Figure Dissertation summary

**CAUSES OF BROWNFIELDS FORMATION**

- globalization
- deindustrialization
- economic restructuralization
- restructuralization of postcommunist cities
- decentralization of inner-city activities
- situation on the real estate market
- anti-ecological behaviour of the owner or keeper
- approach of the owner

**BROWNFIELDS**

Definition
Classification
Types
Development

**CONSEQUENCES OF BROWNFIELDS FOR METROPOLITAN DEVELOPMET**

Negative
- decline
- physical deterioration (dereliction)
- social degradation (crime, homelessness)
- economic decline (unemployment, owner disinvestment into the maintenance of the land and buildings)
- negative influence on surroundings, in extreme cases threat to the public health

Positive
- potential for future development (particularly in attractive locations)

**CONDITIONS FOR BROWNFIELDS REGENERATION**

- private sector interest in regeneration
- economic environment (convenient situation on the real estate market, good condition for PPP)
- business environment (financial sources and ample time)
- public sector support
- legislative environment (creation of suitable politics and measures)

**BROWNFIELDS REGENERATION**

Actors
Potential
Barriers
Supporting politics and measures

**CONSEQUENCES OF BROWNFIELDS REGENERATION FOR METROPOLITAN DEVELOPMET**

- growth, socieconomic development
- economic benefits (new emplyoment opportunities, support of local economic growth, real estates value rise)
- accomplishing the principles of sustainable growth
- alternative to dominant suburban growth
- physical improvement (regeneration)
- social benefits (crime decrease and homeless leaving)
- environmental benefits (change to greenfields)
- positive influence on surrounding area and better image of the place