

WP 3 Urban Development

Summary of SWOT analysis



City of Jelgava



Location and function

Jelgava is located in the central part of Latvia – in the northern part of Zemgale plain, on the banks of the second largest river in Latvia – Lielupe. Jelgava is the largest city of Zemgale planning region and, according to territory and population, ranks fourth among the cities in Latvia.

Terrain is plain, absolute land mark values differ from 2,5 to 4,5 meters above the sea level; therefore, the level of ground-water is high. Territory of the city is 60,3 km², of which 272 ha are open waters, 1264 ha - forests, 162 ha – parks and squares.



Figure 1 – Geographical location of Jelgava

Geographical location of the city and the fact that city is situated on the junction of main transport routes, has promoted the development of Jelgava as one of the state-importance transit centres. Climate is moderately continental and it is influenced by Lielupe basin and proximity to Riga gulf. Jelgava is a state-importance regional centre of Zemgale planning region.

Leading industries in Jelgava are food processing, textiles production, metal-working, machinery building and wood-working industries. Most of the active businesses in Jelgava are engaged with trade.

Target area (TA) – centre of the city, marked off by the following streets: Rūpniecības iela, Pulkv.O.Kalpaka iela, Lielā iela, Kr.Barona iela, Pulkv.Brieža iela, Ausekļa iela, J.Čakstes bulvāris, Elektriības iela, Palīdzības iela, Zemgales prospekts and Stacijas iela. Total area of the TA is approx. 170 ha. Under provisions of territorial plan this territory is - mixed type residential and business buildings area, and multi-storey residential buildings areas.

Demography

Population is decreasing in the last years. As of September 30, 2009, 64868 inhabitants had declared their place of residence in Jelgava (in 2008 – 65510, in 2007 - 65644). The proportion of people at working age (from age of 15) - 66,9%, under working age - 14,7% and past working age - 18,4%.

Population density in the city - 1 076 citizens per km².

Unemployment rate in Jelgava, similarly to the average trends in the country, in 2009 increased substantially; in December the rate was at 13,5% (in the country – 16,0 %). Along with the increasing unemployment rate, the emigration rate is increasing as well. As of September 30, 2009, migration balance in Jelgava was - 417 inhabitants.

Population in TA is around 20 630 citizens – approx. one third of inhabitants of Jelgava.

Infrastructure

Mobility/ Traffic and noise protection

City buildings structure is developed with radical road network. The main means of transport - road vehicles

The city accounts for 368 streets with total length of 263,63 km, including 113,05 km of streets with asphalt covering. In many places the technical condition of roads is poor due to depreciation.

Network of public transport – buses – is developed in the city. In future it is planned to build a traffic terminal by joining railway station and bus station and destination of public transport. At present destination of all public transport lines is situated in the city centre. Maxi-taxi traffic with Riga is developed.

Renovated streets have cycling routes that are separated from pedestrian paths. Cycling routes development plan is elaborated; it determines the arrangements for cycling routes – to join educational, residential and recreation areas. In future it is planned to extend the pedestrian street (Driksas iela) up to the river Driksa. It is planned to develop Pasta street and Zemgale prospect as main pedestrian axes in the central territory by creating an attractive territory near streets.

Situation with the parking facilities is problematic – there is lack of parking lots in the yards of residential buildings as well as at the public objects.

In 2007 research "Assessment and modeling of environmental noises in Jelgava city territory" was elaborated. In some of main streets the standards (till 10 db and over 10 db) are surpassed. In general the acoustics situation of residential quarters is satisfactory. 2000 inhabitants live in the territory that is exposed to noise.

Important hubs - bus terminal, railway station – are situated in the TA. Hubs are connected with main streets of the city (Pasta iela, Zemgales prospekts, Lielā iela). In the centre regulated pedestrian crossings have been set up. In the future it is planned to develop pedestrians' subway at the public hub. Speed limitation near educational establishments is set to 30 km/h. It is planned to develop a crisis management centre.

A general problem, as indicated above, is parking for cars. It is particularly true about public buildings and multi-storey dwelling blocks – access roads are narrow and parking lots, as planned in Soviet times, were not anticipated for the current amount of cars. To provide place for parking lots, it is planned to build a multi-storey parking lots in the centre.

Retail, public services, local supply

The network of public services companies, affiliates of banks and insurance companies is well developed in Jelgava.

Spatial plan 2009 - 2021 foresees strengthening spatial structure of the city by developing local centres in residential quarters that would provide inhabitants with periodic and episodic services

Largest manufactured goods shops, groceries, banks and service objects are located in the TA.

Social infrastructure, culture, leisure

There are many public spaces and green spaces that can be used for different purposes (sports, leisure, etc.). Also networks of schools, kindergartens and health care institutions are well developed.

Municipal agency "Kultūra" manages culture events in Jelgava. Every year many events are organised in the city; the most important are the International Ice Sculptures festival (attendance in 2008 – 42 thousand), Jelgava City festival (attendance in 2008 – 31 thousand).

3 kindergartens are located in the TA and in 2010 it is planned to renovate another one. Also 3 municipal secondary schools, 1 night-shift secondary school, 1 private school and 3 primary schools, 2 crafts schools and 1 school of music and Arts school is located in the target area.

Education and Research

Latvia University of Agriculture is situated in Jelgava. This university has 9 faculties and about 10 000 students. Zemgale Technological Park has also been established, it is located on the right bank of Lielupe, covering territory of 11 ha. The park also hosts a business incubator.

Tourism/ local recreation

4 places for accommodation are located in the city (2 hotels, 1 motel, 1 youth hostel). As of 2007, number of beds was 190, number of visitors- 17582. Jelgava History and Arts Museum named after Gederts Eliass, memorial museum of Adolfs Alunans, Jelgava Palace (designed by the Russian court architect Rastrelli) are popular sites for visitors. In palace it is also possible to see the exhibition of the family vault of Dukes of Courland and museum of the Latvia University of Agriculture. St. Trinity Church tower is under reconstruction (until the middle of 2010) and it will host a Tourism information centre.

Hotel "Jelgava" and main tourism objects are located in the TA.

Supply and waste disposal / state of the art

Telecommunications

Comprehensive and technically modern networks are available.

Water supply

Only underground water sources are used to supply the city with drinking water and ensure district water-supply. Water quality is inconsistent and depends from water parameters in drill holes. Within the second phase of project "Development of water supply and sewage services in Jelgava", which is funded by Cohesion fund, it is planned to install water iron removal equipment.

Centralised water supply system provides drinking water to 84,6% of citizens, enterprises and organisations.

Sewage and wastewater

Capacity of new water purification plant is 24000m³ per day, thus there is reserve to ensure further development of sewerage network.

Waste

District waste management system is maintained to ensure collection and processing of waste. Particular attention is fixed to development of waste separation infrastructure. Currently 110 separated waste collection points have been organised.

Gas supply

Gas supply in the city is ensured from gas control stations. The following dwelling districts are provided with natural gas: Viskaļi, Avenu ciems, centre, Ģintermuiža, district of Satiksmes street, district of Meiju road, district of 4. līnija, district of 5. līnija, Bemberi, Depo district, RAF district, Valdeka, Pārlielupe.

Electricity supply

Electricity supply in the city is ensured by three substations – 330/110/20/10kV substation "Viskaļi" is located in the southern part of the city, 110/20/10kV substation "Miezīte" is located in the

northern-western part, whereas 110/20/10 kV substation “RAF” is located in the northern-eastern part of the city. Substation “Viskaļi” is connected to energy supply system by four 330 kV and seven 110 kV electricity supply lines.

Heat supply

Heat supply in the city is ensured via Jelgava district heating system (JDHS) or autonomous (local) heating systems. Approximately 65% of citizens live in houses that are connected to JDHS. Type of fuel used for production of heat – natural gas.

Total length of JDHS network - 70,0 km, of which 45,7 km of pipelines are under the ground (in reinforced concrete passages or without particular passages), 6,3 km of pipelines are located on supports above the ground, and 18,0 km are located in technical corridors of buildings.

In October, 2008 new district heating plant was launched into operation (located in 47 Avicācījas iela) – it is 28 MW gas-fired boiler house. By 2012 it is planned to build one more cogeneration boiler house, where biomass will be used.

Environment

Water quality

Potential agents of pollution are abandoned, unused drill holes which need to be eliminated. For all former drill holes strict rules regarding e.g. protective zone and sealing should be set.

Air quality

68% of the territory is of low pollution, 29 % - medium, 3% - high (according to research done in 2007, after the method of bio-indication).

In the direction from city centre to periphery pollution areas decrease from more polluted to less contaminated. Major pollution areas are near main transport routes (both railway and roads), as well as near the industrial territories.

TA territory is located in medium pollution area (according to the research of 2007, following bio-indication method)

Vegetation

Woods cover 1264 ha (21%) of the city territory, parks and squares -35 ha (0.6%).

Green areas are located in the city – Raiņa park (3.2 ha), Stacijas park (4.8 ha), Ā. Alunāns park (2.2 ha), Square behind the Culture house, Duke Jacob's square, bank of the river Driksa, Grēbners park (12.3 ha), Pils park, Ozolpils park (7.9 ha), Valdeka park (3 ha), Gintermuiža park. Place for active recreation - Pasta island.

TA territory encompasses green areas, but in many places such need renovation. Raiņa park (3.2 ha), Stacijas park (4.8 ha), Ā. Alunāns park (2.2 ha), Square behind the Culture house, Duke Jacob's square, bank of the river Driksa are located in the TA.

Natural habitats/ natural heritage areas

Near the TA Natura 2000 territory is located - Lielupe flood-lands meadow - 211 ha. There are also public green areas - Raiņa park (3.2 ha), Stacijas park (4.8 ha), Ā. Alunāns park (2.2 ha), Square behind the Culture house, Duke Jacob's square, bank of the river Driksa.

Urban structure

Historic development/ sites and buildings

After the World War II 90% of buildings in Jelgava were destroyed. The most important monuments relating to the pre-war history are: reconstructed museum - Academia Petrina, Tower of St .Trinity Church, part of the wooden architecture in old part of the city, Jelgava palace. Multi-storey

residential buildings are built after the war. Buildings in the central part of the city were built in 50-60ies, but buildings in the periphery - in 70-80ies.

Such important cultural history heritage sites as museum (Academia Petrina) and Tower of St .Trinity Church are located in the TA. Great part of the territory is under protection as city building historical site of national importance.

Urban structure

Monocentric structure with radical street network is characteristic to the city. After the war the city was renovated as an impersonal city, with heavy and boring soviet architecture. The essential problem of the compositional structure - impersonal city center (without any accent).

Dwelling districts in the city formed gradually, starting from the post-war period until the end of the 80ties. Dwelling districts that were built in Soviet times are too spacious, banaisic and impersonal, technological and construction quality is poor. Activities for improving quality of living environment should be introduced in almost all districts, however, the activities will differ due to construction years, type of construction, existing improvements and other factors that will be defined during the planning process.

Housing structure

TA – During the 40ties the first multi-storey dwelling houses district was built in the central part of the city. Majority of houses were built as individual projects. In the 60ties construction of houses of certain series was initiated. During that time multi-storey dwelling houses of 316 series were popular (with rather small flats) and such series houses are mainly located in the central part of the city. In the 70ties, considering the fact that only few land plots remained unoccupied in the central part of the city, new territories were assigned in the periphery for construction of multi-storey dwelling blocks.

Total housing stock and location ~ 16 978 (TA~6857) flats (in 2008). Growth index of the housing stock – 1,7%(TA ~0.4%). In 2009 one multi-storey residential building with 27 flats was launched into operation.

Number of apartments in the buildings, sorted by typology. (90,4%)-with 1 flat, (0,7%)-with 2 flats, (8,6%) with 3 or more flats, (0,3%) without division into flats - in 2008

Average dwelling space per resident in m² - 25 m² (in 2008)

Average living space in m² per housing unit - 60 m² (in 2008)

Average occupants per flat/household - 2,4

Percentage of buildings built before 1948 - 6%

Percentage of buildings built from 1948 to 1959 - 38%

Percentage of buildings built from 1960 to 1989 - 56%

Percentage of buildings built after 1990 – 1%

Percentage of single family houses, duplex - 56%

Percentage of multi family houses/ apartment complex - 44%

Average costs for refurbishment (€/m²) - 300

Housing demand, considering the present economic situation – the offer exceeds demand approximately 5 times.

Housing costs (in €, incl. water, heating, electricity), current burden ~0,1689 Ls per 1m² management of housing stock without water, heating, electricity.

Economy and Labour market

Jelgava produces about 2% of the gross domestic product of Latvia. In 2007 417 individual merchants, 1225 commercial companies and 852 self-employed persons were registered in Jelgava. Number of employers (in 2008) - 1818. Jelgava is an industrial centre. Leading industries in Jelgava – food processing, textiles production, metal-working, machinery building and wood-working industries. Most of the active businesses in Jelgava are engaged with trade. 32841 people work in the city. Unemployment rate is 12% (as of November, 2009).

Many (~34%) of inhabitants at working age work in Riga.

Social structure

Ethnic groups/ language

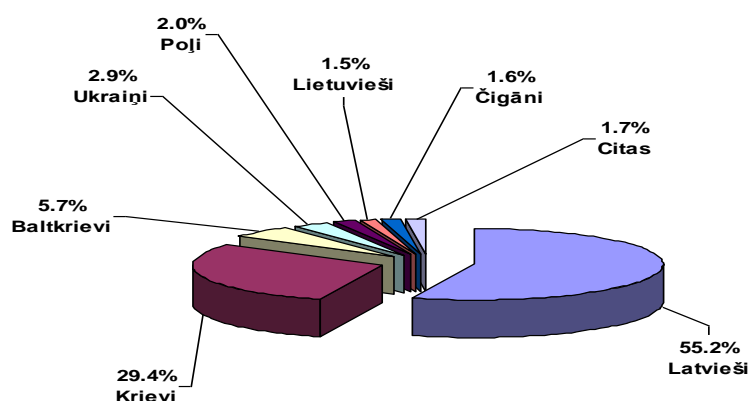


Figure 2 – National composition in Jelgava, 2008 (percentage from total population), source: Central Statistical Bureau of Latvia

Latvians – 55,2%, Russians – 29,4%, Byelorussians – 5,7%, Ukrainians – 2,9%, Poles – 2,0%, Lithuanians – 1,5%, Roma – 1,6%, Other nations – 1,7%.

Education

Pre-school education programmes are implemented by 8 municipal and 7 private pre-school educational establishments.

General primary education and secondary education programmes in Latvian are implemented in Gymnasium No.1, State gymnasium, Secondary School No.4, Spīdola gymnasium, Primary school No. 3, Primary school No. 4, boarding school No.1, Special boarding school, Special primary school, night-shift secondary school and R. Lazdina's Private school "Punktiņš".

Secondary school No. 5, Secondary school No. 6, Primary school No. 2, Special boarding school and Night-shift secondary school offer education programmes with other language of instruction than Latvian.

Vocational education programmes are offered by Jelgava Crafts secondary school, Jelgava Music secondary school and Jelgava Vocational secondary school. In 2008 1332 students studied in these schools, including 90 people in custody.

Data on Jelgava - in 2008 - 824 pupils graduated from form 9, 488 (59.3%) of them continued studies in secondary school, 94 (11.4%) continued studies in professional educational establishments, 189 (22.9%) in trade schools, 36 (4.4%) started to work, 17 (2%) – did not continue studies; 619 pupils graduated from form 12, 505 (81.6%) of them continue studies in universities, 114 (18.4%)-work.

Social structure (e.g. standard of living)

Social allowances is major requested form of social assistance – e.g. allowances to pay the bills, meals in school, attendance to pre-school education establishments and cover the medical expenses.

Many institutions have been established to work with issues related marginal groups and disadvantageous families. Thus, the city can provide assistance to certain social groups that are expanding.

To ensure accessibility for people with functional disabilities, it is necessary to improve transport infrastructure and improve access to public buildings and dwelling houses.

Communication/ co-operation/ involvement

City marketing

In 2010 it is planned to elaborate a marketing strategy. Municipality has cooperation agreements with 16 local authorities from foreign countries: Vejle (Denmark), Naka, Hallefors (Sweden), Siauliai (Lithuania), Parnu (Estonia), Bialystok (Poland), Baranovichi, Molodechno (Byelorussia), Shin Ying (Taiwan), Alkamo (Italy), Ivano- Frankivsk (Ukraine), Rueil - Malmaison (France), Southern administrative region of Moscow, Magadan (Russia), Novu - Odesa (Brasil), Berlin (Germany). Most important spheres of cooperation - education, development of human resources, culture, social prosperity, culture; prevention of drugs and addictive substances, development of entrepreneurship, development of attractive city environment and improvement of municipal services. Jelgava is a partner of Baltic Sea Cities Union.

Involvement of relevant local actors (stakeholders, planners, craft, etc.)

Meetings of architects and other activities about important issues regarding city territory development are regularly organized. Moreover, architectural meetings about central square of the city, about old part of the city, other cultural history heritage territories, bank of the river Driksa and development of Pasta island have been organized in the last years. Representatives from NGOs, retired people, students, entrepreneurs, professional planners and architects also participate in the activities.

Jelgava city council, in cooperation with entrepreneurs, has established Advisory board, where representatives from different organizations are included. It considers issues important for the city development

Engagement/ involvement civil society (residents, owners)

Participation of NGOs in planning process is not very common. However, for instance the organization "Parents for Jelgava" regularly organize spot checks in night clubs and gambling halls, etc.

During the process of elaboration of all planning documents public discussions are organized. Special attention is paid to those groups (e.g., owners) whose interests are affected by these documents. In 2008 11 public discussions on spatial planning issues were organized.

Networks/ inter-municipal co-operation

Common topics on development with adjacent local authorities - Development of public transport, Development of industrial zones, Management of orchards territories, Development of recreation areas, Management and development of Lielupe river basin, Management of waste system, Location of graveyards.

Imprint

Author Name(s): Head of Development and planning Department Gunita Osīte

Organisation: Jelgava city council

Address: Lielā street 11, Jelgava , Latvia, LV-3001

Fon +(371) 63005569

Fax +(371) 63029059

<http://www.jelgava.lv>

<http://www.urbenergy.eu>

