





APPROVED BY:

  
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Mārtiņš Pevko, Board Member of the firm SIA 'Zaķusala Estates'

TOGETHER WITH:

  
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LATVIAN ARCHITECTS' ASSOCIATION

AN OPEN COMPETITION OF ARCHITECTURE AND URBAN PLANNING WITH INVITED PARTICIPANTS

**'ELABORATION OF THE BEST CONCEPTUAL VISION FOR THE SPATIAL PLANNING DEVELOPMENT OF THE TERRITORY IN ZAĶUSALA'**

**COMPETITION BRIEF**

**RIGA  
LATVIA  
2016**

## **OPEN COMPETITION WITH INVITED PARTICIPANTS FOR ELABORATION OF THE BEST CONCEPTUAL VISION FOR THE SPATIAL DEVELOPMENT OF THE TERRITORY IN ZAĶUSALA**

### **1. THE AIM, SUBJECT AND ORGANISERS OF THE COMPETITION**

- 1.1. The aim of the Competition is to obtain the best possible and economically justified conceptual vision for spatial development of the territory, which would be most effective and would include the best functional, architectural and urban planning solutions as required in the Competition Brief and the Design Programme with its Appendices.
- 1.2. The subject of the Competition is a vision which reflects a concept for spatial planning development of the territory of Zaķusala in Riga. The vision should include an overall master plan concept for the territory of Zaķusala and architectural solutions, hereinafter 'the Competition Object'.
- 1.3. The best proposal obtained as a result of the Competition may be taken as a basis for elaboration of a construction idea and/or, if necessary, of a local plan/detail plan. Elaboration of the local plan/detail plan will be based on the ideas it contained, i.e. buildings, allocated plots of land and their functional zoning.
- 1.4. This competition is an open competition with invited participants held in one round, hereinafter 'the Competition'.
- 1.5. Competition Proposals will be submitted for consideration to the Technical Committee and the Jury who will provide a comprehensive comparison of the submitted entries and determine the optimal urban planning, architectural and functional solutions for the Competition Object which respect the conditions set out in its spatial plan.
- 1.6. The Competition Brief and the Design Programme have been drawn up in accordance with:
  - Guidelines of the Latvian Architects' Association for Best Practice in Organisation of Competitions;
  - laws and regulations of the Republic of Latvia;
  - Construction Law;
  - General Building Regulations of the Cabinet of Ministers No 500;
  - Regulations on Construction of Buildings of the Cabinet of Ministers No 529;
  - 2006–2018 Spatial Plan of Riga, Regulations on the Land Use and Construction in the Territory of Riga (RTIAN);
  - Copyright Law.
- 1.7. The Organiser of the Competition is the firm SIA 'Zaķusala estates', hereinafter the Organiser:

Organiser of the competition:	SIA 'Zaķusala Estates'
Legal address:	Skanstes iela 50, Riga, LV 1013
Registration No:	50003063391
Contact details:	Tel. 67373380
E-mail:	merks@merks.lv

- 1.8. The Organiser shall cover all expenses related to the organisation of the Competition, its smooth running and payment of prize money.
- 1.9. The Proposal must comply with:
  - the approved Competition Brief (4\_1\_1\_competition\_brief) and Design Programme (4\_1\_2\_competition\_design\_programme);
  - the topographic plan of the territory (3\_1\_1\_topography).
- 1.10. Competition entries may be submitted in English or Latvian. If the entry (technical drawings) is submitted in Latvian, the explanatory note (description of the concept) should be also submitted in English.

## **2. PARTICIPANTS OF THE COMPETITION**

The open competition with invited participants can be freely entered by all natural and legal persons, hereinafter 'the Entrants' who have appropriate experience in elaboration of conceptual architectural and urban planning solutions, and who have expressed their wish to take part in the competition, registering their participation on the website [www.latarh.lv](http://www.latarh.lv), after completing a standard template available on the internet website and who will submit their proposals respecting all the requirements set out in the Competition Brief.

The invited Entrant is a legal or natural person invited by the Organiser to take part in the Competition and who has expressed his/her wish to participate in the Competition by signing an Agreement of Participation in the Competition and who will submit a proposal, Entrant's application and other materials respecting all the requirements set out in this Competition Brief. By the Organizer invited Entrants are Arhis (LV), KAMP Arhitektid (EE), Salto Arhitektid (EE), Griff architecture (NO), SASstudio (PL).

The Entrants shall ensure that their proposals are developed in accordance with the Competition Brief, Design Programme and its Appendices. The Entrants should treat the information provided in the competition documents and drawings as confidential, and its parts or copies cannot be used for any other purpose or design than elaboration of the Competition Proposal.

The Organisers, members of the Technical Committee or the Jury have no right to take part in the competition. Participation in the competition is prohibited to the persons:

- who have obligations to or professional relationship with any of the parties involved in the organisation of the Competition;
- who are employed in the architectural practice of any of the Jury's members;
- who are related to any of the Organisers, members of the Technical Committee or the Jury, or any person who has a professional relationship with any of the parties involved in the organisation of the Competition.

The information, competition documents and drawings issued to the Entrants are considered to contain personal and confidential information, and it shall not be disclosed to any third parties, except sub-contractors who are involved in the development of the Competition Proposal. The competition documents issued to the Entrants, their parts or copies cannot be used for any other purpose or design except for elaboration of the Competition Proposal. The Entrant may not publish any drawings submitted to the competition or disclose his/her identity before the Jury makes its decision and before the official announcement of the competition results. The Entrant will be disqualified for the violation of these rules.

Participation in the Competition is an expression of the Entrant's free will. By signing the Agreement of Participation and/or registering his/her participation in the Competition, the Entrant



shall recognize the Competition Brief as the sole basis for the competition procedure. Preparing and submitting the Competition Proposal, the Entrant shall accept the qualification criteria set by the Organiser and acknowledge that he/she has the knowledge necessary for the elaboration of the vision and concept.

The Entrant shall bear the expenses related to the development and submission of the Competition Proposal.

The Entrant must comply with the requirements and deadlines set out in the Competition Brief and other competition documents.

### **3. REGISTRATION**

The persons willing to take part in the Competition are invited to register on the website at [www.latarh.lv/konkursi/latvijas/zakusala](http://www.latarh.lv/konkursi/latvijas/zakusala), filling in the registration template available on the internet.

Completed registration template should be sent to the e-mail address: [zakusala@merks.lv](mailto:zakusala@merks.lv)

The competition will take place from 22<sup>nd</sup> January, 2016 to 25<sup>th</sup> April, 2016.

#### **Access to the website**

From the date of launching the competition (22<sup>nd</sup> January 2016), every registered Entrant of the Competition will have free access to the information about the Competition on the website [www.latarh.lv/konkursi/latvijas/zakusala](http://www.latarh.lv/konkursi/latvijas/zakusala), namely:

- Competition Brief;
- Design Programme of the Competition;
- graphic materials of the Competition;
- and other source materials of the Competition, see Appendix A *Summary of Competition Appendices*.

### **4. RESULTS AND PRIZES**

#### **Results**

The Jury shall immediately communicate its decision to the Organiser who announces the results of the Competition. The Secretary of the Jury shall make the Jury's decision public in writing informing about the author(s) of the prize-winning proposal(s) no later than by 16<sup>th</sup> May 2016. The Jury has a right to extend the abovementioned period informing the Entrants about its decision in writing.

All results of the Competition for development of Zaķusala will be published within 2 weeks after the Jury's decision on the website [www.priekšlikumukonkurss.lv](http://www.priekšlikumukonkurss.lv) and on the LAA's website ([www.latarh.lv](http://www.latarh.lv)).

#### **Prize money to the winner**

The total amount of prize money is EUR 20,000.00 (twenty thousand EUR), i.e. EUR 10,000.00 EUR – to first place; EUR 6,000.00 – to second place; and EUR 4,000.00 – to third place. The Organiser shall pay all the applicable taxes. The prize money shall be paid within 14 (fourteen) days after the confirmation and announcement of the competition results.

The Jury, at its own discretion, has a right to reduce and/or divide the amount of prize money in case if the submitted proposals do not comply with all the requirements of the Competition.

## **5. TECHNICAL COMMITTEE AND JURY OF THE COMPETITION, EVALUATION CRITERIA**

### **5.1. Technical Committee**

Before the evaluation of submitted proposals, the Organiser shall appoint members of the Technical Committee. The Technical Committee shall be composed of the representatives appointed by the Organiser. The Technical Committee shall assess the compliance of all submitted entries with the Competition Brief and Design Assignment, making a decision on forwarding the received entries to the Jury for evaluation.

If any shortcomings are identified, the Technical Commission shall inform the Jury about them. The Jury, by a simple majority of votes, shall make a decision on rejection or further consideration of the Entry in question.

### **5.2. Members of the Jury**

Members of the Jury shall be appointed by the Organiser's working group.

The Jury shall consider all proposals complying with the competition rules. The decision of the Jury shall be final. If the Entrant has not complied with any of the competition rules, the Jury may decide to disqualify the Entrant in question.

The Proposals submitted for the competition shall be evaluated by the Jury composed of:

1.	Chairman of the Jury	Representative of the Organiser SIA "Zaķusala Estates"	Mārtiņš Pevko
2.	Deputy Chairman of the Jury	Representative of the Organiser SIA "Zaķusala Estates"	Oskars Ozoliņš
3.	Member of the Jury	Representative of the Organiser SIA "Zaķusala Estates"	Juris Jirgens (architect)
4.	Member of the Jury	Representative of the Latvian Architects' Association	Egons Bērziņš (architect, urban planner)
5.	Member of the Jury	Representative of the Riga City Architect's Office	Aleksandrs Feļtins (architect)
	Secretary of the Jury	Representative of the Organiser SIA "Zaķusala Estates" (participates in the Jury's sessions without voting rights)	Madara Sila

The composition of the Jury may be changed only by Organiser, informing about it the Entrants.

The members of the Jury and the Secretary of the Jury are not entitled to be the Entrants of the competition. The Jury, at its own discretion, may decide to invite specialists or experts in capacity of advisors for evaluation of the submitted entries.

The Jury considers the received Competition Proposals and makes a decision within 3 (three) calendar weeks after the date of their submission on 25<sup>th</sup> April, 2016. The Organiser will



publish the competition results within two weeks after the Jury's decision on the LAA's website [www.latarh.lv](http://www.latarh.lv).

### 5.3. Jury's agenda

The Jury evaluates the entries from 25<sup>th</sup> April, 2016 to 16<sup>th</sup> May, 2016.

Before assessing the proposals submitted for the Competition, the Secretary of the Jury shall report on the results of the work of the Technical Committee as to whether the proposals submitted meet the quantitative criteria set out in the Competition Brief and Design Programme. If the Technical Committee has found shortcomings, the Jury will be informed about them and by majority voting it will make a decision on rejection or further evaluation of the entries in question.

The Jury shall convene in a closed session and make a decision by selecting the winner and the proposals deserving special mention. The Jury may carry out a preliminary selection of proposals based on their quality and may further examine in detail and assess proposals that are moderately good and good. In this case, an individual annotation is not prepared for the proposals that failed to meet the selection criteria. Written minutes are taken of the Jury's discussions of each of the submitted proposals and the decision-making process, which are then enclosed to the competition results. The Jury summarises competition results and prepares recommendations for further use of the spatial development concept obtained as a result of the Competition.

### 5.4. Evaluation criteria

When evaluating the proposal, the following shall be taken into consideration:

- criteria of the urban planning quality of the Competition Object;
- how well the new building blends within the urban context;
- a functional solution proposed for the Competition Object;
- a concept for landscaping and improvement of the competition site;
- a concept for vehicle movement;
- innovative solutions used in creation of public spaces;
- the number of useful areas and car parks;
- other specific criteria, i.e. sustainable solutions, technical quality, economic and social benefits etc.

**5.4.1.** The Jury shall evaluate the submitted Proposals that comply with the Competition Brief and Design Programme in accordance with the following criteria:

No	Criteria	Maximum number of points
1	Architectural and urban planning quality of the concept and architectural solutions used for the buildings	70
2	Road infrastructure	20
3	Solutions for the recreational area	10
	Total	100

**5.4.2.** The Jury may decide on the Competition results if no less than two thirds of the Jury's members are taking part in its session.

**5.4.3.** The Jury shall make a decision by open voting and determine the winner. The Jury shall

make its decisions by simple majority voting. Each member of the Jury shall have one vote. If the number of votes is the same, the vote of the Chairman of the Jury shall be a decisive one. The Secretary of the Jury shall write down the Jury's decision in the minutes, which shall be signed by all the members of the Jury who are present. The Jury's decision shall be final.

**5.4.4.** The Jury shall make its decision on 16<sup>th</sup> May, 2016. The Jury's decision shall be written down in the minutes, which shall be signed by all the members of the Jury.

**5.4.5.** After the decision has been made about the award-winning entries, the Chairman of the Jury shall open the envelopes of the award winners containing their documents, check their compliance with the Competition Brief, disclose the mottoes and announce the names of the winning authors. All the members of the Jury who are present shall sign the sheets with the motto(s) of the award-winning proposal(s) and information about the author(s).

**5.4.6.** In the minutes, the Secretary of the Jury shall enter the motto(s) and the name(s) of the authors of the award-winning proposal(s).

**5.4.7.** If any shortcomings are identified or if the application of the award-winning entry does not comply with the Competition Brief, the Jury shall decide on options how to remedy the shortcomings or shall decide to award the prize to the runner-up.

## **6. MATERIALS TO BE SUBMITTED FOR THE COMPETITION AND THEIR PRESENTATION**

- 6.1. An explanatory note containing the following:
- a description of an urban planning concept of the proposal, focusing on the analysis of the silhouette and dimensions of the new buildings from the main perspectives;
  - an analysis of the existing situation and a description of the conceptual, functional and architectural idea, indicating the benefits to the city of Riga that the development of this part of the city would bring;
  - technical and economic parameters (in accordance with the RTIAN) for all plots of land jointly and separately for each allocated unit of land:
    - \* construction area (m<sup>2</sup>);
    - \* vacant area (%);
    - \* construction intensity (%);
    - \* the number of floors; total height of the buildings (m);
    - \* the total (gross) area of each floor (m<sup>2</sup>) (measured along the external perimeter of the buildings);
    - \* the total useful area of each floor (m<sup>2</sup>);
    - \* cubic capacity of the buildings (m<sup>3</sup>); and
    - \* the number of parking spaces.
- 6.2. A1-size panels with graphic documents must be fixed to stiff backing boards of 596 x 840 mm. The panels must be horizontally orientated. In the upper right corner of the panel – a number and a motto consisting of two Roman characters and three Arabic numerals must be indicated. It is recommended to leave space under the motto for the panel placement scheme. It is not advised to use backing boards of thickness exceeding 5 mm.

The presentation of panels should demonstrate the proposed urban planning ideas as they reflect the tasks and themes of the particular site, show the project on the whole, focusing on its architectural values and revealing in more detail the connection between



the new buildings and the existing situation on the site.

Graphic materials should be presented on A1-size sheets with the following information:

- a master plan of the competition site in scale 1: 1000 with:
  - the planned buildings;
  - a concept of improvement and landscaping of the territory;
  - a scheme showing pedestrian, cyclist and vehicle traffic organisation;
  - marked borders of plots of land and a conceptual land use plan;
  - technical and economic parameters for the whole peninsula and for each allocated plot of land separately;
- a master plan of the study area in scale 1 : 2000,
- typical floor plan schemes for each building or groups of buildings in scale 1: 200, including for parking spaces, with the names of rooms and their area for individual housing units, construction axes and dimensions between them;
- a legend showing materials used for facade finish;
- characteristic sections of the Competition Object in scale 1: 200 with height marks, construction axes and dimensions between them;
- an insolation scheme and calculations;
- 3D-model showing the spatial development of the territory;
- visualisations and/or photomontages showing the vision for future development which characterise the synthesis of the suggested idea within the context of the existing urban environment, taking into account the main perspectives and vantage points, see Appendix 6\_1\_1.

A CD-ROM or DVD must be compatible with the Mac or PC systems and include:

- each panel in A1-size with 300dpi resolution;
- scaled-down all A1-size scaled-down panels in a PDF file with 300dpi resolution in A3-size;
- images of all A1-size panels in a PDF file with 72dpi resolution for publication on the internet (1024 pixels);
- a bound document and all graphic materials required to show the idea of the project in a PDF file with 300 dpi resolution in A3-size.

Each document must be in two versions – .pdf file and .jpg file.  
Each document must be given a descriptive name.

Two copies of the CD-ROM or DVD must be included.

### 6.3. Bound document

The bound document must be in A3-size (420 mm x 297 mm) in two copies and include:

- a brief summary of the problems solved as part of the project and of the conceptual approach used;
- scaled-down colour reproductions of the panels;
- an explanatory note describing an urban development concept, architecture and landscaping and improvement;
- an explanatory note should also include the territory balance of the Competition Object (construction area  $m^2$ , total area of separate floors  $m^2$ , cubic capacity of buildings  $m^3$ , vacant area  $m^2$  and %, construction intensity %, construction density %);
- explanatory drawings or technical drawings may accompany the texts.



#### 6.4. Sealed envelope

The Entrants shall submit a sealed A4-size envelope (210 mm x 297 mm) containing documents disclosing the identity of the Entrant(s).

A motto shall be written on the sealed envelope.

This envelope shall contain:

- a completed application form, see a sample in the Appendix;
- document(s) proving the identity of the Entrant(s), including a signed declaration to observe the competition rules.

The sealed envelope should contain no other documents than those above listed. A CD-ROM/DVD shall not be put in the envelope.

### **7. THE PROCEDURE AND DEADLINE FOR SUBMISSION OF PROPOSALS**

The Competition will take place from 22<sup>nd</sup> January, 2016 to 25<sup>th</sup> April, 2016.

The Proposal shall be submitted in a single copy and delivered personally to the Secretary of the Jury in the office of the firm SIA 'Zaķusala Estates' in Riga, Skanstes iela 50, or sent by post to the recipient SIA 'Zaķusala Estates', Rīga, Skanstes iela 50, LV-1013 until 25<sup>th</sup> April, 2016, 5 p.m. Latvian time (GMT + 2:00).

If the Entrant sends the Competition Proposal by post, the Entrant shall assume full responsibility for its receipt. Regardless of the chosen method for submission of documents, the Proposal shall have a stamp of 25<sup>th</sup> April, 2016, proving its dispatch within the set time limit. A scanned document confirming a postal dispatch shall be sent to the e-mail address: [zakusala@merks.lv](mailto:zakusala@merks.lv) until 25<sup>th</sup> April, 2016, 5 p.m.

Proposals submitted after the indicated deadline, will not be admitted for assessment.

The Entrant must submit all materials of the Competition Proposal and information according to the requirements laid down in Section 6 of this Brief.

The Competition Proposal shall be considered to be submitted within the set deadline, if it is submitted at the place specified in the Competition Brief (stamped by the Secretary of the Jury) or dispatched by post (postal stamp) not later than within the term indicated in the Competition Brief.

To acknowledge the receipt of the Proposal, an entry is made in the registration journal of the documents received by the Organiser, indicating its motto and the Entrant's phone number. On the submitted separate envelopes, without opening them, a mark is made, indicating the date of their receipt and the registration number.

A written confirmation of receipt is issued to Entrants who personally submit their Proposals, indicating their mottos, the date and time of receipt, as well as the registration number.

The Organisers shall not cover any expenses of delivery. For national delivery, delivery costs must be paid in advance by the Entrant. For international delivery, the Entrants must find out from the dispatcher of their packages what steps should be taken to ensure that all costs related to international transportation are covered, including customs duties, declared value and insurance entailing extra customs duties.

## **8. TECHNICAL INFORMATION ABOUT THE COMPETITION**

### 8.1. Competition documents

The Competition documents include the Competition Brief, the Design Programme and Appendices. The competition folder contains all the information necessary for the Entrants to be able to start elaborating the Proposal.

### 8.2. Questions and presentation of the territory

Questions about the competition site and competition rules should be sent to [zakusala@merks.lv](mailto:zakusala@merks.lv)

Deadline for submission of questions:

Friday, 1<sup>st</sup> April, 2016,

Deadline for posting of answers:

Wednesday, 8<sup>th</sup> April, 2016.

### 8.3. Visit to the competition site

The visit to the competition site will take place in Riga, Zakusala, on 16<sup>th</sup> February 2016, at 12 a.m., only if the Participants have expressed their interest to see the competition site and have expressed their interest to see the competition site and have applied before per email [zakusala@merks.lv](mailto:zakusala@merks.lv) Representatives appointed by the Organiser's working group will take part in the site inspection.

Additional information will be sent to each Entrant and published on the LAA's website [www.lataarch.lv](http://www.lataarch.lv).

## **9. COPYRIGHT AND FINAL PROVISIONS**

Ownership to the materials of the prize-winning competition entry shall pass in full to the Organiser without any disclaimer on the date of their receipt. Copyright shall be retained in accordance with the laws and regulations of the Republic of Latvia.

The authors of unawarded Proposals may receive their proposals back within one (1) month after the publication of the competition results by presenting a statement issued by the Secretary of Jury. After this deadline, the Organisers shall be not responsible for storing of Proposals.

The Organiser shall reserve a right to publicise the materials submitted for the Competition and, if necessary, to hold an exhibition or a public discussion. The exhibition and public discussion of the Proposals will be held after the announcement of the Jury's decision.

The Entrants' copyright to publications in the press, participation in exhibitions and involvement in further elaboration of the project shall be respected in accordance with the laws and regulations in force.

Questions that are not covered by these rules and the Agreement of Participation shall be resolved in accordance with the laws and regulations of the Republic of Latvia.

The author of the prize-winning entry could be invited for discussions regarding the further development and implementation of the project, unless the Competition Brief includes a clause suggesting a different course of action. The interested parties shall agree in writing on the



form of author's participation in further development and implementation of the project.

## **10. DOCUMENTS AND MATERIALS OF THE COMPETITION**

Competition documents and source materials are listed in the table (see the table in the Appendix) where they are kept in separate folders indicating the contents of the folder and the name of the file. All competition documents are available digitally (in a CD) and as printouts.

Šajā dokumentā  
caurauklotas un aizzīmogotas  
kopā *11 kāršu kopā* .....  
numurētas lapas