

POTENTIAL OF BROWNFIELDS AS DEVELOPING TERRITORIES IN BRATISLAVA



Bratislava - Center of Economic Development of the Slovak Republic.

Bratislava has great potential. It is a naturally growing economic and cultural centre that requires new construction and innovative concepts of development.



Around 40% of former industrial sites remained unused by brownfields after the building boom in 2008.

Bratislava has:

- no inventory of brownfields;
- unclear information about ownership and
- no concept of individual public sector activities

THE MAIN GOAL

It is to point out the current problems of the city of Bratislava resulting from the current events caused by many development activities on brownfield areas, located in the very center of the city.

The main and often the only benefit of these projects is that they eliminate the problem of abandoned territories.

Analysis of brownfield land in Bratislava:

- unused brownfield land, and
- already realized brownfield projects.

Bratislava has currently mapped their abandoned and unused territories: 390 locations, including former production facilities, premises after civic amenities, transport facilities, army facilities or public spaces.





Main proposals:

1. to develop an inventory of the brownfield territories

Slovakia, including Bratislava, still has no inventory of brownfields in its territory. Although currently begun the first steps of mapping these areas, the result of the ongoing situation is the absence of significant amounts of potential development areas of the city that are not reflected in the current land use plan of Bratislava.

2. clearly define strategic development goals of the city of Bratislava

In addition, Bratislava does not have clearly defined strategic development goals in the long term. This results in a wild, non-conceptual construction activities where the main word has private developers. They realize their projects on the basis of their visions and ideas, without their activity being directed by the local government, as it does not have the mentioned strategic plans and objectives.

3. to establish a functional fee institute for development

New projects often have an undesirable impact on the traffic situation in the city, as communications and their features are under-estimated. Catastrophic is also the traffic-capacity assessment of large investment plans and unsustainable parking standards. These together cause that Bratislava is cluttered with cars for which there is no place anymore and which, under the current system, only causes other serious problems for the city. Investments to infrastructure from the most new projects are very low and inadequate.

4. to establish a planning and conceptual organization unit

Bratislava and its government are lagging behind standards that are becoming common not only in cities on the west or north of us. These include a lack of parking policy, the absence of architectural competitions, the absence of a manual for creating public spaces and missing planning, and conceptual organization unit. The qualitative contrast between the private and the public sector must be overcome as soon as possible, and this will be the biggest challenge for the upcoming period.

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