



Baltic Sea Region
Programme 2007-2013

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Partnership Instrument)



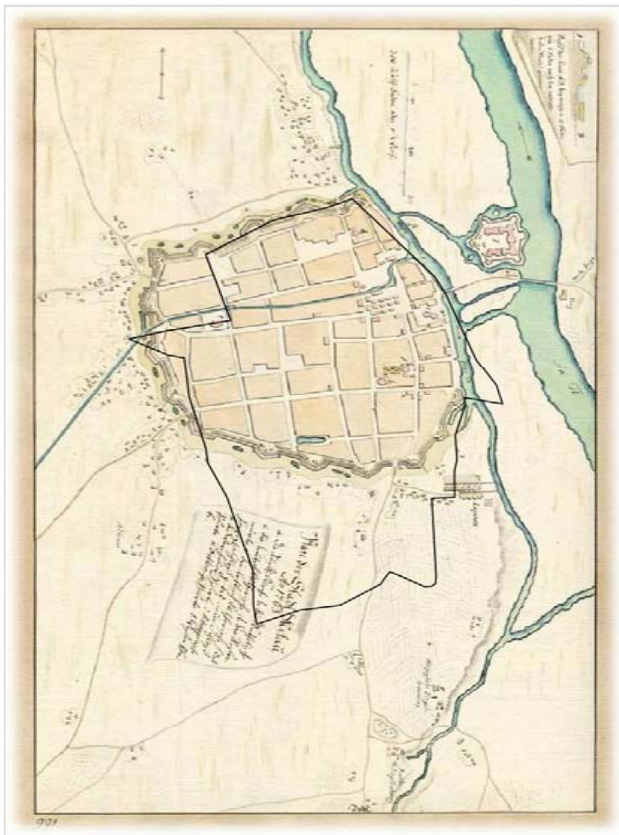
“Integrated development concept for multi-storey houses in the central zone of Jelgava”

Ineta Vintere, Gunita Osīte

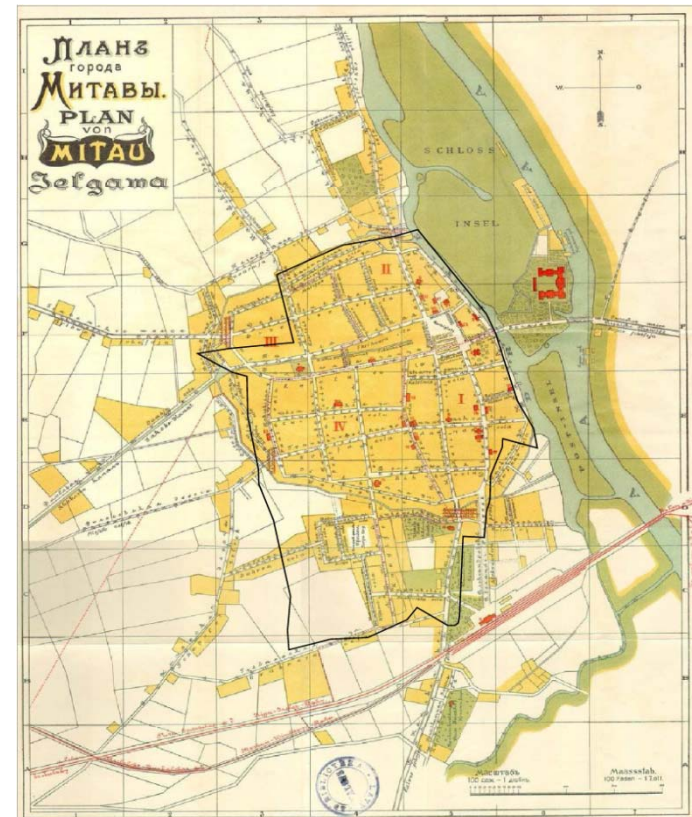
Jelgava City Council

22.10.2010.- WP3 Seminar in Berlin

TA of Jelgava through centuries



1763



1907

TA of Jelgava through centuries

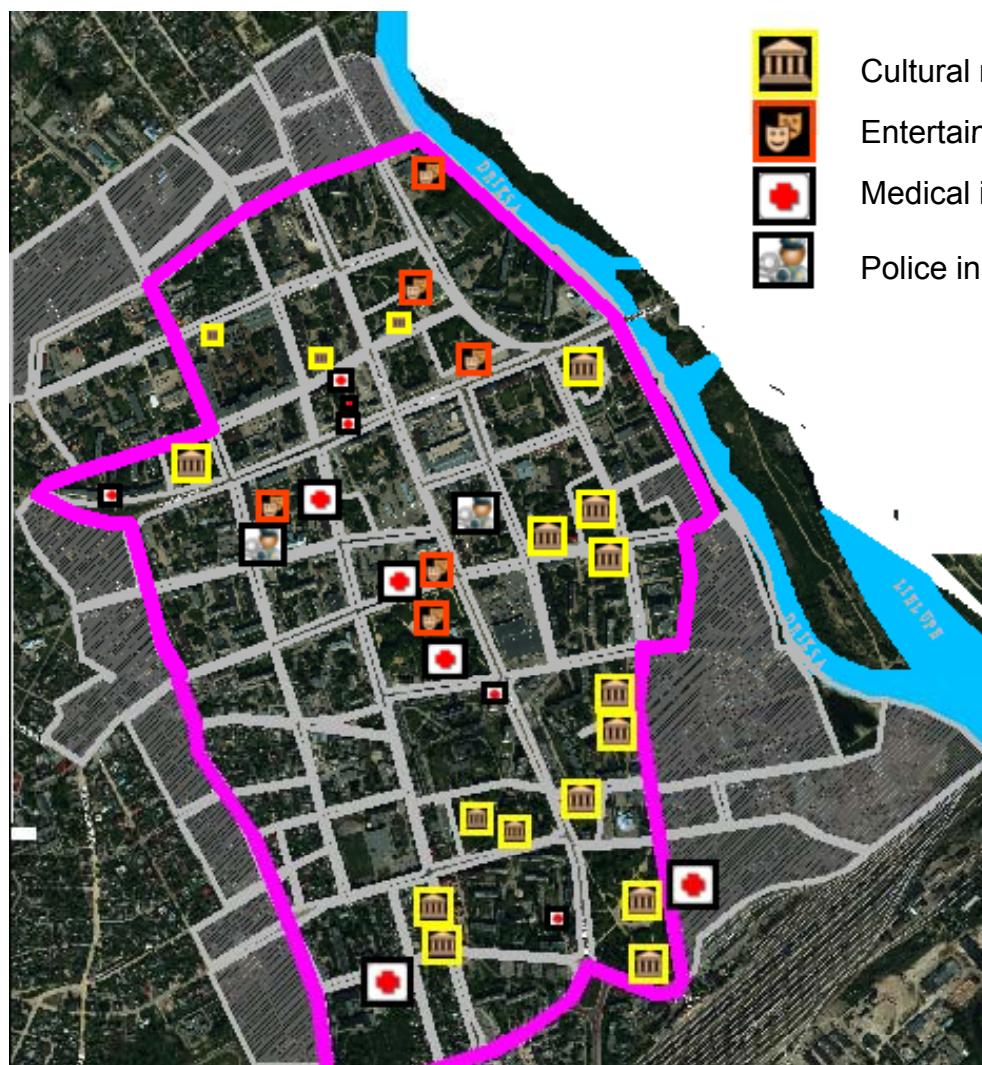


1924...1944



2010

Short overview about the TA

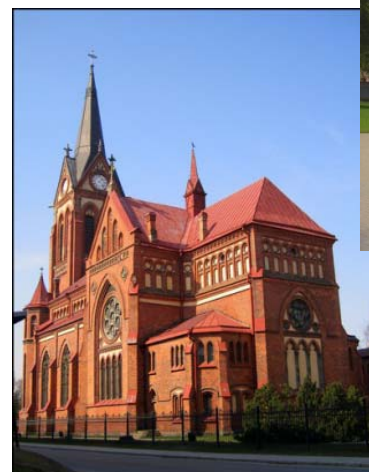


Cultural monuments

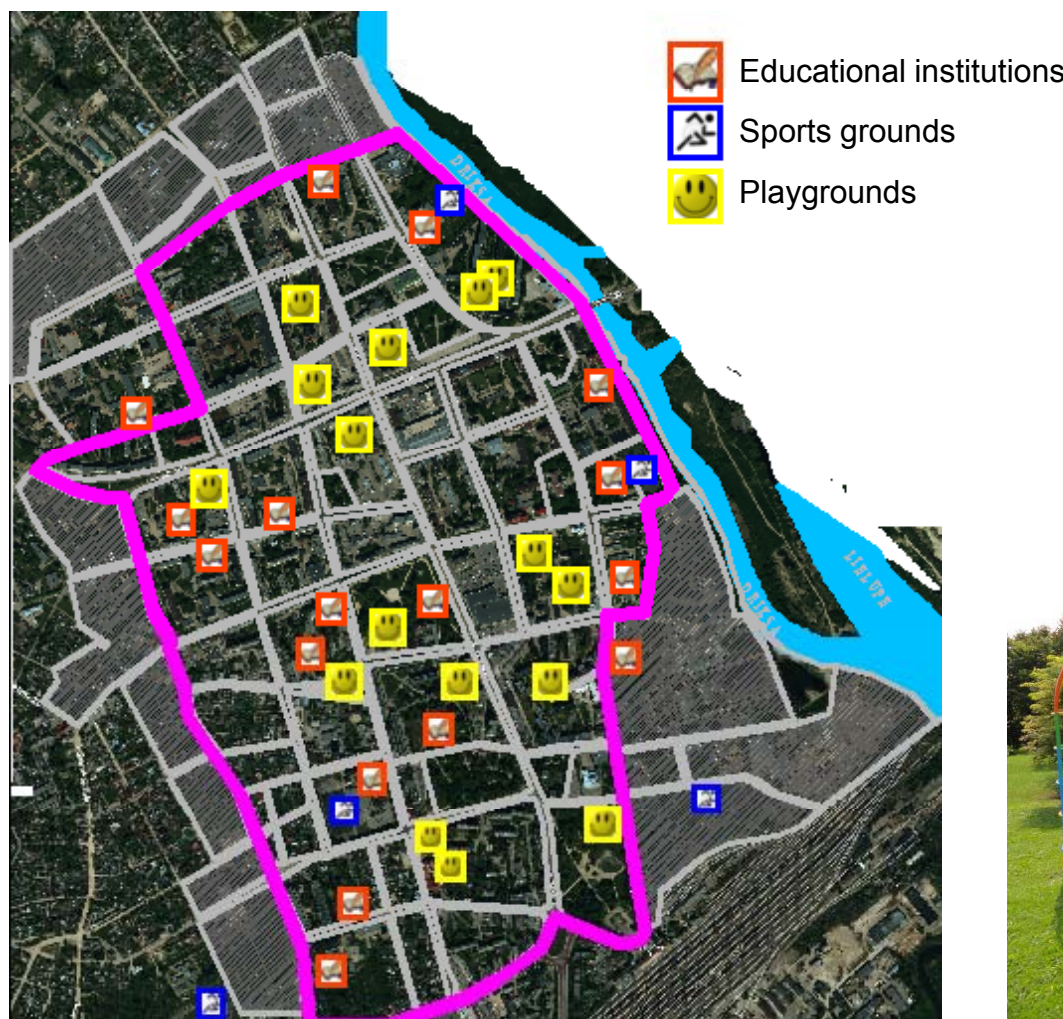
Entertainment and recreation places

Medical institutions

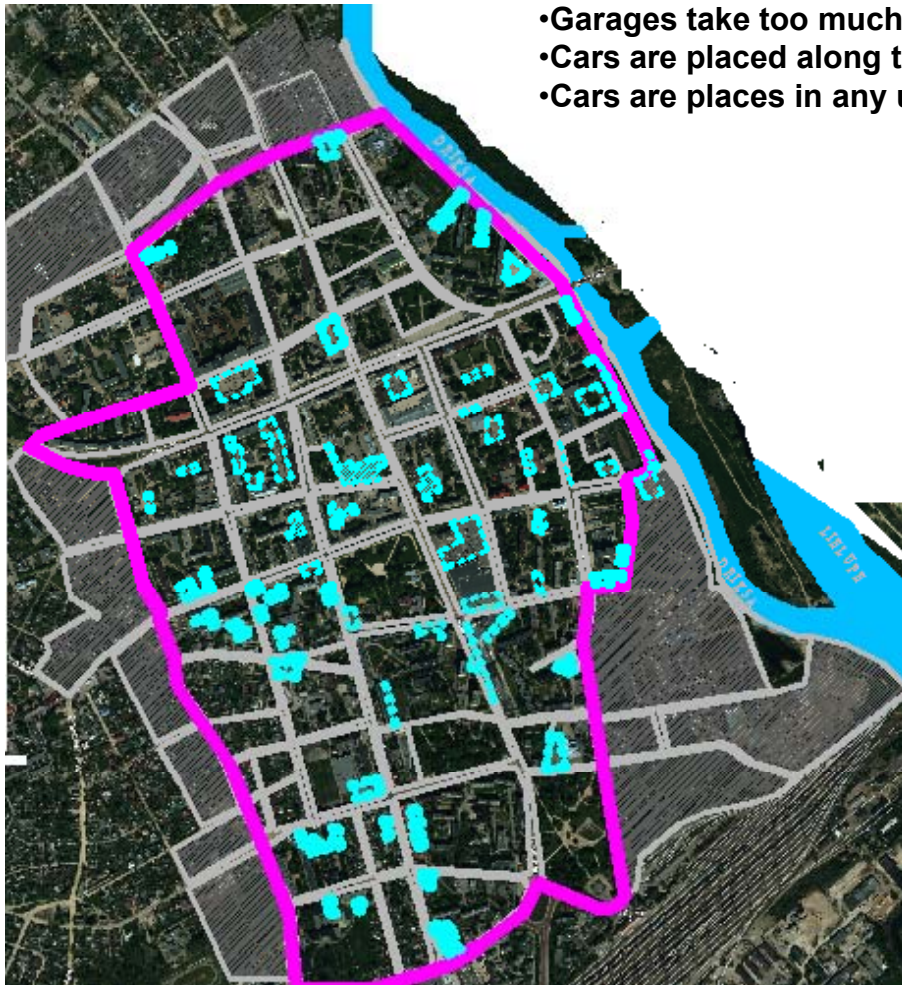
Police institutions



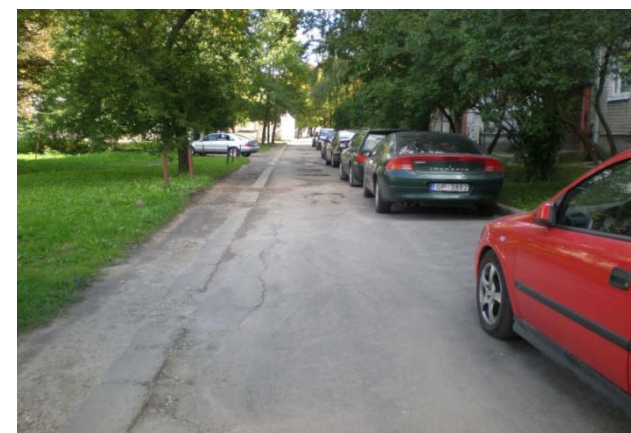
Short overview about the TA



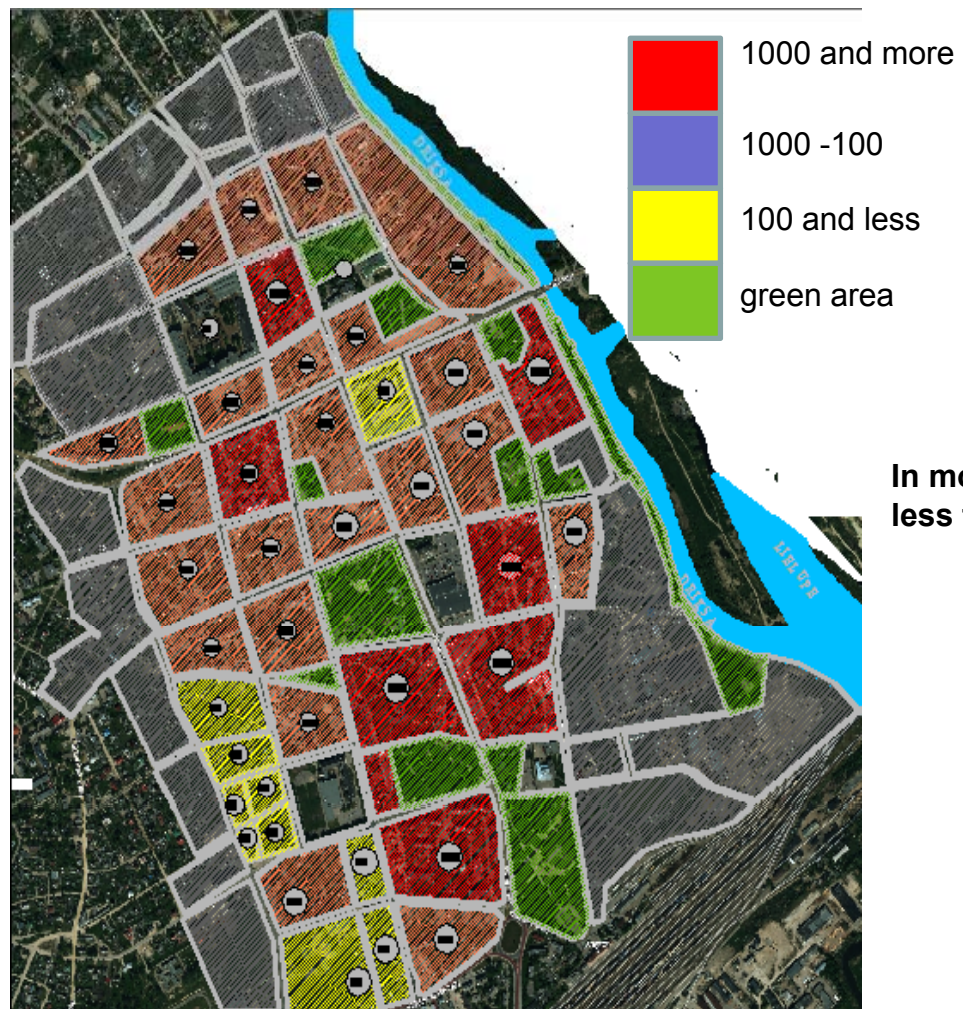
Short overview about the TA



- Garages take too much space in the yards of residential buildings
- Cars are placed along the street sides
- Cars are places in any unoccupied place/ green area



Short overview about the TA



In most blocks of houses number of inhabitants is less than 1000 persons per block of houses

Short overview about the TA

	Series 316	Series 318	Series 104	Series 103	Special projects	Total
Number of buildings	35 multi-apartment buildings	16 multi-apartment buildings	5 multi-apartment buildings	17 multi-apartment buildings	41 multi-apartment buildings	114 multi apartment buildings



Short overview about the TA

Item	Data	Trend
Target Area in ha	170	→
Number of inhabitants	20 630	↘
Classification of the area	Mixed type residential and business buildings	
Number of housing units total	114	
Specification regarding building age:		
Number of buildings built before 1948	7	
Number of buildings built 1948-1959	43	
Number of buildings built 1960- 1989	63	
Specification regarding refurbishment status		
Percentage of housing units that fulfil the national standards for energy efficiency	1	↗
Specification regarding building structure		
Number of single family-homes, semidetached or row-houses	423	→
Number of multi-family buildings / flats in mfb	114	↗
Existing consortium of individual owners	7	↗

Challenges and potentials



Poor visual and technical quality of non-residential space

- Undeveloped cycling network
- Undeveloped lightning in the inner yards of residential buildings
- Out of date infrastructure of utilities
- Insufficient number of parking lots



Undeveloped waste sorting



Poor quality of street surface

Challenges and potentials

Challenges

1) Poor technical condition of delimitating constructions of buildings



Natural ventilation in a cellar



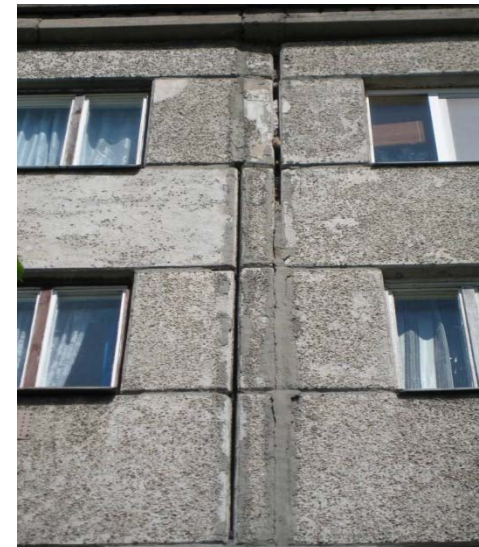
Fallen plaster of a base



Roof constructions



Thermal bridges used for connection of balconies



Facades with low heat resistance

Challenges and potentials

Challenges

2) Technical condition of main utilities



Sewer-pipes with water leakage on the basement walls



Main pipelines without insulation



Heating radiators and risers are not balanced



Technical corridor of pipelines in a basement

Challenges and potentials

Challenges

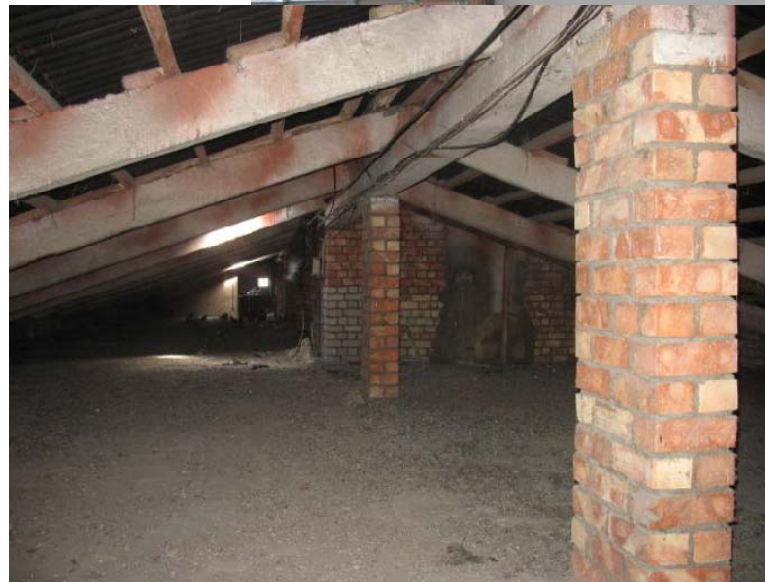
3) Problems inside buildings



Wetness through the outer walls of basement reduces heat resistance



Gaps in a staircase wall



Insufficient thickness of heat insulation layer in an attic covering

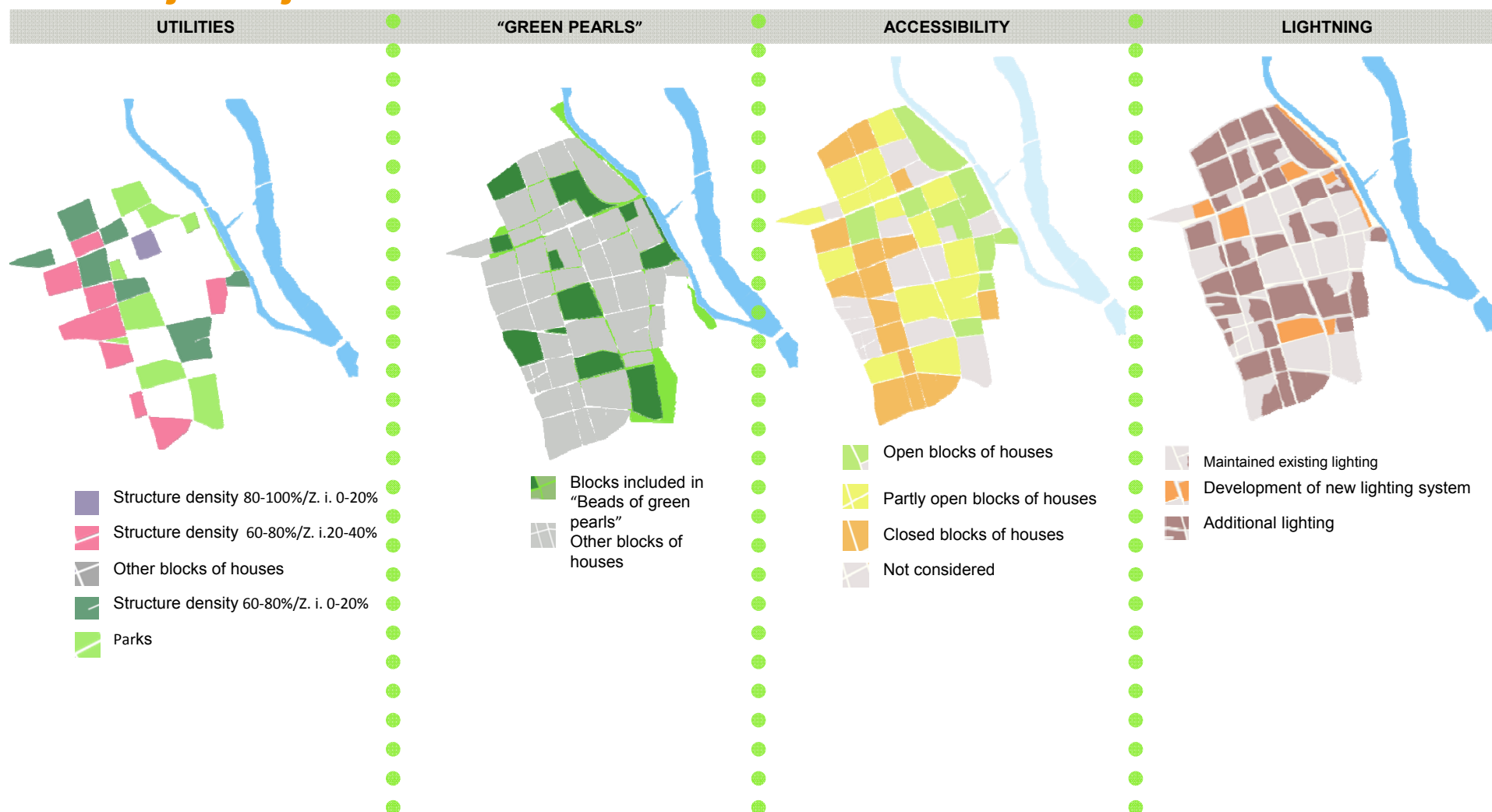
Challenges and potentials

Potentials

1. Improvement of environment quality in multi storey residential areas and development of environment attraction. Reconstruction of access roads and parking lots, development of recreation areas.
2. Rise of energy efficiency/ renovation of multi storey residential buildings and renovation of utilities using financing of the ERDF and other financial instruments.
3. Construction of a new bio-fuel cogeneration plant.

Before the heating season of 2012/2013 SIA „Fortum Jelgava” is planning to built a new bio-fuel cogeneration plant at Rupniecības street 73. Main benefit from operation of the new cogeneration plant will be use of green fuel in heat energy production. Instead of natural gas there will be used renewable fuel – wood chips which is CO2 neutral, thus contributing to climate changes, substantially reducing CO2 emissions in Jelgava city .

Major objectives and measures



Major objectives and measures



Improvement of environment of yards of multi storey residential buildings



Development of modern recreation areas and play grounds



Rise of energy efficiency of multi storey residential buildings



Development and modernization of parking lots and access roads

Major objectives and measures

Development of
multi storey or
underground
public parking
lots for a
concrete areas
of the TA

Projektētais zonējums



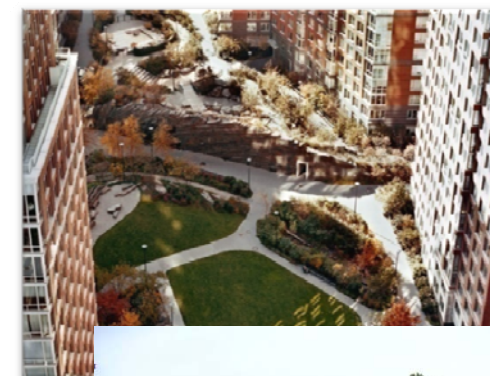
Major objectives and measures



Projektētais zonējums

◆ To develop structure of residential blocks of houses perimetral this way creating a closed living environment for residents

◆ To project new play grounds



Planning and implementation process

1. IUDC approval by Jelgava City Council;
2. Informative measures for society;
3. Including of IUDC planned activities in the Jelgava city *Investment Plan* (for 3 years), doing prioritization of activities;
4. Identification of financial instruments;
5. Preparation of project applications to receive co-financing;
6. Implementation of projects;
7. Annual monitoring of IUCD implementation.

Participation and communication

1. Meetings with flat owners;
2. Regular publications in local mass media about best practice of territory improvement and rise of energy efficiency;
3. Trainings for house managers about energy efficient management of houses;
4. Informative activities for children in the kinder-gartens and schools;
5. City panning game , where participate all representatives of different interest groups and residents – planning is done for a concrete area of the city using the game method;
6. “Saving bank” of good ideas.

Thank you for attention!