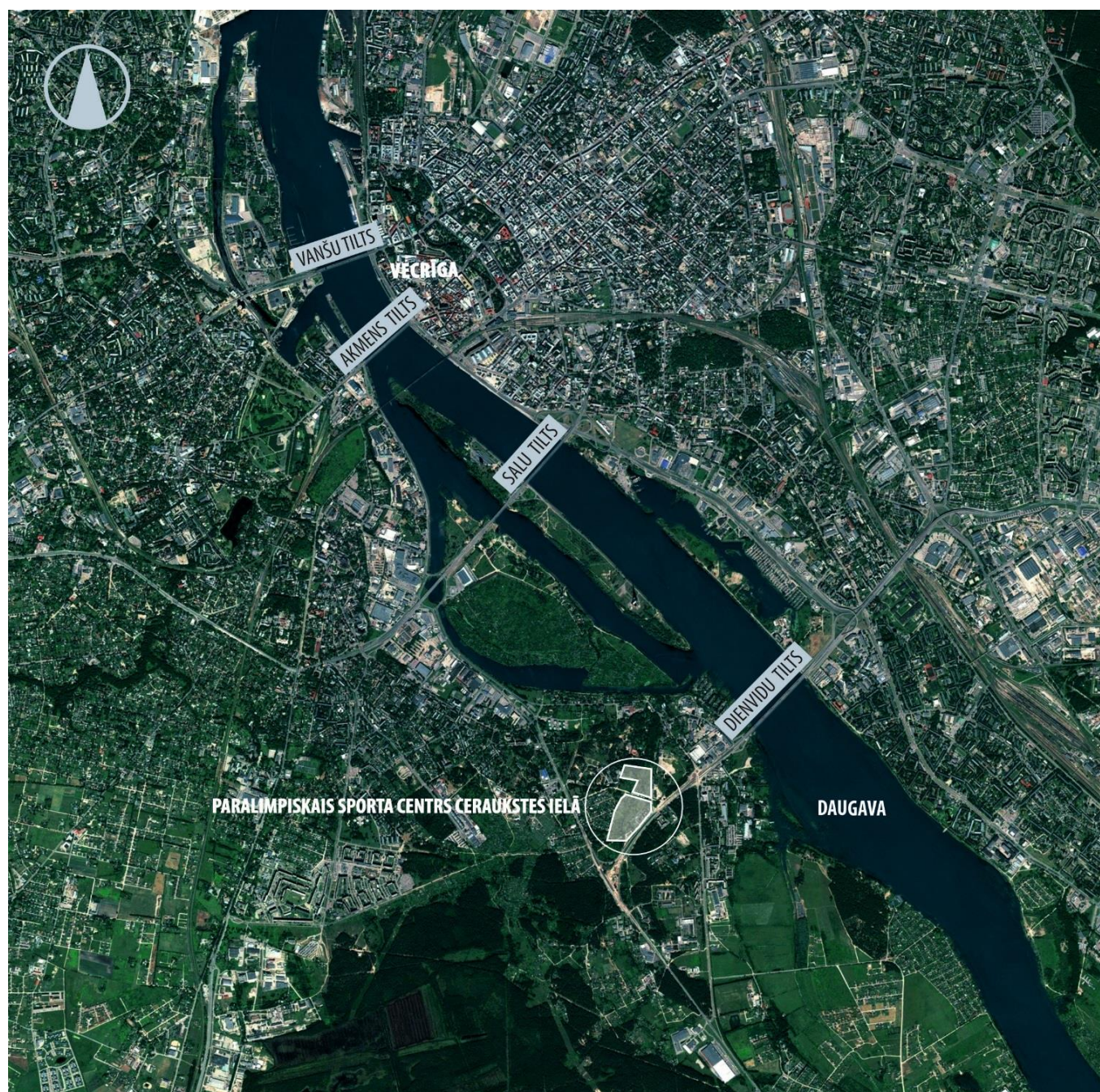




EXPLANATORY NOTE

Existing situation

The Sketch Design of the Paralympic Sports Centre has been developed on the basis of an agreement on development of the sketch design. The Sketch Design is developed with an aim to assess the suitability of the particular territory for construction of a multifunctional sports centre for people with disabilities by elaborating a development vision for the territory. The development of the material was initiated in line with the assignment prepared by the Commissioner and clarifications made over the course of work.



The site of the planned territory in the urban context

The territory to be developed is located in the southern part of Riga, on the left riverbank of the Daugava, in Bišumuiža neighbourhood of Zemgale suburb and it includes plots of land at Padures iela 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 52A, 54, a plot of land in Ceraukstes iela with cadastral No. 01001192029, a plot of land at Gulbju iela 9A, plots of land at Ceraukstes iela 27, 29, 48, 50 and plots of land with cadastral Nos. 01000730121 and 01000730171.

Currently, the Commissioner owns three plots of land of the aforementioned ones, i.e. at Ceraukstes iela 29, 48 and 50. Considering the fact that the other plots of land belong to the Municipality of Riga, the Commissioner needs to settle the issues related to the real estate ownership before commencing the implementation of the spatial development vision in order to be able use these plots of land according to the intention and idea. Besides, as regards its function, the planned object contradicts the currently valid Riga City Spatial Plan, therefore before the elaboration of the construction design, an appropriate procedure should be carried out in order to change a type of use that is currently determined for the competition territory and to rearrange the borders of the plots of land. It is likely that the ministry of the relevant sector is entitled to forward a proposal for identification of objects of national interest under Section 17 of the Law on Spatial Development Planning in accordance with the procedure prescribed by laws and regulations.

The area of the planned object slightly exceeds 10 ha. The territory is mostly flat and it is located in lowland with a marked elevation at the north-western side of the territory. The territory is intersected by the Bišumuiža Ditch which is an important part of the municipal drainage system.

At present, the territory is mostly vacant, with small garden sheds scattered here and there. The territory gradually begins to overgrow. In the north it borders on the territory of Bišumuiža, in the northeast and northwest – on industrial buildings, in the southwest, in the south and southeast – on residential buildings.

According to the Spatial Plan in force, a protective zone of Bišumuiža and Manor Park is partly located in the northern part of the planned Sketch Design territory, this zone is intersected by the boundary of accidental flooding of the Daugava HPP. See the encumbrances indicated in the Riga Spatial Plan in force in the graphical material [Map 1](#).



Planned situation

The planned object consists of two independent zones separated by Ceraukstes iela (street) that divides the object into northern and southern parts. See the location of all buildings and structures in the territory of the planned object in the graphical material [Map 5](#).

The following facilities will be located in the northern part of the object:

- Multifunctional Sports Hall with accommodation rooms and sports laboratory;
- Curling Hall;
- beach volleyball courts;
- basketball court with stands;

In the southern part of the territory, on the other side of Ceraukstes iela, it is planned to have:

- a stadium for track and field competitions and football matches complying with IAAF Construction Category III requirements and LFF Category II requirements. The stadium will include stands with 1600 spectator seats and a block of locker rooms and auxiliary facilities built below them;
- a track and field warm-up stadium complying with IAAF Construction Category III requirements;
- tennis courts with a maintenance building.

There will be a car park next to each group of buildings and structures.

As part of the implementation of the planned object, it is intended to liquidate the prospective street with its street lines located between the plots of land with Nos. 01000730065 and 01000732106 and connecting Gulbju and Ceraukstes Streets. In the southern part of the territory, it is planned to change the location of the existing Bišumuiža Ditch in order to arrange the necessary buildings and structures in the territory and create a logical link between them.

Construction stages

It is intended to implement the development vision for the planned object in 2 construction stages. See the division into stages and the territories included in the graphical material [Map 3](#).

As part of the first construction stage, it is planned to build the Multifunctional Sports Hall with rooms for accommodation and sports laboratory containing a group of spaces of a sports lobby, fitness rooms, gyms and auxiliary rooms of the sports block. The accommodation block will include hotel rooms and auxiliary rooms, offices and a sports laboratory where appropriate

medical examinations and services will be provided. Accessibility of the environment must be ensured in all rooms of the accommodation block.

A large square is planned in front of the accommodation block, which will be a gathering place and a representative area for events.

In order to ensure convenient and functional access to/ from public transport stops located in the vicinity of the object as well as construction of the necessary engineering networks, it is planned to reconstruct Gulbju and Ceraukstes Streets adjoining the object during Stage 1.

During Stage 2, it planned to build the Curling Hall with 4 ice sheets in the northern part of the object, and next to it there will be four beach volleyball courts and one basketball court with a possibility to build stands around it.

It is planned to build two stadiums (for warming-up and competitions) with stadium lighting appropriate to the particular category and the number of seats on the stands in the southern part of the territory. It is intended to fence off this area around the perimeter. Beach volleyball courts in the southern part of the territory and tennis courts built in the northern part will also be separated by fence. Tennis courts will be located closer to Gulbju iela. It is also planned to build a maintenance building where the spaces required for the maintenance of tennis courts will be located.

There should be parking spaces provided at each planned building or a group of buildings, including standard parking spaces for cars and coaches, as well as for cars driven by people with disabilities. Considering the specific character of the object, it is estimated that the size of at least 46% of the total number of parking spaces must be suitable for people with disabilities. To allow ordinary visitors to park their cars in these car parks, if necessary, it is planned to permanently mark the parking spaces intended for people with disabilities which are located close to the buildings and in the amount specified in the applicable laws and regulations – 5% of the total number of parking spaces shall be set aside for people with physical, vision or hearing impairments. Other parking spaces will be marked with mobile signs, the necessity and placement of which will be assessed and organised by the Commissioner depending on the particular situation.

See a detailed list of the required spaces for the Paralympic Sports Centre where the necessary buildings and structures are specified.



Transport

Analysing the situation in the neighbourhood, it is clear that Ceraukstes iela, which divides the territory, as well as Gulbja iela in the east, are the most important streets for the traffic flow in the surrounding area. They are important because they adjoin the territory and because they link the planned object with the surrounding area, providing access to vehicles as well as pedestrians to and from public transport stops.

Jāņa Čakstes gatve (street) that continues as an extension of the Southern Bridge southwards and Ziepniekkalna iela which turns into Highway A7 (Riga–Kekava–Bauska–Lithuania) are located nearby.

It is intended to create a roundabout at the intersection of Ceraukstes and Gulbju Streets to make the traffic organisation there safer. See the planned vehicle and pedestrian flows in the graphical material [Map 2](#).

Engineering networks

Connections to the main engineering networks will be established in accordance with the initial Technical Provisions received from JSC “Sadales tīkls”, JSC “Rīgas siltums”, SIA “Rīgas Ūdens”. The Technical Provisions have been requested and issued on the basis of the current list of the planned spaces and ownership of the plots of land. When developing a construction design, it is necessary to receive updated Technical Provisions. See a scheme of engineering networks of the planned object with the main points of connection in the graphical material [Map 4](#).

Based on the list of the required spaces, for operation in maximum mode, the planned object needs 900 A. In accordance with the Technical Provisions provided, the necessary main connection to power supply will be made from the existing substation No. 140 “Bišuciems”, which is connected to the transformer substation point TP2455. It is planned to have a new connection to two independent compact transformer substations. During the first construction stage, the compact transformer substation No. 1 will be located behind the planned Multifunctional Hall, and during the second construction stage, this substation will be used to make the necessary connections to the Curling Hall and basketball courts as well as to illuminate the adjacent territory during the night. During the second construction stage, it is planned to build the compact transformer substation No. 2 near the planned stadium at Padures iela. It will be used to connect the objects of the southern part of the Paralympic Centre: both stadiums, tennis courts with a maintenance building and the adjacent territory. Each of the planned transformers is designed for 630 kVA with capacity of 585kW 909A.

The type of a heating system of the object is offered on the basis of the Technical Provisions received from JSC “Rīgas siltums”. The closest connection to the district heating is on the other side of Jāņa Čakstes gatve, i.e. at Svīres iela 13. The planned heating pipeline could cross Jāņa Čakstes gatve (street) using trenchless technology (pipe jacking) and then run along Gulbju iela in order to provide heat for the objects built during Stage 1 and the objects in Ceraukstes iela built during Stage 2. Alternatively, gas heating may be considered by connecting to the closest gas pipeline, and using a heat pump as well. In such a case, it should be taken into account that additional buildings or spaces will be necessary for technical needs.

For water supply and sewerage there must be connections made to the main water and sewerage networks in Gulbju iela and Ceraukstes iela. The required volume is 3.0 l/sec (10.8m³/h).

Rainwater drainage could be solved as follows: where possible, a connection to the city rainwater drainage network could be built in the adjacent Gulbju iela, while from the rest of the territory the water should be collected, treated and discharged into the Bišumuiža Ditch if necessary.

According to the information we have, water for external fire-fighting can be provided from the existing street hydrants, e.g. the ones in Ceraukstes iela located on the existing DN 250 water main. It can also be provided from the three fire hydrants in Gulbju iela, which are located on the existing DN 250 and DN 160 water main. The existing diameters of the water main can ensure the required consumption of 25.0 l/sec for fire-fighting.

The principal scheme of engineering networks is shown in the graphical material [Map 4](#). When developing the construction design and receiving the updated maps with the connection points to the main engineering networks, the solutions may change respecting the received technical provisions and applicable laws and regulations.

Development concept of the territory and the principal solution for greenery

The development concept of the territory is based on the functional layout of the object encompassing the existing qualities of the territory, so that the planned object would function appropriately for its profile and would not only be a significant urban landmark but also an aesthetically appealing territory. The main organising elements of the territory are Ceraukstes iela and the Bišumuiža Ditch. These are two distinctly linear elements that divide the territory.



The current location of the Bišumuiža Ditch completely prevents arrangement of buildings and structures needed for the Paralympic Sports Centre in the territory. Therefore, as part of the planning, it is intended to change the location of the ditch in the southern part of the territory.

The new route and the landscape around it are designed to create a visual character of a natural watercourse. It is planned to arrange pedestrian and cyclist paths with small resting places and appealing greenery along it, thus turning the central axis of the object into an important recreational zone, which will not only be visually expressive, but will also be a physically accessible recreational area of high quality. Solutions of environmental accessibility will be its added value.

In order to interconnect the territory and ensure logical movement not only for pedestrians but also for vehicle flows, crossings e.g. footbridges and bridges should be planned at certain points across the ditch and culverts should be installed where necessary.

The trees growing in the territory are one of the greatest scenic values of this area. When designing new buildings, existing trees should be respected and retained as much as possible. A graphically linear location of objects creates a very regular spatial layout, while the groups of growing trees will visually function as a framework of the whole object interconnecting it and creating an image of a single green space.

Basic guidelines for the implementation of the planned object

When beginning the implementation of the development vision for the Paralympic Sports Centre, the following principles must be taken into account and adhered to:

- Ensure accessibility of the environment

Provide environmental accessibility solutions not only within the buildings and territory, but also in the vicinity. All spaces and facilities of the sports complex are intended for disabled people. Special equipment and certain dimensions of rooms for persons with reduced mobility should be provided in the following rooms: locker rooms, showers, toilets, corridors, administrative offices, baths, saunas, rooms of a sports laboratory, wheelchair rooms, ramps, staircases, lifts, etc. The planned spaces should also have facilities for people with disabilities, including for people with vision and hearing impairments, and appropriate equipment e.g. hearing loops, braille, lanes in contrasting colours, textured flooring in the following areas: lobbies, corridors, staircases, lifts, offices, halls, etc. It is recommended to develop the planned environmental accessibility solutions not only taking into account the existing laws, regulations

and guidelines, but also relying on practical experience by involving persons with special needs in the designing process.

- Compliance of sports facilities with certain standards

Given the profile of the particular object and its type, i.e. a sports complex, it is necessary to take into account the requirements of the particular sport in order to meet the highest standards and to be able to organise competitions of the highest level. The stadium and its complex must meet LFF Category II requirements for football stadiums and IAAF Construction Category III requirements for track and field stadiums. Besides, primarily sports grounds and sectors of the planned object will be used for training and organisation of the Paralympic Games, and additionally they can also be used to organise competitions in the aforementioned sports.

The following Paralympic sports are planned in the object:

In the stadium: shot put, javelin throw, disc throw, long jump, running.

On the track and field running track located in the Multifunctional Hall: long jump, running, archery.

In the gym of the Multifunctional Sports Hall: wheelchair basketball, 3x3 wheelchair basketball, sitting volleyball, floorball, boccia, table tennis, powerlifting.

On outdoor tennis courts: wheelchair tennis.

On outdoor beach volleyball courts: sitting volleyball in sand, sand volleyball.

On outdoor basketball courts: wheelchair basketball, 3x3 wheelchair basketball.

In the Curling Hall: curling.

- Compliance with the context of green projects

The use of sustainable, ecological and efficient materials should be considered. This includes actions to mitigate the impact on the use of non-renewable resources and the use of such building materials that allow reducing the use of hazardous substances. It is recommended to reuse materials as much as possible. It is advisable to use materials that increase durability and lower maintenance costs. It is important to control the environmental pollution not only during the construction but also during the operation of the object. All planned buildings must comply with the maximum energy efficiency standards for buildings, using energy efficient heating, cooling and ventilation solutions. Prior to the use of particular materials and solutions, it must be agreed with the Commissioner whether to use a full cycle, which includes the extraction, production, use and disposal of ecological raw materials, in the construction and operation of the object, or only a partial cycle when separate links of the chain may be missing.



Photo fixations of the current situation



PARALIMPISKAIS SPORTA CENTRS RĪGĀ, CERAKSTES IELĀ