



# Local Markets in Kampala

**RESEARCH FINDINGS ON THE  
AVAILABILITY AND QUALITY OF  
LOCAL MARKETS IN KAMPALA**

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## Acknowledgements

Advocates for Public Spaces wishes to express its deep appreciation to HealthBridge for funding this study. Special thanks to Kristie Daniel for the technical guidance received throughout the planning, data analysis and writing of the study report. The research assistant Boney Sensasi worked tirelessly to collect and analyze the data. The study team also appreciates the time and cooperation of vendors, market managers, and market customers who participated in this study. Last but not least special thanks to David Ouma Balikowa the principal researcher and writer of this study report for guiding the study to its conclusion.

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## Advocates for Public Spaces



## Introduction

Local public markets have played an important role in communities for centuries and are a key public space. Local markets serve the community in numerous ways, including acting as a main trading centre where people can earn a living, creating social spaces in neighbourhoods for locals to meet and interact with one another, and linking rural and urban communities. Until the latter half of the 20th century, most food was purchased at local markets, a trend which continues in Uganda today. Local public markets have many community benefits:

### Health

Local public markets help create healthy environments that encourage healthy eating. As developing countries experience the nutrition transition, whereby local traditional foods are being replaced with energy-dense, highly processed foods, the role of markets has become increasingly important. In order to eat healthy diets, people must be able to easily access healthy foods, including fresh fruits and vegetables, at affordable prices. Local markets are the main distributor of healthy foods in many cities throughout the world and are particularly important for the poor. The poor rely on markets in order to be able to buy smaller quantities, negotiate lower prices and request credit opportunities.

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### Livelihoods

In addition, local public markets are important for the livelihood of traders and small local retail business. Local public markets are hospitable for small traders, especially when compared to shopping centres that favour larger businesses. They offer job opportunities for the poor, especially women. This is particularly important for rural women migrants to the city, for whom few other job opportunities are available.

### Social Cohesion

In addition to playing a critical role in the economic life of the city, public markets contribute to the social cohesion of districts. They present a lively, vibrant space for social connections to be fostered between city-dwellers of all income-brackets, where neighbours and recent arrivals can meet. These economic and social roles are not separate, of course; social connections are critical to economic survival, particularly for people living in poverty.[i] In the marketplace, recent migrants can forge relationships of economic and social worth, and long-term supplier-customer relations between market sellers and buyers can be built.[ii]

Traditional markets are also important to women in their socially-ascribed role as primary providers for families. In particular, low and middle-income consumers rely on traditional markets close to their homes to satisfy their need for locally-available fresh

food at affordable prices. As more and more women enter the paid workforce, the existence of markets close to home has been a major benefit as they juggle their daily responsibilities as workers and primary carers for families.

### Linking Rural and Urban Communities

The markets also provide benefits that extend beyond the individuals and their households who frequent them. Traditional markets foster sustained links between rural and urban communities, via flows of goods and migrants who journey between the two, either regularly throughout the year, or seasonally.

Despite the many important roles that markets play in communities, there is a trend in many low and middle-income countries to close local public markets. Some of the key issues include:

### Supermarkets Threaten Traditional Markets

In many low- and middle-income countries, plans to modernise and grow towns and cities are affecting the lives of city-dwellers. Traditional markets are at the heart of economic and social life in many cities, but supermarkets and commercial centres are replacing them. In contrast, a modern shopping centre favours supermarkets and larger businesses. Therefore, upgrading from traditional markets presents risks to the

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livelihoods of traders and small local retail outlets.

This trend towards supermarkets is having a negative health impact because supermarkets, especially in developing countries, tend to sell predominantly highly processed foods that are low in nutritional value.[iii] The changing food environment is impacting what food is both available and accessible in communities. The type of outlets selling food, such as local markets, small stores and supermarkets, have a large amount of control over what food is accessible, available and affordable and are very influential in determining the food choices people are able to make. [iv]

### Competing Interests

Cities are home to both the poor and the wealthy, which results in many different

interests and needs for facilities by local residents. These competing interests include the means to purchase food and other commodities. City authorities are often faced with stark choices about the use of land, which is at a premium in the world's rapidly growing cities. Modernisation plans, usually involving the demolition of traditional lower-density housing and retail, are taking place alongside plans for conserving historic areas. These historic areas are often valued by tourists and residents, and used each day by a wide variety of city dwellers.

Given the value local markets play in promoting public health, linking urban and rural economies, providing economic opportunity, bringing diverse people together and creating active public spaces[v], it is important to preserve, protect, and enhance these important community assets.

# Purpose of Study

In order to protect, preserve, and enhance the local public markets, we need to understand the current policy and physical environment of markets. The purpose of this study is to create a greater understanding of the location and quality of public markets and the policies that protect (or destroy) public markets for Kampala, Uganda.

## Methodology

The study used both quantitative and qualitative methods. The surveys for the project were collected and stored using a cloud-based data management service called KoboToolbox (<https://www.kobotoolbox.org>).

**1. Policy Review** – Two pieces of legislation were reviewed: the Markets Act 1942 Cap 94; and Kampala Capital City Ordinance 15 (2006).

**2. Market Availability** - Surveyors walked each neighbourhood in the city and mapped each market. A list of markets was generated based on the following guide:

- Formal markets – these markets have a physical location that does not change from day to day. They may, or may not be open every day. These markets have a number of vendors who are the same every day the market is open. Surveyors identified two types of formal markets: covered and uncovered.
- Informal markets – these markets are not officially recognized but may have similar characteristics of a formal market. They may or may not be open every day. These markets have a number of vendors who are the same every day the market is open. Surveyors identified two types of informal markets: covered and uncovered.
- Informal and mobile vendors: these vendors are moved after a relatively long period of selling (for example people who stay in one location all day but pack up at the end of the day) or they are vendors who do not have a fixed location but rather who move about the streets or city selling their goods. The number of vendors is smaller than at a formal or informal market. These vendors will be located in a public space such as a park or street.
- Street markets – these markets cover the entire open street space on Sundays. The streets are closed off from automobile users on that day. They do not have any structures as is the case with formal and informal markets.

To identify the locations of the market, the surveyors used the GPS function in KoboToolbox survey. For the formal and informal markets four GPS points were captured; one for each corner of the market. For the informal vendors the surveyor took one GPS reading. In addition, pictures were taken of each of the identified markets.



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**3. Market Quality** – We assessed the quality of the markets by conducting a physical audit of the markets. The study adopted a random sampling method, selecting one market from each of the categories ensuring each of the five divisions of Kampala were represented. In total 21 markets were assessed as case studies using the quality assessment survey. Surveyors walked each market surveyed and completed the physical audit form using KoboToolbox. The sections of the form included: Overview, Access, Accessibility, Users, Activities, Comfort, Safety, Products, and Produce. The form also required photographs from various corners of the markets, as well as an observation of certain activities in the markets.

**4. User Perceptions** – Surveyors used a KoboToolbox survey to ask users' perceptions of the market experience, to identify the things consumers like and do not like about the market, and suggestions for improvement. Interviews were conducted with a random sample of 87 customers selected from each of the 21 markets after they were observed buying items from the stalls. Market officials and vendors also assisted in inviting users (customers) for the interviews. Identifying customers proved difficult because many users, especially the females, declined to be interviewed while others claimed they did not have time or the right answers.

**5. Vendors**– In total 104 vendors were interviewed using a KoboToolbox Survey to

identify issues such as products sold and origin of products, how vendors and goods are transported, income and overall satisfaction. This was complemented by five Focus Group Discussions (FGDs) each, composed of eight fresh food, fruit and vegetable vendors randomly selected from the four categories of markets identified in the market availability mapping. The purpose was to seek their satisfaction with the market and desired improvements.

**6. Market Manager** – We interviewed 21 market managers to identify issues including overall management of the market, maintenance issues, security issues and overall safety issues.

The analysis of the quality, vendor, market manager, and user surveys were all conducted via KoboToolbox using simple frequencies. For the market mapping, the market coordinates and details (such as name and type) were downloaded in .csv format. The geographic data that were necessary for producing the market maps were acquired from OpenStreetMap.org. These were downloaded as shapefiles—a data format developed by Esri that allows geospatial data to be represented graphically using GIS (Geographic Information System) software—and included data for the Ugandan road network, rivers and bodies of water, and urban green spaces. All these data, as well as the market locations, were mapped using QGIS, and were projected onto the WGS / UTM zone 36S

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coordinate system(EPSSG:32736). Fixed distance buffers of 400 and 800 metres were generated around each market, which were set to merge when overlapping. Markets were divided according to type, allowing buffer zones to be generated for all the markets in Kampala, as well as for each market type individually.

# Findings

## Policy Review

In the past establishing and maintaining markets was the responsibility of local governments (Markets Act 1942 Cap 94), and for Kampala this responsibility fell under the Local Governments (Kampala Capital City) Ordinance 15 (2006). However, private entities can apply and be given permission and a license to establish markets, which has given rise to the establishment of privately owned markets along with the public ones managed by the Kampala Capital City Authority (KCCA). By 2018, there were 84 markets officially listed by KCCA, with KCCA owning seven (7) and co-owning one (1) with a private entity. The remaining 76 markets listed by KCCA are all privately owned.

The Ordinance prohibits vendors from: letting any part of the fresh foods come in contact with the ground; playing loud music and games; allowing bars and lodges to operate on market premises; slaughtering of animals, birds and fish; and bringing

motor vehicles on market premises. It also requires the layout and design of markets to accommodate the needs of persons with disabilities. The Ordinance is, however, being repealed and a new one has been passed by the city councillors and is awaiting to be assented. The proposed law establishes procedures for investors wishing to start markets. New markets will be allowed only half a kilometre from existing ones. KCCA will be responsible for general oversight and supervision roles, granting and revoking market licences, verifying and keeping an updated database, meeting utility costs, setting and collecting market dues, desilting drainages, operating public toilets, and health inspections.

## Market Availability

In total our surveyors identified 102 market places, which is greater than the number of markets on the KCCA market list. Of the 102 markets there were:

- 46 Covered formal markets are the most common
- 29 Temporary or mobile vendors
- 14 Formal uncovered markets
- 10 Informal market and street markets are fewer in numbers
- 1 Very few street markets

The results show that covered formal markets are the most common (46%) followed by temporary or mobile vendors (29%). Most formal markets are also covered with formal uncovered markets making only 14% of the total markets.

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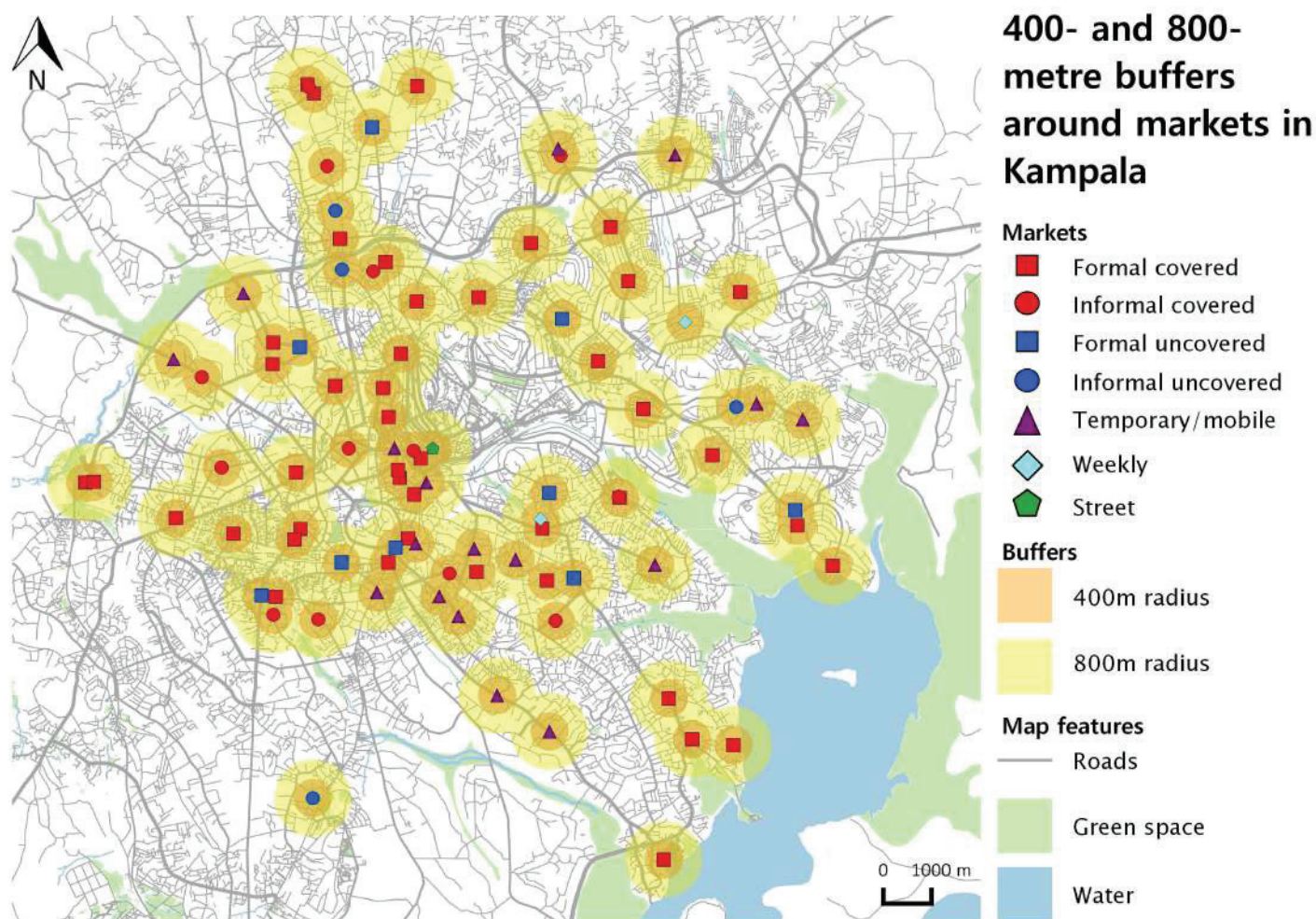


Figure 1: Map of all types of markets in Kampala with 400 m and 800 m walking radius

Informal markets and street markets are far fewer in numbers with only (10%) informal markets identified. Finally, there were very few street markets. Our surveyors only found (1%) in total.

When examining the distribution of all of the markets combined, there is reasonably good coverage in some parts of the city (Figure 1). When we consider the 800 metre walking radius, the areas immediately surrounding the centre have reasonably good walkable access. Interestingly, there are very few markets directly in the city centre and there are very few markets in the outer areas of the city. In all

likelihood there are more mobile or temporary vendors in these neighbourhoods but they were not obvious when our surveyors visited.

However, when we remove the temporary or mobile vendors and informal markets and just look at formal covered markets the picture changes quite substantially. These formal covered markets are the most secure type of market in the city as they are formally recognized and would have the most protections. The map of the 800m radius for the formal covered markets shows many parts of the city where people do not have walkable access (Figure 2).

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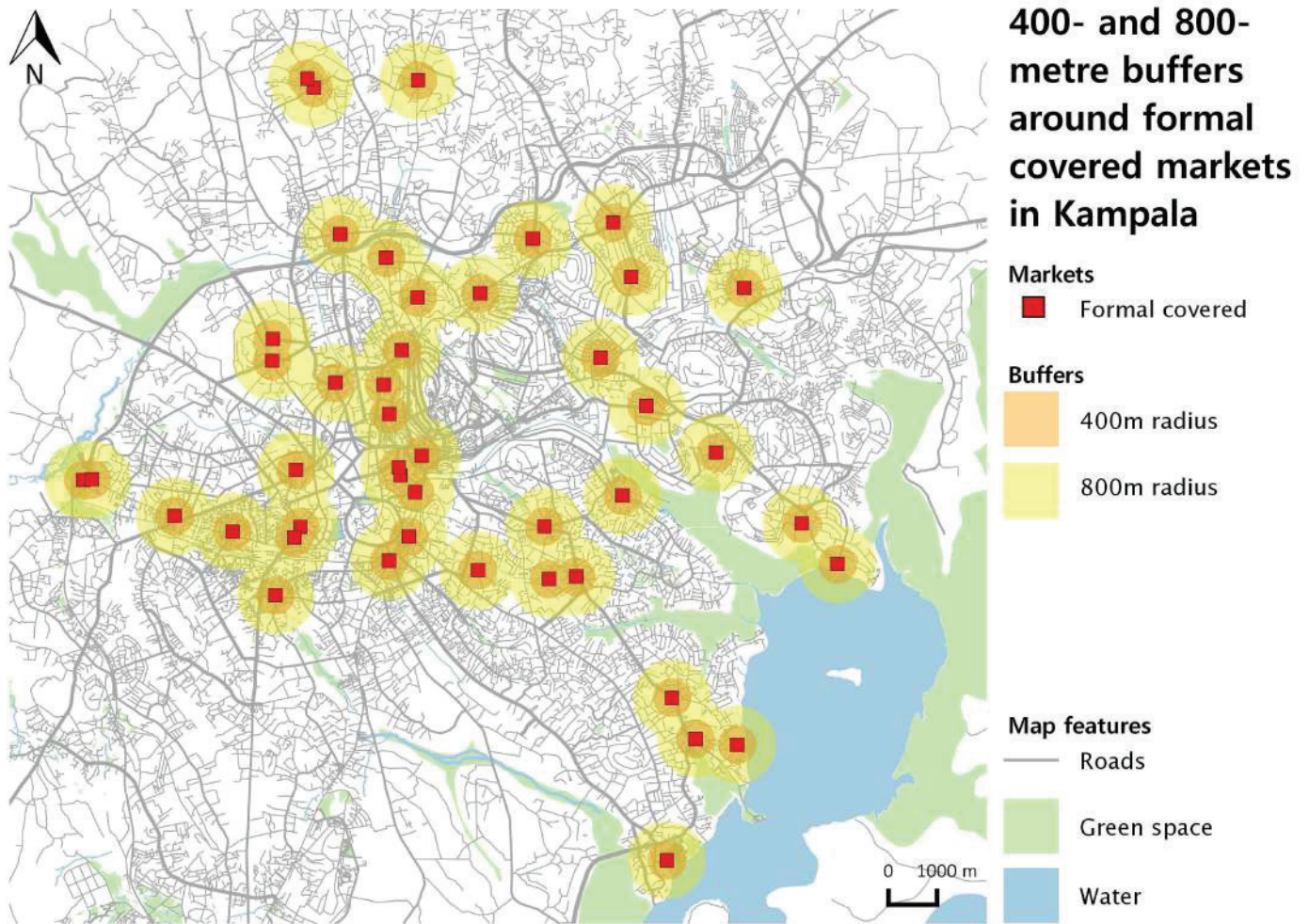


Figure 2: Map of formal covered markets in Kampala with the 400 m and 800 m walking radius

### Market Quality

For each of the 21 markets surveyed, we considered access, accessibility, comfort, products, produce, safety and users.

#### *Types of Markets*

Of the 21 markets studied, one third (31%) are permanent, nearly half (45%) are temporary but in the same location every day, 14% are temporary with a different location and period of operation every day, and only two (10%) are temporary but in the same location and same period every day.

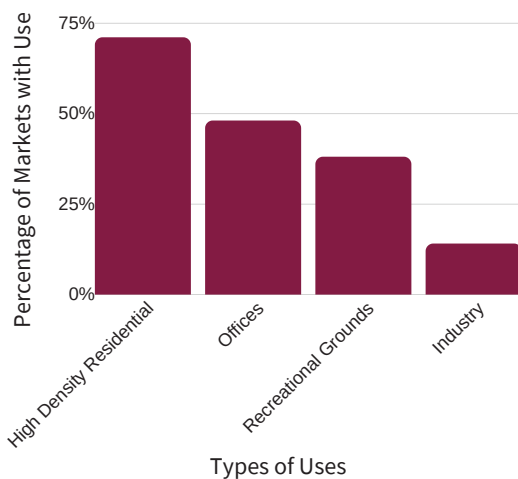
For the formal markets, 29% have no informal trading occurring either inside or outside the market; 41% have informal trading taking place outside the market; 15% have informal trading occurring within the markets; and another 15% have informal trading along the streets adjacent to the markets.

Two-thirds (62%) of the markets can be characterised as neighbourhood level and the rest (38%) city level. The markets typically have adjoining commercial shops and malls, educational institutions, low density residential buildings, hospitals and clinics, places of worship, small scale

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industries such as workshops, and fuel stations. High-density residential houses were adjacent to 71% of the markets, offices were adjacent to 48%, recreational grounds were adjacent to 38%, and large-scale industries were adjacent to 14%. Other adjacent uses included highways, boda-boda (transport motor bikes) stage, and taxi parks. See Graph1.

Graph 1: Types of Uses Adjacent to Markets



### Structures

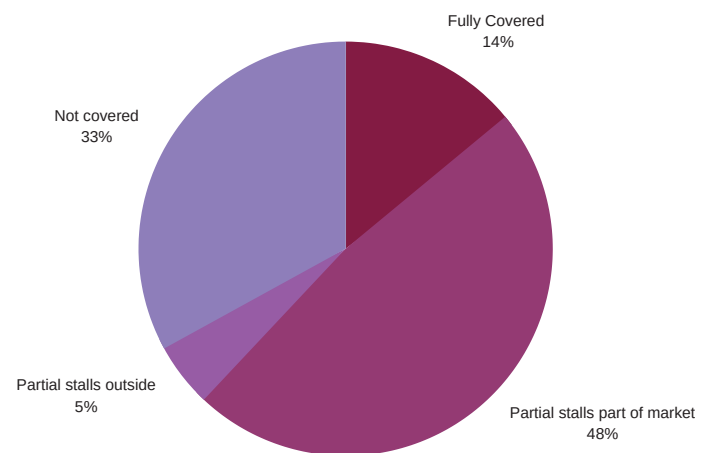
Only 14% of the markets we included in the survey are fully covered with no outside stalls, while nearly a half (48%) are partially covered but outside stalls are still part of the formal markets, 5% are partially covered but outside stalls are not part of the formal market, and a third 33% of those surveyed are not covered at all. See Graph 2.

The majority of market structures are built with timber (81%), while steel (67%), concrete (52%), plastic (38%), bricks (24%), and other materials (62%) are also common. Asbestos sheets (5%) are less common, and coverings such as umbrellas (33%) were

visible in many of the markets. Plastic included polyethylene used to provide shade and shelter from sunshine and rain.

Vendor FGD participants expressed the desire to have better permanent market structures to house the stalls and lock-up shops and resolve the exposure to leakages during storms and hot sunshine, the side

Graph 2: Percentage of Covered Vs. Uncovered Markets



effects of asbestos roofs. According to the vendors, cemented floors and sound drainage systems would reduce the mud on the floors and walkways and ease accessibility for both vendors and market users especially during the rainy season. They felt that adequate and well-constructed stalls with wide walk ways would reduce on the practice of selling fresh foods on the ground, improve the hygiene and offer better shopping experiences for both the vendors and users. Those in mobile markets felt that mobile and easy to assemble stalls would reduce the practice of selling fresh foods on the ground.

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### **Investment in improving markets**

Vendors unanimously expressed the willingness to contribute towards upgrading their stalls. Some supported the idea of individual contributions directly or through a development fund, while others preferred being supported to access loans, or working with organisations willing to invest in upgrading the market. However, they cautioned of the need to first sensitise all stakeholders and involve all vendors in the planning process.

### **Access**

The majority (71%) of the markets operate close to 24 hours a day. Stalls remain open till late hours, and there after whole sale trading begins into the early morning. Most markets also do not have clearly demarcated fencing, so people can access them from various points and at any time.

### **Cycle ways to markets**

Half (52%) of the markets can be accessed by paved cycle ways. For 81% of the markets with cycle ways the paved ways are sufficient for cycles to access the markets safely and comfortably. However, only 45% of markets accessible by paved ways have cycle ways that are maintained, un-interrupted and easy to use and 54% of the markets have cycle ways that are moderate (some points interrupted). Only 38% of all the markets surveyed have sufficient bicycle parking, 48% have bicycle parking that exists but is not sufficient, and 14% have no parking at all.

### **Sidewalks to and inside the markets**

Only 48% of markets can be accessed by paved sidewalks and of these markets only 50% have access sidewalks that are sufficient to accommodate the number of

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people wanting to use them. The conditions of the paved sidewalks for the pedestrians can be described as good (i.e. well maintained allowing continuous flow of pedestrians) for only 40% of the markets and the rest (60%) are moderate as the sidewalks have some damage but this does not interrupt flow of pedestrians. Only 10% of the markets with sidewalks have access sidewalks that are free of obstructions, and 70% of the markets have some obstructions in their access sidewalks such as vendors, cars and utility poles that interfere with the walking but pedestrians are still able to use the space. Only 10% markets have their access sidewalks mostly or completely obstructed.

Only 29% of the markets have paved walkways within the markets and 67% of those have walkways wide enough to accommodate the people using them, including those with disabilities, whilst

people shop at the stalls. But of these, only 50% have good paved ways which are well-maintained allowing a continuous flow for pedestrians around those shopping.

Vendors in FGDs observed the need to create wide and clear walkways which would help bring order in the markets by giving both traders and other market users enough space to walk as they access the different stalls.

### **Bus stops**

The majority (86%) of the markets do not have bus stops near them meaning that people wanting to access the markets using buses have to walk a long distance. The only market close to a bus stop is Wandegeya market, which is about 200 meters from a bus stop. Markets along the highways such as Natete, Kasubi, Kalerwe Kajubi, and Busega have undesignated bus stops about 5 – 10 meters away. The

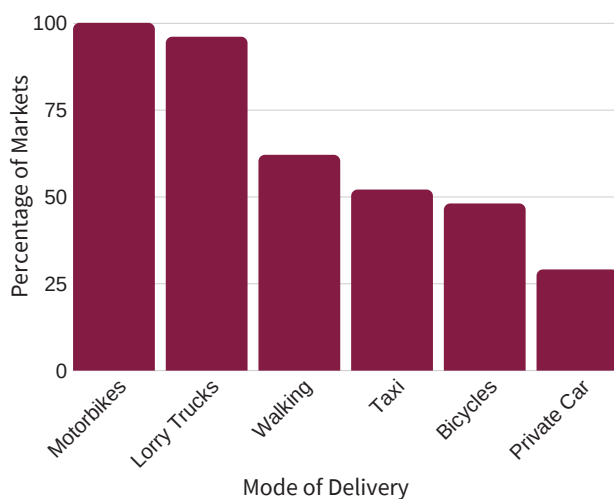
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conditions of bus stops are moderate – there are designated places for people to wait but with some damage.

### **Delivery of goods to markets**

Half (52%) of the markets surveyed have clearly defined areas for the delivery of goods but 55% of those markets do not have sufficient space and delivery vehicles have to wait or use other areas of the markets to offload. Delivery providers use a variety of transportation to deliver goods to the market including motorbikes (100% of markets), lorry trucks (96%), walking (62%), taxi (52%) and bicycles (48%) to access the markets. See Graph 3.

Graph 3: Percentage of Markets by how goods are transported



Of markets with a delivery area, in 45% the deliveries are made before 8am while 36% have deliveries made throughout the day. At 54% of the markets with delivery areas, all delivery vehicles are accommodated in the delivery area of the market, while for 45% of the markets, the delivery vehicles have to wait in the surrounding streets until they are

able to enter the market delivery areas and traffic still flows in surrounding streets.

### **Parking spaces**

Parking was provided at 81% of the markets and 100% of those with parking have spaces for delivery providers and 94% for vendors and customers. Nevertheless, 47% of the markets do not have enough parking for delivery providers and vendors (53%), while slightly more markets (65%) with parking have enough for customers. Only 24% of the markets with parking have good parking spaces, which are maintained and easily accessible for different sized vehicles; 65% have moderate parking spaces with damage and access difficult for some sized vehicles; while 35% have poor parking spaces which are damaged and difficult to access.

### **Accessibility**

#### **Entrances to the market**

The range of entrances to markets was a low of two (2) to a high of 14. The conditions of the entrances for the majority (76%) of the markets are moderate with defined entrances and evidence of damage or lack of maintenance. However nearly half (43%) of the markets cannot be accessed by people living with disabilities. Of the markets whose entrances can be accessed by people living with disabilities, they would have easy access at 75% and moderate access at 25% of the markets. The only facilities available at 57% of the markets for people living with disabilities are wide sidewalks or footpaths



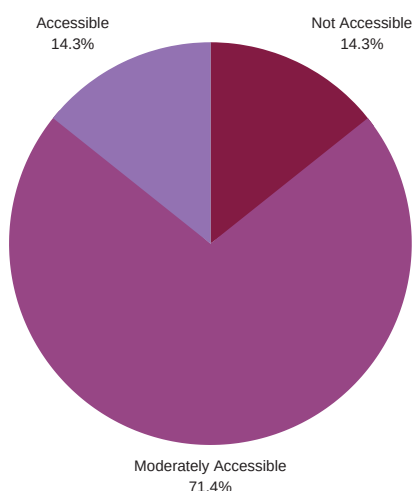
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leading to the market which are wide enough to comfortably accommodate mobility devices such as wheelchairs.

The challenges intensify further inside the markets. The insides of 67% of the markets are not easily navigated by people living with disabilities, while the conditions in 71% of those markets are moderate with damages and assistance occasionally required for people living with disabilities (see Graph 4).

Graph 4: Percentage of markets that are Accessible Inside



### Comfort

Besides accessibility, comfort is one of the other factors that determine shoppers' choices of markets to visit. Only 10% of the markets had bad smells though even these smells were not very strong and were strong only in one small part of the market. Similarly, only 10% of the markets had uncomfortable or loud noise that could disturb the users of the market.

### Garbage

Garbage disposal is a problem at most of the markets. At 71% of the markets, garbage is disposed or dumped in and around the market space instead of garbage bins where provided. The level of garbage disposal can be described as sufficient at a half (53%) of the markets. Sufficient here implies a situation where designated garbage collection points were free of garbage surrounding the bins or just a small amount could be seen. All

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markets use sacks as garbage bins at the stall level. They were considered sufficient if they did not bear holes that could let out the garbage.

In total 29% of the markets lack garbage bins but even those that have bins (71%) they are sufficient for the amount of garbage at only 13% of the markets; the condition of the bins at 40% of the markets with bins is poor (most of them broken or damaged) and moderate (well maintained but with evidence of damage) at 60% of the markets.

Vendors in FGDs, noting that stalls generate a lot of garbage, felt that garbage bins (instead of sacks) in the markets and designated waste collection points at the markets plus increased frequency of collection would improve the hygiene and make markets attractive to both vendors and customers.

Vendors in FGDs said they pay for the garbage they generate at the stalls to be collected by private collectors once or twice week on agreed terms by the market administrators. They said the stalls generate a lot of garbage and, in the absence of skips, have to keep it in the stalls for between three days to a week until it is collected. They expressed readiness to sweep their stalls and walkways, collect garbage in good sacks and avoid pouring waste fluids in them, and take it to the collection points if KCCA agrees to set them up at the markets and collect it as it does at the public markets.

### **Seating facilities**

Nearly a half (48%) of the markets do not have seating facilities where shoppers can sit and wait. Of those markets where seats exist, only (18%) of the markets had sufficient seating of which only one (9%) had seating facilities whose conditions are

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good (well maintained and not broken or damaged) and 91% moderate (most seats well maintained with some evidence of damage). Only one market – Wandegeya, which was rebuilt recently – has built in seats for users. Some markets have long wooden benches shared among vendors and users.

### Public toilets

The majority (86%) of the markets have public toilets but these toilets are not sufficient at 78% of those markets. The conditions are poor (broken or damaged) at more than a quarter (28%) of the markets with toilets, moderate (evidence of damage) at 61% and good (well maintained) at only 11% of the markets. Nearly two-quarters of the markets (72%) charge people that use the public toilets and the most common fee being Sh 200 at 77% of the markets that charge.

### Signage

The majority (76%) of the markets have signage and this signage is in moderate condition at 63% of the markets.

### Water taps

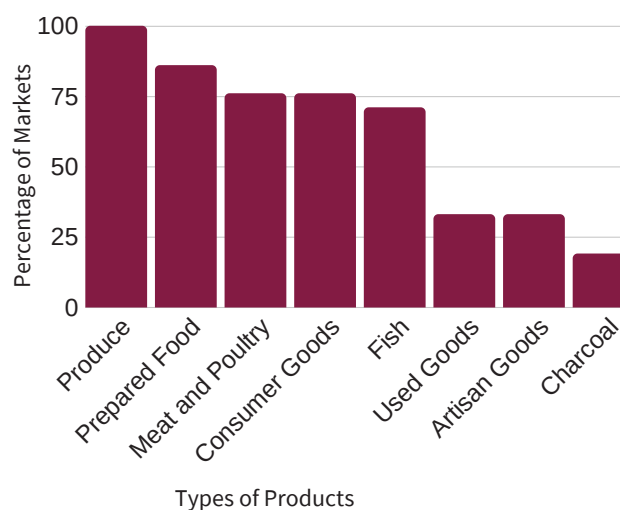
One third (33%) of the markets lack water taps and of those markets with water taps, they are sufficient at only 64% of the markets. The conditions of the taps can be described as moderate at only 64% of the markets. Vendors in FGDs requested water taps and argued that this would improve the hygiene within the markets.



### Products

All (100%) of the markets sell produce but the markets have a wide array of other products they sell as well. Prepared food is sold at 86% of the markets, 81% sell meat and poultry, 76% sell processed food, 76% sell consumer goods such as clothes, household products, stationary, 71% sell fish, 33% sell used products, 33% sell artisan products, 5% sell live animals, and other products such as charcoal (19%), alcohol (10%), firewood (10%) are also sold. See Graph 5.

Graph 5: Percentage of Markets Selling Types of Produce



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More than a half (57%) of the stalls sell between 61%-80% local goods compared to imported products. When asked what was local, 100% of the produce, 81% of the meat, 71% of the processed food, and 48% of the consumer goods were local. Within the markets surveyed, only 10% of the stalls sell only one product. In almost half (48%) of the markets, the stalls sell more than one produce.

### Produce

#### Fruits

All (100%) of the markets sell fruits: oranges and bananas (100%), water melon and passion fruit (76%), and pineapples (71%) are the most common fruits at the time of year the survey was conducted.

**Pricing:** In most markets fruits are sold in either heaps or unit counting. Selling in kilograms occurs in a few markets. The

majority (42%) sell oranges by the heap at Sh 500 – 2000, 33% by unit counting at Sh 100– 500, and 23% by kilogram at Sh 1000 – 3000. Watermelon is sold depending on the size and market location at prices ranging between 500 – 2000 for the small sizes, and 2500 – 5000 for the larger ones. Up to 52% of the markets sell passion fruits by heaps at Sh 500 – 2000 and those that sell by kilogram at Sh5000 – 8000 (23%). The prices for banana also depend on unit counting which ranges from Sh 200 – 500, or the size of the cluster from Sh 1000 – 4000. Pineapples are sold by size, with small sizes ranging from Sh 800 – 2000, while the large from Sh 2500 – 4000.

**Quality:** Oranges at 71% of the markets could be described as good in peak condition, top quality, good colour, fresh, firm and clean, while 29% had average oranges which were a few days old, a little soft and not as fresh. Watermelons were

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found to be good at 67%, passion fruit at (43%), bananas at 90% and pineapples at 52% of the markets. All the fruits above originated from local farms in the country. Most markets stock an average of five (5) different types of fruits.

### Vegetables

All markets stock vegetables. With most of them having at least five different types of vegetables. Onions and tomatoes are available at all (100%) markets, cabbages at 95%, greens at 81%, and beans at 62% of the markets.

**Pricing:** The majority of the markets sell onions in heaps ranging from a low Sh 100 at two(2) markets to a high of Sh 1,000; while only three (3) markets sell in kilograms ranging from Sh 3,000 – 6,000 per kilogram. Most markets sell tomatoes by the pile ranging from Sh 300 to 1,000, while five markets sell a kilogram ranging from Sh2,000 – 5,000. Up to 77% of the markets sell greens at Sh 500 per unit with the highest price being Sh 1,000 at one (1) market. Most markets sell beans by the mug at prices ranging from Sh 1,500 – 2,000, while four (4) markets sell between Sh 4,000 – 5,000. Prices for cabbages range from Sh 700 – 2,000 per piece.

**Quality:** The onions at 95% of the markets are of good quality in peak condition, top quality, good colour, fresh, firm and clean. All (100%) of the markets had good quality tomatoes but this drops to only 33% for

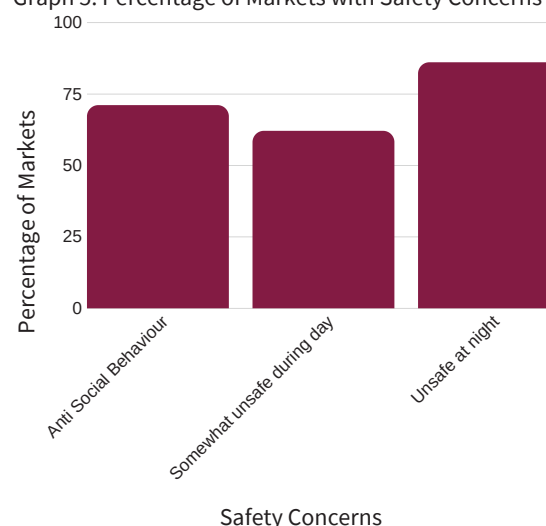
good greens where in almost half (48%) of the markets the quality is moderate, which means they are a few days old, a little too soft, and not as fresh. Only a half (48%) of the markets had good quality beans but the number increases to 95% for cabbages.

### Safety

#### General safety

Of the markets surveyed, 29% have noticeable anti-social behaviour (activities that are not wholly accepted by society, and in normal circumstances would not be expected in a market such as smoking, alcohol consumption, gambling, obscene language and residing in the markets). For safety, 62% of the markets are considered somewhat unsafe because, although people feel safe enough, they still have to be careful. Unfortunately, the number of markets considered somewhat unsafe increases to 86% during the night. This means that 24% of the markets go from feeling safe during the day to feeling at least partially unsafe at night. See Graph 5.

Graph 5: Percentage of Markets with Safety Concerns



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### **Lighting**

The majority of the markets (76%) have lighting inside the market but this lighting is not sufficient in 69% of these markets. For 75% of the markets the lighting is in moderate condition where some, but not all lights, are broken. Only a half (52%) of the markets have lighting outside (external) but even those with external lighting this is still insufficient and the light condition is moderate at 54% of those markets with some, but not all, the lights appearing broken.

### **Drainage**

Of the markets surveyed, 76% of the markets have drainage ditches in and around them but these are sufficient at only 31% of the markets that have them. Only 13% of the markets with drainage have drainage in good condition with no drains broken, 50% of the markets have drainage in moderate condition with some but not all

drains broken, and 37% have drainage in poor condition with the drains broken.

Vendors in FGDs observed that the poor drainage channels contribute to the flooding in the markets during the rainy seasons resulting in mud both on the floors and the walkways.

### **Fire/emergency exits**

More than half (57%) of the markets do not have sufficient fire/emergency exits in the market in accordance with local building codes and almost all of the markets (95%) lack sufficient fire extinguishers. While a fire truck can gain access into all the markets, it would take more than 30 minutes for the local fire response team to get to 48% of the markets and 21 – 30 minutes to 33% of the markets.

### **Security personnel**

No security personnel were visible at 67%

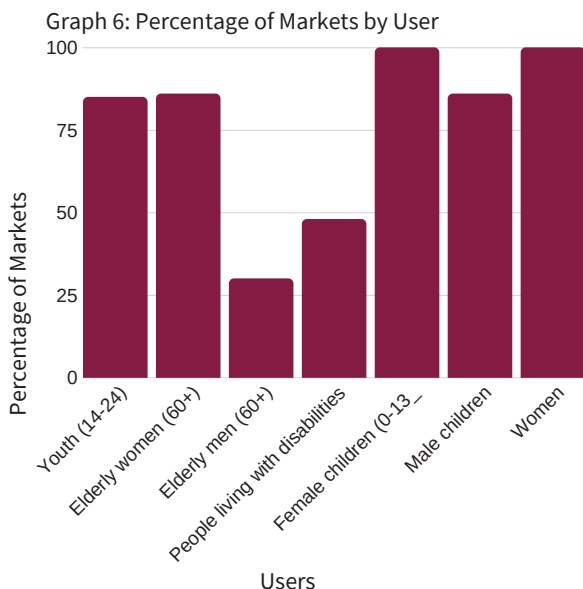
## Advocates for Public Spaces

of the markets. Police were visible at only four (4) and security guards at four (4) markets. Vendors in FGDs expressed the need to step up security in the markets by having more guards, and fencing. Adequate lighting would greatly improve the security of the foodstuffs and other items in the stalls or stores and safety of customers.

### Users

All markets (100%) had female children (0-13) and women (25-59) present and 95% had female youth (14-24) present. Half of the markets (52%) had more than 50+ women present. Male children (0-13) were present in 86%, of the markets and male youth (14-25) in 95% of the markets.

Of the markets surveyed, 10% had more than 50 male and female youth present. Elderly women (60+) were present in 86% of the markets, and 71% of the markets had elderly men (60+). Only 48% of the markets had people with disabilities. See Graph 6.



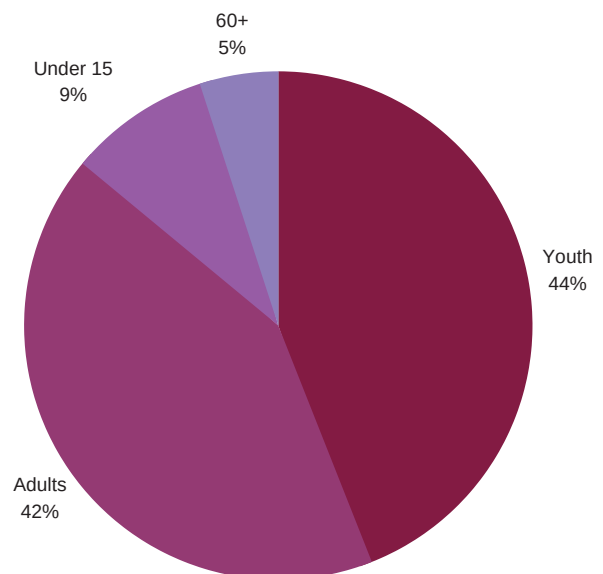
## User Perceptions

For each of the 21 markets we surveyed as part of our quality assessment we also interviewed 87 market goers to better understand their habits and wishes for market improvements. We did have difficulty recruiting participants for our survey. However, the results seem consistent with both the vendor surveys and the market manager surveys.

### Age and gender

A total of 87 market-going participants were interviewed. The majority (44%) of participants were youth aged between 16 to 24, followed by those aged between 25 to 60 (42%), those under 15 (9%), and those aged 60+ (5%). See Graph 7. The participants were mostly female (63%) with males making up only 37% of the interviewees.

Graph 7::Percent of Interviewees by Age



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We asked participants how close the nearest market was to their house. Only 13% had a market less than 100 m from their house, 33% of the users had a market between 101 – 400 m to their house, 20% between 401 – 800 m, 24% between 800 – 1,300 m, and 10% >1,200 m. For 76% of the users, we were interviewing them at the market closest to their house, while for 24% it was not the closest market. Of those users where the market was not the closest, 43% of them do not visit the market closest to their house and when asked why, 78% say the market does not sell the products they like.

### **Motivation for visiting market**

People were asked why they visit the market they were currently using and 28% were motivated by good prices, 16% by the vendors selling products they like, 15% by good quality of products, 12% by the variety of products, 10% by the closeness to their house/easy to get to, 9% by closeness to work place, 6% by friendship/good relations with the vendors, and 4% by seeing friends at the market.

### **Frequency of visiting market**

Up to 39% of the respondents said they visit the market a few times a week, 35% every day, 16% once a week, and 9% a few times a month. Over half (59%) of the market users visit the same vendors on each visit

### **Travel to the market**

Nearly two-thirds of the respondents (63%) walk to the market, 18% travel by motorbike,

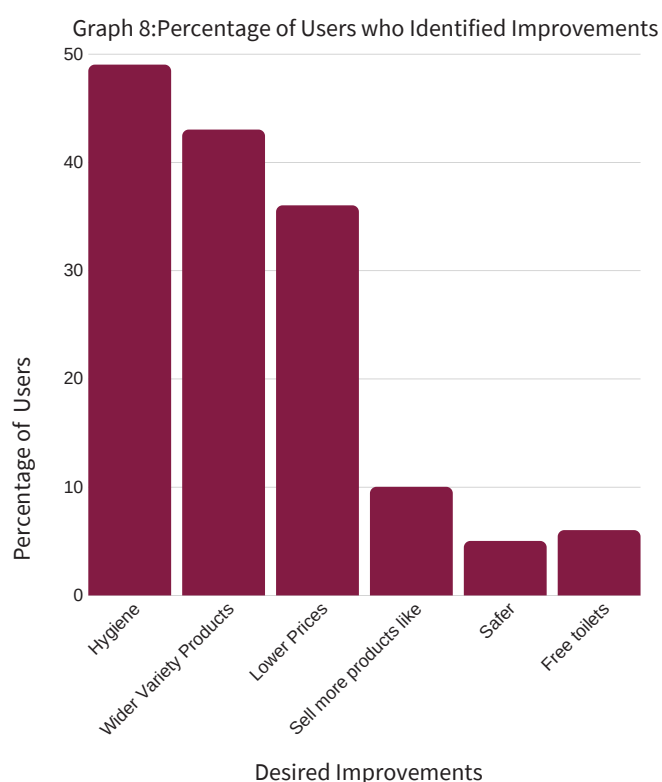
15% by taxi, 3% by private car, and only 1% by bicycle.

### **Products bought**

The majority (82%) of market visitors typically buy fresh produce, 30% buy consumer goods, 24% fish, 20% processed food, 20% prepared food, 15% meat/poultry, 14% other items such as charcoal, alcohol and services, and 10% buy used products.

### **Desired improvements**

Nearly a half of the respondents (49%) said improvement to the hygiene of the market would encourage them to visit more often, followed by a wider variety of products (43%), lower prices (36%), better safety (5%), sell more products they like (10%), and free toilets 6%. See Graph 8.





## Advocates for Public Spaces



### Vendor Survey

For each of the 21 markets surveyed as part of the quality assessment we also interviewed 104 vendors. Vendors were selected from each market in order to find out details about their operations.

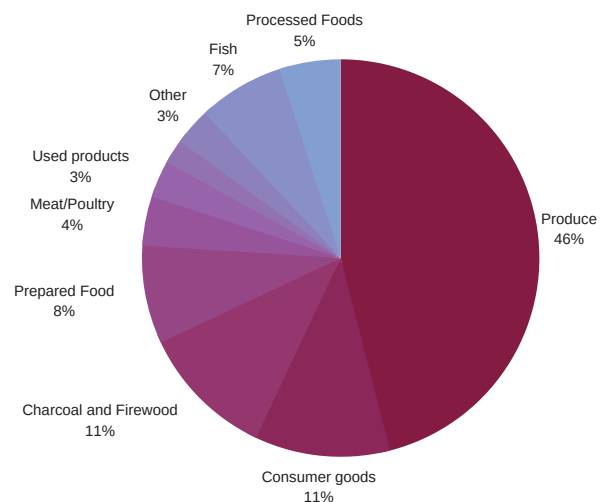
#### *Items sold*

Nearly half (49%) of the vendors we interviewed sell fresh produce, 11% sell consumer goods, 11% sell charcoal and firewood, 8% sell prepared foods, 7% sell fish, 5% sell processed foods, 4% sell meat/poultry, 3% sell used products, and 2% operate saloons. See Graph 9.

#### *Where purchased*

Up to 44% of the vendors buy their stock from a dealer, 20% direct from a farmer, 20% from other markets, and 16% from local shops. Nearly a half of the items stocked come from a local rural area, 31%

Graph 9: Percentage of vendors by type of products sold



from rural area in Uganda, 18% Kampala city, and only 5% another country.

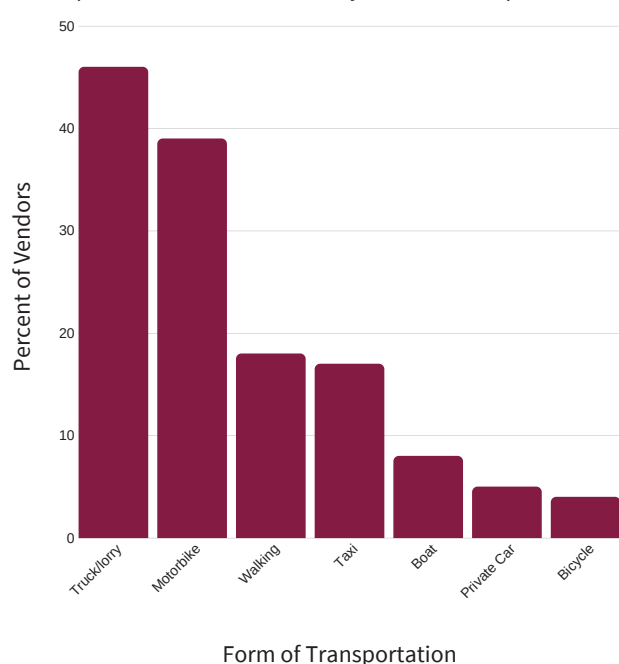
#### *Distance travelled with products*

In total 43% of the vendors travel more than 50km with the products to the market. Of the remaining, 2% travel less than 500 m, 30% travel between 501 – 1,000 m, 12% between 1,000 – 9999 m, and 13% travel between 20 – 50 km and 10 – 20 km respectively.

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Vendors use a variety of methods to transport goods including by lorry/trucks/pickups (40%), motobike (29%), walking including using wheel barrow (10%), taxi (7%), boat (6%), private car (4%), and bicycle (4%). See Graph 10.

Graph 10: Percent of Vendors by Form of Transportation



However, the main form of transport vendors use to transport their goods is truck/lorry/pickup (43%), motorcycle (29%), taxi (16%), walking (8%), and bicycle (3%) and private car (1%). When not transporting goods, the main mode of transportation is taxi (41%), motorbike (33%), walking (22%) and private car (4%).

Vendors in the FGDs said it would take government policy and demonstration before vendors consider walking to the markets or cycling with their goods. Besides the financial constraint to acquire cycles, fear of theft was raised as well as not

knowing to ride and having to learn at an old age. They also noted that in some instances the bulky goods cannot be easily transported by cycles, plus the chaotic nature of the roads which would have to be sorted out first to attract cyclists. Overall, they felt that walking would easily be embraced although the final choice of mode of transport should be left to the individual vendor to make after being educated on the modes and their benefits. Making access roads to and around markets inaccessible to automobiles would, in their view, compel use of walking and cycling but this would work best if all stakeholders are involved in arriving at such changes.

### **Rental fees for stalls**

The majority (93%) of the vendors pay for their stalls. In total 56% pay Sh 10,000 – 90,000 for a stall per month, 23% pay Sh 500 – 5,000 per day, while 15% pay Sh 100,000 – 200,000 per month, and 6% do not pay at all either because they are permanent stall owners or because they own the land.

### **Customers**

Two-thirds (68%) of the vendors have regular customers but 12% say people passing by also buy from them regularly. In addition, 9% of the vendors indicated tourists buy from their stall, 9% have event organisers buy their items, and 2% of vendors have hotels buy from them.

### **Capital, expenses and sales**

Nearly two-thirds (61%) of the vendors used

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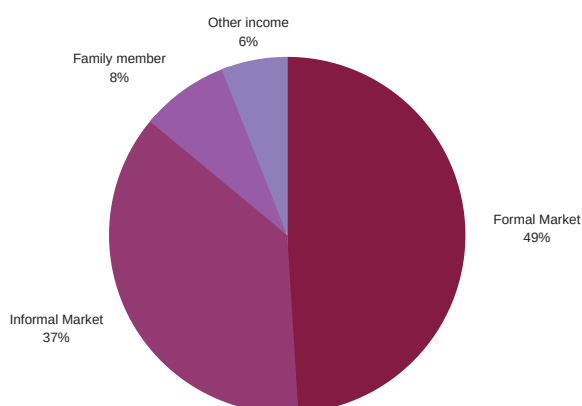
their own savings for the initial working capital to start their businesses, 26% borrowed from friends and family, and 13% borrowed from a micro-finance scheme run by an institution or association. A third of vendors (33%) spend Sh 0 -100,000 daily on stock, 51% spend Sh 101,000 – 500,000, while 13% spend Sh 501,000-1,000,000, and only 3% spend sh 1,001,000 -5,000,000. A half (50%) sell Sh 0 – 50,000 each day, 44% sell Sh 60,000 – 200,000, while only 6% sell Sh 201,000 - 1,000,000.

### **Household income**

Up to 58% of vendors depend on vending in a formal market as a source of income for their household, 15% depend on vending in an informal market, and 27% on other sources such as other businesses, farming, and transport .

For 49% of the vendors, vending in a formal market (49%) or informal market and (37%) in an informal market is the main source of income for the household. On the other hand only 8% of those vending have other employment of a family member as their main source, and 6% rely on other sources of income. See Graph 11.

Graph 11: Percent of Vendors by Main Source of Income



The income from the markets provides for the daily needs of the vendors as follows: food (31%), education (30%), housing (26%), transportation (5%), clothing (4%), and healthcare (2%). Only 2% said their income was insufficient.

Nearly a half (45%) of the vendors are very happy with the work they are doing and 39% happy. Only 14% were neutral (not happy and not unhappy), 1% unhappy, and 1% very unhappy.

### **Children spaces in the market**

Many vendors bring children to the markets, partly due to lack of strict enforcement of the regulations prohibiting children from market stalls. The situation is compounded by the lack of designated spaces for children at most of the markets. Vendors in FGDs agreed that designated and secure spaces should be set up in the markets for children, with play materials, and be taken care of by skilled caregivers. They suggested that a fee be paid by the parents of the children to help run the facilities.

## Advocates for Public Spaces

### Market Manager Survey

For each of the 21 markets surveyed as part of the quality assessment we also interviewed 21 market managers in order to find out details about the overall market operations.

#### Market hours

Daytime markets open early in the morning and some remain open into the late hours. The majority (76%) of markets open between 5am – 7pm, and 15% open 24 hours, while 9% open from 5am to 9pm. But there are also night-time markets that open only at night.

#### Ownership of market

Only 14% of the markets studied are publicly owned (government) while 76% are privately owned, 5% are owned by vendors' associations, and 5% owned by Buganda Kingdom. Of the three publicly owned markets, two (2) are under Kampala Capital City Authority (KCCA), and one (1) under the central government. The KCCA list has 84 markets, of which 7 belong to KCCA. Among those owned by the city one (1) is said to be in the process of being leased, and the other held in partnership with a private entity. The rest (76) are privately owned.

#### Management

The majority (81%) of markets we surveyed are managed by vendors' associations/cooperatives through their chairpersons who serve as the managers, 9% of the markets



are managed by private owners who appoint their own managers, and 5% by a contractor who also appoint their own manager and 5% solely by a market manager. Up to 86% of the markets have operational requirements within their management plans with which vendors must comply.

The majority (95%) of the markets have management committees in which vendors are involved. For 80% of the markets, the managers say the committees have sufficient capacity to implement the management plan. Of markets surveyed 95% have maintenance plans for the market. However, only 60% of the markets have sufficient funds and people to carry out the required maintenance tasks.

For 95% of the markets, the vendors are responsible for maintenance of the individual stalls. While maintenance outside the markets is done by management committees at 62% of the markets and 24%

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by the market owner, 4% of the markets have outside maintenance organized by vendors. In 5% it is organized by city authorities and 5% by contractors.

Market managers indicated that 62% of the markets are part of a wider KCCA management plan including other markets in the city while the other 38% are not. Of those that are part of a wider management plan, only 15% of managers think the city authority does not have sufficient capacity to implement the city management plan.

Of the managers surveyed, 81% said there is a national level management plan that includes markets in the cities and towns.

Of those indicating there was a national plan, 94% of managers said the central government has sufficient capacity to implement the city management plan.

### **Vendors**

According to the market managers, most markets have vendors in the range of 300 although two (2) markets have up to 6,000. Markets have between 1 to 18 maintenance staff and some have up to ten guards. Seven (7) is the most common number of management staff at the markets, although some have up to 18.

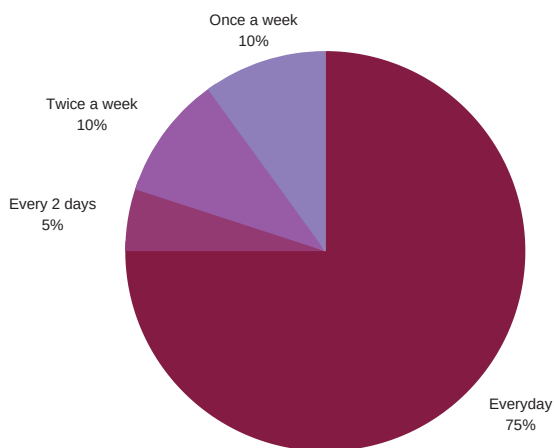
### **Waste management**

Managers at all the markets (100%) said they have in place a waste removal system for the whole market but only (23%) have their waste removed every day. Of those surveyed, 29% indicated waste is collected every two days, 23% said twice a week, and 25% once a week. However, managers indicated the waste removal system is sufficient for the individual stalls at only 57% of the markets.

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The managers at 95% of the markets said there is a waste removal system for the individual stalls and waste is removed from the stalls every day at 75% of the markets, every two days at 5%, twice a week at 10%, and once a week at 10%. See Graph 12.

Graph 12: Waste Collection in Stalls by Day



Waste is removed by private contractors at 67%, local government at 28% of the markets and market staff at 5%. At 38% of the markets, payment of waste removal is by vendors through their rates to the market, at 30% of the markets payment is made by the market owners, at 18% of the markets payment is made by vendors directly to the waste management company, and at 14% of the markets payment is made by local government.

### Utilities

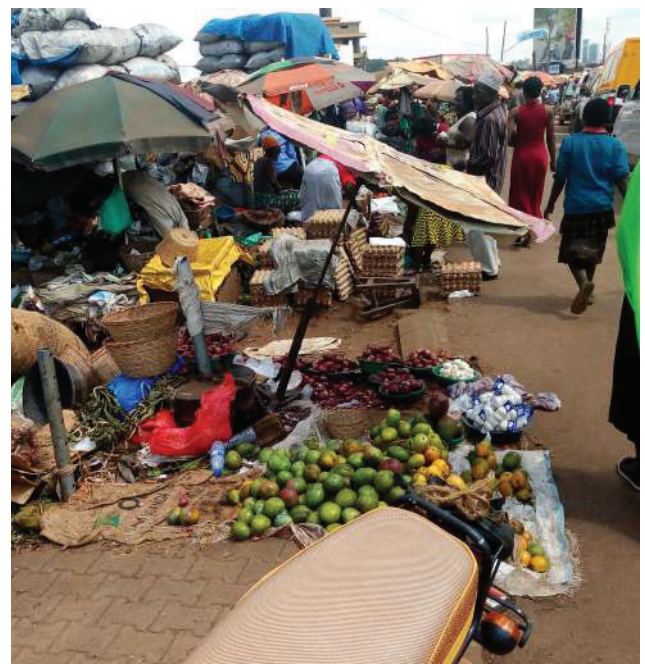
At 67% of the markets, managers said they have water connected to the market and 33% do not. The water at the markets is paid for directly by vendors through their fees to the market at 57% of the markets, at 21% of the markets payment is directly to the water

corporation, at 8% of the markets payment is made by market owners, while at (7%) vendors have special connections and at 7% payment is made through private property owners.

For electricity, 81% of the markets managers said they have electricity connected to the market and 19% do not. The electricity at 59% of the markets is paid for directly by vendors through their fees to the market, at 29% it is paid directly to the electricity distribution company, at 6% it is paid by local government, while at 6% it is paid by market owners.

### Stalls

Of market managers surveyed, 57% said the markets have permanent stalls and 43% do not. Only half (57%) of the markets have buildings that comply with building codes and only 43% of the markets have an occupancy certificate.



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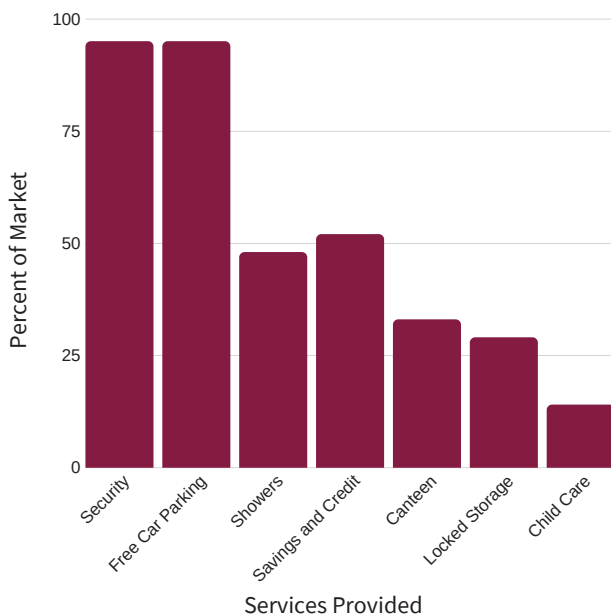
### Security

Managers at 81% of the markets said the market has been subjected to vandalism. Similarly, managers at 86% of the markets said they had heard of acts of robbery committed at the market.

### Services to vendors

Managers at 95% of the markets said they provide security, 76% provide free parking for car owners, 48% provide showers, 48% provide savings and credit, 33% provide a canteen, 29% provide locked storage facility, and 14% child care. See Graph 12.

Graph 12: Percent of Markets by Services Provided



In the areas adjacent to the market, vendors at 100% of the markets can access areas of religious practice, medical facilities, and accommodation. In addition, vendors at 70% of the markets can access sports field, 24% of the markets can access park/public space, and 6% child care.

### Activities

Managers at 62% of the markets said the market is seen as a tourism attraction. The major activities at the markets include: selling and buying 100%; social activities 51%; sports 22%; playing 14%; and concerts 13%. At 67% of the markets the unorganised social activities occur spontaneously, at 19% both organised and unorganised occur equally, and at only 14% of the markets are the activities exclusively organised.

### Rates

Managers at 86% of the markets said vendors pay a fee and the fees are formalised through a license agreement at 67% of the markets charging a fee. The rates are determined by the market owner or landlord at 66% of the markets, by the management committee at 22%, and by the government at 12%.

The stalls are leased on a permanent basis and vendors return to the same stall each day. At 67% of the markets, the lease is monthly, and at 33% the lease is yearly. The rates are not updated at 48% of the markets, updated yearly at 24% (fixed rate set for years), at 18% rates are updated a few times a year, at 5% monthly, and 5% suspended for permanent traders who own and run the stalls themselves. At 86% of the markets, the traders do not pay taxes in addition to the license fees.

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## Discussion

### **Access**

Overall, even with the emergence of supermarkets, markets are still the major source of fresh and affordable food items for Kampala city residents. The majority of people can easily access them within walking distance in their neighbourhoods or place of work.

### ***Potential for sustainable transportation to markets***

The markets have the potential to encourage sustainable transport since walking and cycling is quite high. Many vendors hire cyclists to transport food stuffs to markets. Some market users also pay cyclists to transport them to the markets. The two modes of transportation have proven health and environmental benefits both to the users and the neighbourhoods.

Deliberate effort should be taken to promote walking and cycling both for the delivery providers and market users, which will reduce the need to allocate more space for car parking. The markets had a shortage of car parking spaces and it is unlikely more will be added in the future since even the available parking space is being taken up by stalls at most markets.

Markets have no room for expansion and a move towards encouraging more walking and cycling to the markets will allow market managers to use available space for either new stalls or garbage bins. The solution to the shortage of parking space could be addressed by encouraging both market delivery providers from short distances, vendors and users to cycle and walk since a half (52%) of the markets have both paved side walk and cycle ways.



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### ***Children lack play spaces***

All markets have both female and male children and youth present during at least part of the day. While the youth work in the markets, the children were either passing through on their way from school or waiting for their parents to close the stalls before going home. It is also common for vendors to bring along to the stalls children who are not yet in school. Some families reside in the markets or just outside the market so children find it easy to play in the markets. However, there is little or nothing for these children to do. Market management should explore creating play grounds for children's recreation to improve the markets as an important community public space.

### **Comfort**

#### ***Garbage and drainage***

Timely and proper garbage disposal

management, plus sufficient drainage in good condition are key factors in improving the hygiene of markets, which nearly a half of the respondents said would encourage them to visit the market more often. Authorities need to ensure that all markets have sufficient garbage bins that are in good condition and that are emptied on a daily basis to reduce instances of bad smells and unpleasant sights. Vendors too need to be made aware of the benefits of proper waste disposal to their businesses. A lot of crop leaf is used to pack produce from the rural areas and farms, which is left behind by delivery vehicles adding to the volume of wastage in the markets. It would be valuable to pilot a composting program in the market that deals with this organic waste. Similarly, authorities need to ensure that markets have sufficient drainage that is in good condition to reduce rain and waste water from stagnating in the markets.

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### **Seating, toilet, and water facilities**

Markets, in addition to a range of 300 vendors, attract many users hence the need to have sufficient, well-maintained and accessible toilet facilities and water taps. Emphasis ought to be placed on providing adequate and well-maintained toilet facilities and tap water for the comfort of both the vendors and users. Providing toilets in markets should not be operated as a business; rather it should be a service extended to both vendors and users as the case is with KCCA/publicly owned markets. Fees earned from the stalls should cover the cost of free toilets plus keeping them clean. Similarly, water taps are a critical component of hygiene and should be a requirement at all the markets in the city to avoid scenarios where a third (33.3%) of markets lack water.

Nearly a half (48%) of the markets do not have seating, which again, even when

present, are not sufficient and well maintained. This is partly because markets lack designated spaces for seating and in most instances individual vendors have to provide a seat to their customers. Contrary to common perception that markets are all about business, they are potential venues for socialisation, which would be encouraged if all markets provided a conducive environment. Providing sufficient seats and in good condition where users, including tourists, can rest, socialise or wait for others would enhance the markets' appeal as an important public space in the community.

### **Safety**

#### ***Safety issues need to be improved***

Anti-social behaviour such as smoking and consumption of alcohol was noticeable in many markets especially during the night. This highlights the need for improved

## Advocates for Public Spaces

safety measures by both the managements of the markets and city authorities. This threat is corroborated by over 80% market managers who said their markets had been subject to vandalism and has also heard of acts of robbery committed at the markets. Users tend to feel more secure especially at night when security personnel are visible and when there is adequate lighting in and outside the market.

The situation is not any better when it comes to emergency preparedness. Lack of fire and emergency exits at more than a half (57%) and lack of sufficient fire extinguishers at 95% of the markets sflags a huge safety concern considering the frequent fire incidents at markets. Although these fire incidents often occur at night when the markets are closed, it still speaks to the importance of addressing this critical issue. Nearly half (48%) of the markets pose significant risk of being destroyed by fire resulting in deaths since it would take more than 30 minutes for the fire response teams to reach. Even those with in the 21 – 30 minutes (33%) face equal risk, especially if the fire broke out during the day when the roads are crowded. Worse still, rescue response teams would be impeded by

the merchandise that crowd the passages inside the markets.

## Conclusion

Local markets serve the Kampala community in numerous ways, providing both an economic and social good. Some examples of how local markets do this include: they are a place where people can earn a living; have access to fresh local food; provide a safe open area to engage in physical activity; creates a social space in neighbourhoods for locals to meet and interact with one another; and provide linkages between rural and urban communities.[vi] In addition, local markets can be used to provide outreach and education through programming, further strengthening the possibility for health promotion initiatives.

Recognition of local markets' value in Kampala is especially important as Uganda struggles with the changes in people's diet and the pressures from both urbanization and globalization. We need to reinforce the importance of investing in, and strengthening already existing public market infrastructures in order for them to continue to serve local residents.

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