

# Mladá

## Former military training area

Development site owned by the Central Bohemia Region.

670 ha divided into three sites to be used for: a technological and logistics park, industrial zone, tourism, leisure activities, housing and other service facilities

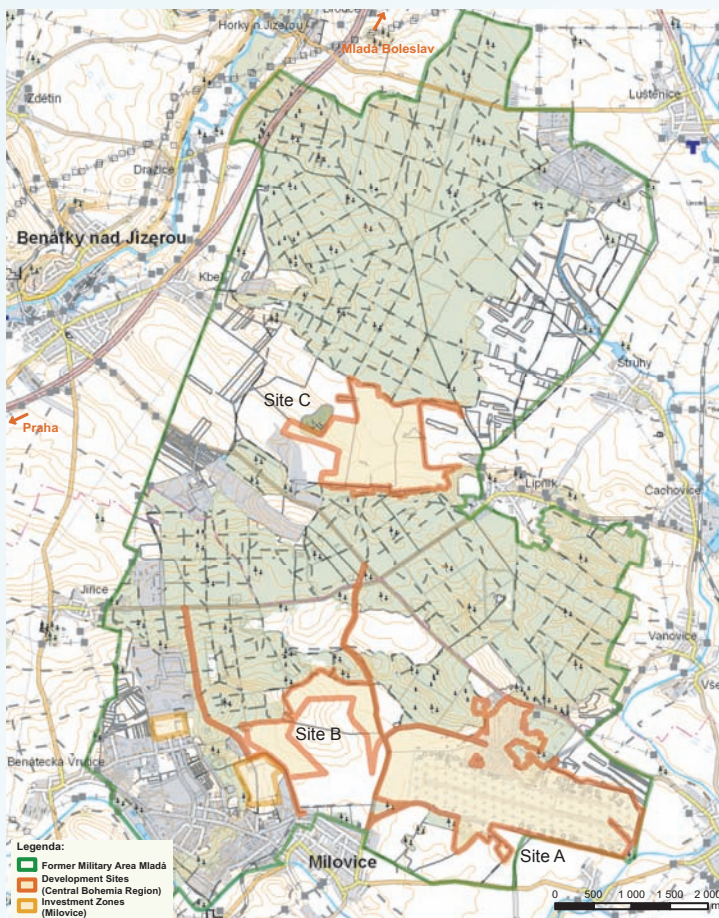
The Mladá former military training area (Mladá FMTA) is located near Lysá nad Labem and Nymburk, immediately adjacent to the town of Milovice, and a section of the military area is administered by the town. From 1904 to 1991, the military area was used as a military training base. Five armies have been present at one time or another throughout the history of the base: Austria-Hungary, Czechoslovakia, Germany, Czechoslovakia and finally the Soviet Union. Following the withdrawal of the Soviet occupation army, the town of Milovice started to develop dynamically. There was a large increase in the population (from ca 1,100 in 1991 to the current figure of more than 7,000). After the rather unsuccessful privatisation attempt by the government, the Central Bohemia Region acquired a large part of the Mladá FMTA, including the Milovice-Boží dar airport and adjacent land and real estate (ca 670 ha). The basic redevelopment and primary recultivation of the site have already been completed.

The development site is conveniently located near Prague and between the important Central Bohemian towns Mladá Boleslav and Nymburk. The site includes the former Milovice-Boží Dar military airport with a 2,500 m runway, extensive taxiways and 4 hangars. In addition, there are many former army buildings on the site that were used for housing soldiers and for the military area's operations as well as buildings for the civilian population.

Central Bohemia Region







## Mladá

**Population:** (census 1 March 2001/1 January 2007) 1,696 (Mladá), 4,212/7,268 (Milovice)

**Workforce:** 2,294 (Milovice – census 1 March 2001), 592,600 (Central Bohemia Region – annual average 2006)

**Average rate of registered unemployment:** (2006) 8.1% (Nymburk District), 8.1% (Czech Rep.)

**Average gross monthly wage:** (2006) CZK 19,856 (Central Bohemia Region), CZK 20,211 (Czech Rep.)

**Local businesses:** smaller services and trades

### Geographic features

191 m above sea level • distance from Prague 40 km • important regional centres nearby: Mladá Boleslav (30 km), Nymburk (16 km) Poděbrady (spa town, 26 km), Kolín (40 km) and smaller towns: Lysá nad Labem (5 km), Benátky nad Jizerou (9 km), Loučeň (St George's Woods, ca 10 km), and Mnichovo Hradiště (Bohemian Paradise, 42 km)

**Municipality with extended powers (3<sup>rd</sup> tier):** Lysá nad Labem

**Municipal office (2<sup>nd</sup> tier):** Lysá nad Labem

**Building office:** Milovice

**Financial office:** Nymburk

**Trade licensing office:** Lysá nad Labem

## Investment opportunity

### Principal data

**Area:** total 670 ha, **Site A** – Milovice-Boží Dar airport (383 ha), **Site B** – Pod Benáteckým vrchem (121 ha), **Site C** – Lipník (166 ha)

**Anticipated use:** **Site A** – technological and logistics park, industrial zone, **Site B** – activities corresponding to the nature of the territory (part of the Benátecký vrch nature reserve), **Site C** – tourism and leisure activities, other possible uses – housing, social services

**Zone location:** the FMTA is located between the important towns of Mladá Boleslav and Nymburk, next to the town of Milovice, **Site A** – Southeast part of Mladá, northeast of the town of Milovice, **Site B** – between Milovice and Lipník, **Site C** – northwest of the municipality of Lipník

**Current use and land ownership:** The partially destroyed and abandoned territory is currently being recultivated (some of the residential buildings have already been reconstructed). At the end of 2006, the Central Bohemia Region acquired the accessible part of the FMTA. The joint-stock company STŘEDOČESKÁ ROZVOJOVÁ-MLADÁ, a.s. was founded for the management and development of the territory.

### Municipal plan – regulations, restrictions

As a result of coordinating the zone development of the military area, a large general municipal plan for Mladá and a municipal plan of Milovice have been drawn up. In some parts of the site, ecological burdens cannot be completely ruled out when taking into account the former use of the land, in particular, oil and explosives contamination. Basic decontamination and redevelopment of the territory have already taken place. However, before commencing construction work, a pyrotechnical survey will be needed. The likelihood of discovering serious ecological burdens after the redevelopment process are significantly reduced. From the standpoint of wildlife and landscape protection, Site B is located in a nature reserve. Site C is part of a European NATURA 2000 site. The site is not located in a flood plain or in a protected mineral resource area. Projected sources of mineral deposits have not been identified. There are no mining areas, undermining grounds or protected water reservoir zones on the site. None of the structures are listed as historical buildings.

### Transportation

**Roads:** The D11 motorway Prague-Poděbrady-Hradec Králové is accessible via Road II/272, exit 18 – Bříství, 13.5 km away. The R10 expressway is accessible via Road III/27212, exit 27 – Benátky nad Jizerou, 7.7 km away.

**Railways:** Railway line no. 231 Prague-Lysá nad Labem-Nymburk-Kolín on the site with connection no. 232 to Milovice. Connection to railway line no. 071 Nymburk-Mladá Boleslav in Nymburk.

**Airports:** Former Milovice-Boží Dar military airfield on the site, public national airport in Mladá Boleslav (ca 25 km), Mnichovo Hradiště international airport (42 km), Prague Ruzyně international airport (59 km)

### Technical infrastructure

Connection to a sufficiently large energy network is possible. The original utilities infrastructure and the connection to the system network are mostly inoperative and will need to be re-established.

## Contacts

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### Municipal Office of Milovice:

5. května 71, 289 23 Milovice, phone: +420 325 577 203, meu@mesto-milovice.cz, www.mesto-milovice.cz

### Building authority:

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