

## **Abstract**

This thesis deals with the roles of various stakeholders in urban development process and simultaneously with the process of transformation and brownfields regeneration in inner part of Prague. The area of case study, lower Holešovice and lower Libeň, has unique specifics: location is close to the city center and also to Vltava River and has a number of development areas. The thesis is based in theoretical foundations of urban regeneration, brownfields, concepts of urban development and systems of governance. The aim is to find out who are the most important stakeholders of urban development and their impact on the area of the case study. The practical part of the thesis is based on interviews with multiple stakeholders from public, private and non-profit sector as well as on an analysis of Prague's official planning documentation. The results of the thesis underline different approach and engagement of various stakeholders, but also the assumption of significant changes in functional land use, structure and appearance of the area.

**Key words:** urban regeneration – brownfields – urban planning – stakeholders of urban development – Holešovice – Libeň – Prague