation)	Output indicator (Variable describing direct products of the IAP)
<b>The heritage area (A) becomes a new green city center</b>	Share/Nr. of inhabitants using new city centre functions / Satisfaction rate	Square meters of reused for community purposes
	Activity rate of local NGOs and social groups	Nr. of NGOs/artists/artist groups/ creative SMEs hosted
	Nr. of collaborations between artists and creative SMEs, cultural collaborations	Square meters of office / co-working spaces
	Attendance of events (community, culture)	Size of reused / recreated green community spaces
	Raised awareness about the cultural heritage related to the site (survey)	Square meters of museum exhibition space created
	Nr. of visitors to the museum	
	Share/Nr. of inhabitants selling and buying local products	Nr. of selling places at the open air local market
<b>Area B is transformed into an attractive residential area</b>	Nr. of people living in the area (Nr. of families, age groups) / Satisfaction rate (survey)	Nr. / Share of plots sold Square meters / share of the area reused for housing
	Nr. / share of city inhabitants using new sport and recreational areas / Satisfaction rate (survey)	Square meters/share of the area reused for sport, recreation and community purposes
	Nr of household involved in community gardening	Square meters of community gardening spaces created
	Modal share of active mobility (walking, cycling) in the project area	Length of walking / cycling infrastructure created

## 2.1 THE BUILDINGS

The potential usage of **Section A** (10 barrack buildings, about 14,000 square metre area) can be envisioned as activities connected to **cultural, civil or other communal functions**, in line with the Local Building Regulations of the current spatial development plan, which defines the area as 'city-centre, mixed zone'. This area is suitable for presenting the cultural heritage of the Hussar Barracks, its importance to local history and architecture, to create a symbolic space for this era and thereby create a new functions with significant contributions to the local identity and communities. However, the buildings are currently in a dangerous condition, and they are not supplied with public utilities. Due to the deteriorated status of the roof system, their status is continuously worsening. **Their renovation needs substantial investment in short-term.**

The 16. § of the decree of 7/2017 (7<sup>th</sup> March 2017) ordered to **terminate the heritage protection** regarding area **B** (area is about 12 hectares with ten dilapidated buildings), since due to their significant deterioration their value, which supplied as the bases of the heritage protection has been lost, however, the area itself **has remained to be a heritage environment**. These changes make the re-usage of the area much easier, thus the dilapidated buildings in the back of the area at Lovas Street can be deconstructed, hence the **plot can be broken down into smaller sections**. Thus **the potential sale of these smaller plots have become easier, as well as the construction of new buildings on these plots**. However, due to the historic status of the area, all deconstruction activities have to be planned and discussed with the Heritage Authorities. The Local Support Group proposes, that **some of the buildings in this area should be also saved** if possible, since the **Soviet era of the barracks could be best presented here**.

**The preparation of the deconstruction and/or renovation plans of the dilapidated buildings of area B** is inevitable as the first step for the preparation of further developments, as well as consulting relevant authorities with these. The deconstruction of the buildings, and the renovation of the valuable ones should be harmonised with the pace of the reuse. Since making the area accessible, creating interconnections of the surrounding neighbourhoods would decrease the island-like character of the area, the deconstruction of the three buildings in the north-eastern corner shall have priority.

## 2.2 THE SYSTEM OF OPEN SPACES

The situation and the size of the area enables its future functioning as a new urban sub-centre. Currently it is a closed area, however, it has got several gates, and an originally high quality inner road system, which has deteriorated. These could serve the inner traffic, as well as the traffic through the area, potentially improving interconnections within the city, especially among surrounding housing areas and the city centre.

At the same time the minimization of future automobile traffic in the Barracks area is also an important objective in line with the vision of the Action Plan. Therefore, **the creation of an infrastructure that supports sustainable traffic modes walking, biking and public transport is vital.**

To create the open spaces that match the vision and objectives of the IAP, **the walls around the area should be gradually, however, partly deconstructed** and - in line with heritage protection considerations - replaced by green spaces and surfaces.

Consensus has been reached in LSG meetings of that some of the sections of **Area B should be kept green** community or recreational spaces thus strengthening the green zone feature of the area. Area B can be broken down into smaller pieces. **The share of open green spaces; play grounds, parks, event venues, community gardens, etc., is low compared to other districts of the city. Area A and B provide several hectares for this purpose.** Depending on the partition plans of area B estates, it can even be as much as **10-15 hectares**. It is a significant potential regarding the development of urban functions, hence the Local Support Group suggests, that green communal and recreational areas should be created **in the whole of the open spaces of area A, and at least the 20% of part B** (mainly along the line where the two areas attach).

In line with the above, the **construction of new buildings should be avoided in area A**. Moreover, during the **partition and detailed regulation of area B, inbuilt ratio and height of the buildings should be in harmony with the surrounding areas**. Optimally, a gradual transition of the actual technical building regulations between the surrounding areas and Area B could create organic links with the surrounding housing areas.

Furthermore, the Local Support Group suggests, that the parking spaces that would be required for the new residential and city centre functions, should be located in appropriate distance from the green spaces to be created in the center and along the border line of areas A and B.

## 2.3 LOCAL POPULATION, CITIZENS

According to international experiences and based on the common approach used in the URBACT MAPS project, the first step of rehabilitating such a huge, abandoned, and isolated area as of the Hussar Barracks could be to open it, even if only temporarily. As people start to reuse the area, with their involvement, their commitment and attachment to the area grows, and more and more people start to be thinking positively about the reuse. These **temporary functions have to be organised so that they would not hinder the long-term usage**.

The problem of the **'white spot'** effect has occurred on almost each meetings of the LSG and it has been a challenge raised by several citizen opinions during open days and the survey. The Hussar Barracks, due to its original function, used to be operated always in a separation from other parts of the city. Although it was partially opened for some occasions (e.g. horse-riding competitions) this ended completely after 1945. Therefore, on the mental map of the local **community it appears as a white spot with no potentials or values**. As defined by the LSG, for converting the area into an organic part of Szombathely, it is necessary

- **to open the area and unblock its separated status,**
- **to organise awareness raising, introductory and inclusion events for the citizens of the city, especially for those, who live in the neighbouring areas.**

It may include:

- **organisation and management of visits and events** where local citizens are actively involved in getting know the area and its history as well as in influencing its development, e.g:
  - Hussar Barracks open days, walks;
  - Military, tradition-based, re-enactment events, events of the yearly Savaria Historical Carnival;



- Urbanistic Summer University, / the exhibition of the ideas of university students of architecture in the framework of an event;
- Bike race
- **the physical opening of the area, its intermediate/ temporary usage.** Potential intermediate reuse actions require lower financial resources and can help to temporarily fill the area with life, involve the citizens, while not hindering the future realisation of the long-term objectives, either. **The following suggestions have been raised, discussed and partly elaborated in detail in the meetings of the LSG:**
  - walking path and bicycle road through the park;
  - using existing concrete surfaces for parking needs of the two primary schools located here and nearby;
  - creative camp for local / young artists;
  - (voluntary) art performances, concerts that attract bigger masses - on temporary stages;
  - preparation of installations by local artists, art school students – covering barracks' window and fence boards.

## 2.4 EXISTING STRATEGIC TOOLS

In the period of 2014-20, the city can rely on multiple sources provided by the EU and national budget. Operational programmes for settlement development (TOP), economic development (GINOP), development of transport networks (IKOP) and national funding for the Modern Cities Programme and for preparing European Cultural Capital applications are available.

Support schemes of the TOP require integrated strategies and/or action plans justifying city renewal projects put forward for funding. While priority 7 of the TOP financing CLLD-type local community development strategies (elaborated and to be implemented by local public, civic and private actors), while a dedicated priority (P6) is financing integrated, multifund project packages of the city municipalities in regional centres.

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### CLLD 2014–2020: LOCAL COMMUNITY DEVELOPMENT STRATEGY SZOMBATHELY

The CLLD funds can contribute the tackle key challenges of Szombathely, like strengthening local communities/NGOs, improving awareness on and capitalization of local cultural heritage, reformulating local identity and slowing outward migration of new generations. The barracks area has been defined as a key action area for this strategy, one of the buildings is the single key project defined, that is the creation of an NGO incubator.

The “For the Future of Savaria” CLLD Local Group was founded in May 2016 as a consortium to coordinate resources for local community development. It has been operating with the leadership of the Self-government of the City of Szombathely with the objective:

**‘Coordinated development of the communities of Szombathely as well as the mental and physical environment that serves it.’**

The membership of the group represents local society, neither the public nor the civic or private entrepreneur sectors have a majority in it. Thus it should be able to coordinate the development sources properly. The group designed a local community development strategy that can serve the renewal of the barracks area in multiple ways, as the short summary of its intervention logic shows:

1. **City usage: renewal and re-use of the unused, deteriorated public spaces for community purposes;**
  - Sustainable usage and re-usage of outer spaces, communal spaces with community purposes;
  - Development and mind-set shaping actions for promoting health-conscious lifestyles and mass sports.
2. **Knowledge and culture: Support attractive, marketable, 21<sup>st</sup> century presentation and capitalization of cultural values; heritage, arts, and the scientific potential of the city;**
  - The development of attractions and community based events that strengthen the local identity, build upon local cultural values;
  - Digital development initiatives for improving skills, city communities and local public services.
3. **Community Building along the idea of 'the City of Support': social development, supporting specific groups of the city society most endangered by social exclusion;**
  - Mobilisation of youth communities, strengthening their local identity;
  - Obstruction of the exclusion process of people in unfavourable social status, community inclusion and training actions.

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#### THE SETTLEMENT DEVELOPMENT CONCEPT AND THE INTEGRATED SETTLEMENT DEVELOPMENT STRATEGY (ISDS) OF THE CITY OF SZOMBATHELY

Three general priorities have been defined by the ISDS for the period of 2014 and 2020; also called Széll Kálmán Plan (Flourishing Economy), the Saint Martin Plan (Renewing and inclusive society), and the Éhen Gyula Plan (Attractive urban environment). Within these priorities, challenges of the city are targeted through intervention fields, most of them can potentially contribute to the local challenges and objectives connected to the Hussar Barracks' renewal. Most relevant ones are marked by bold letters below:

Challenges / Intervention fields of ISDS	Potential links to challenges / objectives at the Hussar Barracks area
<b>Development of health economy and creative industries</b>	Szombathely city has significant number of creative, mainly small enterprises that operate separately, in low quality workplaces. Co-working spaces, shared equipment and services could be installed in the heritage buildings as new functions.
<b>Development of sustainable tourism;</b>	The city has significant public transport connections and is a cycling friendly town. The barracks area- located near to the train station - could host a car free, green recreational space also suitable for open-air events, exhibitions on local heritage of the Monarchy era could be presented in one of the heritage buildings.
<b>Assurance of the availability of quality pub-</b>	

lic services;	
The development of community services that serve active and healthy life. Preserving the social activity of the elderly generations;	Green community and recreational spaces are scarce in the districts of the barracks area, these could be created as new functions there.
The realisation of community driven, CLLD-type developments	Heritage buildings could host incubator and workshop spaces for city NGOs and voluntary groups and their activities
To support the realisation of a compact city by the complex rehabilitation and development of the centre of the city, the integrated protection of the architectural heritage, the creation and the rehabilitation of the venues and the constructed heritages of the Year of Saint Martin, as well as the creation of the Saint Martin pilgrimage route and its venues	The barracks area is located next to the city centre, in a district that is low on community spaces and green recreational areas. These can be developed as new functions in the barracks area.
Economic development and work-place creating investments by the public and the private sectors in the brown field urban rehabilitation areas owned by the city. Supporting the rehabilitation of the deteriorating, underused urban areas that are not owned by the city;	<p>The barracks area is the largest brownfield area of the city where the potential of involving private sector developers is significant (area B).</p> <p>Heritage building can be used to create co-working and office spaces for local SMEs.</p>
The complex rehabilitation of housing estates;	Area B has high housing development potential that can be realized with private investors.
The complex development of suburban areas.	The barracks area is located next to the city centre, in a district that is low on community spaces and green recreational areas. The barracks area is currently closed for crossing traffic, hindering accessibility of the suburban areas nearby. Both challenges can be tackled by actions proposed by the IAP.

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THE DEVELOPMENT OF THE INTERMODAL COMMUNITY TRAFFIC CENTRE IN SZOMBATHELY – DETAILED FEASIBILITY STUDY (2015)

The railway station and the bus station in Szombathely are located more than 1.5 kilometres far from each other, which makes changes between the transport modes and intermodal solutions quite difficult. Hence an intermodal transport centre is planned that could be estab-

lished next to the existing railway station with relocating the current regional bus station here. A detailed feasibility study has been prepared for the realisation of this node with the objective to create an intermodal transport hub in Szombathely (railway, city and shuttle bus public transport, P+R, B+R and K+R functions) that would support quicker changes between different transport modes in an integrated manner. The construction of a new pedestrian and bicycle tunnel has also been planned that would increase the environmental sustainability of urban traffic connections and would support the more effective accessibility of public transport services. **The venue of the planned investment would be about a 10 minute walk far from the area of the Hussar Barracks that would give an even much stronger regional and local traffic function to the whole district.**



The Local Support Group was founded in an open manner; during its operation it put substantial efforts to raise interest for the area and the goals of the MAPS project, tried to continuously identify and invite new members to join. It operates a media surface with this objective, has regular meetings and dissemination events are organised. The members of the come from the public, private and the civil sectors, and they represent local stakeholders and can be also regarded as the potential partners in implementing the IAP.

Members of the Local Support Group	Number of members	Regional level	City level	District level
The local self-government and its institutes	6	1	3	2
State institute, school, university	8	1		1
Civil, non-governmental organisation, national heritage group, etc.	7	2	2	3
Organisations of the business sector; small enterprises, local businessmen with following activities; <ul style="list-style-type: none"> <li>• architectural planning,</li> <li>• property development, construction</li> <li>• event organisation and</li> <li>• regional development.</li> </ul>	4			4
Expert organisations, chambers	7	4	3	
Representatives of interested citizens	6		2	4
<b>Sum</b>	<b>38</b>	<b>8</b>	<b>10</b>	<b>14</b>

### 3.1 REGIONAL LEVEL

Stakeholder	Involvement	Potential role
Savaria Museum with county competence	Maintains and exhibits collections of architectural, folk, historical heritage and natural sciences.	Preserve and present the historical heritage of the barracks area and the related city/cultural heritage elements
The National Heritage Authority of the Governmental Offices of County Vas	Authority of cultural heritage protection	Authority role regarding historic, and national heritage buildings
Chamber of Engineers in County Vas, Chamber of Architects in County Vas	Professional involvement in engineering, architecture, environment protection	Consultation
Chamber of Trade and Industry of County Vas , Regional Enterprise Development Foundation of County Vas and the City of Szombathely, Regional Innovation Agency	Local economic development with special regard on small and middle sized enterprises	Business incubation activities
Association for County Vas, Homeland Association, Scientific Knowledge Contribution Association of County Vas Civil Centre of Vas	Civil organisations working for the development of the county (NUTSIII region)	Planning and implementing actions along the objectives of their organisations
Pannon Local Product Non-profit Ltd.	Supporting local producers of the area.	Local producers' market, shoppers' community, organisation of community gardening

### 3.2 CITY LEVEL

Stakeholder	Involvement	Potential role
Self-government of the City of Szombathely with County Authority	Owner of the area responsible self-government	Main responsible for the usage, owner, potential investor, financier
SZOVA Asset Management Shareholding Co. of Szombathely	management and the maintenance of the area	maintainer, developer and manager of open air and covered urban areas used

		by city inhabitants
Urban Development Ltd. of Szombathely	Development and implementation of urban development projects	In projects of the self-government: project development, preparation of applications, project management.
Agora Savaria Cultural Centre	Integrated cultural institute of the city self-government	Organisation of cultural events
Local primary and secondary schools	Local educational institutions	The preserve and pass on local historic and cultural heritage for next generations
Secondary School of Arts of Szombathely	Key player of local art education	organisation and management of common art workshop spaces, creative camps and other arts activities
Herman Ottó Secondary School of Environmental Protection and Agriculture	Secondary school of gardening	Creation of green community areas
Savaria University Centre of ELTE	key player of local higher education	Creation of educational and research facilities, as well as university community spaces
Civil Round Table of Szombathely	Local organisation coordinating the work of the non-governmental organisations of the city	Support of civil and voluntary actions, as well as "civic incubation"
Rumi Rajki Association, Urban Renewal Association of Szombathely	Local patriotic, urban heritage protection association	Preservation and presentation of local history and cultural heritage.
Local Fine Arts' Artist Associations (Savaria Tendency Art Group, Westwerk, etc.)	Key players of urban cultural and art life	organisation and management of common art workshop spaces, creative camps and other arts activities
Music and dance groups	Key players of urban cultural and art life.	organisation and management of common rehearsal studios, programmes, performances and actions
Organisations of the business sector; SMEs, local business persons	Representatives of the private sector	Property development with residential and business objectives, management of co-working offices, development and management of the market place
Television and Radio Ltd. of	Shapers of local public de-	Local players significant

Szombathely, + local printed and electronic media	bates, urban consciousness and identity	sources of information for local citizens with high potential awareness-raising and involvement impact
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### 3.3 ON THE LEVEL OF THE DISTRICT IN THE IMMEDIATE VICINITY OF THE HUSSAR BARRACKS AREA

Stakeholder	Involvement	Potential role
Apáczai Csere János Foundation	Renovator and manager of the chief officers' building, their main goal is re-usage of the barracks area for cultural and educational purposes.	Developer and the manager of the chief officers' building and potentially of further buildings in area A, in line with their original goals
Apáczai Waldorf Primary School	User of the upper floor of the Chief Officers' building and the related segment of the park	Potential developer and manager of another building in area A
Homeland Association / Őrvidék House	Civil organisation working for the preservation and presentation regional cultural heritage and values of the once and now again united border area Őrvidék /Wartgebiet with Austria and Slovenia.	Potential developer and manager of another building in area A, in line with their organisational goals - support for cultural activities and civil incubation services for minority / cultural associations and groups
11 <sup>th</sup> Hussar Tradition Preservation Association	Local civil organisation for conserving and re-enacting the hussar traditions. Current users of the open-air spaces of area A for their regular events	Potential developer and manager of a Hussar heritage preservation and introduction area
Neumann János Primary School and Donászi Magda Kindergarten	Educational institutes operating in the direct vicinity of the area (neighbours)	Development and maintenance of green community spaces in the attached part of the Hussar Barracks area
Citizens of the district	Primary users of urban centre functions - cultural, educational, commercial, service, and communal	Jointly plan and develop/manage new community spaces (e.g green recreational spaces, playgrounds, community gardens)

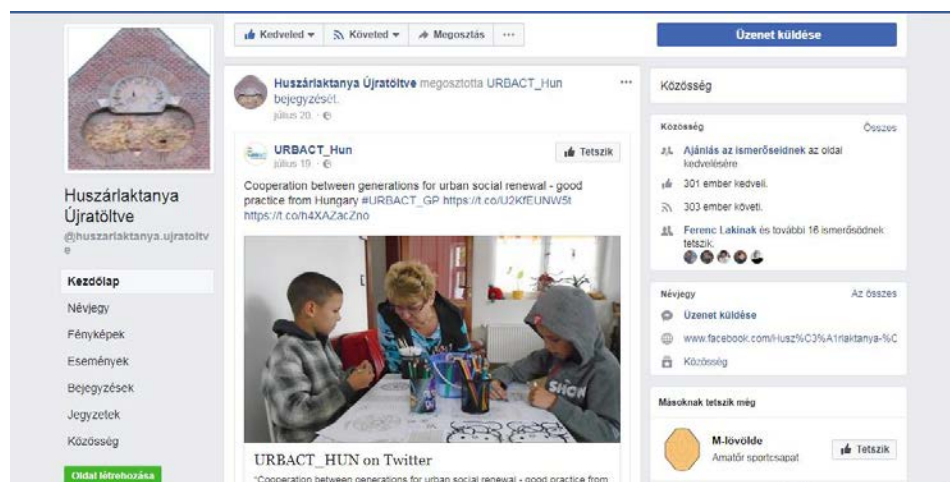
### 3.4 METHODS FOR INVOLVING STAKEHOLDERS



The composition of the LSG formed to develop the area and the buildings of the Hussar Barracks was completed in an open manner, and it has been open to all persons and organisations that would like to do something for its objectives. The group has defined and has been pursuing the following involvement activities;

1. Compile and **use an address list of members, interested people and organisations** for organising LSG meetings and other dissemination events;
2. Develop and operate of a community media channel:
  - short stories and pictures on the history of the area, the barracks and the troops stationed here,
  - the operation of the Local Support Group,
  - the work by URBACT MAPS being completed in other partner cities,
  - events, and urban development examples regarded as innovative cases or best practices.

The group has been followed by 300 people, the published content reaches regularly about 100 – 1,000 users depending on their topics. Its web address is; <https://www.facebook.com/huszarlaktanya.ujratoltve/>.



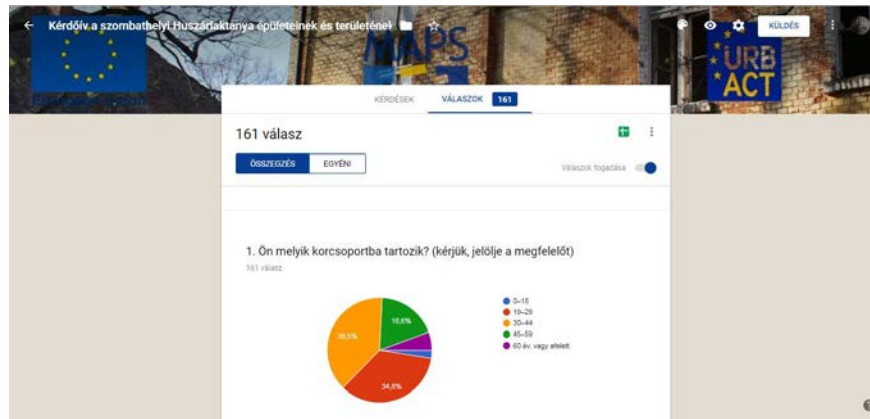
3. **Organisation of open days, and site visits in the Barracks** : up to September 2017, there were 4 walks with 15 to 45 interested people each time, having been advertised in the local media and on Facebook previously. Historians, architects and the LSG coordinator talked about the most exciting episodes of the hundred and twenty-five year-long history of the barracks, the MAPS project, the work of the LSG. Participants could visit the otherwise locked areas of the park, they can contribute to the development of the area with their reflections or suggestions, and they can also join the Local Support Group.



4. **The appearance of the MAPS project and the activities of Local Support Group in local media:** short introductory videos, discussions via the city TV and radio channels, as well as the reports in the printed media, local news portals.



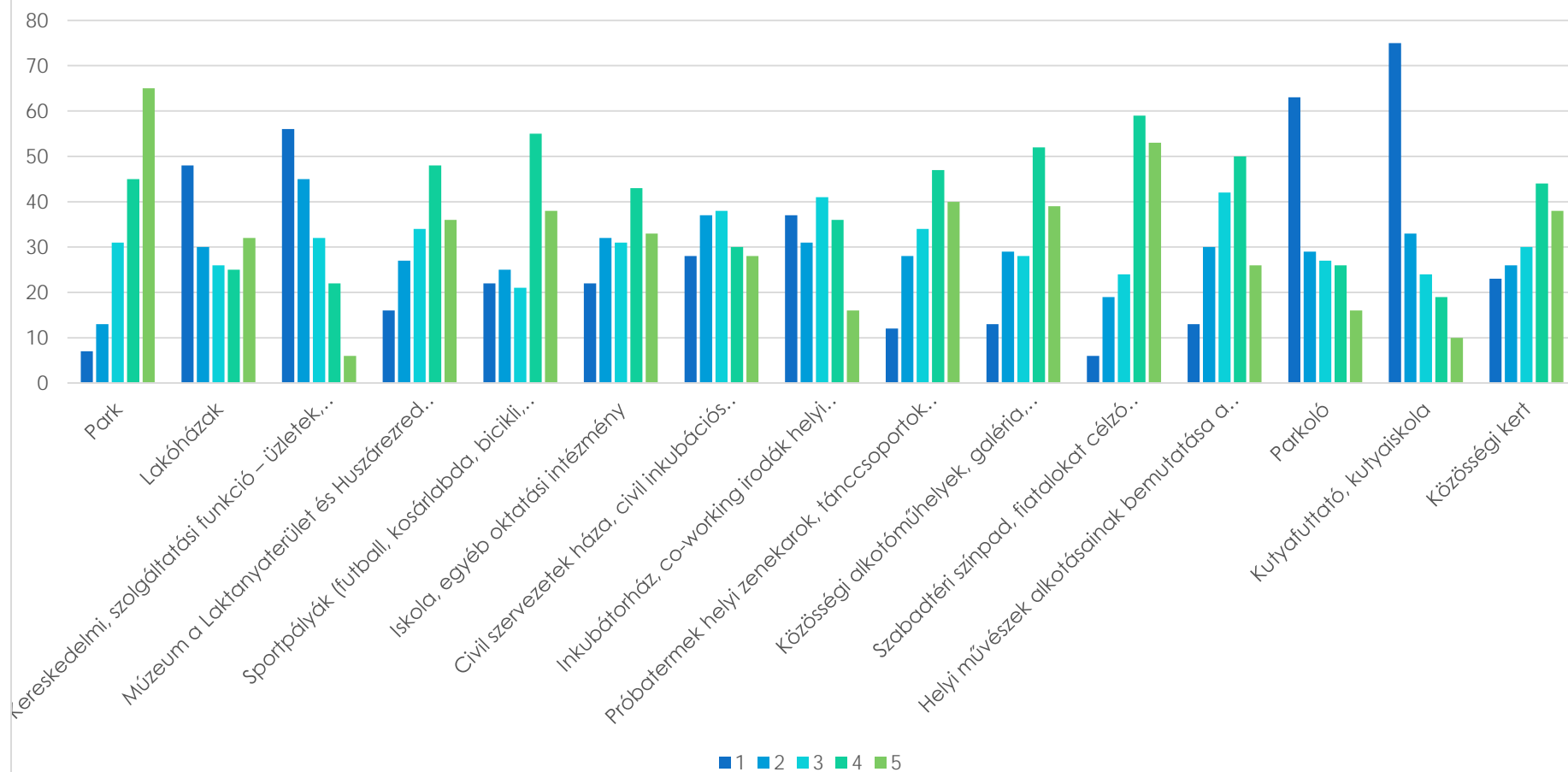
5. **Publish and advertise an online questionnaire regarding the usage of the area of the barracks via the above mentioned channels.** This questionnaire has been filled in by more than 160 people by September 2017, and proved to be an efficient way to collect needs, ideas, and feedback regarding the work being completed in the framework of the LSG.



The outcomes of the survey do not represent the ideas of the whole population of the city, however, it gives hints about opinion of the majority of the citizens in certain areas. This is shown by the fact that there have been no major changes since the publication of the questionnaire regarding the support ratios of most wanted/ rejected ideas of potential re-use.

The following diagram represents the answers given to the question: *'The following ideas have been given concerning the long-term reuse and development of the area and the buildings of the Hussar Barracks. Evaluate them with points between 1 and 5 (1: not important – 5) describing how important you regard the individual development ideas.'* The general view is clearly reflected by the results; the positively steep lines represent ideas supported by the majority of the people, the steeper the line, the more supported the idea is. The inverse is true about less preferred ideas. Those ideas that have not been rejected, however, are less supported and are represented by a bell-shaped line, while the most rejected ideas' evaluation line formulates a 'u' shape line; the latter concerns the ideas regarding residential buildings, since this function was counted to the buildings of area "A", mainly, being worried that these protected, historic buildings would be demolished.

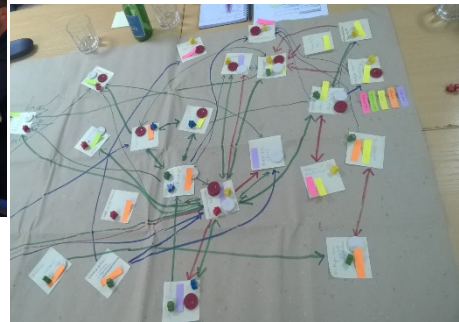
A Huszárlaktanya területének, épületeinek hosszú távú hasznosítására, fejlesztésére az alábbi ötletek merültek fel. Kérjük pontozza 1-5 ponttal (1: nem fontos – 5.), hogy melyik hasznosítási célt mennyire tartja kívánatosnak.



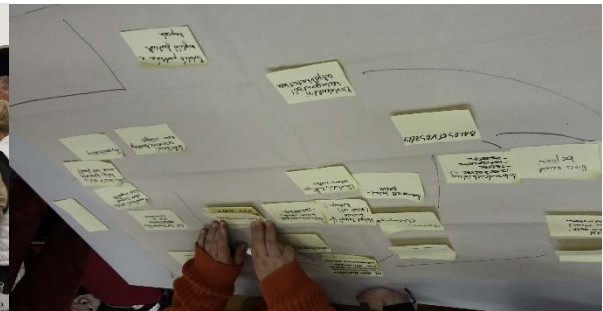


6. The ULG used its meetings to co-create the Integrated Action Plan, until the end of 2017, eight planning sessions were held, covering the following topics:

- Planning of potential actions for temporary use
- Network mapping, creating the Partnership Map of the ULG and the IAP



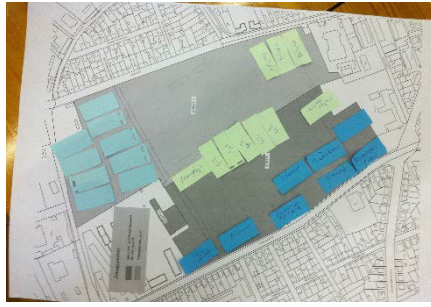
- Setting up the problem and objective tree



- Planning of actions using the OPERA method



- Potential spatial distribution of planned long term functions (this topic became a standard topic on all following sessions):



- Potential organisational and governance framework of planned actions
- Evaluating the outcomes of the local survey – feedbacks to the vision, objectives and actions of the IAP
- Timeline of actions, principles of use of funds

Involvement processes mentioned above are planned to be kept after the action planning period, as they are useful tools for

- planning and implementing of actions in detail;
- monitoring and evaluation of the results of the action plan.

The Self-government of Szombathely, as the owner of the area, project partner of the UR-BACT MAPS initiative as one of the founder of the LSG ensures that the **preparation of the Action Plan and the potentially connected other planning processes in the city would be in harmony strengthening each other.**

For example:

- a civil incubator house that has been identified as a key project by the Local Community Development Strategy (for the CLLD support scheme of TOP), could be housed in one of the heritage buildings of the Hussar Barracks;
- to include the objectives and actions planned in the IAP into the application of the city for the 'Cultural Capital of Europe 2023' title;
- to consider the IAP, the actions and future functions planned in the barracks area in preparing future urban and transport development plans.

A modular revitalisation action planning method has been used during the revitalisation of Fort Monostor in Komárom/Komárno a huge former military site. The LSG has received a detailed presentation of the approach from experts involved in the planning and implementation of that programme, and applied its experiences during the action planning. The use of a modular method is justified – among others – by the large size of the area, the expected high costs, expected the timeframe and the availability of resources.

Each project or action can be regarded and handled as independent units than can be implemented separately, but should strictly be interlinked with the others. Thus the completion of the suggested actions can be scheduled and sectioned both in space and time more flexibly.

**Factors for the spatial distribution of planned functions** based on workshop results in the Local Support Group:

	Area A	Area B	The necessary measures concerning the usage
	<b>Status</b>	<b>Status</b>	
<b>open spaces: green spaces</b>	historical heritage protection partly contaminated, lack of public utilities	historical heritage environment partly contaminated, lack of public utilities	further clearance, locking buildings' doors and windows, assurance of public utilities for the regular usage; arrangement of the area, creation / development of the park.
<b>open spaces: roads and paths</b>	needs to be repaired, lack of public lighting	Needs to be repaired / to be demolished lack of public lighting	Reparation and fencing of the parts to be opened.
<b>Closed spaces and buildings</b>	historical heritage protection dangerous status, lack of public utilities	historical heritage environment to be demolished, new buildings	Preservation (A, roof tiling (A), demolishing (B), For the regular usage: restoration (A).

Overview of the planned actions by the segmentation of the area (A-B):

Module	Project	Action
"A" terület	4.1 Restoration of nine historic buildings in deteriorated condition	4.1.1 Detailed status evaluation, planning of status preservation and public utilities on area „A”
		4.1.2 Historic exhibition introducing the history of the Hussar Barracks
		4.1.3 Civil incubator for local/regional civil and voluntary organisations
		4.1.4 Incubator / co-working offices for enterprises operating in the creative sector
		4.1.5 Waldorf Primary School
		4.1.6 Community art studio / gallery for local artists
		4.1.7 Community rehearsal studios: theatre, music, dance
		4.1.8 Residential or office buildings (0 – 2)
Open-air spaces	4.2.1 Landscaping and gardening plans	
	4.2.2 Area „A”	<p>4.2.2.1 Utilization of green areas and outdoor areas of area "A"</p> <ul style="list-style-type: none"> <li>• Open-air installations: <ul style="list-style-type: none"> <li>• Exhibition of art works by local / regional artists,</li> <li>• Open-air exhibition of local / regional military and cultural objects,</li> <li>• Open-air toys related to the hussars, horses, the era of the Austro-Hungarian Empire, and the Soviet Army</li> </ul> </li> <li>• Open-air stage</li> <li>• Event and market place</li> <li>• Hussar heritage preservation and introduction area, horse riding alley</li> </ul>
	4.2.3 Area „B”	<p>4.2.3.1 Utilization of green areas and outdoor areas of area "B"</p> <ul style="list-style-type: none"> <li>• Central Park – establishing the "Hussar Gardens"</li> <li>• Community gardening space(s)</li> </ul>



		<ul style="list-style-type: none"> <li>• Development of small green community spaces</li> <li>• Thematic hussar playground Szabadtéri sportpályák, -eszközök: bringapark, street sportok stb.</li> <li>• Sport playgrounds, equipment: cycling park, street sports, etc.</li> <li>• Velodrom</li> <li>• Marketplace and hall</li> </ul>
Area "B"	4.3 Residential area	<p>4.3.1 Preparation of the detailed regulation master plan, a detailed survey and evaluation of the contamination status on area „B”</p> <p>4.3.2 Sales of the plots, planning and construction of inner traffic roads, parking spaces and other public utilities</p>
Horizontal activities	4.4 Maintenance and preservation.	
	4.5 Communication activities	

Proposal of the Local Support Group for a spatial allocation of the above described functions:



In the following sections, the planned actions are going to be introduced by intervention areas as follows:

1. **revitalisation of the historic buildings**
2. **the development of the open-air spaces**
3. **new buildings**
4. **horizontal actions.**

## 4.1 HISTORIC BUILDINGS – PLANNED ACTIONS

In the following description of actions, we are going to refer to the individual buildings by their numbers. The building No. 11 is not heritage protected, however it is part of the historical heritage environment of area B.



### 4.1.1 Status evaluation and planning activities concerning the historic buildings located and open spaces in area A

Buildings: 2 – 10

**Basic data:** Detailed status evaluation of the buildings with about 14,000 m<sup>2</sup> floor area, planning the preservation activities of urgent matter, and planning to supply the buildings with public utilities and other basic infrastructure.

#### Functions to be created:

The usage of the nine unused buildings in area A that need to be renewed is hindered by the continuous deterioration of their status and the total lack of public utilities. Since some of the possible functions defined in the IAP would be possible by involving civil and private actors and their own resources, the first necessary measures would be the following:

- a detailed evaluation of the current status based on a uniform methodology regarding the protected buildings,
- for preventing further deterioration, detailed planning and scheduled implementation of maintenance/ conservation works on the buildings, with special emphasis on the conservation of the roof systems and support structures,
- create physical plans for the necessary public utilities and basic infrastructure as a prerequisite to any new functions.

#### Target group:

- The Self-government of the City of Szombathely with County Authority, SZOVA Plc.
- Those organisations that participate in the development and reuse of the buildings

(NGOS, private investors)

- Target groups of the new functions that will be installed in the renewed buildings of area A

**Expected social and economic effects:**

The budget for creating new functions (e.g. civil or business usage) become plannable, fostering re-use

**Expected environmental results and effects:**

Neutral. Connecting the buildings to the communal heating system (mainly using biomass) could provide a sustainable solution.

**Planned budget:** 7 M Ft

**Potfential sources:**

- City budget
- Sources of the European Cultural Capital process
- National budget

**Organisation responsible for implementation:** The Self-government of the City of Szombathely with County Authority

**Partners to be invited:**

SZOVA Plc., Apáczai Foundation

**Risks:**

In case the action lasts too long or is postponed, the usage of the heritage buildings will turn impossible.

#### 4.1.2 Historic exhibition introducing the presenting the history of the Hussar Barracks

**Buildings:** 2 – 10

**Basic data:** Exhibition with interactive elements created on the ground floor of one of the officers' buildings on 100-250 m<sup>2</sup>

**Functions to be created:**

An exhibition that introduces the architectural, military and local history related to the Hussar Barracks, based on documents and photos safeguarded by Savaria Museum, the State Archives of County Vas, as well as the Apáczai Foundation.

The possible elements of the exhibition:

- Szombathely at the time of the construction of the barracks – socio-economic development, people, stories
- the presentation of military forces that were housed here at different stages of the barracks' history
- Role of the army in city life – economic and social functions, sports, etc.
- The attractive presentation of related key events and main characters
- Presentation of the architectural history of the building complex with interactive elements – e.g. 3D computer models
- Presentation of other local collections (temporary or permanent)
- Placing open-air toys and artefacts in the vicinity of the exhibition that are related to the hussars, horses, the era of the Austro-Hungarian Empire, and the Soviet Army



- Creation of a community media surface to share and store family photos and stories related to the topic of the exhibition
- Event and media campaign related to the opening and market introduction of the exhibition

#### **Target group:**

- Local citizens
- Tourists, mainly from the Austrian, Slovenian and Croatian border areas (therefore the exhibition should be bilingual or a German / English guide could be developed for the exhibition )
- Visitors of different events organised in the barracks area
- Students of the primary and secondary schools in the wider region

#### **Expected social and economic effects:**

Through a complex and experience-based presentation of the history and 'genius loci' of the barracks area for the wide public, awareness about cultural heritage can be raised and local/regional identity strengthened.

#### **Expected environmental results and effects:**

Neutral

**Planned budget:** 110-130 M HUF (without the costs of the construction of the public utilities)

**Potential sources:** touristic and cultural development sources:

- TOP, EFOP programmes
- AT-HU or SI-HU ETC programmes,
- Sources of the European Cultural Capital process
- National budget

**Organisation responsible for implementation:** Savaria Local Museum with County Authority

**Partners to be invited:** State Archives of County Vas, Apáczai Foundation, Szombathely 11-es Huszár Tradition Preservation Association, Órvidék House

#### **Risks:**

- Since the buildings are located isolated from the currently operational exhibition spaces of the city museum, the operational costs will be higher
- The assurance of economically viable operation in case of a permanent exhibition with regular (continuous) opening hours.

### **4.1.3 Civil incubator for local/regional civil and voluntary organisations**

**Building:** 3

**Basic data:** Creation of a civil incubator house on about 800 m<sup>2</sup> by renovating a protected heritage building of the Hussar Barracks, that shall be used by the civil, minority and other cultural organisations of the city and its wider region.

#### **Functions to be created:**

- offices,
- shared secretariat,
- development of shared multifunctional, and partly sectionable event halls
- meeting rooms,



- and development of the necessary parking spaces.

Basic aspects of choosing the organisations to be hosted in the incubator will be:

- community development activities,
- preservation and spreading of cultural values,
- regional approach and scope,
- preserve and foster national and ethnic minority cultures of Órvidék/Wartgebiet.

Objectives of the incubation activities :

- coordinate and harmonise activities of the different cultural, civil and community organisations, organising common programmes and to foster synergic processes that strengthen each other.
- support community programmes for groups of people challenged by social exclusion (disabled people, other disadvantaged groups).
- Foster activity and develop competencies of civil organisations through trainings, motivation and matchmaking events. Generate new connections, networks and synergies among civil initiatives as well as private and institutional actors at city level, also involving active relevant organisations of the border areas in Órvidék/Wartgebiet.

Direct target groups:

- civil organisations,
- Public sector organisations in the areas of community activities and culture,
- economic actors that are active in urban community life,
- voluntary organisations

Indirect target groups:

- The population of Szombathely and its vicinity,
- children, and young people,
- groups of people challenged by social exclusion (disabled people, other disadvantaged groups) and their organisations

Expected social and economic effects:

Improved working conditions of the local/regional civil organisations that will move in

Expected environmental results and effects:

The green area around the building will be revitalized and maintained.

Planned budget: 261 million HUF

Potential sources:

- TOP CLLD resources

#### **Organisation responsible for the implementation :**

The Self-government of the City of Szombathely with County Authority

**Partners to be invited:**

- Homeland Cultural, Sport and Heritage Protection Association
- Savaria City Museum with County Authority
- Szombathely Civil Round Table
- Specialised Social Institute of County Vas

**Risks:**

Problems may occur during the renovation of the heritage building and their surroundings (during the negotiations with respective special approval authorities, clearance of the ground, etc.)

**4.1.4 Inkubátor / co-working irodák kreatív szektorban működő vállalkozásoknak****Épületek: 5–8**

**Alapadatok:** Szombathelyen egyre nagyobb súllyal vannak jelen a kreatív iparhoz sorolható kezdő, vagy már huzamosabb ideje működő vállalkozások, egyéni vállalkozók. Esetükben többrétű problémakör áll fenn: van olyan vállalkozás, amely kinőtte jelenlegi működési helyét, máshol a szakmai kapcsolatok hiánya jelent nehézséget, vagy éppen az igénybe veendő szolgáltatások „elaprózottan” vannak jelen a városban. Ezen problémák, hiányosságok leküzdéséhez járul hozzá egy megfelelő színvonalú és kapacitású co-working iroda kialakítása.

**Létrehozandó funkciók:**

A beköltöző szereplők működési költségeinek racionalizálásához szükséges azon funkciók, szolgáltatások kialakítása, amelyeket közösen vennének, vehetnének igénybe:

- közös titkárság,
- közös mosdóhelyiségek,
- közös tárgyalóterem,
- közös előadóterem,
- közös konyha,
- közös, rekreációs célú tér.

Az irodák, irodahelyiségek kialakítása során figyelembe kell venni a műemléki védettségű épület adottságait, továbbá a széles körben hozzáférhető jó gyakorlatokat a co-working irodák kialakítása terén.

**Célcsoport:**

- A co-working irodát potenciálisan igénybe vevő kreatív ipari szervezetek
- Egyéb, a közös szolgáltatásokat igénybe vevő gazdasági szervezetek

**Várt társadalmi-gazdasági eredmény, hatás:**

Increasing activity rate of local NGOs, as well as growing number of collaborations between artists and creative SMEs

**Tervezett költségek:** 620 M Ft

**Potenciális források:**

- Városi költségvetés
- Befektetői források
- Nemzeti költségvetés
- Gazdaságfejlesztési pályázati források

**Megvalósításért felelős szervezet:** Szombathely MJV Önkormányzata

**Bevonandó partnerek:**

- SZOVA Zrt.,
- Vas Megyei Kereskedelmi és Iparkamara,

- Vas Megye és Szombathely Város Regionális Vállalkozásfejlesztési Alapítványa,
- Regionális Innovációs Ügynökség

#### Kockázatok:

- Megfelelő előkészítés és marketingtevékenység hiányában az épület, illetve szolgáltatások kapacitása kihasználatlan marad

### 4.1.5 Waldorf Iskola

#### Épületek: 10

**Alapadatok:** Az iskola kilencedik éve működik a Laktanya főtishti épületében, egyesületi fenntartású alternatív alapfokú oktatási intézményként. 1-8 osztályig fogad tanulókat, és várható létszáma alapján egy szint helyett egy teljes épületre lenne szüksége középtávon.

#### Létrehozandó funkciók:

A közoktatási törvény, a megfelelő szabványok és a Waldorf iskolák kerettanterve által előírt osztálytermek, szakoktatási kiszolgáló helyiségek létrehozása. Az új funkció kialakítása során figyelembe kell venni a műemléki védettségű épület adottságait.

Az iskolaépületet körülvevő zöldterület szintén az iskola gondozásába kerül, iskolaudvar, pihenők és kiskert kialakítására kerül sor, zöldsövénygel leválasztva a Laktanyapark többi részétől. Iskolai szabadtéri rendezvényekre és oktatási tevékenységekre alkalmassá válik.

#### Célcsoport:

Városi iskolás korú gyermekek 6-15 év

#### Várt társadalmi-gazdasági eredmény, hatás:

Az emberközpontú alapfokú oktatás feltételeinek magas színvonalú megteremtése a Laktanya területén

#### Várt környezeti eredmény, hatás:

Az iskolaépületet környező zöldterület tisztítása, megújulása

**Tervezett költségek:** 670 M Ft

#### Potenciális források:

- Városi költségvetés (alapszerkezetek felújításához)
- Nemzeti költségvetés (alapszerkezetek felújításához)
- Apáczai Waldorf Iskola forrásai - normatíva, szülői befizetések, hitel (az iskolahelyiségek ütemezett felújításához, berendezéséhez)

**Megvalósításért felelős szervezet:** Apáczai Waldorf Iskola, Szombathely MJV Önkormányzata

#### Bevonandó partnerek:

SZOVA Zrt.

#### Kockázatok:

- Az akció meghúszulása és a felújítás elmaradása esetén az épület elpusztul.
- Waldorf iskola tanulói létszáma nem növekedik
- Normatív finanszírozás feltételei alternatív oktatási intézmények számára romlanak

#### 4.1.6 Közösségi műterem / galéria városi és várostérségi képzőművészek számára

Épületek: 5-8

**Alapadatok:** Egy város kulturális arculatának frissessége és színessége meghatározó módon függ a városi szubkultúrák jelenlététől – beleértve a képzőművészek rétegét is.<sup>1</sup> A városi fejlődés, valamint a művészet egymásra gyakorolt, kölcsönösen pozitív hatására jó példa Szentendre esete, ahol mára gyakorlatilag a városmarketing is magáévá tette a képzőművészetet („Szentendre, a festők városa”).

Szombathely városában az elmúlt években javult a képzőművészet helyzete, megítélése, szorosabbá fűződtek együttműködések, olyan intézmények és kezdeményezések vannak jelen, mint a Művészeti Szakgimnázium, Vas Megyei Zeneiskolák és Művészeti Iskolák Találkozója, a Westwerk Művészeti Alkotóműhely és Kulturális Egyesület, vagy akár az Évamalomban kialakítandó képzőművészeti múzeum. Mindeközben egy Szombathely méretű, regionális szerepkörrel is rendelkező városban biztosítani kell, hogy a kreativitás olyan környezetben bontakozhasson ki, amelyben az alkotót nem gátolják a fizikai jellegű hiányosságok. Éppen ezért szükséges olyan közösségi műterem és galéria kialakítása, amely modern, minden igényt kielégítő körülményt biztosít a városi és várostérségi képzőművészek számára. Mindemellett a galéria kialakítása – kisebb mértékben – a helyi turizmusra is kedvező hatással van.

##### Létrehozandó funkciók:

- A beköltöző művészek, csoportosulások számára az épület adottságának, valamint a különböző képzőművészeti tevékenységeknek megfelelő méretű és kialakítású termek (megfelelő szellőzés figyelembevételével, stb.);
- Közös galéria, kiállítóhely kialakítása;
- Közös mosdóhelyiségek kialakítása;
- Közös – kisméretű – konyha;
- Közös, rekreációs célú tér.

A tervezés során figyelembe kell venni az egyes tevékenységekhez kapcsolódó eszközmozgatási igényeket.

##### Célcsoport:

- Város és várostérségi képzőművészek;
- Lakosság

##### Várt társadalmi-gazdasági eredmény, hatás:

Growing number of collaborations between artists and creative SMEs

**Tervezett költségek:** 620 M Ft

##### Potenciális források:

- Városi költségvetés
- Befektetői források
- Nemzeti költségvetés
- EKF források
- Kulturális célú pályázati források

<sup>1</sup> Kiss Attila: A tudatos városfejlesztés

**Megvalósításért felelős szervezet:** Szombathely MJV Önkormányzata

**Bevonandó partnerek:**

- AGORA Szombathelyi Kulturális Központ,
- Szombathelyi Művészeti Szakgimnázium,
- Westwerk Művészeti Alkotóműhely és Kulturális Egyesület.

**Kockázatok:**

- Galéria nem megfelelő pozicionálása (pl. az Éva-malomban kialakítandó képzőművészeti múzeumhoz viszonyítva)

#### 4.1.7 Próbatermek: előadó művészet, zene, tánc

Épületek: 4 / 9

**Alapadatok:** Szombathely kulturális életében egyre nagyobb szerepet játszanak a helyi előadó-művészeti társulások, együttesek, egyéni művészek. Előadásaikkal színesítik a városi, megyei rendezvényeket, továbbá fontos kiemelni, hogy több esetben gyakorlatilag vállalkozói tevékenységet is folytatnak, ezzel iparűzési adóbevételt generálva a városnak, vagy a környékbeli településeknek. Mindeközben a felkészülési körülményeik egyre rosszabbak: a közösségi próbateremként funkcionáló épületekből, épületegyüttesekből kiköltözni kényszerülnek (például a Szövő utcai intermodális logisztikai központ, Falco Zrt. telephelye mögötti ingatlanok), s a városban elszórtan jelenlévő, rossz minőségű alkalmi helyiségekben folytatják tevékenységüket (pincékben, garázsokban kialakított próbatermekben, szerencsésebb esetben művelődési házakban). Esetükben egy igényesen, a tervezett funkcióknak megfelelően kialakított próbaterem-együttes jelentős mértékben hozzájárul a városban jelenlévő hiányosságok felszámolásához, továbbá elősegíti művészek közötti együttműködést, hálózatosodást.

**Létrehozandó funkciók:**

- A beköltöző művészek, csoportosulások számára az épület adottságának, valamint a különböző tevékenységeknek – tánc, zene – megfelelő méretű és kialakítású próbatermek;
- Közös mosdóhelyiségek;
- Közös – kisméretű – konyha;
- Közös, rekreációs célú tér.

A tervezés során figyelembe kell venni az egyes tevékenységekhez kapcsolódó eszközmozgatási igényeket (hangszerek, hangosítás, kisebb diszletek).

**Célcsoport:**

- Előadó-művészeti társulások, egyéni művészek

**Várt társadalmi-gazdasági eredmény, hatás:**

Growing number of collaborations between artists and creative SMEs

**Tervezett költségek:** 620 M Ft / building

**Potenciális források:**

- Városi költségvetés
- Befektetői források
- Nemzeti költségvetés



- Kulturális célú pályázati források

**Megvalósításért felelős szervezet:** Szombathely MJV Önkormányzata

**Bevonandó partnerek:**

- SZOVA Zrt.,
- AGORA Szombathelyi Kulturális Központ
- Zenei és táncegyüttesek

**Kockázatok:**

- A „B” területre költöző, valamint a környező városrészben élő lakosság ellenérzete (hanghatással járó tevékenységek)

#### 4.1.8 Residential or office buildings

**Épületek:** 4–9

**Alapadatok:** Szombathelyen az elmúlt években jelentősen fellendült a lakáspiaci kereslet. Kínálati oldalról számos felújítás, revitalizáció, lakópark építés, családi házas övezet kialakítása kezdődött meg, azonban továbbra is jelentős igény áll fenn lakossági oldalról. Másfelől a gazdasági szereplők részéről is fokozódik az érdeklődés az igényes, jó minőségű irodaépületek iránt. A Huszárlaktanya területén található kihasználatlan épületek felújításával – az adott időszakban fennálló igény függvényében – mindkét cél megvalósítása lehetséges, akár több épület bevonásával is.

**Tevékenységek, létrehozandó funkciók:**

- Adott épület felújítása,
- közművek bevezetése,
- parkolók kialakítása,
- lakások a piaci igényekhez, valamint az épületekben rejlő lehetőségekhez illeszkedve,
- vagy irodahelyiségek kialakítása (közös tárgyalóteremmel, közös konyhával, mosdóhelyiségekkel és rekreációs célú térrel).

Az lakások, vagy irodák, irodahelyiségek kialakítása során figyelembe kell venni a műemléki védettségű épület adottságait.

**Célcsoport:**

- Lakosság
- Vállalkozások, egyéb gazdasági szereplők

**Várt társadalmi-gazdasági eredmény, hatás:**

Growing number of people living in the area / Increasing activity rate of local NGOs

**Tervezett költségek:** 650 M Ft / building

**Potenciális források:**

- Városi költségvetés
- Befektetői források
- Nemzeti költségvetés
- Gazdaságfejlesztési pályázati források

**Megvalósításért felelős szervezet:** Szombathely MJV Önkormányzata

**Bevonandó partnerek:**

- SZOVA Zrt.,
- Ingatlanfejlesztők
- SAVARIA Városfejlesztési Nonprofit Kft.
- Vas Megyei Kereskedelmi és Iparkamara,
- Vas Megye és Szombathely Város Regionális Vállalkozásfejlesztési Alapítványa,
- Regionális Innovációs Ügynökség

#### **Kockázatok:**

- Megfelelő előkészítés és marketingtevékenység hiányában az épület és szolgáltatások kapacitása kihasználatlan marad.

## 4.2 OPEN-AIR SPACES – PLANNED ACTIONS

### 4.2.1 Tájépítészeti és kertészeti tervek elkészítése

**Alapadatok:** Az új részletes rendezési és közműtervek terv alapján és mellett szükséges az A és B területek vonatkozásában. A területhasználati és gazdasági szempontok figyelembevételével;

#### **Létrehozandó funkciók:**

Koncepció- vagy tanulmányterv szintű terv készítése a zöldterületek egészére

- a területre települő új lakó és közfunkcióknak megfelelően zónák kialakításával,
- a megvalósuló szabadtéri funkciók megfelelő elhelyezésével és összekötésével,
- javaslattétel a szükséges támogató funkciók (pl. parkolók) zöld szemléletű kialakításra

Ez adhatja majd a keretét az egyes új funkciók megvalósításakor azok környezetének kertépítészeti beavatkozásaihoz.

A tervezés során törekedni kell a területet használó lakosok, itt dolgozók és látogatók minél szélesebb körű bevonására, akár a közösségi tervezés eszközeivel (pihenőpark, utak, ösvények tervezése során)

#### **Célcsoport:**

Szombathely lakossága

#### **Várt társadalmi-gazdasági eredmény, hatás:**

A parktervezés nyomán az épületek környezete is kellemessé válhat, az egyes konkrét funkciókon túl bizonyos zónákban pihenőpark, tájkert jelleggel.

#### **Várt környezeti eredmény, hatás:**

Az A és B terület zöldterületeinek tisztítása, megújulása

**Tervezett költségek:** kb. 20 M Ft

#### **Potenciális források:**

- Városi költségvetés
- TOP CLLD forrás
- Nemzeti költségvetés

**Megvalósításért felelős szervezet:** Szombathely MJV Önkormányzata

#### Bevonandó partnerek:

- SZOVA Zrt.
- SZOMPARK
- Apáczai Alapítvány
- Huszárlaktanya Támogató csoport tagjai
- B terület leendő lakossága, környező városrész lakosai

#### Kockázatok:

- Tájépítészeti terv illetve koncepció hiányában a terület potenciális vonzereje csökken, zöld városközpont jellege alacsonyabb szinten valósul meg.

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## 4.2.2 AREA A

### 4.2.2.1 Akció címe:

#### „A” terület zöldfelületeinek és szabadtéri részének hasznosítása

**Alapadatok:** Habár az „A” terület megújulását elsősorban a műemléki épületek megmentése, azok új funkciókkal való megtöltése biztosítja, nem szabad megfeledkezni a területen található értékes és sokoldalúan felhasználható zöldterületekről sem, beleértve az épületek között húzódó sávokat is. Ezek közösségi célú felhasználása a terület – szó szoros értelemben vett – revitalizációját biztosítja.

#### Létrehozandó funkciók:

- **Szabadtéri installációk:**
  - Helyi/térségi képzőművészek alkotásainak elhelyezése;
  - Helyi/térségi katonai és kulturális örökségi tárgyak kültéri bemutatása;
  - Huszár/ Ló / OM Monarchia kora / Szovjet hadsereg témájú szabadtéri játékok elhelyezése;
  - Szabadtéri színpad kialakítása pl. a Karnevál egyik új helyszíne lehetne, fiatalokat célzó programokkal.
- **Kisméretű piac- és rendezvénytér:** a terület délkeleti tere jelenleg is helyet biztosít különböző időszakos vásároknak (pl. karácsonyfa árusítás). Kisebb léptékű fejlesztéssel, parkolók kialakításával ez a funkció tovább erősíthető.
- **Huszár hagyományőrző és bemutatóhely, valamint lovaspálya:** a város életében fontos szerepet játszik a 11-es Huszár Hagyományőrző Egyesület, amelynek legfőbb küldetése a magyar huszárság történelemben betöltött szerepének bemutatása. Az Egyesület jelenleg is a Huszárlaktanya területén készül a különböző rendezvényeken való részvételre, azonban az A és B terület határán található kisebb méretű épület, valamint az előtte elterülő kis zöldterület kihasználásával jelentősen javulna az Egyesület működési körülménye.
- **Szabadtéri színpad:** Szombathelyen kevés az olyan helyszín, amely minden igényt kielégítően alkalmas szabadtéri színházi, vagy könnyű- és komolyzenei rendezvények lebonyolítására. Jelenleg ilyen jellegű eseményeket a Fő téren, a Megyeháza udvarán vagy az Emlékmű-dombon tartanak, azonban minden helyszínnek megvan a maga hátulütője. Mindeközben a város legnagyobb szabású rendezvénye, a Savaria Történelmi Karnevál évről évre egyre több látogatót vonz, sok esetben túlszűfoltta téve a városközponti területeket. A Huszárlaktanya területén kialakítandó, magas minőségű szabadtéri színpad kialakítása mindkét hiányosság,

illetve probléma leküzdéséhez hozzájárul, egyrészt a helyszín a megfelelő körülményeken túl különleges atmoszférát biztosít a könnyű- és komolyzenei koncerteknek, színházi előadásoknak, másrészt potenciális karneváli helyszíneként képes térben „széthúzni, szétteríteni” az alapesetben a városközpontban koncentrálnak több tízezres tömeget.

#### Célcsoport:

- Szombathely lakossága

#### Várt társadalmi-gazdasági eredmény, hatás:

Erősödik az új zöld városközpont jelleg, továbbá gazdasági hatásként értékelhetők a rendezvényterrről származó bevételek.

#### Várt környezeti eredmény, hatás:

Az „A” terület zöldterületeinek megtisztulása, megújulása

**Tervezett költségek:** mintegy 240-300 M Ft

#### Potenciális források:

- Városi költségvetés
- Nemzeti költségvetés
- TOP CLLD forrás

**Megvalósításért felelős szervezet:** Szombathely MJV Önkormányzata

#### Bevonandó partnerek:

- SZOVA Zrt.
- Huszárlaktanya Támogató csoport tagjai
- Apáczai Csere János Alapítvány
- Szombathelyi 11-es Huszár Hagyományőrző Egyesület
- Helyi-, illetve a térségben élő művészek

#### Kockázatok:

- A „B” területre költöző, valamint a környező városrészben élő lakosság ellenérzete (hangosabb rendezvények, lovaspálya), így a tervezés és elhelyezés során figyelembe kell venni a zajvédelmi szempontok minél hatékonyabb érvényesítését.

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### 4.2.3 AREA B

#### 4.2.3.1 B terület zöldfelületeinek és szabadterei részének hasznosítása

**Alapadatok:** Az új részletes rendezési és közműtervek terv alapján és az A és B területekre vonatkozó tájépítészeti terveknek megfelelően szabadterei, elsősorban rekreációs és közösségi funkciók létrehozása.

#### Létrehozandó funkciók:

- **Központi Park – “Huszár Liget”** létrehozása - parkosítás pihenőpark, tájkert jelleggel
- **Közösségi kert(ek)** kialakítása a B terület és a városrész lakosai számára: Szombathelyen kevésbé ismert, több magyar városban is jól működő kezdeményezés (lásd: <http://kozossegekertek.hu/>, <https://www.facebook.com/Grundkert/>)
- Kisebb ligetes **zöld közösségi terek** kialakítása (pl. közösségi együtt-tervezési

módszerekkel)

- **Tematikus huszár játszótér** kialakítása
- **Szabadtéri sportpályák**, -eszközök: bringapark, street sportok stb.
- **Közös tárolóépületek** az új lakások lakói és a közösségi kertek használói számára

A tervezés és megvalósítás során törekedni kell a területet használó lakosok, itt dolgozók és látogatók minél szélesebb körű bevonására, akár a közösségi tervezés eszközeivel (pihenőpark, utak, ösvények tervezése során)

A B területen felmerült komolyabb forgalomvonzó létesítmények kialakítása is, melyekre a terület alkalmas:

- Velodrom: akár nemzetközi pályakerékpáros versenyek lebonyolítására alkalmas zárt vagy nyitott létesítmény
- Vásárterület és csarnok: térségi tematikus ipari és kereskedelmi vásárok lebonyolítására alkalmas létesítmény

Ezen két funkció térbeli elhelyezése részletes információk birtokában lehetséges, megvalósulásuk esetén elhelyezésük és közlekedési kapcsolataik kialakítása során törekedni kell a zöldterület jelleg megőrzésére, a gépjárműforgalom minimalizálására illetve elválasztására a központi parktól.

#### **Célcsoport:**

Szombathely lakossága

#### **Várt társadalmi-gazdasági eredmény, hatás:**

Új zöld városközpont jön létre

#### **Várt környezeti eredmény, hatás:**

A B terület zöldterületeinek tisztítása, megújulása

**Tervezett költségek:** mintegy 270-300 M Ft

#### **Potenciális források:**

- Városi költségvetés (köztük a B terület ingatlan értékesítési bevételei)
- TOP CLLD forrás
- Nemzeti költségvetés

**Megvalósításért felelős szervezet:** Szombathely MJV Önkormányzata

#### **Bevonandó partnerek:**

- SZOVA Zrt.
- Apáczai Alapítvány
- Huszárlaktanya Támogató csoport tagjai
- B terület leendő lakossága, környező városrész lakosai

#### **Kockázatok:**

- Tájépítészeti terv illetve koncepció hiányában a terület potenciális vonzereje csökken, zöld városközpont jellege alacsonyabb szinten valósul meg.



## 4.3 NEW RESIDENTIAL BUILDINGS – PLANNED ACTIONS

### 4.3.1 Részletes szabályozási terv, telekfelosztás elkészítése, talajszennyezés részletes felmérése, bontási terv a „B” terület értéktelen épületei vonatkozásában

**Alapadatok:** A „B” terület részletes szabályozási tervének kidolgozása, a korábbi talajszennyeződések-felmérések felülvizsgálata, a területen található építmények állapotának felmérése, szükség esetén a bontási tervek kidolgozása.

#### Tevékenységek:

A 2005-ben végeztetett kutatófúrások tanúsága szerint a korábbi kármentesítési tevékenység ellenére a szénhidrogén szennyezés továbbra sem szűnt meg. Szükséges a talajszennyezés részletes felmérése, valamint az építési tevékenységek megkezdése előtt a kármentesítés megtervezése. A környezeti szempontokhoz kapcsolódóan figyelembe kell venni az invazív növényfoltok jelenlétét a tervezés, építés során.

A részletes szabályozási terv elkészítése, valamint ezzel összhangban a telekfelosztás megtervezése széleskörű tapasztalattal rendelkező külső szakértő feladata, aki az Önkormányzat felelős munkatársaival együttműködve készíti el azt, figyelembe véve a környező területek jellegét, arculatát, valamint az előzetes tervezési folyamatok során meghatározott szempontokat.

A „B” területen található épületállományról összességében elmondható, hogy rendkívül rossz állapotú. A rajta található három épület az előzetes felmérés alapján nem – vagy csak aránytalan mértékű többletforrás igénybevételével – menthető meg, ennek ellenére a bontási tervek elkészítése előtt szükséges részletes felmérés, egyeztetés.

#### Célcsoport:

- Lakosság
- Ingatlanfejlesztők

#### Várt társadalmi-gazdasági eredmény, hatás:

Lehetővé válik a „B” terület telkeinek értékesítése, belső közlekedés útvonalainak, közműveinek megtervezése. A tevékenység végeredményben – a tervezett pénzügyi konstrukción keresztül – az „A” terület épületeinek állagmegóvásához, fejlesztéséhez is hozzájárul.

#### Várt környezeti eredmény, hatás:

A megmaradt talajszennyeződések tisztítása / ártalmatlanítása révén javul a terület környezeti állapota, továbbá az invazív növényfajok terjedésének megállításával a biológiai diverzitás megőrzése.

**Tervezett költségek:** 30 M Ft

#### Potenciális források:

- Városi költségvetés
- Nemzeti költségvetés

**Megvalósításért felelős szervezet:** Szombathely MJV Önkormányzata

#### Bevonandó partnerek:

- SZOVA Zrt.

- Vas Megyei Kormányhivatal Örökségvédelmi Hivatala
- A részletes szabályozási terv elkészítéséért felelős szakértő

#### **Kockázatok:**

- Érdekütközés a részletes szabályozási terv kidolgozása során
- A talajszennyeződés mértéke, kiterjedése nagyobb az előzetes felmérések alapján vártnál

#### **4.3.2 Akció címe:**

**Terület értékesítése, belső közlekedési útvonalak, parkolók illetve egyéb közművek tervezése és kiépítése**

**Alapadatok:** A „B” terület részletes szabályozási terve alapján lehetővé válik a felosztott telkek értékesítése (min. 8.7 ha), majd a közművek és belső közlekedési útvonalak megtervezése, kiépítése.

#### **Tevékenységek:**

1. A fejlesztési elképzelések beillesztése a város Településfejlesztési Konceptiójába
2. A szükséges bontási tevékenységek elvégzése /
3. A felosztott telkek értékesítése (ezzel párhuzamosan az ebből származó bevételek felhasználása az „A” terület műemléki épületeinek állagmegóvására, felújítására)
4. Közművek és a belső úthálózat megtervezése, kiépítése, az építési tevékenységek előrehaladásának függvényében

#### **Célcsoport:**

- Lakosság
- Ingatlanfejlesztők

#### **Várt társadalmi-gazdasági eredmény, hatás:**

A terület szerves részévé válik a városnak és a közösségnek, továbbá a telkek értékesítéséből befolyó bevételek hatékony felhasználása révén az „A” terület műemléki védettségű épületei

#### **Várt környezeti eredmény, hatás:**

A megmaradt talajszennyeződés tisztítása / ártalmatlanítása révén javul a terület környezeti állapota, továbbá az invazív növényfajok terjedésének megállításával a biológiai diverzitás megőrzése.

**Tervezett költségek:** részletes felmérés, bontási tervek alapján állapítható meg

#### **Potenciális források:**

- Városi költségvetés
- Nemzeti költségvetés
- privát ill. befektetői források

**Megvalósításért felelős szervezet:** Szombathely MJV Önkormányzata

#### **Bevonandó partnerek:**

- SZOVA Zrt.
- Ingatlanfejlesztők

#### **Kockázatok:**

- Ingatlanpiaci fellendülés megtörése rövid távon indokolatlanná teszi a beruházást;
- A telkek értékesítéséből származó bevételek más célú felhasználása

#### 4.4 MAINTENANCE – PLANNED HORIZONTAL ACTIONS

##### 4.4 Állagmegóvás, karbantartás,

**Alapadatok:** A mintegy 14,000 m<sup>2</sup> alapterületű műemlékállomány és a laktanyaterület szabadtéri részeinek karbantartása állagmegóvása

**Létrehozandó funkciók:**

A részletes állapotfelmérés (4.1.1 sz. akció) alapján ütemezett karbantartás és állagmegóvás az új funkciók megvalósulásáig vagy az épületek szerkezeti elemeinek felújításáig.

**Célcsoport:**

Szombathely lakossága

**Várt társadalmi-gazdasági eredmény, hatás:**

Terület és épületek állapota nem romlik, műemléki értékek megmaradnak

**Várt környezeti eredmény, hatás:**

Semleges.

**Tervezett költségek:** mintegy 1160 M Ft - 7 évre

**Potenciális források:**

- Városi költségvetés (köztük a B terület ingatlan értékesítési bevételei)
- Nemzeti költségvetés

**Megvalósításért felelős szervezet:** Szombathely MJV Önkormányzata

**Bevonandó partnerek:**

- SZOVA Zrt.
- Apáczai Alapítvány

**Kockázatok:**

- Elmaradása vagy elhalasztása esetén az épületek éveken belül menthetetlenné válhatnak, a felújítás rendkívül megdrágulhat (pl. födém szerkezeti fémgerendák korróziója miatt)

#### 4.5 COMMUNICATION STRATEGY (HORIZONTAL ACTIONS)

According to Chapter 8.

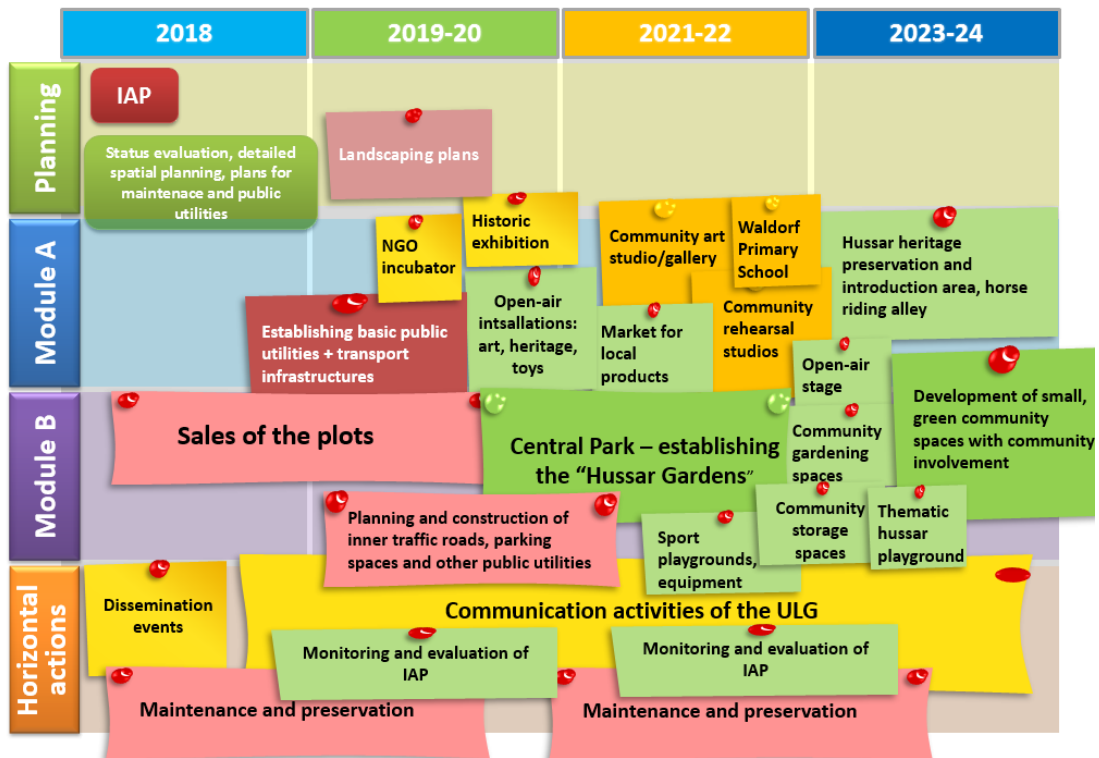
#### PLANNED TIMELINE OF ACTIONS

The timeplan for actions has been designed considering the following factors:

- Thorough detailed status assessment and planning is needed for maintenance, reconstruction, establishment of new public utilities, housing and green spaces

- Incomes generated through actions on area B shall be reinvested to public functions in Area A and B

The timeline encompasses 7 years, specific objectives can be realistically achieved within this timeframe, as follows:



The LSG, on its meeting in October 2017, discussed the detailed timeline of actions and proposed several modifications. The above chart has been modified accordingly, while the following maps show the planned evolution of both areas A and B in accordance with the timeline:

---

2020





2022



2024





### 5.1 EU FUNDS

#### ERDF/ESF operative programmes

In the current programming period of 2014-20, the city has access to multiple sources provided by the EU and national budget. The OPs for

- settlement development (TOP): Support schemes of the TOP require integrated strategies and/or action plans justifying city renewal projects put forward for funding. While priority 7 of the TOP financing CLLD-type local community development strategies (elaborated and to be implemented by local public, civic and private actors), a dedicated priority (P6) is financing integrated, multi-fund project packages of the city municipalities in regional centres.
- economic development (GINOP),
- development of environmental protection and energy efficiency (KEHOP)

could be used for co-financing the planned actions.

#### INTERREG (European Territorial Co-operation) programmes

As Szombathely is located at the border with Austria, the resources of the Interreg programmes can be considered as potential funding sources, as well. Preservation and capitalization of common cultural heritage is one of the priorities in all of these programmes, and there is significant experience of local actors in planning and implementing projects of territorial cooperation. Potential project partners from the city are eligible for funding in 5 Interreg programmes:

- Austria-Hungary
- Slovenia-Hungary
- Interreg Central Europe
- Interreg Danube
- Interreg Europe

It has to be noted that investment is mostly limited to small scale pilot actions in Interreg programmes.

#### URBACT, URBAN INNOVATIVE ACTIONS

The URBACT programme supports implementation networks for cities to improve the delivery of their integrated urban strategies and action plans. Support for IAP implementation, for sustaining and developing the MAPS cooperation could be obtained from URBACT.

Urban Innovative Actions (UIA) is an Initiative of the EU that provides urban areas with resources to test new, unproven solutions to address urban challenges. UIA co-finances projects upto 80% and EUR 5 million ERDF to implement innovative projects. After further development parts of the IAP could be developed into innovative actions related to specific topics of UIA – e.g. adaptation to climate change or housing.

## REVOLVING FUNDS

JESSICA (Joint European Support for Sustainable Investment in City Areas) has been an initiative of the EC in co-operation with the European Investment Bank (EIB) and the Council of Europe Development Bank (CEB). It supported sustainable urban development and regeneration through financial engineering mechanisms in the areas of urban infrastructure (including transport, water/waste water, energy), heritage or cultural, redevelopment of brownfield sites (including site clearance and decontamination), creation of new commercial floor space for SMEs, IT and/or R&D sectors, university buildings and energy efficiency improvements. In the period of 2014-20.

Hungary did not launch any financial instrument schemes for urban regeneration yet, FIs are used primarily for SME support. On the other hand Jessica type funding could contribute substantially to implement the goals of the IAP.

The IAP is expected to provide a solid basis for future applications in the above schemes.

## 5.2 STATE FUNDS

Central national budget finances urban renewal and cultural heritage preservation actions through the Modern Cities Programme.

## 5.3 LOCAL FUNDS

Main and local funding source of the IAP shall be the revenues coming from selling land in Section B, according to our map above, that is around 8.7 hectares depending on the detailed physical plans. Based on current local real estate prices, 1 square meter of land can be estimated to around min. gross 19,000 HUF (appr. 65 euros).

Renovation costs can only be roughly calculated due to the fact that a detailed and up-to-date assessment of the buildings. 14,000 square meters of building have to be renovated, based on current prices, restoration of main structures can cost 300 000 HUF/m<sup>2</sup> (1000 EUR), interior finishes an additional 30-50 000 HUF/m<sup>2</sup> (100-170 EUR) depending on functions. Private and civil organisations renting spaces in heritage buildings should be offered to invest in interior finishes as a partial or full substitution of their rental fees for a certain period.

Estimated incomes and costs	2018	2019	2020	2021	2022	2023	2024	SUM
Incomes – selling of land (8.7 hectares)	300	450	550					1,300
Incomes – rental fees						50	50	100
Detailed plans	-40	-30	-20					-90

Public utilities, road network		-800	-800	-656				-2,256
Renovation of Area A – main structures		-400	-800	-1,900	-1,800	-100		-5,000
Gardening, open air facilities			-60	-60	-60	-70	-20	-270
Maintenance	-800	-100	-100	-40	-40	-40	-40	-1,160
Annual call for community actions and cultural events		-30	-30	-30	-30	-30	-30	-180
<b>SUM</b>	<b>-540</b>	<b>-910</b>	<b>-1,260</b>	<b>-2,686</b>	<b>-1,930</b>	<b>-190</b>	<b>-40</b>	<b>-7,556</b>

*in Million HUF*

#### 5.4 ECONOMIC SUPPORT TO THE ACTIONS

Taxation incentives: Hungarian corporate taxpayers may provide support to popular team sport (football, handball, basketball, water polo, ice-hockey) organizations, film productions, theatres and thus become entitled to taxation benefits. Taxpayers may pay their support directly to the preferred organizations and exercise a tax allowance in their tax return or they may offer part of their corporate income tax liability and receive a tax credit. The support amount is capped at 80% of the annual tax payment liability, so this tool can provide significant funds for establishing and operating open-air sport facilities.

Moreover, if Hungarian companies decide to build a rental home where employees can stay, costs can be deducted from the corporate tax base.

The city municipality as owner, supported by the ULG, could negotiate with big local employers on investing into housing and sport facilities based on these tax benefits.

6.1 KEY PLAYERS AND THEIR ROLE IN THE ACTIONS

The municipality of Szombathely, as owner and responsible local authority, has been identified as the key player for the IAP and most of the actions. It will remain main initiator and mandated responsible institution for renewing the site. It will make the arrangements necessary to plan, implement an operate new functions – either itself or through co-operation agreements or contracts with public/private/civic actors.

On behalf of the owner, a core working group constituted of the local mayor’s office, the city management company and other relevant city institutions will coordinate and monitor IAP implementation (core ULG).

6.2 GOVERNANCE ARRANGEMENTS OF THE HUSSAR BARRACKS PROJECT AND THE PLANNED ACTIONS

The new functions cannot be achieved by any one organization or a narrow group. There must be collaboration across stakeholders in order to ensure that the actions identified can be fully implemented and realized. A key challenge in terms of governance is to raise interest and involve inhabitants in the implementation of the IAP. The city municipality with stakeholders represented in the ULG (as detailed in chapter 3) intends to operate a governance model that can ensure involvement of broader audiences in planning and management of actions as well as developing the general interest for the site’s renewal. The model can be visualized as below:





The ULG can have the following functions related to management and involvement:

- community building activities for current and future tenants/inhabitants of the site
- organizing barracks walks and other community events
- organizing co- planning sessions for of IAP actions
- coordinating parallel activities, creation of synergies
- mediator function in contradicting initiatives
- contributing to the management of the annual call for community actions and cultural events
- communicating IAP goals
- monitoring and evaluating the progress of the IAP

## CHAPTER 7 / MONITORING

### 7.1 EXPECTED SOCIO-ECONOMIC RESULTS / IMPACTS

Outputs of the IAP will be monitored using objective sources of verification, while the progress in terms of intended results will be monitored and evaluated with a mixture of objective and subjective (qualitative) methods, e.g. surveys. The following tables summarize indicators of the actions' outputs and results as detailed in Chapter 2, their sources of information and planned frequency of monitoring.

The City of Szombathely will involve ULG members and the target groups of the IAP into the process with surveys and dissemination of the results.

Output indicator	Sources of information	Frequency of reporting	Target by 2024
Square meters of reused for community purposes	City Municipality Office records	yearly	12,600 m <sup>2</sup>
Nr. of NGOs/artists/artist groups/ creative SMEs hosted	Records/contracts of the operator responsible for incubator/co-working spaces	yearly	35 SME 10 NGO 30 groups
Square meters of office / co-working spaces	City Municipality Office's records	yearly	2,600 m <sup>2</sup>
Size of reused / recreated green community spaces (on area A)	SZOMPARK (City Gardening Company)	yearly	8.6 ha
Square meters of museum exhibition space created	Savaria Museum records	yearly	600 m <sup>2</sup>
Nr. of selling places at the open air local market	Pannon Cluster for Local Products (market operator) records	yearly	30
Square meters / share of the area reused for housing	City Municipality Office's records	yearly	87,000 m <sup>2</sup>
Square meters/share of the area reused for sport, recreation and community purposes (on area B)	City Municipality Office's records	yearly	25,000 m <sup>2</sup>
Square meters of community gardening spaces created	City Municipality Office's records	yearly	3,000 m <sup>2</sup>
Length of walking / cycling infrastructure created	City Municipality Office's records	yearly	5 km

Result indicator	Sources of information	Frequency of monitoring	Target by 2024
1. Nr. of inhabitants using new city centre functions / Satisfaction rate	Online survey	yearly, after opening of the area	50,000 Good / 4 (on a scale of 5)
2. Activity rate of local NGOs and social groups	Online survey	yearly	+10%
3. Nr. of collaborations between artists and creative SMEs, cultural collaborations	Online survey	yearly	30
4. Attendance of events (community, culture)	Event organizers' reports		20,000
5. Raised awareness about the cultural heritage related to the site (survey)	Online survey	yearly	+20%
6. Nr. of visitors to the museum	Savaria Museum records	yearly	15,000
7. Nr. of small producers selling local products	Pannon Cluster for Local Products (market operator) records	yearly	30
8. Nr. of people living in the area (Nr. of families) / Satisfaction rate (survey)	City Municipality Office's records	yearly	750 / 250 families Good / 4 (on a scale of 5)
9. Share of city inhabitants using new sport and recreational areas / Satisfaction rate (survey)	Online survey	yearly	80% Good / 4 (on a scale of 5)
10. Nr. of household involved in community gardening	Online survey	yearly	50
11. Modal share of active mobility (walking, cycling) in the project area	City Municipality Office's survey	biannually	40% walk 25% cycle

## 7.2 OTHER MANAGEMENT INFORMATION

Further relevant information will be produced during the planning type actions, and during the implementation that can lead to reviewing the content of actions or targets and schedule of the IAP.

Information on inputs (plans, permits, budget ) shall also be monitored and shared with the ULG.

### 7.3 SELF-ASSESSMENT OF THE ULG

As part of its future operation, the ULG will perform a regular self assessment using the tools provided by URBACT. This exercise will be linked to the yearly monitoring of IAP outputs/results as described above and will focus on the topics of

- monitoring and evaluating deviations from the planned IAP content and schedule,
- involvement and capacities of local/regional actors to plan and implement actions in line with the IAP
- identifying possible corrective actions or modifications to the IAP

The ULG will use its Facebook page and open days to gather feedbacks on the progress of the implementation of the IAP.

Based on its activities the ULG can help the city of Szombathely with:

- Preparing decisions - consult with a wider audience on different issues
- participatory monitoring and evaluation of IAP progress, provide feedbacks for city decision makers
- reach a wide audience with communication activities

The objective of any communication strategy is to pass on the relevant information to those relevant stakeholders who have an interest in the IAP or the ideas in it. The challenge is to communicate what the IAP is aiming for with a set of communication means that involves the use of the internet, social media, local newspaper and radio, public information days and workshops, and ultimately one to one communication with those stakeholders whom we consider to be of greatest value and influence regarding the topic in which we are dealing with.

As owner of the site, the city of Szombathely will be responsible for communication of the IAP. The core ULG and other ULG members will be involved into communication actions related to specific actions upon case by case decision. The ULG can be an effective mechanism for promoting and disseminating the IAP, as it has been the key actor in the development of the IAP.

Two main types of communication channels can be distinguished:

### EXTERNAL COMMUNICATION

Between the ULG members and the broader local audience: Inform inhabitants on the work of the ULG, the IAP content and progress as well as gather inputs, opinions. Target groups are all inhabitants of the city with a focus on people living, working and learning in the vicinity of the area, as well as young generations. The ULG intends to go on with its activities detailed in chapter 3.4 Methods for involving stakeholders. Social media will be a key channel for communication, particularly Facebook. These will be used to distribute information on progress on the implementation of actions and to continuously develop involvement in the implementation of the IAP. At the level of each action, there should be also communication activities during detailed planning (e.g. co-creation sessions with stakeholders, target groups) and implementation. In order to raise interest and develop involvement, communication activities during individual actions shall be therefore interactive, as possible.

### INTERNAL COMMUNICATION

Among ULG members: Activity of ULG members can be ensured if they are motivated in the common work with specific roles in the planning and implementation of the actions. Therefore ULG meetings shall be held regularly to discuss actions, next steps as well as to monitor progress of the IAP.