

**TOPIC**

Building in Nature.

The territory is located at the lake Kišezers, where the relief is quite flat, without typical hills. The plot is overgrown with bushes and is not practically used. The most part of the territory includes fallow-overgrown meadows, sands and groups of rare trees. The site area is considered as the protection nature area along the lake, foreseen for housing with building density not more than 30%.

**CONURBATION**

Riga is the capital city of the Republic of Latvia. It has a very central location, nearly one third of Latvia's population lives here, and the conurbation accumulates about a half of the state inhabitants. Riga is the biggest city in the Baltics and it is developing itself as a multifunctional centre of a large region. The city's cross-roads location, between Western Europe and huge Eastern markets, has always been - and still is - one of Riga's attractions for business activities.

Riga was founded in 1201 and has developed into an important economic, political and cultural centre since the middle ages.

**SITE**

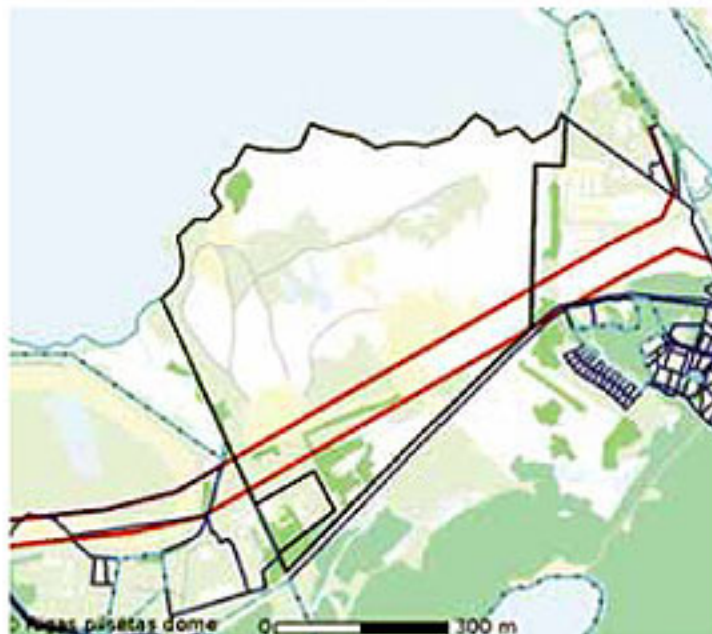
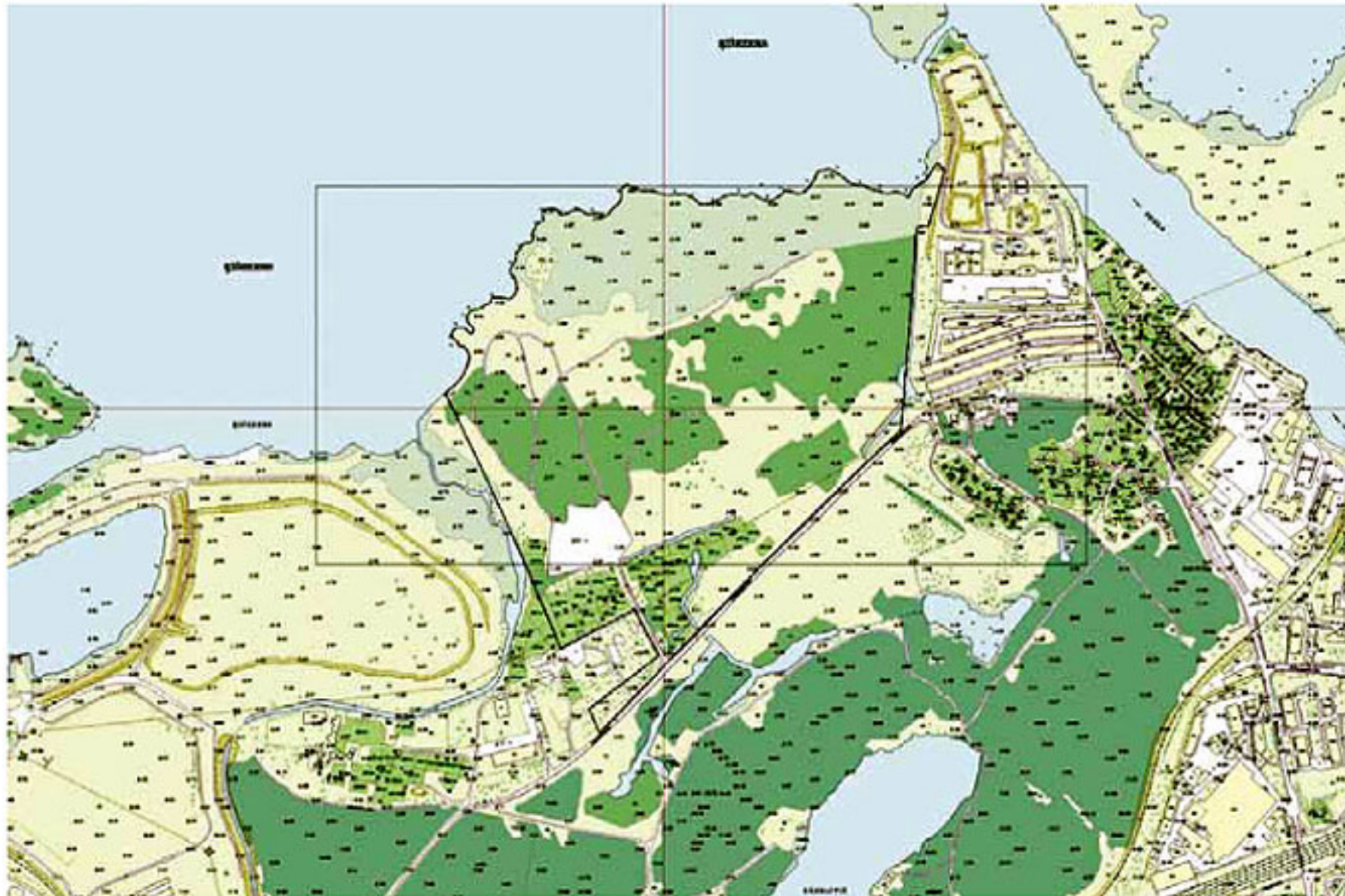
The site is located at the lake Kišezers, its southern part, lying next to existing Pakalniešu Street. The lake is one of the biggest watercourses of the city whose adjacent territory lately attracted increasingly big interest (potential developers, investors, owners, etc.), and with lively activities and development being already observed on its margins.

The territory is owned by the City of Riga. Presently it is not defined; practically no construction there. Development plan of Riga for 2006 - 2018 is considering this territory as a building area for housing and greenery and nature area.

Population: 747 100 inhabitants

Study area: 26.4 ha.

Project area: approx 6 ha



**PROGRAMME**

- 1) Total territorial area: 18,0 ha is considered for construction of low-rise buildings;
- 2) Number of planned population for Year 2018: 450-500; maximum allowed/potential number of population: 850-960;
- 3) Private houses (1-family/2-family dwellings): 10-16 buildings/ha; maximum total building area of the land plot must not exceed 30% of the land plot area, Semi-detached houses: 32-48 buildings /ha; maximum total building area of the land plot must not exceed 30% of the land plot area;
- 5) Low-rise mansions: 2500-3500 total area/ha;
- 6) Maximum number of storeys along territory: 3;
- 7) It is preferable to consider 1 kindergarten, as well as other local objects providing services;
- 8) Accordingly to the location and the specific character of the territory, to its development and its public access, it is necessary to consider coastal zone as well.

**ISSUES**

**Social / fuctional**

This territory attracted lately increasingly big interest (potential developers, investors, owners, etc.) and with lively activities and development being already observed on its margins, therefore the Development plan of Riga for 2006 - 2018 is considering this territory as a building area for housing and greenery and nature area.

According to the Development plan of the city, the area is foreseen for housing as well as for pre-school establishments for children, management institutions, trade and service objects, as well as sport constructions. It is possible to consider small shops, service providing objects, as well as local entertainment objects of small amount in the area. It is actual particularly to the fact that a new, significant main road has been planned along the area proposed for the competition.

**Sensitive**

Housing diversity is the main theme of the Site. Competition must propose innovative solutions because housing demand is growing very significantly. Very exclusive location at the lake asks for more effective and diverse uses of the land, surrounding nature, new types of dwellings what will introduce more inhabitants. It is advisable to include flats and dwellings of several different types, which will create further diversity in the resident structure.





