Preface

Although Brno is now a modern European city with high-quality business infrastructure, it still has some 378 ha of underutilised or neglected sites, so-called brownfield sites, mostly left over from the transformation process after 1989.

Due to its position, the structure of its workforce and also its business infrastructure, Brno has great development potential. The preferred localities for the further development of business activities, housing and other city functions are brownfield sites, which can frequently offer an attractive location in an already built-up area connected to existing technical infrastructure. The disadvantages of these neglected disused sites can be the risk of potential environmental burdens, complicated ownership or the high cost of demolishing existing buildings.

Despite these difficulties Brno is trying, both through investing its own resources in the regeneration of neglected buildings that it owns, as well as through non-financial means, to support new uses of brownfield sites with the aim of making these more attractive in comparison with building on greenfield land.

This publication, following on from Brno Brownfields 2013, aims to acquaint readers with comprehensive current data on the regeneration of Brno’s brownfield sites and then to present the current colourful mosaic of successfully implemented brownfield site projects, which is helping to form the modern face of Brno. These selected examples can also serve as inspiration for those planning to invest in disused buildings and premises in the future.

Ing. Klára Liptáková
1. Deputy Mayor of the City of Brno
Publication on the Revitalisation of Brownfield Sites in Brno

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Introduction to the issue of brownfield sites

A “BROWNFIELD SITE” (BF) is a real estate (a plot of land, building or site) that is inadequately used, neglected and potentially contaminated. It is what remains after industrial, agricultural, residential, military or other activities. A brownfield site cannot be appropriately and effectively used without going through the process of regeneration.

The most frequent cause of the origins of these distressed localities is generally seen as the restructuring and transition to a market economy after 1989, which in the post-communist countries took place quickly and decisively. In a short period we witnessed a fundamental change in patterns of production and consumption, resulting in a shift in the Czech economy away from heavy industry to the production of consumer goods, light industry and especially to the area of services. The production of SMEs in the new industrial zones and technology parks began to be oriented primarily on the more high-tech fields.

These processes led to the formation of industrial brownfield sites, which tend to be in terms of area the most extensive and most visible in the eyes of the public. Of course there are other types as defined by their original land use – transport (often railway), military (as a result of army reorganisation), agricultural (mainly in rural areas), public amenities (school sites, sports facilities – stadiums, etc.) or residential brownfield sites. More rarely there appear even for example ecclesiastical brownfield sites as well as the paradoxical cases of unfinished new buildings – uncompleted buildings where work was for some reason interrupted and then never resumed. Other specific groups include former allotments or individual urban areas (e.g. unused areas that were originally gardens).

As a result of their unique positioning and connection to technical infrastructure brownfield sites often have great allotments or individual urban areas (e.g. unused areas that were originally gardens).

These localities have increased by 4 while the total area has dropped by 40.6 ha.

A condition for inclusion in the BF database is that a locality that is run down, insufficiently and inappropriately used and potentially contaminated. It is what remains after industrial, agricultural, residential, military or other activities.

A “BROWNFIELD SITE” (BF) is a real estate (a plot of land, building or site) that is inadequately used, neglected and potentially contaminated. It is what remains after industrial, agricultural, residential, military or other activities. A brownfield site cannot be appropriately and effectively used without going through the process of regeneration.

Records of brownfield sites in Brno

List of records of brownfield sites – so-called maps of Brownfield Sites including updates:

03/2006 – first records administered by the Urban Planning and Development Department of the MMB, prepared by: Kovoprojekta Brno, a. s.

09/2007 and 03/2009 – update carried out by the Urban Planning and Development Department of the MMB, prepared by: Kovoprojekta Brno, a. s.

Autumn/2012 – update carried out by the Office of Development Sites of the Property Department of the MMB (MO MMB) together with the Urban Planning and Development Department (OÚPR) and in cooperation with the Environmental Department (OŽP)

Autumn/2014 – update carried out by the Office of Development Sites of the Property Department of the MMB together with the OÚPR

Records of brownfield sites originally served mainly as the basis for creating an analytical territorial analysis and the Master Zoning Plan for Brno. Nonetheless the issue of brownfield sites goes far beyond urban planning. An emphasis on the use and renewal of brownfield sites is often present also in Brno’s significant conceptual documents. For this reason the Office of Development Sites of MO MMB keeps records on brownfield sites, and not only from the perspective of urban planning but especially because of the requirement for the effective management of the city’s property and in the broader context of the development of Brno.

Update records of brownfield sites in 2014

In 2014, as in the update from 2012, the brownfield database covered localities with an area above 0.5 hectares and a utilisation rate of predominantly up to 30%, but also sites with a utilisation rate exceeding 30% of the total area.

A condition for inclusion in the BF database is that a locality that is run down, insufficiently and inappropriately used and is somewhere where further development is uncertain. The upper limit of the utilisation rate in these localities is not defined, which is the main difference compared to the previous records (2006, 2007 and 2009), where the maximum utilisation rate of sites to be included was 50%. Based on these conditions, a total of 126 sites covering a total area of approximately 378 ha were defined. Compared with the brownfield records from 2012 the number of localities has increased by 4 while the total area has dropped by 40.6 ha.

Among the 128 recorded localities are 17, with an area of 51 ha, where some form of regeneration is taking place (redevelopment/demolition/commencement of building work). For many recorded localities a regeneration plan has been prepared.

The BF records have also for a long time followed localities which were successfully regenerated in the 1990s. In 2006 40 regeneration projects with an area of 105 ha were incorporated in the records as a summary of those (redevelopment/demolition/commencement of building work).

This publication follows on from the brochure Brno Brownfields 2013, which was the first in this series, and presented the most significant successful regeneration projects in Brno in the years 2003-2013, projects both of private investors as well as those in which the city of Brno financially participated.
The following tables, graphs and diagrams have been processed from the Updated Maps of Brownfield Sites – 
Records of Brownfield Sites 2014.

### Original use of brownfield sites (number and area – in absolute terms)

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of sites</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>119</td>
<td>516</td>
</tr>
<tr>
<td>2007</td>
<td>119</td>
<td>519</td>
</tr>
<tr>
<td>2009</td>
<td>127</td>
<td>556</td>
</tr>
<tr>
<td>2012</td>
<td>124</td>
<td>418</td>
</tr>
<tr>
<td>2014</td>
<td>128</td>
<td>378</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Use</th>
<th>2006</th>
<th>2007</th>
<th>2009</th>
<th>2012</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>production</td>
<td>81</td>
<td>368</td>
<td>76</td>
<td>371</td>
<td>76</td>
</tr>
<tr>
<td>amenities</td>
<td>9</td>
<td>21</td>
<td>9</td>
<td>19</td>
<td>12</td>
</tr>
<tr>
<td>housing, commerce, services, administration</td>
<td>2</td>
<td>4</td>
<td>11</td>
<td>11</td>
<td>10</td>
</tr>
<tr>
<td>military</td>
<td>9</td>
<td>66</td>
<td>11</td>
<td>72</td>
<td>9</td>
</tr>
<tr>
<td>railway</td>
<td>3</td>
<td>12</td>
<td>4</td>
<td>36</td>
<td>7</td>
</tr>
<tr>
<td>others – not specified</td>
<td>15</td>
<td>46</td>
<td>13</td>
<td>29</td>
<td>15</td>
</tr>
<tr>
<td>total</td>
<td>119</td>
<td>516</td>
<td>119</td>
<td>519</td>
<td>127</td>
</tr>
</tbody>
</table>

### Revitalised brownfield sites over time

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of revitalised sites</th>
<th>Approximate size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>40</td>
<td>105</td>
</tr>
<tr>
<td>2007</td>
<td>5</td>
<td>9</td>
</tr>
<tr>
<td>2009</td>
<td>5</td>
<td>8</td>
</tr>
<tr>
<td>2012</td>
<td>16</td>
<td>33</td>
</tr>
<tr>
<td>2014</td>
<td>6</td>
<td>8</td>
</tr>
<tr>
<td>Total</td>
<td>72</td>
<td>163</td>
</tr>
</tbody>
</table>

### Basic characteristics of brownfield sites according to the 2014 update

- **Share of brownfield site size based on the original use**
  - Railway areas
  - Military ground
  - Production
  - Housing, commerce, services, administration
  - Amenities
  - Others – not specified

- **Share of brownfield site size based on the target use**
  - Housing
  - Recreation
  - Greenery
  - Mixed use
  - Amenities
  - Business activities
  - Transport

---

Diagram showing brownfield sites in Brno according to their original use based on the 2014 update.
### Recorded former revitalised brownfield sites

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>NAME OF SITE</th>
<th>CADASTRE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>ZPA BRNO, spol. s r.o., Palackého 180</td>
<td>Královo Pole</td>
</tr>
<tr>
<td>2</td>
<td>TESLA ELMI, a.s. – Technical museum, Purkyňova 99 street</td>
<td>Královo Pole</td>
</tr>
<tr>
<td>3</td>
<td>KC SEMILASSO, Palackého třída 126</td>
<td>Královo Pole</td>
</tr>
<tr>
<td>4</td>
<td>Former brickworks Červený mlýn – O.D. Tasso, VAKABRNOCZ s.r.o., Cimbulkova 4</td>
<td>Ponava</td>
</tr>
<tr>
<td>5</td>
<td>DÝHA furniture-making cooperative, Franzova 83</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>6</td>
<td>Revisited Maloměřice cement works site, Olšanská street</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>7</td>
<td>Revisited production premises, FEROMAT, Hádecká street</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>8</td>
<td>Českomoravský cement, Branínské vodárenské a kanalizační, Podbínské</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>9</td>
<td>MEIJUJI, Hády 1a</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>10</td>
<td>Českomoravský cement, a.s., removed former storage tanks, Hády</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>11</td>
<td>Former building of Českomoravský cement – KROMA Jaroslav Králík, Hády</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>12</td>
<td>Former JME site, administration building of SEKV s.r.o., Hády 2</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>13</td>
<td>Plast Brno, spol. s r.o., Jarní 42</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>14</td>
<td>AZD Praha, Kultova 1</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>15</td>
<td>Technologické centrum, a.s., Kuklová 14</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>16</td>
<td>OD LERK, Rokytná 1</td>
<td>Židenice</td>
</tr>
<tr>
<td>17</td>
<td>Former AŠKULAP – polyfunctional building and Municipal District Office – Brno-Židenice, Dajdlova 7</td>
<td>Židenice</td>
</tr>
<tr>
<td>18</td>
<td>Former 1. brněnská strojírna – ALSTOM POWER, s.r.o., Dlouhá 29</td>
<td>Židenice</td>
</tr>
<tr>
<td>19</td>
<td>MORAWAN site, presently a multifunctional building (business and housing), Zábřehovická 10a</td>
<td>Zábrdovice</td>
</tr>
<tr>
<td>20</td>
<td>Former Vlhčina – presently shopping centre INTERSPAR, Tkalčická 1</td>
<td>Zábrdovice</td>
</tr>
<tr>
<td>21</td>
<td>JMP Jihomoravská plyňárenská, a.s, Plyňárenská 1; Městská elektrárna, Plyňárenská</td>
<td>Zábrdovice</td>
</tr>
<tr>
<td>22</td>
<td>Vařtovka site – Galerie Vařtovka, Vařtovka steel foundry, Varnická Gallery, Jihni centrum Brno, a.s., Dornych street</td>
<td>Trnitá</td>
</tr>
<tr>
<td>23</td>
<td>Branínská komunikace, a.s. – Masná site, operation site, Masná 7</td>
<td>Trnitá</td>
</tr>
<tr>
<td>24</td>
<td>LIDL shopping centre, Hřebvovského street</td>
<td>Komárov</td>
</tr>
<tr>
<td>25</td>
<td>RENAULT ČR, a.s., Hřebvovského 65</td>
<td>Komárov</td>
</tr>
<tr>
<td>26</td>
<td>SYKORA, spol. s r.o., Hřebvovského 67</td>
<td>Komárov</td>
</tr>
<tr>
<td>27</td>
<td>Former panel works – presently shopping centre KAUFPLAN, Kamenice</td>
<td>Bohunice</td>
</tr>
<tr>
<td>28</td>
<td>SKANSKA DS, s.r.o., Bohunicka 133</td>
<td>Horní Heršpice</td>
</tr>
<tr>
<td>29</td>
<td>BIBUS, s.r.o., Vidařská 125</td>
<td>Přerov</td>
</tr>
<tr>
<td>30</td>
<td>Brewery MORAVA, Kotlářská</td>
<td>Velešín</td>
</tr>
<tr>
<td>31</td>
<td>Former MEDPTA – dental clinic, Hybelova street</td>
<td>Staré Brno</td>
</tr>
<tr>
<td>32</td>
<td>Part of the foundry – RŮČKA Stalina a.s., Tufanka street</td>
<td>Stará Černovice</td>
</tr>
<tr>
<td>33</td>
<td>ZBROJOVKA Brno – presently Sekyra Group Morava s.r.o., Šumavská 15</td>
<td>Ponava</td>
</tr>
<tr>
<td>34</td>
<td>Production site ABB – presently LIDL store, Dornych</td>
<td>Trnitá</td>
</tr>
<tr>
<td>35</td>
<td>Former VU CHRANA Brno – presently University Campus MU Bohunice, Kamenice</td>
<td>Bohunice</td>
</tr>
<tr>
<td>36</td>
<td>Former AVIA – OC INTERSPAR, Vidařská and Strážní streets</td>
<td>Štýřice</td>
</tr>
<tr>
<td>37</td>
<td>Former JESLÁŘSKÁ barraks – presently a head office of companies, Staňkova street</td>
<td>Ponava</td>
</tr>
<tr>
<td>38</td>
<td>Former granary – presently a cultural centre, Kynоварova street</td>
<td>Medlánky</td>
</tr>
<tr>
<td>39</td>
<td>Shopping centre under construction – multifunctional building, Pálavské nám.</td>
<td>Židenice</td>
</tr>
<tr>
<td>40</td>
<td>Transformer station – presently Archives of the City of Brno, Přední street</td>
<td>Černovice</td>
</tr>
</tbody>
</table>
Policy documents linked to the issue of brownfield sites

There is an emphasis on dealing with the issue of brownfield sites in many conceptual documents at all levels of public administration. In the overview that follows conceptual documents dealing with the topic are presented at national, regional and Brno city level. Alongside basic brownfield site databases are presented for each level.

Policy documents at a national level
• Strategický rámec udržitelného rozvoje ČR (Strategic Framework for Sustainable Development) (2010): www.mzp.cz
• Státní politika životního prostředí ČR (State Environmental Policy of the Czech Republic) (2012-2020): www.mzp.cz
• Národní databáze brownfieldů (National Database of Brownfields) (CzechInvest): www.brownfieldy.cz

Policy documents of the South Moravian region
• Strategie rozvoje Jihomoravského kraje 2020 (Strategy of South Moravia in 2020): www.kr-jihomoravsky.cz
• Databáze brownfields v Jihomoravském kraji (Regionalni rozvojova agentura jihomoravsky): (Regional Development Agency of the South Moravian Region): www.brownfieldy-jmk.cz

Policy documents of the City of Brno
• Integrovaná strategie rozvoje Brněnské metropolitní oblasti (Integrated Development Strategy of Brno Metropolitan Area): www.bromo.cz

Policy documents linked to the issue of brownfield sites

Records of Brno’s brownfield sites follow localities with an area greater than 0.5 ha, which is one of the basic criteria for inclusion in the database. Primarily in the context of the city centre this value is rather high, since there we can find localities various nooks, corners, courtyards, unfinished buildings, empty plots, etc. which have the nature of brownfield sites but are small in area. These, even if rather small, spaces (from only a few dozen m²), have a negative impact on perceptions of the city, not just those of the inhabitants or regular visitors but on tourists as well. For this reason, especially in a city environment, these mini-brownfield localities are becoming the focus of interest.

In the first part of the publication projects are presented in which regeneration has been completed, starting with projects financed from public funds, followed by those carried out by private investors. In the second part there are projects where regeneration is still in progress, again starting with projects financed with public money.

The brownfields issue however should not be perceived as only being about the regeneration or repairing of dilapidated sites and buildings, as a positive contribution can also be made even by the temporary use of abandoned premises and buildings, which can prevent further dilapidation and degradation. Some illustrative examples are projects using disused buildings – the “Malá Amerika” (Little America) project in part of the former railway transhipment terminal on Nové Sady Street (Container 41 civic association) or the production and storage hall in the refrigeration area on Masná Street – the Industra project (Vaizard, o.p.s.).

In the last part of the publication two very promising projects for tourism are presented where the starting points could not properly be called brownfield sites. Nonetheless they concern buildings that were not being used to their full potential (especially the Low-Beer Villa). The listed Stiassni Villa and Low-Beer Villa have undergone extensive reconstruction and so today serve as showpieces of architecture from the first half of the twentieth century.

General overview of the selected brownfield revitalisation projects

Selected revitalisation projects of brownfield sites in Brno

In the following sections we present a colourful mosaic of projects which can be seen from various perspectives as significant for the development of the city and its inhabitants. These include successfully completed projects as well as those in progress, and projects both of private investors and those of the city of Brno. In terms of their purpose there are projects for housing, manufacturing, services and also civic amenities. Aside from the classical regeneration of brownfield sites this publication also presents several projects aimed at reviving smaller places and sites, or mini-brownfields.
Description of the Regeneration Process

Up until the 1980s the building of the former powder room housed a restaurant. Once the restaurant closed down the building fell into disuse and began to become dilapidated. In 2006 the building even suffered a serious fire. Once a new roof had been built there were efforts to reconstruct the complete listed and architecturally valuable building of the former powder room. The project holder was the City of Brno. The budgeted costs for the regeneration of the building reached almost 19 mil. CZK, all from public funds – a grant from the Operation Programme Environment (OPŽP in Czech) and the state budget covered around 85%, while the remainder was covered by the City of Brno, which will also cover the costs of running the centre in the coming years.

The repairs to the historic powder room building were begun in 2010 and the reconstruction was carried out to a proposal by the architectural studio of Ing. Arch. Radko Květ. Given that the building lies within the protected heritage zone of Špilberk Castle, after the excavation work it was essential to carry out an archaeological survey, in the course of which archaeologically valuable walls were found. The archaeological work was time-consuming, leading to the selected contractor withdrawing from the contract. However a new tender for a contractor was held and the building was successfully reconstructed as an environmental education centre, which was opened to the public on July 1, 2015.

The aim of the project was the complete reconstruction of the dilapidated listed building of the former powder room in Špilberk Park for the purposes of environmental education.

History of the Locality

1730 building of a gunpowder store for Špilberk Castle
1804 construction work and building of Na Hradě restaurant
From start of 1990s dilapidated building, refuge for the homeless and drug users
2006 building catches fire
2006 new roof and rafters
2012 repairs begin
Spring 2015 approval of building

Environmental Education Centre in Špilberk Park – former Powder Room of Špilberk Castle

- City District: Brno-střed
- Cadastral area: Město Brno
- Street: Hlídka
- Area: 0.1 ha
- Previous use: Restaurant
- Current / planned use: Education
- Regeneration costs: ca. 18.8 mil. CZK
- % costs reimbursed from public budgets: 100%
- Investor: City of Brno
- Ownership: City of Brno
- Year of commencement / completion of regeneration: 2012 – spring 2015

Environmental Education Centre in Špilberk Park – former Powder Room of Špilberk Castle

© GEODIS BRNO, spol. s r.o.
The history of the locality started with the application from the Brno-sever City District to demolish both apartment houses in 2010. The council of Brno-sever City District approved the plan to reconstruct the buildings in 2012. The construction work began in 2013, and the regeneration of the apartment houses was completed in 2014.

Two derelict and devastated apartment houses which were used as a dump and a refuge for drug addicts were a blot on Vranovská Street for many years. Demolition of both buildings was considered. After consideration of the effectiveness of regeneration, the idea of demolition was dropped, and the complete repairing of both buildings was carried out, creating some 40 flats.

History of the Locality

- 2010: Application from the Brno-sever City District to demolish both apartment houses
- 10/2012: Council of Brno-sever City District approves plan to reconstruct the buildings
- 7/2013: Start of building work
- 9/2014: Regeneration of the apartment houses completed

Current / Planned Use

The founding of the centre has provided a missing element in environmental education, teaching children, youth, and adults not only in Brno, but within the South Moravian Region. In particular, the centre provides one-day teaching programmes focused on the city environment and public greenery, as well as offering environmental-historical programmes for schools, the public, and a maternity centre programme, as well as awareness-raising events for the public, etc. In the light of the limited space in the building itself, the design involved the expansion of the building with a new underground structure with a green roof so as to minimise the impact on the overall appearance of the Špilberk Park. Now that it is complete, the newly built spaces are used as a spacious entrance hall with an information centre, a multimedia classroom in the basement, a maternity centre on the first floor, and two classrooms available for teaching, lectures, screenings, discussions on topical themes, and workshops on the second floor. In total there is a usable area of more than 500 m². There is also a garden of some 1215 m² available. The running of the centre is organised by ZOO Brno, p.o. with project partners dealing with environmental issues – Lipka, Nadace Partnerství and Vestník zeleň Brna.

Further information: www.sevhidka.cz

Regeneration of Apartment Houses – Vranovská Street

<table>
<thead>
<tr>
<th>City District</th>
<th>Brno-sever</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cadastral area</td>
<td>Zábrdovice</td>
</tr>
<tr>
<td>Street</td>
<td>Vranovská</td>
</tr>
<tr>
<td>Area</td>
<td>0.2 ha</td>
</tr>
<tr>
<td>Previous use</td>
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<tr>
<td>Current / planned use</td>
<td>Housing</td>
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<tr>
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<td>ca. 75 mil. CZK</td>
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<tr>
<td>% costs reimbursed from public budgets</td>
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<td>City of Brno and City District Brno-sever</td>
</tr>
<tr>
<td>Ownership</td>
<td>City of Brno</td>
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Two derelict and devastated apartment houses which were used as a dump and a refuge for drug addicts were a blot on Vranovská Street for many years. Demolition of both buildings was considered. After consideration of the effectiveness of regeneration, the idea of demolition was dropped, and the complete repairing of both buildings was carried out, creating some 40 flats.

Further information: www.sevhidka.cz
Description of Regeneration Process

For some time the apartment houses Nos. 17a and 17b on Vranovská Street had been in a grim state. On the basis of an expert opinion which stated that demolition of these buildings was not a necessity given that they were structurally sound, comprehensive regeneration began in the summer of 2013. Given that the interiors and courtyards of both houses had become illegal dumps, the houses were progressively cleared and in the reconstruction only the external walls and staircases were retained. The internal layout of the flats was completely revised to meet the requirements of modern living. The ceilings and roofs were also renewed, the building envelope modernised, and the windows and doors exchanged, as were the internal installations and fixtures. New heating was installed in the buildings, rising damp was remediated and just as important external communications and the space adjacent to the houses were renewed. 20 new flats were created in each apartment house. As part of the regeneration process the gas heating in both houses was replaced by connection to district heating from Teplárny Brno.

Current / Planned Use

In September 2014 both of the reconstructed houses at Vranovská Street 17a and 17b were ceremonially reopened. There are now 40 new flats with a total floor area of 1714 m². A third apartment house at Vranovská 17c is now being prepared for regeneration. It is anticipated in this case that the regeneration work will be as demanding as at Vranovská 17a and 17b. At the same time the regeneration of the whole block of three apartment houses was completed, alongside which runs a connecting alley between Vranovská and Merhautova streets, improving the current state of the locality.
History of the Locality

| Start of the 1990s | the premises were owned by Technická a zahradní správy města Brna, and later by Veřejná zeleně města Brna |
| 2/2007 | approval of baseball stadium |
| 11/2007 | premises come under Brno-jih City District |
| 2008 | site cleared, buildings demolished, premises made accessible to public |
| 4/2010 | opening of multipurpose pitch |
| 5/2010 | football training pitch for Sparta Brno youth team |
| 9/2010 | a bike trail with an in-line and children's BMX track open (including new vegetation, street lighting) |
| 10/2010 | opening of youth training centre building |
| 10/2011 | installation of outdoor exercise equipment |
| 02/2013 – 01/2014 | building of tennis courts, multipurpose pitch, skating park, sports club with climbing walls and building of footbridge across River Svratka, and conversion of chimney of former boilerhouse as a viewing tower |

The beginnings of the regeneration of the Hněvkovského Sports Complex were briefly described in the publication BRNO BROWNFIELDS 2013, and it has been updated with supplementary information on other activities that have been realised, especially in the most exposed part of the brownfield site in the vicinity of the former boilerhouse.

Description of Regeneration Process

The beginnings of the process of regenerating the land (so-called urban harmony) originally used for the operations of the Technická a zahradní správy města Brna (former greenhouses and other growing areas) took place toward the end of 2006, when the city’s baseball stadium was built there. At the end of 2007 the whole site came under the control of the Brno-Jih City District. After Veřejná zeleně města Brna finished its activities the city’s first effort was to remove the greenhouses and overgrown vegetation and make the whole area accessible to the general public. In 2008 a study was produced which dealt with the possible uses of the area and proposed the placing of individual sporting, recreational and free-time activities. This was following by the progressive realisation of selected projects.

Among the first was the opening of the U Lampy pub and in-line skate hire, sales and service centre. In 2010 the multipurpose pitch, a baseball training pitch for the Sparta Brno youth team, a baseball training pitch and three pétanque boulodromes were opened. There followed the construction of a cycle track with an in-line oval and street lighting. The placing of the steamer Kometa, which had served on the reservoir under the name Pionýr, next to the U Lampy pub has helped to make the area more attractive. The original administration building for Veřejná zeleně města Brna was reconstructed to provide facilities for footballers. The former boilerhouse has undergone complete reconstruction and now serves as a sports club. The building was heightened to accommodate a climbing wall and the adjacent chimney was equipped with a staircase and gallery to turn it into a viewing tower. A modern skate park was built on the free plot next to the boilerhouse. An asphalt cycle track surrounds the whole area with three tennis courts in the middle and a multipurpose pitch. The two banks of the Svratka were joined by a bridge for pedestrians and cyclists and at the same time more trees were planted. Using the bridge over the Svratka makes it easy for visitors to reach the other side, where the...
Brno’s forty-ninth nursing home has been built near Mendlovo Square, on Křídlovická Street. The building is on a plot that was mostly overgrown with vegetation together with a row of garages. Aside from the sporting activities described above the area is frequently used for various cultural and social events. Here the City District holds events for the public like Walpurgis Night, Komárov Autumn, South Brno Children’s Day, etc. Various festivals are also held there such as the Student’s Rag. As a result of the building of the sports complex and the holding of cultural events this site has become a significant centre spending free time, spots and relaxation.

History of the Locality

from the 1970s
8/2011 garages built on the plot
11/2011 Brno city council approves plan to build DPS

2011
Brno city assembly includes it in the budget

2012 garages removed
6/2014 building begins
5/2015 building completed
6/2015 ceremonial opening

Brno’s forty-ninth nursing home has been built, a natural swimming biotope, where the water is cleaned with the help of vegetation, algae and microorganisms placed in the gravel substrate. The swimming pool was completed in October 2014 and in June 2015 the first swimming season began. The fenced area of the swimming pool is about 2 ha, and the water surface of the biotope is nearly 0.3 ha. The swimming pool is right next to the Kšírovka golf course (see locality 8 of this publication) and a rural farm.

Current / Planned Use

Aside from the sporting activities described above the area is frequently used for various cultural and social events. Here the City District holds events for the public like Walpurgis Night, Komárov Autumn, South Brno Children’s Day, etc. Various festivals are also held there such as the Student’s Rag. As a result of the building of the sports complex and the holding of cultural events this site has become a significant centre spending free time, spots and relaxation.

Nursing Home on Křídlovická Street (DPS) – former garages
Description of Regeneration Process

The site for this nursing home was chosen from the “Central Register of Sites for New Apartment Houses” administered by the Housing Department of Brno City Municipality. This site is near the historic centre of Brno, has good local public transport accessibility and at the same time is near to the river where the occupants of the DPS can relax and spend their free time. Up until 2006 the site was covered by a valid tenancy agreement with the city of Brno, on the basis of which garages were built for private owners. After the ending of the tenancy agreement in 2012 the temporary structures were removed and the site prepared for building. In June 2014 building work started and after a year – in May 2015 the building was complete.

Current / Planned Use

The overall concept of the DPS Křídlovická prioritises social interactions between its occupants, and therefore each floor has common spaces which are functionally linked with the private flats.

In the 4 above-ground floors there are 18 flats, 12 of them studio flats and 6 one-bedroom flats. On the ground floor there is a garage for nine cars with two of the places reserved for the handicapped. There are administrative and social areas for the care services in the basement.
VIDA! Science Centre
– former Pavilion D
(VELETRHY BRNO, a.s.)

The former Pavilion D in the trade fair grounds has been transformed into a modern science centre with more than 150 exhibits, which both adults and child visitors can try out and so better understand the world around them. The aim of the project was to create in Brno a unique interactive centre for the popularisation, promotion and press coverage of science and research.

History of the Locality

1973 pavilion D built in the Brno Trade Fair Grounds
2011 decision on the provision of a grant from EU funds
2012 pavilion D transferred into the ownership of the South Moravian Region
6/2013 complete reconstruction begins
12/2014 ceremonial opening of the centre

Description of Regeneration Process

The preparatory phase of the whole project began in 2009, at that time under the title “Moravian Science Centre Brno”. An application for a grant for the project was submitted by the South Moravian Region within the Operational Programme Research and Development for Innovations and in December 2011 a grant of almost 572 million CZK was approved. The remainder of the costs were covered by the South Moravian Region. As it did not meet the requirements of a modern exhibition facility, the pavilion underwent extensive reconstruction on the basis of an architectural plan by K4 a.s. The foundations, supporting elements of the roof and the roof structure were used from the original building. The building acquired a new glass exterior, interior spaces were created, including workshops, classrooms, halls and offices. The interest of visitors is probably caught by the entrance to the building itself. This interesting architectural element is manufactured from specially treated aluminium sheeting and its shape reminds us of an amoeba or tentacle. At the end of 2013 a public poll was held to choose a name for the future science centre, resulting in the name VIDA! science centre.
SONO Centrum –
former vacant building site

The futuristic SONO centrum was built on Veveří Street, next to the Platinium administrative building. The building is a multipurpose musical space for congresses with a hotel and restaurant. The novelty of the design of this building is underlined by the giant white ball that is its dominant feature.

History of the Locality

2008 plot acquired by the current owner SONO Records, s.r.o.
4/2011 building work begins
5/2014 opens to the public

The science centre covers an area of almost 5000 m², where visitors can find more than 150 interactive exhibits. These are divided into four themes: Planet, Civilisation, Man and Microworld. The whole concept of such a science park is based on learning in the form of a game and exploring science and technology through personal experience and contact with individual exhibits. Visitors can see demonstrations of physical, chemical and other scientific laws and principles through practical examples. The VIDA! science Centre has become a favoured destination not just for school trips but also for families. Just a half year after its opening, VIDA! welcomed its one hundred thousandth visitor. The VIDA! science Centre has become a favoured destination not just for school trips but also for families. Just a half year after its opening, VIDA! welcomed its one hundred thousandth visitor. The VIDA! science Centre is run by an organisation established and funded by the South Moravian Region. The city of Brno is also helping to finance the running of the centre.

Current / Planned Use

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Further information: www.vida.cz
Description of the Regeneration Process

This multipurpose music building was placed on a vacant building plot with an abandoned garden (an empty plot in an urban area) on Vevěří Street, at the border between the city districts of Brno-Žabovřesky and Brno–střed. The building work began in the spring of 2011. The architectural proposal by Ing. arch. František Šmédek is highly original and even futuristic, the design of the building being dominated by a gigantic central white ball (respectively rotating ellipsoid), the construction of which was a challenge for the builders. Due to the complexity of the construction of the spherical shape of the building, during the work the investor had to deal with unexpected problems and this caused a minor delay to its completion. The structural work was completed at the beginning of 2013. This was followed by work on the interiors and in the spring of 2014 the installation of the musical technology and lighting as well as testing of the acoustics was underway. In particular the soundproofing of the building was a challenge and especially in relation the residential areas (external soundproofing), as well as in relation to the internal soundproofing of the concert hall and the music club with respect to the neighbouring hotel rooms. Despite these complications high-quality acoustic insulation was achieved and in April 2014 the last of the work was underway. In May 2014 the Sono Centrum was fully opened to the public.

Current / Future Use

In Czech terms the Sono centrum is a unique building not only for its appearance but also for managing to link a hotel, restaurant and music club which also functions as a recording studio. In this project special emphasis was placed on the comfort of audiences, guests and also the performers themselves. Aside from musical productions of all genres it was the aim of the project to facilitate the use of the space also for theatre and film performances, for dance events, congresses, multi-genre festivals and other cultural and social events, for which the spaces can be adapted. In total the Sono Centrum has nine floors above ground and four underground floors with parking. The concert hall has three bars with two large balconies. The podium is large enough even for a large orchestra, but can also function as a dance floor. The hall has seating for 680, and standing it can accommodate up to 1000. The restaurant is open all day and has a capacity of up to 200, while the hotel has 39 rooms (8 singles, 28 doubles, and 3 apartments on the 9th floor with views over the city). Further information: www.sonocentrum.cz
History of the Locality

- 2008: shop closes down
- 2009: building demolished
- 7/2012: acquisition of the property by the current owner RSJ PE
- 12/2012: beginning of construction of the apartment complex
- 1/2015: approval of blocks A and B
- 4/2015: approval of blocks C and D
- 7/2015: approval of the remaining parts of the project, completion of the project

Description of the Regeneration Process

The construction of a residential complex on the site of the cleared former premises of a building materials shop was to have started around 2010. However the original investor, the French developer Sogeprom, delayed the construction under the name “Rezidence Symfonie”, and eventually the whole project was taken over by a new investor. The general designer became the company Arch design, which in this project emphasised comfort, usefulness and functionality. The building of the residential complex “Park Rezidence” began at the end of 2012. In the first half of the project all three underground storeys were completed and the block on Mojmírovo Square was built. Block B and Blocks C and D followed in the direction toward Košinova Street across the courtyard. In total four apartment houses were constructed with greenery filling the spaces between them.

This new residential complex is surrounded mainly by terraced housing. In its approach the first apartment house at Mojmírovo Square follows on from the newly created residential areas towards Chaloupkova Street.
Current / Future Use

Now that is complete the residential park is made up of four independent apartment houses with five floors above ground and 86 flats, and three underground storeys with 144 parking places. The flats range from studio to three-bedroom flats, with the top floor having a luxury flat with a large terrace. In area the flats range from 32 to 123 m² (not including balconies and terraces). The spaces between the houses are used as gardens, which the investor saw as very important.

Further information: www.park-rezidence.cz

Kširovka Golf Course – former greenhouses (Biozelenina)

This former brownfield site on Kširova Street with agricultural buildings, mostly greenhouses, has found a new purpose for sporting activities until the plan for its eventual use, according to Brno’s current Master Zoning Plan mainly for housing and public amenities, can be implemented. On this area of former greenhouses a public golf course and driving range is situated.

History of the Locality

Up to 1992
- horticultural operation by PENKO

12/2011
- buildings on SMB site bought by current owner

2012
- demolition of greenhouses and start of landscaping for a golf course

9/2013
- planning permission granted

5/2014
- first civic golf course in Brno opens
Description of Regeneration Process

The original agricultural buildings on the land owned by SMB and assigned to the Brno-jih City District were acquired by the investor in 2011. The investor selected this locality mainly for its position, area and topography, which suited the plan to create a sports complex – a training golf course. In June 2012 the investor signed a rental contract with the city of Brno for the first approximately 25,000 m² of the land. At that time the buildings of the former JZD agricultural cooperative (later ZD Mír Brno-Tuřany) were in a derelict state and had last been used more than ten years previously. The last to use the site was the company DINO which imported and grew flowers, as well as selling them. The main building was in a desolate state and the attached broken greenhouses served only as a refuge for the homeless. Already during 2012 the greenhouses were removed leaving only the main building and the sheet metal storage halls. At the same time landscaping was initiated for the golf course. In June 2013 planning proceedings started for the project and in September planning permission was granted. The first part of the course was opened to the public on April 30, 2014.

Current / Planned Use

Part of the golf course is a driving range, a training area, a summer terrace, an irrigation system and fencing. The main feature of the training centre is the driving range, where visitors can hit a golf ball as far as 270 metres. It has available 30 independent grass and artificial driving boxes. Half of the driving boxes are roofed and shrouded to protect them against windy conditions. The site also contains the largest putting training area in the Czech Republic, with five exercise greens. The driving range and part of the training area are illuminated allowing it to be used all year round. Aside from the training area Kširovka also has a golf academy – a reduced six-hole golf course for the general public. Care is taken for the safety of all players on the course, moving between six par 3 holes, which are between 48 and 134 metres long. There is a summer terrace to give visitors a chance to relax. The required technical infrastructure has been built. This first civic golf course in the area of Horní Heršpice offers visitors, aside from the chance to play golf, services that are linked to golf to some extent – a shop for golfing equipment, club rental, massage services and a gymnasium, as well as a coffee bar and a children’s corner. The current operator of the site is Central Golf s.r.o., looking after an area of 5 ha, which is 95% grassed and serves for sport and recreation. In 2016 the area will be extended with the addition of a football pitch and a minigolf course for the general public. Given the restrictions imposed by the zoning plan the current use of the site is only temporary. Further information: www.ksirovka.cz
Newly-Built “Musilka” Apartment House
– former carpenter and table-maker

The investor’s plan was to build a modern passive house with minimal operating costs. The “Musilka” apartment house is part of the residential block of apartment and family houses on Musilova and Vranovska streets.

History of the Locality

- **From around 1925**
  - Carpentry and table maker, family business

- **1948**
  - Manufacturing site owned by the state business Státní lesy

- **1992 – 2004**
  - The carpentry and table-making renewed after restitution

- **2006**
  - Plot purchase by investor, original building removed

- **2009**
  - Building permit issued

- **Autumn 2012**
  - Building work starts

- **5/2014**
  - Approval of apartment house

Description of Regeneration Process

The aim of the project was to revitalise ineffectively used territory made up of vacant land left behind after the manufacturing site in an otherwise built-up street. After the manufacturing finished the site began to become overgrown with vegetation, the buildings became dilapidated and the site a dumping ground mostly for building waste and rubble. In 2006 the site was bought by the current owner and in the same year demolition work began, financed by the owner, retaining only part of the original brick wall of the building serving as the wall of the garden. On the corner of Vranovska and Musilova streets the investors then managed to build an apartment house with an oblong floor plan and a gabled roof, which in the direction of the inner courtyard is partially raised by a continuous skylight and dominates the entire area.

Current / Planned Use

In the Musilka apartment house a total of 40 flats were created ranging from studio flats to three-bedroom flats, with each having a balcony or terrace. There is parking for 56 cars in the shared garage on the first floor below ground level, along with space from prams and bikes. On the 5th floor there are storage boxes and space for technical facilities. The house has been constructed to the
Not far from the centre of Brno there is an area that is frequently derogatively referred to as “Brno’s Bronx.” This locality has long struggled with problems of a social-economic nature, particularly a high rate of long-term unemployment, high levels of criminality, poor education, etc. The exclusion of the area also shows itself in the neglected state of the housing stock and public spaces. Thanks to the Integrated Development Plan (IPRM) of the City of Brno in the problematic residential zone a grant was obtained for the revitalisation of public spaces, the regeneration of apartment houses and projects in the social field, focussing on the Romani community threatened with social exclusion.

The example of the problematic residential zone was briefly described in the publication BRNO BROWNFIELDS 2013, which is now being supplemented with other successful sub-projects.
History of the Locality

at the turn of the 18th and 19th centuries
building of apartment houses with private courtyards

end of the 19th century
building of courtyard wings intensifies occupation

from the end of the 19th century
old buildings replaced by new apartment houses

after World War 2
the housing stock begins to deteriorate

2008
preparation begins with the Integrated Development Plan for the city (IPRM); Framework Financial Plan approved

2009
the IDP was approved by the Managing Authority of the Integrated Operational Programme and an agreement was made between the city and the Ministry for Regional Development on its implementation

2010 – 2015
realisation of individual projects

8/2015
final IPRM project completed – reconstruction and extension of the derelict municipal apartment house at No. 42 Francouzská Street as flats for social housing

Description of Regeneration Process

The problematic area is in the close vicinity of the city’s heritage zone and is delimited by the streets Bratislavská, Caje, Francouzská, Körnerova, Pfaffská, Stará, Hvězdová, Spálová and Soudní. It is the main housing fund regeneration and public spaces revitalisation activity within the IPRM. In the spring of 2015 the building of the central park Hvězdovka along Hvězdová Street on the site of the old metal recycling centre took place. A large part of the park is in the courtyard of the existing buildings. As part of the project the paved area was repaired, greenery was planted, park furniture was installed, a multipurpose pitch was created and on the edge of the park a barrier-free access centre was erected. The original form of the park is intended to motivate children and youth from the surroundings to spend their free time actively and provide an opportunity for all the inhabitants to relax. 85% of the project funds are from EU sources, from the European Regional Development Fund (ERDF) and 15% from the City of Brno.

The regeneration of the housing fund is financially and time-wise the most demanding part of the city’s Integrated Development Plan. Both the city of Brno and private apartment house owners are implementing their projects in the problematic residential zone. The projects of private owners are 40-60% financed from public funds (the ERDF and the state budget). For its projects the city of Brno gets 34% of its finances from the ERDF and 6% from the state budget. In total the project involves 34 buildings (of which 5 are private projects, 11 projects are for municipal apartment houses and 18 municipal houses underwent technical evaluation of their facades). With total expenditure of about 515 million CZK the IPRM is a significant project, with grants from the ERDF amounting to as much as 170 million CZK.

Further information: www.iprm.brno.cz
The Multipurpose Building Atrium in Nový Lískovec – former Albert supermarket

On the site of the former Albert supermarket in the centre of Nový Lískovec a multipurpose building with flats and accommodation for shops and services is being built. Thanks to the active involvement of the city district the disused structure was removed and in its place a new multipurpose building is being erected, which will revive and extend the current centre of Nový Lískovec.

History of the Locality

2002 shopping centre closes
2004 Nový Lískovec city district council approves acquiring the building
2008 the company COMSA International submitted its study for the revitalisation of the area
2011 Brno City Council holds a new tender for the construction of the building, won by the company S-A-S develop – Nový Lískovec, s.r.o.
2013 building demolished
2014 company IMPERA styl, a.s. enters the project
2016 anticipated building approval

Description of Regeneration Process

The multi-functional Atrium building is being built on the site of the former shopping centre and its supply yard. After the shop was closed in 2002 the Brno-Nový Lískovec city district acquired the dilapidated structure for about 9.3 million CZK, to prevent it possibly being converted into a casino by a private investor. The building was then used as a shop for sports goods. In 2008 the company COMSA International approached the representatives of the city district with the idea of demolishing the existing building and replacing it with a new one with two floors and underground parking. However as a result of the economic crisis the contract was not signed. In 2011 a public tender was announced for the building which was won by the company S-A-S develop – Nový Lískovec, s.r.o., set up by the companies COMSA International and S-A-S stavby. Planning permission was granted in October 2012, and the demolition work took place in the spring of the following year. In 2014 the company IMPERA styl, a.s., joined the project, becoming a partner of S-A-S develop – Nový Lískovec, s.r.o.

Current / Planned Use

The new building is to have five floors above ground and two underground and an internal atrium. There will be almost a hundred parking places in the underground floors, with more on the approach roads. Promises for shops, health care facilities (including a pharmacy) and services (restaurant and lounge) are planned for the ground floor accessible by footpath as well as on the first floor in the eastern part of the building (thanks to the slope of the terrain), where there will also be a contact point for the local municipal office and a post office. The building itself is relatively complex, utilising the difference of two storeys in the east-west direction. The major part is made up of flats, of which there will be 80 in the building. The apartments range from studio to three-bedroom flats with balconies or terraces. The whole building is conceived as barrier-free and the surrounding green space is to be arranged to be usable by mothers with children and others for relaxation.

Further information: www.imperastyl.cz/atrium
The former footwear factory of the Snaha Brno cooperative on the corner of Lidická and Burešova streets was abandoned in recent years and despite attempts to secure the building it was frequently a target for vandals. The building has now been demolished and work is the multipurpose Rezidence Lužánky building.

History of the Locality

- **production from 1951**: oriented toward mass production of women’s shoes and individual orders
- **1965**: new operational-administrative building with factory shop on the site of the original demolished building
- **end of the 1970s**: building of another two buildings (one for production, the second for storage and facilities for employees – canteen and healthcare centre, technical support)
- **start of 1990s**: cooperative ceases operations
- **2006**: planning permission granted for reconstruction
- **2013**: M Rezidence Lužánky s.r.o. acquires the Snahy Brno site, demolition takes place
- **2013 / 2015**: building work starts
- **12/2015**: anticipated approval

Description of Regeneration Process

In 2013 M Rezidence Lužánky s.r.o. acquired the premises and the buildings of the former Snahy Brno with a vision of making fresh use of the site. From the point at which the relevant building office granted planning permission several years elapsed before at the start of 2013 the derelict premises of the footwear cooperative were demolished. The investor decided to build a multifunctional residential complex “Rezidence Lužánky”, made up of three separate buildings, on this lucrative site virtually in the centre of the city. Building work began in autumn 2013. The project’s author is Ing. arch. Rudiš. The two smaller buildings have eight floors while the third one is 48 m tall and has 16 storeys. It will dominate its immediate surroundings and be one of the tallest residential buildings in Brno.

Current / Planned Use

The Rezidence Lužánky project involves three independent buildings joined only by the underground garages. There are three underground floors, providing 160 parking places, available both for residents and visitors. Although the Rezidence Lužánky project is primarily residential with 94 flats, in the first two floors above ground there will also be administrative and commercial spaces. The apartments will range from studio to four-bedroom flats (21 m² – 113 m²) and most will have a balcony or terrace.

Further information: www.rezidence-luzanky.cz
History of the Locality


Description of Regeneration Process

After efforts over many years to find a suitable location for the building of new Czech Television studios in Brno, the freed land in the form of the Zetor Brno premises was evaluated as being ideal. There were several reasons – straightforward ownership, accessibility of utilities, good transport service and sufficient space for the building of modern news reporting facilities, television studios and the bringing together of all the professions needed under one roof. In the unused area the buildings of the general directorate and the main gatehouse of the former enterprise were chosen. Part of the original building was demolished and the remainder completely reconstructed. The new television studio will be made up of three buildings: Building A will be the reconstructed original directorate of the enterprise and used for offices – for the studio’s management, dramaturgy, production, economics and operations, as well as for the technical side of television – editors, sound engineers, etc. The newly built Building B will be for the news team and two TV studios, and Building C which will house catering facilities.

Current / Planned Use

The building work in progress should be completed at the start of 2016, and between spring and summer there will be the transfer of all the technology, equipment and the complete facilities of Czech Television in Brno. 250-300 people will be working in the new buildings of Czech TV in Brno every day. This variation in the number of staff is given by the fact that television production has its specific features and involves people in creative positions who are not regular employees. Presently the work of Czech TV in Brno is based on three Creative Production Groups (TPS): TPS Drama, TPS Documentaries and New Formats and TPS religion, which develop new programmes. In the new studios programmes that are already well known such as the legendary AZ-kvíz, Hýbánky and Jogínci for children and Záhady Toma Wizarda will be made, while Dobré ráno and Sama doma will be broadcast live. Regional news will also be a significant part of the broadcasting. Aside from this the newsroom currently also prepares several current affairs programmes – Tyděn v justici, @online, Tyděn v regionech and Zajímavosti z regionů.
The revival of the unused western part of the Zetor Brno premises is taking place not only thanks to the Czech TV Brno studio, but also the follow-up RDPark project – a manufacturing and trading area.

### History of the Locality

**History of the Zetor site**  
see Czech TV Brno building project

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<td>2011</td>
<td>RDPark acquires land</td>
</tr>
<tr>
<td>11/2013</td>
<td>Building permit for the RDPark project building granted, ensuing demolition work</td>
</tr>
<tr>
<td>2014</td>
<td>Building work starts</td>
</tr>
<tr>
<td>8/2015</td>
<td>1st stage completed</td>
</tr>
<tr>
<td>End of 2016</td>
<td>Anticipated completion of new building</td>
</tr>
</tbody>
</table>

### Description of Regeneration Process

The unused parts of the former premises of the company Zetor Brno have been on sale for some time with the purpose of the progressive regeneration by new investors. One of these is the company RDPark s.r.o. At the end of 2013, on a site with an area of about one hectare, neighbouring the studios of Czech TV Brno, the original smaller buildings (warehouses and a fire-fighting water tank) were demolished, landscaping was carried out and the land prepared for building work.

### Current / Planned Use

The beginning of 2014 was marked as the start of the first stage of construction of the first building of the project. The manufacturing-trading zone in its target state will comprise of three buildings in total, with an area of some 2500 m² for light manufacturing, about 500 m² for trading and almost 3000 m² of administrative area. This complex of three buildings will be made up of two halls and an administrative four-story building with office space for rent. The storage-manufacturing halls will consist of so-called boxes, where each box will be one functional unit with its own independent access. The front part of each box will be office space or retail outlets, behind which will be storage for products or a light manufacturing operation. It is anticipated that just the two halls will provide jobs for around 160 people.

In the administrative building there will be glazed areas on the ground floor, ideal for showrooms. In the floors above there will be office space meeting modern standards. The main asset of these buildings will be their low-energy design, in which heating and cooling will be by pumps linked to heat wells. They will also use for example the most up-to-date air-conditioning, administrative building with reception, lifts and audio-visual meeting rooms for 20 people.

Further information: www.rdpark.cz
The DORN
Multipurpose Building
– site at Zvonařka

The premises by Zvonařka bus station were for many years surrounded by a fence and became dilapidated along with several buildings there. In the course of 2013 demolition of the buildings on Plotní and Dornych streets took place, along with landscaping and preparation of the site for building. Halfway through 2014 building work began on the Dorn multipurpose building.

History of the Locality

Mid-19th century: buildings erected in this locality
2008: planning permission granted for the building of a hotel
2013: demolition of buildings along Plotní and Dornych streets
12/2013: zoning permit given for placing of buildings
4/2014: planning permission granted
4/2014: building work commences on multipurpose building
First quarter of 2016: anticipated completion of the building

Description of Regeneration Process

At the start of this millennium the area to the south from the Tesco supermarket and the railway station was derelict. After the successful project for the regeneration of the former engineering works to create the Vaňkovka shopping centre, this urban space is to be revived by another significant project – the Dorn multipurpose building. Originally the Dorn project was conceived as a hotel, but in the wake of the economic crisis the investor put it on hold before building work began and after four years renewed it in the form of an office building. Dorn is located immediately next to Vaňkovka, partly on the site of demolished apartment houses between Plotní and Dornych streets and partly on land that had become overgrown after the original buildings had been removed. After the apartment houses were demolished in 2013 the locality was cleared and regeneration of the brownfield site of an area of about 0.5 ha began. The investor is the Tišnov company Camastro a.s., which started building in the spring of 2014 and plans to complete it in 2016. The architectural plan is from the company Atelier RAW s.r.o.

Current / Planned Use

The new multipurpose building is made up of two independently built structures – an administrative building and an adjacent lower car park. A dominant slim 9-storey tower rests on a three-storey substructure on the corner of Plotní and Dornych streets. Overall Dorn will have one underground floor for parking (with 23 parking places) and 12 above ground floors, rising to a height of 49 metres and it will be another dominant feature of this part of the city. The total amount of office space will be around 7500 m² and there will be almost 1000 m² on the ground floor for shops, coffee bars, etc. The lower car park building is at the same height as the three-storey part of the administrative building and will have 130 parking places. It is planned that the roof of the car park and above part of the administrative building will planted with extensive and intensive greenery.

Further information: www.dornbrno.cz
## Sokolova Site – former Elplast

<table>
<thead>
<tr>
<th>City District</th>
<th>Brno-jih</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cadastre area</td>
<td>Horní Heršpice</td>
</tr>
<tr>
<td>Street</td>
<td>Sokolova</td>
</tr>
<tr>
<td>Area</td>
<td>ca. 0.8 ha</td>
</tr>
<tr>
<td>Previous use</td>
<td>Industrial production</td>
</tr>
<tr>
<td>Current / planned use</td>
<td>Light manufacturing, services</td>
</tr>
</tbody>
</table>

### History of the Locality

- **during the first republic**: the industrial area was set up as a family business for the manufacture of batteries
- **after WW2**: family business nationalised
- **around 1958**: factory modified for the production of the coverings for Zetor tractors
- **start of 1990s**: production ends, area begins to deteriorate
- **6/2009**: current owners acquire the site
- **about halfway through 2012**: demolition of former factory
- **8/2012**: the company Areál Sokolova s.r.o. entered in the commercial register
- **5/2013**: planning permission granted
- **End of 2015**: approval of first hall
- **2020**: anticipated completion of the new buildings of all the halls

### Description of Regeneration Process

The current owners, who are also the investors for the whole regeneration project, gained the site during restitution proceedings. Thus the investor is not the “classical” developer, but rather a family that has recovered property that was taken from them, who want to draw on their family’s business tradition. For a time they tried to rent out the site, but the buildings however were in a poor technical condition and so halfway through 2012 the buildings were demolished and the site cleared. In the spring of 2013 planning permission was granted for a body shop and currently the first hall is being built and nearing completion.

### Current / planned use

Progressively in the new production area another five multipurpose halls will be built, together forming one structure, ideal for light manufacturing, stores and services, and one building for flats and offices. The two-storey entrance part of all the multipurpose halls will be made up of a reception area, showrooms and administrative facilities, linked to a one-storey operating part. Individual halls will correspond to the requirements of investors. The site will have parking for 40 cars and each hall will have an area of 420 m². The architectural design of the area was proposed by the Brno architectural office of Radko Květ. The completed first hall is conceived as a single-nave structure without a basement and having a floor plan with dimensions 35 x 15 m and made up of administrative and operational parts. Part of this construction will also be onsite communications with access to Sokolova Street including a paved area with 15 parking places and new technical infrastructure.

Further information: [www.arealsokolova.cz](http://www.arealsokolova.cz)
Site of the company ESSENS EUROPE – former unfinished building

As a consequence of the economic crisis the former owner of this partly built structure at the crossroads of Trnkova and Zaoralova streets withdrew from the project to construct an operational-manufacturing building and sold it. In 2014 the unfinished building was acquired by a new owner, who is currently completing it as an administrative-storage building.

History of the Locality

up to around 2006  stock management for Zetor Brno (handling area)
2006    zoning permit granted for the building of an operational-manufacturing building
2007    building permit issued and building starts
2009    building work halted
2014    site bought by the current owners, the company BRICKS REAL ALFA s.r.o.
4/2015    change to building before completion
11/2015    anticipated completion of building

Current / Planned Use

Neighbouring the premises of the company Enargaz on Trnkova and Zaoralova streets the original owner planned to construct a building for the manufacturing and assembly of air-conditioning piping and equipment on the released plot that earlier belonged to the state enterprise Zetor Brno. The land in question had previously served for warehousing (handling area) for the state enterprise Zetor Brno.

In 2009 in the course of construction due to the world economic crisis the original owner halted the work. Some five years passed before a new owner acquired the land with the incomplete buildings with fresh plans for the use of the unfinished structures. The new owner decided to add to the original storage hall also an administrative building, which will be the Czech project ESSENS, which deals with the distribution of perfumes, cosmetics and food supplements (its own production). The company decided to build a base for the parent company ESSENS EUROPE and local branch ESSENS CZECH. The new premises of building will not only showcase the company, will also meet the requirements and needs of the company, including facilities for new product development or training center.

In total, there will offer jobs for 35 employees. The plan for the new building was produced by the studio A77 Architekti. Along with the completed hall spaces will also be created for the storage, packaging and sale of perfumes. The building of the hall is a single-storey, simple steel structure measuring about 22 x 46 m.
There are many brownfield sites where for a variety of reasons it is not possible in a short timeframe to achieve definitive regeneration. Among the reasons can be unresolved ownership issues in the wider area, a lack of funds on the part of the owner, the need to revise the zoning plan, etc. In an effort to at least slow the process of the dilapidation of disused buildings, a possible solution is the temporary use of buildings on a renting basis. This approach injects new life and impulses into abandoned sites, halls, stores and other types of building. Within their activities operators attempt to maintain the property and forestall further dilapidation. In this context the activities of various non-profit organisations that rent out these derelict premises is significant. Increasing civic engagement and the popularity of alternative cultural events are manifested in higher attendance and participation in cultural and social activities organised by precisely these organisations. For illustration in this publication three examples of temporary use of brownfield sites are presented which thanks to tenants from non-profit organisations or civic associations have found new purpose.

"Malá Amerika" ("Little America") – Container 41 civic association

This civic association, which focuses on the organisation of cultural events in public spaces, is trying to revive the old cargo transhipment building at the main railway station in Brno, so-called Little America. This listed building has become a venue for night-time cultural events in the centre of Brno thanks to its location far from residential buildings. The usage of the spaces is varied – the D’Epog theatre has appeared there several times, and events such as vegan feasts, electronic music concerts, performances within dance festivals, and the spaces are transformed into special marketplaces, or free market events where goods are bartered. An example is the Koloniál event – several thousand people attended this market of goods and experiences.

Further information: www.mala-amerika.cz

Hall of former refrigeration plant – Industra project – Vaizard charitable society

A little out of the city centre, in the premises of the concern Mrazírny Rovner s.r.o. on Masná Street, the Industra international cultural and educational society found refuge. In the extensive production-storage hall it is currently using an area of 1100 m², and has available when needed up to 5 600 m². Industra is a space for encountering art, design, science, education, innovation and civic society. The Industra project began in June 2012 after a series of unsuccessful discussions in search of an appropriate investor. In the short period that his project has been operating it has made its way into the broader public subconscious. Various exhibitions, workshops, concerts, festivals of food and music and much more are held there. Another activity is the attached garden where people can grow their own vegetables and flowers. The coffee bar Industra Coffee has also found a place there, also organising its own courses on preparing or tasting coffee.

Further information: www.industrabrno.cz
Football stadium “Za Lužánkami”

This stadium, built in the period 1949–1953, underwent reconstruction in the 1960s and 70s with the building of new stands to give a capacity of 50,000 making it the largest in the country. Its greatest period was in 1978, when the local team Zbrojovky Brno won the championship. After the revolution the whole sports facility was acquired by the company Boby Revue of Lubomír Hrstka, which however became heavily indebted while building a hotel and other facilities, meaning that nothing was left for repairs to the stadium. The stadium began to fall into disrepair and in 2001 no longer met the requirements of competition at the highest level, meaning that the football club had to leave and begin playing in Královo Pole. From that time the stadium continued to deteriorate, becoming overgrown, while opportunities for its reconstruction or partial repair and operation of at least the pitch were obstructed by protracted ownership disputes. In 2003 the city of Brno bought the stadium from a private investor. In 2008 zoning proceedings began for the reconstruction of the stadium, but the issuing of a decision was prevented by a dispute over the ownership of part of the communications near the football stadium.

Processed preparatory documents for redevelopment – modernisation of the stadium leading to the target utilisation:
- Possible supplements to Feasibility Study for Project Ponava (PricewaterhouseCoopers ČR, s.r.o., 2007)
- DUS alternative proposal for finalising Ponava project (Ing. arch. Milan Stehlík, 2007)
- Documentation for zoning proceedings and building permission for “Modernisation of the the Football Stadium” (2008)
- Transport infrastructure study (BKOM, 2014) – verification of transport infrastructure of the Ponava area from the perspective of parking at times when all the individual sports facilities in the area are in use (football stadium, multipurpose hall, aquapark)

In 2015 there was a change. The ownership disputes were resolved and in June 2015 the favourite Brno footballer Petr Švancara held his benefit match at the stadium. Together with many volunteers they cleared the stadium of vegetation, repaired the stands and prepared a good quality grass pitch. The farewell match was watched in the stadium by some 35,000 spectators.

Stiassni Villa and Löw-Beer Villa

At the conclusion of this publication we are presenting two examples of buildings which cannot be seen as typical brownfield sites. These are not structures that were in a poor state, completely derelict or disused. Despite this we would like to point out projects where money from public funds has been used for example for the renewal of listed buildings. The city of Brno can be proud that thanks to the successful reconstruction of these architecturally valuable buildings closely connected with the industrial history of the city (the family villas of significant textile factory owners), further monuments from the first half of the twentieth century, that have been opened to the public and begun to attract tourists.
Stiassni Villa

A significant architectural work from the interwar period on Hronovská Street which was successfully reconstructed and converted to house the Methodological Centre for Modern Architecture in Brno and to open it to the public on guided tours.

History

1927 – 1929 the villa built to a plan by the architect Ernst Wiesner
1929 the Stiassnis with their daughter Suzanne move in
1938 the Stiassni family leaves the villa and flees from Czechoslovakia ahead of the Nazi occupation
1939 – 1945 the villa is used by the Wehrmacht
1945 – 1989 building used as a government villa
1981 – 1983 villa undergoes reconstruction
1990 – 2005 villa used by BVV Fair Travel to accommodate significant guests
2007 Czech government decides to transfer the villa to the ownership of the National Heritage Institute
2010 grant provided from the IOP programme – national support used for potential cultural heritage
2010 exemplary restoration of the Stiassni Villa and the whole area
12/2014 ceremonial opening of the villa to the public, Methodological Centre of Modern Architecture in Brno begins to operate

Description of the Regeneration / Target Use

This villa, a significant piece of modern architectural heritage from the interwar years, was built at the end of the 1920s to a design by the architect Ernst Wiesner, one of the founders of Brno’s modern architecture. At the start of the 1980s it underwent extensive reconstruction with the aim of converting it for use in accommodating important guests. Fortunately this reconstruction did not significantly damage the villa. After the National Heritage Institute decided in 2010 to set up in the villa a centre or research and documentation of modern architecture, in the period 2012–2014 the villa and its grounds underwent exemplary restoration with the aim of returning the villa and its interiors to its appearance at the time when it was occupied by the Stiassni family. The approach followed the results of building and historical research, period photographs and even watercolours painted by Hermína Stiassni for her daughter Suzanne which faithfully captured the interior of the house and part of the garden. The overall cost of this exemplary renewal of the villa was about 200 million CZK.

Most of this money came from grants from the European Fund for Regional Development and the Czech state budget, with the remainder being provided by the National Heritage Institute. The extensive gardens were also restored. The thickly overgrown vegetation was replaced by a return to the garden as it appeared from historical aerial shots and preserved photographs. The project for the renewal of the garden house – began, financed from the ROP South-East (part financed by Brno Museum, which was at the same time the recipient of the grant) and the costs came to more than 11 million CZK. Of equal importance was the regeneration of the garden in its ideal art-nouveau form. The author of the plan was Ing. Eva Damcová from the company Zahradní a krajinářská architektura, s.r.o. Landscaping, tree-felling, planting and care for trees, repairing fences, and the fountain was repaired and made operational.

Since 1958 the villa has been classified as cultural heritage due to its preserved original essential construction (construction, details), but despite this it was for a long time underfinanced and not properly maintained. The complete heritage renewal of the villa, begun in 2013, was financed by the Regional Operational Programme (ROP) South-East with the financial participation of the South-Moravian Region, which was at the same time the recipient of the grant. The author of the renewal project was the company ArchDesign, s.r.o. This included for example the repair of the roof, insulation of the damp basement, installation of new central heating and new wiring, and new social facilities. Above all there was restoration work on the original building elements with the aim of restoring it as faithfully as possible. The reconstruction costs amounted to some 50 million CZK, without the exhibition and equipping of the operational area of the museum. In the spring of 2014 then the reconstruction of the so-called customs house – the garden house – began, financed from the RDP South-East (part financed by Brno Museum, which was at the same time the recipient of the grant) and the costs came to more than 11 million CZK. Of equal importance was the regeneration of the garden in its ideal art-nouveau form. The author of the plan was Ing. Eva Damcová from the company Zahradní a krajinářská architektura, s.r.o. Landscaping, tree-felling, planting and care for trees, repairing fences, and the fountain was repaired and made operational.

This year a permanent exhibition was installed in the villa with the title The World of Brno’s Bourgeoisie from Löw-Beer to Tugendhat. This should offer visitors chapters from the history of the architecture and life-styles of city dwellers in Brno from the second half of the 19th century to the start of the 20th century.

Further information: www.vilastiassni.cz

Löw-Beer Villa

From what was a neglected youth home, thanks to a sensitive reconstruction of this art-nouveau villa on Drobňákova Street, the newest branch of the Brno Museum has been created.

History

1903 the factory owner Fuhrmann buys the plot and has the villa built
1913 on Fuhrmann’s death the villa is bought by the textile magnate Alfred Löw-Beer
30. léta 20. stol. the villa undergoes partial building modifications
1940 building used for the requirements of the Gestapo
1954 villa becomes the property of the Czechoslovak state
1962 – 2012 villa houses a youth home and since 2001 villa is the property of the South Moravian Region and administered by the Brno Museum
5/2013 heritage renewal of the villa begins and from 2014 together with reconstruction of the garden house (so-called customs house) in the premises of the villa
11/2014 approval of the villa

Description of the Regeneration / Target Use

Since 1958 the villa has been classified as cultural heritage due to its preserved original essential construction (construction, details), but despite this it was for a long time underfinanced and not properly maintained. The complete heritage renewal of the villa, begun in 2013, was financed by the Regional Operational Programme (ROP) South-East with the financial participation of the South-Moravian Region, which was at the same time the recipient of the grant. The author of the renewal project was the company ArchDesign, s.r.o. This included for example the repair of the roof, insulation of the damp basement, installation of new central heating and new wiring, and new social facilities. Above all there was restoration work on the original building elements with the aim of restoring it as faithfully as possible. The reconstruction costs amounted to some 50 million CZK, without the exhibition and equipping of the operational area of the museum. In the spring of 2014 then the reconstruction of the so-called customs house – the garden house – began, financed from the RDP South-East (part financed by Brno Museum, which was at the same time the recipient of the grant, and the costs came to more than 11 million CZK. Of equal importance was the regeneration of the garden in its ideal art-nouveau form. The author of the plan was Ing. Eva Damcová from the company Zahradní a krajinářská architektura, s.r.o. Landscaping, tree-felling, planting and care for trees, repairing fences, and the fountain was repaired and made operational.

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Further information: www.vilalowbeer.cz
Conclusion

In today's society founded on materialist principles, emphasis is placed on high profitability while at the same time reducing costs. This principle of the functioning of the system is essentially correct, as the result should be greater efficiency in the use of resources, avoiding waste. One of the most valuable resources is land. Its efficient use is a condition for the effective functioning of society.

Despite this theoretical basis, the regeneration of brownfield sites encounters barriers, pragmatically emerging from the aforementioned principle. It is often easier for an investor to place a project on a greenfield site for generally known reasons. Foremost among these is finances – that is the lower overall cost of realising the project. Here a certain dysfunction in the system appears. Undeveloped land, including good quality agricultural land, is not a renewable resource and is limited, in fact rare. This is why it is good to concentrate on using brownfield sites for the realisation of new projects. It is brownfield sites, frequently extensive territory in the built-up areas of cities, which have great development potential. Although there are many obstacles to the regeneration of brownfield sites, it is highly desirable that these be overcome, either by private investors or the public sector.

After two years another publication has been produced which once again shows through examples of successful projects that the efforts to regenerate neglected and abandoned buildings and areas of a range of characters in Brno have made progress and are not insignificant. In line with this development and the continuing interest of investors in brownfield sites in the coming years we aim to regularly monitor and present the issue of brownfield sites in Brno, looking both at the overall trends in the issue as well as focussing on successful regeneration projects which are helping to shape the new form of the city.

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IMPERA styl, a.s.
M Rezidence Lužánky s.r.o.
Česká televize Brno

RD Park s.r.o.
CAMASTRO a.s.
Areál Sokolova s.r.o.
BRICKS REAL ALFA s.r.o.
Container41 civic association
Vaizard charitable organisation
National Heritage Institute
Brno Museum, funded organisation

Brno City Municipality:
Property Department
Urban Planning and Development Department (especially Ing. arch. Marcela Drkošová)
City Strategy Office
Press centre of Mayor’s Office

Realisation Department
Housing Department
Municipal district of Brno-jih
Municipal district of Brno-sever
Municipal district of Brno-Nový Lískovec

Abbreviations used
BF brownfield site
MMB Brno City Municipality
RRAJM Regional Development Agency of the South Moravian Region
BD Apartment House
IPRM Integrated Development Plan
DPS Nursing Home
MO Property Department
OUPR Urban Planning and Development Department

OŽP Environmental Department
EU European Union
ERDF European Regional Development Fund
ČT Czech Television
ROP Regional Operational Programme
BKOM Brněské komunikace a.s.
UL street
c.d. cadastral district

Internet links quoted in this publication can be found at: www.brno.cz/brownfields/publikace.