Review of Brno brownfields revitalisation

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Preface

In the city of Brno, there are currently approximately 400 ha of inadequately used or otherwise neglected sites, known as brownfields. They do not only spoil the face of the city but they often become a source of social, environmental and economic problems.

The revitalisation of such inefficiently functioning sites is one of the pre-conditions for sustainable development. The social importance and the need to revitalise the brownfields is supported by many conceptual documents adopted at all levels of public administration.

The investments in the brownfield revitalisation are usually much more costly for the owners than the so-called “greenfield” projects and these investments also entail a number of risks. The investor must include in the expenditure the costs of removing what has been left from the previous use of the site. There is a risk that during the revitalisation, he will encounter unforeseen difficulties which may be linked to environmental pollution. The implementation is often delayed also due to complicated and unsettled ownership of the sites.

Yet, Brno implements a number of projects reviving dilapidated, neglected and unused sites. The main reason for implementing these projects is often the unique position of the brownfields in well-functioning urban structures where there are no vacant lots left to be developed.

Despite significant budget constraints, the city of Brno plays an active role in the brownfield revitalisation by continuously investing in the reconstruction of insufficiently or ineffectively used buildings in its ownership.

The main goal of this publication is to inform the reader about the positive changes in the development of the city in terms of brownfield revitalisation. We strongly believe that it will also contribute to raising public awareness of brownfields and by presenting ambitious and successful projects it should also encourage property owners and investors to follow the presented success stories.

Ing. Oliver Pospíšil
Vice Mayor of Brno
Introduction to brownfields

BROWNFIELD is a real estate (lot, building, site) that is inadequately used, neglected and potentially contaminated. It is what remains after industrial, agricultural, residential, military or other activities. Brownfield cannot be appropriately and effectively used, without going through the process of regeneration. (Definition according to the National Brownfield Regeneration Strategy).

Political and economic conditions after 1989 resulted in a number of fundamental changes in Brno, previously known for its advanced industrial base. Traditional manufacturing was shut down or significantly reduced in many older industrial sites, with subsequent significant strengthening of the service sector. Production of small and medium-sized businesses has moved to the newly established industrial zones and technology parks with better conditions for their business (in many cases focused on hightech industries). As a consequence, there a sharp rise in the number of brownfields in Brno followed.

List of brownfields in Brno

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 ensured by the Urban Planning and Development Department of the MMB, prepared by: Kovoprojekta Brno, a. s.

Autumn/2012 – update ensured by the office of development sites of the Property Department of the MMB

In 2012, the brownfield database covered localities with an area above 0.5 hectares and the utilisation rate of up to 30%. The records also include sites whose utilisation exceeds 30% of the total area; however, these sites are run down, inadequately and inappropriately used and with uncertain further development. The upper limit of the utilisation rate is not defined, which is the main difference compared to the previous records, where the maximum utilisation rate of the site to be included in the record was 50%. Based on these conditions, a total of 124 sites with a total area covering approximately 418 ha was defined.

The brownfield records were originally used as supporting data for spatial-analytical documents and the concept of the Master Zoning Plan; nevertheless, brownfield issue goes beyond spatial planning. The use and revitalisation of brownfields is also often emphasised in important policy documents of the City of Brno. For this reason, the office of development sites of the Property Department of the MMB keeps records of the brownfields, not only in terms of spatial planning, but in particular with regard to the requirements for the effective management of the city’s property and the broader context of the overall development of Brno.

Tab. Original purpose of the brownfield site use (number and size – in absolute terms)

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Number of sites</th>
<th>Area (ha)</th>
<th>Number of sites</th>
<th>Area (ha)</th>
<th>Number of sites</th>
<th>Area (ha)</th>
<th>Number of sites</th>
<th>Area (ha)</th>
<th>Number of sites</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>production</td>
<td>81</td>
<td>368</td>
<td>79</td>
<td>360</td>
<td>76</td>
<td>371</td>
<td>73</td>
<td>297</td>
<td></td>
<td></td>
</tr>
<tr>
<td>amenities</td>
<td>9</td>
<td>21</td>
<td>9</td>
<td>19</td>
<td>12</td>
<td>27</td>
<td>10</td>
<td>23</td>
<td></td>
<td></td>
</tr>
<tr>
<td>housing, commerce, services</td>
<td>2</td>
<td>4</td>
<td>6</td>
<td>10</td>
<td>11</td>
<td>11</td>
<td>10</td>
<td>9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>military</td>
<td>9</td>
<td>66</td>
<td>10</td>
<td>81</td>
<td>11</td>
<td>72</td>
<td>9</td>
<td>40</td>
<td></td>
<td></td>
</tr>
<tr>
<td>railway</td>
<td>3</td>
<td>12</td>
<td>3</td>
<td>12</td>
<td>4</td>
<td>36</td>
<td>7</td>
<td>16</td>
<td></td>
<td></td>
</tr>
<tr>
<td>others – not specified</td>
<td>15</td>
<td>45</td>
<td>12</td>
<td>37</td>
<td>13</td>
<td>39</td>
<td>15</td>
<td>33</td>
<td></td>
<td></td>
</tr>
<tr>
<td>total</td>
<td>119</td>
<td>516</td>
<td>119</td>
<td>519</td>
<td>127</td>
<td>556</td>
<td>124</td>
<td>418</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Tab. Revitalised brownfield sites

<table>
<thead>
<tr>
<th>Purpose</th>
<th>by 2006</th>
<th>update 2007</th>
<th>update 2009</th>
<th>update 2012</th>
<th>total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of revitalised sites</td>
<td>40</td>
<td>4</td>
<td>5</td>
<td>14</td>
<td>63</td>
</tr>
<tr>
<td>Approximate size (ha)</td>
<td>102</td>
<td>7</td>
<td>8</td>
<td>32</td>
<td>149</td>
</tr>
</tbody>
</table>
Basic characteristics of brownfields according to the 2012 update

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

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

Diagram showing brownfield sites in Brno according to their original use based on the 2012 update

- Military ground (number of localities: 9)
- Industrial production (36)
- Railway areas (7)
- Raw material extraction and waste disposal (7)
- Agricultural production (14)
- Light industries (16)
- Sport, services, education, culture, commerce, housing (20)
- Others - not specified (15)
Tab. Recorded former revitalised brownfields

<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 tf. 160</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 tfída 126</td>
<td>Královo Pole</td>
</tr>
<tr>
<td>4</td>
<td>Former brickworks Červený mlýn – OD Tesco, VAKABRNOCZ s.r.o., Cimburkova 4</td>
<td>Ponava</td>
</tr>
<tr>
<td>5</td>
<td>DYHA furniture-making cooperative, Franzova 63</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>6</td>
<td>Revitalised Maloměřice cement works site, Obřanská street</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>7</td>
<td>Revitalised production premises, FEROMAT, Hádecká street</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>8</td>
<td>Českomoravský cement, Brněnské vodárny a kanalizace, Podzimní</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>9</td>
<td>MEDIJURI, 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>ČZD Praha, Kulkova 1</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>15</td>
<td>Technologické centrum, a.s., Kulkova 14</td>
<td>Maloměřice</td>
</tr>
<tr>
<td>16</td>
<td>OD LERK, Rokytova 1</td>
<td>Židenice</td>
</tr>
<tr>
<td>17</td>
<td>Former AESKULAP – polyfunctional building and Municipal District Office- Brno-Židenice, Gajdošova 7</td>
<td>Židenice</td>
</tr>
<tr>
<td>18</td>
<td>Former 1. brněnská strojírna – ALSTOM POWER, s.r.o., Olomoucká 7/9</td>
<td>Židenice</td>
</tr>
<tr>
<td>19</td>
<td>MORAVAN site, presently a multifunctional building (business and housing), Zábrdovická 16a</td>
<td>Zábrdovice</td>
</tr>
<tr>
<td>20</td>
<td>Former Vlněna – presently shopping centre INTERSPAR, Tkalcovská 1</td>
<td>Zábrdovice</td>
</tr>
<tr>
<td>21</td>
<td>JMP Jihomoravská plynárenská, a.s, Plynárenská 1; Městská elektrárna, Plynárenská</td>
<td>Zábrdovice</td>
</tr>
<tr>
<td>22</td>
<td>Vaňkovka site – Galerie Vaňkovka, Vaňkovka steel foundry, Wannieck Gallery, Jižní CENTRUM BRNO, a.s., Dornych street</td>
<td>Trnitá</td>
</tr>
<tr>
<td>23</td>
<td>Brněnské komunikace, a.s. – Masná site, operation site, Masná 7</td>
<td>Trnitá</td>
</tr>
<tr>
<td>No.</td>
<td>Description</td>
<td>Location</td>
</tr>
<tr>
<td>-----</td>
<td>-----------------------------------------------------------------------------------------------------------------------</td>
<td>--------------</td>
</tr>
<tr>
<td>24</td>
<td>LIDL shopping centre, Hněvkovského street</td>
<td>Komárov</td>
</tr>
<tr>
<td>25</td>
<td>RENAULT ČR, a.s., Hněvkovského 65</td>
<td>Komárov</td>
</tr>
<tr>
<td>26</td>
<td>SYKORA, spol. s r.o., Hněvkovského 67</td>
<td>Komárov</td>
</tr>
<tr>
<td>27</td>
<td>Former panel works – presently shopping centre KAUFLAND, Kamenice</td>
<td>Bohunice</td>
</tr>
<tr>
<td>28</td>
<td>SKANSKA DS, a.s., Bohunická 133</td>
<td>Horní Heršpice</td>
</tr>
<tr>
<td>29</td>
<td>BIBUS, s.r.o., Videaňská 125</td>
<td>Přízřenice</td>
</tr>
<tr>
<td>30</td>
<td>Brewery MORAVIA, Kotlářská</td>
<td>Veveří</td>
</tr>
<tr>
<td>31</td>
<td>Former MEOPTA – dental clinic, Hybešova street</td>
<td>Staré Brno</td>
</tr>
<tr>
<td>32</td>
<td>Part of the foundry - ROUČKA Slatina a.s., Tuñanka street</td>
<td>Slatina</td>
</tr>
<tr>
<td>33</td>
<td>ZBOJOVKA 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, Dorných</td>
<td>Trnitá</td>
</tr>
<tr>
<td>35</td>
<td>Former VÚ CHIRANA Brno – presently University Campus MU Bohunice, Kamenice</td>
<td>Bohunice</td>
</tr>
<tr>
<td>36</td>
<td>Former AVIA – OC INTERSPAR, Videaňská and Strážní streets</td>
<td>Štířice</td>
</tr>
<tr>
<td>37</td>
<td>Former Jaselská barracks – presently a head office of companies, Staňkova street</td>
<td>Ponava</td>
</tr>
<tr>
<td>38</td>
<td>Former granary – presently a cultural centre, Kytnerova 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>


<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>41</td>
<td>Former site of JMP Brno – present business premises of JMP Net. s.r.o.</td>
<td>Ponava</td>
</tr>
<tr>
<td>42</td>
<td>Former site of Lakrumka – presently shopping centre Kaufland</td>
<td>Židenice</td>
</tr>
<tr>
<td>43</td>
<td>Brno University of Technology, Božetěchova street</td>
<td>Královo Pole</td>
</tr>
<tr>
<td>44</td>
<td>Brno University of Technology, Roman Catholic parish at the Holy Trinity Church, Božetěchova street</td>
<td>Královo Pole</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>45</td>
<td>Part of the site of Masánă – Křenová street – present housing development</td>
<td>Trnitá</td>
</tr>
<tr>
<td>46</td>
<td>Part of the premises of the former Teslamp – presently the head office of firms, Kaštanová street</td>
<td>Brněnské Ivanovice</td>
</tr>
<tr>
<td>47</td>
<td>Former Meopta – currently BUT Brno – Faculty of Chemical Engineering, Purkyňova street</td>
<td>Medlánky</td>
</tr>
<tr>
<td>48</td>
<td>Administration-training centre of the South Moravian region – formerly used by the Ministry of Interior, Cejl street</td>
<td>Zábrdovice</td>
</tr>
<tr>
<td>49</td>
<td>Part of the former production site UP Rousínov – presently shopping centre Kaufland, Sportovní</td>
<td>Ponava</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>50</td>
<td>Former Škrobáryn Brno – CTZone, Škrobárenská street</td>
<td>Trnitá</td>
</tr>
<tr>
<td>51</td>
<td>Former Delvita – Tabák plus, Jižlavská street</td>
<td>Starý Liskovec</td>
</tr>
<tr>
<td>52</td>
<td>Part of former Autodas – residential park CUBBE, Vomáčkova street</td>
<td>Dolní Heršpice</td>
</tr>
<tr>
<td>53</td>
<td>Block of flats Pohoda, Pod kopcem street</td>
<td>Žebětín</td>
</tr>
<tr>
<td>54</td>
<td>Part of former Aeroklub – production plants - Ivar, Ergozet, Těžební street</td>
<td>Černovice</td>
</tr>
<tr>
<td>55</td>
<td>Part of former correctional institution in Cejl – presently a lodging house</td>
<td>Zábrdovice</td>
</tr>
<tr>
<td>56</td>
<td>Part of former Florimex site – present business premises, Sokolova street</td>
<td>Horní Heršpice</td>
</tr>
<tr>
<td>57</td>
<td>Part of former garden centre in Hněvkovského street – sports facility</td>
<td>Komárov</td>
</tr>
<tr>
<td>58</td>
<td>Part of the site between Cejl street and the Svitava river, business premises, MOZARTKA residential building</td>
<td>Zábrdovice</td>
</tr>
<tr>
<td>59</td>
<td>Part of the site in Vodařská street, TERRABAU, s.r.o.</td>
<td>Horní Heršpice</td>
</tr>
<tr>
<td>60</td>
<td>Part of the former building premises of Inženýrské stavby – present business premisess</td>
<td>Brněnské Ivanovice</td>
</tr>
<tr>
<td>61</td>
<td>Former nursery - presently DPS Vavřinecká 13</td>
<td>Komín</td>
</tr>
<tr>
<td>62</td>
<td>Incomplete self-service market – presently a residential building, Renčova street</td>
<td>Rečkovice</td>
</tr>
<tr>
<td>63</td>
<td>Former children’s home Juventus - presently a residential building</td>
<td>Kohoutovice</td>
</tr>
</tbody>
</table>
Policy documents related to brownfields

Many policy documents drawn up at all levels of public administration emphasise the brownfield issue. The following list shows the policy documents developed at the national and regional levels and at the level of the city of Brno dealing with this issue. The basic databases of brownfields for the relevant level of hierarchy are listed, too.

Policy documents at the national level
National Brownfield Regeneration Strategy (2008)
Regional development Strategy (2006)
State Environmental Policy of the Czech Republic (2004-2010)
Spatial Development Policy of the Czech Republic (2008)

National database of brownfields (CzechInvest): www.brownfieldy.cz

Policy documents of the South Moravian Region
The Development Programme of the Southern Region for the period of 2010-2013
Strategy of South Moravia in 2020
Strategy of Economic Development in the South Moravian Region (2006-2013)
Regional Innovation Strategy of the South Moravian Region 3 (2009-2013)

Database of brownfield sites in the South Moravian Region (Regional Development Agency of the South Moravian Region): www.brownfieldy-jmk.cz/

Policy documents of the City of Brno
Strategy for Brno (2007)
Economic Development Policy (2009)
Housing Strategy of the City of Brno (2009)
Tourism Development Programme of the City of Brno 2010-2015

Brownfield Map of the City of Brno: www.brno.cz/brownfields
Selected brownfield revitalisation projects in Brno

The following subsections present a broad spectrum of projects implemented in Brno brownfield sites. Detailed information is provided on projects that can be considered as the most important for the development of the city and which are completed or currently being finalised. The selected projects include projects implemented by private investors as well as projects implemented by or engaging the city of Brno. This information is provided in subsections 1 to 11.

Older projects and projects that have only started or are still in the pipeline are described in brief (subsections 12-19).

Fig. General overview of the selected brownfield revitalisation projects
The former machine works was located in the area of the present South Centre between the main railway and bus stations. In 2003-2005, two listed buildings were reconstructed here and a commercial-social centre was established here, too. This large-scale project can be considered as a symbol of the revitalisation of brownfields in Brno. After more than 15 years, this urban space was revitalised and is presently used by the citizens as well as visitors to Brno and attracts with its diversity. This is a place with a face, depicting the spirit of the site, which is facilitated by the well-conceived composition of the businesses, restaurants, furniture, and green spaces for social and cultural events.

### History of the site

- **1865** Vaňkovka was founded, construction of machine shops of Wannieck and Phil. Jellinek (production of diffusers and auxiliary equipment for sugar industry)
- **1868** Wannieck became the sole owner
- **1888** based on a contract, Wannieck acquired the right to manufacture steam engines of Sulzet type that were only manufactured in the Vaňkovka plant from 1896
  In the following years, the premises were considerably expanded – new buildings were added to adjacent land
- **1902** Wannieck left the company, the factory merged with První brněnská strojírna, which commenced the production of steam engines here
- **1930** Vaňkovka was closed down and production started in Olomoucká street
- **1936** the site was taken over by Česká zbrojovka Brno
- **1940** upgrade of the foundry
- **1988** production of Zetor tractor engine cases was moved from Vaňkovka to Líšeň and the foundry was closed down
- **1992** Vaňkovka area inscribed on the list of cultural monuments
- **1994** Vaňkovka Foundation was established (since 1997, Vaňkovka Civic Association) to support the reconstruction and revitalisation of the site for commercial, cultural, and educational purposes
- **1996** the site was excluded from the ownership by ZETOR state-enterprise, and was then in possession of the National Property Fund until 2000
- **1997** survey of the environmental pollution
- **2000** Vaňkovka passed into the possession of the city
- **2003** the investor, ECE, commences demolition
- **2004** foundation stone laying ceremony
- **2005** opening of the shopping centre Vaňkovka Gallery as well as the space of the former foundry
- **2006** completed repair and renovation of the listed buildings of the machine works and the administration building, the machine works now serves as the contemporary art gallery Wannieck Gallery
Description of the revitalisation process

The effort to revitalise Vaňkovka is mainly linked to the Vaňkovka Foundation that strived after making it visible and identifying such a use of the premises that could combine new construction and reconstruction of historic buildings. In 1996, the construction-historic survey was conducted and in 1997 the environmental pollution of the site was analysed and the costs of eliminating the contamination were quantified. Once the ownership rights were settled, Vaňkovka became the property of the City of Brno, which subsequently invested the real estate of the joint-sock company JIŽNÍ CENTRUM BRNO, a.s. The investor in the project of commercial and social centre construction was the German company ECE, which operates more than 180 shopping centres throughout Europe, and Vaňkovka was its first project in the Czech Republic. The revitalisation was facilitated by a simple ownership structure. The total investment amounted to approximately 3 billion CZK. The project was funded solely by private funds. JIŽNÍ CENTRUM BRNO, a.s., invested approx. 0.2 bCZK in the reconstruction of the machine works and the administration building.

In autumn 2003, zoning and building permits were issued and the demolition of selected buildings commenced. Of the original five listed buildings, only two were preserved: the engine works hall (presently the gallery of contemporary art) and the former administration building (the head office of JIŽNÍ CENTRUM BRNO, a.s.), which was completely renovated. The core room and the facade of a part of the foundry were integrated into the new shopping centre building. The revitalisation was a compromise between the preserved industrial site and economic profitability of the project. The construction started with the foundation stone laying ceremony in March 2004. A year later, on 23rd March 2005, the Gallery Vaňkovka shopping centre celebrated its opening along with the former foundry. The project included the installation of 2 ha of pavement, pathways and green spaces. A total of 95 trees were planted.

Present / planned use

The Vaňkovka site currently consists of three buildings: Vaňkovka Gallery, Wannieck and the head office of JIŽNÍ CENTRUM BRNO, a.s. Vaňkovka serves as a commercial and social centre. It is a 320 m long two-storey shopping mall with 130 shops, cafes and food court covering 37,000 square meters. The roof of the building serves as a parking lot with a capacity of 1,000 parking spaces. Vaňkovka has received several awards, including the first prize in the category of shopping centres in the Best of Realty competition 2005. The refurbished former machine works, Wannieck Gallery, is used as an exhibition and concert hall. The third building, the renovated office building at Zvonařka street, has become the head office of JIŽNÍ CENTRUM BRNO, a.s., offering business premises for rent.
Comparison before / during and after the project revitalisation
The revitalisation of the site delimited by Masná and Křenová streets is an example of the first extensive comprehensive brownfield reconstruction for residential purposes in Brno, managed by the city. The project resulted in an efficient use of the site with a total of 267 new, mostly small flats, incorporated into the contemporary urban structure.

**History of the site**

**More than 100 years ago**  
the oldest part of the municipal slaughterhouse was built here

**1980’s**  
the site was used as a storage facility of the National Theatre Brno, Municipal Road Administration and as workshops of a foundry college

**2000**  
the regulation plan for the site was approved, an environmental audit was conducted

**2003**  
public tender to perform demolition and decontamination of the site, a decision taken to sell a part of the site in possession of the city to a private investor based on a tender

**2004**  
zoning permit issued for the construction of residential buildings

**2005**  
completion of the contaminated area remediation

**2005–2007**  
construction of residential buildings

**2008**  
completed construction of the multipurpose building - Zderad
Description of the revitalisation process

The site of Masná – Křenová is part of a wider area, for which the Regulation Plan Křenová - Masná - CD railway was approved back in 2000. During its preparation, an environmental audit was conducted, resulting in the requirement for a more detailed survey of the expected environmental pollution of soil, which was originally conducted in 2002, this site was chosen by the Housing Department of the Brno City Municipality for housing development. A feasibility study of the housing development project was then elaborated, including a business plan. It was necessary to pull down 10 buildings and decontaminate the site at a cost of 30 million CZK. With respect to the high financial burden, the city decided to sell a part of the site. The acquired funds were used to redevelop the site. The part of the site that had been sold was used for construction by a private investor – KORED, s.r.o., multifunctional building Zderad on condition of decontaminating the site at a cost of 2.9 million CZK.

The zoning permit to construct two residential buildings was issued in 2004. The construction was implemented using state subsidies. The construction of the residential buildings with 35 and 40 flats was launched in 2005 and completed in 2007. The construction costs amounted to 103 million CZK, of which approx. 42 million CZK was covered by a grant from the State Housing Development Fund.

The construction of the multifunctional building Zderad was implemented at a cost of approx. 400 million CZK.

Present / planned use

This comprehensive reconstruction resulted in the construction of 267 new, mostly small-size flats, and 31 non-residential units for commercial use in the pleasant environment along the river near the city centre.
Previous condition

Progress of revitalisation

Revitalised site
The multifunctional building Moravan is one of the most successful industrial brownfield revitalisation project in the city of Brno. The very sensitive reconstruction of the former textile factory resulted in the construction of loft apartments that represent the modern lifestyle and are in great demand in many metropolises around the world. Thanks to its success, the project is often presented in specialist publications, and many other media.

History of the site

- **approx. in 1880** the older part of the building at Zábrdovická street was constructed
- **1930’s** the newer part in Šámalova street was constructed
- **1945** the building was damaged during air raids; restored production
- **1947** Moravsko-slezské vlnařské závody, state enterprise, became the owner
- **1949** Mosilana, vlnařské závody, state enterprise, became the owner
- **1990** Moravan joint-stock company incorporated
- **1990’s** the company was restructured
- **1995** production was terminated
- **1999** Moravan, joint-stock company, became insolvent
- **2004** MORAVAN DEVELOP, s.r.o. became the new owner, reconstruction started
- **2005** completed reconstruction
Description of the revitalisation process

The complete reconstruction of the original production facility into a residential and commercial building was launched by the new owner, MORAVAN DEVELOP, s.r.o. in 2004. At that time, the building was in a state of disrepair, a part of the building was ruined, another part burnt out and there was a dump yard in the court. The design documentation was developed many years before and faced considerable problems, in particular in terms of funds and discussions with public authorities at the stage of the building permit procedure.

The construction work was completed in June 2005, when the building was handed over for use. The part of the building facing Zábrdovická street was designed with a two-wing layout with atypical apartments (loft apartments) and with commercial spaces on the ground floor. A new building was added to these premises in the area of the western wing which was past its service life. In the newer part of the building along Šámalova street, 3 large spaces were designed to be used as flats or office spaces. All the spaces were designed while preserving the original industrial architecture, although the building was not a listed building.

Present / planned use

At present, this five-storey building is used for housing, shops and offices. It consists of two renovated buildings and an annexed building in the place of the former western wing with two flats for people with disabilities. The building includes 32 classic flats and 9 loft apartments, 8 commercial spaces and 6 offices. The walled up space at the corner of Zábrdovická and Šámalova streets includes parking spaces primarily intended for the customers. Additional parking spaces are located in the inner courtyard of the premises and are used by the residents.
Comparison of the situation before and after the project revitalisation
CTP Invest, s.r.o. gradually revitalises the former Škrobárny Brno site, after the difficult period during which the property had been falling into disrepair for about 15 years. The former industrial company was converted into a site for small and medium-sized enterprises that can take advantage of the new and renovated buildings serving administrative, commercial and warehouse purposes and light manufacturing. The Ponávka river that passes through the site was cleaned and trained.

### History of the site

- **1844** a factory producing potato starch was established here
- **1911** development of the company into the largest starch factory in Austria-Hungary
- **End of World War II** a major part of the operations was destroyed
- **1960’s and 1970’s** reconstruction of the site
- **1990** production of potato starch terminated, gradual reconstruction for wheat starch production
- **1996** starch production terminated, only the water glass making operation was preserved
- **2006** the premises were acquired by CTP Invest, spol. s.r.o.
- **2007–2008** construction of infrastructure, demolition of buildings, reconstruction and new construction
- **2012** next phase of construction along Masná street started
Description of the revitalisation process

Initially, the investor who acquired the premises in 2006 had to settle the ownership of the premises which, to a great extent, turned successful over the next two years. At that time, the lease terms with the existing tenants were settled.

A major problem encountered when revitalising the starch factory site was the condition of the technical and transport infrastructure as well as the degree of environmental pollution. Soil as well as the Ponávka river were contaminated. The elimination of environmental pollution in the premises resulted in the costs of approx. 2 million CZK. Given that the financial possibilities of the investor, not all environmental pollution in the site could be remedied and, therefore, measures were implemented in the amount of 1.5 million CZK to prevent from the risk of the Ponávka river contamination. In 2007-2008, new transport and technical infrastructure was developed, old buildings were pulled down, existing buildings were reconstructed, new buildings were added and new halls were constructed. Ponávka river was revitalised at the approx. cost of 8 million CZK.

None of the buildings were listed, yet investors sought to preserve some of the architecturally valuable buildings. In 2007, the project was awarded the second place in the Brownfield of the Year category, presented every year by CzechInvest and the Association for Foreign Investment, AFI.

Present / planned use

The former Škrobárny Brno site is used for logistics, light manufacturing, warehousing, research and development, administration and other activities. The whole project focuses primarily on small and medium-sized businesses and is based on the availability of high-quality transport in the city. In addition to the original reconstructed industrial buildings built in industrial styles located at the entrance to the premises from Dornych street, 7 new single-storey buildings with a built-in two-storey section called CTBoxes are located on the left bank of the Ponávka river.

The whole area is freely accessible. With regard to the intended establishment of an attractive environment for visitors, the Ponávka river bed was reconstructed and green vegetation on the banks was revitalised. In the future, the revitalisation is expected to continue in the north-western part of the former syrup factory whose architecturally valuable part will be maintained, reconstructed and extended by annexing a new building.

Currently, two four-storey buildings designed for administrative purposes are under construction in the northern part along Masná street.
Comparison before / during and after the project revitalisation
The building of the former factory bordering on a problematic residential zone was reconstructed and presently serves as an apartment building with 72 mostly small flats. The project created new dwelling units and contributes to the overall improvement of this municipal area.

History of the site

Late 18th century establishment of the original textile factory Vlněna

World War II

1946 air raids and fire damaged the site

1946 nationalisation and takeover by Moravskoslezské vlnařské závody, n.p

1960th construction of new buildings

1970’s and 1980’s largest production of the state enterprise

1989 start of a decline - loss of markets

1997 declared as a state enterprise in liquidation, terminated production

2001 a fire destroyed adjacent buildings, which were later pulled down

2008 Reset Cz, s.r.o., became the owner of the premises, the company was divided and B.D. MOZARTKA s.r.o. incorporated

November 2010 - June 2011 reconstruction

August 2011 final approval
Description of the revitalisation process

The first step of the reconstruction was the complete clear-out of the building – removal of mechanical equipment left over after the previous use. The building did not entail any significant environmental pollution. Most partition walls were pulled down and what was left of the buildings was only the reinforced concrete shell and ceilings. Inside the building, the structure was reinforced by pillars, which are now incorporated into the walls of the built-in flats. With regard to the condition of the roof beams, the roof was completely renovated, too. The building has new external cladding and is thermally insulated. The combination of strong external walls of the original industrial building and the cladding creates excellent conditions in terms of energy performance. On the ground floor there are garages for 10 cars. Additional parking lots are available in the courtyard or in front of Interspar. The quality of life of the residents was also improved by reconstructing the facades of the adjacent buildings, financed by the investor.

Present / planned use

The apartment building with a lift has six floors, with the two top floors constructed as attic flats. There are 72 apartments of various sizes here. Most flats range from a living room-cum-kitchen and 3 living rooms-cum-kitchen flats. The total size of the flats is between 23 and 99 m², the largest maisonettes are located in the attic. The residents may purchase indoor or outdoor parking lots and basement. The ground floor houses commercial and service spaces.
Comparison before / during and after the revitalisation
Business premises of Bosch Rexroth, Ivar and Ergozet – former Aeroklub premises

This site on the outskirts of the Brno Industrial Zone - Černovice Terrace has been converted from a disused sport airport into business premises and centre of technology for the leading industrial companies. Thanks to this, the number of job opportunities has increased and over 250 people presently work here.

History of the site

1990’s  Aeroclub Brno-Slatina activities in the premises and the beginning of using the premises for other purposes than aviation

2000  resolution of the Government of the CR to develop a industrial zone here (Brno Industrial Zone - Černovice Terrace)

2001  the Brno-Černovice airport was closed down, Aeroclub was moved to Brno-Tuřany airport

2000–2002  the land was transferred free of charge to the possession of the city

2006  demolition of the main building and the Aeroclub hangar

2007  construction of a road - Těžební street

2008  lease of land to Ivar and Ergozet and cleaning of the site for the construction of a building of Bosch Rexroth

2010  sale of land and completion of the construction of new buildings of Ivar and Ergozet
Description of the revitalisation process

The southern part of the premises with the main building of Aeroclub was transferred from the ownership of the city to Bosch Rexroth. The company pulled down the operation building with a hangar at the end of 2006 due to the construction of a new production hall. An access road to the premises of Bosch Rexroth and lots on the opposite side was constructed in 2007 off the main road (Těžební street).

In 2008, a part of the land (0.9 ha) was leased out and subsequently sold to Ivar and Ergozet, which pulled down temporary buildings before constructing their operation buildings.

The north-eastern part of the premises covering an area of approx. 2000 m² currently occupied by temporary buildings until 2017 and private garages could not be revitalised for the time being. The capacity of the transport and technical infrastructure is adequate for further development.

The site remediation was financed both from private resources and from the city budget.

The costs of removing the fuel tanks and soil decontamination totalled approx. 5 million CZK, the clearance of the Aeroclub building amounted to 8 million CZK, the site clean-up cost approx. 300 thousand CZK. The investment in the service networks and roads was covered by the public funds in the amount of 13.7 million CZK.

Present / planned use

The lots in the southern part of the site are owned by Bosch Rexroth, manufacturer of hydraulic units and systems. In the north-western part of the site there are facilities and centres of technology of Ivar (information technologies) and Ergozet (mechanical engineering). The remaining part of the former aero club site owned by the city still awaits revitalisation.
Comparison before and during the revitalisation

Situation after revitalisation
The renovation of the former Carthusian monastery and estate with a brewery from the 14th century is an example of a successful project, which is now used primarily by the university. The monastery buildings were in a state of disrepair until the mid-20th century, when they were taken over by Brno University of Technology (BUT) and the complex of the former estate and brewery were in this poor condition until as late as the beginning of the early 21st century when demolition of some of the buildings was proposed. These buildings were saved thanks to the plan to use these premises for the Faculty of Information Technologies of BUT.

### History of the site

- **1375** foundation of the monastery and estate by Moravian margrave Jan Jindřich
- **15th century** damaged by Hussites and during Czech-Hungarian wars
- **1645** it became the headquarters of the Swedish Army General Torstenson during the siege of Brno
- **1742** devastated by the Prussians
- **1782** Joseph II abolished the monastery, it was converted into barracks, cadet school and it later became a telegraphy military school
- **1945** the estate was confiscated under the Benes Decrees
- **in the second half of the 20th century** the former brewery served as an exotic fruit ripening plant
- **1963** the former monastery became the property of BUT
- **after 1990** a part of the former estate became the property of the City of Brno
- **2000** the former estate with the brewery became the property of BUT
- **2002** feasibility study “Reconstruction of the BUT complex in Brno - Božetěchova”
- **2007** completion of the reconstruction
- **2009** reconstruction of the chateau completed

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The table contains information about the revitalisation of the Municipal district Brno-Královo Pole and the Cadastre Královo Pole. The Size is 3 ha. The previous use was Agriculture, food-processing, beer brewing. The present/planned use is Education, science and research. The % of expenditure covered by public budgets is not specified. The investor is Brno University of Technology. The ownership is private. The year of commencement/completion of revitalisation is 2004 / 2014.
Description of the revitalisation process

After 1990, the dilapidated estate with the brewery and chateau became the property of the City of Brno. After a long effort to find an investor capable of ensuring the revitalisation of the dilapidated site with a corresponding use, discussions were initiated with Brno University of Technology in 2000. The investor intended to expand the area in connection with the establishment of the new Faculty of Information Technologies. The project was funded with a substantial contribution of the state budget using a subsidy provided by the Ministry of Finance. Funds were also provided by BUT, the budget of the City of Brno and a fund established by the Ministry of Culture to help preserve the cultural heritage.

Major construction work was undertaken in the period 2004-2007, when buildings intended for education were erected, and the monastery complex was reconstructed along with the former brewery. The complete reconstruction of the former chateau was completed in 2009.

Present / planned use

The historic buildings of the former monastery house classrooms, offices and institutions and the dean’s office of the Faculty of Information Technologies of BUT (eastern part of the premises). The institutions with laboratory and technical facilities, accommodation, catering and socio-cultural facilities are located in the newly built complex in the western part of the premises, in the area of the former estate (including the reconstructed building of the former brewery). Both parts of the premises were connected by a footbridge over Božetěchova street in 2007. In January 2012, construction of a research centre pavilion commenced – it will become a part of the Information Technology IT4Inovations Centre, and will house a part of technology for the greatest Czech supercomputer.
Comparison before and after the revitalisation

construction of new buildings

former brewery

Reconstructed premises
Reconstruction of a former nursery into a care home with nursing has contributed to reducing the impacts of the current demographic situation in the city, where the population is aging, which is accompanied by a lack of social housing for senior citizens. This project was awarded first place in the competition Construction of the South Moravian Region 2010 in the category of residential buildings.

History of the site

- **1970's** construction of the building
- approx. **2000** the nursery was closed down
- **spring 2009** reconstruction plan approved by the Brno City Council
- **October 2009** start of reconstruction
- **November 2010** completion of the construction and final approval

<table>
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<th>Municipal district</th>
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<tr>
<td>Cadastre</td>
<td>Komin</td>
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<td>Size</td>
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<td>Previous use</td>
<td>Nursery</td>
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<td>Care home with nursing</td>
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<tr>
<td>Costs of revitalisation</td>
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<td>% of expenditure covered by public budgets</td>
<td>100 %</td>
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<td>Investor</td>
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<td>Year of commencement/ completion of revitalisation</td>
<td>2009 / 2010</td>
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Description of the revitalisation process

The nursery was built in the mid 1970’s and from that time it was not reconstructed. The nursery was closed down ten years later due to a lack of children and after that the building was only used as a temporary location of many operation plants, such as a branch office of Mahen Library or children’s home. Due to the state of disrepair, the municipal district began preparing a reconstruction and extension plan to convert this building into a care home with nursing.

The only thing left from the original building are columns, bridging joists, panels and subfloors, other structures have been removed. On the western side, a staircase was demolished and replaced with a new staircase and a lift was added on the northern side. The reconstruction work also included installation of external cladding, new interior layout, extension by one floor and reconstruction of the existing parking lot.

Based on the city’s requirements for cost optimising, some of the above standard solutions were modified, the construction plan was extended by commercial spaces and the layouts of selected flats were partly modified. During the preparation of the construction, it became necessary to install a new storm water sewer. Despite these changes, the city managed to reduce the construction costs by more than 2 million CZK.

The cost of implementation totalling 29 million CZK were paid by the city –using the Housing Development Fund.

Present / planned use

The comprehensive reconstruction of the building and its extension by one floor resulted in the construction of 17 dwelling units for senior citizens. During the reconstruction, emphasis was placed on the specific needs of the senior citizens- besides the standard location of several disabled dwelling units, the possibility of communication between the tenants is strongly encouraged (built-in benches at each entrance), as well as visual contact with the surroundings (strong transparency of balcony railings). The ground floor houses non-residential spaces of Mahen Library. A total of 15 parking spaces are available.
Comparison before and after the revitalisation

Revitalised building
Originally, this was an unfinished supermarket from the 1980’s which became the property of the city after a complicated and lengthy litigation. Subsequently, the plan to construct a care home with nursing was approved. The total reconstruction of the building into a care home with nursing home led to the establishment of new flats, including special-purpose flats for elderly people.

**History of the site**

- **1980’s** commence construction of a supermarket as part of the amenities
- **from 1991** unfinished building owned by the city
- **1993** the property was sold, the new purchaser did not pay the purchase price, was declared wound up, which was followed by an ownership litigation
- **2007** decision of the municipal authorities of the future use of the building as a care home with nursing
- **2008** disposal of litigation
- **2010** building permit issued
- **2011–2012** construction
- **July 2012** final approval
Description of the revitalisation process

The revitalisation started with the city’s approval of the care home with nursing construction plan in 2007. The implementation began after ending the litigation in early 2009 and was completed in July 2012. The original plan was to build a total of 27 special-purpose flats - rental flats for senior citizens. Due to the fact that the care homes with nursing must meet stringent fire protection standards, a total of 11 special-purpose flats were allocated to be rented to senior citizens and the remaining 16 rental flats will be rented according to the standard selection process based on the waiting list.

The costs of revitalisation of 38.5 million CZK were covered by the Housing Development Fund of the City of Brno and covered the settlement of a receivable of 1.5 million CZK related to bankrupt’s assets for the extinguished lien in October 2008 and 1.2 million CZK for the design documentation.

Present / planned use

It is a detached three-storey residential building with 27 small flats (kitchen cum bedroom, kitchen cum two bedrooms), with 5 them having disabled access with a separate entrance from the outside. The ground floor provides commercial spaces with a separate entrance, cellars, a lounge with a kitchenette and 11 parking spaces. Day care service rooms are provided at the main entrance.
Comparison before / during and after the revitalisation
The former children’s home in Kohoutovice was built in the second half of the 1980’s and was used as a boarding house for medical and pharmaceutical staff. In 2011, it was closed down due to its poor structural and technical condition and inadequate use and later on it was converted into a care home with nursing with social flats for specific groups of dwellers.

History of the site

2nd half of the 1980’s  construction of a boarding house for healthcare and pharmaceutical staff
1991  ownership transferred to the city, it was used as an accommodation facility for students and healthcare staff
2010  the plan to convert the building into a care home with nursing was approved
2011  the children’s home was closed down
April 2011  building permit issued
November 2012  reconstruction completed
Description of the revitalisation process

The revitalisation started with the approval of the city’s plan in 2010 for the construction of a care home with nursing. The building permit was issued on 28th April 2011. In November 2012, the reconstruction was completed and the final approval was issued on 29th November 2012. The reconstruction costs totalling approx. CZK 65 million were paid by the Housing Development Fund of the City of Brno.

The construction work resulted in the division of the building into dwelling units and separate social facilities for the individual dwellings units, reconstruction of the basement floor including cellars, reconstruction of the caretaker’s flat and installation of new plumbing and external insulation of the building.

Present / planned use

The renovated nine-storey prefabricated-panel building includes 90 small dwelling units (kitchen cum living room, kitchen cum two living rooms) up to 50 m². Half of the flats are intended for special purposes, and 33 of these flats are provided with nursing services and 12 flats have disabled access. The other half consists of 44 of the so-called “start-up flats” for young families and one flat is intended for the caretaker. The property includes 77 parking spaces.

The existing pool will also be reconstructed, and the nursing services are planned to be extended. The facility will provide a pedicure salon, bathing, gym, laundry, etc.
Comparison before and after the revitalisation
Hněvkovského Sports Complex is a successful example of a revitalisation project of a former centre of gardening and horticulture in Komárov implemented by the municipal district. It is now used by the local residents for sports and recreational purposes, and thanks to its convenient position it is also used by citizens from around Brno.

History of the site

*beginning of the 1990’s*  the premises were owned by Technická a zahradní správa města Brna, and later by Veřejná zeleň města Brna

2007  construction of a baseball stadium

November 2007  the premises started being operated by the municipal district of Brno-jih

2008  the site was cleared, demolition of buildings, made accessible to the to public

April 2010  opening of a multipurpose pitch

May 2010  opening of a football training ground for youth

September 2010  a bike trail bike with an in-line and children’s BMX track open (including new vegetation, street lighting)

October 2010  opening of a new youth training centre Sparta FC Brno

October 2011  installation of outdoor exercise equipment
Description of the revitalisation process

The revitalisation started between 2007 and 2008, when a baseball stadium was constructed in a part of the former gardening land and the remaining part of the premises then started being operated by Veřejná zeleň města Brna managed by the municipal district of Brno-jih. Once Veřejná zeleň města Brna terminated its operation, the primary aim was to open the site to the public. Greenhouses were gradually removed and the site was cleared from invasive species. The situation was made very difficult by the fact that there was no technical documentation available so that the revitalisation encountered unexpected problems.

In 2008, the spatial planning study was developed with a proposed future use of the site to extent the range of sports, recreational and leisure-time activities.

In 2010, an outdoor playground, football training pitch for youth, cycle trail with an in-line track and children’s BMX track, were open along with a training ground for baseball and three pétanque playing fields. The construction of the cycle trail with the in-line track and street lighting was co-financed by the European Union. To increase the attractiveness, a steamer Kometa, removed from the fleet at the Brno lake, was installed next to the U Lampy pub under the name Pionýr. The reconstruction of the original office buildings of Veřejná zeleň města Brna resulted in the establishment of facilities for young football players.

Present / planned use

The extension of the range of sports activities on the premises is being developed, including a multipurpose sports ground for volleyball, basketball, tennis, handball and football, three tennis courts with artificial turf and lighting and a skate park. A very important element will be a footbridge connecting the Hněvkovského site with the premises on the right bank of the Svatka river, where development of sports and recreational activities is also planned. The former boiler house should be converted into a sport club with a climbing wall. The BMX bike track of Favorit Brno also awaits its completion.

Another vision is to construct a gym for the youth training centre FC Sparta Brno, Favorit Brno velodrome and a sports hall for Sokol Komárov.

The Hněvkovského site is also becoming a venue of cultural and social events. The municipal district regularly organises Walpurgis Nights here along with Southern-style Children’s Day, Kiting, Christmas singing, etc. Furthermore, the complex is the venue of various festivals (e.g. Majáles) and is regularly visited by a circus.
Comparison before / during and after the revitalisation
The revitalisation will convert the former barracks in Řípůvka street into a place for living, commerce, services and sport. At present, the demolition of most buildings has been completed and the project is at the first stage of housing development with expected completion in mid-2013. The revitalisation is related to the construction and the extensive reconstruction of transport and technical infrastructure by the investor (including the construction of a roundabout at the intersection of Řípůvka - Olomouc – Bělohorská streets).

History of the site

between World War I and World War II the site was developed to serve a military airport

2004 the army declared the building unnecessary
2008 it became the property of the City of Brno
2008/2009 JIŽNÍ CENTRUM BRNO, a. s. became the owner
2010 IMOS development, uzavřený investiční fond, a. s. won the tender to revitalise the premises
2011–2012 demolition and commencement of construction
léto 2013 expected completion date of the first residential buildings

Target use

The complete revitalisation will result in the construction of approx. 450 flats ranging from kitchen cum living room – kitchen cum three living rooms, 800 parking spaces, green areas and sports grounds, business, administrative and social centre, sports hall, health-care centre with a house for senior citizens, etc.
Aerial picture showing the situation before the revitalisation

Project visualisation
The Titanium project consists of a complex of office and commercial buildings in Nové sady street near the intersection with Hybešova street. The implementation of the project will contribute to the conversion of Nové sady, one of the most important thoroughfares in the city centre, into an elegant street. Currently, first phase of the project is under way.

History of the site

Originally, the site was used as a construction yard

- 2008 commencement of the construction of the first stage, construction of underground car park
- 2009 construction interrupted, the building was conserved
- 2012 construction of the 1st stage recommenced
- Spring 2013 expected completion of the first stage

Target use

The aim of the project is to establish elegant offices in the city centre. During the 1st stage, a seven-storey building will be constructed with an internal atrium space serving as a relaxation zone for the staff and visitors. The next stage is planned to complement the complex with a residential part and a hotel.
Visualisation of the planned project
The former foundry, located in the vicinity of Brno Industrial Zone - Černovice Terrace along Tuřanka street was restructured in the 1990’s, which was linked to the general downturn of its production. The incorporation of the daughter company AREAL SLATINA, a.s. resulted in the commencement of the reconstruction of the site for the purposes of light manufacturing, storage, administration, research and development. At present, heavy industry has been completely removed and a large-scale construction project is under way to change the nature of the site again.

### History of the site

- **1929** foundation of ERICH ROUČKA - production of grey iron castings
- **1992** privatisation of the company, incorporation of ROUČKA-SLATINA, a. s.
- **2001** establishment of AREAL SLATINA, a.s. – assets management and assessment, commenced leasing of buildings within the premises (such as IKEA, SCHENKER, GIENGER)
- **2009** the foundry production was relocated and foundry plants demolished
- **January 2013** the first phase of construction of the administration-technological park was launched

### Target use

The premises now provide 12 major rental buildings for light manufacturing, storage, administration, commerce and services, outdoor paved area along the D1 motorway, public petrol station, large parking lot and several smaller buildings.

The company AREAL SLATINA, a.s. has received a zoning permit and a building permit for the construction of a complex of buildings in the administrative and technological park Slatina. The project includes a total of 9 buildings (ten four-storey, four five-storey and one two-storey buildings). Great emphasis is placed on ample parking possibilities and all the necessary facilities for the users of the premises including commerce, catering, sport and leisure-time activities.

In January 2013, AREAL SLATINA, a.s. launched the construction of the first ten-storey building with parking spaces for approx. 600 vehicles. This construction project will expand the Brno Technology Park in the Brno business zone in Černovice Terrace with new high quality spaces.
Visualisation of the planned project
Multifunctional building in Pálavské náměstí – unfinished shopping centre

Thanks to the representatives of the municipal district and the city of Brno, the skeleton of the originally designed shopping centre in the middle of the municipal district of Brno-Vinohrady was transformed, after almost 17 years, into a multi-functional complex with 106 flats and a wide range of services for Brno residents.

History of the site

1989 National Committee of the City of Brno started the construction
1992 property sold to ZIRO, spol. s r.o.
1993 the purchase price failed to be paid and Brno withdrew from the contract and became the owner of the property again
1994 ZIRO, spol. s r.o. sold the building and litigation started
1992 plan to build a centre of cardiology of Aeskulap
1993 Aeskulap went bankrupt
2001 the property was bought by IMOS holding, a.s., preparation of a technical and economic plan
2002 contract signed between IMOS Development, a.s. and the municipal district on establishing an association to complete the construction project
2004 amendment to the building permit and commencement of construction work
2005 completion

Target use

The six-storey building offers for rent and sale of a total of 106 flats, which are mostly one- or two-bedroom flats. Nineteen flats are two-bedroom flats and 6 flats are four-bedroom flats. The ground floor is used for commercial purposes (supermarket, bank, pharmacy, restaurants and a number of small shops). The reconstructed building also includes a social hall, a covered footbridge that connects the building with the adjacent shopping complex Pálavanka. Parking is provided in 97 parking boxes in garages and along the building.

Comparison of the situation before and after the revitalisation
The buildings between Gajdošova and Hrabalova streets, known as AESKULAP, have a relatively short, but all the more interesting history. Their construction began during the previous regime, and after privatisation, the building changed the owner thirty times. AESKULAP is currently used as the seat of the Municipal Office of Brno-Židenice and other administrative authorities. Other spaces are used for commercial purposes by private owners.

### History of the site

1986  commenced construction of the transport construction centre  
after 1989  privatisation of the building  
1992  plan to build a centre of cardiology of Aeskulap  
1993  Aeskulap went bankrupt  
2001  the property was bought by IMOS holding, a.s., preparation of a technical and economic plan  
2002  contract signed between IMOS Development, a.s. and the municipal district on establishing an association to complete the construction project  
2004  amendment to the building permit and commencement of construction work  
2005  completion

### Target use

The building has five floors and is divided into two wings. The ground floor houses a shopping passage and the other four floors provide a number of office spaces. The building also includes an underground car park. The building is presently used as the seat of the Municipal Office of Brno-Židenice, the Employment Bureau and as a branch office of the Municipal Social Security Administration. The remaining spaces are owned by IMOS Development, uzavřený investiční fond, a.s. and by other private entities using or renting the remaining spaces.

### Comparison of the situation before and after the revitalisation
The former substation in Brno-Černovice in Přední street underwent a complete refurbishment and subsequent extension. The premises are currently used by Archives of the City of Brno. The reconstruction addressed the long-lasting period of temporary archiving when the archives struggled with a lack of space and the unsatisfactory condition of specialised workshops (restoration, bookbinding and photography workshops).

History of the site

1913–1959 the building was used to transform el. current from the Oslavany power station
from the 1960’s used as a storage space by Domácí potřebý
1993 the building started being operated by Archives of the City of Brno
1998 decision on the reconstruction was taken
2000 building permit was issued
2001 start of construction
September 2002 the archives were open

Target use

The original substation was not a listed building but despite the overall reconstruction it has retained its original industrial style. On the ground floor there are archives storage rooms for temporary storage of damaged and soiled archived documents, maintenance workshop with storage, technical and social facilities. On the first floor there are depositories as well as a bookbinding and restoration workshops, study room, and locker rooms with sanitary facilities for visitors. On the second floor there are staff offices, management, lecture hall, photo studio, sanitary and technical facilities.

Comparison of the situation before and after the revitalisation
This site in Vojtova street, previously used for storage and road transport purposes, is presently ready for the construction of two residential buildings with start-up flats following necessary demolition.

### History of the site

- **In the early 20th century** part of a cemetery
- **From the end of the 1940’s** head office of Technická a zahradní správa města Brna
- **After 1991** transferred from state ownership to the city ownership
- **1995–2008** premises leased to the forwarding and transport company JEREŠ TRANSPORT, a.s.
- **2010–2011** demolition and remediation work for the site preparation for new housing development and green areas
- **October 2011** approval of a plan for the construction of residential start-up flats

### Target use

The project, with its investor being the city, will create new dwelling units designed to support young families. Two residential houses along Grmelova and Havlenova streets separated by a small park are at the design stage.

### Comparison of the situation before and after the revitalisation
The problematic residential zone is part of a larger area of the so-called Brno Bronx, which has struggled with problems such as high unemployment rate, low level of education, low level of economic activity and neglected buildings and public spaces for a long time. Thanks to the Integrated Development Plan of the city, a grant was provided to revitalise the public spaces, reconstruct 32 selected residential and to implement pilot projects aimed at addressing the situation of Roma communities at risk of social exclusion.

**History of the site**

- **Mid-18th century**: A working-class suburb with the first textile manufactures, construction of Classicist-style houses to accommodate workers.
- **Beginning of the 19th century**: Construction of balcony access tenement buildings.
- **End of the second half of the 19th century**: Further housing development in the courtyard wings.
- **From the end of the 19th century**: Old buildings replaced by new tenement buildings.
- **After World War II**: The building became dilapidated, mainly the dwelling units.
- **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 the implementation.
- **2010–2015**: Implementation of the individual projects.

**Target use**

The zone is defined by Cejl, Bratislavská, Francouzská, Körnerova, Předláká, Stará, Hvězdová, Spolková and Soudní streets. Revitalisation of public spaces and housing fund regeneration projects will be executed. The Hvězdička Park will be established, including repair of paved areas and planting of greenery in the courtyard of Hvězdová street. The outdoor spaces will also be renovated near Hvězdová and Francouzská streets. The public spaces revitalisation projects are 85% covered by the EU - ERDF, and 15% is provided by the city.

In terms of cost and time, the housing stock regeneration is the most demanding part of the integrated plan. Besides the city of Brno, private owners of residential buildings are also implementing their projects here. The projects undertaken by private owners receive public funds (ERDF and state budget) covering 40-60% of the costs and the projects implemented by the city receive 34% of funds from the ERDF and 6% from the state budget. Overall, the project includes 32 buildings (including 5 private projects).
Comparison of the situation before and after the revitalisation

Hvězdová 22

Francouzská 64

Přadlácká 11
Conclusion

With regard to the principles of sustainable development, the brownfield revitalisation is one of the steps necessary to prevent from the occupation of more agricultural land which is an limited and irreplaceable natural resource. The first part of this publication confirms that brownfields are taken very seriously in Brno and that the size of these localities is significant.

For investors, it is generally easier to develop their projects on a “green field” because of the lower costs and time demands of such project than in the case of brownfield sites, where ownership must be settled, and demolition of old buildings is required along with the remediation of environmental pollution. On the contrary, the frequent advantage of brownfields is their vicinity to the city centre, convenient accessibility and their location within the existing urban structures. Therefore, as confirmed by the above mentioned examples of revitalisation, brownfields can result in important and successful projects. With the decreasing number of available vacant lots in the city of Brno, we can expect an increasing interest of the investors in the brownfields in the future. Therefore, in line with the dynamic development of brownfields, it s our aim to repeatedly follow up on this publication and present both the overall development in the city, and highlight successful projects that have brought brownfields in Brno back to life.

Contract person – publication team:

**Mgr. Pavel Kadlec**
project manager – Development Site Office at Property Department of MMB
Tel.: 542173229, E-mail: kadlec.pavel@brno.cz

**Ing. Mgr. Jana Müllerová**
head of the Development Site Office at Property Department of MMB
Tel.: 542173188, E-mail: mullerova.jana@brno.cz

Brno City Municipality, Malinovského nám. 3, 601 67 Brno

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Bc. Adéla Lepková (Mendel University in Brno)
Abbreviations

MMB  Brno City Municipality
OD   Department store
OC   Shopping centre
RRAJM Regional Development Agency of the South Moravian Region
BD   Residential building
FIT  Faculty of Information Technologies
IPRM Integrated urban development plan
DPS  Care home with nursing
MO   Property Department
ERDF European Regional Development Fund
c. d. cadastral district
st.  street
BUT  Brno University of Technology

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