



Towards Integrated Regeneration Policies and Brownfields Advocacy in the Czech Republic

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ABSTRACT:

Since 2002 the US-based Institute for Transportation and Development Policy (ITDP) carried out extensive research into the Czech Brownfield situation. ITDP's findings illustrate why important aspects of brownfields regeneration in the Czech Republic were not sufficiently addressed and

which policies, tools and skills were missing. A paper entitled "Facilitating brownfield redevelopment in Central Europe"¹ offered a series of recommendations on what should be done on a national, regional and local level to improve and facilitate the reuse of brownfields. While reflecting on the past 5 years of activities, this paper will update readers on the various new initiatives to identify brownfields and offer solutions. The authors will review the difficult process of building capacity on sustainable land use and regeneration issues at the national-, regional- and local-levels. Certain achievements will be highlighted, such as the successful regeneration of a number of sites. The authors will explore why, despite a relatively high economic growth rate, a large number of brownfield sites remain underused and superfluous to market.

The past five years have been significant mainly because of policy changes at the national, regional and local level. This paper will review national and sectoral policies of individual ministries; examine the development of structural funding and review various brownfields regeneration programs; analyze the stony and winding path towards the Czech Integrated Regeneration policy. In parallel, the paper will analyze the development of know-how and capacity by policymakers at the regional- and local-level in pursuing, promoting and addressing brownfields reuse and regeneration. Additionally, the authors will briefly comment on real estate market uptake of brownfield development and on the development of the private sector's understanding of complexities related to brownfields reuse.

Work in 2002 revealed that the main barrier to brownfields reuse is the lack of know-how and paucity of local language-based sources of information. This paper will examine how such know-how gaps have been bridged, and conclude with suggestions on how to increase the capacity of Czech NGOs to address brownfield issues in their work.

Introduction

By the end of the 1990's a majority of Central European countries were faced with growing problems related to brownfields. Unfortunately, there was little understanding of the novelty among policymakers. Some countries were more fortunate than others to obtain assistance on revitalizing their brownfields. The Czech Republic was fortunate in that several independent and outside actors intervened to encourage brownfield reuse. This paper will review the results of that intervention by

¹ See Jirina Jackson and Yaakov Garb, "Facilitating brownfield redevelopment in Central Europe: overview and proposals", Institute for Transportation and Development Policy (ITDP), www.brownfields.cz

analyzing data published by CzechInvest, a national investment promotion agency.

The paper first reviews and compares the outcomes of interventions that occurred during 1997-2003. Until 2003, a majority of local institutions did not address the subject of brownfields and therefore, the size of the problem was unknown and data was nonexistent. In short, brownfields were not a national priority. The international intervention mentioned in Table 1 has visibly changed this situation and as a result there is now financing to carry out brownfields research and prepare brownfields programs. Next Table 2 indicates the sources to finance the local research and the main research titles. EU membership has brought an attention to national policymaking. Table 3 indicates the rise of development-orientated policies. The first revitalization pilot projects appeared in 2003. Table 4 includes various program titles available for brownfields regeneration in the Czech Republic during the period 2003-2006. Table 5 lists other internationally financed projects aimed at strengthening local brownfields knowledge. Table 6 includes the local and the EU program titles so far available for brownfields regeneration during the period 2007-20013. Table 7 reviews the main barriers identified in 2002 by one of the first analytical papers addressing the brownfields issue¹ and forthcoming from the intervention no 3/Table 1.

Today, brownfield regeneration in the Czech Republic is starting to draw local and international investors' interest. Local conferences have significantly increased the capacity of local policymakers and planners². Since 2006 CzechInvest has made its data available to the public, thereby substantially increasing transparency. Unfortunately, this improvement in policy has not yet resulted in the integration of brownfields regeneration into a wider context of Integrated Urban Regeneration.

Local communities have the power to deliver a sustainable Urban Agenda, however first the local and national level needs to increase knowledge of local authorities.³ Under the auspices of authorities

administration two set of services are being delivered. The first ones the administrative tasks delegated onto the local authorities by the state. This state delegated services delivery is now regulated by qualification demands on its administrators and by a duty for their continuous professional education. The second part of local government services is carried out under the local authority elected government own self-governing powers. There is no qualification or continuous education demands on this part of the administration. Unfortunately, all the local development agenda falls under the local self-governing powers. These missing skills in the self-governing section of the local authorities are then one of the main barriers for the local authorities to be able to develop a workable urban regeneration strategies or to invoke and lead an integrated urban development approaches. Finally the CzechInvest recent data reveal that a half of identified brownfields are located in small communities below 2000 inhabitants. Since these brownfields are located on the periphery they tend to be superfluous to the market. Small- and medium-sized local authorities need help from regional or district agencies to at least mitigate the threat that brownfields sites pose to the public. The expenditure of the SF is orientated mainly on goals of the Lisbon strategy, which in its way limits the mitigation type of programs. Therefore these funds and programs have to be supported by usually regional level and regions have to have funding and management structures for them.

¹ Jirina Jackson, Yaakov Garb – The search for the brownfields leadership in the Central European Cities

² See for example the last Czech brownfields conference organized by the CzechInvest
<http://www.czechinvest.org/web/pwci.nsf/evn/12B293FDF45B123C12571C60052B8FC?OpenDocument>

³ See the OECD Economic department paper 499/June 2006: "Improving public efficiency in CR regions and municipalities" for a description of the Czech local authorities and their powers.

Table 1: International intervention in capacity building on brownfields in the Czech Republic (pre 2004)

	Source and timing of the intervention	Recipient/ Target group	Intervention cost/ Leverage	Main Objective	Main Outcome	Main Products	Project dissemination	Challenges
1	Rockefeller Brother Foundation grant to support Vaňovka Brno 1995-2002	R-NGO Vaňkovka through an American NGO T-development company	I-50000\$ L- cc 100 mil € in construction work	<ul style="list-style-type: none"> To preserve the building for possible commercial and cultural development 	<ul style="list-style-type: none"> Publicity of the site City purchased the site. Developer was found and site is redeveloped 	<ul style="list-style-type: none"> Cooperation with the developer during the planning stage NGO got pepper corn rent premises in the development 	<ul style="list-style-type: none"> Business opportunity report for the site Over 150 cultural and public events on the brownfield site Internationally published Best example case study 	<ul style="list-style-type: none"> Not all the buildings were preserved Development format has not taken up the opportunity to devise the urban block Child learning activities were not realized
2	Brownfields initiative in Ostrava, financed by the Heinz foundation fund 1997-2000	R - university of Pittsburg T - Ostrava City council and VŠB University Ostrava	I- cc 70 000\$ L- not much	<ul style="list-style-type: none"> Increasing international activities of Pittsburg university International exchange of 	<ul style="list-style-type: none"> Ostrava brownfields inventory limited local know-how transfer 	<ul style="list-style-type: none"> reports exchange visit 	<ul style="list-style-type: none"> participation on the conferences limited issue of the reports 	<ul style="list-style-type: none"> there was insufficient connection to the national systems there was next to no impact on local policy and nearly no impact on national policy

				informa tion				
3	EU technical assistance in several separate projects 1999-2003	R- development agency of the ministry of industry T- civil service experts	I- 100 000 € L- cc 60 mil € investment support program	<ul style="list-style-type: none"> • know-how transfer to the development agency 	<ul style="list-style-type: none"> • identified the issue • prepared ground for the existence of the first national program for strategic brownfields 	<ul style="list-style-type: none"> • internal reports • internal seminars • exchange visit • technical assistance 	<ul style="list-style-type: none"> • participation on external seminars • limited press information 	<ul style="list-style-type: none"> • sole orientation on WDA in the end became counterproductive • effect limited only on policy of the Ministry of industry • concentration only on industrial brownfields
4	Brownfields initiative in Ostrava financed by the Wishegrad fund 2003	R- Ostrava City council and VSB University Ostrava T - expert public	I- 10 000 € L-not much	<ul style="list-style-type: none"> • to utilize previous Pittsburgh activities • International exchange of information 	<ul style="list-style-type: none"> • International conference • limited local know-how transfer amidst the participating cities from 4 countries 	<ul style="list-style-type: none"> • reports • international conference • exchange visit 	<ul style="list-style-type: none"> • participation on the conference • limited issue of the reports 	<ul style="list-style-type: none"> • there was insufficient connection to the national systems • there was next to no impact on local policy and nearly no impact on national policy
5	Rockefeller Brother Foundation grant for preventing urban sprawl in Central Europe	R -ITDP US operating through local agent T- public administration, investors and developers, learn public, general public, NNOs	I- 300 000€ L - 100 000 € in subsequent soft grants	<ul style="list-style-type: none"> • to "save the Central Europe from urban sprawl" • to address issue which needed address 	<ul style="list-style-type: none"> • awareness campaign • having the brownfields issue in the NDP and SF • know-how transfer • local language information • amending the national and 	<ul style="list-style-type: none"> • advocacy • lobbying • seminars • handbook for the local government staff 	<ul style="list-style-type: none"> • www..brownfields.cz • printed brochure • articles • participation on conferences • printed articles • personal lobbying 	<ul style="list-style-type: none"> • could not reach or interest the NGO • the unstable political situation caused a snake and ladders effect in dealing with the national institutions • the high expertise requirements block ability to participate

				ing and which was positive	the EU perception	<ul style="list-style-type: none"> inventories gathering methodology 		
6	Visegrad finance for brownfields an industrial heritage conference in Prague 2002	R- Centrum for industrial Heritage T- specialist public, national institutions	I - 5000 € L-local grant 300 000 €	<ul style="list-style-type: none"> promotion of the industrial heritage 	<ul style="list-style-type: none"> contact with international experts in the fields of industrial heritage 	<ul style="list-style-type: none"> international conference 	<ul style="list-style-type: none"> conference report publication on industrial architecture refurbishment 	<ul style="list-style-type: none"> concentration only on the heritage value of the industrial brownfields
7	EU PHARE assistance in Vítkovice 2002-2003	development agency of the ministry of industry, regions of north Bohemia and Moravia	cc1.8mil € L-0	<ul style="list-style-type: none"> preparation of the state of art project to demonstrate the development agency model activities 	<ul style="list-style-type: none"> project and recommendation for redevelopment of the site recommendation for procurement of the site 	<ul style="list-style-type: none"> drawings reports recommendations 	<ul style="list-style-type: none"> outline were publicized in the press rest was locked in the lockers of the beneficiary 	<ul style="list-style-type: none"> there was a resistance to potential agency delivery government sold the site to private investor and so the development agency had no site to work with
8	EU PHARE assistance in North Bohemia and Moravia regions 2003-2004	development agency of the ministry of industry, regions of north Bohemia and Moravia	cc 1.8mil € L- 0, but 4 years later private development activities are	<ul style="list-style-type: none"> to prepare project absorption for the SF industrial brownfield regeneration 	<ul style="list-style-type: none"> 10 projects financable from the SF programs evaluation of the national brownfields issue prediction of the type 	<ul style="list-style-type: none"> drawings reports databank methodology to clean up the 	<ul style="list-style-type: none"> outline were publicized in the press majority of findings was locked in the lockers of the beneficiary 	<ul style="list-style-type: none"> projects in general did not work as the land assembly and changing conditions proved impossible for market or the owners tot handle databank structure was never used any further, but served as a model

			taking off	priority	and size of the problem <ul style="list-style-type: none"> model for the national Brownfields strategy 	sites <ul style="list-style-type: none"> real estate market report 		for a wider analytical tool produced by a local research project
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International intervention to promote awareness and local advocacy

International actors and international programs have significantly helped to raise awareness of brownfields in the Czech Republic on the national policy level. As early as 2003 brownfields were placed on the National Development Plan 2004-6, a document which set priorities for structural funding programs.

A look at Table 1 reveals that international efforts to support brownfields reuse were aimed at various beneficiaries. Upon reflection it is clear that not all of intervention efforts achieved the same level of success. For instance, initiatives targeting local governments were mostly unsuccessful at changing policy or instigating local action and projects. This was mainly because at the time of intervention, local governments lacked capacity and did not receive help in filling knowledge-gaps. There was also a lack of financial backing to realize projects. In contrast, projects that targeted the national-level development agency and two local NGOs resulted in policy changes and implementation successes. **The surprising finding however is that the EU financed** intervention had for more than 5 years very limited national policy impact and that initially it was used mainly for securing sectoral interests. The stop to this came only after the Czech government degree 1100 in the mid of 2005. In this degree the government demanded a National Brownfields Strategy to be delivered by the Ministry of Industry (MPO). By then the MPO had already had some experience

with brownfields regeneration and was implementing a national and EU funded programs supporting industrial use brownfields regeneration. After some initial uncertainty, the MPO realized that in order to deliver such a strategy it would have to follow the recommendation of PHARE project see item 8/Table1 and that they would need the following:

- Data
- Sectoral and stakeholder cooperation and input
- Institution that can execute the preparing and delivering of the strategy.

The CzechInvest (www.czechinvest.org) was appointed to be the executing agency. The long awaited brownfields strategy(by now more than one year late) is expected to be unveiled in summer 2007 as a part of the CzechInvest project Brownfields 3000. Brownfields inventory data that were gathered by the CzechInvest over the year 2006 will help not only to support this Brownfields strategy formulation but mainly this data will be used in practice to publicize the subject and also, most importantly, to support absorption of brownfields projects financable from the various structural funds priorities. The data parameters selected by the CzechInvest for their brownfields inventory were orientated towards gaining knowledge of the country larger brownfields sites in 13 of Czech Regions, which fall under an Objective 1. In each of these regions now more than 200 brownfields were identified and registered. Their entry parameters were size of land min 2ha of size of a building min 500m2. Over 3000 brownfields were identified, hence the project 3000.

BOX 1 – Project Brownfields 3000

In order to accelerate reuse of brownfield property and to make a material difference to brownfield property uptake by the market a coordinated action needs to be supported from a national level aiming to :

- Gathering of experiences from various brownfields projects realized in Czech republic and from abroad
- Setting up frameworks supporting project preparation
- Identify funding sources and setting systems that would guarantee economies of such funding expenditure

Czechinvest was appointed to prepare and deliver a nationally supported brownfields reuse support action. This is why the CzechInvest have introducing project „**Brownfields 3000**“. Main goals of this project are:

- to guarantee a supply of realizable projects
- to guarantee public cofunding for projects
- to initiate suitable amends to legal framework
- to initiate and assist preparation of realizable projects

Project „Brownfields 3000“ was developed

- as a response to an inventorising study of brownfields that was carried out by the CzechInvest in 2006
- and from the needs to realize a workable brownfields strategy for the CZ.

The inventorising study have provided data on 3096 locations covering an area of 11 060ha, with a build up area of 22 609. See enclosed diagrams illustrating its findings.

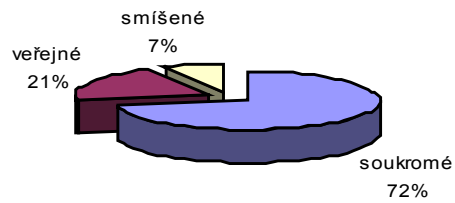
Division of the 3000 large Czech brownfields by its use

Green agriculture, red army, dark read Industry, purple housing, white other, light blue social buildings

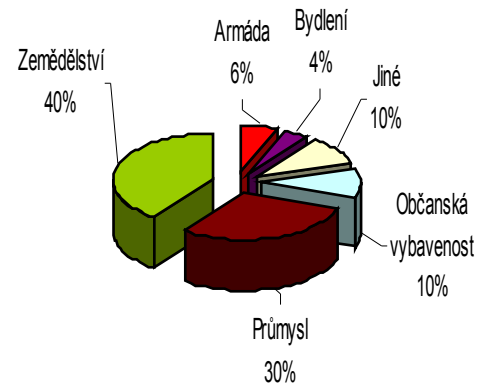
Division of the 3000 brownfields by the ownership

Purple public, white mixed, blue private

Převažující typ vlastnictví



Rozdělení brownfields dle původního využití

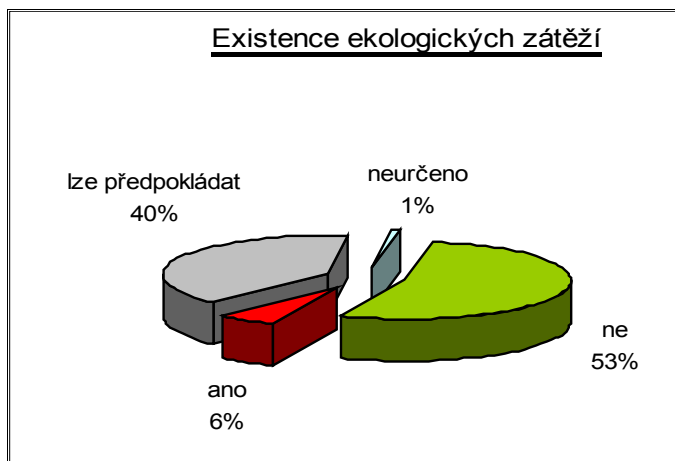


Division of the 3000 brownfields by the size of community they are located at

51% blue communities up to 2000 inhabitants, 27% communities 2000-10000 inhabitants, 13% communities 10000-50000 inhabitants, 9% communities above 50000 inhabitants

Possibility of Environmental damages

Grey can be assumed, red confirmed, green no damage, light blue 1% not determined

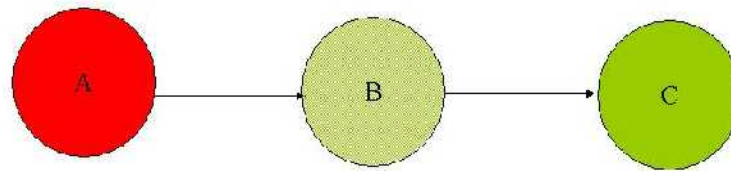


The outcome of this project should be the Czech Strategy for regeneration of brownfields and setting up implementation system that would enable its deliverance.. General assumption of each strategy is identifying of issue and setting up framework that would address it. The envisaged Brownfields strategy is aiming to support brownfields reuse and stop new brownfields reoccurring. Strategy approach is very simple. It tries to achieve a material change in a framework of time and aims to achieve it in 3 defined steps.

Step A - Present situation- 3 000 brownfields

Step B -Year 2013 revitalized 25 % from these brownfields

Step C -Year 2025, revitalized maximum of brownfields



Strategy Model

Proposed Metod:

- Systematic support for revitalization of a larger number of brownfields
- Support to socioeconomic development of most effected regions
- Retaining the cultural, historical, urban and social values of these sites
- Make brownfields more attractive to investors then greenfields
- Realize functional communication platform for supporting brownfields regeneration

<p style="text-align: center;">Prioritising the site remediation</p>			
<p>Location of brownfield Brownfields size classification: Large- above 10ha, Medium 5-10ha, Small 2-5ha</p>	<p>Priority 1 for brownfields with</p> <ul style="list-style-type: none"> • Substantial economic effect • Risk to public environmental damage • Historical/cultural value 	<p>Priority 2 for other brownfields</p>	<p>Priority 3 for small or badly located brownfields</p>
<p>A - in urban centres</p>	<p><i>large and medium sites</i> industry, housing, commercial and public facilities</p>	<p><i>medium sites</i> f industry, housing, commercial and public facilities</p>	<p><i>small sites</i> for industry, housing, commercial and public facilities <i>large and medium sites</i> agricultural</p>
<p>B - in suburban locations</p>	<p><i>large and medium sites</i> industry, housing, army use</p>	<p><i>medium sites</i> industry, housing, commercial and public facilities</p>	<p><i>small sites</i> for industry, housing, commercial and public facilities <i>large and medium sites</i> agricultural leisure uses</p>
<p>C- in hinterlands and rural locations</p>	<p><i>large and medium sites</i> airfields, agriculture</p>	<p><i>medium sites</i> airfields, agriculture</p>	<p><i>small sites</i> industry, housing, agriculture <i>large and medium sites</i> agricultural, ex mining</p>

*prepared from information provided by the CzechInvest, www.czechinvest.org

Locally driven efforts to drive brownfields regeneration

Various international impulses gradually improved the Czech stakeholders' ability to grasp the importance of and the gist of the brownfield issue. There were however few practice runs in trying to get brownfields regeneration going. For example the Czech Ministry of Environment (MZP) have benefited for a period of over nearly 8 years by a very stable leadership, which is a quite unusual thing among the Czech national institutions. In an absence of any brownfield initiatives by the other sectors in 2003-04 the MZP tried to

coordinate the know-how development related to brownfields reuse. MZP approach and motivation was mainly on the grounds of sustainable development. It was then when the MZP have financed its ever first research work on issue of brownfields (see item 10/Table 2) and set up a coordinating working party with other ministries, which were at that time quite unwilling to co-operate. The working party initiative has dyed due to the lack of interest, concept, funding and understanding. However the outcomes of the research paper and this initiative have produced research funding for brownfields related priorities not only at the MZP but also at the brand new research program of the Ministry of Regional Development (MMR).

Table 2 – The local intervention by publicly funded brownfields research projects in the Czech Republic from 2003-2006

	Funding provider/ Program	Project number	Project name	Timing	Recepient	Value of support (thousands €)
1	Ministry of Regional Development Research Program	WB-12-05	Socioekonomický potenciál neprůmyslových deprimujících zón původních kulturních domů, škol a prodejen spotřebního družstva Jednota ve venkovském osídlení	2005-2006	VSE Prague	cc60
2	Ministry of Regional Development Research Program	WB-17-05	Omezení negativního působení nevyužívaných neprůmyslových objektů a ploch	2005-2006	URS PRAHA, a.s. - příjemce	cc60
3	Ministry of Regional Development Research Program	WB-25-05	Revitalizace nevyužívaných neprůmyslových ploch v Olomouckém kraji	2005-2006	Univerzity Palackého Olomouc + VSB Ostrava -	cc50
4	Ministry of Regional Development	WB-43-04	Rekonverze a revitalizace vojenských areálů v	2004-2005	Univerzity Pardubice	cc50

	Research Program		urbánním a sociálně-ekonomickém prostředí našich měst			
5	Ministry of Regional Development Research Program	WB-25-05	Revitalizace nevyužívaných neprůmyslových ploch v Olomouckém kraji	2005-2006	Univerzity Palackého Olomouc	cc60
7	Ministry of Regional Development Research Program	WB-41-04	Revitalizace deprimujících zón pro veřejnou správu.	2004-2006	EC HARRIS s.r.o. příjemce	cc200
8	Ministry of Regional Development Research Program	WB-13-04	Regenerace neprůmyslových deprimujících zón jako součást strategie regionálního rozvoje	2004-2005	Technical Univerzity Liberec	cc60
9	Ministry of Regional Development Research Order	WA-011-05-Z14	Návrh opatření pro revitalizaci regionů vyžadujících soustředěnou podporu státu	2005-2006	Technical Universty Liberc	cc40
10	Ministry of Environment , Experts Order	ES/7/03 -	Akcelerace porozumění problematiky brownfields (a možné zdroje jejího financování)	2003	Jirna Jackson	cc1,7,
11	Ministry of Environment Research Program	SM/2/68/04	Methods of brownfields' regeneration considering an environmental optimalization of urban areas	2004-2006	KOLPRON CZ s.r.o	cc200
12	The ministry of education	VZ 04 CEZ MSM 6840770005	Sustainable construction : part 1, construction on brownfields	2005-2011	CVUT Prague, Constructional Faculty	cc350

But even then the lack of sectoral cooperation and often a lack of understanding have caused that number of the research projects have covered relatively same or already covered ground, mostly creating various types of dislocated and incompatible inventories. However, some of these inventories

were able to produce sample and analyzable data of the actual state of brownfields in a given administrative area. These activities have also push for the MPO/CzechInvest interest to hold onto the brownfields issue leadership.

The first research results available in late 2005 were interesting mainly as a confirmation of estimates and findings that were included in the closing report of the PHARE financed project (see 8/Table 1). That was: Majority of brownfields in the Czech Republic are not of an industrial origin. Brownfields in the Czech Republic are much broader social economic issue which required broader access to grants than is an industrial land reuse. Large amount of brownfields is badly located and superfluous to the market need.

Further data collections have indicated that in smaller communities even the inventory margins down to ½ ha size of land were too large to illustrate the thru

picture of the local problem. For example, when all the known brownfields were identified in the Votice administrative district, it had aspired that out of cc 80 identified brownfields only one was of an industrial origin. Around 50% of identified brownfields were of a smaller size than ½ ha. Also the smaller these brownfields were, the more built up they were in terms of structures on them. In the midst of the smaller communities even a small dilapidated brownfield can present a danger to public. Danger which the Czech small local authorities had no funds and also no sufficient expertise to be combating.

BOX 2 Catastrophe driven brownfield demolition program

In the Czech Republic the issues of mitigatory brownfields program have not risen until the 2007. At the beginning of year 2007 some local thieves were helping themselves to metal from a brownfields site which stood in a middle of a small community. Unfortunately after having its structural supports sufficiently impaired the building has collapsed onto the thieves and also onto a public pavement. One of the thieves has lost its life. Public outcry against the danger to public from the dilapidated brownfields sites have reverberated through the media. Following week on another location a similar scenario have occurred. This time two thieves have died. Communities leaders were protesting, regions were complaining that they have no funds to provide for public safety. Government acted swiftly and all the regions were promised cc 300 000 euro each to deal with public danger and emergency issues on brownfields property.

Side benefits of the EU SF programming drive

The need to properly support and reason the EU programming from the national government platform had substantially advanced and in some instances

improved the Czech national policy making efforts. Several policies were developed in line with particular SF implementation needs. In between the years of 2003-2006 a substantial amount of policy material was adopted as illustrated in Table 3.

Table 3 - Development related policy and strategy making in the Czech Republic

2004-2006

	Name of the policy or strategy	web reference	approved	language
1	National development plan	http://www.strukturalni-fondy.cz/	approved 2006 by government degree	English
2	National strategic reference framework		approved 2006 by government degree	English
3	Czech implementation of the Lisbon strategy	http://www.vlada.cz/assets/cs/eu/oeu/lisabon1/ls_a_cr/npr_cr/national_reform_programme_en.pdf	approved Sept. 2005	English
4	Strategy of regional development policy 2007-13,	http://www.mmr.cz/index.php?show=001024004003	approved 17. 5. 2006 by government degree no. 560	CZ
5	Strategy for the economic growth	http://www.hospodarskastrategie.org/shr/docs/summary_en_web_fina1.pdf	approved 16. 11. 2005 government degree	English
6	Strategy for sustainable development	http://www.env.cz/AIS/web-pub.nsf/\$pid/MZPISF7Z6L7V/\$FILE/SUR%20%C4%8CR_FINALlistopad2004.pdf	approved 8.12 2004 by government degree no. 1242	CZ
7	National research policy	http://www.vyzkum.cz/storage/att/56C8E7464195C2254D08BB47A3842D60/npvav2005.pdf	approved 7.1.2004 by government degree no. 7	CZ

These policies have not only given the framework for future programs, but often under the EU policy, strategies and also a pier members states pressures forces they have pushed the Czech government to opened new issues and to accepted new way of doing and delivering such policies and strategies⁴.

These various development orientated policies have also paved the way for the urban regeneration and brownfield regeneration. The question is, whether the brownfields strategy the right tool to advance urban regeneration or would an urban regeneration strategy be better and more suitable tool in addressing the EU drive

⁴ See also the OECD report requested by the Czech government „Organizing the Central State Administration Policy and Instruments“ OECD 2006, www.oecd.org, Czech Republic country page

on an urban regeneration agenda. But the urban development is a hot potato at the Czech national level, as the subject of urban development belongs to local authorities responsibility, who guards jealously its sovereignty. And it is the absence of understanding of the urban regeneration needs at the national level which does not yet know that it have to enable local authorities by providing them an access to a relevant urban development related know-how transfer and education. Only such action would equip the Czech local authorities to withstand the EU wide competition and also to secure and improve their competitive position.

But to have correct policies, strategies and priorities at national, regional or even at the local level is not all, what is necessary for brownfields reuse

support activities to succeed. This was realized in the Czech Republic in respect of brownfields rejuvenation during the first wave of structural programming 2004-2006. The ability of local beneficiaries to absorb the available programs benefits was another matter. This will however be dealt with in a later section of this paper.

Benefits of the EU drive for the urban agenda

EU’s broadening of the scope of the Objective 1 by an urban dimension and the EU drive for the urban agenda over the last few years have allowed placing of the brownfields issue back from a singular or sectoral approaches, where it lingered for a number of years, into its wider urban context. But even when successfully improving a single local brownfield, the local social and economical base would not usually be sufficiently advanced by such an action, nor can it guarantee this project a long term sustainability. Long term sustainability in brownfield rejuvenation and especially where it relies on public funding support can only be guaranteed by a wider coordinated and integrated approaches executed by broad partnerships. Models of integrated urban regeneration programs should allow to support such partnerships, demand cooperation and support the private businesses initiatives (local and external). Only within the broader integrated urban regeneration approaches can all the aspect of brownfields regeneration – that is all of its tree sustainability goals are safely achieved. The Integrated urban regeneration programs for Czech cities above 50000 inhabitants are part of the 7 Regional operation programs for the period of 2006-13. Only time and implementation would tell, if these programs actually hit their targets.

First try at the SF finance for brownfields 2004- 2006

As explained in the above paragraphs the pro-brownfields policies and priorities in the Structural Operational Program in the Czech Republic were allowing various brownfields regeneration projects. Some pilot projects of the Czech brownfields regeneration have actually happened even from PHARE and ISPA funding. But there were few and far between and the understanding what it takes to put together a brownfields project remained low. Underestimation of project preparation timing, technical complexities and the level of the local consulting abilities, know-how and decision making had fired back and reduced the possibilities to exploit the 2004-2006 structural funding for the Czech brownfields regeneration. In hindsight, to achieve a respectable brownfields project uptake a substantial technical assistance, education and project preparation support and finance should have been offered as early as 2003. Then there would have been much more brownfields revitalized by Structural funding than there have been so far. The table 4 includes possible program titles available for brownfields regeneration during the period 2004-2006.

The failure to use the structural funds titles for regeneration of brownfields properly was most obvious in the implementation of operational program for Prague, the JPD2. This was an Objective 2 program and it allows a broad urban regeneration activities. It had excellently stated brownfields priorities and sufficient funds. However due to absolute luck of an absorption building capacity orientated onto the local authorities, the owners and the other stakeholders this program priority 1.2 have mostly benefited other projects then brownfields. But the market in Prague is strong, buoyant and ever rising and therefore will probably cope alone with Prague’s brownfields situation.

Table 4A -National program titles and priorities available for brownfields regeneration during the period 2003 -2006

	Responsible institution	Program name	Program duration	Program value/ cofinancing thousands EURO	What it financed
1	National property fund until 2005, Ministry of Finance since	Removal of environmental pollution under the privatization law 92/1991,	1997- and in residual form until	government have issued an environmental guarantee for 5 billion Euro,	environmental assessment and clearance and monitoring, the program under

		government degree 51/2001 and add-hoc government degrees	today	not all funds were however used, /no cofinancing	the 51/2001 does not finances any assessment
2	Regional government in cooperation with the Ministry of Environment	Removal of environmental pollution to water	from 2001	cc 300 000 /year/region no cofinancing	removes fatal spills and pollution danger to water sources
3	Ministry of Regional Development	Program supporting change of use planning on ex army property	2005	50 000 cofinancing required	
4	Ministry of Regional Development	Program supporting development in the ex army areas	2006	70 000 cofinancing required	
5	Ministry of culture	Various cultural monument and conservation programs		co-financing required	Urban conservation areas regeneration program Conservation of monument Roofing program
6	Ministry of Industry	Various Programs removing the ex mining damage	Long term programs continuing from 2003	no cofinancing	
7	Ministry of Regional Development	Various housing remediation programs		co-financing required	
8	Ministry of environment	Various urban and rural landscape care programs			
9	Ministry of Industry	Support of industrial strategic zones	2004-2006	600 000Euro cofinancing required	min 10ha, 75% of an industrial reuse

Table 4B - EU program titles and priorities available for brownfields regeneration during the period 2003 -2006

	Program name	Priority	No of projects	Value of program thousands Euro
10	PHARE 2001	Border regions assistance	more than one	
11	ISPA	Reuse of the agricultural property	more then one	
12	Cohesion fund	remediation of environmental damage	1	
13	OP Industry	Industrial premises (brownfields cc 30%)		cc60 000
14	OP Infrastructure	Removing environmental damage	0	0
15	OP SROP (Join Regional Operation Program)	Urban regeneration	12 projects	cc30 000
16	OP Development of human resources	Regionally based education	more than 2	
17	JPG2 Prague	Measure 1.2 Regeneration of damaged and unsuitably used areas	cc35	70 000
18	JPD3 Prague	It is suitable mainly for soft projects, does not have a specific brownfields objective but it enables for example brownfields educational projects	0	

BOX 3 – Improving the REALITY

REALITY was a very popular measure from the Czech Operational Program Industry. Program was accessible to private and public investors who wanted to build, redevelop or improve premises for industrial use. For the REALITY measure funding was of allocated 70 000Euro for a period of 2004-2006. This program was not exclusively brownfield property, but some brownfields projects were realized. Program measure was oversubscribed, and an improved and even more flexible program measure is being prepared for the period of 2007-20013, in this program 1 373 mil Euro will be devoted to development of industrial property including regeneration of brownfields.



Zambelli-České Budějovice - Brownfields revitalization project from the OP program Industry - priority measure REALITY- SF program support 46% from the recognized expenditure

Beneš a Lát - Semily - Brownfields revitalization project from the OP program Industry - priority measure REALITY - SF program support 46% from the recognized expenditure



International brownfields partnerships projects 2003-2006

There was not much Czech entities participation in the international brownfields networks and partnership projects. This is mainly due to the Czech stakeholders'

lack of initiative and their weak networking abilities. The table 7 indicates some of projects, where there were Czech partners. Only the project 4/Table 7 was locally initiated.

Table 5 – International brownfields context projects and partnerships 2003-2006

	Type of program	project name	description	Czech partners	value (thousand €)	no. of partners	What did not worked	What was usefull
1	5 th research framework program	CABERNET	brownfields network	CVUT	1000	cc45	The local dissemination was too low and not in local language	The web - the reference source knowledge
2	INTEREG IIIC	INNOREF	Innovation and resource efficiency	Mikroregion Hranicko	5500	4	no comments from participants	finance for the office and local promotional activities
3	Leonardo da Vinci	LEPOB	brownfields educational products	VSB university Ostrava CKAIT - Czech chamber of chartered engineers IURS - (NGO)	240	9	The quality of some partners know-how was insufficient	Knowledge transfer Learning to work in partnership

The 2007- 2013 structural programs brownfields priorities

For the period 2007 -2023 in the Czech Republic there are 25 various operational programs (double what they were in the previous period). This would present total nightmare for the SMEs, NGOs´ and for the small and medium size local communities. For them to get their bearing correct amidst the various information it would likely provide a paradise for the consulting firms. At the time of writing this text the individual operational programs are settled, mostly approved on national bases, but are not yet approved by the EU. So all the information given the table 6 is still only indicative.

In the Czech Republic for the period of 2007-2013 was prepared 25 operational programs. Apart of the expense extravagance of having 25 managing, 25 monitoring agencies ect. With an average of 4 main goals per program and 4 priorities to each of the goals, it adds up to at least 400 various priorities! Some of the programs however are location based. But even if discounting these, for an average applicant, there are 15 operational program to consider with min 60 main goals and around 250 priorities to choose from. If

this sound a horror for the applicants it is however not so bad for brownfields! There are number of possibilities in these programs. Apart of sectoral programs, (see table 6a) which have brownfields useful priorities, there are in the Czech republic 7 Regional Operational (ROP) programs at the level of NUST 2. Their brownfields priorities vary and also varies an accent on a need for brownfields regeneration. As an example of differences between brownfields priorities of the Czech NUST 2 region in the table 6b we compare the approaches of the North Moravian and South East NUST 2 regions. North Moravia NUST 2 region , has especially in the City of Ostrava an exceptionally large number of brownfields. One must however remember, that the Operational programs have to be approved by the EC, and judging by the previous program period, things may change substantially.

The basic information for these table was made available by the CzechInvest, who conducted in end of February 2007 an analyses whether, how and where the brownfields priority 5.3 in the OP Industry and Innovation (OPPI) is overlapping with the other operational program. For an illustration how fluid is still the situation, we have to add that even these tables are already old news and there are already amendments to some of what is illustrated here.

Table 6a Sectoral programs and their brownfields priorities

OP	OP Industry and Innovation	OP Environment		OP Rural areas		
Program main goals	5. Environment for an enterprise, innovation and real estate support program	4. Waste and removal of the old environmental damage	6. Improvements to environment and countryside	1. Competitiveness of agriculture and forestry	3. Rural area and diversification of economic activities	
Program priority	5.3 Infrastructure for enterprise	4.2 Removal of the old environmental damage	6.5 Regeneration of the urbanized environment	1.1 Restructuring of the capital base	3.1 Diversification of economic activities	3.2 Quality of rural life
supported activities	<ul style="list-style-type: none"> • environmental damage removal • Demolition • Infrastructure construction • Reconstruction • Expert consultations • Project preparation 	<ul style="list-style-type: none"> • environmental damage removal • risk analyses • inventarization and categorizations 	<ul style="list-style-type: none"> • demolition • planting 	•	•	•
Size limit	• land larger than 2ha or 500m ²	• not limited	• not limited	•	• communities up to 2000 people	• Waste and public services up communities

	of build up area					<ul style="list-style-type: none"> s up to 500people, • Sewage clearing plant-communities up to 2 000 people
Future use	<ul style="list-style-type: none"> • min 50% industrial 	<ul style="list-style-type: none"> • not limited 	<ul style="list-style-type: none"> • Green and recreational areas, national parks, NATURA 	<ul style="list-style-type: none"> • enterprise, small enterprise, tourism, historical values 	<ul style="list-style-type: none"> • farmers 	<ul style="list-style-type: none"> •
Previous uses	<ul style="list-style-type: none"> • not limited 	<ul style="list-style-type: none"> • mining, landfills, risk to environment or health 	<ul style="list-style-type: none"> • not limited 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • community or a partnership of communities
Beneficiaries	<ul style="list-style-type: none"> • community • partnership of communities • regions • private enterprise • CzechInvest 	<ul style="list-style-type: none"> • community • partnership of communities • regions • public companies • private enterprises • NGO 	<ul style="list-style-type: none"> • community • partnership of communities • regions • public companies • NGO 	<ul style="list-style-type: none"> • farming enterprise 	<ul style="list-style-type: none"> • farmer, • member of a farming cooperative • nonfarmers only for tourism • NGO only for tourism • religious organization • interests organization 	<ul style="list-style-type: none"> •

	tions					
Grant amount	<ul style="list-style-type: none"> costs +15%-market value regional map decides % reconstruction 40% 	<ul style="list-style-type: none"> EC condition re environmental protection apply 	<ul style="list-style-type: none"> EC condition re environmental protection apply 	<ul style="list-style-type: none"> 50-60% for young farmers 40-50% other farmers 	<ul style="list-style-type: none"> 50% min cc 2000Euro 	<ul style="list-style-type: none"> 50% private enterprise 100% community partnerships 90% NNO and religious and other organizations
Conditions	<ul style="list-style-type: none"> business sustainability 5 years 	<ul style="list-style-type: none"> beneficiary is not a polluter 	<ul style="list-style-type: none"> demolition only in areas of spatial value 			
Total priority	1 373 mil. EURO	913 mil. EURO	687 mil. EURO	325 mil EURO	316 mil EURO	304 mil EURO

Table 6b Regional operational programs- comparison of their brownfields priorities

OP	ROP NUST North Moravia			ROP NUST South East		
Program main goals	2 regional prosperity support	3 Urban development	4 Rural development	3 sustainable communities development	3 Rural development	3 Rural development
Program priority	2.3 Support for brownfields reuse	3.1 regional development poles 3.2 Subregional centers	4.1 Rural development	3.1 Development of major urbanized areas	3.2 Development of subregional centers	3.3 development and stabilization of rural communities
supported activities	<ul style="list-style-type: none"> decontamination demolition 	<ul style="list-style-type: none"> decontamination? 	<ul style="list-style-type: none"> infrastructure development 	<ul style="list-style-type: none"> demolition? infrastructure 	<ul style="list-style-type: none"> demolition? infrastructure 	<ul style="list-style-type: none"> demolition? infrastructure

ies	<ul style="list-style-type: none"> • on infrastructure development • reconstruction • surveys and databases • revolving project fund • land ownership cohesion assistance • education • partnerships, PPP 	<ul style="list-style-type: none"> • demolition? • infrastructure development • reconstruction • best practice exchange 	<ul style="list-style-type: none"> • reconstruction 	<ul style="list-style-type: none"> • infrastructure development • reconstruction 	<ul style="list-style-type: none"> • infrastructure development • reconstruction 	<ul style="list-style-type: none"> • infrastructure development • reconstruction
Size limit	<ul style="list-style-type: none"> • other reuses no limit • industrial up to 5ha 	no limit	communities up to 1000 inhabitants	<ul style="list-style-type: none"> • enterprise up to 5ha 	<ul style="list-style-type: none"> • other reuses no limit • industrial up to 5ha 	<ul style="list-style-type: none"> • other reuses no limit
Future use	<ul style="list-style-type: none"> • above 5ha 50% other use than industrial 	<ul style="list-style-type: none"> • Historical monuments, • residential, • public space, • public services • enterprise 	<ul style="list-style-type: none"> • Historical monuments • residential, • public space, • public services • enterprise, 	<ul style="list-style-type: none"> • no industrial use • business use ? 	<ul style="list-style-type: none"> • no industrial use • business use ? 	<ul style="list-style-type: none"> • no industrial use • business use ?

			<ul style="list-style-type: none"> • tourism 			
Previous uses	<ul style="list-style-type: none"> • no limit 	<ul style="list-style-type: none"> • no limit 	<ul style="list-style-type: none"> • no limit 	<ul style="list-style-type: none"> • no limit 	<ul style="list-style-type: none"> • no limit 	<ul style="list-style-type: none"> • no limit
Beneficiaries	<ul style="list-style-type: none"> • community • region • community companies • NGO 	<ul style="list-style-type: none"> • community • region • community companies • NGO 	<ul style="list-style-type: none"> • community • region • community companies • NGO 	<ul style="list-style-type: none"> • community • region • community companies with more than 50% public own. • NGO • SME 	<ul style="list-style-type: none"> • community • region • community companies with more than 50% public own. • NGO • SME 	<ul style="list-style-type: none"> • community • region • community companies with more than 50% public own. • NGO • SME
Grant amount	<ul style="list-style-type: none"> • Regional map 40% • Revolving fund 	<ul style="list-style-type: none"> • Regional map 40% • Jessica revolving fund 	<ul style="list-style-type: none"> • Regional map 40% 	<ul style="list-style-type: none"> • Regional map 40% 	<ul style="list-style-type: none"> • Regional map 40% 	<ul style="list-style-type: none"> • Regional map 40%
Conditions	<ul style="list-style-type: none"> • possibility of cross financing 	<ul style="list-style-type: none"> • priority 3.1 must produce an integrated development program 	<ul style="list-style-type: none"> • integrated projects 	<ul style="list-style-type: none"> • must produce an integrated development program • cross financing only 10% 	<ul style="list-style-type: none"> • integrated projects • cross financing only 10% 	<ul style="list-style-type: none"> • integrated projects • cross financing only 10%
Total priority allocation	229 mil EURO			?		

The absorption initiatives for the OP Industry program have already started by the inventorying and promotional activities carried out by the CzechInvest. This time the most of the programs would include also project preparation funding. The other brownfields regeneration possibilities are as already stated embedded in the 7 Regional Operation Programs and also in the Rural Development Program which is financed from the EAFRD fund. There are possible brownfields orientated titles at also in the Operational Program Environment and at national and regional level research tiles. What is however missing are the titles for know-how transfer programs driven from the national level. This seems so far to be possible only from a regional level and it may therefore hinder a coordinated dissemination of such know-how. But it is likely that the long awaited “Brownfields strategy” will stress more the know-how transfer issues and brings out education priorities matched by some funding.

Conclusion

A key theme emerging from this review is for a horizontal theme for brownfield regeneration in a narrow terms of sustainable land use in a broader term to be included in many measures, policies, and administrative linkages necessary to get more urban regeneration and more brownfield properties “unstuck,” and into productive use or to provide at least mitigation measures to lessen the related risks, where their rejuvenation is not possible. The summary, of the key barriers to reusing brownfields as perceived in was given a review and its findings are presented in the table 7.

What is missing

Over the last 5 years in the Czech Republic the situation in respect of brownfields regeneration and its promotion in terms of policy and programs a have been developing fastly. What is however still missing is:

- focusing the policy approach away from solution of individual brownfields to brownfields inclusion into a broader theme of an integrated urban/regional regeneration,
- providing usable pro-development tools especially in respect of aiding land assembly and speed and certainty but also flexibility of planning process,
- to extend assistance to the market, the stakeholders and the local authorities in obtaining relevant development know-how and help them all to achieve skills so that they will be able to deliver the integrated urban approaches,
- assistance to regions in concept understanding of their brownfields issues, especially the issues related to mitigatory measures.
- to address the astounding reality that 78 % of identified brownfields are located in communities below 10 000 inhabitants and that these communities generally will not
 - have the experience and administrative capacities to provide leadership and technical assistance to predominantly private owners of these brownfields (72%).
 - most of these communities and their brownfields are not well located and local market for these sites will not exist in any foreseeable future.

Table 7 – The reduction of barriers to brownfields development

Leadership at national, regional and local level 2002	Leadership at national, regional and local level 2007
<ul style="list-style-type: none"> • Need for brownfield leadership that can coordinate the many measures, policies, and administrative linkages necessary to get more urban brownfield properties “unstuck,” and into productive use. 	<ul style="list-style-type: none"> • Emerging at the national level • Leadership is still lacking at regional level and at a local level
Know-how, coordination, and motivation 2002	Know-how, coordination, and motivation 2007
<ul style="list-style-type: none"> • Inadequate understanding of the scope of the brownfield problem 	<ul style="list-style-type: none"> • Improved, data for large sites available, • Profiles of the actual regional brownfields problem are not yet available
<ul style="list-style-type: none"> • Inadequate understanding of its financial 	<ul style="list-style-type: none"> • Improved, but not yet reflected much in

and social implications in all levels	local policy
<ul style="list-style-type: none"> • Low levels of political commitment to brownfield reuse in all levels 	<ul style="list-style-type: none"> • Improved but the inadequacies of grasping the issue are preventing the focusing of the political commitments
<ul style="list-style-type: none"> • Absence of an overall brownfield strategy mainly in national level, but also in the lower levels 	<ul style="list-style-type: none"> • Improved. Project 3000 will deliver a brownfields strategy • country also has a number of development related policies and strategies (see table 3)
<ul style="list-style-type: none"> • Inadequate cooperation and knowledge-transfer among institutions, and departments within institutions 	<ul style="list-style-type: none"> • Improved, appointed a coordinating agency, however it does not yet coordinate all the stakeholders, but only some.
<ul style="list-style-type: none"> • Inadequate cooperation and knowledge-transfer among disciplines 	<ul style="list-style-type: none"> • Remaining
<ul style="list-style-type: none"> • Inadequate know-how across the full range of potential brownfield stakeholders, including private investors, local authorities, regions, and ministries 	<ul style="list-style-type: none"> • Improved, but still substantial lack of know-how in a public domain, which relates especially to the development issues • Some of the private market is catching up
Tools and policies 2002	Tools and policies 2007
<ul style="list-style-type: none"> • Lack of clear cut policies and strategies 	<ul style="list-style-type: none"> • Brownfields strategy under preparation • The spatial and environmental policy and strategy of economic development in existence (see table 3) • Wider urban policy is missing
<ul style="list-style-type: none"> • Insufficient transparency and enforcement in the legal system in several areas that impinge on brownfields planning, purchase, and use 	<ul style="list-style-type: none"> • Market skills improved and learn to work with legal insufficiencies • Difficulties in enforcements continue
<ul style="list-style-type: none"> • Lack of means to insure or cap environmental liabilities 	<ul style="list-style-type: none"> • Continues
<ul style="list-style-type: none"> • Inadequate tools for land assembly 	<ul style="list-style-type: none"> • Improved slightly by the new planning and construction law 186/2006 sb. but the right tool is still missing
<ul style="list-style-type: none"> • Inflexible planning tools 	<ul style="list-style-type: none"> • Continues despite the new law
<ul style="list-style-type: none"> • Insufficient fiscal instruments and incentives 	<ul style="list-style-type: none"> • SF programs provide breath of fiscal instruments, well sorted out especially for industrial regeneration
<ul style="list-style-type: none"> • Lack of a unified registry of sites and their critical parameters 	<ul style="list-style-type: none"> • Registry exists for 3000 larger sites • Some districts and cities have their local registries
<ul style="list-style-type: none"> • Lack of analytic tools and principles for prioritising site investment 	<ul style="list-style-type: none"> • Some of the analytical and prioritising techniques are contained in the SF programs
<ul style="list-style-type: none"> • Lack of benchmarking of the technical and other costs and procedures against international best practices 	<ul style="list-style-type: none"> • Still missing
Broader market milieu 2002	Broader market milieu 2007
<ul style="list-style-type: none"> • A vibrant expanding market 	<ul style="list-style-type: none"> • In existence, economy is doing well 6% GDP growth sustained for nearly 2 years
<ul style="list-style-type: none"> • Local public sector finance (for the less prime and heavily damaged sites, to match private sector or EU funding) 	<ul style="list-style-type: none"> • In existence, but sparsely used in past because the skills to develop brownfield land were missing
<ul style="list-style-type: none"> • Greater restrictions on the ready availability of greenfield sites. (This availability represents hidden subsidies to greenfields, in the form of infrastructure extension, and, in the long term, support for inefficient spatial structures. Thus this item could be rephrased as "removal of greenfield subsidies) 	<ul style="list-style-type: none"> • Some restrictions are contained in the new planning law and the National spatial policy. • Not all the greenfield development substitutes yet removed

Recommendation for action on a national level

- Broaden up the brownfields strategy to contain wider issues of the integrated urban regeneration.
- Within the project 3000 provide support for stakeholders platforms and include their experiences in measures forcing the required legal and practice changes.
- Support education and institutional development of regions in respect to territorial aspects of brownfield land
- Support urban development education focused mainly onto local authorities level
- Force legislative requirement onto skills of the self-governing parts of the local administration

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2	The local intervention by publicly funded brownfields research projects in the Czech Republic from 2003-2006
3	Development related policy and strategy making in the Czech Republic
4a	National program titles and priorities available for brownfields regeneration during the period 2003-2006
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5	International brownfields context projects and partnerships 2003-2006
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Boxes

Number	Title
1	Project Brownfields 3000
2	Catastrophe driven brownfield demolition program
3	Improving the REALITY

IURS

IURS is a non-profit advocacy, research and project implementation organization, working to forward sustainable development practices. IURS aims to foster broad coalitions that enhance the competitiveness of accessible city centre development and redevelopment (retail, residential, and other) relative to out-of-town “greenfield” developments, which tend to be sprawling, car-based, and wasteful of resources that undermine city centre vitality. The NGO is strongly focused on issues of underused urban land and the containment of sprawl in the Czech Republic and Poland. IURS members are local and international experts in various fields touching upon the urban land reuse agenda.

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