

THE COMPARATIVE ANALYSIS OF THE POSSIBLE SITES OF THE NATIONAL ACOUSTIC CONCERT HALL IN RIGA

2021.06.10 Riga

MASH
studio



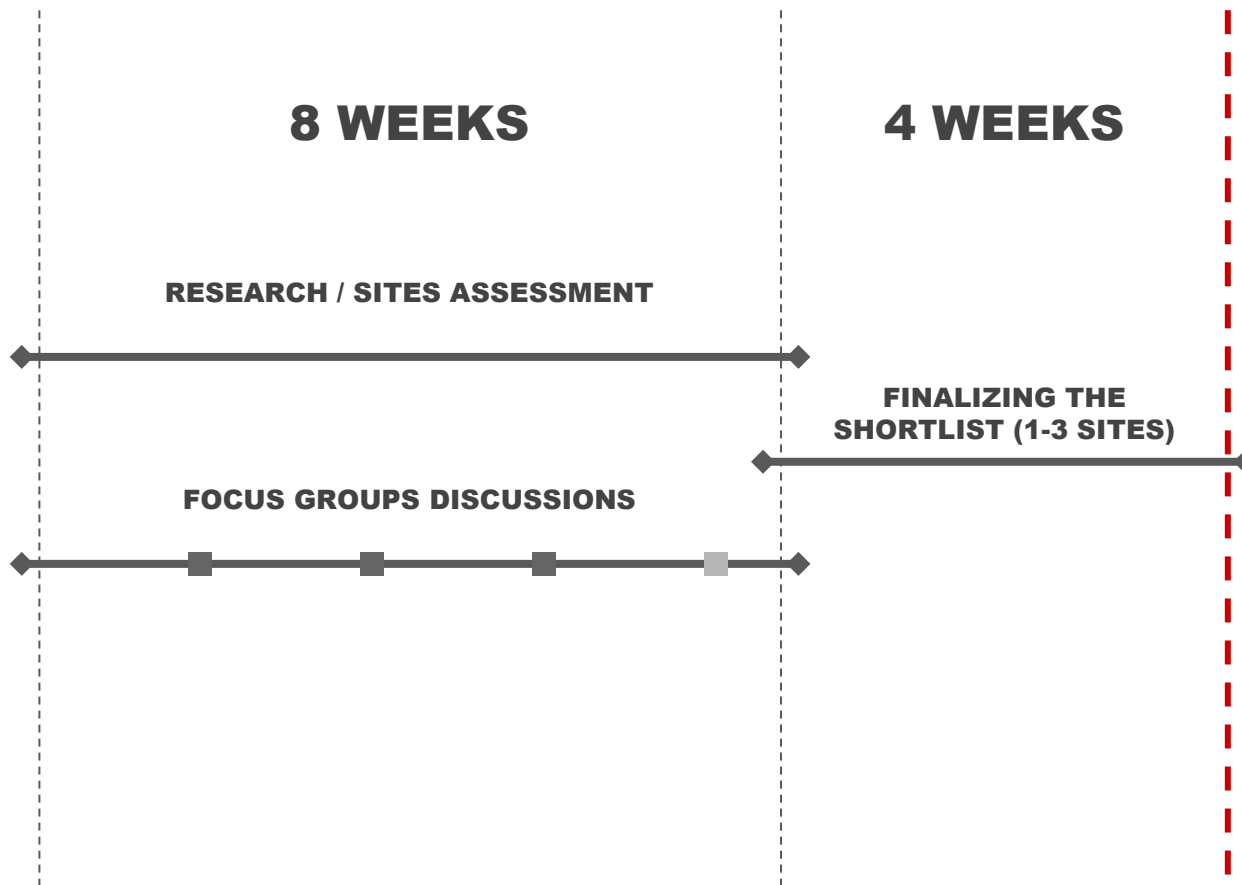
LATVIJAS ARHITEKTU SAVIENĪBA



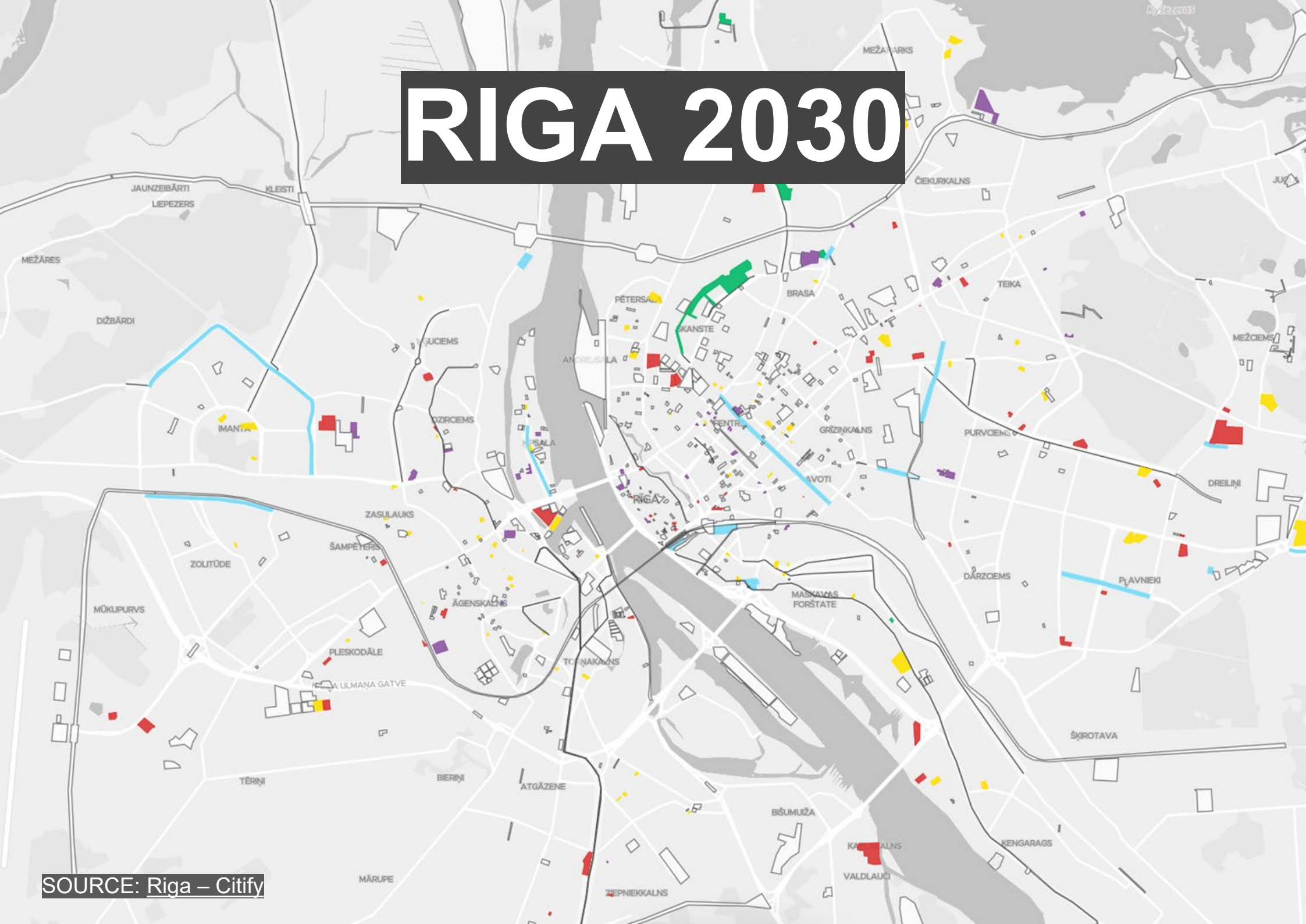
Kultūras ministrija

TIMELINE

**WE ARE
HERE**



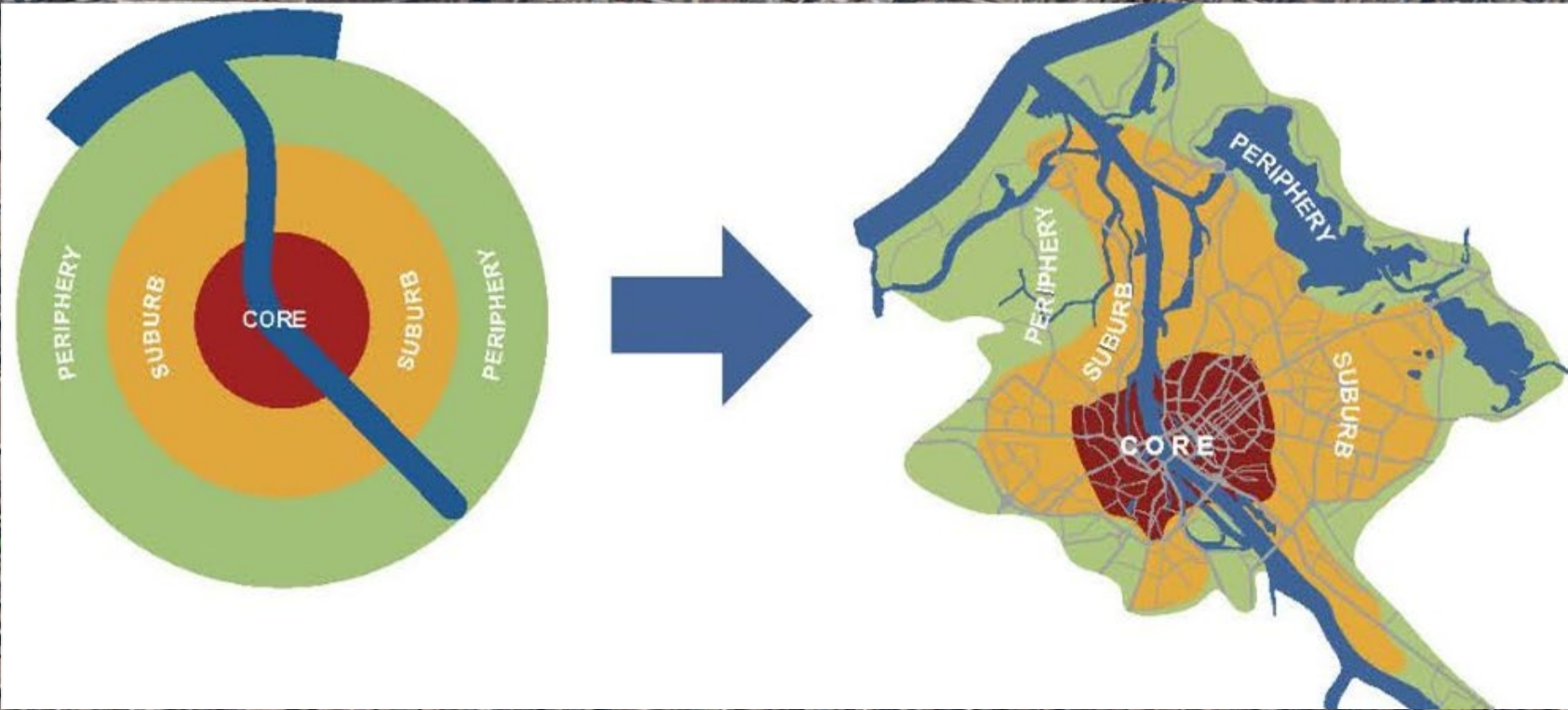
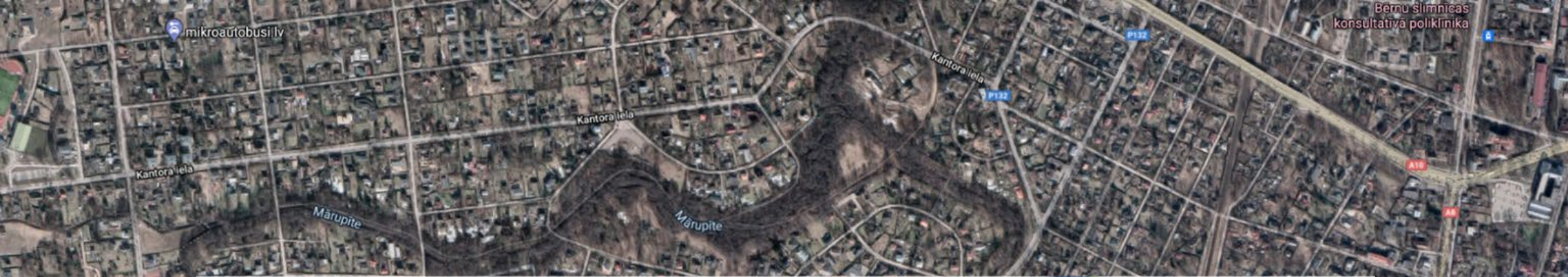
RIGA 2030



SOURCE: Riga – Citify

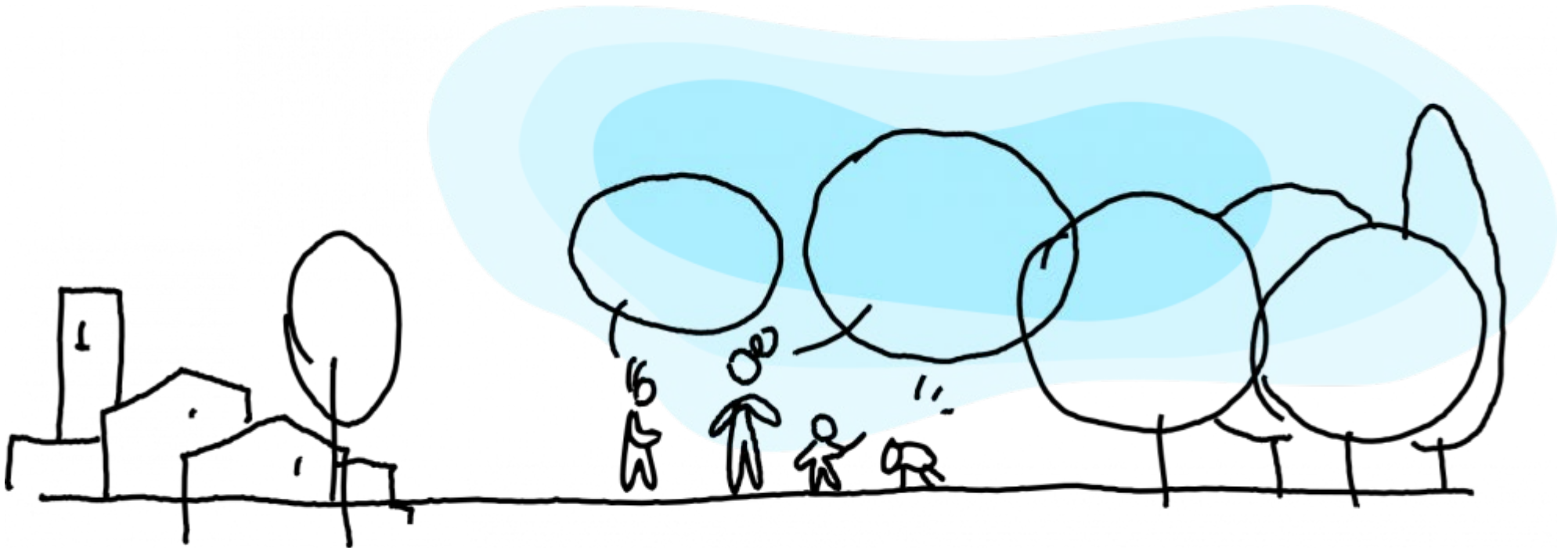






“Spatial structure of the population setting of the city”
from the Sustainable Development Strategy of Riga until 2030

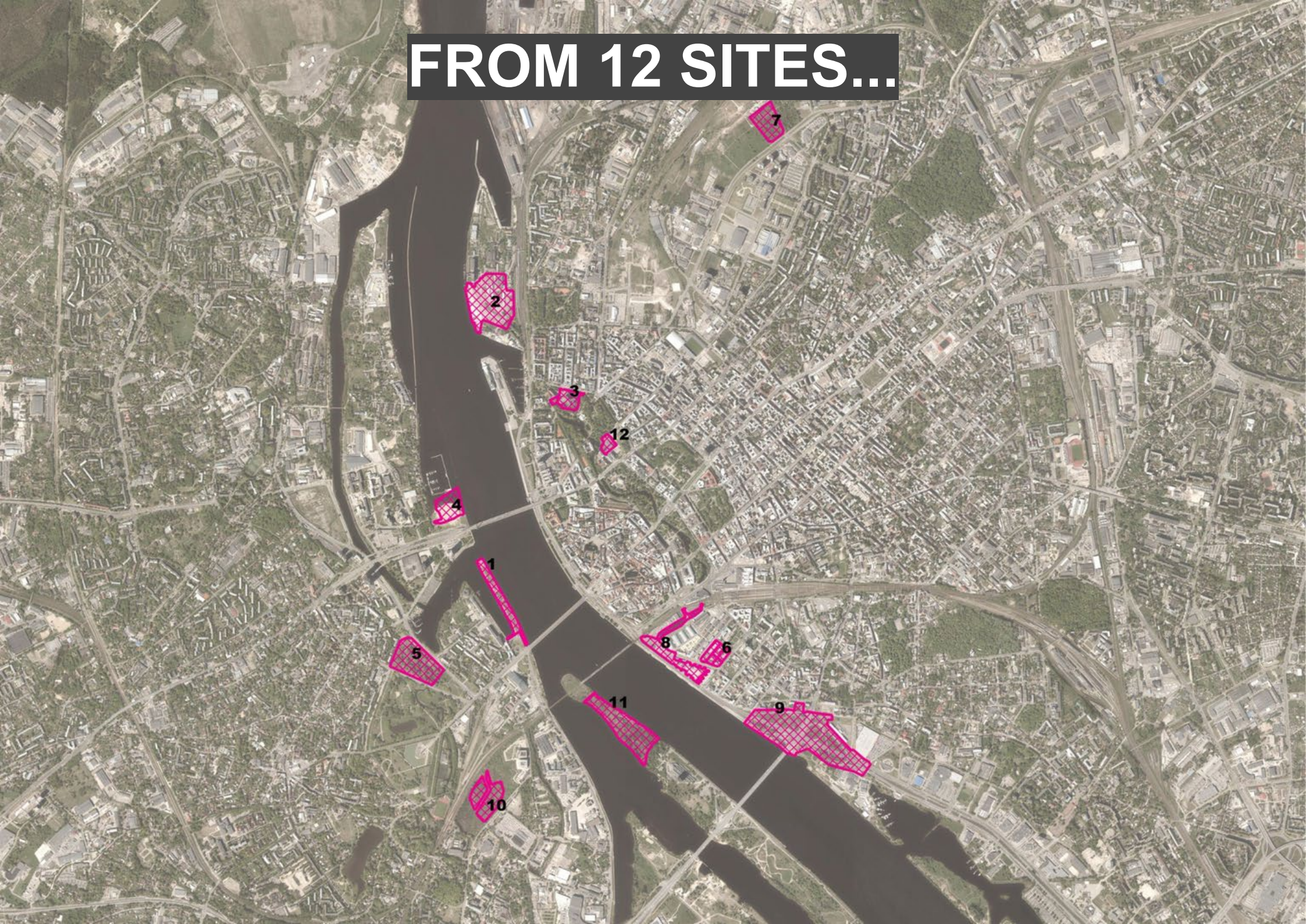
NEW EUROPEAN BAUHAUS



New European Bauhaus
beautiful | sustainable | together

The core values of the New European Bauhaus are
sustainability, aesthetics and inclusiveness.

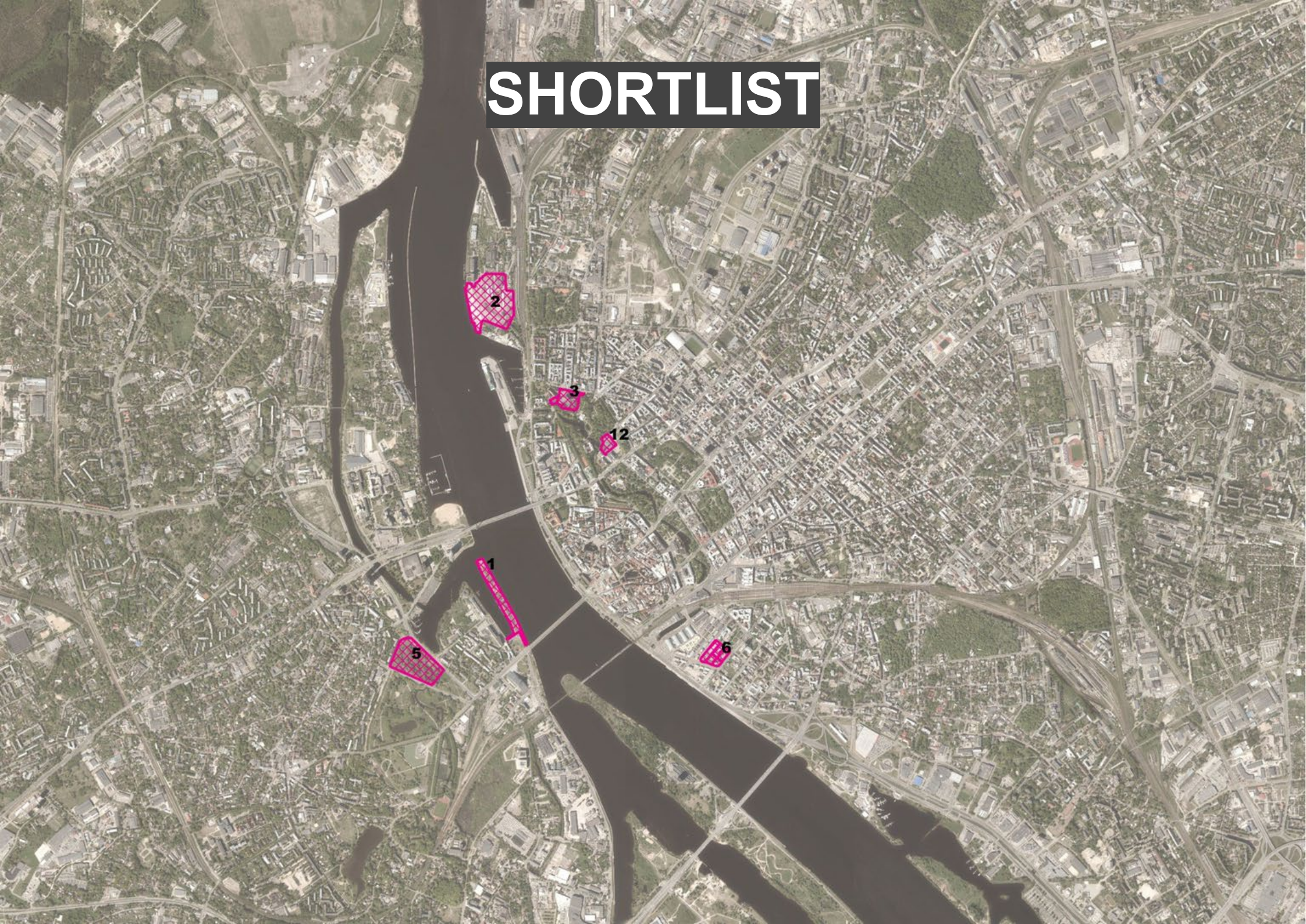
FROM 12 SITES...



SITES ASSESSMENT CRITERIA

1. **STRATEGIC POTENTIAL OF THE SITE:** Andrejsala vs. Kipsala beach
2. **SOCIO-ECONOMIC IMPACT TO THE LOCATION:** Industrial goods market vs. Congress Center
3. **ACCESSIBILITY:** Industrial goods market vs. Skanstes
4. **CAPACITY OF TRANSPORT NETWORK:** Tornkalns vs. Zakusala
5. **READINESS FOR DEVELOPMENT:** Skanstes vs. Elizabetes st. 2
6. **COMPLIANCE WITH LOCAL PLANNING DOCUMENTS:** Andrejsala vs. Uzvaras Park
7. **SITE CAPACITY:** All sites are good
8. **QUALITY OF URBAN ENVIRONMENT:** Industrial goods market vs. Zakusala
9. **REPRESENTATIVENESS:** Ab Dambis vs. Tornkalns
10. **RISK OF PUBLIC REJECTION:** Skanstes vs. Uzvaras park

SHORTLIST



2

3

4

1

5

6

DAUDZVEIDĪGĀ FOKUSGRUPA

dažāda dzimuma, vecuma, tautības, nodarbjū

mūziķi 30-40%

pilsētas gudrinieces un gudrinieki 25-30%

citi 45-50% (krievvalodīgie, mātes/tēvi ar bērniem, žurnālisti, domātāji, darītāji, parastie cilvēki, jaukie cilvēki un trakie cilvēki)

20% «ar pieredzi» + 80% «svaigu asiņu»

KAS DARA, TAM JĀRUNĀ

Romāns Astahovs

Inna Davidova

Gunta Grikmane

Kristina Hudenko

Andris Kronbergs

Andris Poga

Indra Purs

Ruta Rinkule

Una Rozenbauma

Kristīne Saulīte

Vents Sīlis

Reinis Suhanovs

Egīls Šēfers







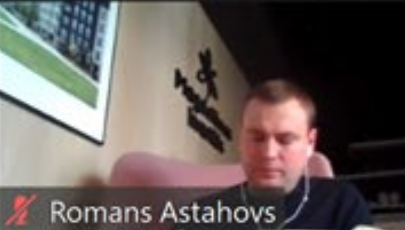
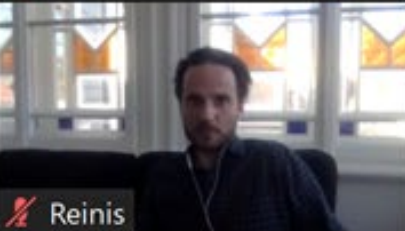


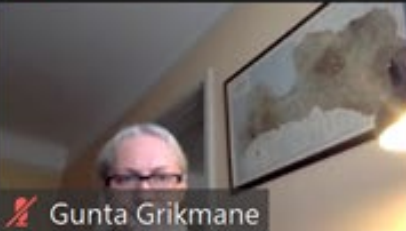




Matīss Šteinerts

UZDEVUMS

saprast dažādo sabiedrības grupu
viedokli - vajadzības - iebildumus

apzināties **vienojošos un izslēdzošos faktorus**

atrast (KZ novietnes) **kvalitatīvos kritērijus**

 Indra Purs	 Inna Davidova	 Neils Balgalis	 Egils Šefers
 Ruta Rinkule	 Matiss Šteinerts	 Romans Astahovs	 Kristine Saulitis/...
 Reinis	 Kristina Hudenko	 Una Rozenbauma	 Gunta Grikmane
 andris kronbergs	 andrispoga	 Neils Balgalis	 Edgars Raginskis

“virtuves sarunu” cikls “ĒKA-
TERITORIJA-VIETAS”

FOKUSGRUPAS KRITĒRIJI

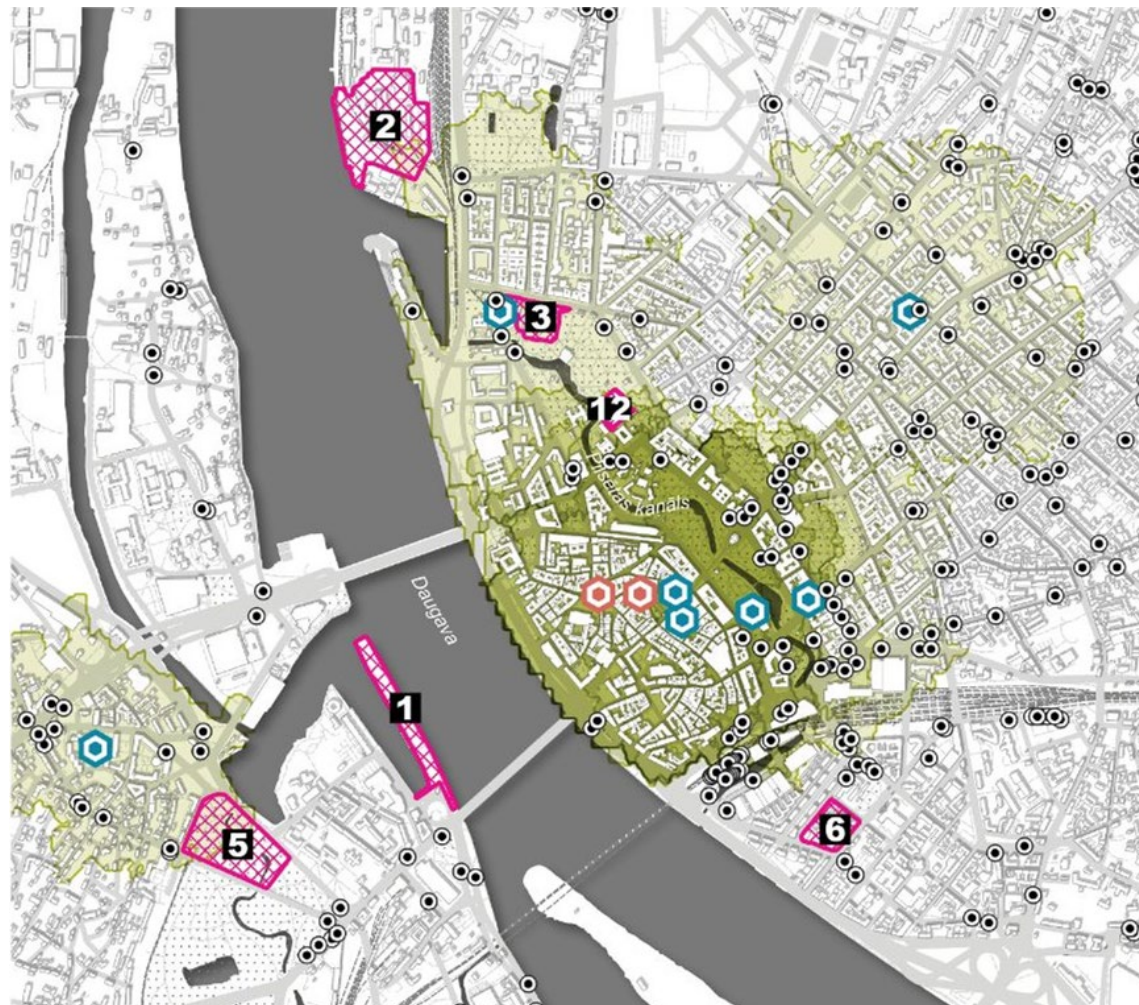
1. Daļa no **mūzikas pudura**
2. **Ērta** nokļūšana
3. **Ātrums**/projekta attīstība
4. Atbilstoša **telpa/ārtelpa**
5. Līdzsvars starp **izmaksām un kvalitāti**
6. Izvairīties no **neskaidrības**
7. **Ne uz esošo vērtību** rēķina
8. Prestižā vietā
9. Impulss apkārtējās teritorijas attīstībai
10. **Sabiedrības atbalsts**

ACCESSIBILITY TO MUSICIANS

Close to musician's ecosystem or 2-3 bus stops away

The priority is to choose from the experience and needs of the musicians, then from the experience and needs of the concert audience.

In a place where are opportunities to cluster cultural objects (music education, art, cultural institutions, other concert halls, opera) - for the daily needs of musicians and a wider program for the needs of audience



Site boundaries shortlist

Musicians ecosystem

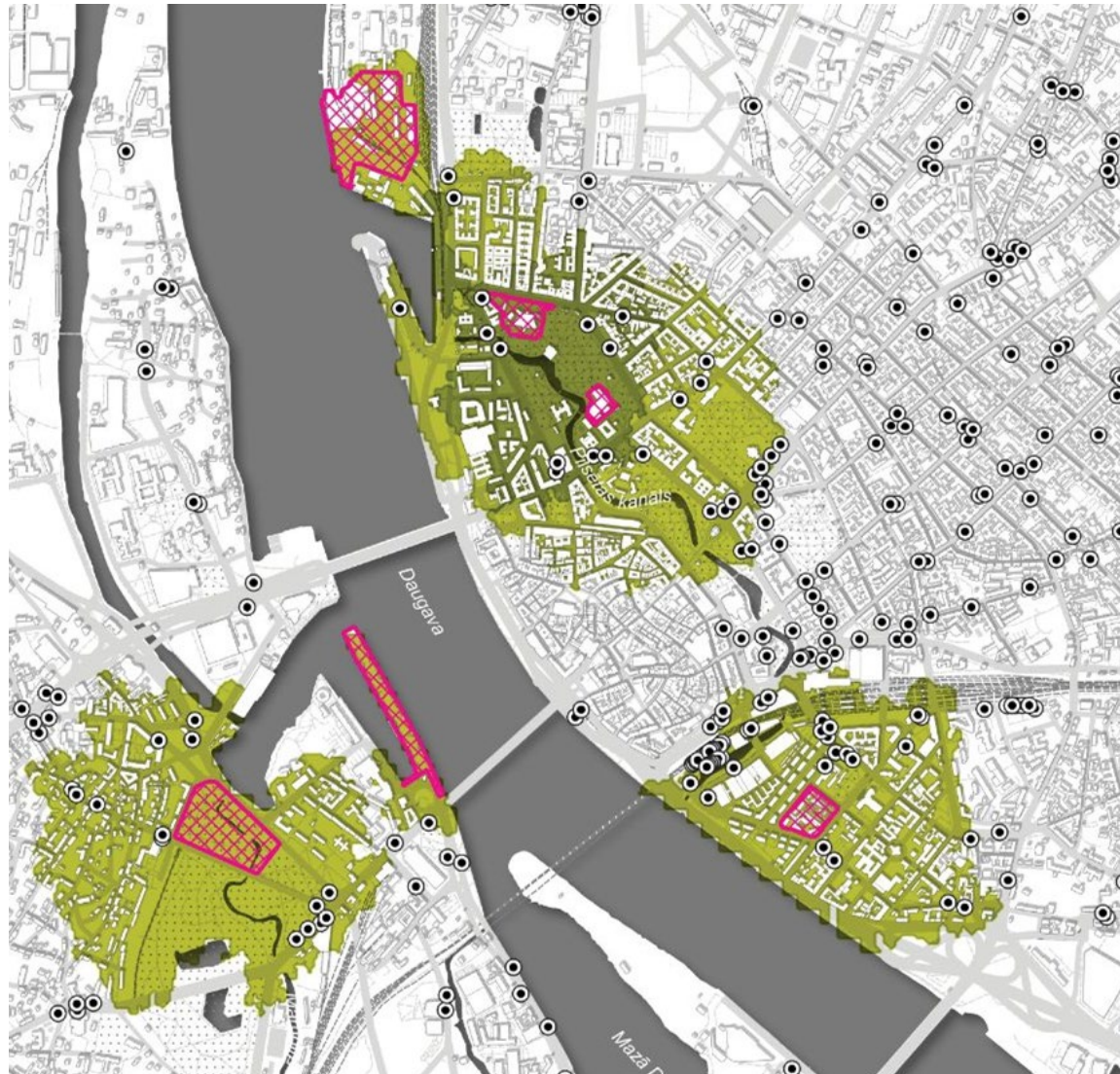
Residents of the concert hall


Users of the concert hall

Public transit stops


EASY AND CONVENIENT ACCESS

*Number of co-modal public transport, public transport nodes nearby or in a 10 min. walk
Concert hall - continuation of the city's public outdoor space
In a place that is not crowded with traffic jams on a daily basis*



 Site boundaries shortlist

Public transit stops

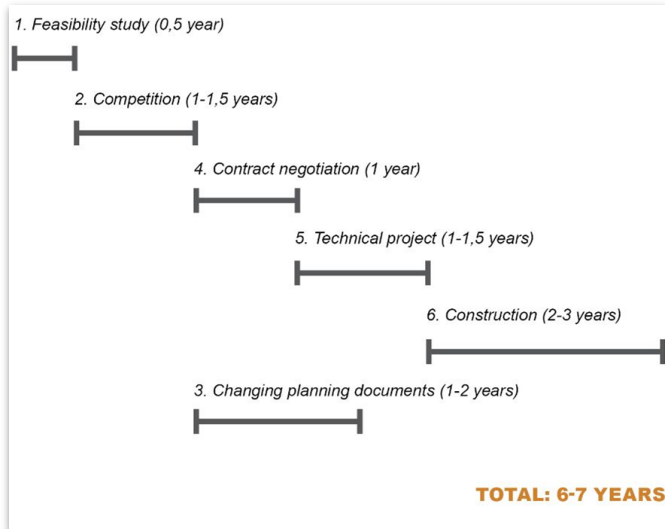
 Public transit stops

 Public transit stops on foot 10 min (shortlist)

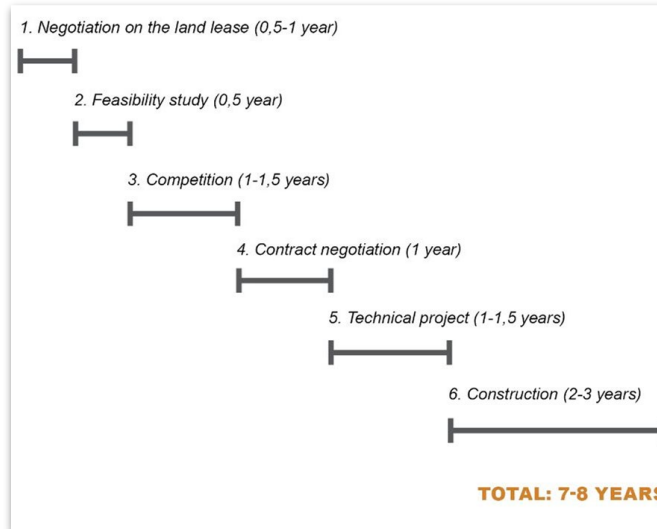
QUICKNESS / SPEED OF DEVELOPMENT OF THE PROJECT

Quickness / speed of development of the project.

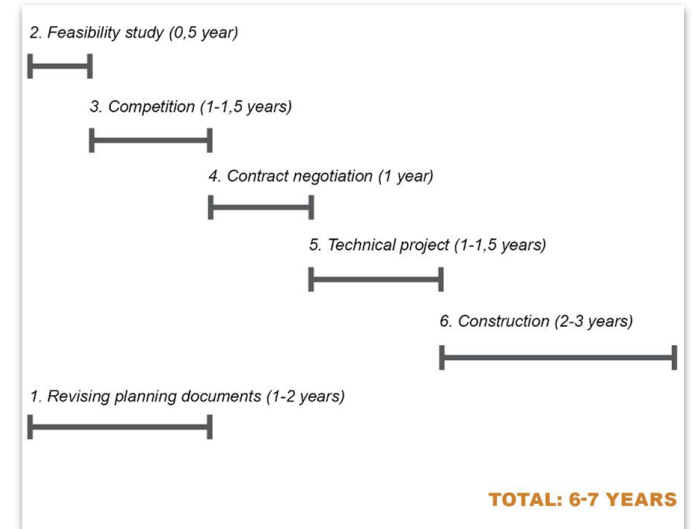
AB Dambis



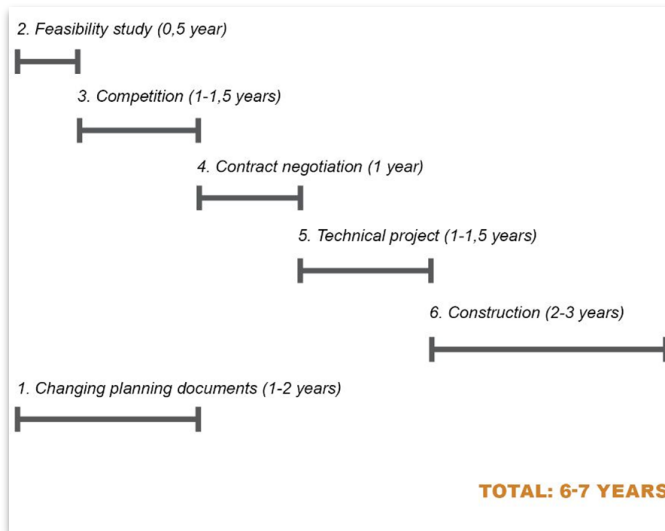
Andrejsala, Andrejostas street 17



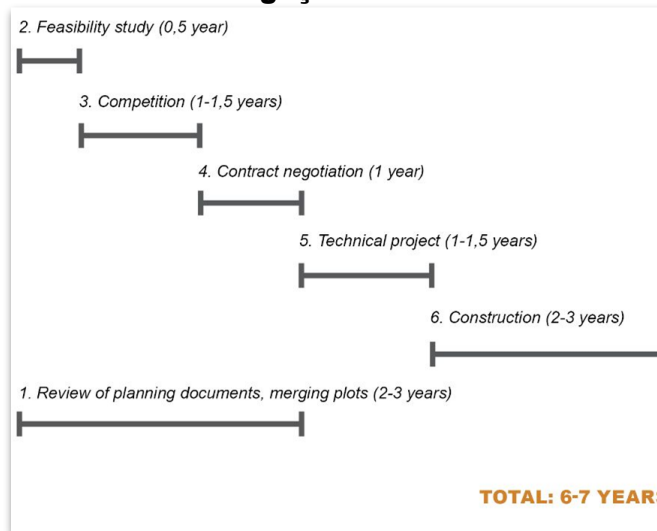
Elizabetes Street 2, Kronvalda Boulevard 6



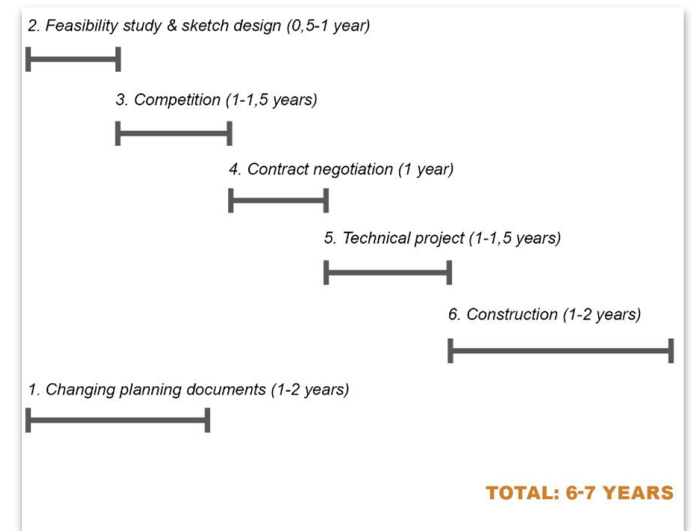
The territory of the park between Raņķa dambis, Slokas Street and Aleksandra Grīna boulevard



Industrial goods market area between Gaiziņa Street, Pragas Street and Turgeņeva Street



Congress Center, Krišjāņa Valdemāra Street 5



ADEQUATE SPACE

Sufficient space for acoustics halls, rehearsals studios, dressing rooms, technical support, musician's resting, audience service.

Adequate space for the hall

A large green area (without trees) behind a transformable stage with the possibility to have outdoor events.

Possibility to expand



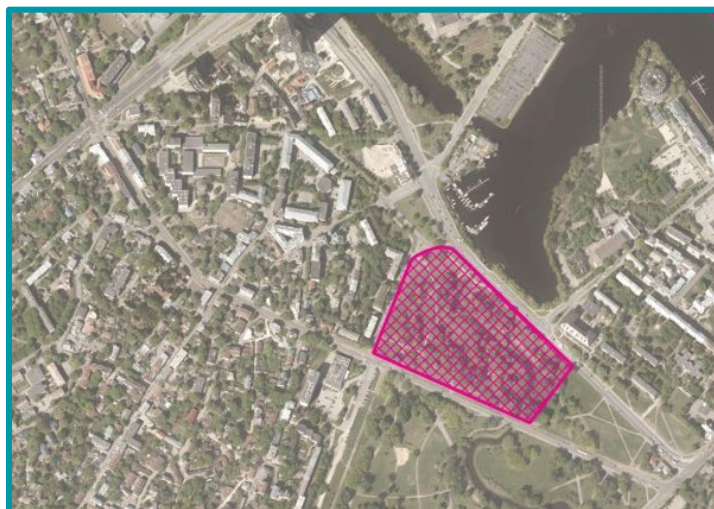
AB Dambis - 3.06 ha



Andrejsala, Andrejostas street 17 - 9.3 ha



Elizabetes Street 2, Kronvalda Boulevard 6 - 2.1 ha



The territory of the park between Raņča dambis, Slokas Street and Aleksandra Grīna boulevard - 6.2 ha



Industrial goods market area between Gaiziņa Street, Pragas Street and Turgeņeva Street ~ 2 ha



Congress Center, Krišjāņa Valdemāra Street 5 - 0.8 ha

PRELIMINARY INVESTMENTS

Preliminary cost of the concert hall is calculated based on following reference buildings: Concert Hall of Polish National Radio Symphony Orchestra, National Forum of Music, Concertgebouw, Uppsala concert and congress hall, Stavanger Concert Hall, Liepājas daudzfunkcionālais centrs "Lielais dzintars", Latgales vēstniecība "GORS", Vidzemes koncertzāle "Cēsis", Ventspils Mūzikas vidusskola ar koncertzāles funkciju, ERL (Austrija), Szczecin Philharmonic.

Average price per square meter ~ 2 900 Eur, Gross floor space: 17 000 sq. m. + ~10 mln. for equipment and furniture

AB Dambis

Site preparation without additional infrastructure (Bridges, parking)

(Dismantling surfaces, excavating soil, removing trees, maintenance work of the dam, waste removal from site, expansion of the dam)

7 850 000 Eur

Concert hall

(Including equipment and furniture)
~60 000 000 Eur

Andrejsala, Andrejostas street 17

Site preparation

(Dismantling surfaces, excavating soil, removing concrete foundations and other structures, waste removal from site)

1 690 000 Eur

Cost of the site preparation could be reduced if only a part of the site would be dedicated to the RCH.

Concert hall

(Including equipment and furniture)
~60 000 000 Eur

Elizabetes Street 2, Kronvalda Boulevard 6

Site preparation

(Dismantling surfaces, dismantling buildings, excavating soil, removing concrete foundations, removing trees, waste removal from site)

1 330 000 Eur

Concert hall

(Including equipment and furniture)
~60 000 000 Eur

The territory of the park between Raņķa dambis, Slokas Street and Aleksandra Grīna boulevard

Site preparation

(Dismantling surfaces, excavating soil, removing trees, waste removal from site)

347 000 Eur

Concert hall

(Including equipment and furniture)
~60 000 000 Eur

Industrial goods market area between Gaiziņa Street, Pragas Street and Turgeņeva Street

Site preparation

(Dismantling surfaces, dismantling of all buildings, excavating soil, removing concrete foundations, removing trees, waste removal from site)

2 810 000 Eur (removing all structures)

Concert hall

(Including equipment and furniture)
~60 000 000 Eur

Congress Center, Krišjāņa Valdemāra Street 5

Site preparation

(Dismantling surfaces, dismantling buildings, excavating soil, removing concrete foundations, waste removal from site)

1 320 000 Eur

Concert hall

(Including equipment and furniture)
~60 000 000 Eur

NOTE: Technical project or at least a sketch design is required to estimate the cost of reconstruction.

BALANCE OF COST AND QUALITY

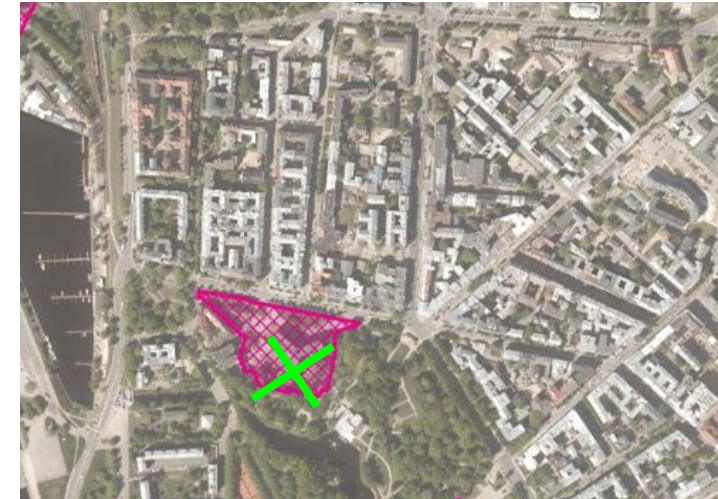
Following GOR's (Rēzekne) principles of economic cost and good quality, but case of national concert hall.
Costs will be high in all places due to geological conditions of Riga ??? (explanation of influence on costs are needed)



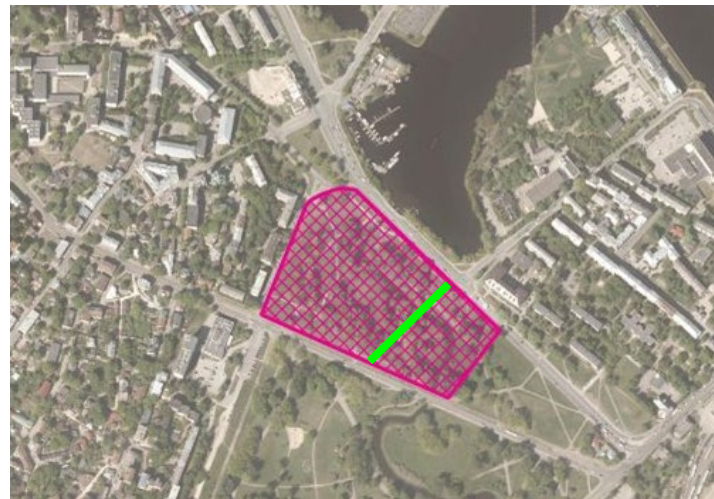
AB Dambis



Andrejsala, Andrejostas street 17



Elizabethes Street 2, Kronvalda Boulevard 6



The territory of the park between Raņķa dambis, Slokas Street and Aleksandra Grīna boulevard



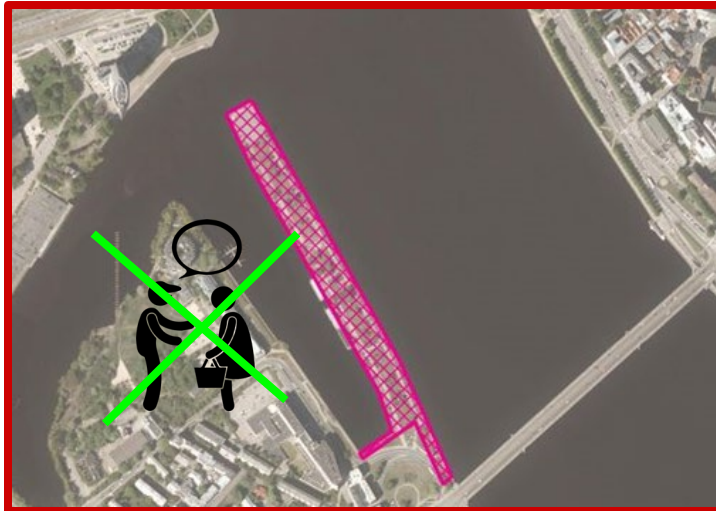
Industrial goods market area between Gaiziņa Street, Pragas Street and Turgeņeva Street



Congress Center, Krišjāņa Valdemāra Street 5

NOT AT THE EXPENSE OF EXISTING VALUES

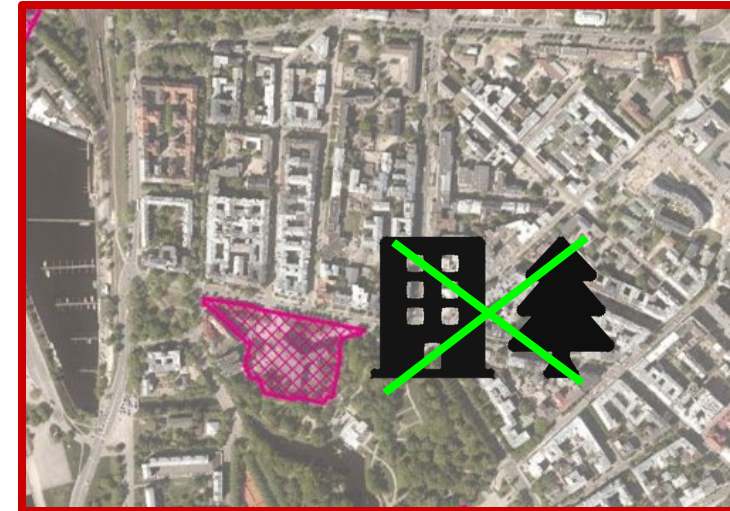
*Not on the beach, not in the nature area, even not in the brushwood (which are diversity of green areas).
Could be deal with compensation of the green areas in other place.
Near to the park, but not to an existing park*



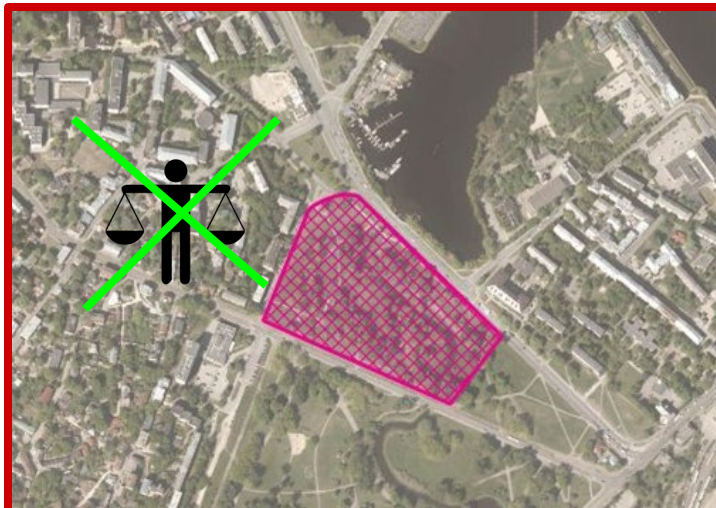
AB Dambis



Andrejsala, Andrejostas street 17



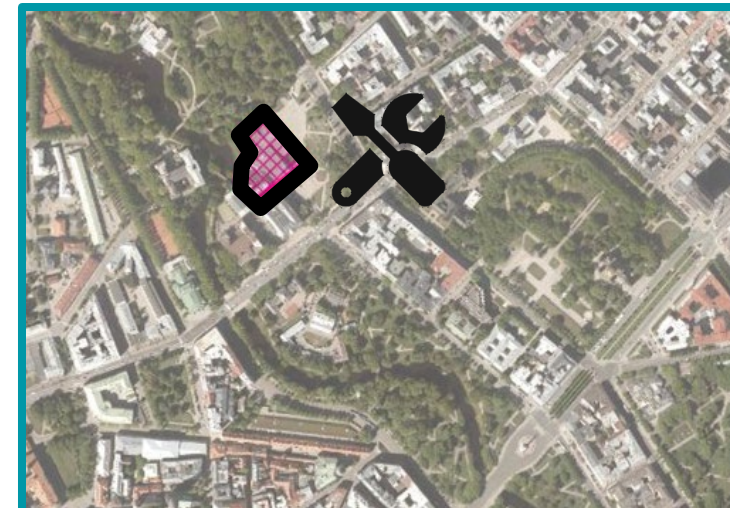
Elizabetes Street 2, Kronvalda Boulevard 6



The territory of the park between Raņķa dambis, Slokas Street and Aleksandra Grīna boulevard



Industrial goods market area between Gaiziņa Street, Pragas Street and Turgeņeva Street



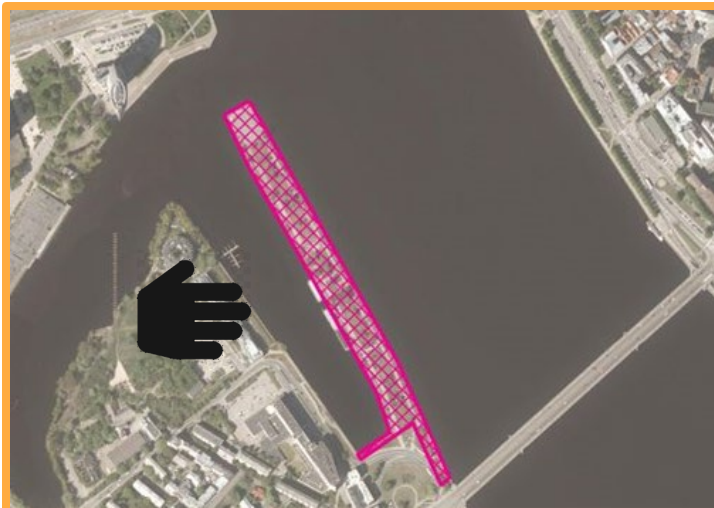
Congress Center, Krišjāņa Valdemāra Street 5

IN A PRESTIGIOUS PLACE

Pleasant surroundings (nature mix, well established public space with amenities)

Visibility of the building

Near to water and green areas



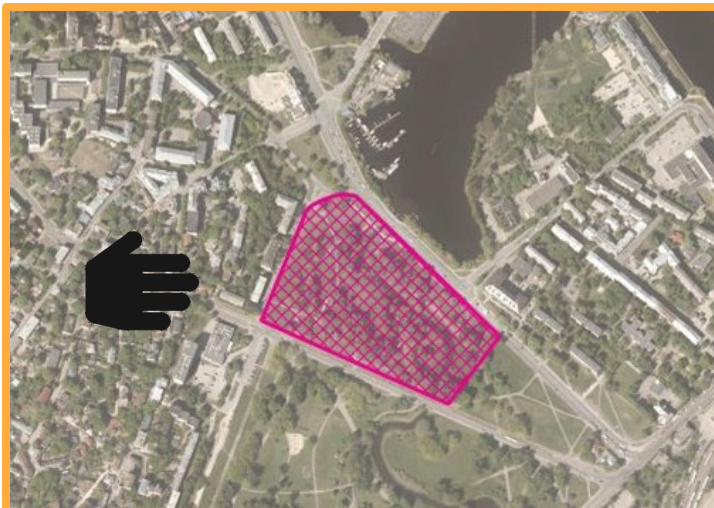
AB Dambis



Andrejsala, Andrejostas street 17



Elizabetes Street 2, Kronvalda Boulevard 6



The territory of the park between Raņķa dambis, Slokas Street and Aleksandra Grīna boulevard



Industrial goods market area between Gaiziņa Street, Pragas Street and Turgeņeva Street



Congress Center, Krišjāņa Valdemāra Street 5

Nice to have: WITH FOCUSED IMPULSE TO SOCIO-ECONOMIC IMPACT

*Mixed-use, walkable area;
Part of the developing city organism
Preferably in the shrinking Riga centre to improve attendance at cafes and other cultural sites
In a place that is not crowded with traffic jams on a daily basis*



AB Dambis



Andrejsala, Andrejostas street 17



Elizabetes Street 2, Kronvalda Boulevard 6



The territory of the park between Raņķa dambis, Slokas Street and Aleksandra Grīna boulevard



Industrial goods market area between Gaiziņa Street, Pragas Street and Turgeņeva Street



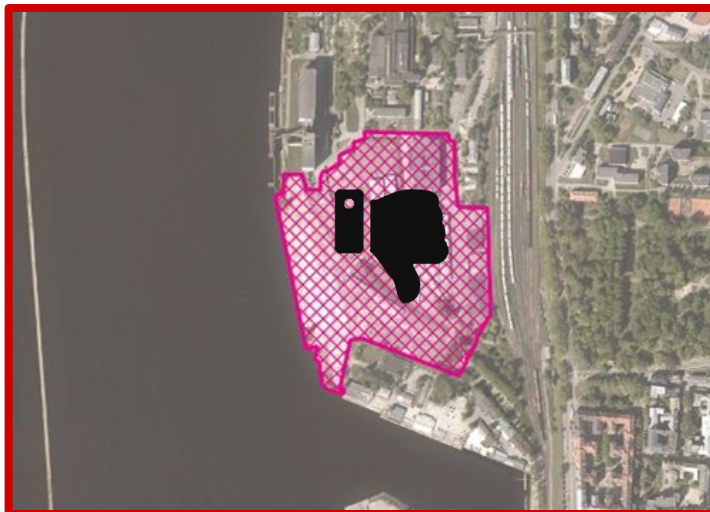
Congress Center, Krišjāņa Valdemāra Street 5

Nice to have: PUBLIC SUPPORT

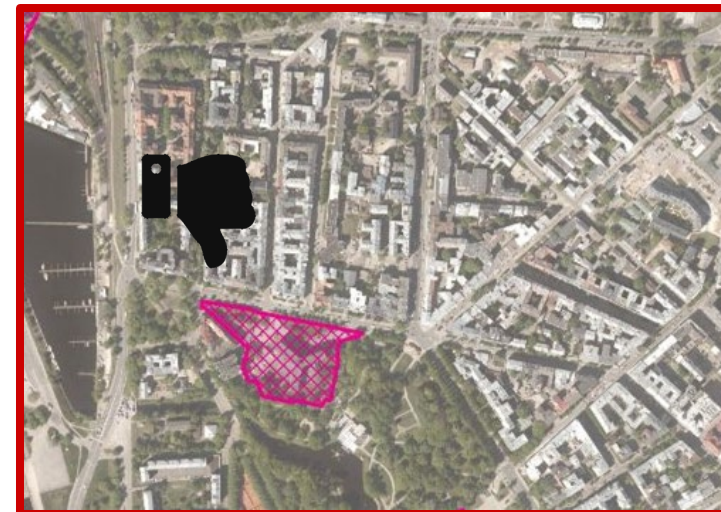
*Place that unifies and not promote hatred in society
Except irreconcilable objections in society against convicted persons, principles, ethical dilemmas, unclear ownership conditions*



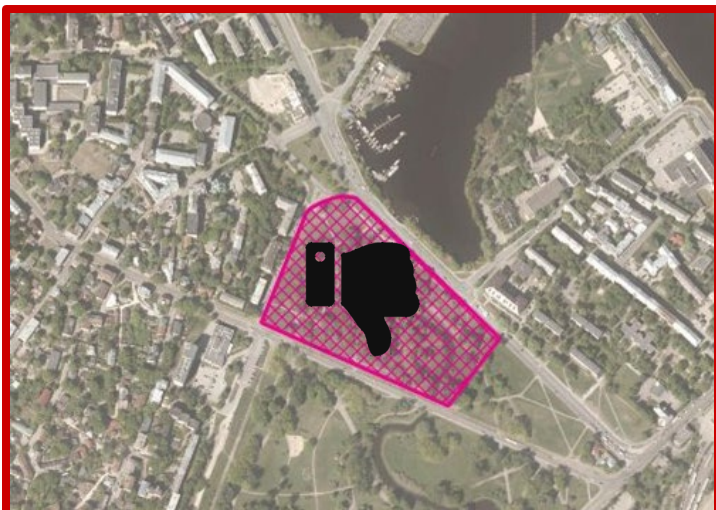
AB Dambis



Andrejsala, Andrejostas street 17



Elizabetes Street 2, Kronvalda Boulevard 6



The territory of the park between Raņķa dambis, Slokas Street and Aleksandra Grīna boulevard



Industrial goods market area between Gaiziņa Street, Pragas Street and Turgeņeva Street



Congress Center, Krišjāņa Valdemāra Street 5

RECOMMENDED SITES

Andrejsala,
Andrejostas street 17

Elizabetes Street 2,
Kronvalda Boulevard 6

Congress Center, Krišjāņa
Valdemāra Street 5

The territory of the
park between Raņķa
dambis, Slokas Street
and Aleksandra Grīna
boulevard

AB Dambis

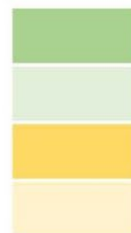
Industrial goods market
area between Gaiziņa
Street, Pragas Street
and Turgeņeva Street

FINAL SHORTLIST

NOT SELECTED SITES

HOW RECOMMENDED SITES COMPLIES WITH “LOCAL VALUES”

	ACCESSIBILITY TO MUSICIANS	QUICKNESS / SPEED OF DEVELOPMENT OF THE PROJECT	ADEQUATE SPACE	BALANCE OF COST AND QUALITY: additional development costs)	EASY AND CONVENIENT ACCESS	AVOIDING THE RISK OF UNCERTAINTY	NOT AT THE EXPENSE OF EXISTING VALUES	IN A PRESTIGIOUS PLACE	WITH FOCUSED IMPULSE TO SOCIO-ECONOMIC IMPACT	PUBLIC SUPPORT
ANDREJSALA	Complies with the values identified in the discussion of the Focus group	Partly complies with the values identified in the discussion of the Focus group	Complies with the values identified in the discussion of the Focus group	Partly complies with the values identified in the discussion of the Focus group	Complies with the values identified in the discussion of the Focus group	Partly complies with the values identified in the discussion of the Focus group	Complies with the values identified in the discussion of the Focus group	Partly complies with the values identified in the discussion of the Focus group	Complies with the values that are "nice to have" identified in the discussion of the Focus group	
INDUSTRIAL GOODS MARKET	Complies with the values identified in the discussion of the Focus group	Partly complies with the values identified in the discussion of the Focus group	Complies with the values identified in the discussion of the Focus group	Complies with the values identified in the discussion of the Focus group	Complies with the values identified in the discussion of the Focus group	Partly complies with the values identified in the discussion of the Focus group	Complies with the values identified in the discussion of the Focus group	Partly complies with the values identified in the discussion of the Focus group	Complies with the values that are "nice to have" identified in the discussion of the Focus group	Partly complies with the values that are "nice to have" identified in the discussion of the Focus group
CONGRESS HALL	Complies with the values identified in the discussion of the Focus group	Partly complies with the values identified in the discussion of the Focus group	Partly complies with the values identified in the discussion of the Focus group	Partly complies with the values identified in the discussion of the Focus group	Complies with the values identified in the discussion of the Focus group	Complies with the values identified in the discussion of the Focus group	Partly complies with the values identified in the discussion of the Focus group	Complies with the values identified in the discussion of the Focus group		Partly complies with the values that are "nice to have" identified in the discussion of the Focus group



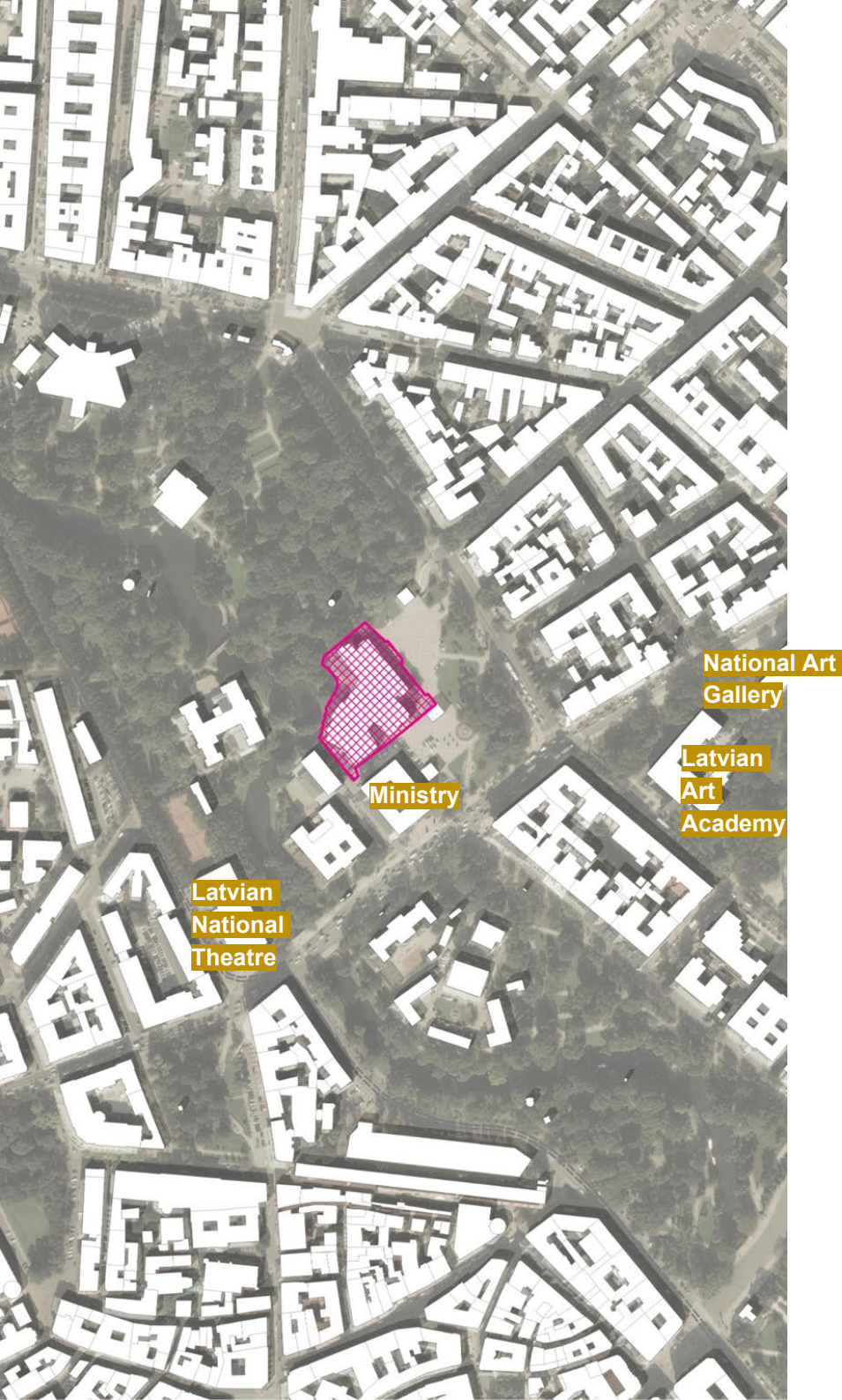
Complies with the values identified in the discussion of the Focus group

Partly complies with the values identified in the discussion of the Focus group

Complies with the values that are "nice to have" identified in the discussion of the Focus group

Partly complies with the values that are "nice to have" identified in the discussion of the Focus group

Riga Congress Center at 5 Krišjāņa Valdemāra Street



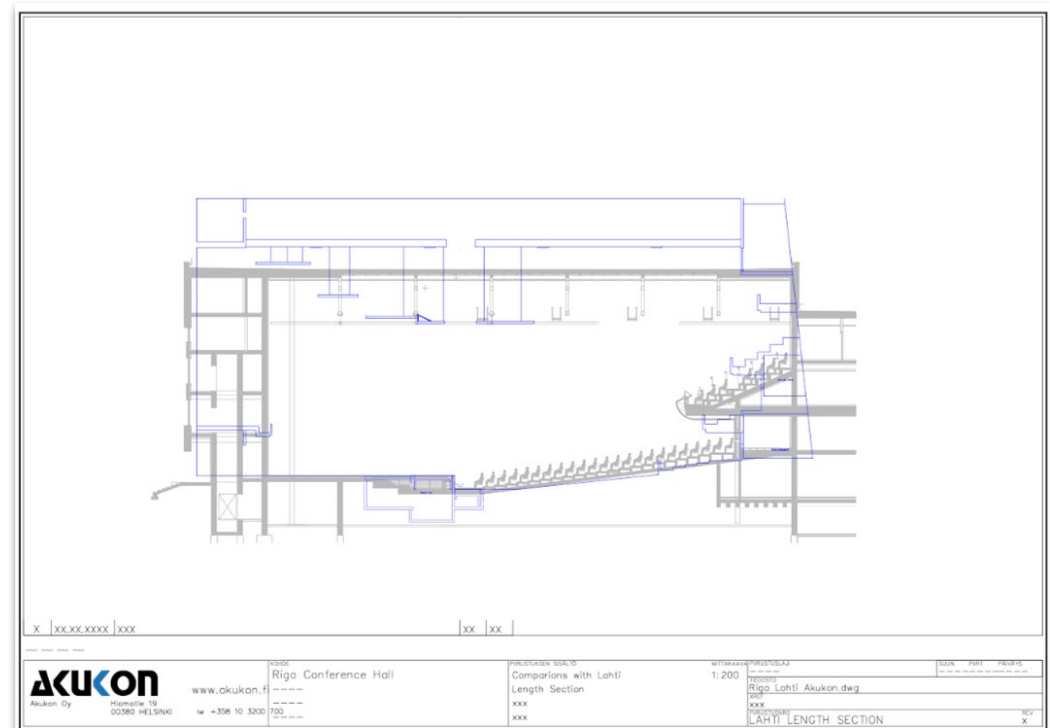
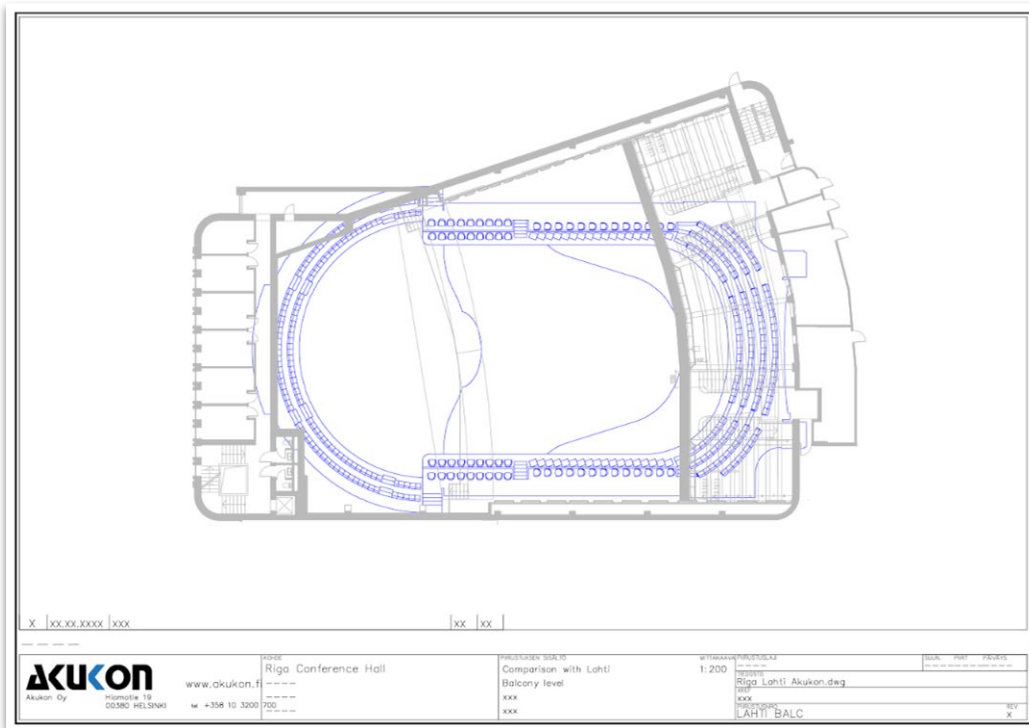
The reconstruction of the Riga Congress Center into an Acoustic Concert Hall offers a possibility to maintain a public cultural venue in a location with a function that lost its relevance. Although the program of the anticipated Concert hall will have to be reduced, this site offers a quickest path to the concert hall that Riga is already waiting for too long.

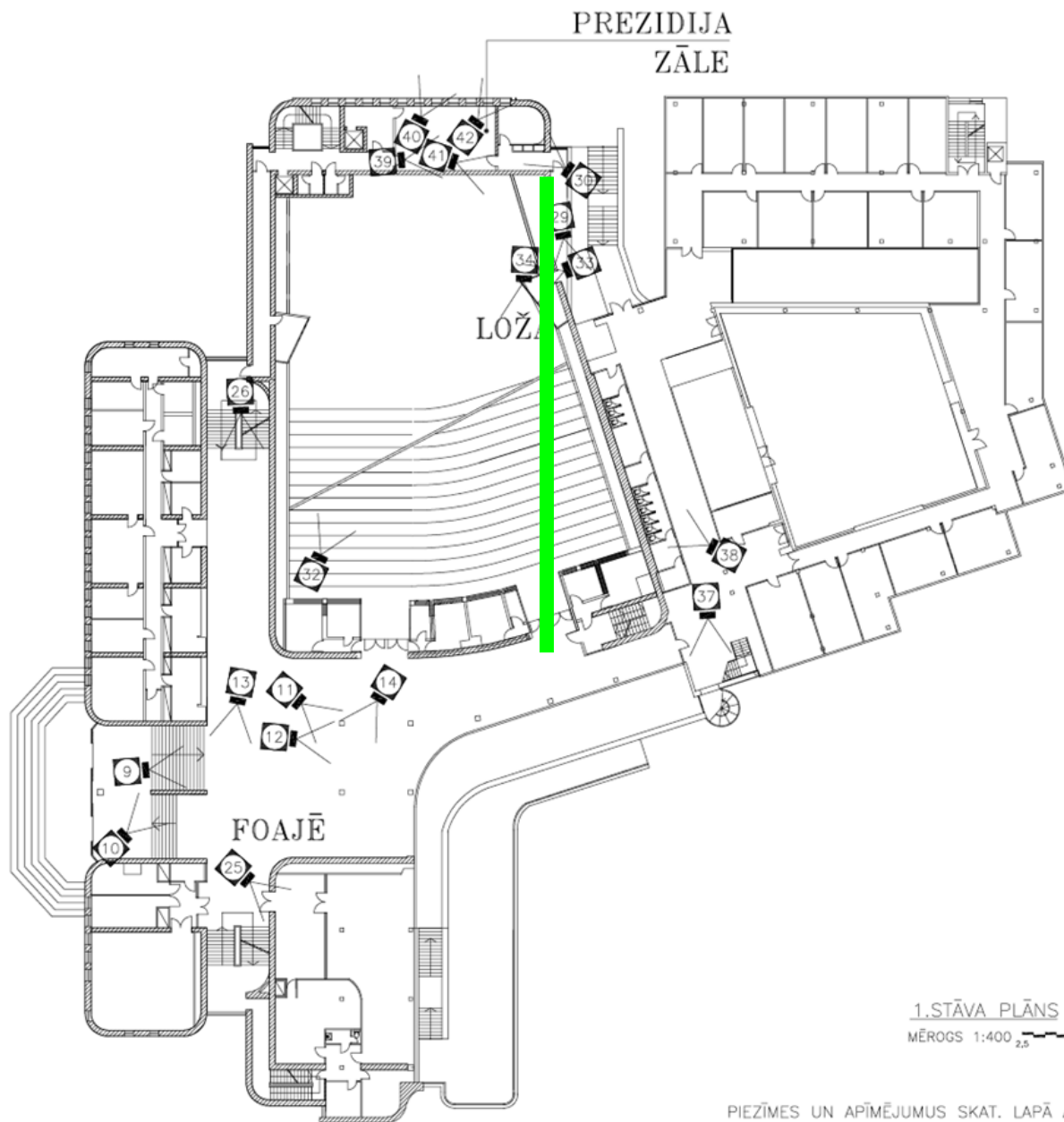
Conditions:

- An in depth study will need to be carried out to determine the possible program of the building and technical constraints of reconstruction.
- New international competition will be needed for the design of the Concert Hall, current reconstruction project can not be reused.

WILL IT FIT?

Yes - with conditions





1. STĀVA PLĀNS

MĒROGS 1:400



PIEZĪMES UN APĪMĒJUMUS SKAT. LAPĀ AMIO-01.

09.08.2013

PASŪTĪTĀJS	SIA NAMS	OBJEKTS	RĪGA, VALDEMĀRA IEĻA 5. KONGRESU NAMS	
BŪVPR. DALAS VAD.	A.LAPINŠ	1. STĀVA PLĀNS FOTOFIKSĀCIJAS SHĒMA	STADIJA	PP
IZPĒTES AUTORS	A.LAPINŠ		DALA	AMI
			RAS.NR.	1-02
			MĒROGS	1:400

ARTŪRS LAPINŠ
ARHITEKTS

Andrejsala, Andrejostas street 17

Site in Andrejsala offers a possibility to develop an iconic building that can become a catalyst for regeneration of the whole territory. It offers the widest architectural and programmatic freedom.

Conditions:

- Land is leased to a private company. Company expressed determination to carve out a part of the plot and return a section of a plot that would be necessary for development of RCH. Agreement must be reached, political will found to deliver.
- It is still not clear if the planned Hansa crossing is a bridge (and what kind of bridge) or a tunnel. City administration must confirm that an option of a high bridge for Hansa crossing will not be considered in the future and other options will be explored.



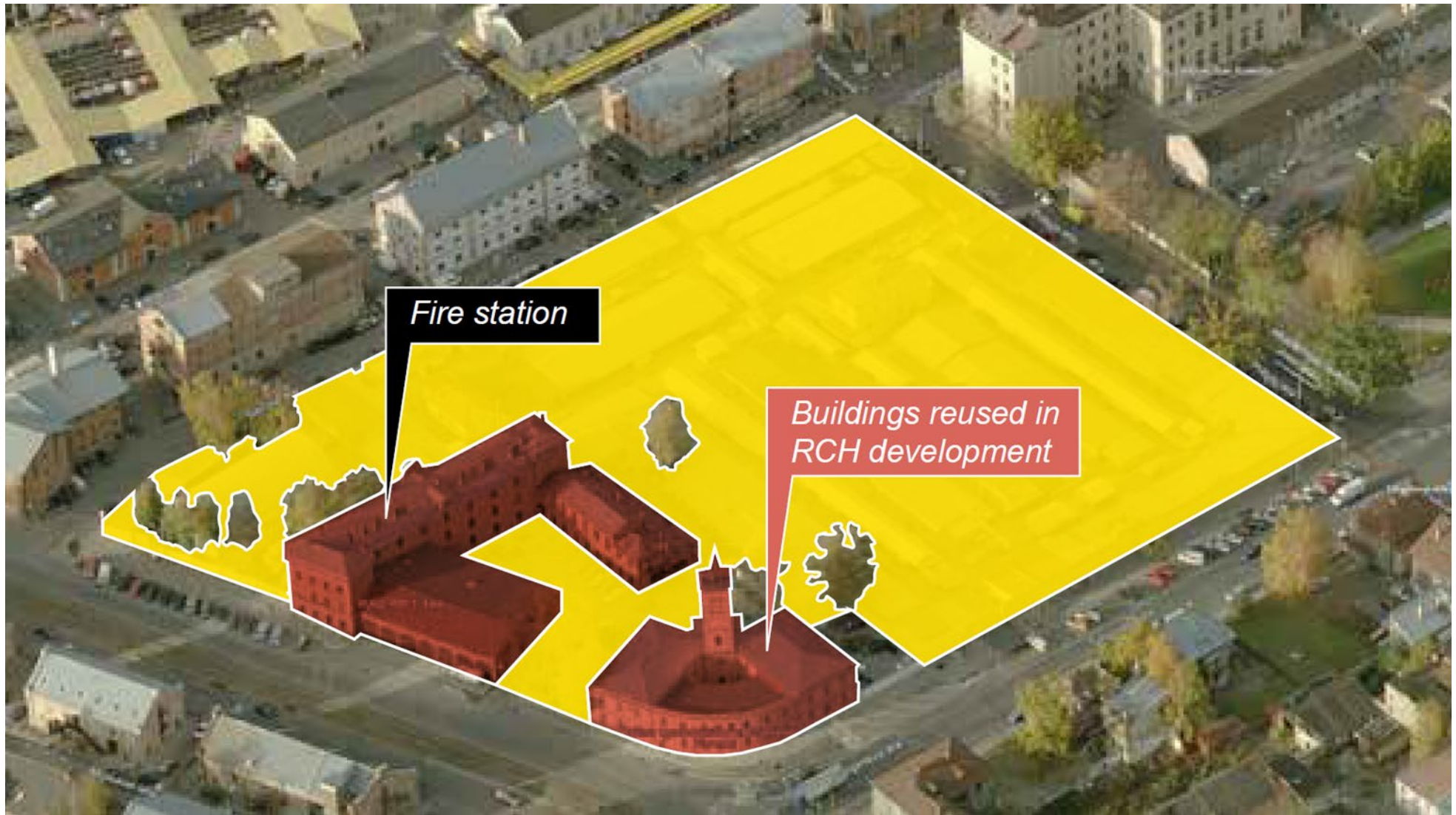


Industrial goods market area between Gaiziņa Street, Prague Street and Turgeneva Street

The current industrial goods market area offers non conventional characteristics and possibility to create creative, new contemporary culture cluster in the district that will soon be totally transformed by Rail Baltica development. Concert hall could be created as a complex with cosy chamber spaces and mixed functions and place for artists in buildings currently used by the Riga fire department.

Condition:

- Decisions for a fire department station and administration future in the existing buildings should be made before launching the competition.
- Future of the currently canceled intermodal-terminal needs to be clearly understood.

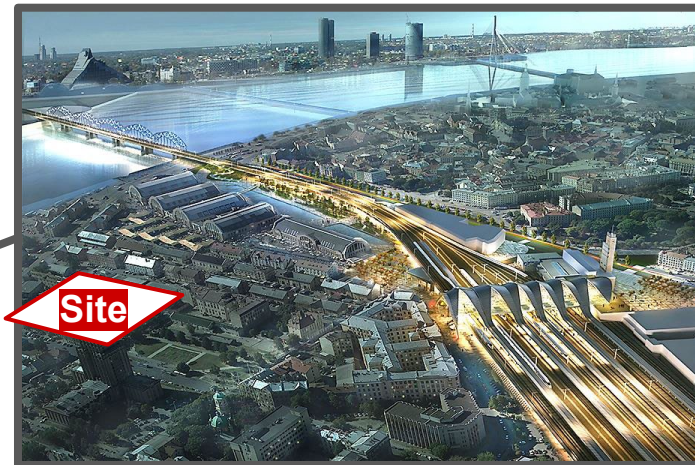
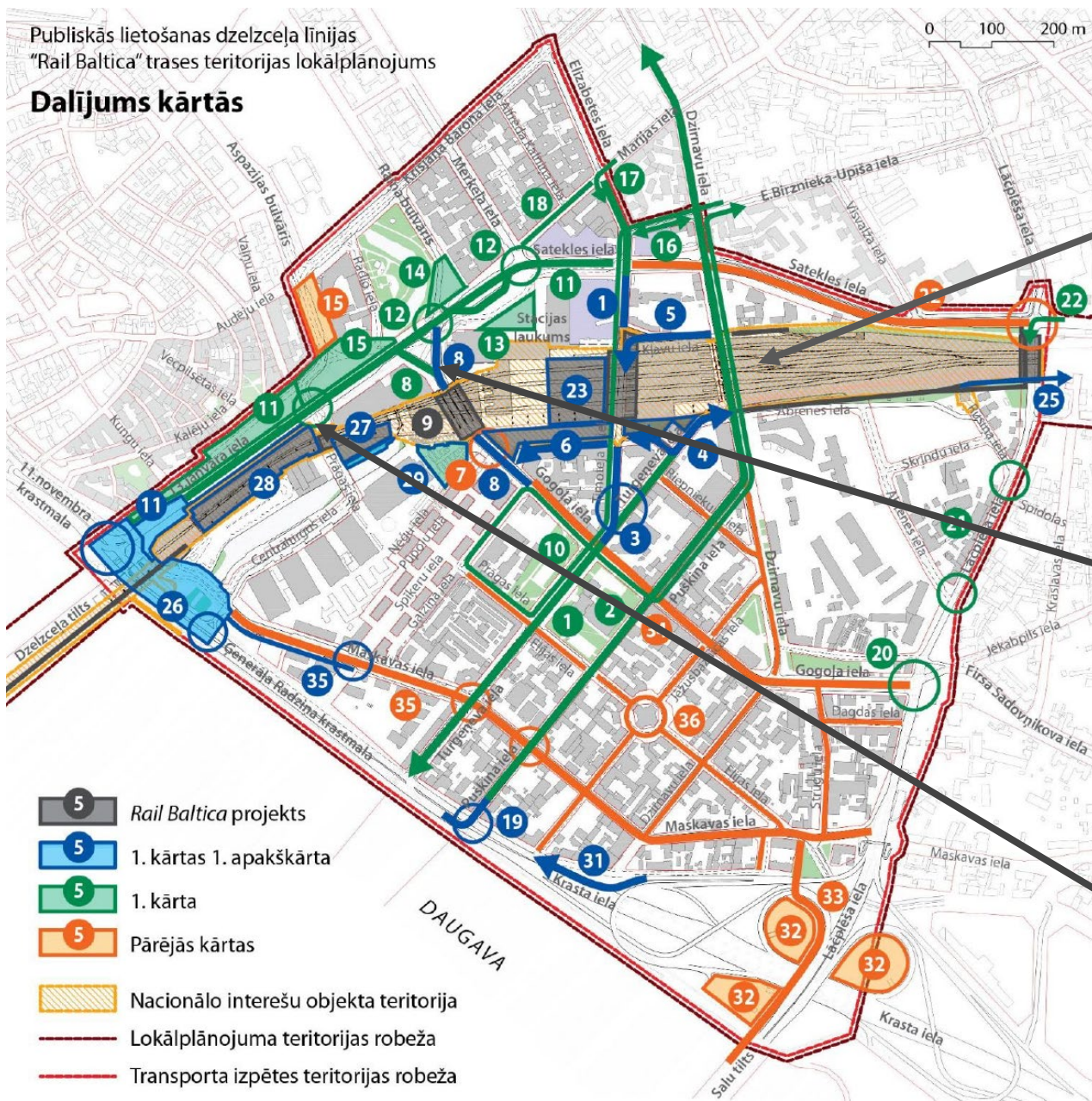


Fire station

Buildings reused in RCH development

Publiskās lietošanas dzelzceļa līnijas
"Rail Baltica" trases teritorijas lokālplānojums

Dalījums kārtās



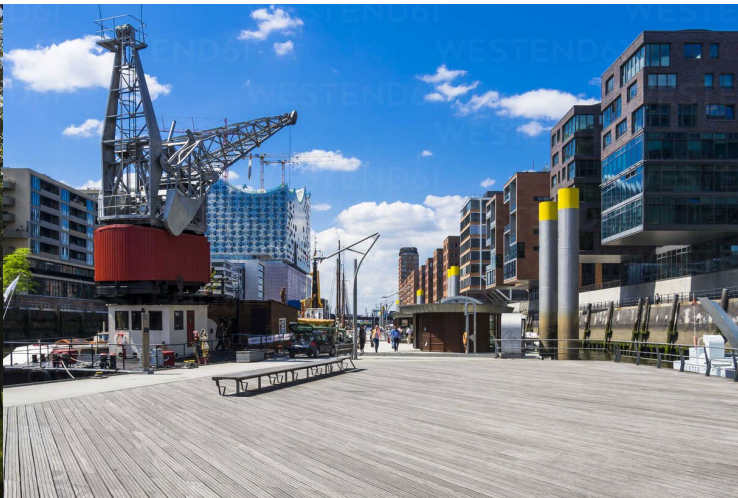
Riga Congress Center



Andrejsala, Andrejostas street 17



Industrial goods market area



*Szczecin philharmonic, Szczecin, by Estudio Barozzi Veiga
Reconstruction of the Congress Center, by NAMS*

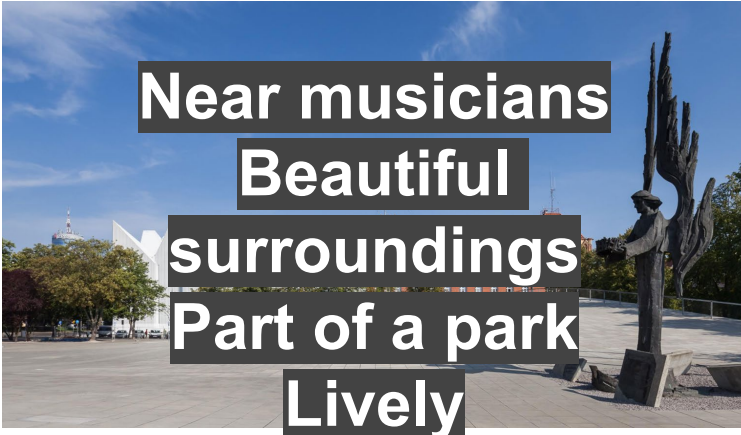
*Harpa Concert Hall in Reykjavík, by Henning Larsen Architects (top)
HafenCity masterplan in Hamburg by KCAP (bottom)*

Fondazione Prada in Milan, by OMA

**Riga Congress
Centre**

**Andrejsala,
Andrejostas street 17**

**Industrial goods
market area**



**Near musicians
Beautiful
surroundings
Part of a park
Lively**



**Icon
Waterfront
Anchor for
regeneration**



**Cultural complex
Revitalization
New character
Reuse
Alternative**



**Fast
Reconstruction
Continuation
Certain
Accessible**

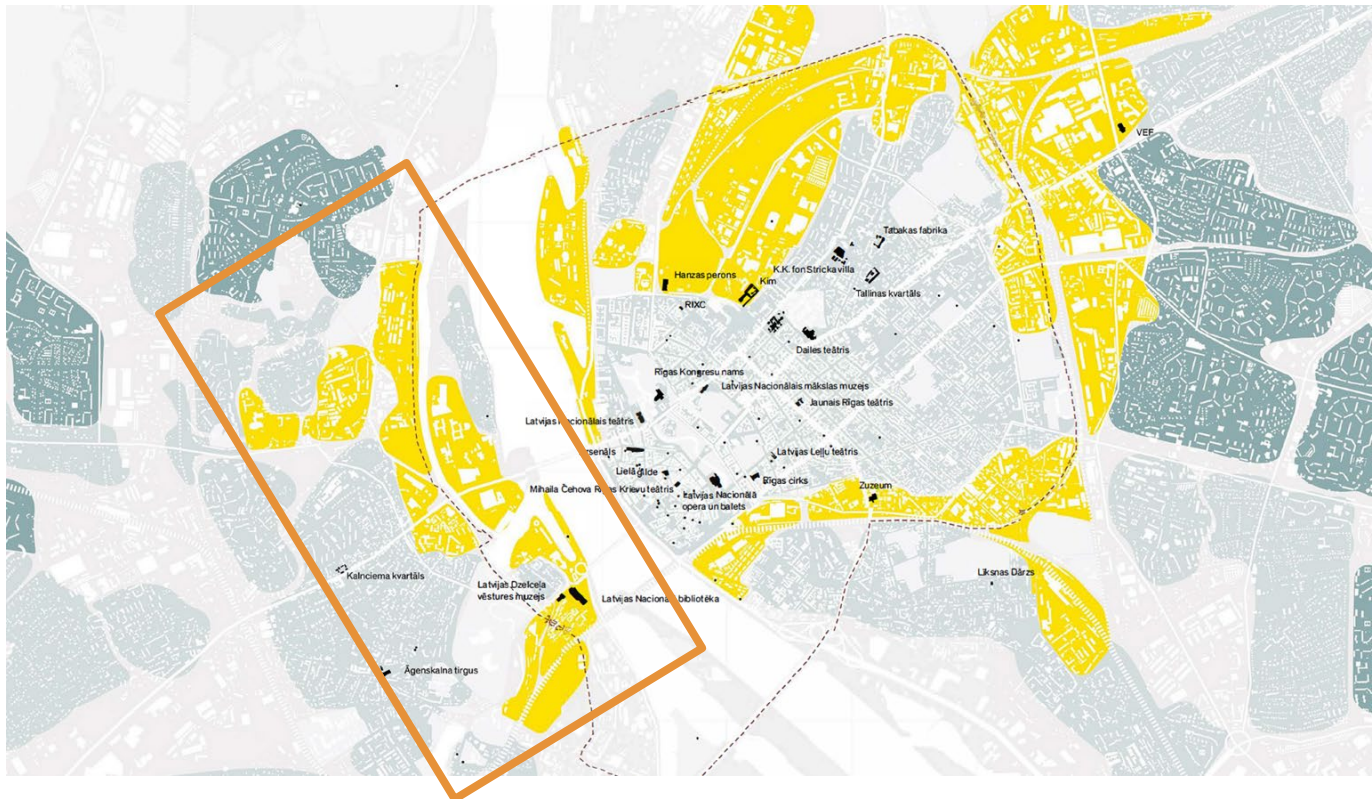
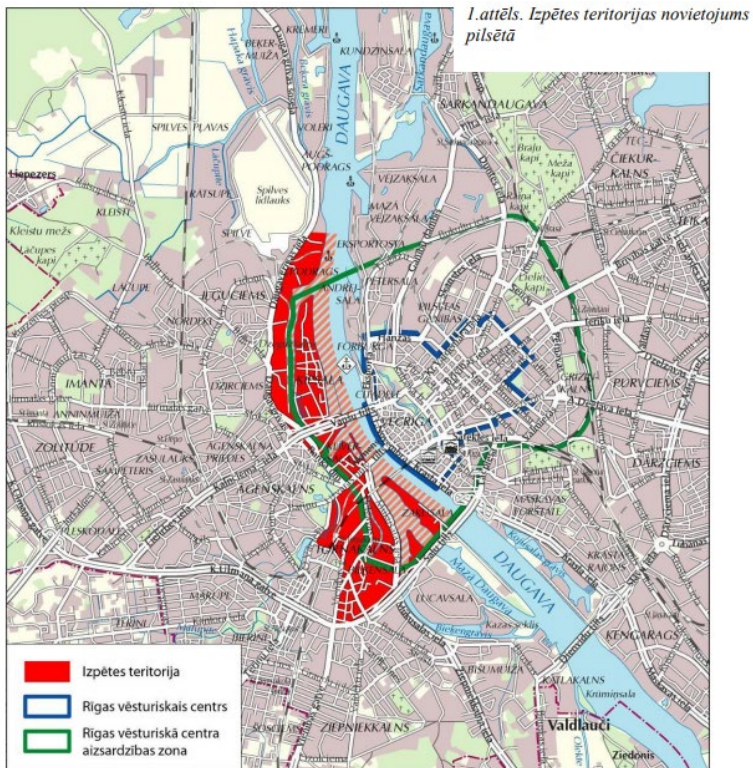
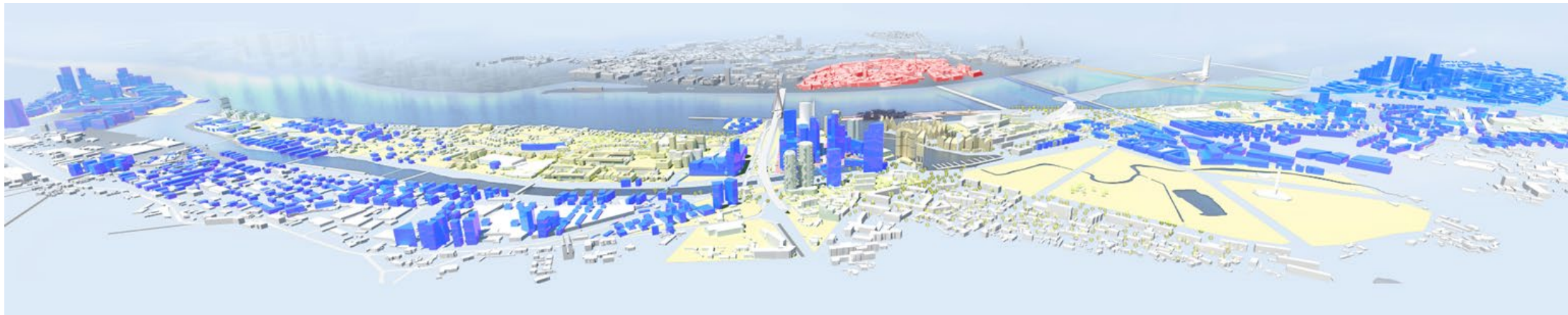


**Part of a growing
city district
New attraction
Accessible**



**Non-conventional
Compact
Chamber outdoor
spaces
Accessible**

Left bank?

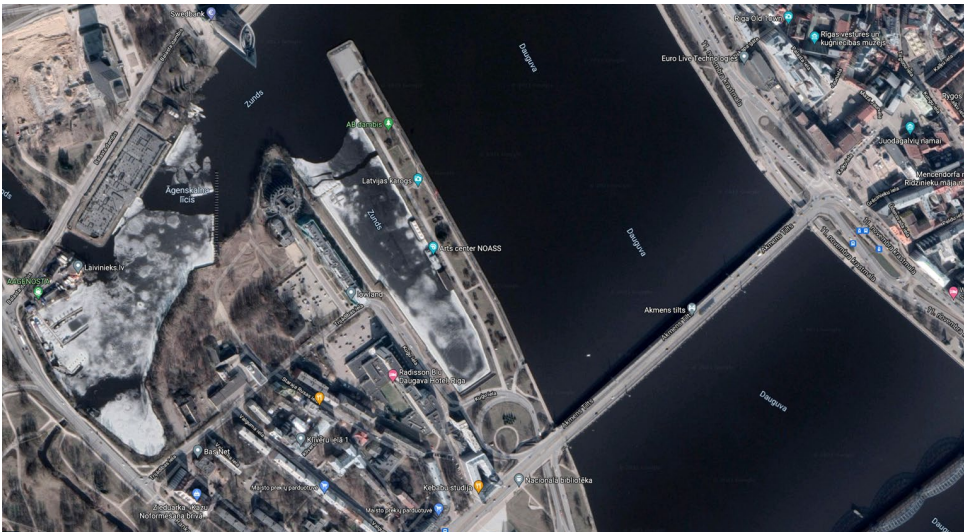


WHY NOT AB DAMBIS?



While the building on this site looks great on a postcard, building the RCH on Ab Dambis would mean doing it in a location that will never have a lively streetscape, which is not accessible well, does not promote sustainable mobility patterns, does not contribute to the network of public spaces, does not give a socio-economic boost to the district. Building would be an autonomous island.

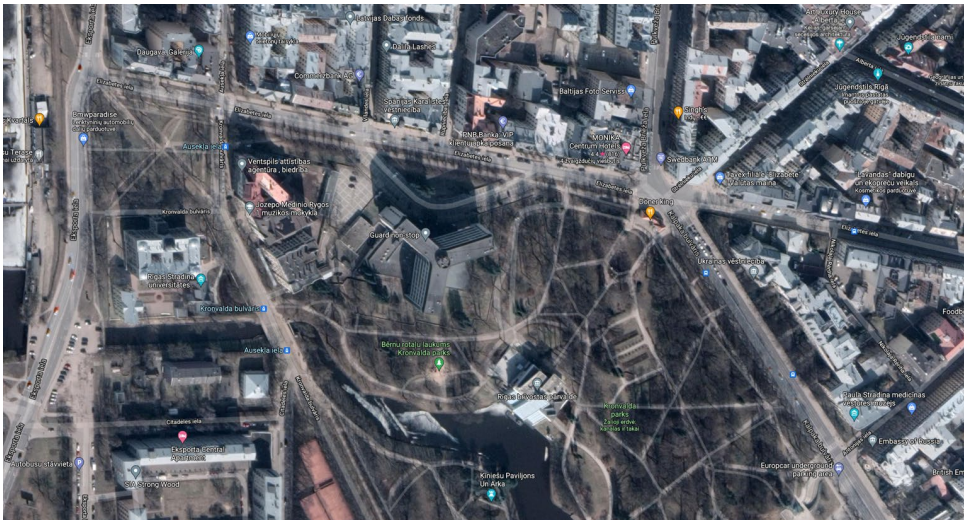
Additional cost to prepare the dam for the concert hall will be needed and could require additional 15 to 20 million Euros.



Recommendations:

- Review the development structure of the district and apply major changes to make the area more walkable and diverse. Currently the area is developing as a higher-class residential neighbourhood. Plans of the city should not contradict the upcoming developments as it is too late.
- Reconstruction of the Dam is necessary. Additional pedestrian bridge from the dam to the north will help create a loop where citizens and tourists can experience the waterfront and admire the silhouette of the Right bank of Daugava.

WHY NOT ELIZABETES STREET 2?



While the location is good, accessible, surrounded by a park, context is lively and it is part of the musicians ecosystem, the idea of demolishing a valuable building (valuable not in a legal but in public perception sense), was considered unethical.

Change in function when close by there is a building that lost its relevance: E2 case, an **administrative building that can not be transformed into a Concert hall without changing the essence of the building will have to be demolished (reconstruction is not considered).**

State of heritage values for this building seem contested.

Public opinion must not be taken lightly.

Recommendations:

- An independent assessment of the values of the building must be assessed to have an answer if this building can be demolished. This will probably not impact public opinion but will help better understand the possible future of this building.

WHY NOT UZVARAS PARK / RANKA DAMBIS?



Unfortunately, the idea of using a part of the Park for a concert hall when there are many underdeveloped areas in the city is not convincing. It is a good location, accessibility will be improved with Rail Baltica development but a big fragmentation of developments on the Left bank casts doubt about the future of this area. Moreover, development on green areas is a very sensitive topic that will require public discussions and strategies to compensate for the lost green space.



Recommendations:

- Site is not representative enough, not accessible enough and not connected to the musicians ecosystem enough to sacrifice a well functioning part of the park, but it is a **good location for an additional public function that would contribute to the development of the district.**
- Structure of the urban fabric is not clear in the district, therefore more studies are necessary to **understand where some urban anchors are needed to encourage private developments.**

3 LABAS VIETAS

Paldies KM un LAS un MASH STUDIO par spēju
sadarboties

Laiks atvērtai diskusijai - par kuru no 3 labām vietām
iespējams vienoties

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LATVIJAS ARHITEKTU SAVIENĪBA



Kultūras ministrija

A photograph of a muddy path in a forest. The path is heavily rutted with tire tracks and is covered in dark, wet mud. The forest consists of tall, thin, bare trees, likely birches, with no leaves. The ground is covered in dry, brown grass and twigs. The sky is overcast and grey. Three white text boxes are overlaid on the image, containing the text: "spēt sarunāties savā starpā", "pieņemt citu viedokli", and "atrast kompromisu".

spēt sarunāties savā starpā

pieņemt citu viedokli

atrast kompromisu

MORE INFORMATION

RCH SITES ASSESSMENT

The comparative analysis of the possible sites of the National Acoustic Concert Hall in Riga

2021 Riga

Analysis prepared by:

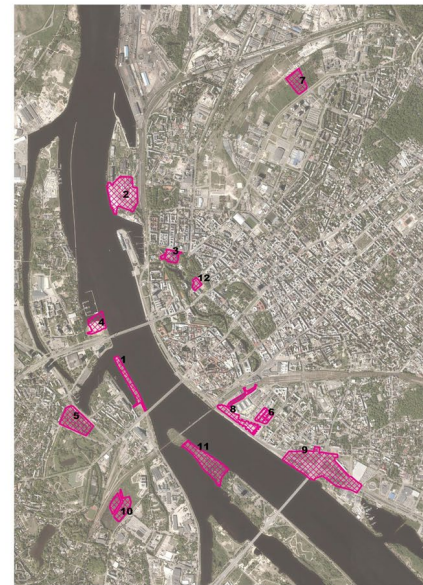
MASH
studio



In collaboration with:



The Client:



Img. 1. Potential sites for development of the National Acoustic Concert Hall in Riga

INTRODUCTION

The goal of the study was to assess potential sites for the National Acoustic Concert Hall in Riga (hereafter referred to as RCH) and recommend 1-3 sites where the building could be built. Study was prepared in two steps: assessment based on criteria formulated based on the analysis of successful concert halls and sustainable development values and second assessment of the shortlisted sites based on the value based criteria that were formulated during Focus group discussions.

Assessments were complemented by urban analysis, review of territorial and strategic planning documents, studies and reports on different sites on different aspects that could have an effect on the suitability of the site. Moreover, opinions and recommendations from the Ministry of Culture, The Focus group made up by various stakeholders and representatives from civil society, Latvian Association of Architects, Latvian Association of Landscape Architects were taken into consideration.

METHODOLOGY

Assessment was done in two steps:

1. Assessment of all 12 (twelve) sites based on the 10 criteria. A set of 10 criteria with indicators was suggested, comments received from the Latvian Association of Architects and Latvian Association of Landscape Architects. All sites were assessed based on a list of objective requirements. Each criterion had indicators that were evaluated. Shortlisted sites were proposed for further evaluation.

2. Assessment of the 6 (six) shortlisted sites. Sites were reviewed based on the criteria formulated by the Focus

Group (process moderated by Neils Balgalis from Group93) and additional questions identified in the assessment and during discussions with stakeholders (Focus groups, association of Latvian architects, Riga City Municipality, Ministry of Culture of the Republic of Latvia). Cost calculation for the preparation of each site for development was prepared. SWOT analysis and final conclusions were formulated. Assessment is concluded with recommendations for three sites best suited to develop The National Acoustic Concert Hall in Riga. Each site has a list of conditions that will have to be met in order to develop the project.

PALDIES!

**Latvian Association of Architects
Riga City Council City Development Department
Latvian Association of Landscape Architects**

PROJECT:

*The comparative analysis of the possible sites of the
National Acoustic Concert Hall in Riga*

ANALYSIS PREPARED BY:

*MB MASH Studio
Ž. Šimkutė, E. Kasakaitis
Kęstučio 59-32, Kaunas
www.mashstudio.eu*

CLIENT:

Ministry of Culture of Republic of Latvia

COLLABORATION:

*Group 93
Latvian Association of Architects*

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studio



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