

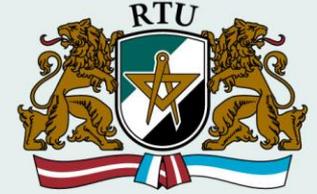
# City in Transition: How to Plan Riga in 21st Century.

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Riga Technical University,  
Faculty of Architecture and Urban Planning

**REAL CORP 2015**

**May, 5-7. Ghent, Belgium**

# Background of the Research

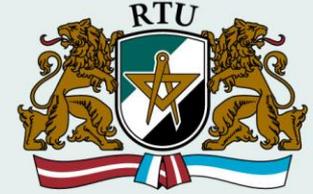


On-going study “Evaluation of housing development in Riga Historic Centre” conducted by the Riga Technical University on behalf of the Riga City Council

Purpose: Development of new spatial plan of Riga (2018-2030)



**RĪGAS VĒSTURISKĀ CENTRA**  
SAGLABĀŠANAS UN ATTĪSTĪBAS PLĀNS



# GENERAL FACTS



## Geography:

Location: North Eastern Europe (one of the three Baltic countries)

**Area:** 64 589 sq. km

Terrain: Fertile low-lying plains predominate in central Latvia, highlands in midland, hilly moraine in the western region. Forests cover one-third of the country, with over 3 000 small lakes and numerous bogs.

**Population:** 2 067 887 (Census 2011)

**Nationality:** Latvians (54%)

**Currency :** EUR (2014)

**GDP:** 27 billion EUR (budget deficit - 22% of GDP)

**EU member state:** since 2004

**Administrative division:**

5 planning regions, 9 cities, 119 counties

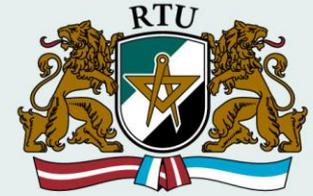
**Capital city:** Riga

**Dominated economic sectors:**

- trade (16.9% of GDP)
- production (19.1% of GDP)
- financial services (3.8% of GDP)
- construction (6.1% of GDP)
- real property operations (7.6% of GDP)
- agriculture and forestry (4.5% of GDP)



# RIGA



Founded in 1201  
Area - 304 km<sup>2</sup>  
Water area - 48.50 km<sup>2</sup> (15.8%)  
Metropolitan area- 10,133 km<sup>2</sup>  
707000 inhabitants (2014)  
Riga Free Port



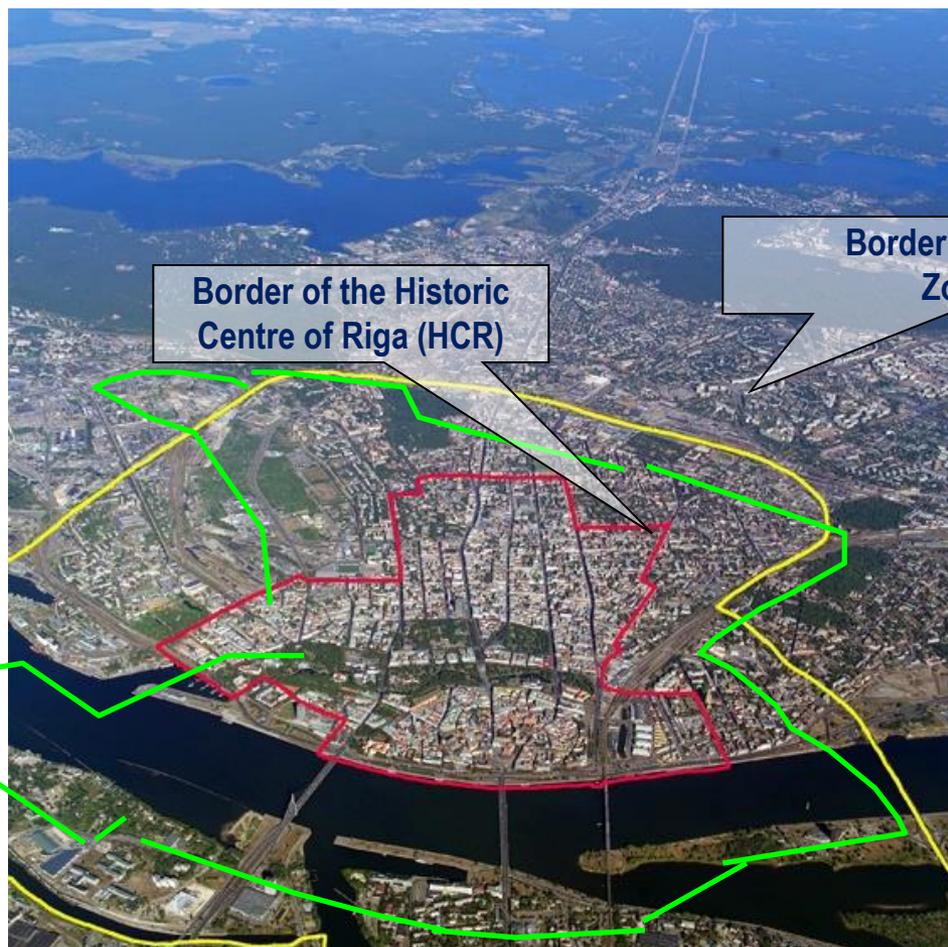
# HISTORIC CENTRE OF RIGA AND ITS PROTECTIVE ZONE



State Importance monument of urban design «Historic Centre of Riga»  
– 908,4 hectares (2,95% of territory of city of Riga)

UNESCO zone – 438,3 hectares (1,43% of territory of city of Riga)

Territory of protective zone – 1574,2 hectares (5,13% of territory of Riga)



Border of the Historic Centre of Riga (HCR)

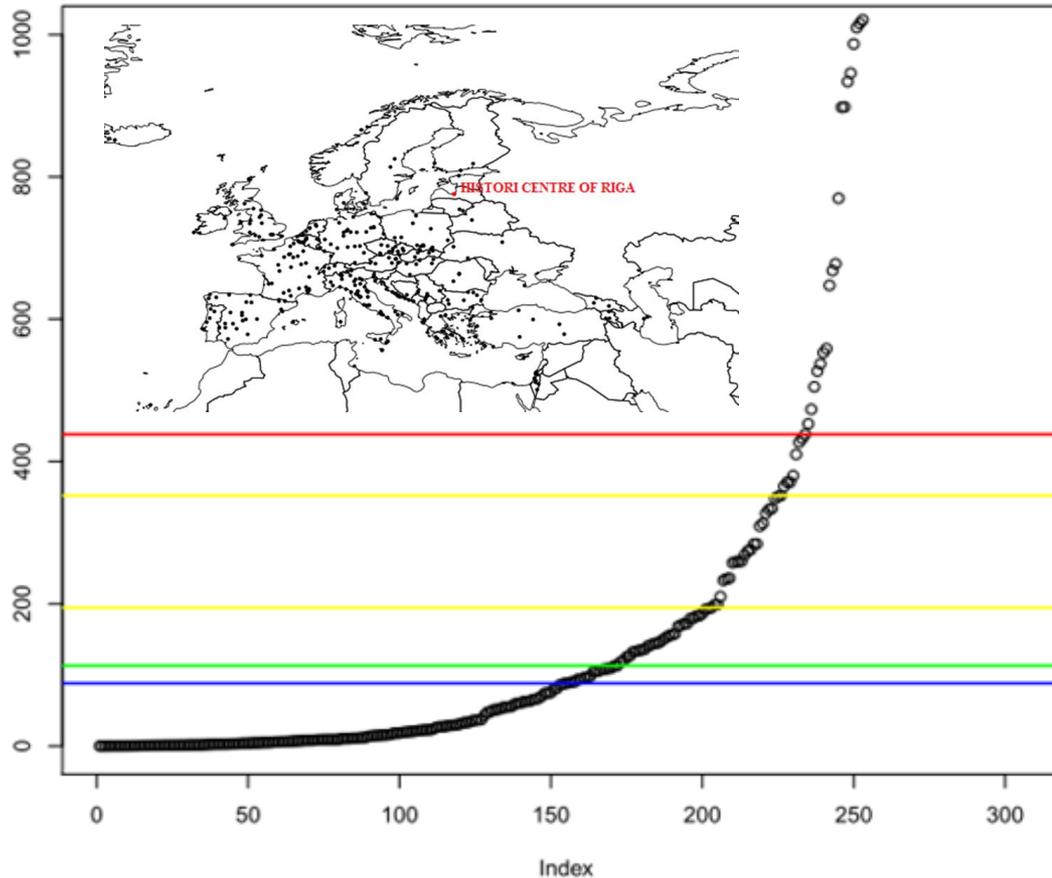
Border of protective Zone (PZ)

Border of area of State Importance monument of urban design «Historic Centre of Riga»

# UNESCO HERITAGE IN EUROPE



Area of UNESCO historic cultural site (in hechtars)



**HISTORIC CENTRE OF RIGA AND ITS PROTECTIV ZONE**

Kernavė Archaeological Site, Lithuania

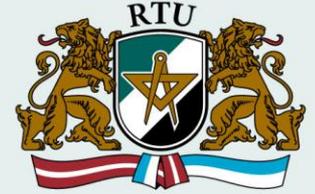
VILNIUS (OLD TOWN)

TALLINN (OLD CITY)

AVERAGE AREA (in hechtars)

Number of UNESCO historic cultural site

# NEW CHALLENGE FOR RIGA

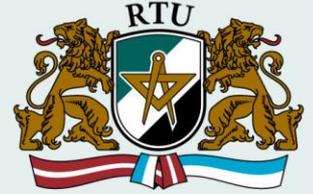


How to develop a new city development plan in a sustainable (smart) manner, which **would satisfy** all of the “in-planning” interested parties (entrepreneurs, international investors, tourist, institutions and citizens)

**AND**

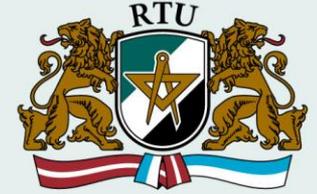
**would solve** the most urgent, typical for most European metropolises and addressed to urban design problems (like de-urbanization, polarized economic growth, increased pollution, transferring brownfields into greenfields, maintenance of historical sites and buildings, insufficient funding for fulfillment of public needs etc.).

# METHODOLOGY



- ❖ Legislation & requirements
- ❖ Requirements for heritage protection
- ❖ Current land use (mixed use via residential function)
- ❖ Requirements for residential function
- ❖ Surveys (CENSUS 1999 & 2011; satisfaction of residents)
- ❖ Statistical analysis (R tools)
- ❖ Spatial analysis (building of GIS for Riga)
- ❖ Property market analysis (for design a portret of typical resident of HCR and it PZ)

# CURRENT STATE (PANNING)



Global trends & requirements

- ❖ Sustainability

Global trends in information consumption

- ❖ ICT solutions – GIS
- ❖ Smart devices

European Union (EU) «law»

- ❖ Concept for smart cities (governance)
- ❖ INSPIRE (requirement for data)

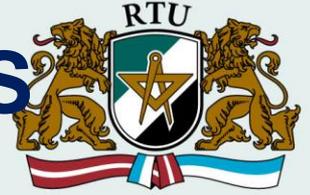
Requirements for better governance

- ❖ Lessons from the crisis

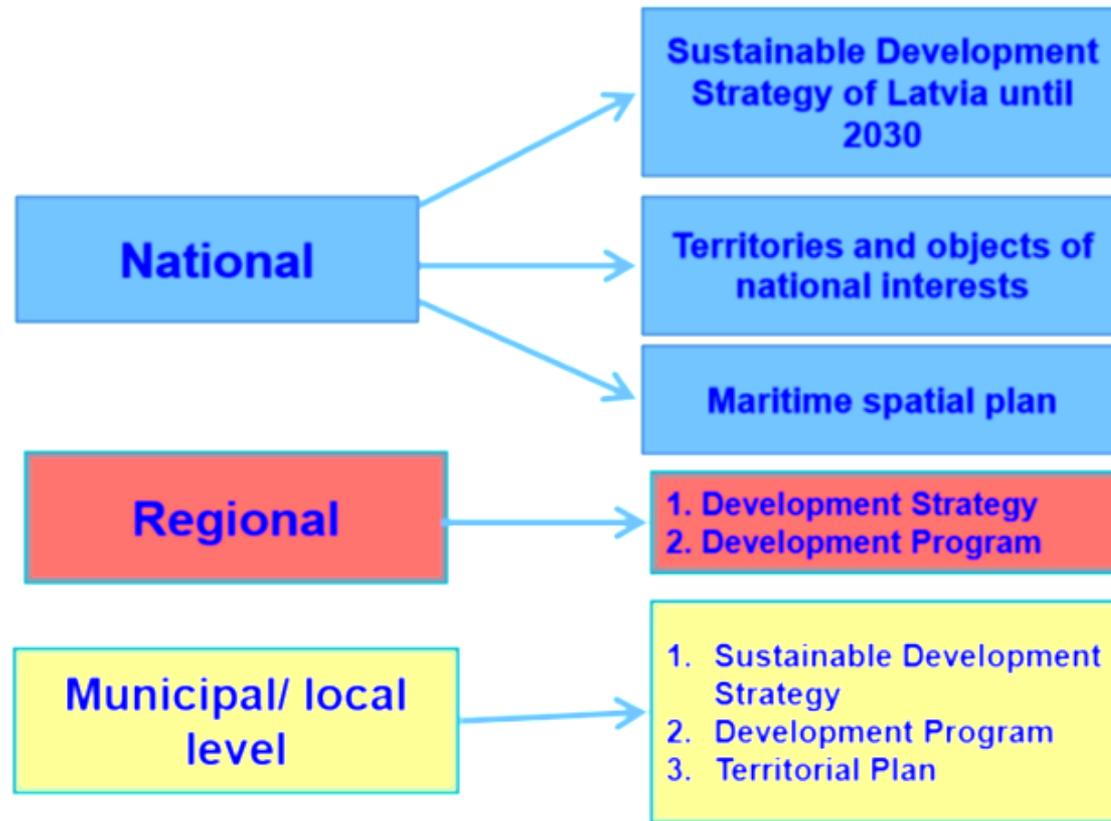
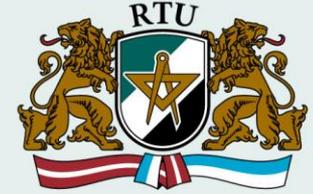
New planning & construction law

Cross-border market

# EU FRAMEWORK FOR SMART CITIES

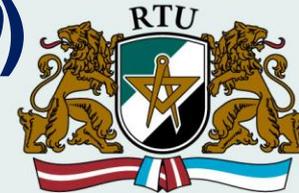


# PLANNING SYSTEM (LATVIA)



Source: Ministry of Environment and Regional Development

# NATIONAL VISION (*Latvia 2030*)



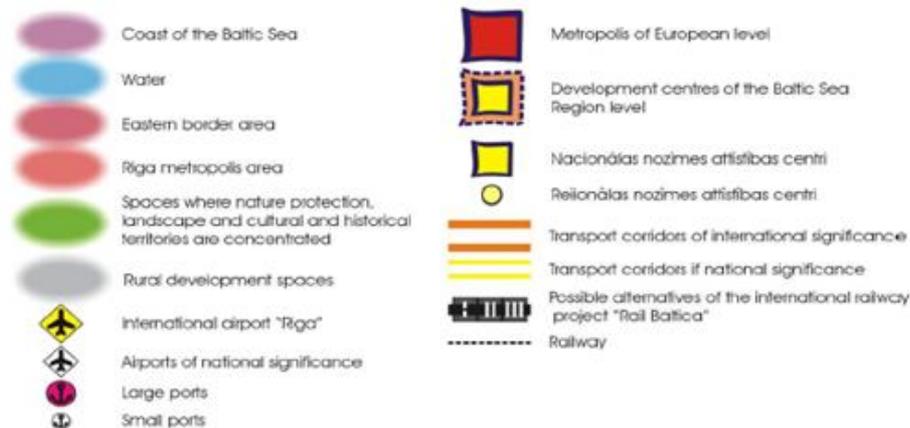
## Policy directions:

- ❖ accessibility and mobility
- ❖ polycentric structure of settlement
- ❖ development of spaces of national interest – development centers, rural areas, Riga agglomeration, Baltic Sea coastal area, Eastern border area
- ❖ Human capital & culture

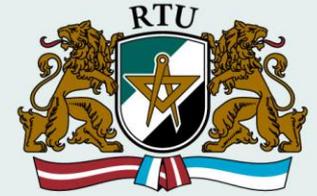


Available:

[http://www.cbs.nl/NR/rdonlyres/B7A5865F-0D1B-42AE-A838-FBA4CA31674D/0/Latvia\\_2010.pdf](http://www.cbs.nl/NR/rdonlyres/B7A5865F-0D1B-42AE-A838-FBA4CA31674D/0/Latvia_2010.pdf)

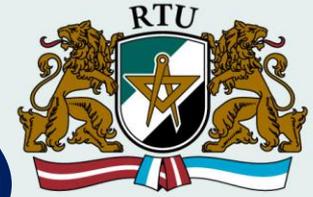


# DEVELOPMENT OF NEW CITY PLAN

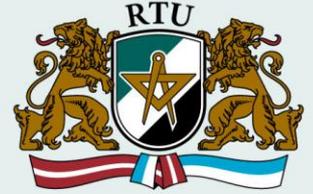


Source: Riga City Council

# THE FRAMEWORK OF THE NEW SPATIAL PLAN FOR RIGA (2018-2030)



# CURRENT ZONING



Mixed use

Residential function (20-80%)

Vacant land – less than 2%

Green areas – less than 5%

No vector data (only address points are available)

Almost all is planned! Only strict requirements for urban design.

Only requirements for urban design can be applied

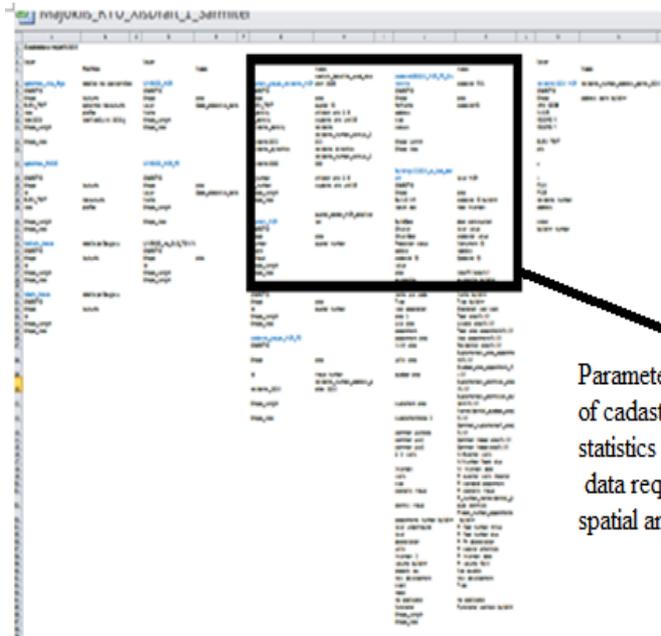
# NEW CLASSIFICATION



Planning (functional) zones	Sub-zones
DzS - areas of detached houses	DzS1, DzS2 e.tc
DzM – low-storied residential areas	
DzD – multy-storied residential areas	DzD1, DzD2,
P - areas of public use	P1, P2
JC – mixed use areas	JC1, JC2
R – industrial areas	R1, R2, R3
TR – areas of transport infrastructure	TR1, TR2 – etc
TA - areas of technical infrastructure	TA1, TA2
DA – nature areas	DA1- public parks DA2- cemeteries
M – forest areas	M1- protected forest areas M2- wetland areas
L – agricultural areas	L1- valuable arable land
Ū- water areas	Ū1- protected water areas Ū2- water areas of public use
Nature Protected Areas (by Law)	I

Land use in the  
Historic Center  
of Riga

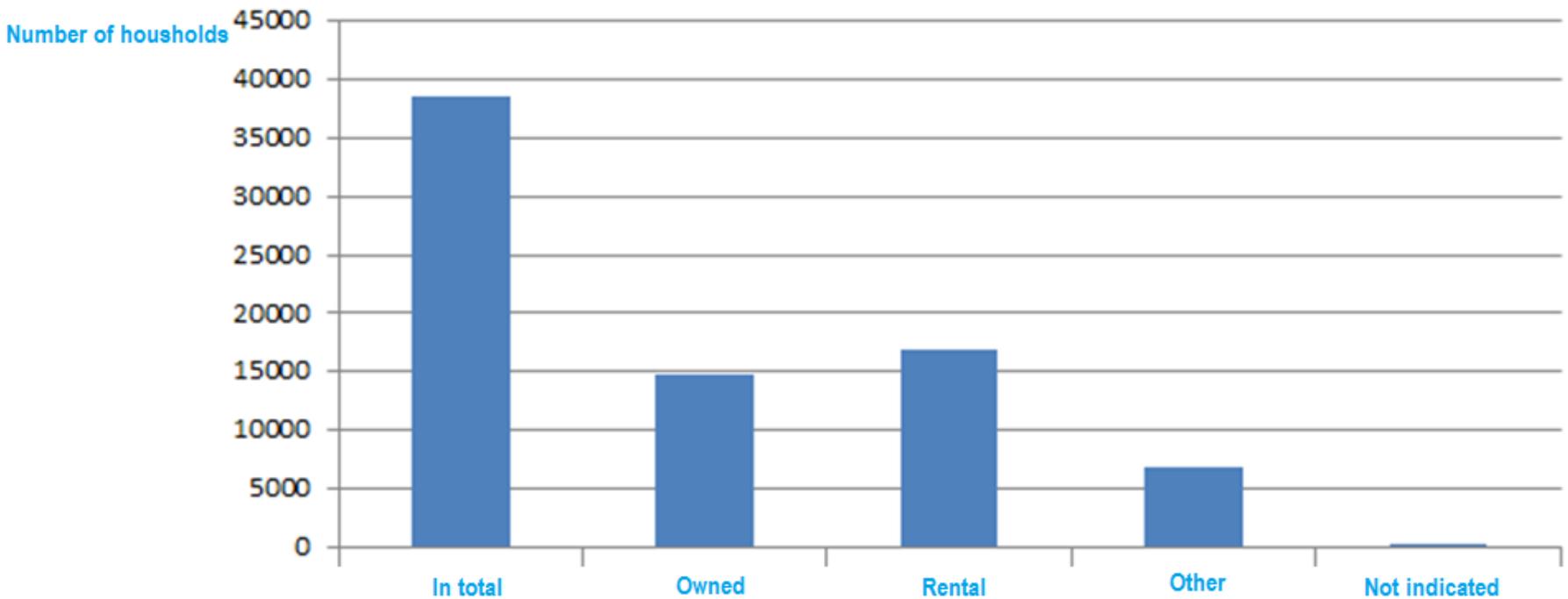
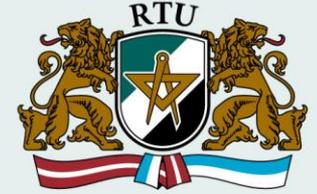
# DATA FOR SPATIAL ANALYSIS



Parameters of cadastral statistics and data requested for spatial analysis

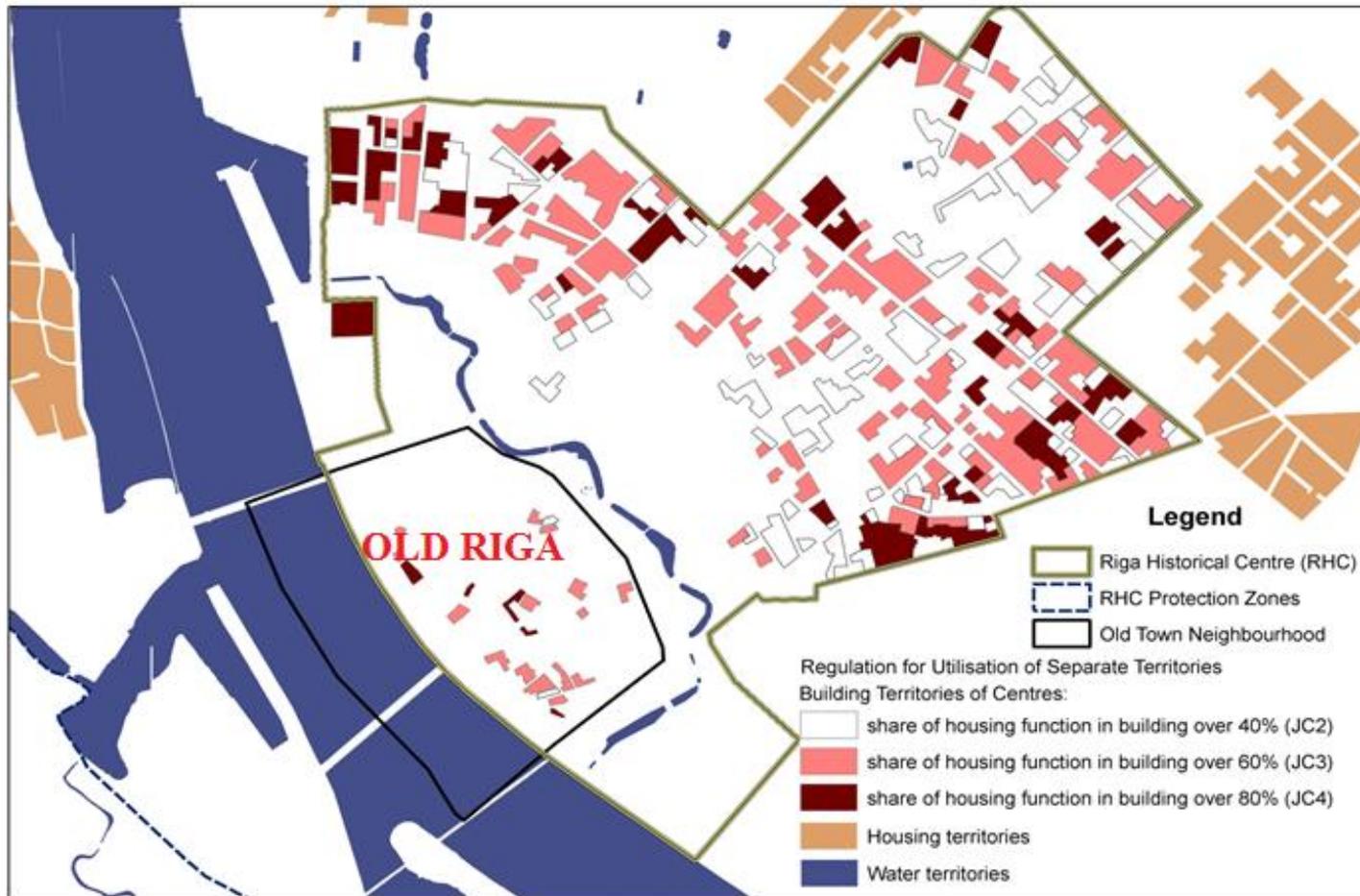
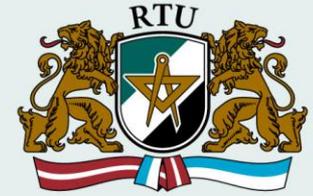
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quartals_groups_residents_HCR		OBJECTID
OBJECTID	area	Shape
Shape	quartal_ID	RefName
ELEM_TEXT	children_age_0_6	address
b_density	students_age_until15	type
lb_density	residents	status
residents_density	residents_number_census_201	
residents2011	1	Shape_Length
residents_dynamics	residents_dynamics	Shape_Area
residents2000	residents_number_census_200	
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b_number	children_age_0_6	OBJECTID
lb_number	students_age_until15	Shape
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# OWNERSHIP & USE



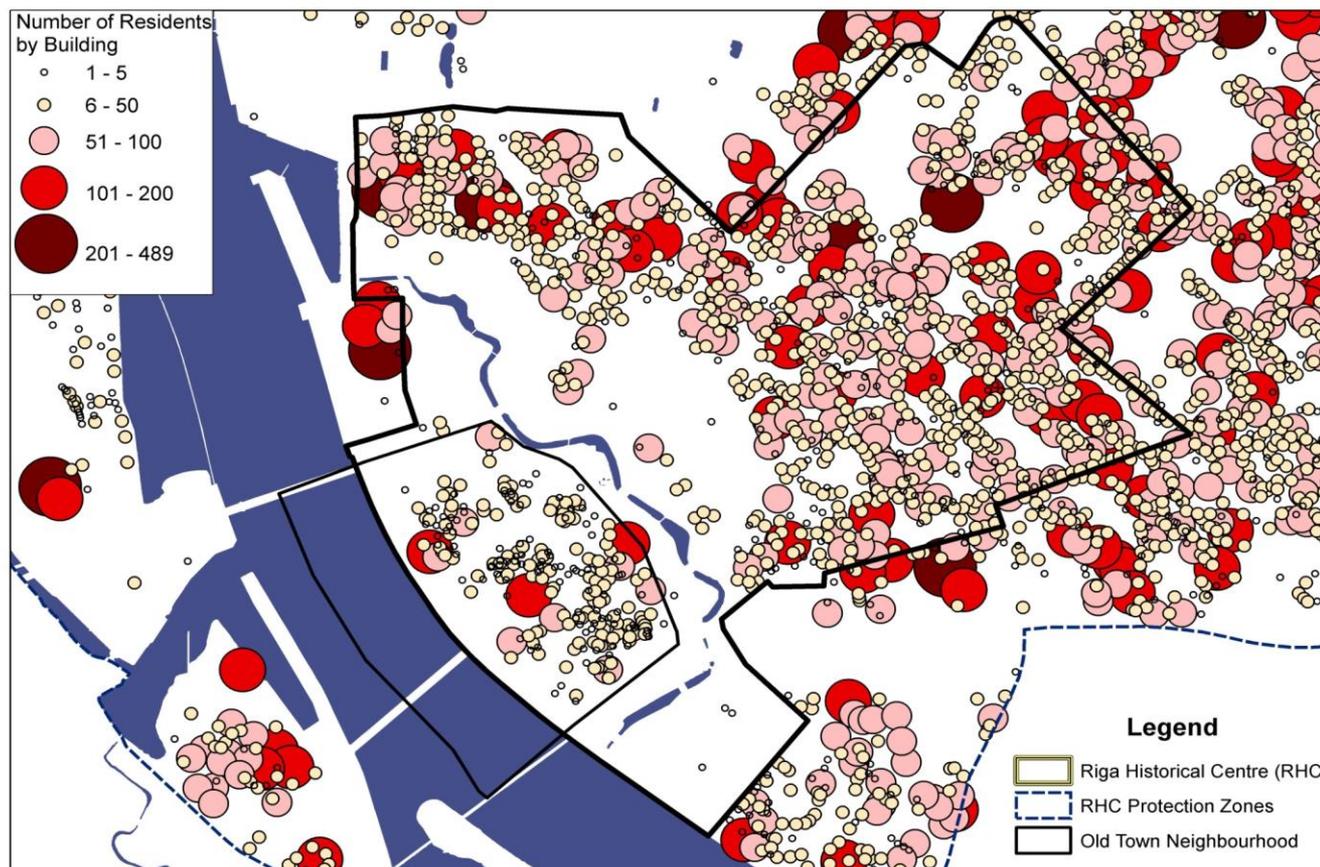
Source: The State Land Service

# RESIDENTIAL FUNCTION



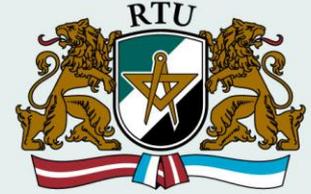
Distribution of current use of land for residential purpose in the HCR. Background material – cadastral map (year 2014)

# DISTRIBUTION OF RESIDENTS (2006 against 2011)



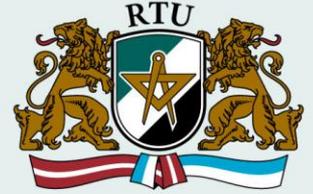
Statistical data source: The Office of Citizenship and Migration Affairs, Population Register (year 2014); Census 2011. Background material – cadastral map (year 2014).

# FINDINGS



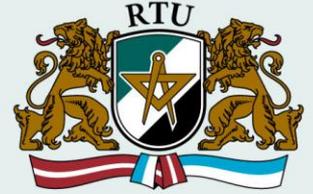
- ❖ Current plan (2006-2018) – different approach and information, large amount of documents
- ❖ Holistic approach (sustainability of spatial planning via stakeholders)
- ❖ Insufficient bottom-up planning (low public participation)
- ❖ Lack of comprehensive information (no baseline to compare or index future changes)
- ❖ Poor statistics (smallest unit – a municipality)
- ❖ Poor quality of public data bases (low degree of integration & free access)
- ❖ Lack of vector data (only address point for buildings on cadastral map)
- ❖ Lack of unified legend (classification)

# CRITERIA FOR DEMAND



- ❖ Attractive (prestige) location
- ❖ Well-organized surrounding and backyard (probably property area where particular building is located)
- ❖ Physical condition of building
- ❖ Maintenance costs
- ❖ Availability of parking lots (probably in the yard)
- ❖ **Price limits for receiving of residence permission (for non-residents )**

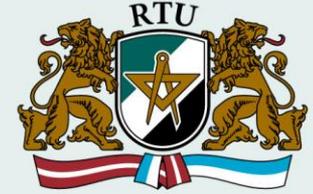
# PRICE RANGE



## Price range in the HCR and it PZ - 900 – 5000 EUR/m<sup>2</sup>:

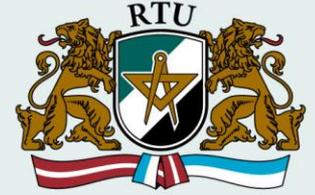
- ❖ 43% - 50 000 EUR (probably poor quality spaces)
- ❖ 15 % - 50 000 – 100 000 EUR
- ❖ 24% - 100 000 – 150 000 EUR
- ❖ 18% - 150 000 EUR.....

# FINDINGS (PROPERTY MARKET)



- ❖ Moderate growth (after crisis)
- ❖ 36 000 transactions in the country (2013-2014)
- ❖ 47% of sales – in Riga
- ❖ Apartments – second demanded segment
- ❖ 97% of residents of the HCR and its PZ live in apartments in old buildings
- ❖ 24% - vacant apartments (empty/not occupied)
- ❖ 13% transactions – new development
- ❖ Market recovery – only after approval of amendments in Immigration law (2010)
- ❖ Price range in the HCR and it PZ - 900 – 5000 EUR/m<sup>2</sup>
- ❖ 14 % of dwellings are in foreign ownership (in Old Riga – 30%)
- ❖ Average family – 1,8 people (higher education – almost 50%)
- ❖ No realistic demand for local customer
- ❖ International residents & supply

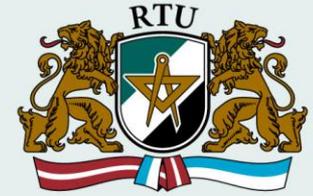
# IDENTIFIED GROUPS OF PROBLEMS



**Planning – very holistic activity!**  
**Application of pragmatic approach!**

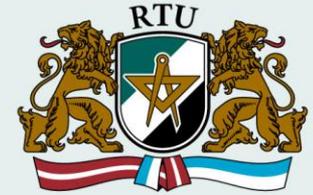
1. Global (common, social economic)
2. Technological impact
3. Spatial planning related problems (problems addressed current land use planning, urban design, public space and its infrastructure)
4. Political (institutional and systemic problems)
5. Cultural (institutional and political (corporate) culture related problems)

# GLOBAL PROBLEMS



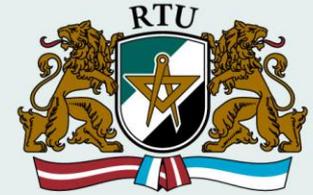
SPECIFICATION OF THE PROBLEM	COUSE	SOLUTION/IMPACT
<p>Depopulation; Global (local) political and economic instability; Cultural differences (e.g. corporative culture and planning culture); Mobility of work and people; Change of living standards; Change in personal values and preferences (technological impact); Unbalanced development of property markets (insufficient, adequate, residential market supply for local purchasers); Insufficient purchasing power of residents; Limited alternative work options (e.g distance work); Internationalization of local market.</p>	<p>Global and national (local) social economic and political impact, its trends.</p>	<p>Global and national (local) social economic recovery, Common geopolitical stability.</p>

# TECHNOLOGICAL PROBLEMS



<b>SPECIFICATION OF THE PROBLEM</b>	<b>COUSE</b>	<b>SOLUTION/IMPACT</b>
ICT impact on common (people and institution) manner use, consume, collect, update, exchange information; Change in manned of planning (application of GIS solutions).	Global ICT development trends, its implementation state in national (local) land administration.	Adaption of global ICT trends in national property data maintenance, exchange, update and publishing; The use of GIS solutions in planning.

# SPATIAL PLANNING AND DESIGN



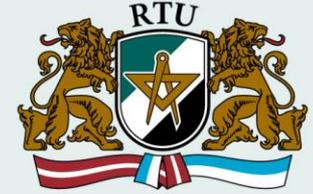
SPECIFICATION OF THE PROBLEM	COUSE	SOLUTION/IMPACT
<p>Unbalanced developments of territories (contrasts, empty buildings, irregularly developed infrastructure);</p> <p>Unbalanced supply and demand of residential space (e.g. in size, financially available for local clients);</p> <p>Deserted buildings (high administrative burden in planning, construction, remodeling and removal);</p> <p>Insufficient social infrastructure (lack of places for kindergartens, parking options, playgrounds, parks);</p> <p>Insufficient "family friendly" open space (risk for children safety; lack of children's playgrounds);</p> <p>Pollution (poor air quality, noise);</p> <p>Unsafe public space (high crime risks, low trust in police).</p>	<p>Functional zoning in connection with local property market trends (demand/supply) and common (national) housing policy.</p>	<p>Monitoring of implementation of spatial regulation (GIS based solutions);</p> <p>Public involvements (the use of cooperative, bottom-up planning manner).</p> <p>The improvement of uses cartography materials.</p>

# POLITICAL (SYSTEMIC) PROBLEMS

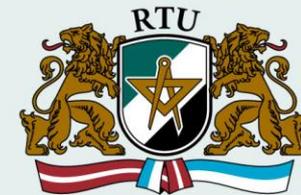


SPECIFICATION OF THE PROBLEM	COUSE	SOLUTION/IMPACT
<p>Complicate (non-transparent) building condition (long planning phase, construction process, complicate building demolishing involving property data updating);</p> <p>Non-integrated, property data system (e.g. separate Land Register and Cadastre, limited amount of information about architectural heritage are available on-line (e.g. archive));</p> <p>Complicate property rights (separate rights in land and buildings make difficult property transaction, investments, remodeling, etc.);</p> <p>Insufficient policies in support or the owner in cultural monuments maintenance and renovation (only 8% received state financial aid for renovation. Regulation of public procurement (lower price) limits attracting of ES funds for ensuring of energy efficiency of residential real estate in HCR));</p> <p>No tax reliefs exist for owners, who maintain, occupy, and invest in cultural residential property (less income tax, discounts for loans).</p> <p>Slowing housing policy (e.g. first residence for young families).</p>	<p>Current state of national land administration and real property policy.</p>	<p>Adjustment of land administration instruments (legislations) and its supportive system (institutions, registers and services) to current internal demand, as well as international trends.</p>

# CULTURAL PROBLEMS



<b>SPECIFICATION OF THE PROBLEM</b>	<b>COUSE</b>	<b>SOLUTION/IMPACT</b>
Low common public trust in institutions, politicians, as well as in spatial planning and construction process, property market activities , efficient use of public resources (collected taxes); Unfair social policy (access to social residence and distribution of financial support).	Common social economic environment regarding publicly, supported and shared values.	Changes in common value system (from political to individual).



THANK YOU FOR ATTENTION!

