

Czech Approach to the Promotion of Brownfield Revitalization: Successes and Challenges

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About IURS

Non-profit advocacy, research and project implementation organization

- Working to forward sustainable land use development practices
- Strongly focused on issues of underused urban land the containment of sprawl and sustainable urban land use
- Fosters broad coalitions that enhance the competitiveness of accessible city development and redevelopment
- Initially enabled by the ITDP New York with a help of the Rockefeller Brothers Fund grant

Presentation outline

- Spatial context of brownfields
- No1- gaining political support
- What can stakeholders do
- What needs to be done
- No2 – enabling communities
- Czech initiatives

CEC brownfields: a massive legacy

- **Consequences of previous economic regime**
 - Land: next to no market value
 - Cost of capital: not factored in
 - Centrally planned economy was inflexible and oversized
- CEC cities left with an abnormal portion (25-35%) of industrial land
- Industrial sites in city-central locations
 - Factories often build on edge of existing settlements, or old industry on city edge was enlarged. Pre-cast concrete housing estates build later beyond these factories.
- Return of market economy → factories became uncompetitive
- **Similar effects with army, rail, and agricultural sites**
 - Army size drastically cut; large part of military real estate vacant
 - Rail use decreased; real estate seriously under-invested for years
 - A large number of agricultural brownfield sites around the countryside—remnants of agricultural collectivisation

Profile of CZ brownfields

- 10 000 locations +,- 2 500*
- Cc 350 km² *
- Majority of brownfields are not of an industrial origin *
- Only 10 -15% are commercially viable locations *
- Only large sites in regions are identified (project 3000, in 2006)
- „Healthy“ Czech town has 3-4% of brownfields
- Not many towns have any brownfields inventories
- Only from 2007 Czech planning law asks for any analyses related to the economic use of land
- Czech planners only now starting positively to consider brownfields
- In commercial locations brownfields reuse is instigated and financed by private initiatives and is now clearly visible

* [The Czech Brownfield Regeneration Strategy Project](#) (finished sept.2004) Partners: Parsons Brinckerhoff, DTZ, OSA Projekt, Invest Servis
Beneficiary: CZECHINVEST, 100% financed through the EU PHARE 2001 program

An excessive brownfield land - threat to our economy

Large volumes of underused or vacant urban land in our local communities may, as a consequence lower our overall national competitiveness. This is due to the fact that the **related costs**, for example:

- unemployment costs
- reduced tax base on one side
- increased taxation burden on the other
- higher infrastructure costs
- higher transport costs, est....

all project themselves into our suppliers and producers costs, thus reducing their (our) global competitive advantage

Brownfields integration



Brownfields - part of a sustainable urban development agenda

- Subsidiarity - land use is a national/local and not an EU issue
- Accession Aquatis have focused our attention away from it
- Brownfields only recently became „a visible, labeled and understood“ issue perceived as a part of sustainable urban development
- Solutions to brownfields reuse are many and are often very different (nationally and internationally)
- Brownfields are not yet perceived as an inherent part of the sustainable urban development agenda
- The issue sits on „many chairs“ and also „between the chairs“ (is broadly interdisciplinary and intersectoral)
- The issue is not sufficiently quantified (data, costs, est.)
- The actual complexity and diversity makes difficult any effective communication about it
- Potential threats to sustainable development are not yet fully perceived by society or its political leadership

THIS ALL CAUSES AN INSUFFICIENT PUBLIC, POLITICAL AND FINANCIAL SUPPORT

Achieving an effective solution

Brownfields have strong spatial, economic, social and environmental consequences, therefore their solutions need to be cross-institutional, cross-departmental, cross-professional

To move a subject of such a complexity, it is necessary for it to have a wide public and political support and be one of national, regional and local priorities

Without such an approach, subject may be „nibbled“, but not addressed and funds and efforts directed into it may be wasted

DECISIONS ON URBAN DEVELOPMENT AND LAND USE ARE BASED AT THE LEVEL OF LOCAL COMMUNITY AND ARE EMBEDDED IN LOCAL POLITICS

What CZ needs to do on national level

- Make brownfields part of wider sustainable urban development solutions
- Move the subject above the individual sectoral level and implement integrated approaches
- Use advisory stakeholders board to get reality in
- Get comparable sample data from regions
- Prepare national urban policy or/and strategy which set out priorities for brownfields reuse
- Prepare sets of suitable instruments and programs
- Identify and instigate suitable changes to legal framework
- Focus and coordinate sustainable regeneration research
- Support, teach and enable regions and communities in their sustainable regeneration solutions
- Provide suitable educational products

Broader market milieu

Even with adequate leadership, knowledge, coordination, technical tools and policies, brownfield rehabilitation on a sufficient scale is unlikely unless the following prevails:

- a vibrant expanding market
- local public sector support and some “priming” finance (for the less well located or heavily damaged sites, and to match private sector or EU funding)
- greater restrictions on the ready availability of greenfield sites. (= removal of all greenfield subsidies)

Brownfields are very sensitive to market absorption and a large amount of them remains superfluous to market needs and therefore needs some type of a mitigatory solution

PRESENTLY OUR ECONOMY IS GROWING at 6%

THE no1- gaining political support

- Simplify sustainable urban regeneration communication to politicians
- Speak solutions and give clear guidance assisting their decision-making
- This means data, analyses, indicators, benchmarking, demo-projects
- Without this it is not possible to obtain a sufficient political support and without strong political support the issue will not become one of national, regional or local priorities
- If recycling of urban land will not become a priority then sufficient moneys (private or public) will not go to it.

Presently, political support resulted in suitable brownfields reuse priorities in Structural Funding. What is still missing is the political support wider type of projects and more complex urban solutions, like for example integrated urban strategies, sets of sustainable urban development priorities or amendments to legal or institutional frameworks.

HOWEVER THE PRESSURE FOR ANY CHANGES AND AMENDMENTS HAS TO COME FROM A WIDE VARIETY OF STAKEHOLDERS, WHO IN THEIR DAILY WORK ARE ACTUALLY FACED WITH THESE INSUFFICIENCIES.

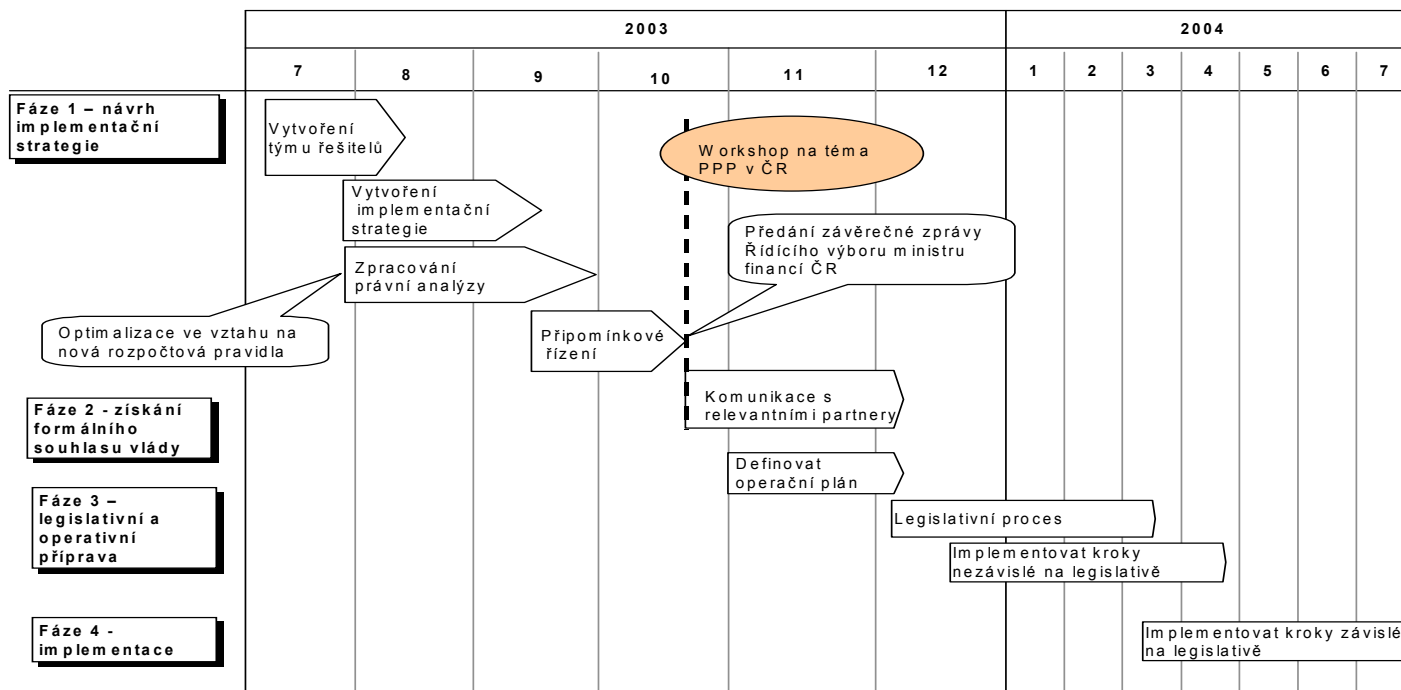
What can stakeholders do?

- Push for
 - a dialog
 - tools
 - legal framework changes
 - programs
- Tools, programs and changes to legal framework will not happen if they are not demanded by stakeholders
- They will also not work, if the stakeholders and users reality is not fed in

Where is a will, there is a way

An example of the Czech government approach to an another „cross“ subject - PFI

KONCEPČNÍ PRACOVNÍ PLÁN I. – DO SCHVÁLENÍ POLITIKY



THE no 2 - enable local communities - the main problem holders

- Legislation is in hands of parliament
- State agencies programs have their own objectives
- Financing is controlled by private or public institutions
- Regions may have different priorities
- Land and investment decisions are in hands of private owners
- Education is in hands of academia
- Know-how is (maybe) in hands of consultants

**INCREASING COMMUNITIES' UNDERSTANDING OF SUSTAINABLE URBAN
DEVELOPMENT IS A KEY TO SUCCESSFUL BROWNFIELDS REUSE**

CZECH INITIATIVES

- Brownfields position in strategic documents – mentioned
- Brownfields leadership – still missing
- Brownfields inventories – strategic site data in regions available
- Cross sectoral cooperation – still failed to materialize
- National brownfields programs – non at the present time
- Use of currant structural funding – well stated priorities and measures aiding brownfields reuse
- Stakeholders initiatives – being considered, but it is slow going
- Enabling communities – slowly commencing, can be done from SF
- Integrated approaches – demanded by SF for cities above 50 000

REVELATION: BROWNFIELDS IN CZ ARE NOT AN INDUSRIAL OR ENVIRONMENTAL ISSUE, BUT A LAND USE, PLANNING, REAL ESTATE AND URBAN ISSUE

Program na podporu rozvoje průmyslových zón (1998 – 2006)

Strategická průmyslová zóna Škoda Plzeň



**Strategic Industrial Zones Redevelopment Program
1998 – 2006 (financed by national budget cc 55 mil\$)**

**Program „REALITY“ – Structural Funding 2004 –
2006 (EU, nat. and other funding 60% of cc 100mil\$)**

See more info www.brownfields.cz , english section

Thank you for your attention

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