MASTER PLAN OF ASTRAKHAN AGGLOMERATION

Presentation

August 25, 2021

ИНСТИТУТ ГЕНПЛАНА МОСКВЫ



ASADOV_









social sphere (identity)

human capital, education, society, relations, local communities

habitat (environment)

space, nature, infrastructure

3 economy (productivity)

resource extraction, production and processing of resources, tertiary sector of the economy (goods and services)

intangible capital (connectivity)

culture, historical capital, systematic approach, technology? management? coordination



It is proposed to consider the fundamental model of agglomeration in the context of four aspects of sustainable development.

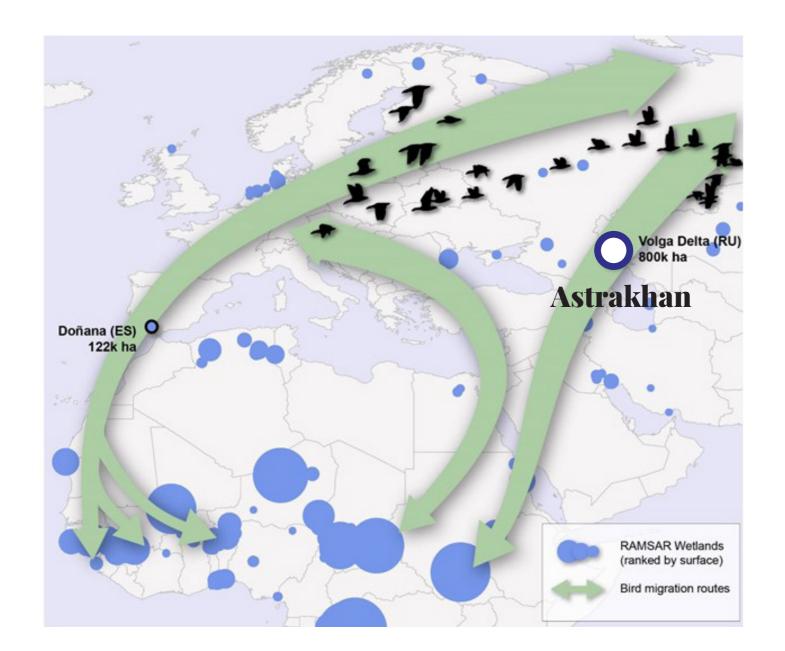
Sustainable development is based on improving human competencies so that they create a new environment around themselves and a promising economy economy. We control space so that it defines a person.

We create the necessary and sufficient conditions for the economy: we develop people, territorial, infrastructural and other resources, we apply planning and best practices. The market economy interacts with the created conditions.

We consider the intangible aspect of sustainable development as a potential for the harmonious development of man, environment and economy. And also as one of the tools that contribute to the implementation of design solutions.

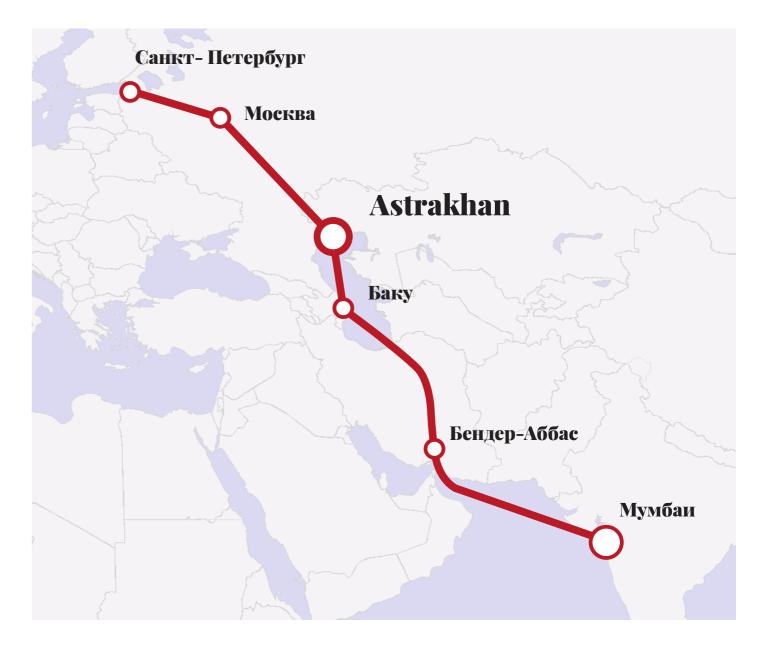


Ecological corridorEurope - Africa



- application of ecosystem design principles
 - development of sustainable renewable energy sources;
 - taking into account the peculiarities of the climate and local natural characteristics of the territory.

Economic corridorNorth South



- strengthening the capacity of the geospatial core north-south
 - · taking into account the standards of sustainable development;
 - simultaneously in all directions, but for the highest priority tasks (the Pareto 20/80 principle) + taking into account the existing programs.











In accordance with the Strategy - 2035 of the territory of the Astrakhan urban agglomeration preconditions have been created for the formation of the following economic clusters:

Caspian cluster

Development of an intermodal cargo transportation system based on the seaports of Astrakhan and Olya, shipbuilding, ship repair, production of equipment for gas production. The largest container hub in the south of Russia, the logistics center of the North-South international transport corridor. The main centers are Narimanov, Astrakhan, Krasnye Barrikady, Ilyinka, Olva. It is created on the basis of decisions of the Government of the Russian Federation and the strategy of socio-economic development of the Astrakhan region for the period up to 2035.

fuel and chemical cluster

Development of a gas and oil production complex, chemical production (fuel, sulfur, polyethylene, anti-corrosion coatings for pipes and other products for gas and oil processing; iodine production) based on the Astrakhan gas condensate field, oil fields (including the Velikoe field in the Kharabalinsky region) ... The main centers are the shelf of the Caspian Sea in the Krasnoyarsk region, Astrakhan, Limansky region. It is proposed to develop the cluster. An analogue is defined in the strategy of socio-economic development of the Southern Federal District for the period up to 2020 as an oil and gas production cluster.

agrarian and food cluster

Formation of a complex of industries for the cultivation, processing, storage, transportation of southern crops (rice, tobacco, melons, tomatoes, fruits). The main centers are Krasnoyarsky, Volodarsky, Privoljsky, Kamyzyaksky, Limansky districts, Astrakhan. It is proposed to develop the cluster. An analogue is defined in the strategy of socio-economic development of the Southern Federal District for the period up to 2020 as an agricultural cluster.

aquaculture cluster, fishing, fish processing

Development of a network of farms for breeding, growing, catching, processing fish, storing, transporting and marketing fish (branded) products. The main centers are Astrakhan, Volodarsky, Privoljsky, Kamyzyaksky, Limansky districts. It is proposed to develop the cluster. An analogue is defined in the strategy of socio-economic development of the Southern Federal District for the period up to 2020 as a fishery cluster.

Caspian innovation educational cluster

- 1. Formation of centers of higher education on the basis of higher educational institutions of Astrakhan and branches of specialized Russian higher educational institutions, providing training of specialists for economic clusters of the agglomeration. The main centers are Astrakhan, Privoljsky district;
- 2. Creation of a center for innovative developments and their introduction into production on the basis of educational cluster organizations of the agglomeration to promote advanced products and technologies in agglomeration clusters (including shipbuilding, mining and processing of minerals, agricultural raw materials). The main centers are Astrakhan, Privoljsky district. It is proposed to develop the cluster.

regional Astrakhan tourist recreational cluster

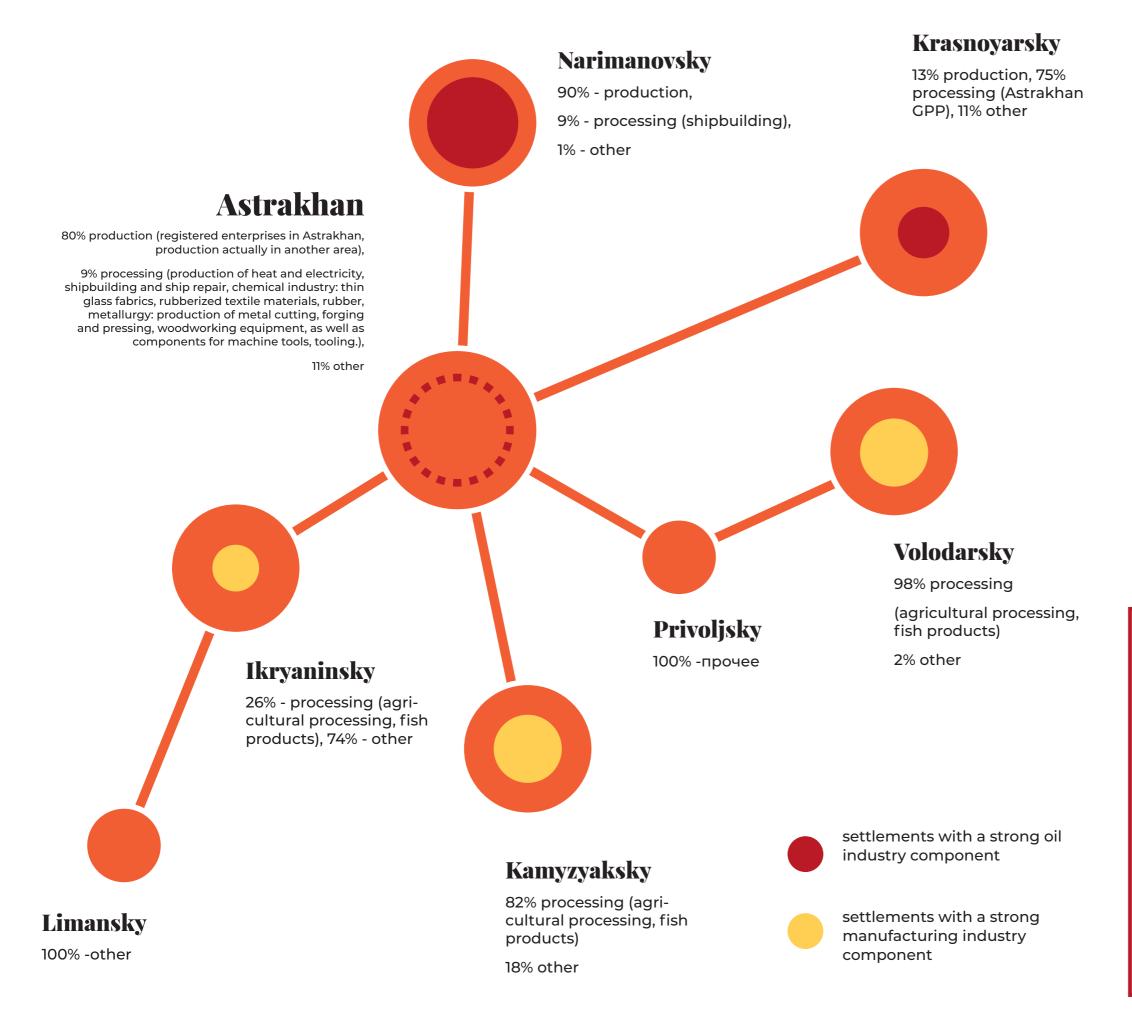
Formation of a modern infrastructure for tourism, recreation (a complex of objects of hotel business, transport services, food, recreation, entertainment, trade) on the basis of natural, historical and cultural, other objects of agglomeration and other territories of the region, including in the Akhtubinsky district - Lake Baskunchak, mountain Big Bogdo, Bogdinsko-Baskunchaksky reserve marble lake; in the Kharabalinsky region - the Kordon tract (natural habitat of prickly pear); on the territory of the agglomeration - museums and architectural complexes of Astrakhan, Astrakhan biosphere reserve, Ilmenno-Bugrovaya nature reserve, lotus valley near the village of Liman. The main centers are Astrakhan, Volodarsky, Kamyzyaksky, Ikryaninsky, Limansky districts. It is proposed to develop the cluster.











In industrial development:

- Krasnoyarsky region (Astrakhan field);
- Narimanovsky region (Beshkul deposit) - 20% of all-Russian condensate reserves;
- 10 hydrocarbon fields in the territory of the AO with reserves of 1.1 billion tons of oil and gas condensate 5.3 trillion cubic meters of gas (recoverable
- 10 hydrocarbon fields in the Caspian Sea with reserves of 0.35 billion tons of oil and gas condensate and 0.65 trillion cubic meters of gas (recoverable)



47,9% of GRP of JSC - extractive sector

Regional budget revenues from the extractive sector up to 5% of the total sector tax

High production costs on the shelf + global price conjuncture - reduce potential



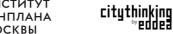














Economy model "Person to Person".

Employment through the development of the tertiary sector

The course towards diversification of the economy. The mining sector exists autonomously and brings insignificant funds to the regional budget.

For the development of the economy and employment of the region, six promising industries are proposed, synergy of which will diversify the region's GRP.













eco agriculture

Ecological agriculture, biotechnology, aquaculture, aquaponics. Increasing food independence of the country.

eco infrastructure

Renewable energy, waste processing (increasing the infrastructure self-sufficiency of the territory)

fishing, animal husbandry

Including the development of a secondary processing sector based on these industries

tourism

Diversification of the tourist product, the formation of a unified system of routes. Synergy points of interest

logistics

Capitalizing on the potential of international north-south, west-east corridors

shipbuilding, mechanical engineering

River transport system development









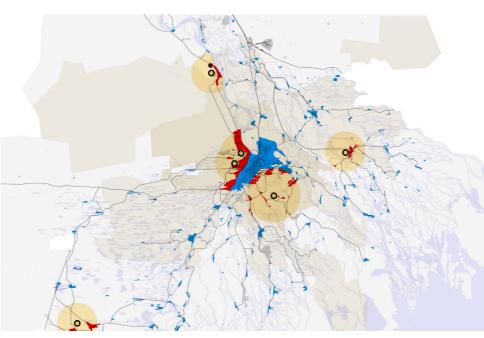


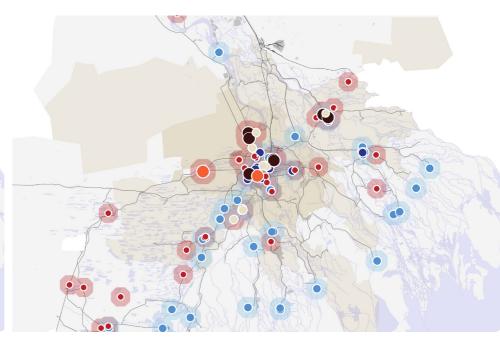
ECO AGRICULTURE

ECO INFRASTRUCTURE

FISHING, ANIMAL HUSBANDRY



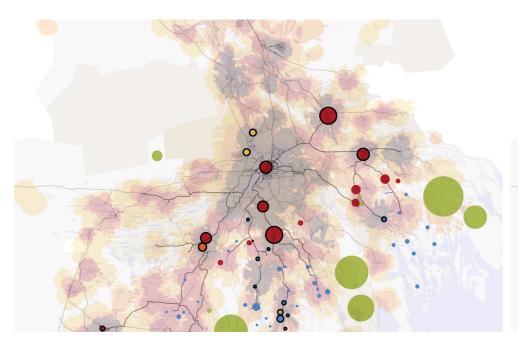


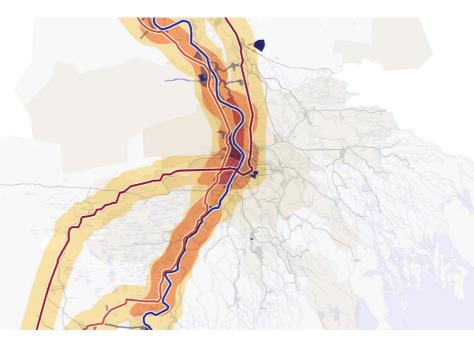


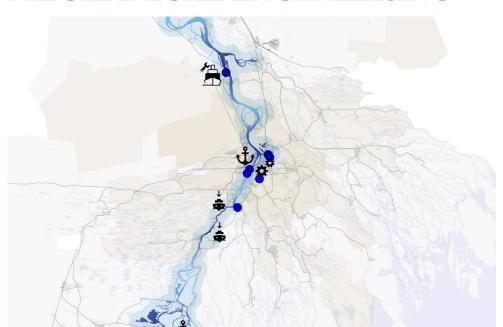
TOURISM

LOGISTICS

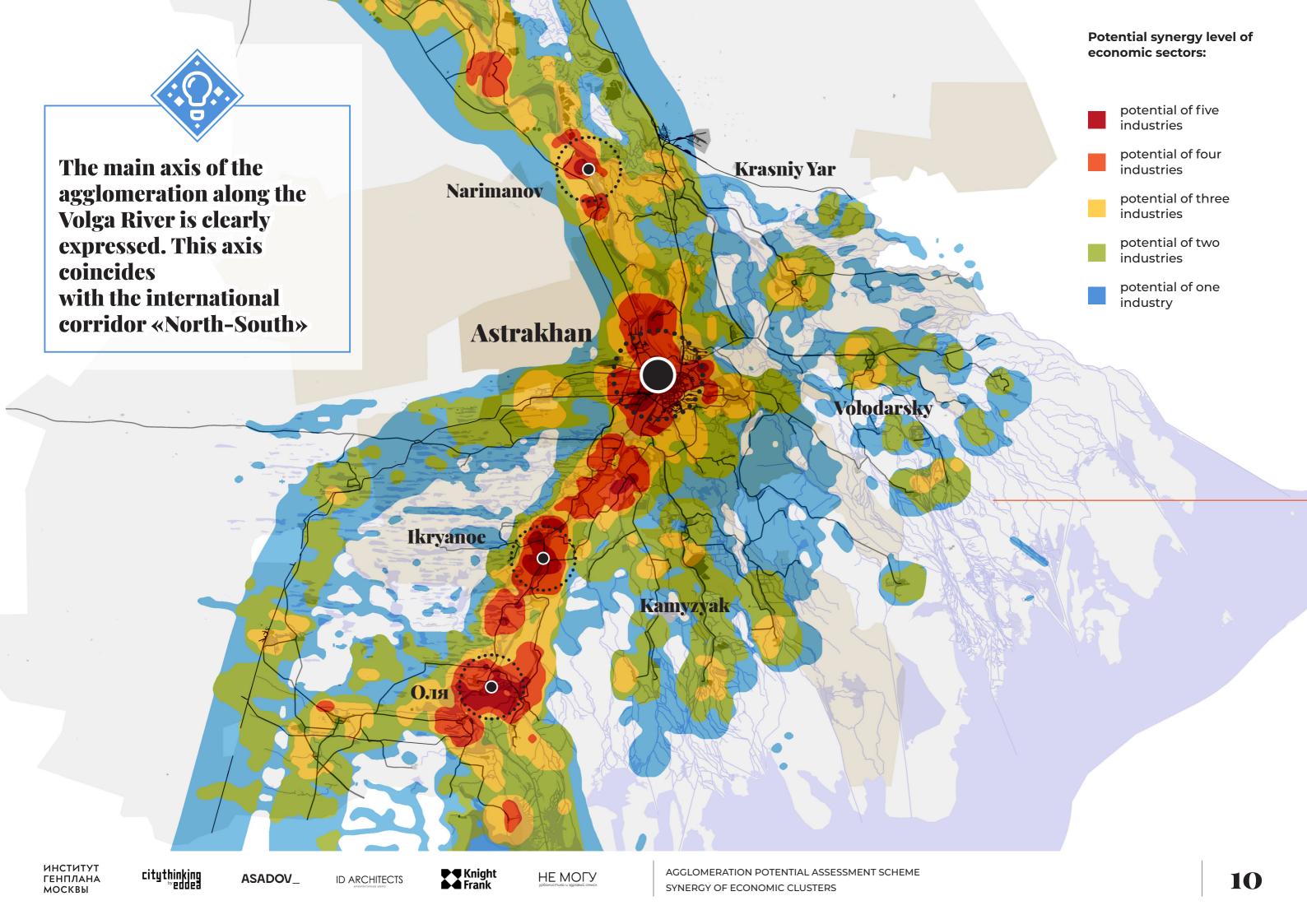
SHIPBUILDING, MECHANICAL ENGINEERING







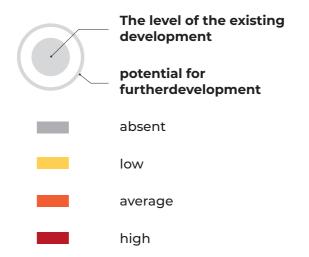




	Astrakhan agglomeration	SFD	Russia	World
Ecotechnology				
Agroculture				
Fishing				
Tourism				
Shipbuilding				
Logistics				

Estimated based on analysis external and internal trends and potential of development of sectors of the economy of Astrakhan-region, Southern Federal District, Russian Federation and the World, from the point in terms of the opportunity to take up economic niche in the relevant industry

The analysis of the development of the region is based onput the Forecast of social-economic development of the Russian Federation until 2036 and Spatial development strategy Russian Federation until 2025



		Scientific innovation, ecotechnology	Agrocomplex	Fishery	Tourism	Logistics	Shipbuilding
Город Astrakhan		50 bln. rub 20000 Jobs	-	-	4,0 bln. rub 7000 Jobs	1,5 bln. rub 1000 Jobs	5,0 bln. rub 3000 Jobs
Volodarsky municipal district		-	2,5 bln. rub 400 Jobs	1 bln. rub 100 Jobs	1 bln. rub 150 Jobs	1,5 bln. rub 1000 Jobs	-
Ikryaninsky municipal district		20 bln. rub 200 Jobs	1,0 bln. rub 50-100 Jobs	7,5 bln. rub 650 Jobs	1 bln. rub 100 Jobs	1,0 bln. rub 500 Jobs	3,0 bln. rub 1000 Jobs
Limansky municipal district		-	1,0 bln. rub 50-100 Jobs	3 bln. rub 300 Jobs	0,5 bln. rub 50 Jobs	1,0 bln. rub 500 Jobs	3,0 bln. rub 1000 Jobs
Narimanovsky municipal district		20 bln. rub 200 Jobs	2,5 bln. rub 400 Jobs	1,2 bln. rub 100 Jobs	1 bln. rub 150 Jobs	1,0 bln. rub 500 Jobs	5,0 bln. rub 1000 Jobs
Kamyzyakинский municipal district		10 млрд. руб 150 Jobs	2,5 bln. rub 400 Jobs	8,5 bln. rub 1000 Jobs	0,5 bln. rub 50 Jobs	-	-
Krasnoyarsky municipal district		20 bln. rub 200 Jobs	4 bln. rub 600 Jobs	-	0,5 bln. rub 50 Jobs	-	-
Privoljsky municipal district		-	1,0 bln. rub 50-100 Jobs	4,5 bln. rub 350 Jobs	1 bln. rub 150 Jobs	-	5,0 bln. rub 300 Jobs
	Sum:	120 bln. rub 20750 Jobs	14,5 bln. rub 2025 Jobs	25,7 bln. rub 2500 Jobs	9,5 bln. rub 7700 Jobs	6 bln. rub 3500 Jobs	21 bln. rub 6300 Jobs









ID ARCHITECTS



56,1 ths.

Number of new jobs

(incl. 13,4 ths. —1 Stage)

2,5 ths.

Number of new jobsin small businesses

(incl. 312 ths.—1 Stage)

(incl. 1,8 bln. rub- 1 Stage)

Growth Points

2,5 bln. rub

Budgetary effect of growth **Personal income tax**

incl. 108 mln rub. — 1 Stage

419 bln. rub

Growth BPII from investments in infrastructure

(incl. 59 bln. rub — 1 Stage)

439 bln. rub

Growth BPII from investments in fixed assets

Cumulative Fiscal Impact of

(incl. 100 bln. rub — 1 Stage)

2 %

Regional export growth

(incl. 0,1 % — 1 Stage)

611 bln. rub

Increase in investments in fixed assets

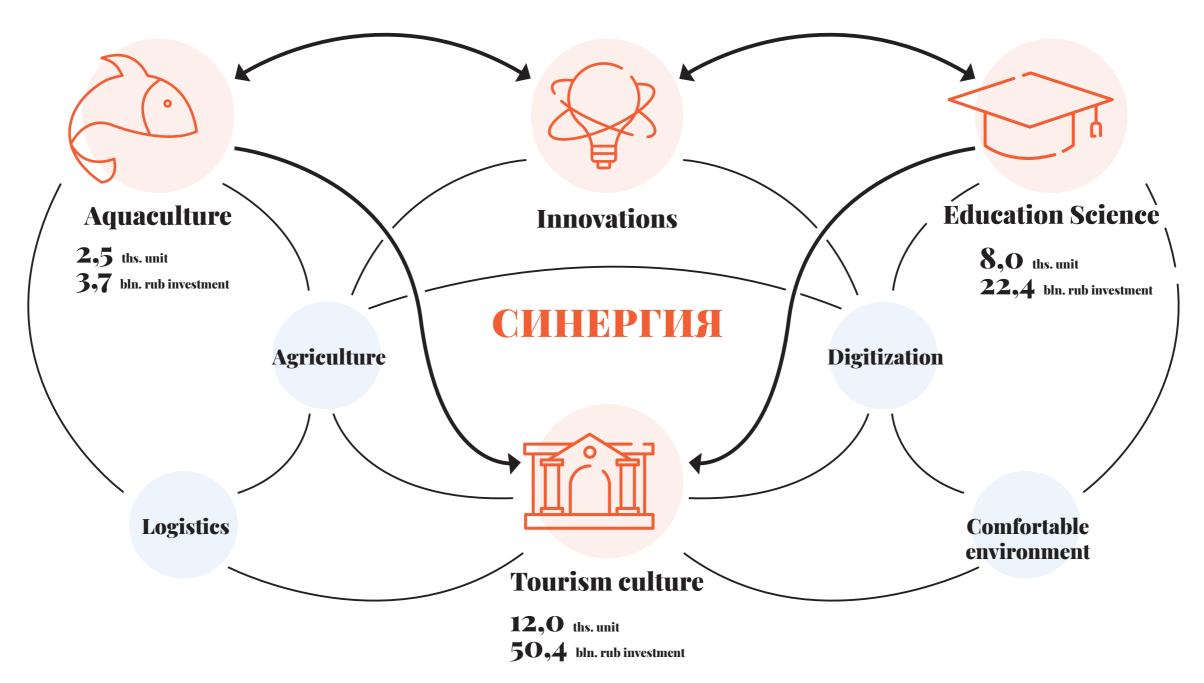
(incl. 142 bln. rub — 1 Stage)

607 bln. rub

Investment in infrastructure facilities

(incl. 85 bln. rub — 1 Stage)

Competencies



- sales synergy is based on the combination and use of the same distribution channels, personnel and logistics by sellers to sell different goods and services
- operational synergy
- · common goods model
- combining labor as a union of dissimilar efforts the principle of division of labor

- creating a joint favorable environment creating, obtaining the effect of cooperation and synergy
- investment synergy
- synergy of "scale", in fact, scale is the potential for synergy



EDUCATION THE SCIENCE

Interuniversity research and educational campus - a new center of city life

- New opportunities to improve the level of research work and the quality of education
- development of areas adjacent to the campus
- Ensuring the cultural interpenetration of the urban and university environment.
- A modern campus is a multifunctional transformable educational and library space, sports infrastructure facilities, cultural and leisure spaces, etc.

Investments - 12 billion rubles

Construction of new facilities with a total area of over 70 ths.sq.m .:

- Dormitories for students
- Specialized educational and scientific center
- Leisure center
- Student project center, scientific library
- Scientific and educational center
- Research Center
- New Jobs about 8 thousand



TOURISM CULTURE

Hotel and business cluster - synergy of business and tourism

- Formation of an updated image of the city with a developed cultural component
- Increasing cultural and tourist attractiveness
- Inclusion in federal projects
- Creation of infrastructure for professional selfrealization of specialists
- Creation of new points of growth
- Creation of a new cultural and tourist environment and new infrastructure
- New Jobs about 7-10 thousand.



INNOVATIVE PRODUCTION

Technopark is a tool for solving the problems of innovative business

- The main goal is to ensure the accelerated development of high-tech sectors of the economy and turn them into one of the main driving forces of economic growth.
- Creation not lower 20 successful innovative businesses «from scratch» per year
- Main directions: information technology; bioengineering; biotechnology; nanotechnology; biomedical technologies
- attracting investment in science
- introduction of the latest developments into the industry
- Construction of new infrastructure and housing
- New Jobs about 10-15 thousand.



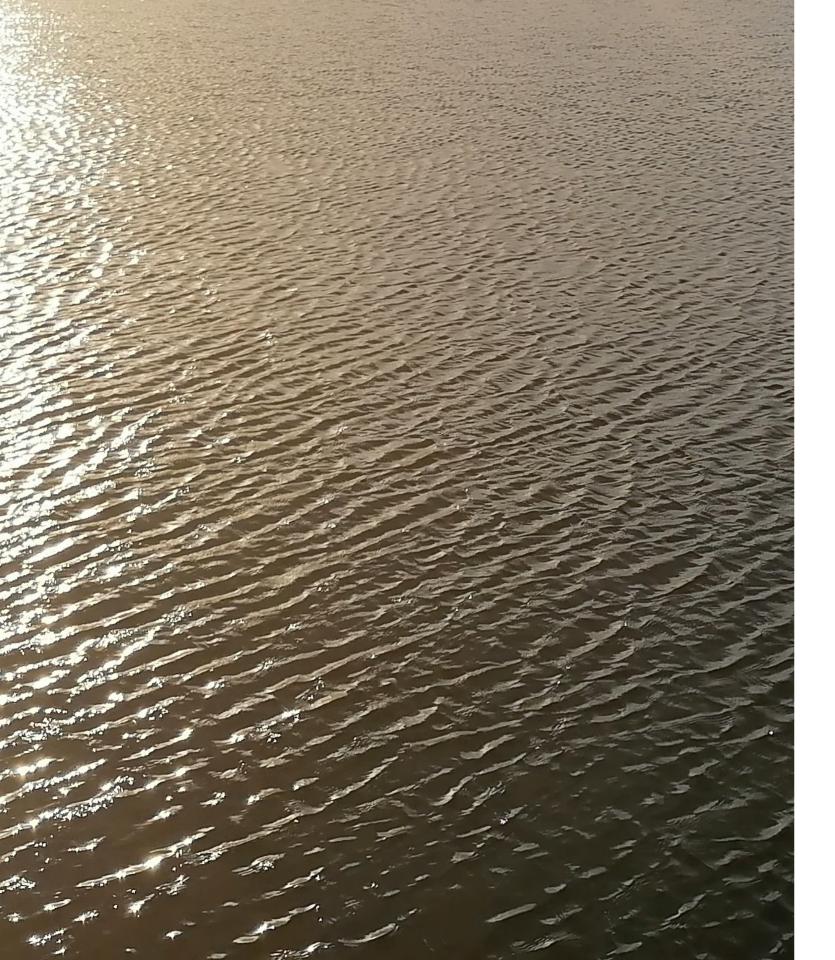








ID ARCHITECTS





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ГЕНПЛАНА

Main resource Astrakhan region - water

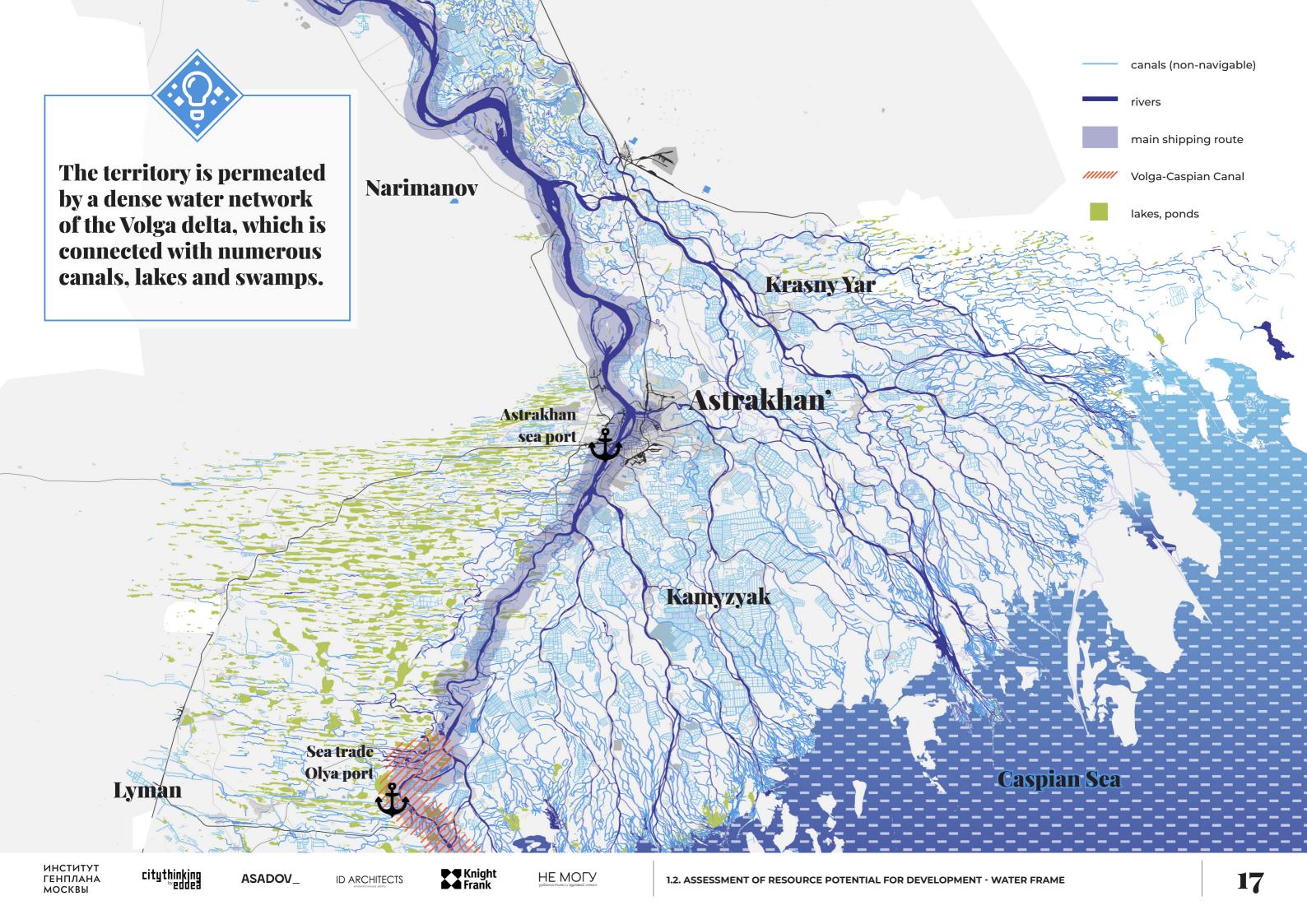
Water: Blessing or Curse? How to use this resource more efficiently?

Astrakhan is the end point of one of the best water routes in Russia. One point - the Northern River Station in Moscow - has received a new development. Synchronous Development Needed in Astrakhan.

Suggested routes:

- option number 1 18 days of travel along the Volga from Moscow to Astrakhan + 3 days in Astrakhan.
- option number 2 a direct route for 2-3 days in Astrakhan.

Cooperation with other cities of the Volga to organize 7, 14 day programs (with two flights).







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Green network

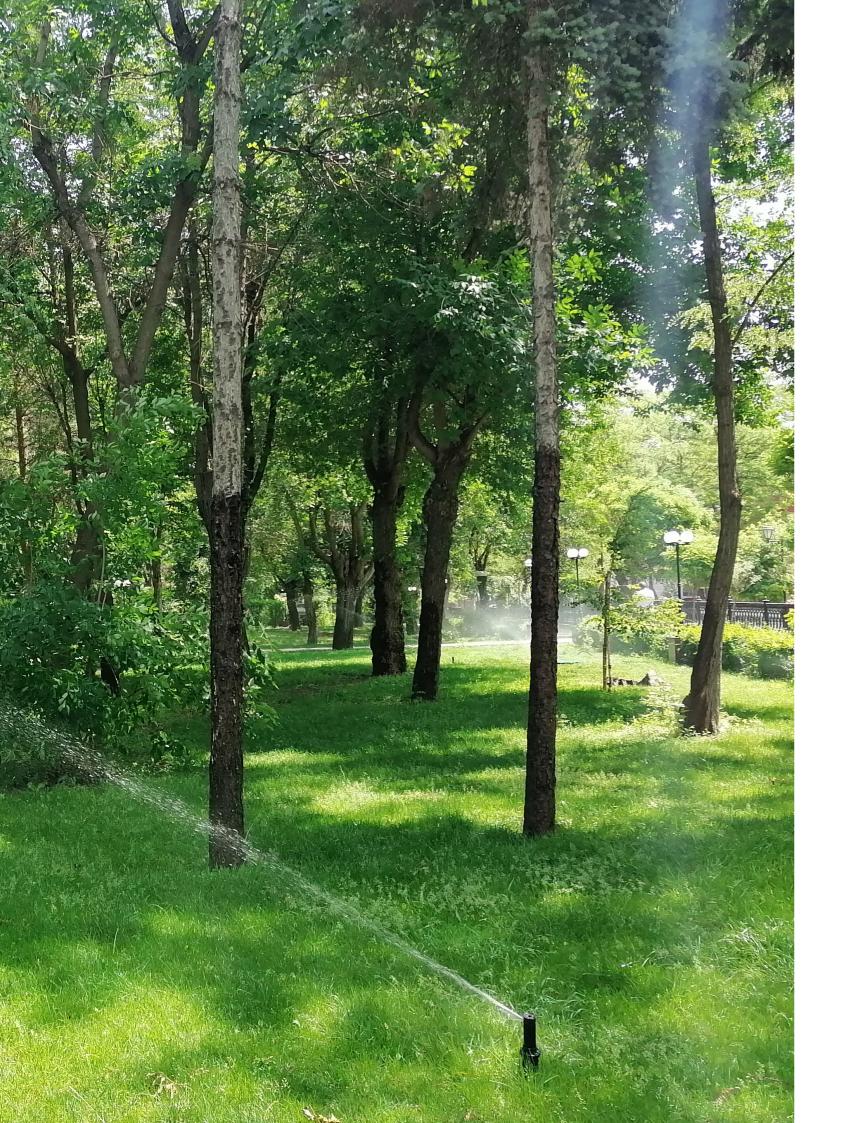
Nature: An important resource that is currently lacking. Existing urban spaces require significant maintenance costs

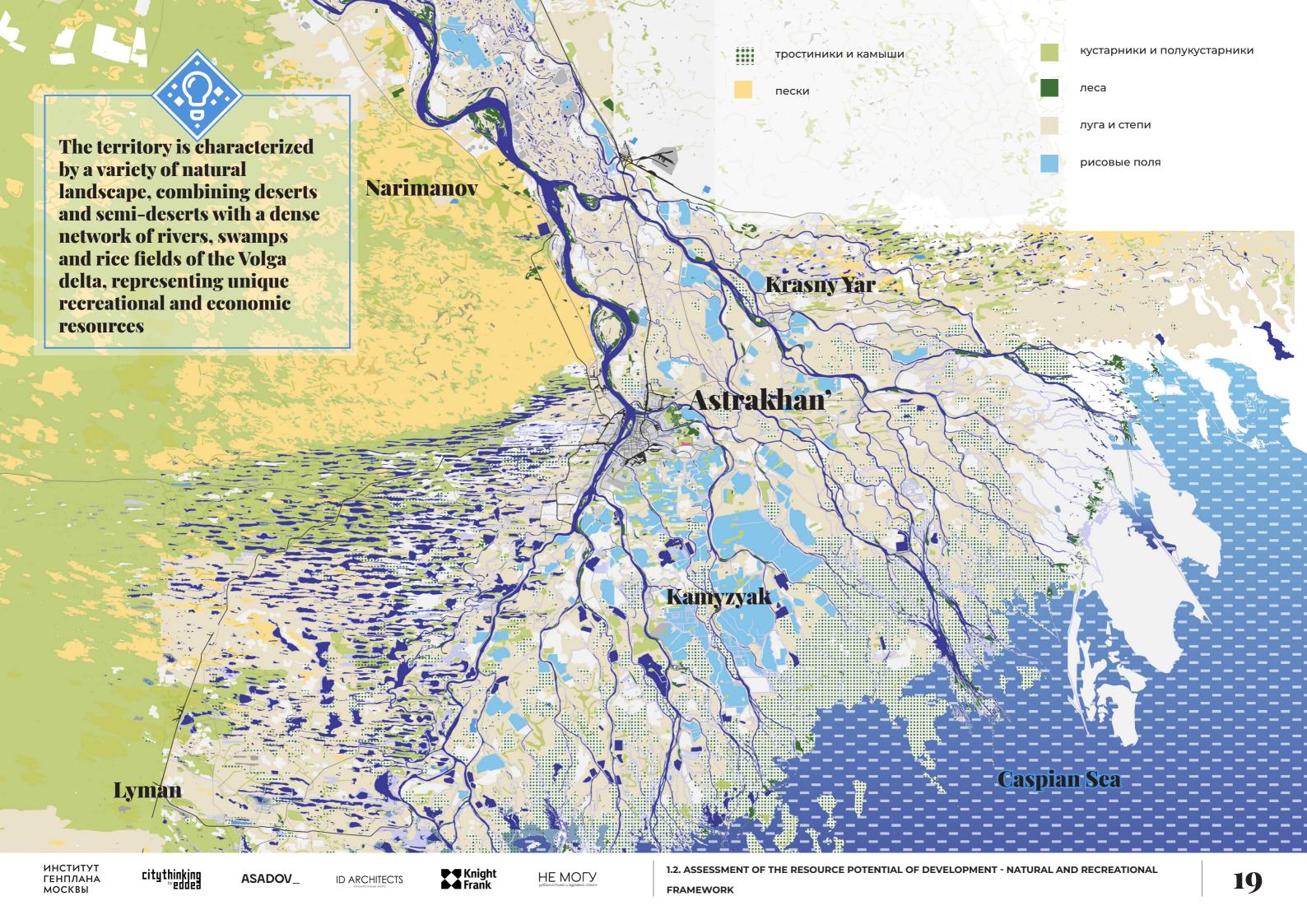
New forest parks of the agglomeration - as a resource for the development of individual settlements, created with the help of federal investment (FKGS)

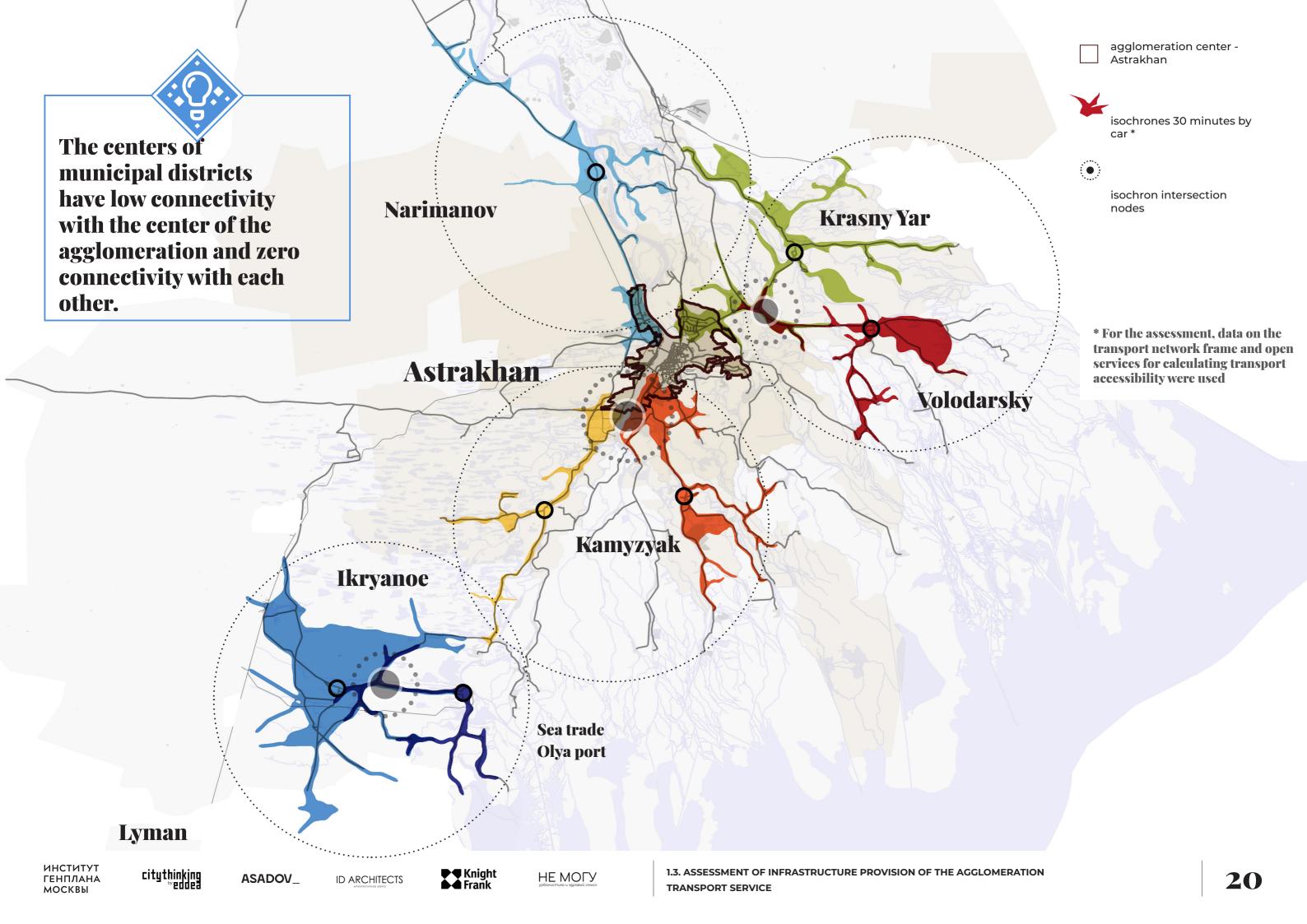
Landscaping: is it always expensive? Finding flexible solutions and competent planning, how both as part of the arboretum and in the management of the content.

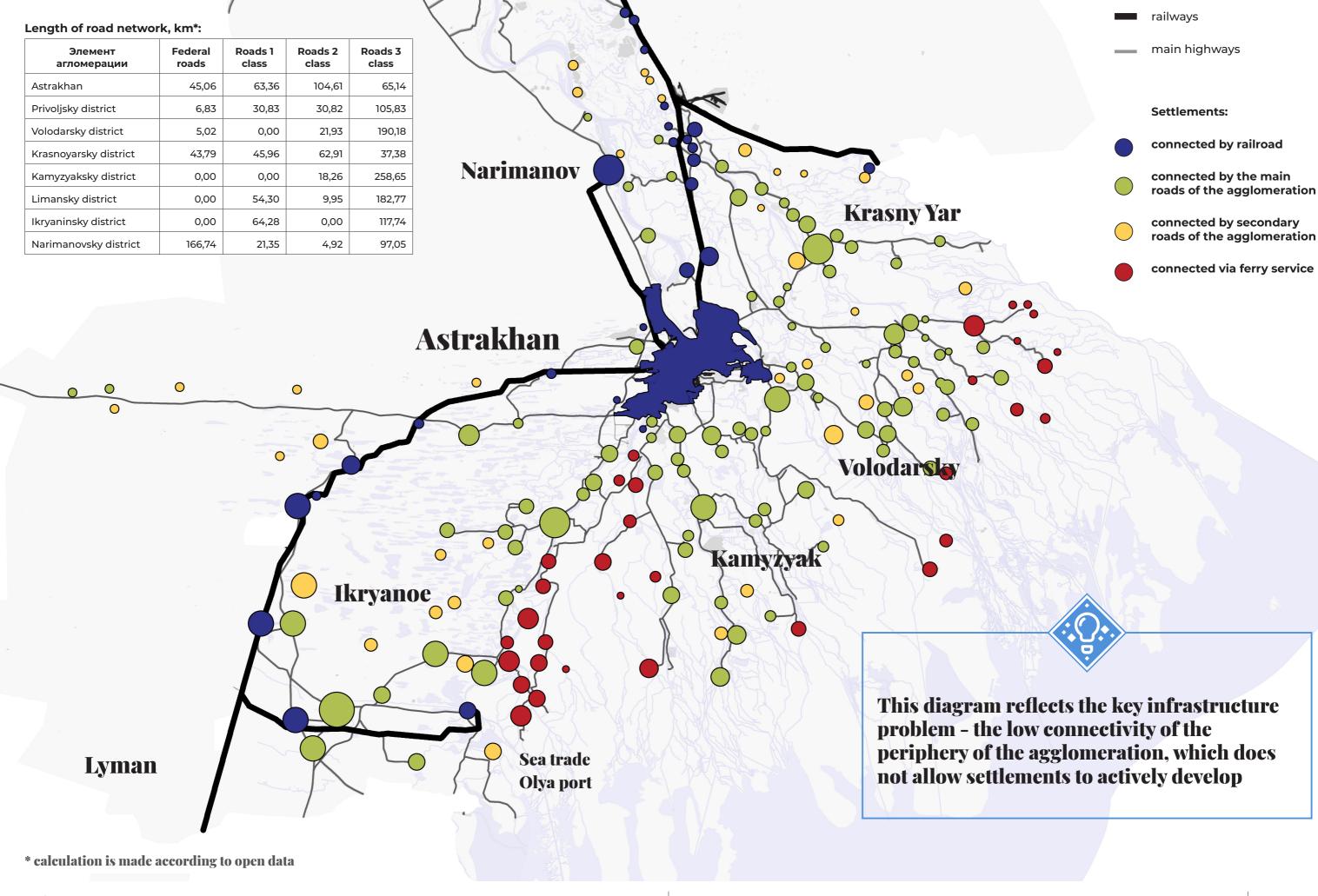
Subprogramme proposed: Greening Companion. Formation of a national greening plan:
Allocation of areas for landscaping;
Attraction of participants: schoolchildren, students, organizations («Astrakhan Green»), local communities.

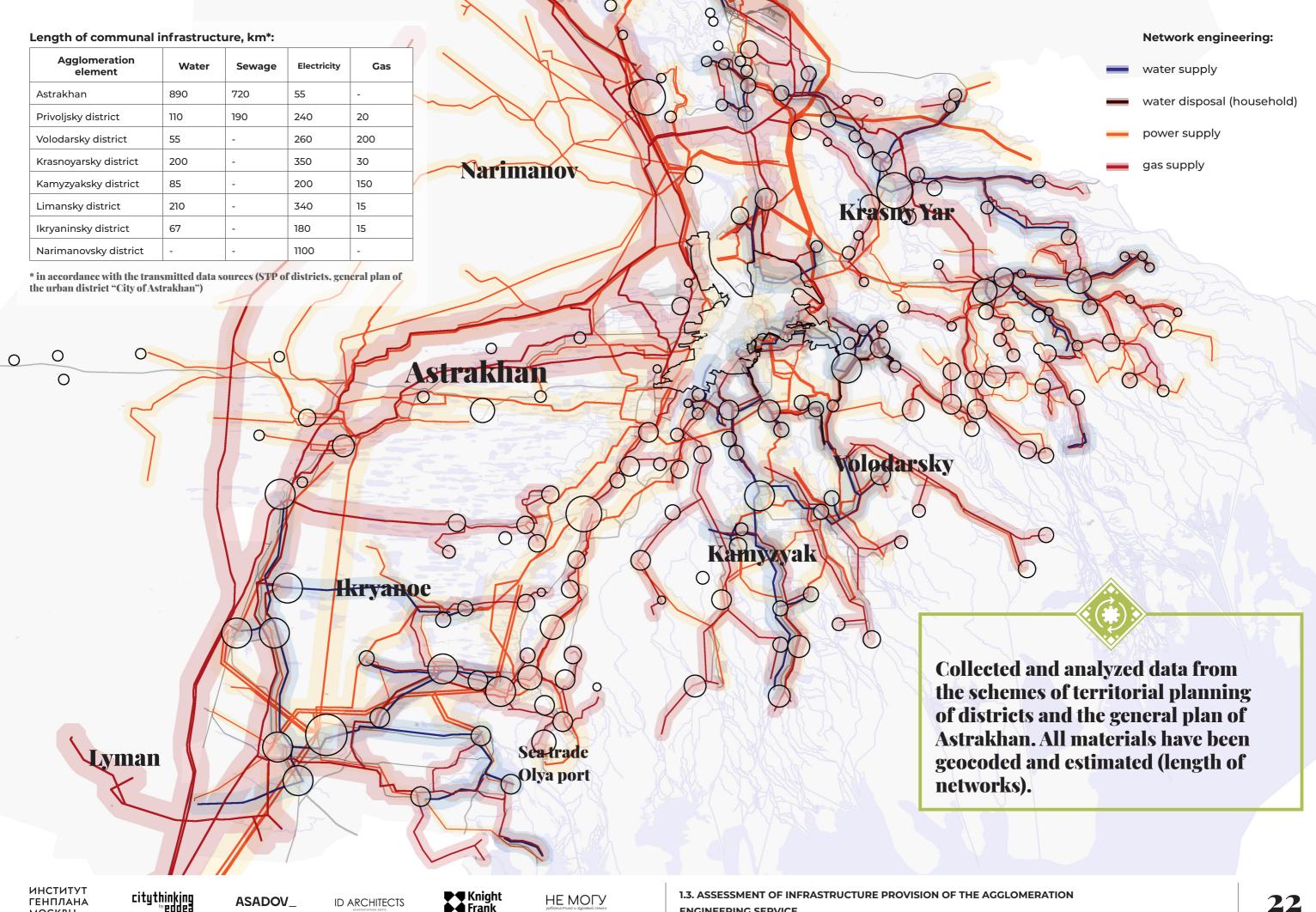
Development of urban gardens and vegetable gardens. Creation of urban greenhouses - incubators of biotechnologies, urban agriculture.



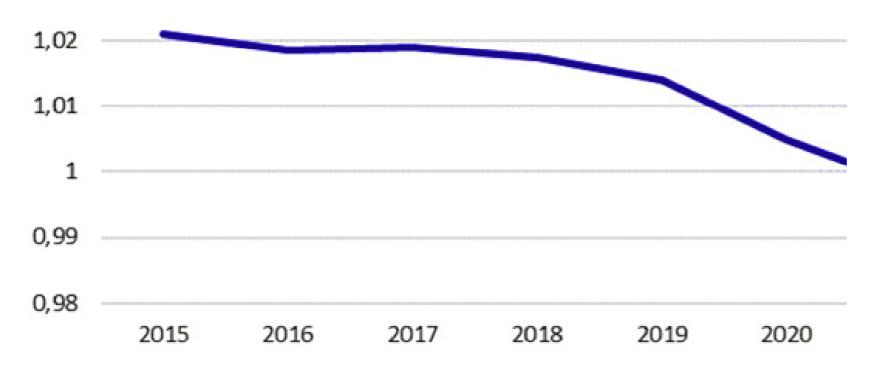








Settlements: Priority 4 out of 4 categories of networks Increase in the use of renewable 3 out of 4 categories of networks energy sources and the formation 2 out of 4 categories of networks of the necessary infrastructure networks in all settlements of the **Narimanov** 1 of 4 categories of networks agglomeration 0 out of 4 network categories ^oKrasny Yar Astrakhan Volodarsky 0 Kamyzyak Ikryanoe ~600 billion. rub. estimated costs on the development of engineering Sea-trade Lyman networks (according to the Olya port collected data) ИНСТИТУТ ГЕНПЛАНА citythinking • eddea Knight Frank 1.3. ASSESSMENT OF INFRASTRUCTURE PROVISION OF THE AGGLOMERATION НЕ МОГУ ASADOV_ **ID ARCHITECTS** москвы **ENGINEERING SERVICE**



The graph of change in the population of the Astrakhan region 2015-2020, million people

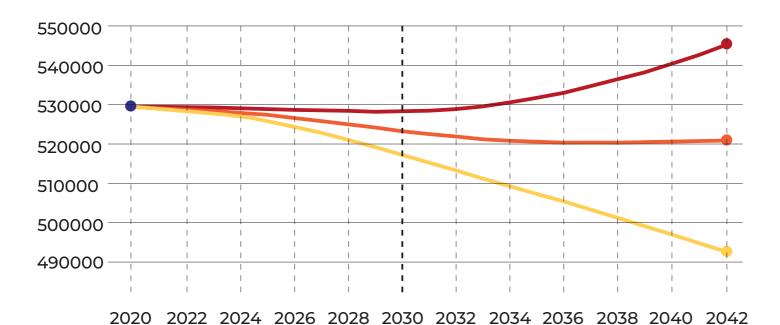
Nations and cities are currently in geopolitical re-positioning, according to their potential in economy, technology, sustainability, creativity and quality of life.

It is vital to be part of the most innovative and responsible urban networks.



Decrease population this is the most important problem that we have to decide

Forecast of the population of Astrakhan, people

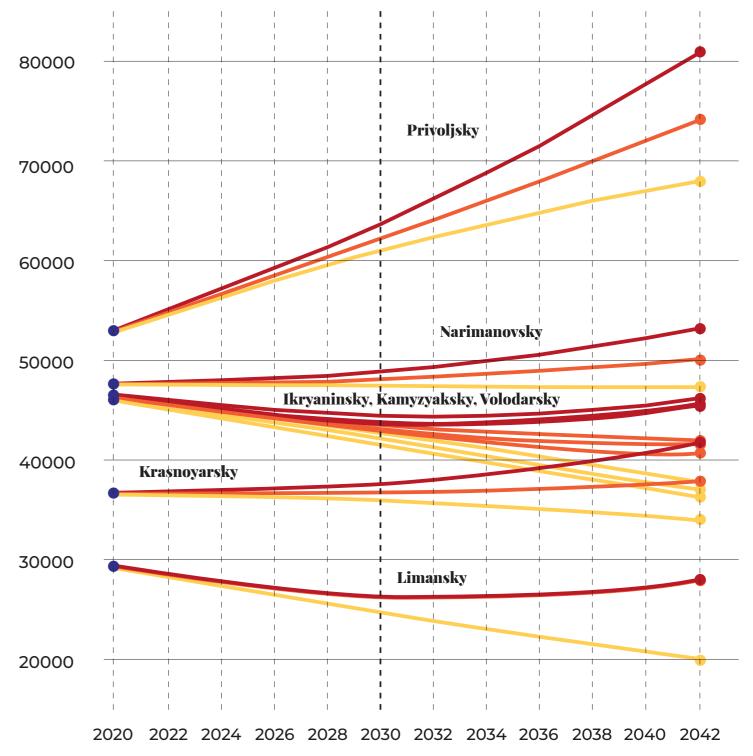




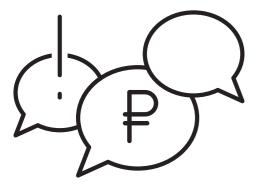
The main conditions for achieving the inherent high indicators of demographic development are:

- favorable socio-economic situation in the region
- and in the Russian Federation;
- growth of interregional and international migration to the municipalities of the Astrakhan agglomeration by increasing investment attractiveness and the implementation of planned investment projects, including those with a high innovative component;
- improving the quality of life of the population through the formation of socially oriented programs, including increased costs
- for health care and social support of the population;
- implementation of current and future measures to reduce mortality of the population;
- updating and expanding the range of measures aimed at strengthening the institution of the family, supporting young and large families.

Forecast of the population of municipal districts, people

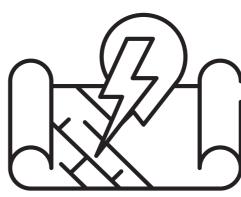






acute social economic issues

- population outflow from the region due to low competitiveness
- dependence of the region's economy on extractive industries (oil and gas), dependence of the budget of municipalities on non-tax revenues
- weak competitiveness of sectors of the economy, insufficient level of labor productivity and the introduction of new technologies
 - reduction in volumes or loss of industries and specializations traditional for the region. Lack of collaboration between science and business
 - poor quality of life and imbalance in development
 - insufficient use of the capabilities of relatively low-capital-intensive industries with a quick return on investment (tourism and transport and logistics industry)
- lack of a regional brand formed and advanced in the international and domestic markets, including in the field of tourism (with the exception of fishing)



acute territorial issues

- monocentricity (including in terms of the formation of the transport framework and socio-cultural centers)
- low and medium quality of the environment, a high degree of diversification of the quality of the environment of urban and rural settlements
- low level of connectivity of the territory due to the need to organize bridges and crossings
 - with extensive land resources, a limited number of investment attractive building sites
- the presence of spatial restrictions associated with zones with special conditions for the use of territories, especially valuable natural areas
 - a high degree of development of natural processes: flooding, abrasion, shallowing. Changes in the level of the Caspian Sea, lack of water from the upper part of the Volga
 - lack of a rational network of inter-municipal passenger transport
 - low level of engineering infrastructure support, a high percentage of wear and tear of engineering networks and head structures

Art residence

RESTORATION OF THE HISTORIC CENTER Participatory planning

Защита от солнца

Общественные туалеты

Меньше маршруток

> Доступность отдыха на природе

REGULAR LANDSCAPING TREES

Центры развития, компетенций

Отсутсвие бездомных собак

> Благоустройство дворов

РИВЦС улиц TRANSPORT

Separate waste managment

IMPROVEMENT OF EMBANKMENTS, BEACHES

Fatory reconstruction



Качественная архитектура

PARKS,
PUBLIC SPACES

Аквапарк

High quality roads

Хороший конценртный зал

Militseisky bridge

Sport facilities

Bycicle infrastructure



ASTRAKHAN:

attractiveness



Reasonable hotel prices.



Interest in the preserved historical part of Astrakhan.



Gastronomic delicacies.



Sufficient number of vacant places in hotels.



The Volga River, the Volga River embankment in the city.



Local kitchen.



Interest in the Astrakhan Kremlin.



City beaches.

unattractiveness



Risk of poor quality placements.



Risk of poor service at the accommodations.



Unfavorable security environment.



Risk of poor food in food service establishments.



Uncomfortable weather and natural conditions: heat, high humidity, small insects.



Poor ecology in the city.



Lack of a holistic and interesting image of the city, the impressions of which I would like to get (it is not clear to me why I should go to Astrakhan at all).



Yes





Uncertain

transport accessibility:



I would fly to Astrakhan by plane, as tickets there are usually cheaper than other popular destinations in Russia



Я не поеду на поезде, так как опасаюсь плохого сервиса.



It seems to me that the cost of tickets the train and the plane are almost the same.



I will not take the water route as I fear poor service.



The car route takes at least a day, but it is an exciting journey. It's okay for me to go to Astrakhan by car.



If the plane ticket is more expensive than the train, then I will choose the train.



The water route takes at least 18 days. This is too long for me.



The car route takes at least a day. It's too long and tedious.



The railway route takes almost 2 days. This is a very long time for me.

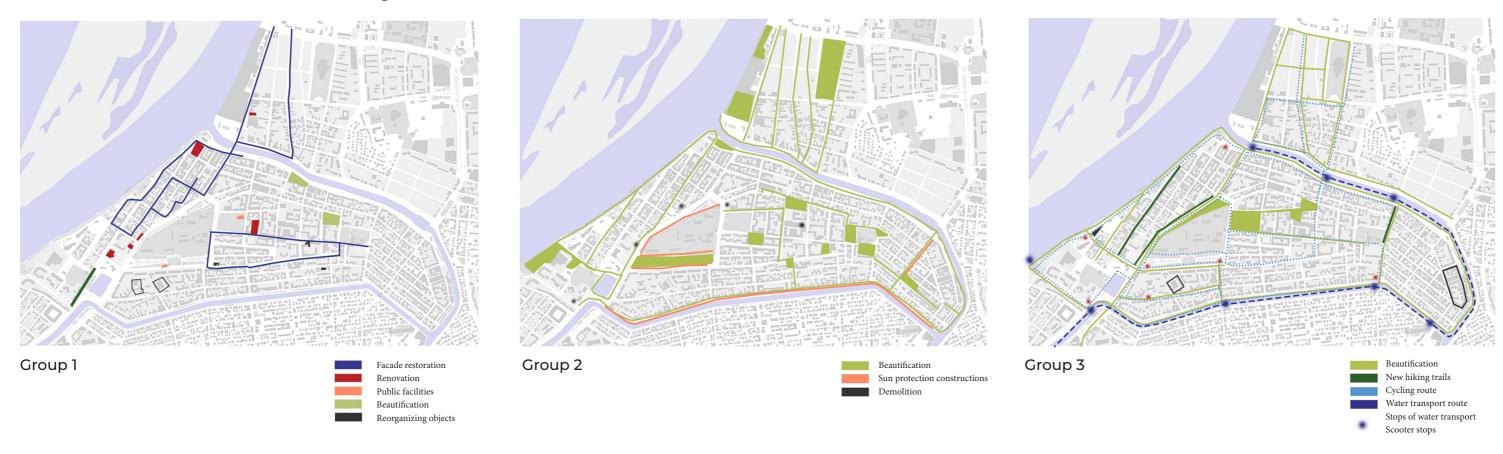


If a plane ticket is more expensive than a train ticket, I will still choose a plane.

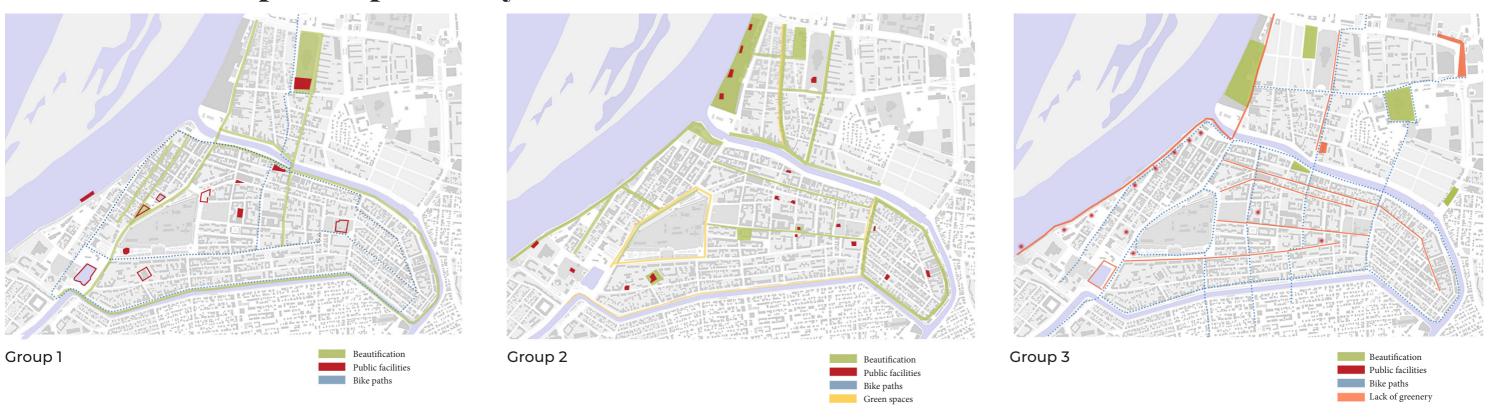


The water route is interesting in itself. And I could choose it as a separate kind of travel.

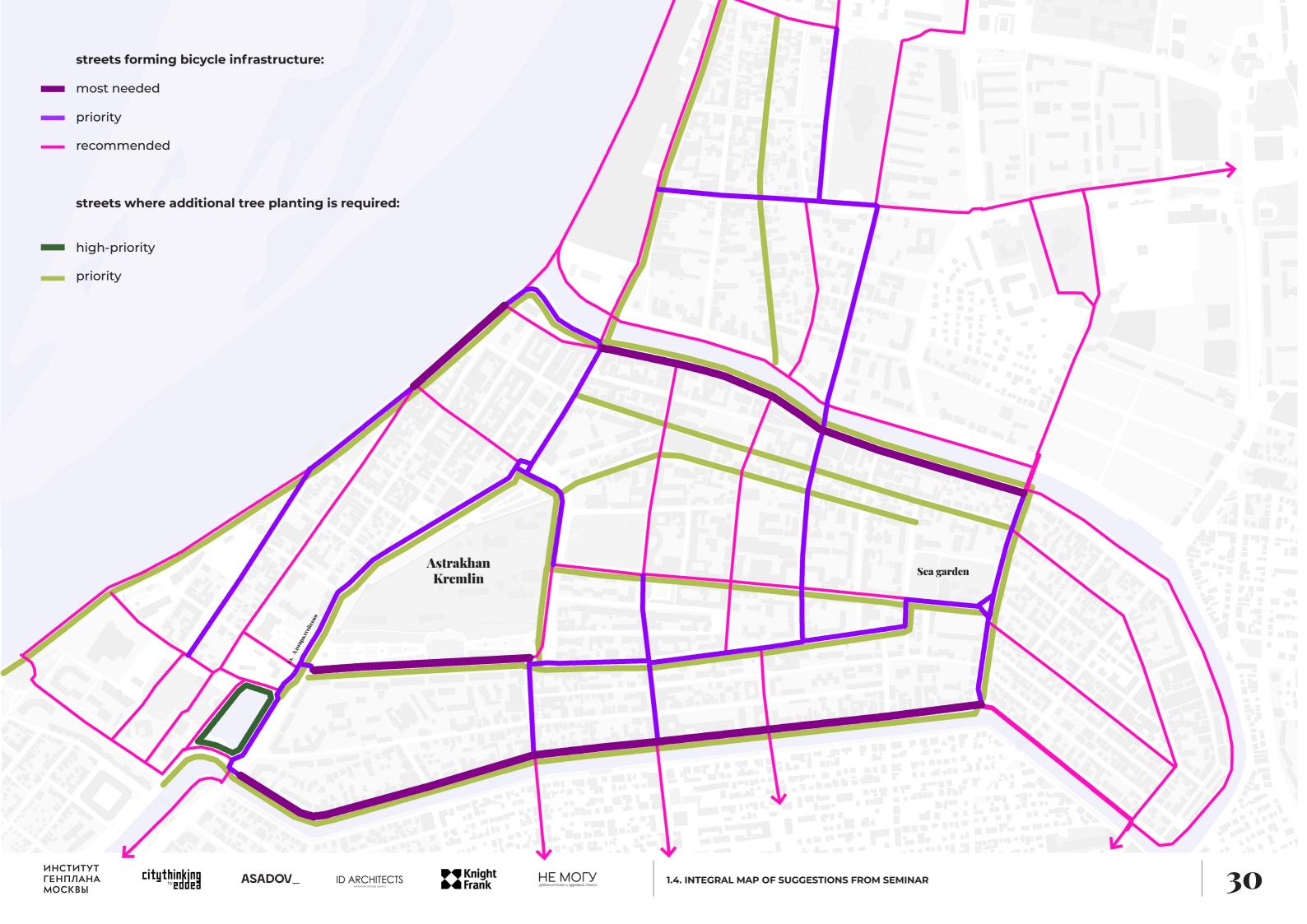
First seminar - build analysis

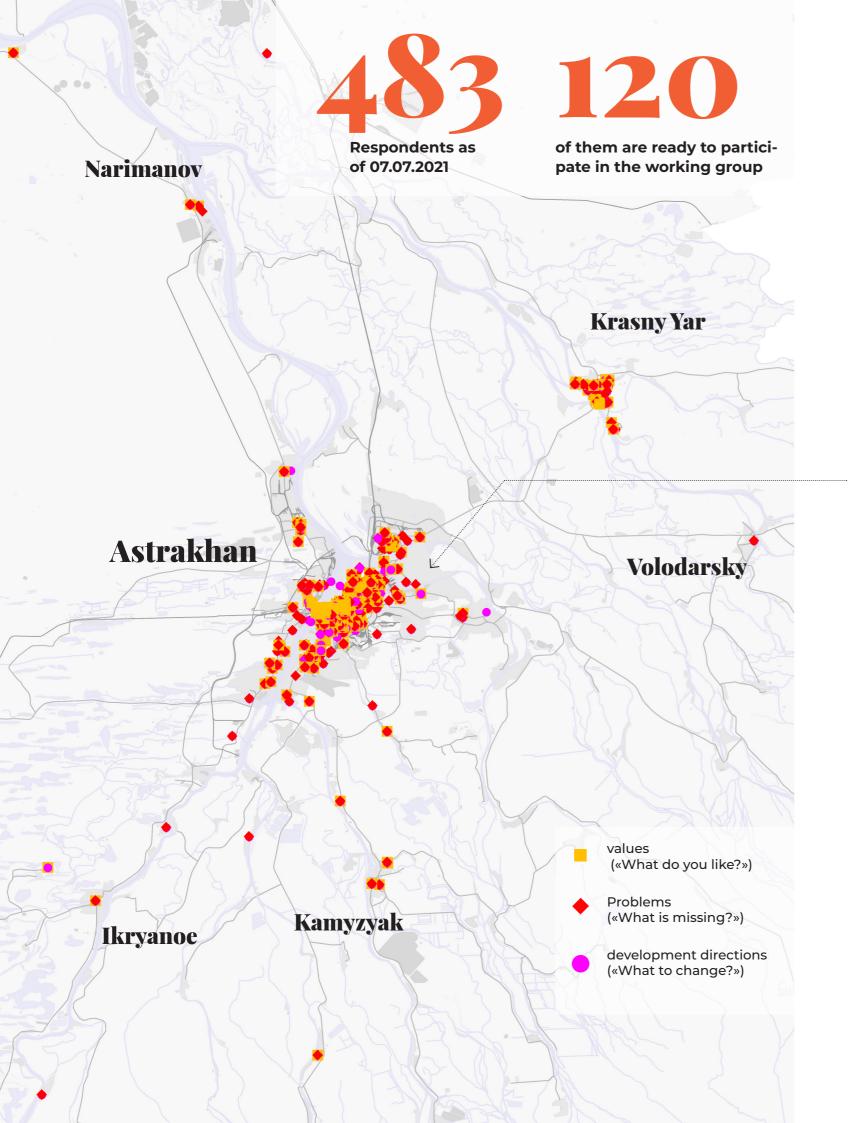


Second seminar - public space analysis









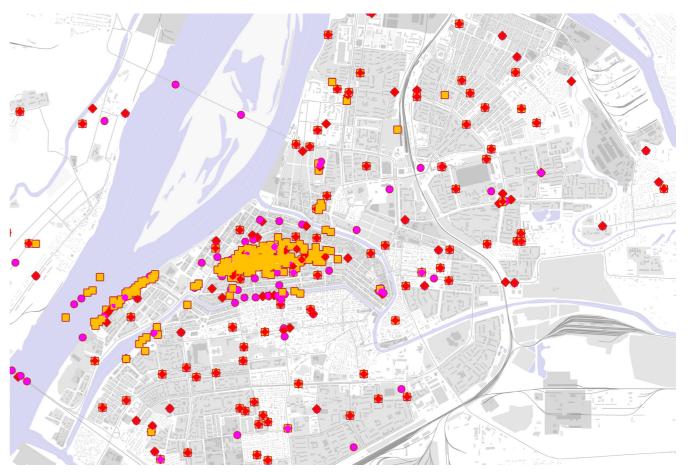
ИНСТИТУТ ГЕНПЛАНА МОСКВЫ

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ASADOV_ ID ARCHITECTS









- repair of roads in general and especially bridges, most of all claims are against the Militseysky bridge
- · increase the number of green areas
- to improve the embankments
- · demolish old, abandoned, valuable ones, including restoration of the OKN
- wash the facades of houses, especially the Opera and Ballet Theater
- tidy up the Big Isis market
- need an amusement park
- · remove garbage from the streets, sorting problem, not enough containers and bins.
- remove ads
- stray dog problem
- the need for bathing areas, beach
- people do not like modern shopping malls with cheap panel decoration

Agglomeration resident with high entrepreneurial competencies

In the labor market and a well-paid resident is an agglomeration with a productive economy

2 Culturally and physically active resident

It is an agglomeration with many possibilities, creative and efficient economy

Growing up a resident in a safe environment

It is an educated, cultural and open agglomeration

Protected and socially assisted resident

It is a socially oriented agglomeration

Resident of the region who values his native land

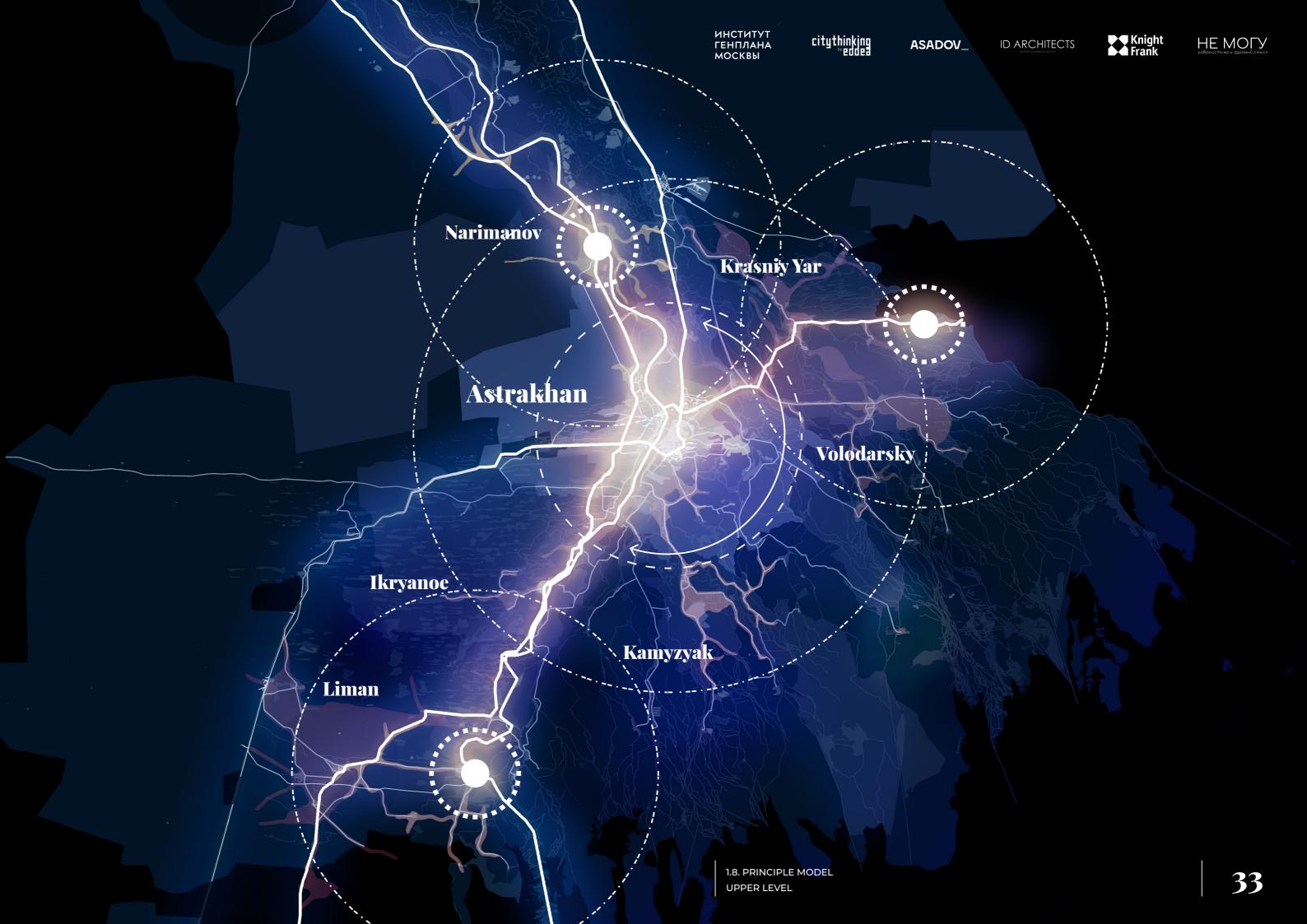
It is an agglomeration with comfortable and sustainable urban and natural spaces

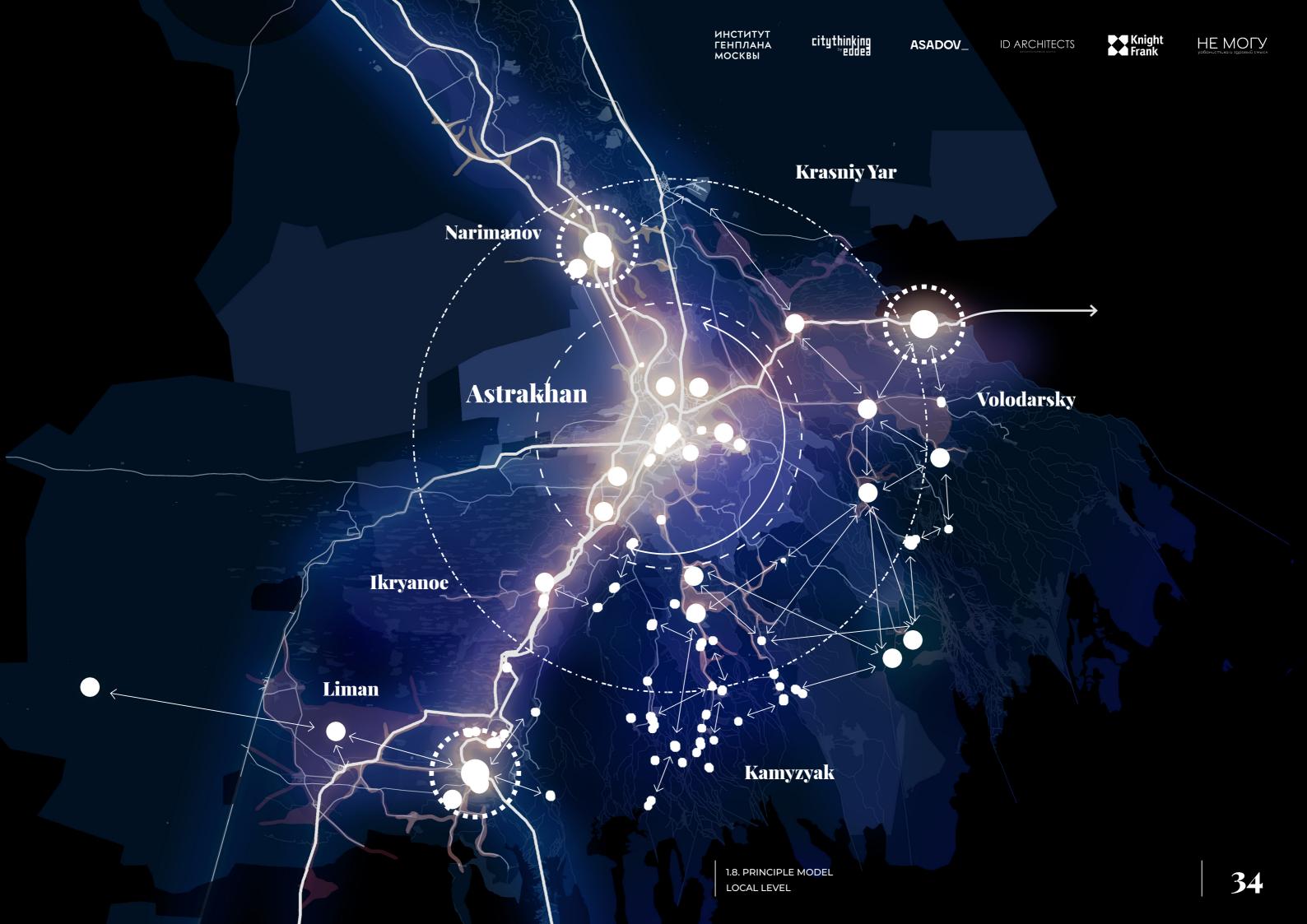
Resident actively involved in solving urban issues

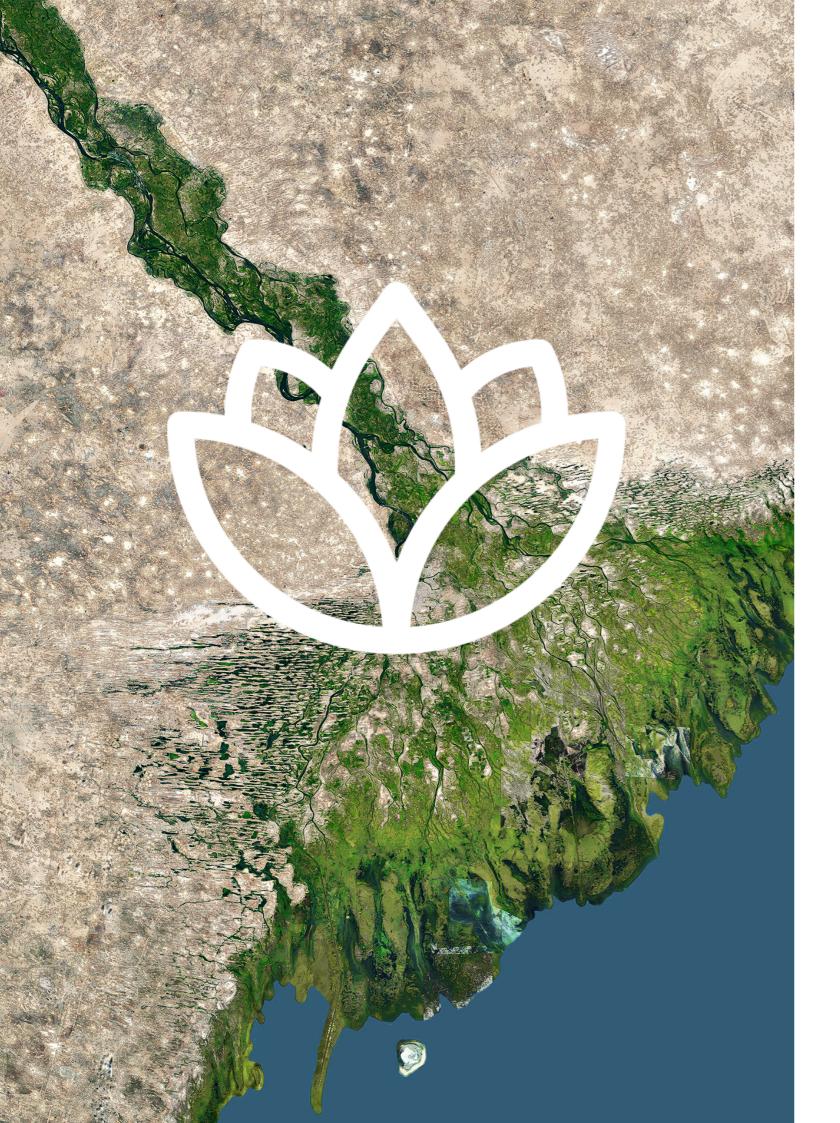
It is an agglomeration with competent management and a high culture of service, with efficiently working government services













ГЕНПЛАНА

WE ARE PART OF THE VOLGA DELTA

The Astrakhan urban agglomeration is inserted within the boundaries of the Volga Delta, and its settlements and activities are deeply embedded in the estuary's landscapes

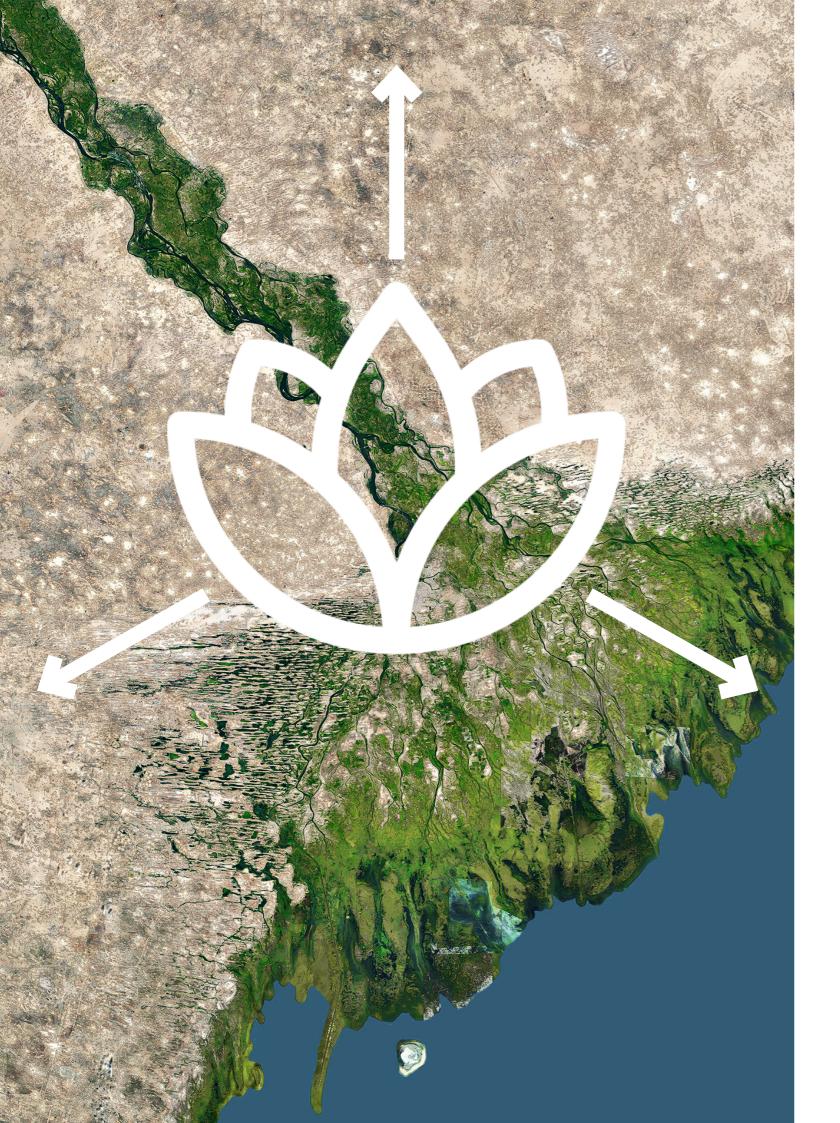
ID ARCHITECTS

WE CONNECT THIS PART OF THE WORLD

Astrakhan is a historical border region with a tradition of trade and cultural mix, strategically located between the Caspian Sea, Russia and Western Europe

WE ARE THE GATEWAY TO A BLUE-**GREEN ENVIRONMENT**

Astrakhan plays a fundamental role in giving access to the Volga estuary's landscapes, habitats and natural resources from the main strategic networks



A unique plan to create a multifunctional living territory in the Astrakhan region

Using the originality of this the border region with its unique bluegreen natural frame of rivers and vegetation through the blue-green Masterplan Strategy

Creating an exemplar of how urban growth can be intrinsically linked with - and enriched by - nature

its natural assets are being seamlessly integrated to raise the attractiveness of the Astrakhan agglomeration



The main objective of the Astrakhan Delta-City Concept Plan is to create an

INCLUSIVE ECOSYSTEM,

capable of attracting and retaining skilled and talented individuals within the Astrakhan agglomeration.



The main goal of the Astrakhan Delta City Master Plan is to create an INCLUSIVE ECOSYSTEM capable of attracting and retaining qualified and talented people in the Astrakhan agglomeration.

The objectives of the master plan relate to three levels of development:

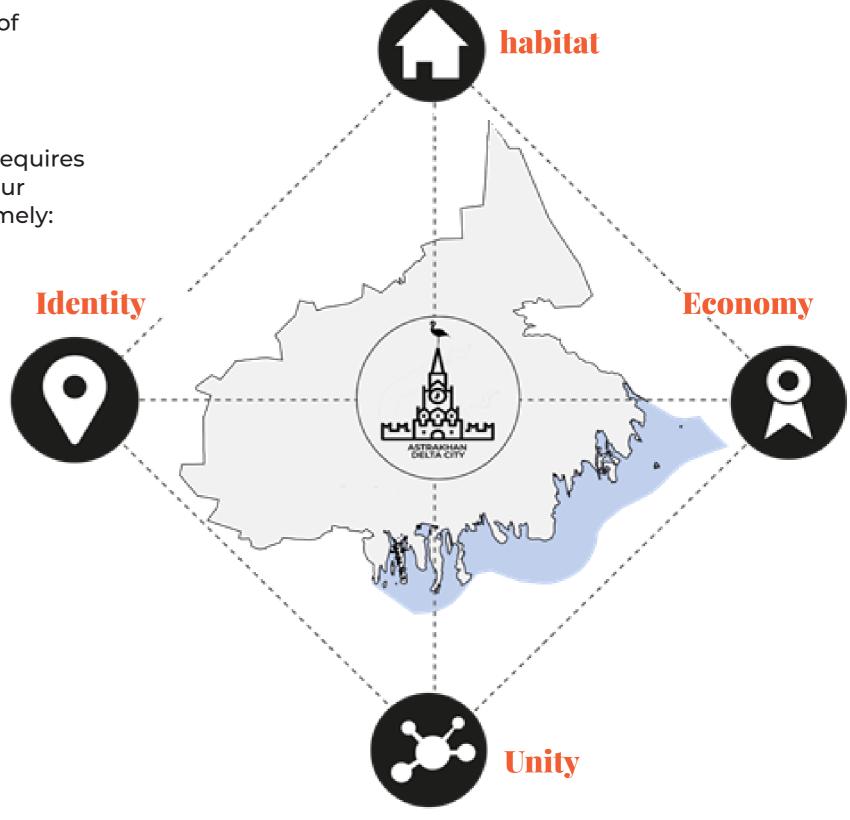






Achieving this goal in a territory as large as Astrakhan requires defining a set of strategies and key actions based on four overarching principles of sustainable development, namely:

- Strategy
 "Strong Identity"
- 2 Strategy "New habitat"
- 3 Strategy "Unity of blue-green frame"
- Strategy "Economy natural frameworks "

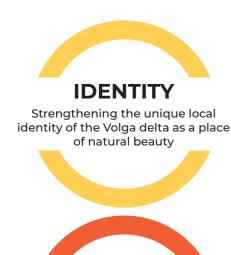


STRATEGIES BASED ON FROM THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT

OBJECTIVES

PRIORITY TASKS

>



Creating a thriving eco an incubator that will stimulate innovation as well as attract new opportunities for sustainable business

ECONOMY

ENVIRONMENT

Making greener and the blue network of settlements through the adoption of a sustainable urban ecosystem model

CONNECTIVITY

Formation of well-connected territories from several regional centers, using the strategic geopolitical position of the region



BUILDING STRONG GLOBAL BRAND

CREATION OF AN ECOSYSTEM URBAN ENVIRONMENT

DEVELOPMENT BASED ON INNOVATION

OBTAINING THE STATUS OF THE FIRST RUSSIAN REGION WITH ZERO ENERGY BALANCE 1.1 Preservation of the natural and cultural heritage of the region, which create the distinctive natural appearance and quality of the environment of Astrakhan

SUB-STRATEGIES

1.2 Co-creation of a strong global individual brand as a reference region for sustainable management with an ecosystem approach

1.3 Strengthening social cohesion, ownership, identity and a sense of belonging

2.1 Increase the value of unique products and services that distinguish Astrakhan in the domestic and foreign markets.

2.2 Increasing the attractiveness of the territory for investors and enterprises, including young entrepreneurs, through increased cooperation and inclusive governance

2.3 Build a strong green-blue economy of innovation and knowledge through increased collaboration between educational / research institutions

3.1 Developing a Regional Affordable Housing Strategy and Plan for the Provision of Affordable and Quality Housing

3.2 Adoption of the principles of ecosystem urbanism for the territory, in order to harmoniously integrate green-blue infrastructure networks to master plan

3.3 The first Russian region that has a plan to achieve zero balance. Continue to lead the Russian Federation in the implementation of renewable energy sources

4.1 Improvement of the main transport corridors to the north, south and east that connect Astrakhan with other national and international centers

4.2 Strengthening inter-municipal links between agglomeration centers

4.3 Establish an efficient public transport network in each district that will encourage the use of environmentally friendly modes of transport for citizens and visitors

1.1.1 Protecting the physical and visual integrity of the outstanding natural landscapes of Astrakhan

1.1.2 Preservation of the architectural heritage, character and peculiarities of Astrakhan

1.1.3 Maximizing the Potential for Different Types of Tourism in the Region

1.2.1 Creation of a new strong regional brand to represent Astrakhan in the international market

1.2.2 Management of the brand of the Astrakhan region as a unified and consistent brand profile of Astrakhan

1.2.3 Inclusion of the Astrakhan agglomeration in the list of priority areas for the development of the Russian Federation

1.3.1 Integrating the unique cultural identity of each area into the collaborative design

1.3.2 Improvement and development of social infrastructure

1.3.3 Improvement and development of cultural infrastructure, including one that facilitates the exchange of knowledge and ideas

2.1.1 Introducing new and more sustainable technologies into existing traditional industries

2.1.2 Formation of a recycling sector in the region for processing local agricultural products

2.1.3 Formation of economic specialization in each district, using its local assets and resource

.1.4 Attracting domestic and foreign investors

2.2.1 Active involvement of global renewable energy operators

2.2.2 Promoting automation and digitalization of infrastructure

2.2.3 Stimulating the creation of small and medium-sized businesses and attracting young entrepreneurs

3.1 Integration of migrants and skilled labor

2.3.2 Facilitate interaction and knowledge sharing between local and external workers

2.3.3 Strengthening networks of regional business, entrepreneurs and education sector

2.3.4 Taking advantage of the natural resources of the regio

3.1.1 Determination of optimal land plots in Astrakhan for new development

3.1.2 Securing a large-scale supply of new housing stock

3.1.3 Modernization of existing dilapidated housing stock

3.2.1 Creation of an efficient city with an optimal functional level of urban metabolism

 ${\it 3.2.2} \ {\it Applying the principles of a compact city in harmony with its natural morphology}$

3.2.3 Achieve the complexity of the environment through multi-purpose urban design in order to increase self-sufficiency

3.3.1 Increasing the use of renewable energy sources

3.3.2 Formation of solar energy integration systems on small and large scale

3.3.3 Formation of systems for the integration of wind energy on a regional scale

 $\textbf{4.1.1} \ Improvement of trunk roads, railways and highways to improve the communication of the Astrakhan region and the strakhan region of the strakhan regi$

4.1.2 Improvement of river connections and ports in the Delta to the Caspian Sea

4.1.3 Locate logistics hubs and distribution centers along major transport corridors

4.2.1 Improving connectivity between major business districts through the creation of unified metropolitan routes

4.2.2 Improving transport links between production centers

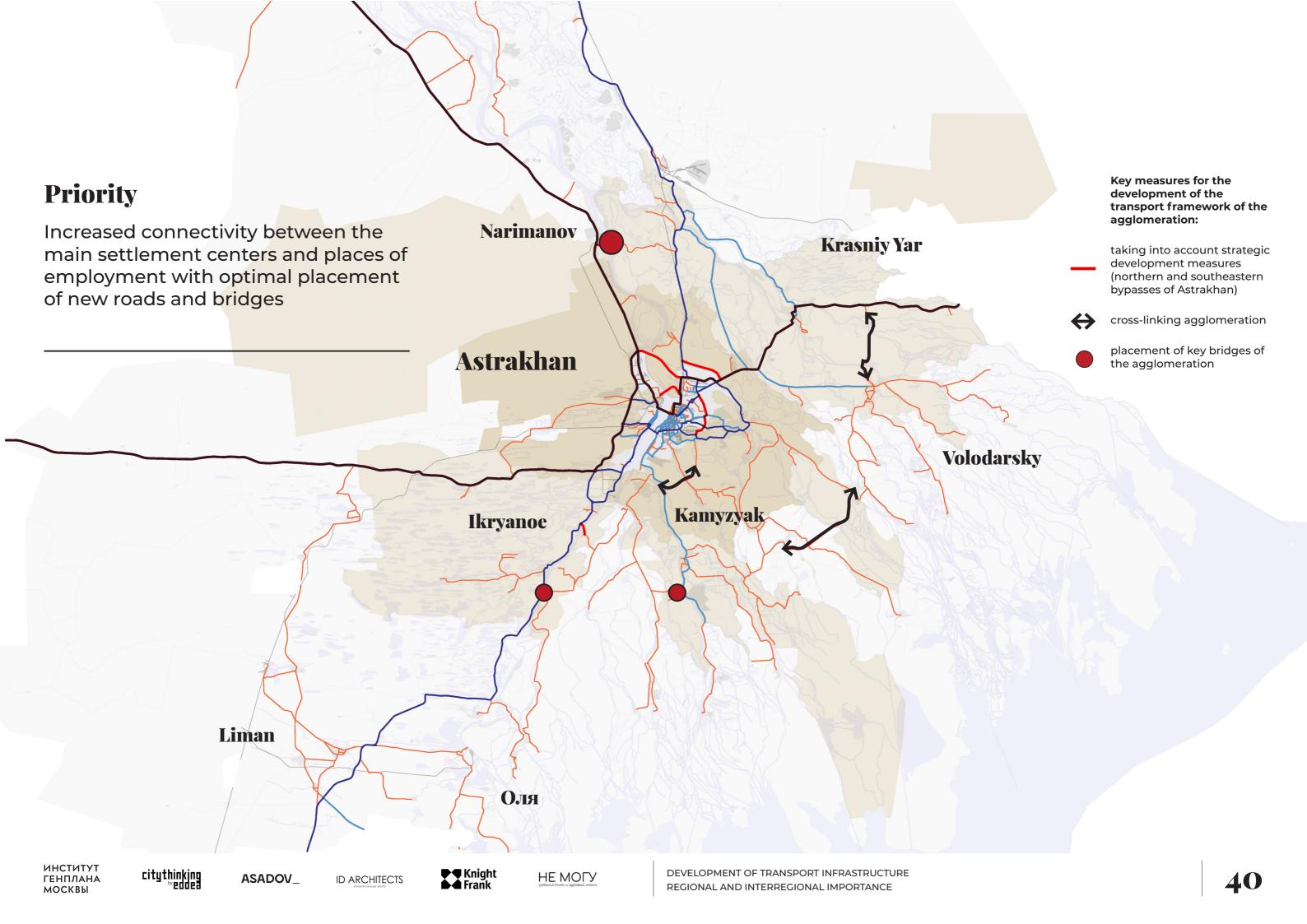
> 4.2.3 Improving connectivity between small settlements and district centers

4.3.1 Improvement of existing public transport in each district center

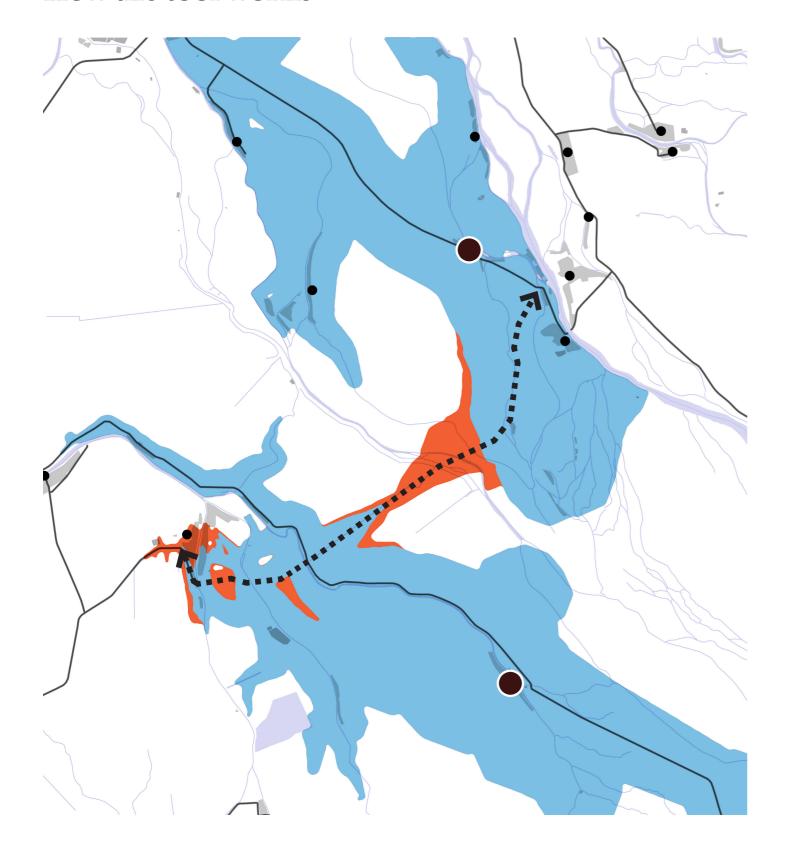
4.3.2 Providing new types of individual mobility for the active population

4.3.3 Integration of river vessels and ferries into the public transport system

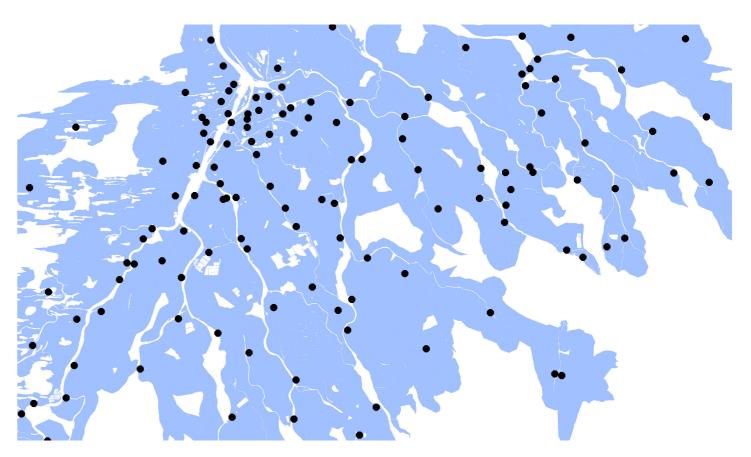




How the tool works



Assessment of all settlements of the agglomeration





settlements with respect to which isochrones of automobile accessibility are built



proposed cross-link



existing connectivity



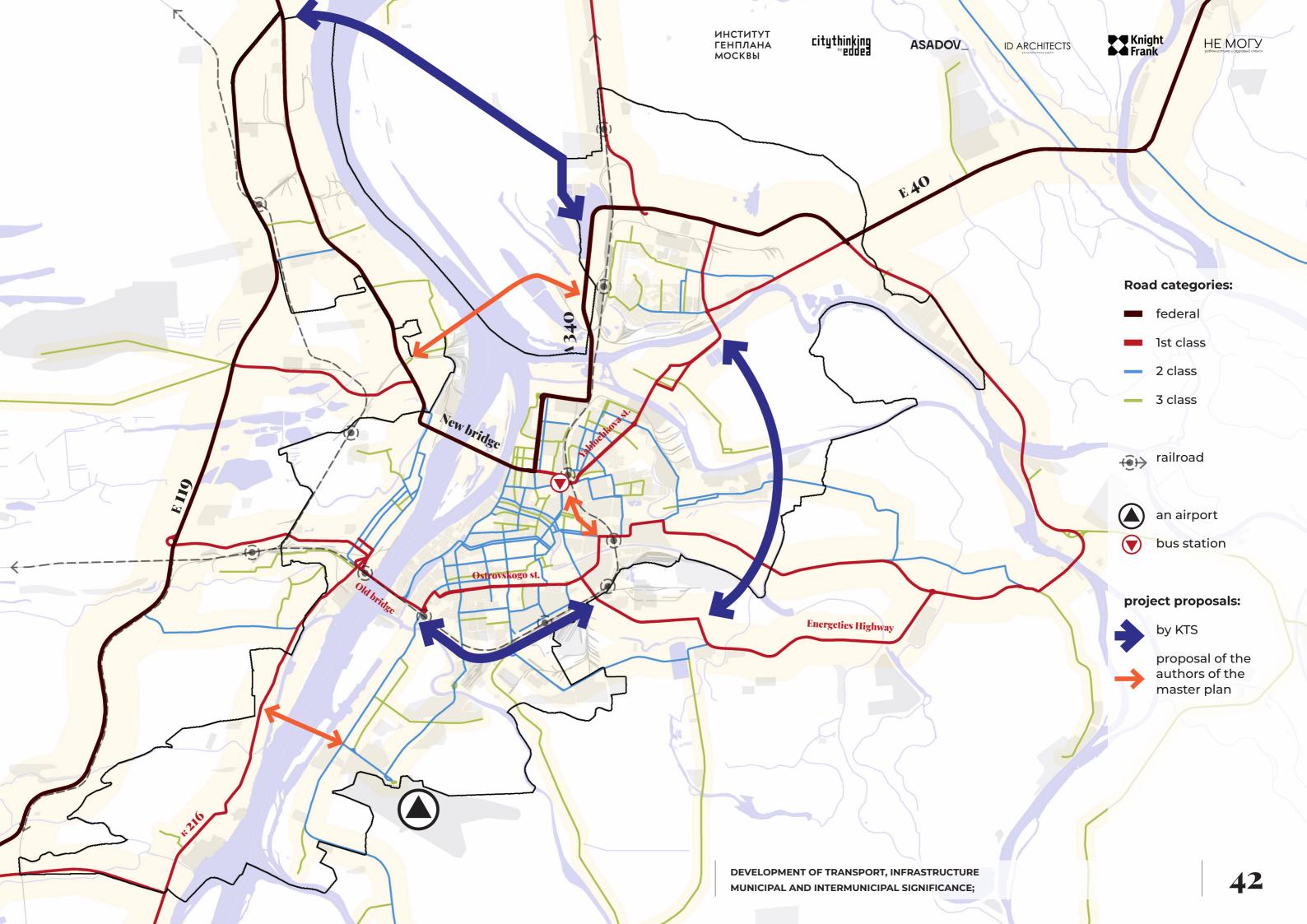
post-crosslink connectivity

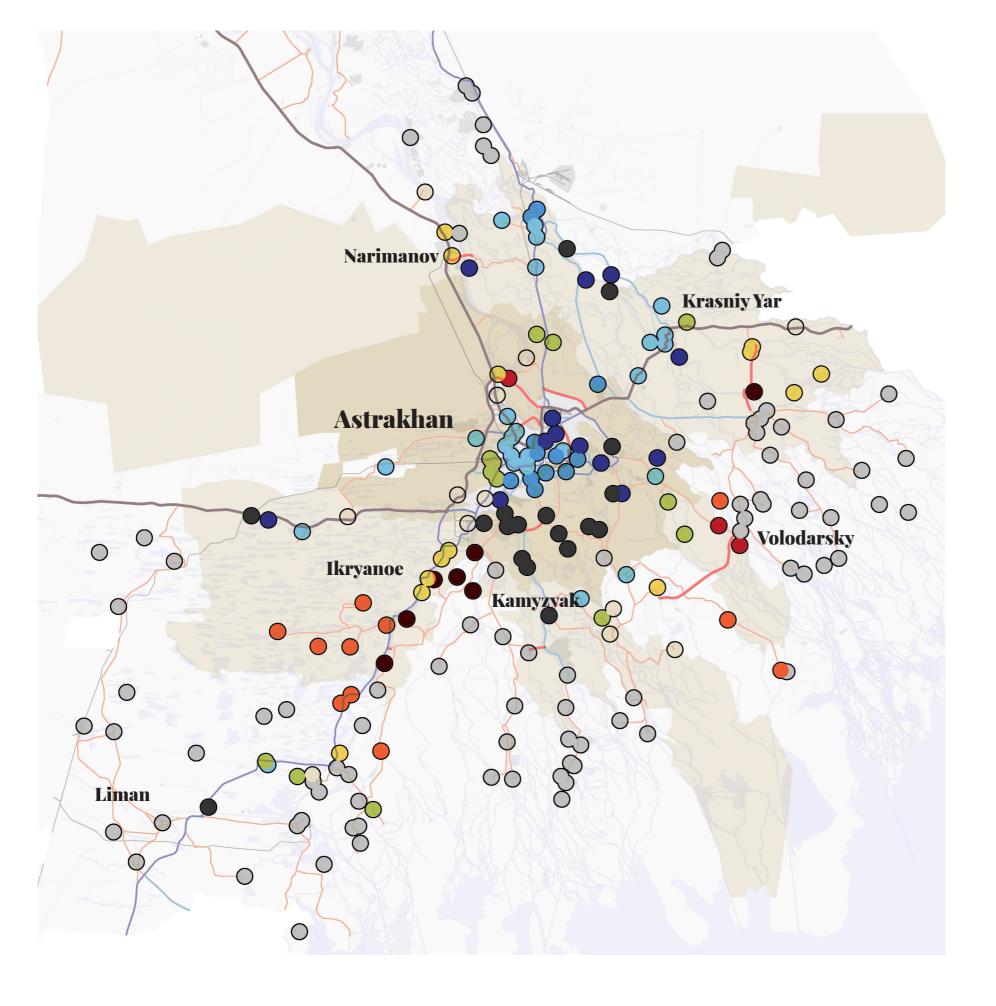
Priority

Increased connectivity between the main settlement centers and places of employment with optimal placement of new roads and bridges

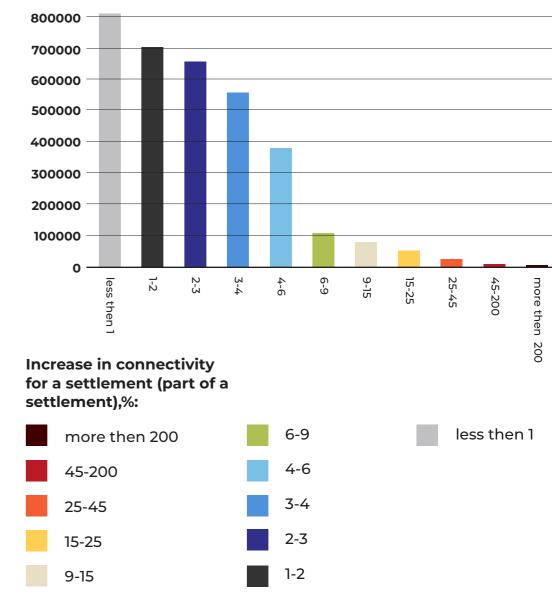








Connectivity Enhancement Analysis for residents of the agglomeration, ppl

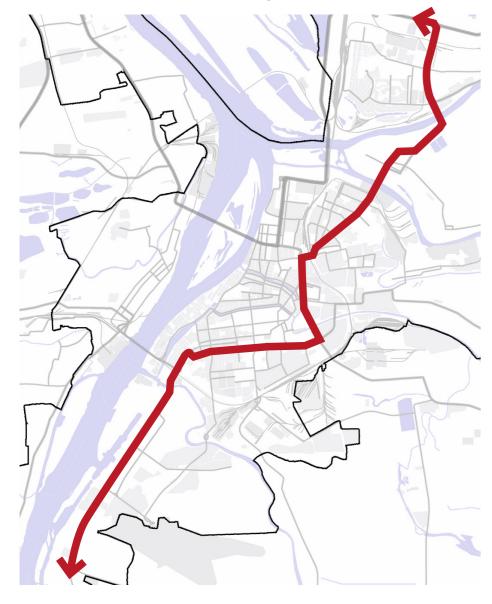




The proposed solutions lead to a substantial increase connectivity for agglomeration settlements.



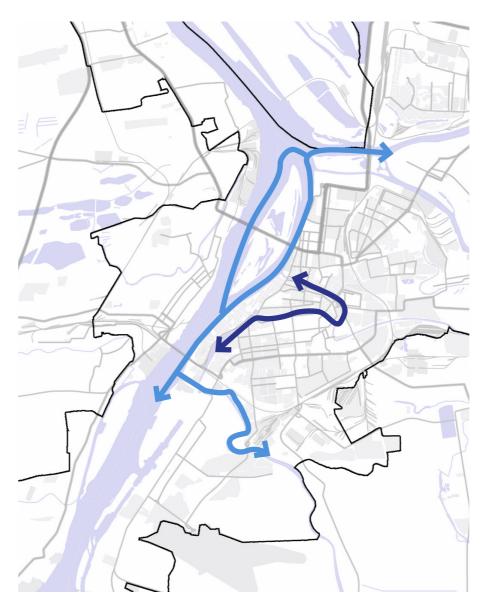
Priority action launch of a bus connecting the north and south of the city



Form routes covering all urban areas (for example, a through bus route in the direction «North-South» along the streets of Avtozavochnaya, Staroverova, 2nd Solikamskaya, Yablochkova, Pobedy, Magnitogorskaya, Nikolai Ostrovsky, Porokhovaya, Bogdan Khmelnitsky, Admiral Nakhimov - after restoration of the Police Bridge.

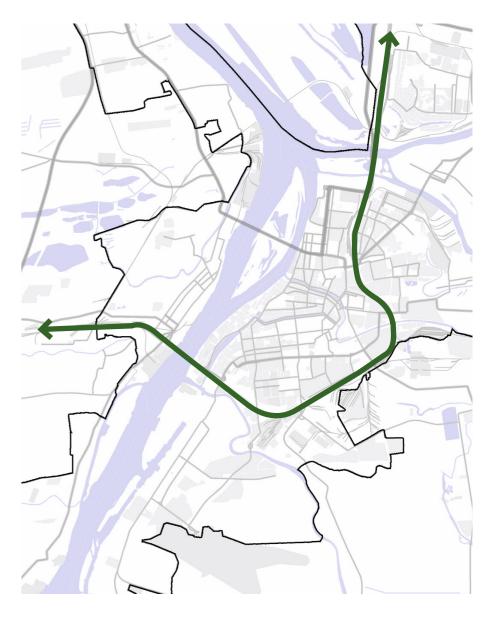
Currently, there are no such routes in the city.

Organization of a system of municipal river routes

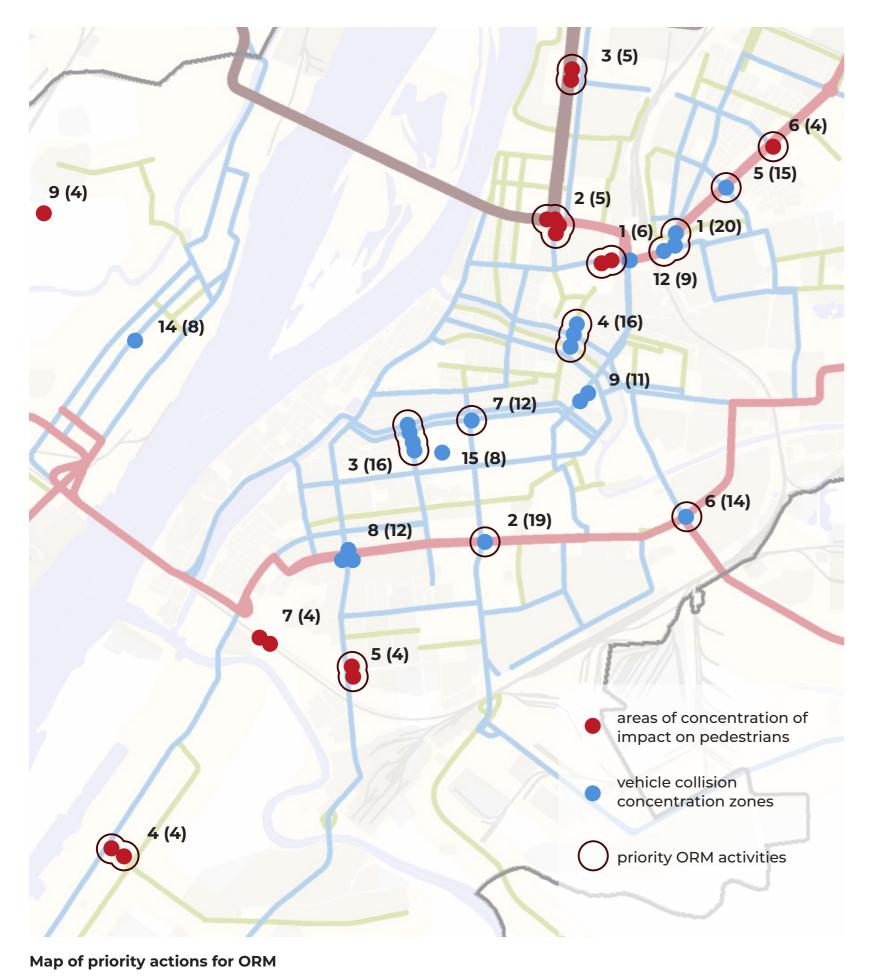


- Use small-sized rolling stock (with a capacity of up to 30 passengers), which has greater maneuverability.
- linking the organization of berths to the main public spaces and large investment projects.
- development of a tourist route of a river taxi in a closed system of city canals.

A promising city train

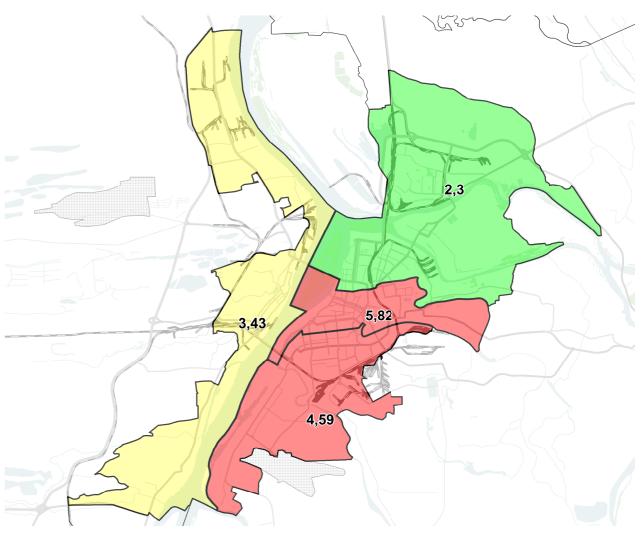


- The use of the railway as a priority type of intracity transport.
- creation of conditions for the development of territories near the stations of the city electric train (high-altitude regulations).





Priority actions to improve ORM should start from the territories with the highest level of danger (in points of assessments of various types incidents)



Number of accidents per 1 km of roads

Knight
Frank





Crossroads st. Kirov - Esplanadnaya

Strong expansion of the carriageway, empty space, spontaneous parking.

Proposal:

- The use of quickly erected structures, benches, pergolas, landscaping.
- In summer, there are not enough places in the square opposite. The said proposal will solveand this problem.





Komsomolskaya embankment

A popular place that is sorely lacking in seating.

Proposal:

 We need quickly erected benches, pergolas that can be attached to an inclined surface.





st. Akhmatovskaya

It was planned earlier as the second pedestrian street in the city. These plans were not implemented.

Proposal:

 to implement a pedestrian street with modern landscaping and MAF.

Program "Affordable Housing"

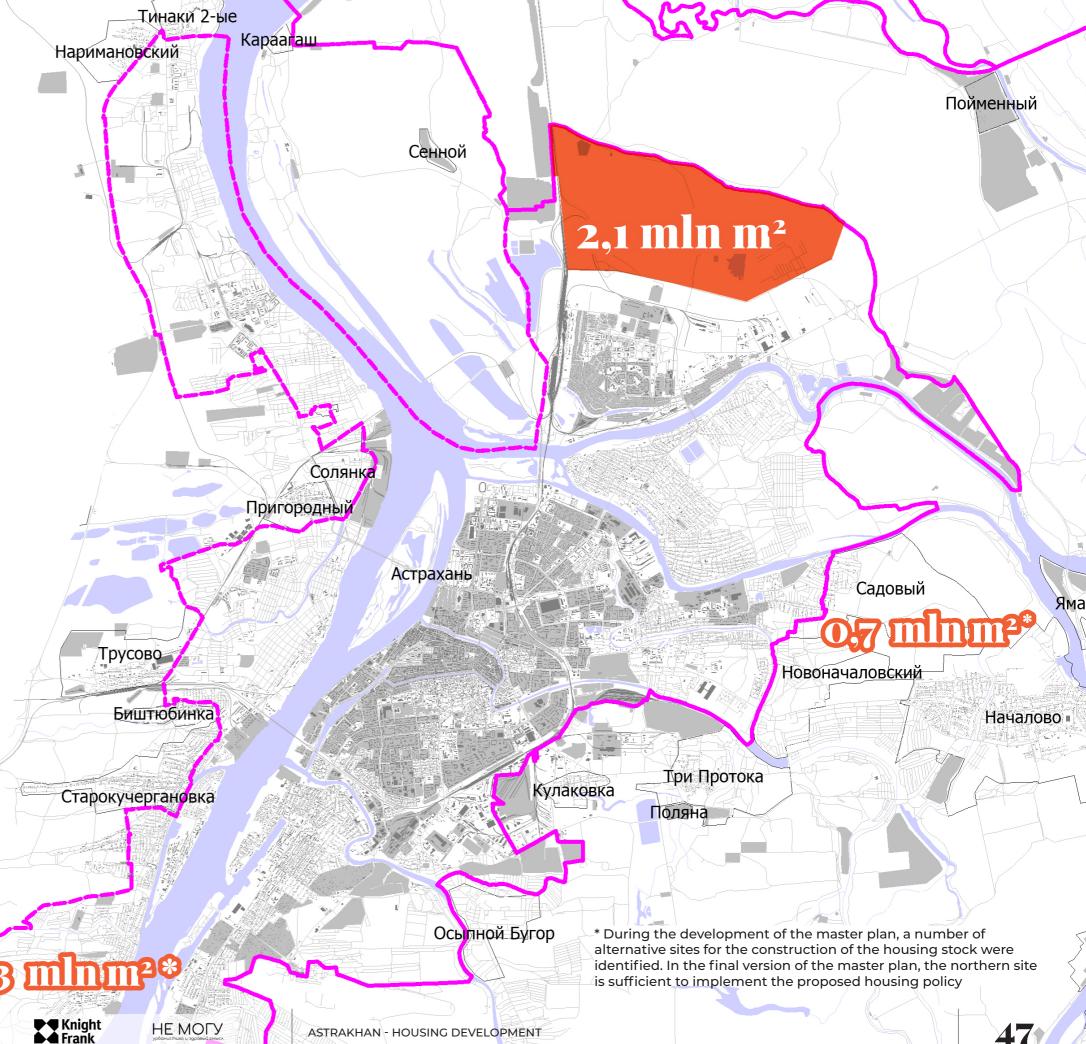


It is unprofitable for local developers to form economy class housing within the framework of the volumes of construction that are available now.

Statically, comfort class housing and higher housing on average in Russia is 30-40% of the market. Accordingly, in Astrakhan, the current market is about 1/3 of the possible. Its real size is 2.5-3 times higher with the same purchasing power. In the absence of cheap housing, this demand remains deferred.

We need 2-3 complex suburban (not central, where it is expensive) projects, where the cost will be lower due to volumes.

Morphotype - 3-4 storey buildings, with 1 residential floors, (prime cost - 25-27 thousand rubles, starting sale price -37-45 thousand rubles, and the use of all preferential programs

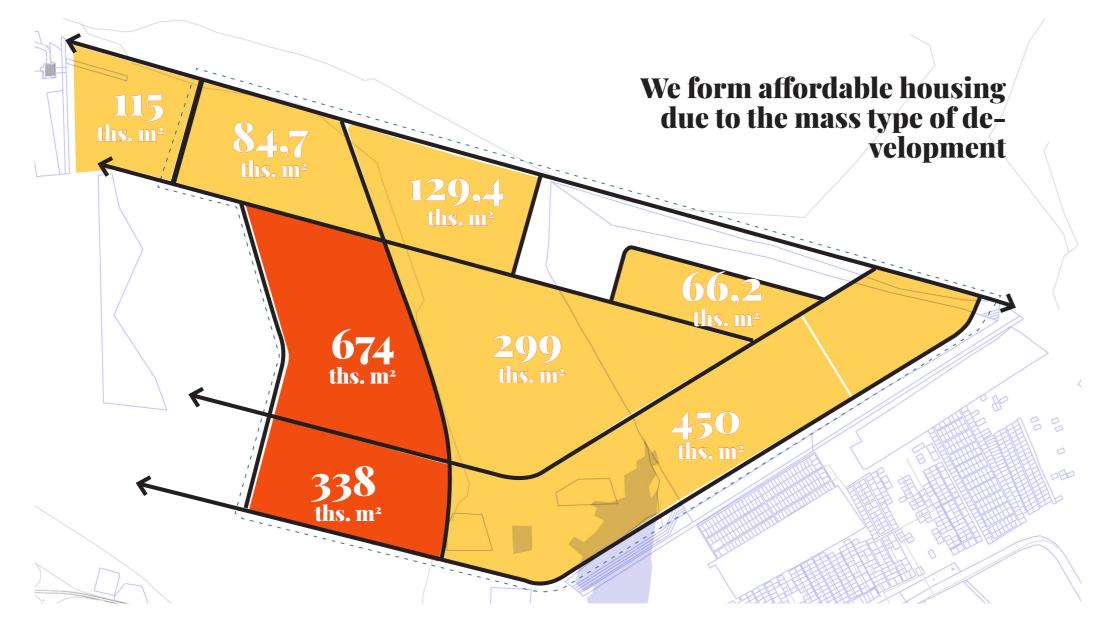


институт ГЕНПЛАНА москвы

ASADOV_

ID ARCHITECTS

ергановка





LCD Seasons, Kazan



LCD Park April, Moscow region



Source: Guidelines for the development of projects, Dom.rf



Source: Guidelines for the development of projects, Dom.rf



LCD Park April, Moscow region

The comprehensive assessment of the territory of the "City of Astrakhan" MO is based on the method for determining the functional quality of the urban environment on the basis of the Walkscore analytical tool

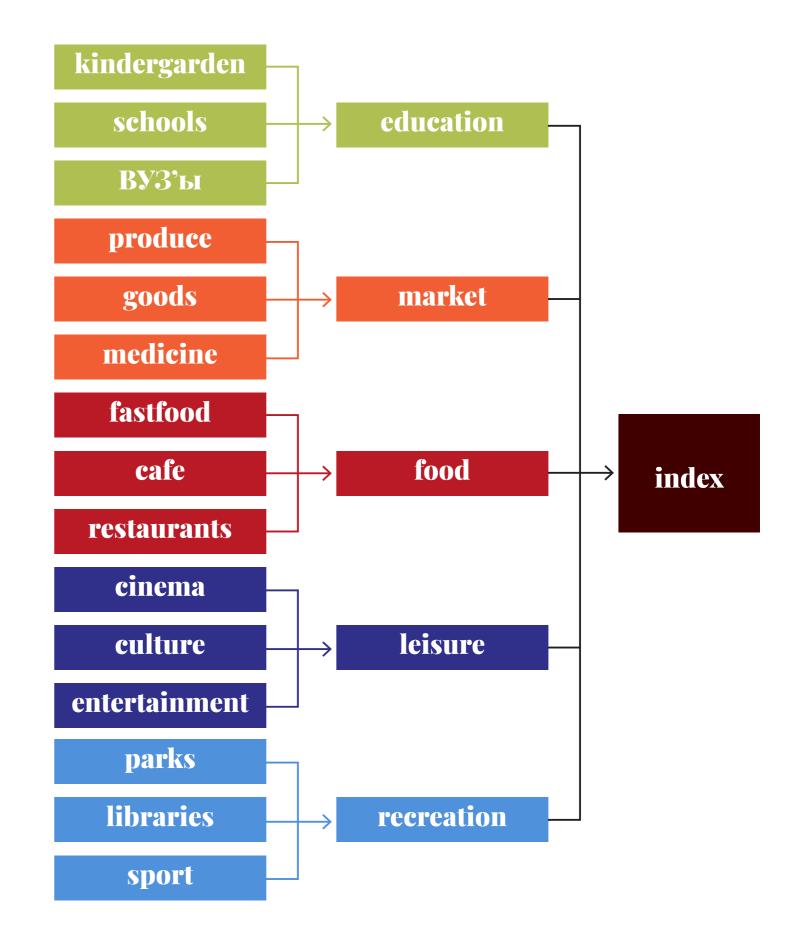


The assessment of the presence of the main social functions necessary for the formation of a functionally high-quality urban environment from the standpoint of the daily and episodic needs of residents is carried out on the basis of the Walkscore analytical model.

The methodological provisions of the Walkscore methodology were clarified from the standpoint of the specifics of the development of Russian cities in terms of:

- lists of objects under consideration;
- the size of the zones of influence of objects (the formula for the extinction of influence)

This method allows us to qualitatively differentiate the agglomeration space and determine the hierarchy of territories in terms of the planning structure of centers and sub-centers. At the design stage, the model allows you to determine the lack of functions that are necessary to achieve a high quality environment..

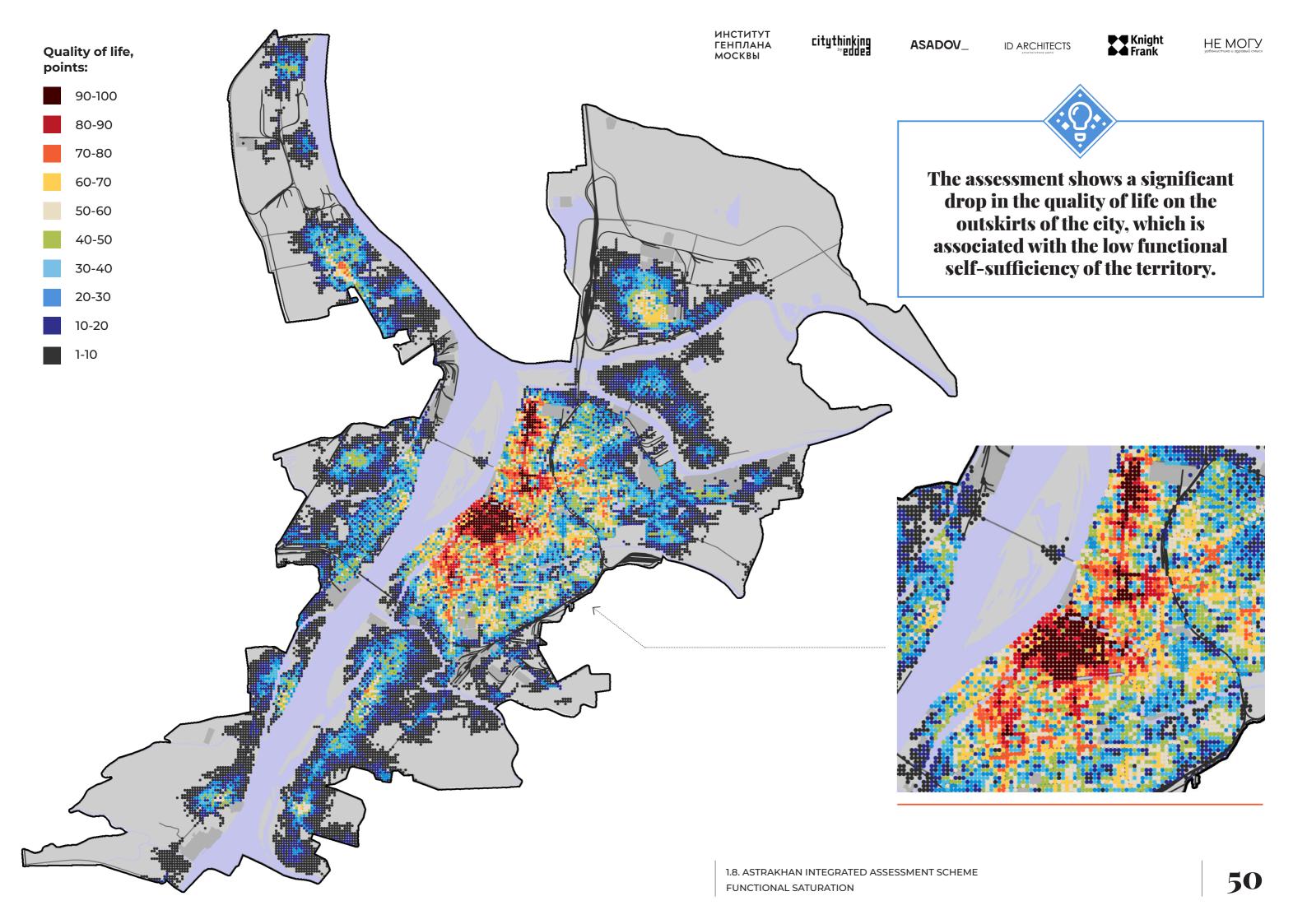


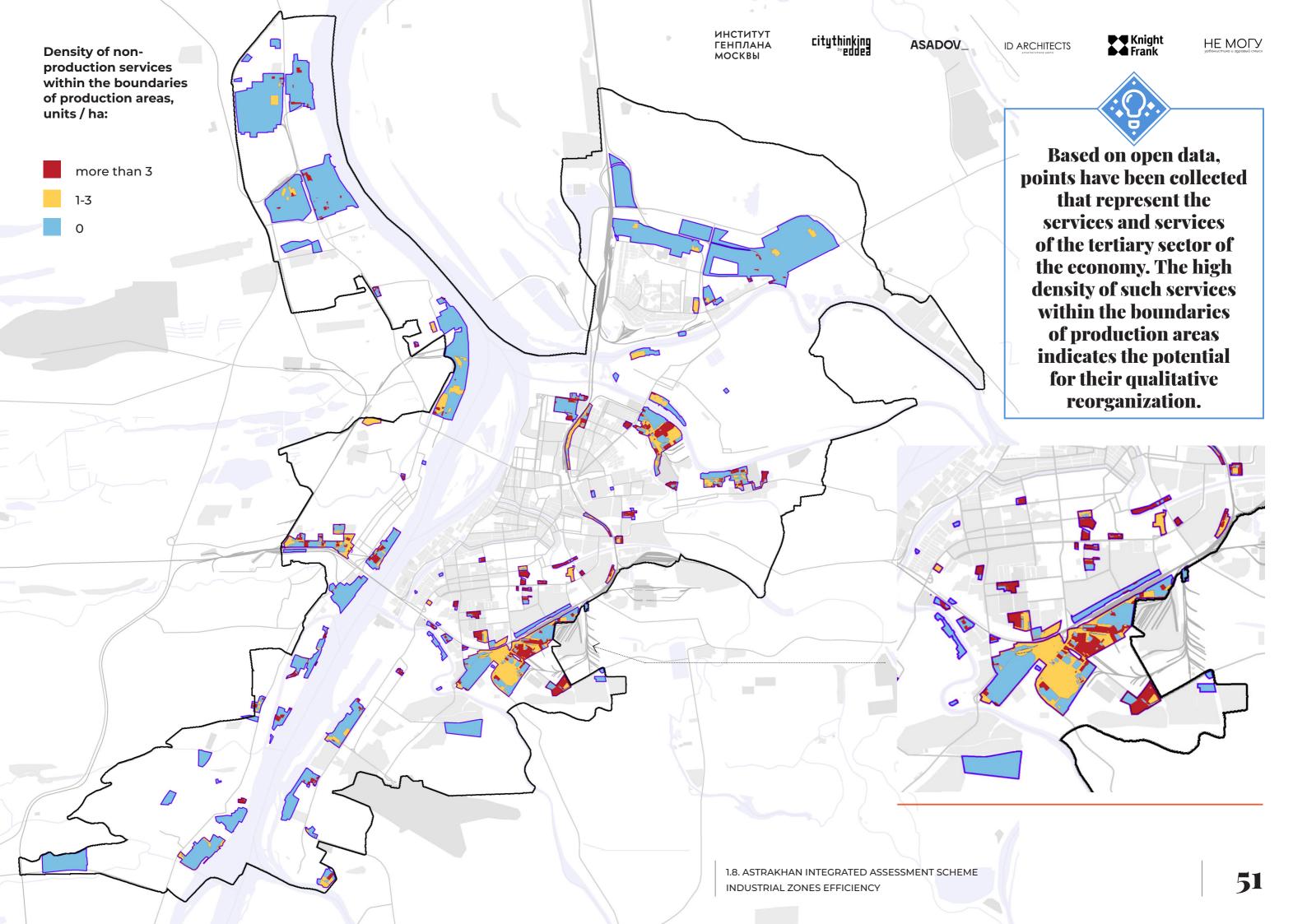


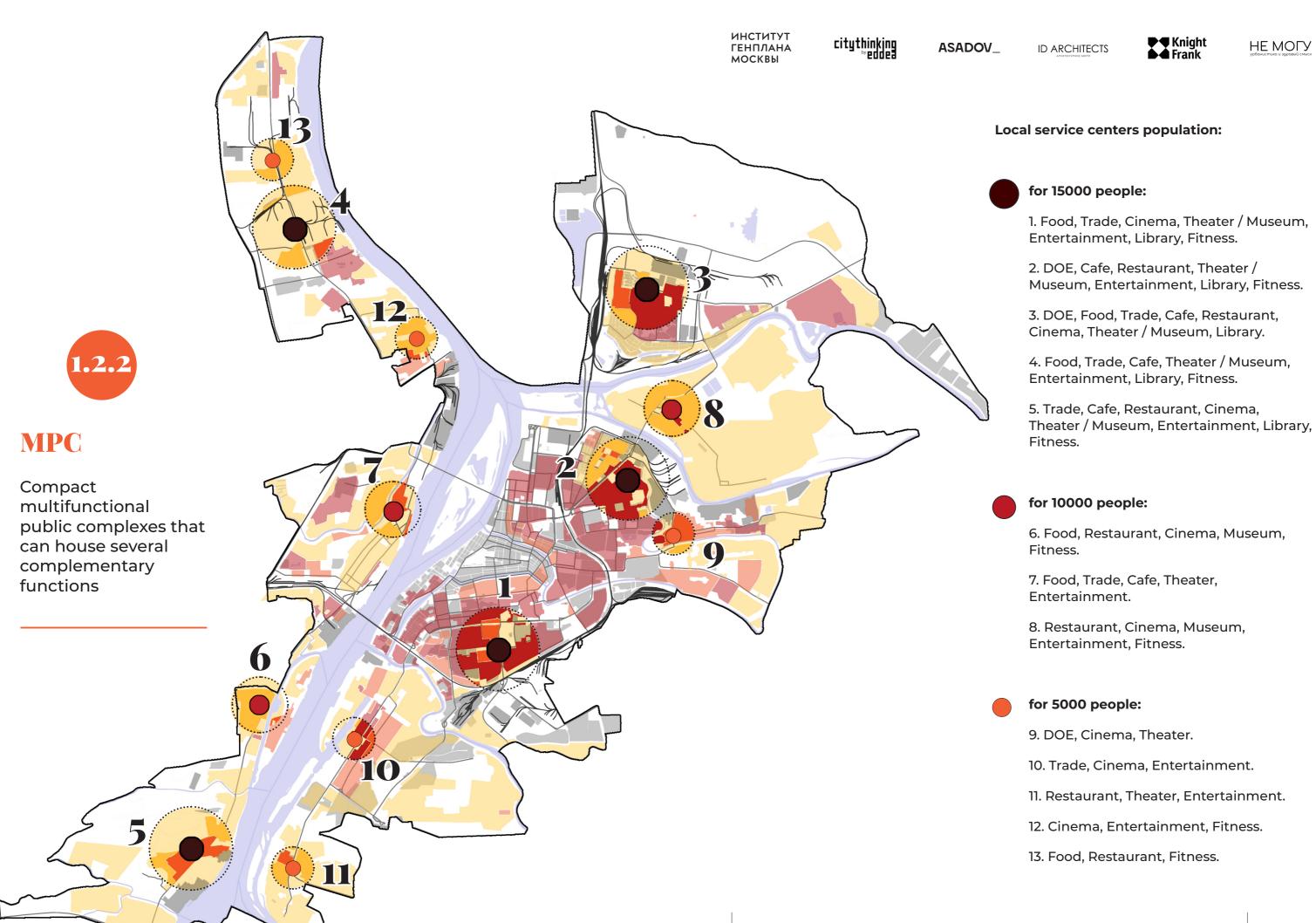


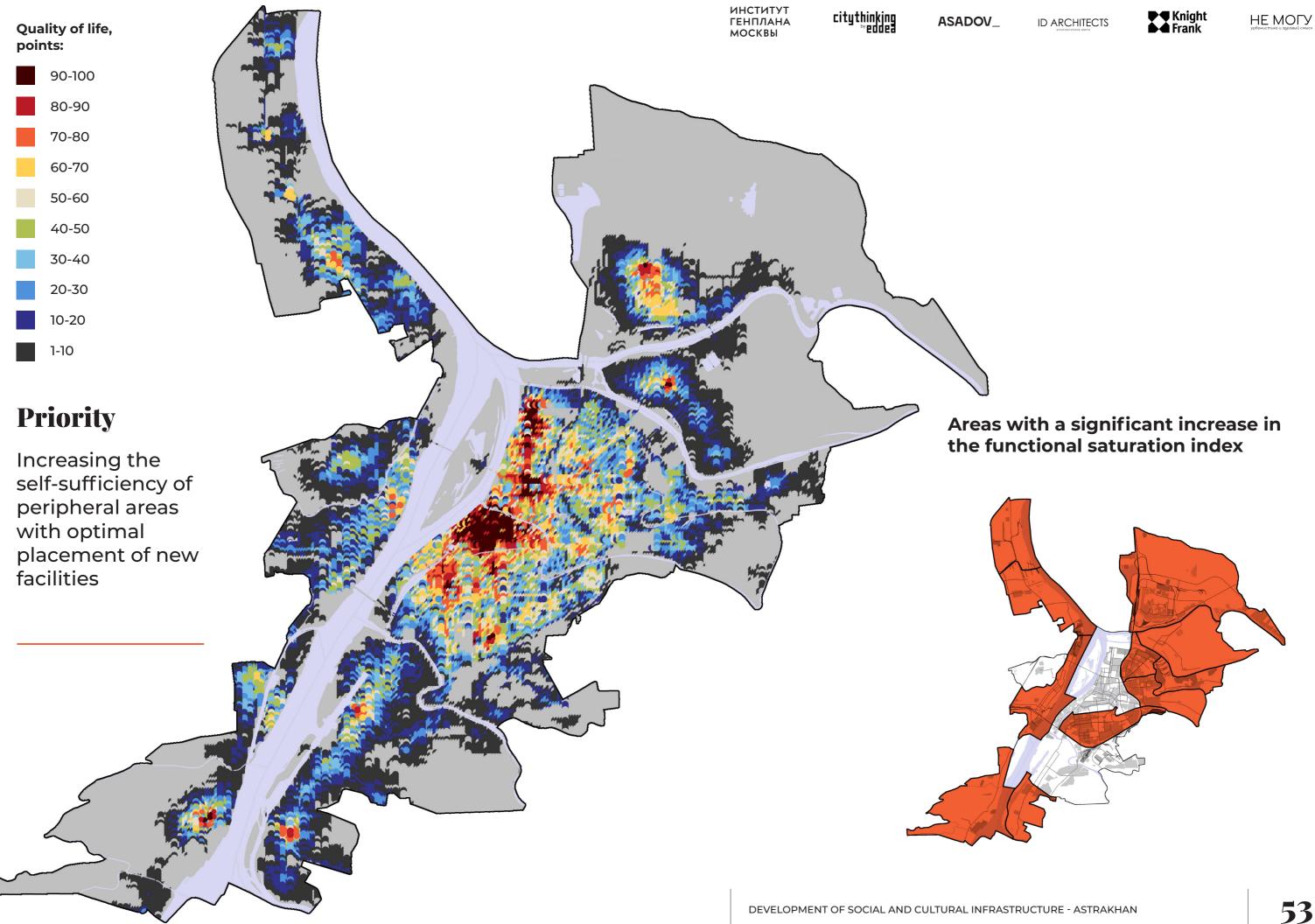


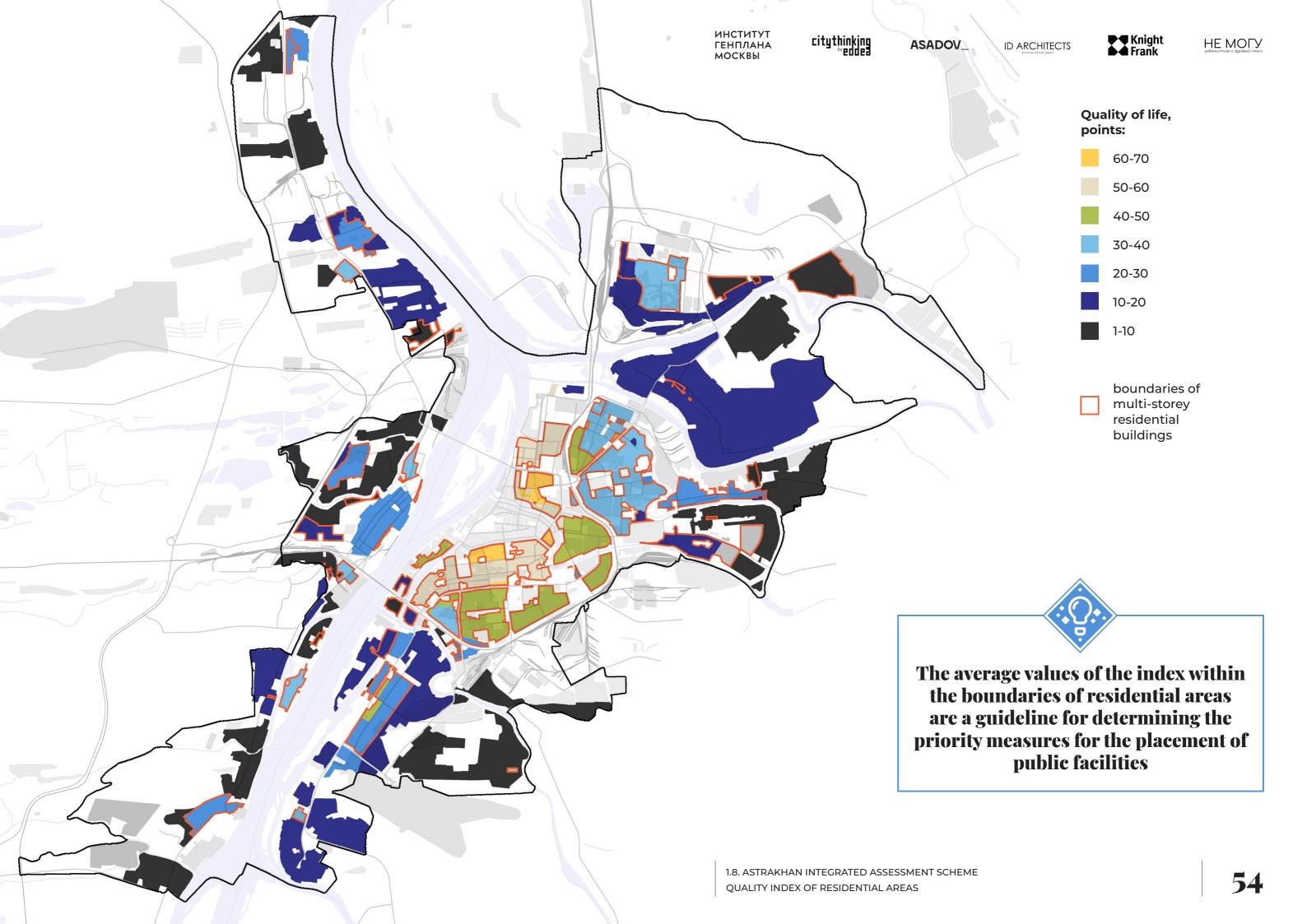
НЕ МОГУ

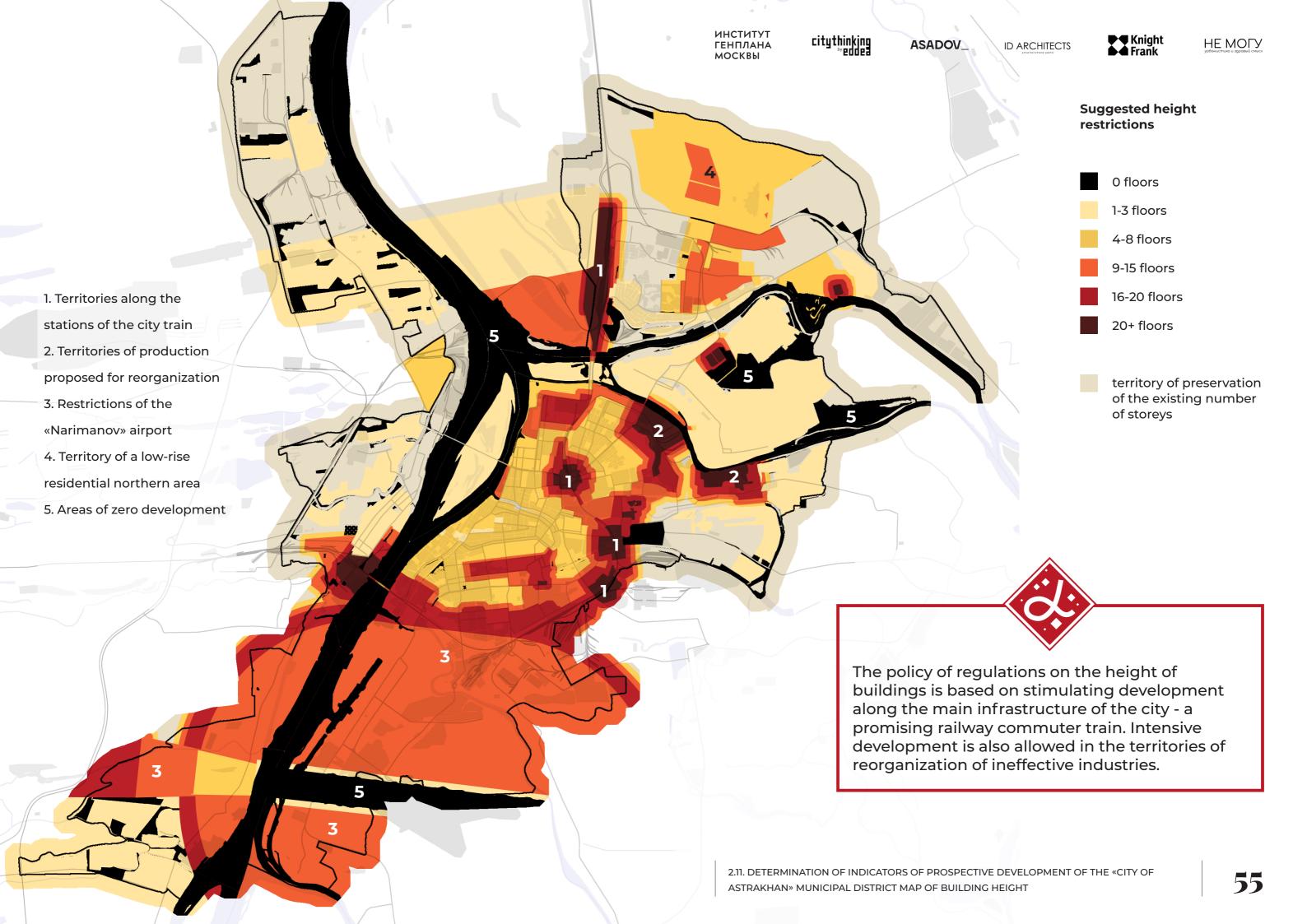












For Astrakhan, the actual question is: is a historical settlement of federal significance an encumbrance or a resource? Our answer: Resource. And here is a variant of one of the justifications.

EOUAL AND TRANSPARENT CONDITIONS FOR INVESTORS

Detailed and difficult to change building restrictions within the boundaries of the historical settlement create the same and transparent conditions for all investors.

ACCURATE FINANCIAL AND **ECONOMIC MODEL**

Strict constraints accurately enough (without redundancy) make it possible to formulate technical requirements for the engineering infrastructure. Based on this, it is possible to correctly and efficiently design engineering communications. Based on the correct requirements for engineering communications and the exact volume of possible development (based on the generated regeneration scheme for the development of a historical settlement), it is possible to form an accurate financial and economic model of the development of the territory with new construction (reconstruction) of communications.

DEBT FINANCING FOR ENGINEERING **INFRASTRUCTURE**

Currently, the Ministry of Construction of the Russian Federation has formed a separate department for the Integrated Development of Territories (KRT). It seems expedient to position Astrakhan as a pilot project with the Department of MRT of the Ministry of Construction of the Russian Federation for the formation of ARC within the boundaries of historical city centers. This topic is important and relevant for the entire territory of the Russian Federation, but very poorly developed in the regulatory and legal terms.

CONDITIONS FOR THE DEVELOPMENT OF THE MIDDLE CLASS AND SMALL **BUSINESS**

If the supply of communications is not required from investors, then the development object itself may require a smaller amount of investment. Accordingly, a wider circle of citizens and organizations can act as investors, moreover, mainly local, and not large regional or federal developers. Accordingly, in the region, on the one hand, conditions are created for the development of the middle class of residents, and on the other, the profit from the implementation of development projects is more likely to remain in the territory. This will positively affect both the further development and maintenance of the territories, and the development of small business, providing a high level of employment of the population.





Individual dwelling house, 8 * 12 m.



Apartment building, 12 * 16 m.



Small buildings (trade / administration)



Large buildings (administration)



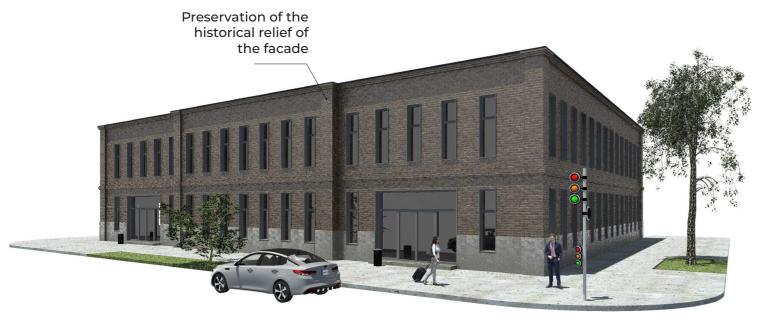
Individual dwelling house, 8 * 12 m.



Apartment building, 12 * 16 m.



Small buildings (trade / administration)



Large buildings (administration)





Name of works	Amount	units	Cost per unit (rub)	Summary			
Expenditure part							
The volume of costs for the restoration and overhaul of cultural heritage sites	23 160,00	M ²	100 000,00	2 316 000 000,00			
The cost of capital and (or) reconstruction of the repair of preserved capital construction objects	42 612,00	M ³	5 000,00	213 060 000,00			
Cost of demolition of dilapidated and emergency buildings	6 700,00	M ³	4 600,00	30 820 000,00			
Improvement cost	8 362,20	M ²	1500,00	12 543 300,00			
The cost and possible area of new construction in accordance with the parameters of the approved Projects of protection zones of cultural heritage objects	13 000,00	M ²	40 000,00	520 000 000,00			
Buyback cost	72 472,00		50 000,00	3 623 600 000,00			
			sum	6 716 023 300,00			
Income part							
Total - m2	78 772,00						
Of which residential real estate	66 956,20	M ²	70 000,00	4 686 934 000,00			
Of which commercial real estate	11 815,80	M ²	110 000,00	1 299 738 000,00			
			sum	5 986 672 000,00			

The cost of the necessary subsidies for the quarter of the 729 351 300,00 **KRT**

Amount of funding for the program of work on the development of the territory of the historical settlement of the city of Astrakhan

Priority activities

- Development of boundaries, subject of protection and requirements for urban planning regulations of the Historical Settlement 13 million
- Development (updating) of the necessary projects of protection zones for cultural heritage objects 6 mln.
- Measures for the sustainable development of the historical settlement with the formation of the Sectoral scheme for the regeneration of the historical environment - 4 million
- Development of protection items for individual (priority) cultural heritage objects MKD buildings: approximately 30 objects (300 tons rubles each) - 9 million rubles
- Investment passports of individual (priority) objects of cultural heritage (draft designs for restoration and adaptation to the modern use of cultural heritage objects): approximately 30 objects (700 tons rubles each) - 21 million rubles.
- Implementation of top-priority projects of KRT blocks (10 blocks 1st stage) within the boundaries of the historical settlement.
- An enlarged calculation of one KRT of a historical quarter (for an example, an averaged typical quarter was chosen in which there are monuments and reconstructed buildings and the potential for new construction):

Second stage

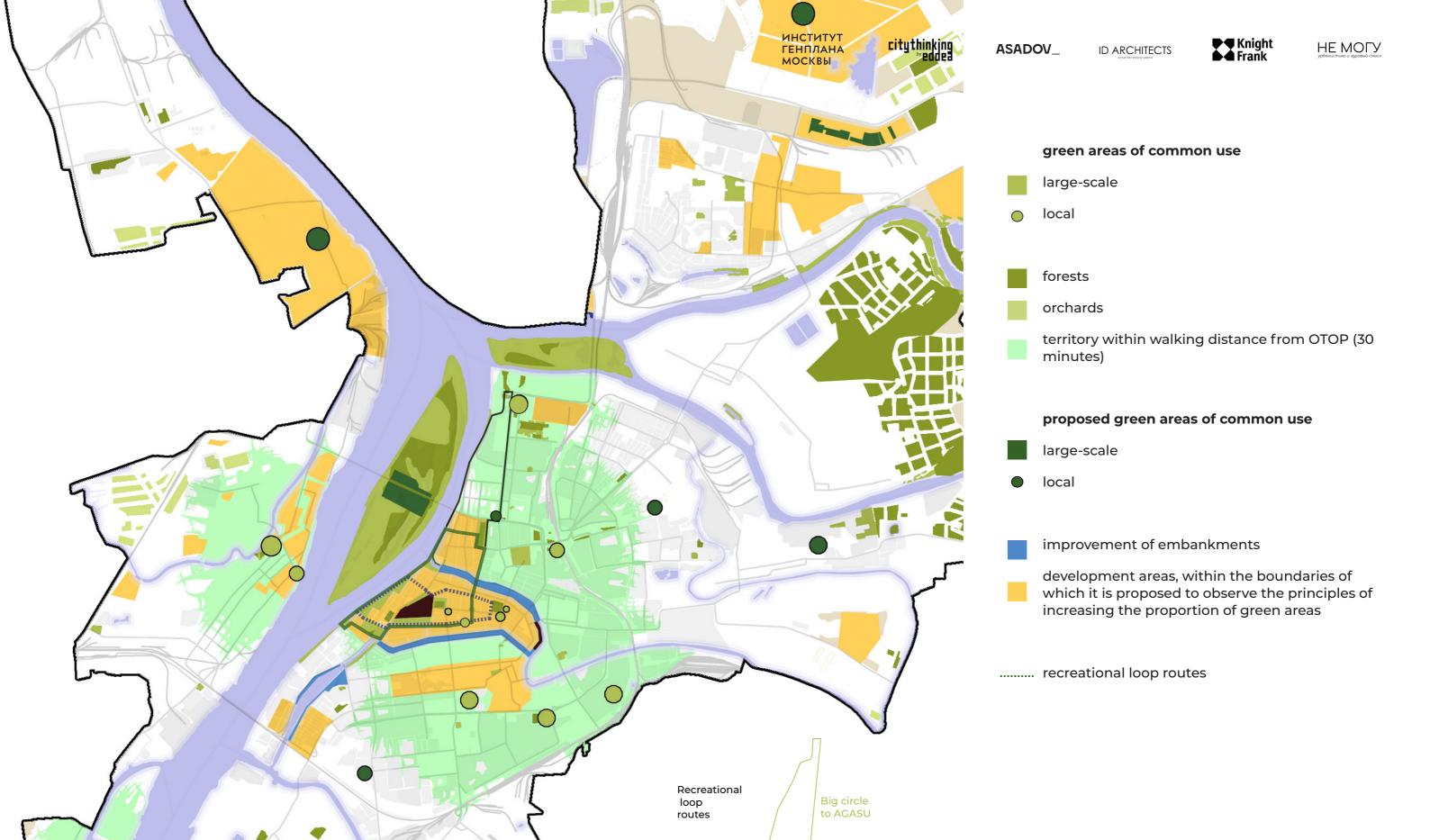
- Development of protection items for separate (second stage) cultural heritage objects MKD buildings: approximately 370 objects (200 tons rubles each) - 74 million rubles.
- Investment passports of individual (second stage) objects of cultural heritage (draft designs for restoration and adaptation to the modern use of cultural heritage objects): approximately 370 objects (400 thousand rubles each) - 148 million rubles.
- Implementation of projects of KRT blocks of the 2nd stage within the boundaries of the historical settlement - 20 blocks (or a comparable area).
- The estimated cost of financing for the KRT is 14 billion rubles.
- Formation of guidelines for owners and investors of historical real estate RUB 1.5 million Updating of Typical architectural solutions of capital construction objects within the boundaries of the territory of the historical settlement 1 mln
- Additional historical and cultural research of villages and small towns located in the Astrakhan agglomeration, in particular on the territory of the «Silk Road» - 3 million rubles

Separate calculation of the cost of restoration of apartment buildings that are objects of cultural heritage

- · Within the framework of this project, we consider it expedient to carry out the reconstruction of historical quarters within the framework of the KRT projects. If we separate out the costs of the restoration of cultural heritage sites, then it is almost impossible to get any real cost of these works on a city scale without additional research. Including, proceeding from the fact that only a minimum number of cultural heritage objects have approved objects of protection. If we talk about the aggregated calculation, then, roughly with the total number of OCHs requiring restoration equal to 400 objects and the total cost of work from 20 to 50 million rubles, the total cost of restoration work will be about 8 - 20 billion rubles. Proceeding from this, even with the allocation of the first stage, it seems almost impossible to carry out the restoration only at the expense of budgetary funding. Moreover, if you pay attention only to the restoration of the OKN without putting in order their urban environment, the result of this will be, though restored monuments, but in the same degrading territories. The only possible implementation of MCT with the implementation of both MCT and PPP mechanisms. In our proposals, an enlarged calculation of the MCT of one quarter is given and the need for financing the program of work on the MCT of the historical part of the city of Astrakhan is estimated.
- In addition, the performed enlarged calculation of the MRT allows us to assert that carrying out the MRT of quarters is approximately 2-3 times more profitable than simply performing the restoration of individual monuments (provided that the same amount of restoration work is performed).





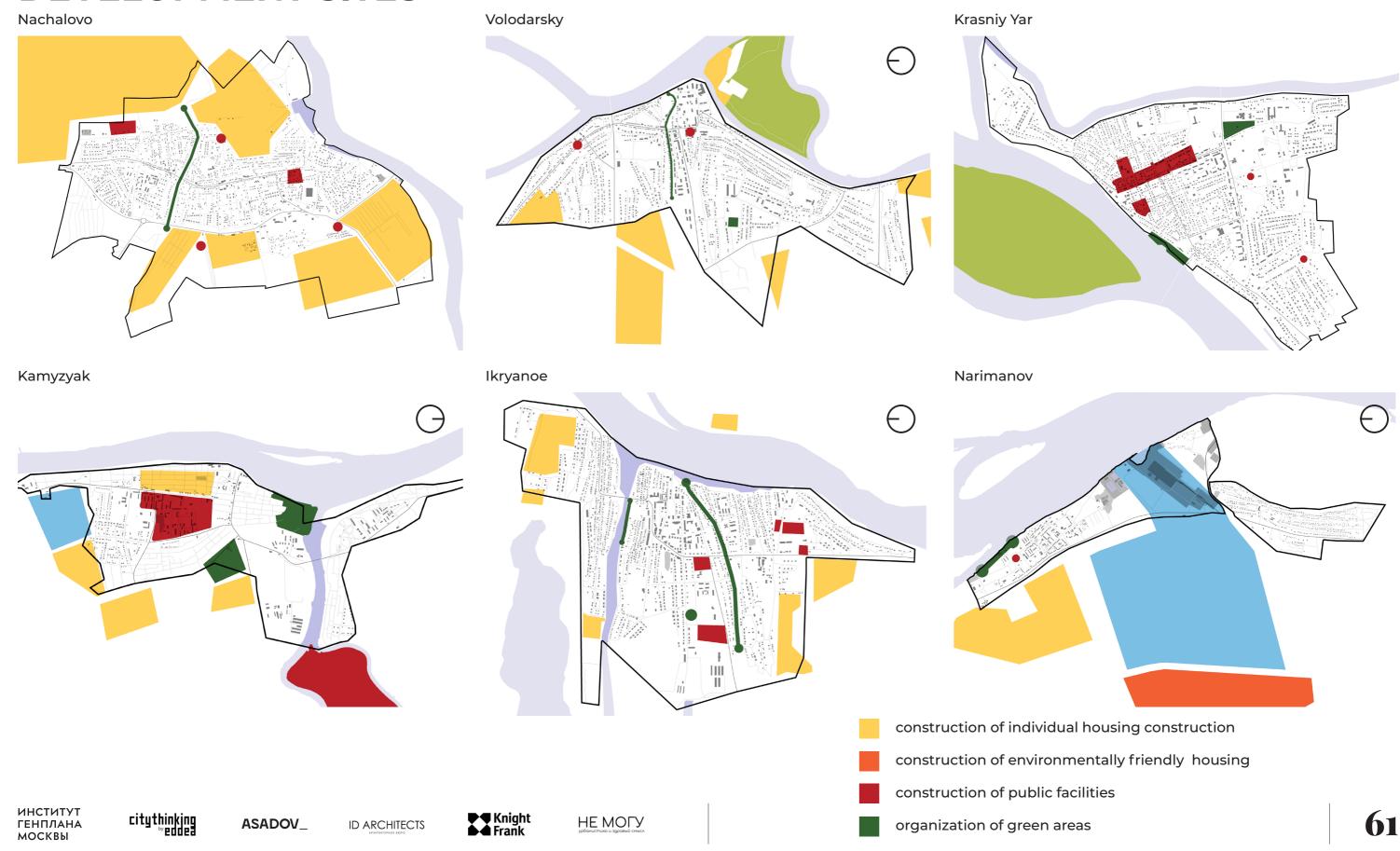


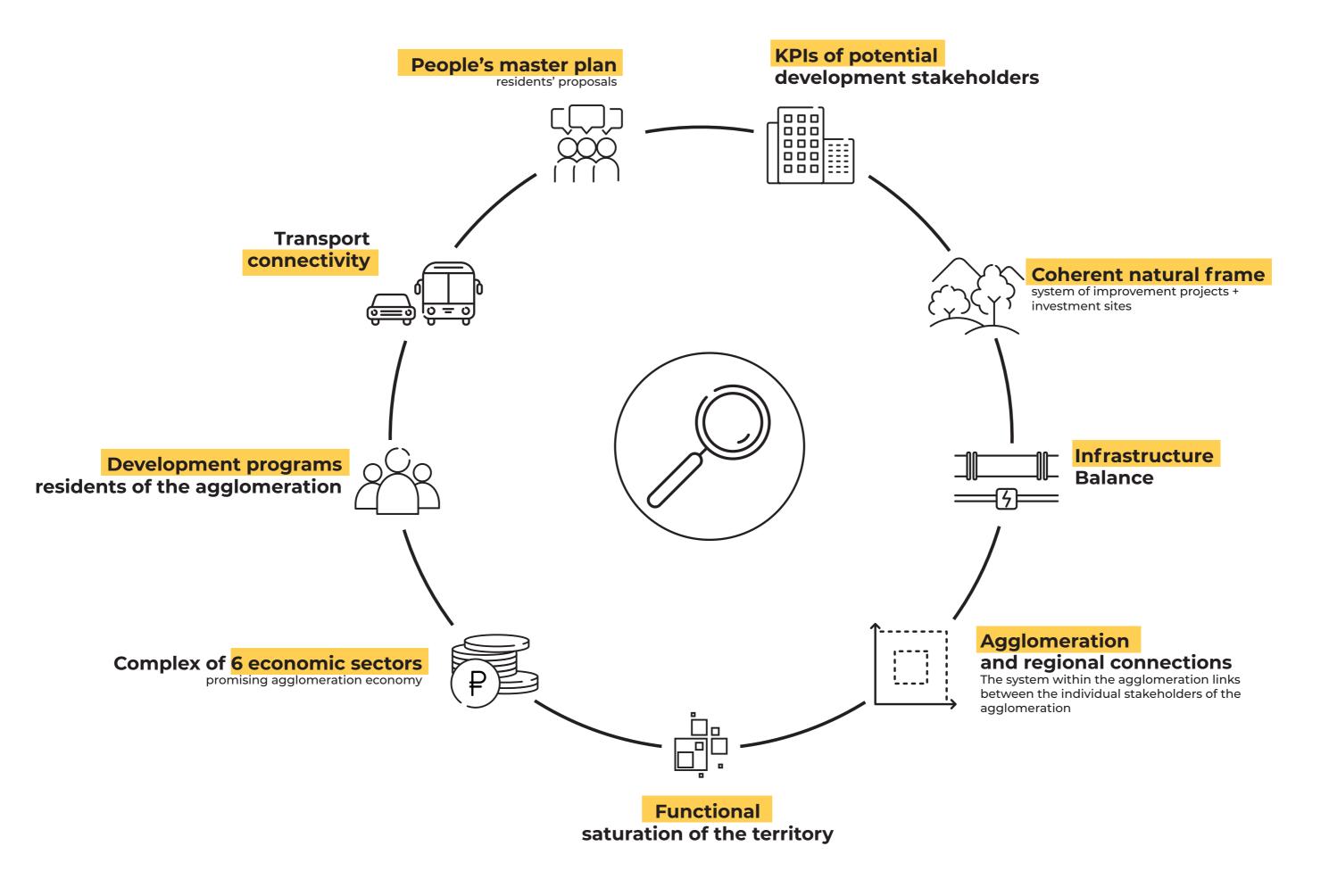
Historical Center

Kosa-White City

141

3.1. ASSESSMENT OF THE URBAN PLANNING POTENTIAL OF THE AGGLOMERATION TERRITORY WITH THE ALLOCATION OF PROMISING DEVELOPMENT SITES

















Cultural and educational exhibition cluster

(examples, Vladivostok, Sevastopol, Kaliningrad and Kemerovo)

Federal culture and education localized on the territory. Accessibility of the population - where to place it so that it is as efficient as possible.

The project budget is 42-44 billion rubles.

Interuniversity scientific educational campus

A total of 10 such clusters are expected in Russia. Three clusters have already been identified. They are fighting for inclusion in the remaining 7 (examples of tough competitors are Moscow, St. Petersburg, Tomsk, Novosibirsk and even Samara - you cannot objectively win against them), a political decision of the federal center is needed.

The project budget is 40 bln. rub A site in the north has been identified. Universities of the Ministry of Culture, Defense and other large universities.

Public and business cluster

It is assumed that the first two clusters will pull the need for a hotel and business function that will attract investors to this sector.

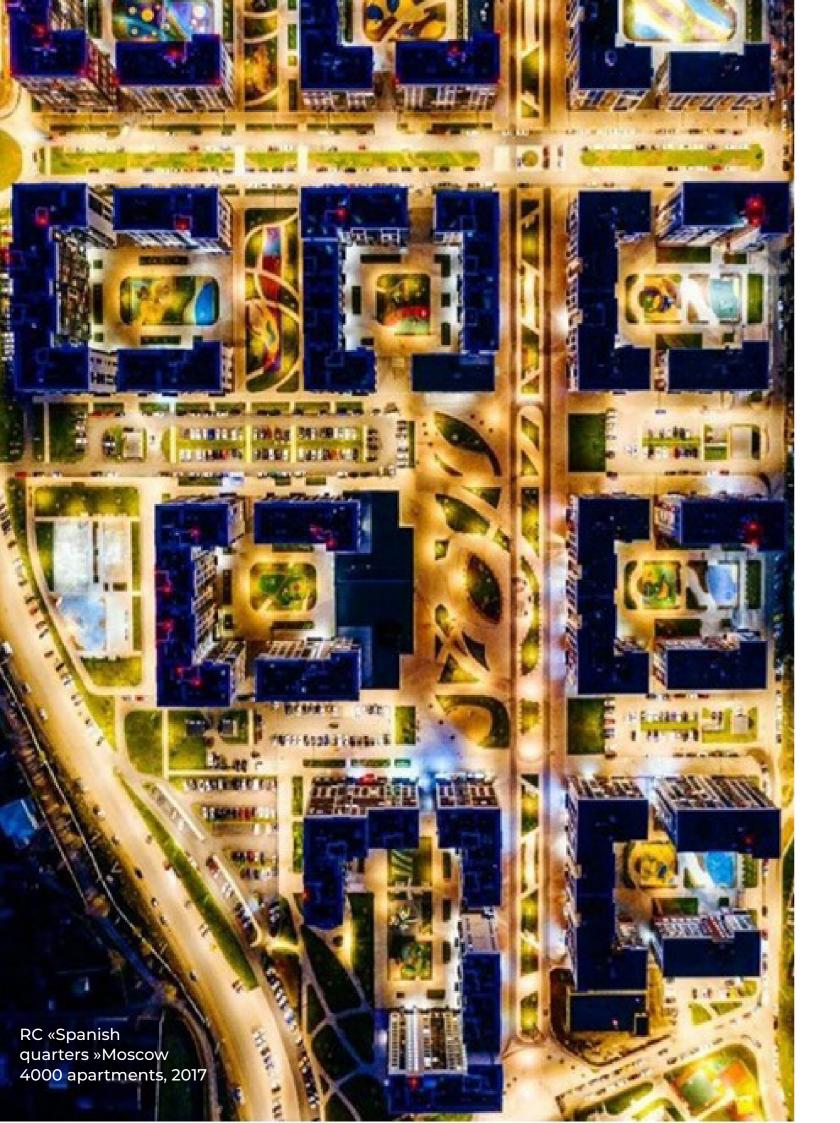
In addition, the cluster can be supplemented with a representation of the Caspian states, a congress center, a representation of the heads of agglomeration districts (agglomeration council), a competence center in the field of eco-agriculture.











Compact

By its morphology

Complex

By organization

Effective

By its metabolism

Cohesive

By its social characteristics

Категория	Ключевые КПЭ	Оптимальные значения	Единицы измерения	
MORPHOLOGY AND URBAN	Housing density	100 - 160	dwelling/Ha	
STRUCTURE	Population density	250 - 400	inhabitants/Ha	
	Absolute compactness	> 5	m	
	Corrected compactness	10 - 20	m	
	Floor Area Ratio	> 1.25	m2/m2	
SUSTAINABLE MOBILITY	Access to alternative transport means	100	% population	
	Proximity to alternative trnasport means	< 300	m bus stops and bike lane	
	Space for pedestrians within roads	> 75	% street area	
	Space for private transport means within roads	< 25	% street area	
INHABITING PUBLIC SPACE	Air quiality (population exposure)	100	% population (< 20 μg/m3)	
	Acoustic quiality (population exposure)	> 75	% population (< 65dB(A) day)	
	Thermal comfrot (comfort hours/day)	1.7 - 2.4	hours/day (unfavourable months)	
	Sterrts accesibility (handicapped)	100	% accesible streets	
URBAN COMPLEXITY	Urban Diversity Index	> 6	bits of information	
	Landuse balance (activity/residential)	30	% facilities and tertirary uses	
	Spatial and functional continuity of the street	50	% street lenght	
GREEN SPACES AND BIODIVERSITY	Green space per inhabitant	> 10	m2/inhabitant	
	Simultaneopus proximity to open spaces	100	% population with access to open spaces	
	Provision of trees on streets	100	% street stretch	
	Soil biotic index	30	% total floor area	
URBAN METABOLISM	Total energy consumption	20.6	GWh/año (régimen basal)	
	Energy self-suffiency	100	% basal regimen	
	Total water consumption	< 104	Ipd optimized consumption	
	Water self-suffciency	100	% local sources	
OCIAL COHESION	Provision of facilities	1.8	m2/inhabitant	
	Simultaneous proximity to facilities	100	% population with access to facilities	
	Provision of social housing	15-30	% public renting	
EFFICIENCY	Sustainable Function (E/nH)	< 10	•	

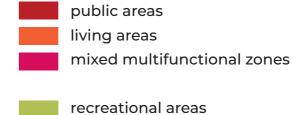












territory of restoration of historical buildings while maintaining the function

public and recreational areas

Priority

The project provides for the complete preservation of the OKN and the restoration of some of them in the first place.



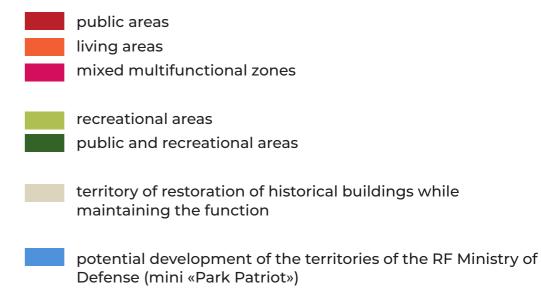












Priority

The project provides for the complete preservation of the OKN and the restoration of some of them in the first place.

In some of the neighborhood courtyards, it is proposed to make covered exhibition spaces.













Knight Frank







public areas
living areas
recreational areas
scientific and technological zones

- I. Administrative center
- 2. Conference center
- Educational and laboratory buildings
- 4. Scientific and technological building
- 5. Experimental laboratory

building

- 6. Scientific and educational center
- 7. Educational buildings
- 8. Transport node
- 9. Multifunctional public complex
- 10. Social infrastructure

- 11. Commercial services
- 12. Dorms
- 13. Sports objects
- 14. Moscow Railway
- 15. Cultural and entertainment center
- 16. Library
- 17. Public service















Intercollegiate character (in terms of accommodation)



Relationship with development strategies of the constituent entity of the Russian Federation and universities



Confirmed need for places to stay from 4,000 places (VPO-1, VPO-2)



Urban environment quality indices (quality assessment tool)



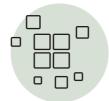
The presence of various functional areas of the created campus as an advantage



Energy efficient construction technologies



High level of environmental friendliness (assigned ESG rating)



A unique concept of architectural and urban planning solutions



The presence of a marketing research, which includes a survey of students, postgraduates, faculty members and the National Assembly



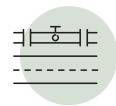
The level of the estimated budgetary provision of the constituent entity of the Russian Federation



Availability of a formed land plot for the created campus facilities



The maximum amount of cofinancing from the federal budget is 60%



Readiness of the constituent entity of the Russian Federation to finance the provision of the campus with engineering networks and transport infrastructure



Walking distance between campus facilities no more than 30 minutes



Availability of design and estimate documentation



Participation of universities in the program of strategic academic leadership «Priority - 2030»



The territory of the campus is assigned to the priority and border geostrategic territories of the Russian Federation



The population of the cities of sale is more than 300 thousand people



In cities of implementation is located 4 universities or more















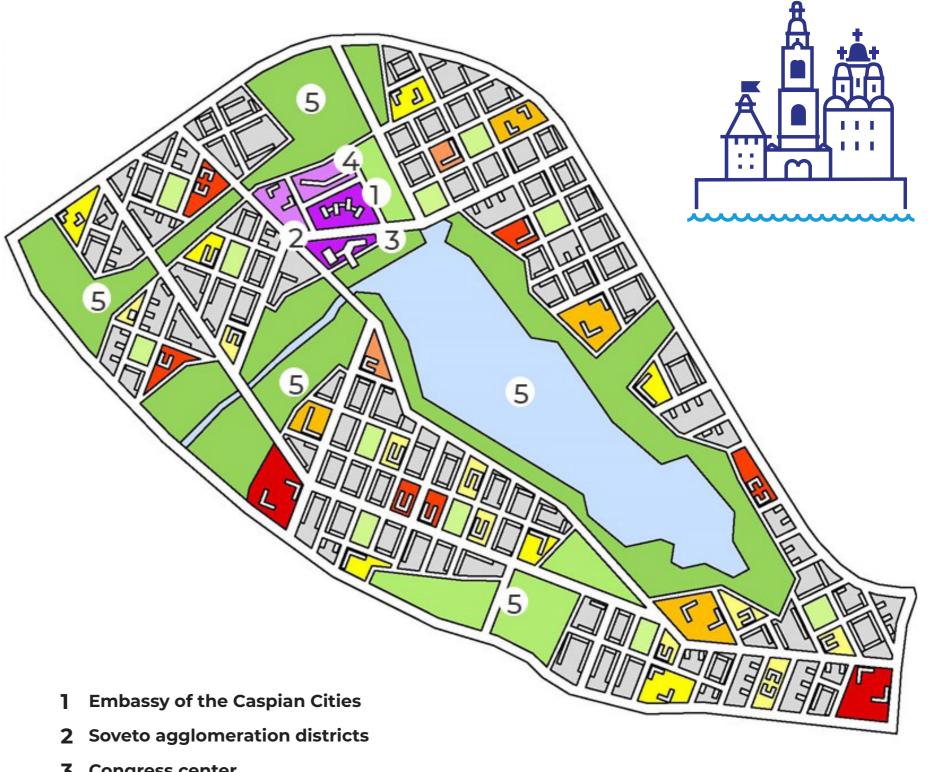






The proposed layout plan for the Astrakhan area embodies all the key tasks and opportunities described earlier, creating a new habitat, organically integrated into the urban environment and intertwined with the natural environment - a territory that disposes people to live, work and make plans for the future in Astrakhan.

The result is a network of urban corridors that ensures connectivity of natural features and waterways, which minimizes the threat of flooding in the city, supports biodiversity, facilitates access to green spaces, and increases the city's ability to adapt to climate change. The planning grid provides the necessary balance between the desired flexibility and the recommended standardization required for efficient industrial housing production.



- **Congress center**
- **Competence Center for** 4 Sustainable Agriculture and **Renewable Energy**
- Natural spaces









FEDERAL LEVEL

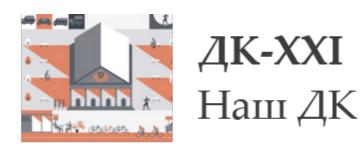
Cultural and educational exhibition cluster



Interuniversity scientific educational campus

REGIONAL LEVEL

Formation of cultural multifunctional centers based on advanced Russian practices







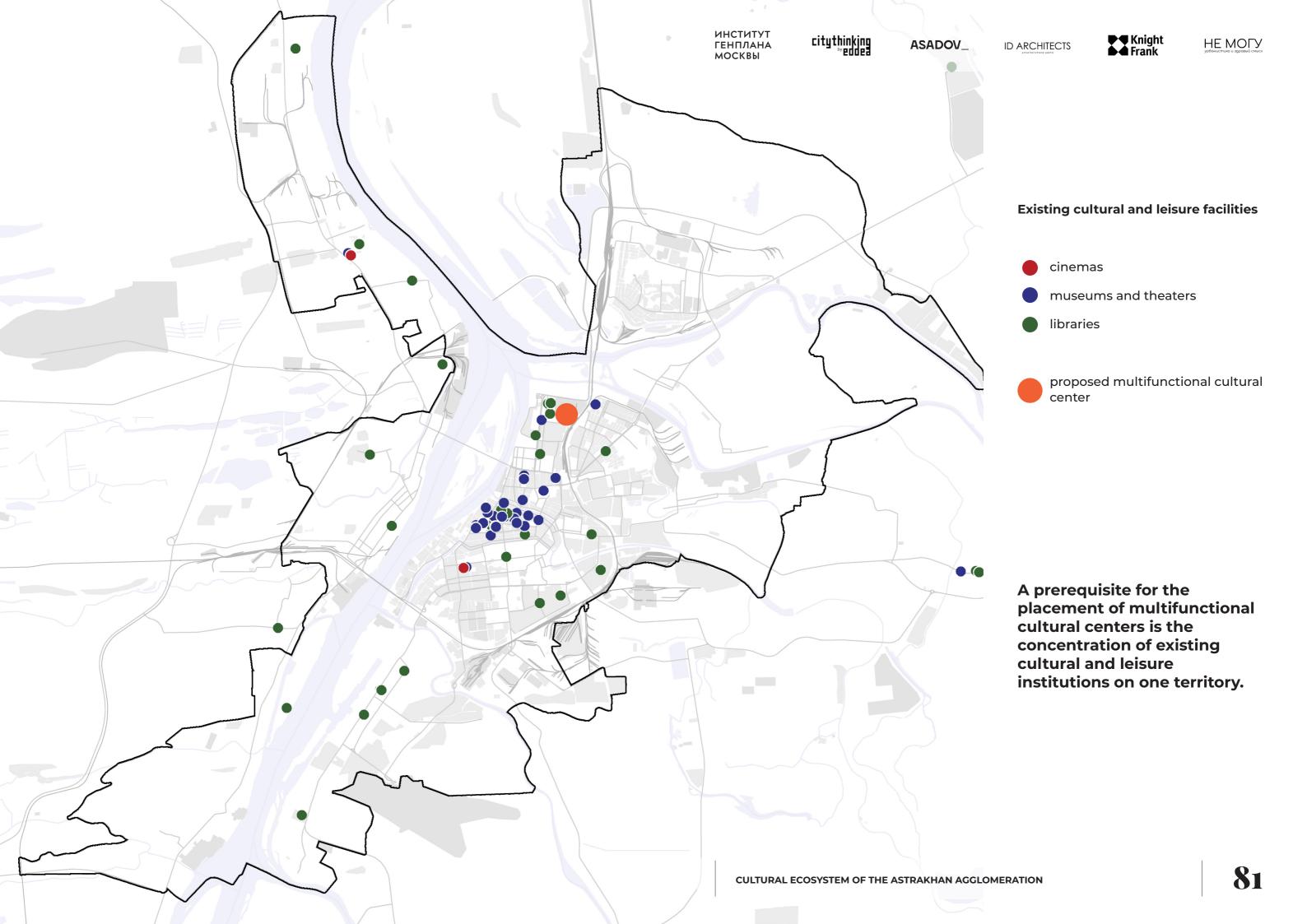


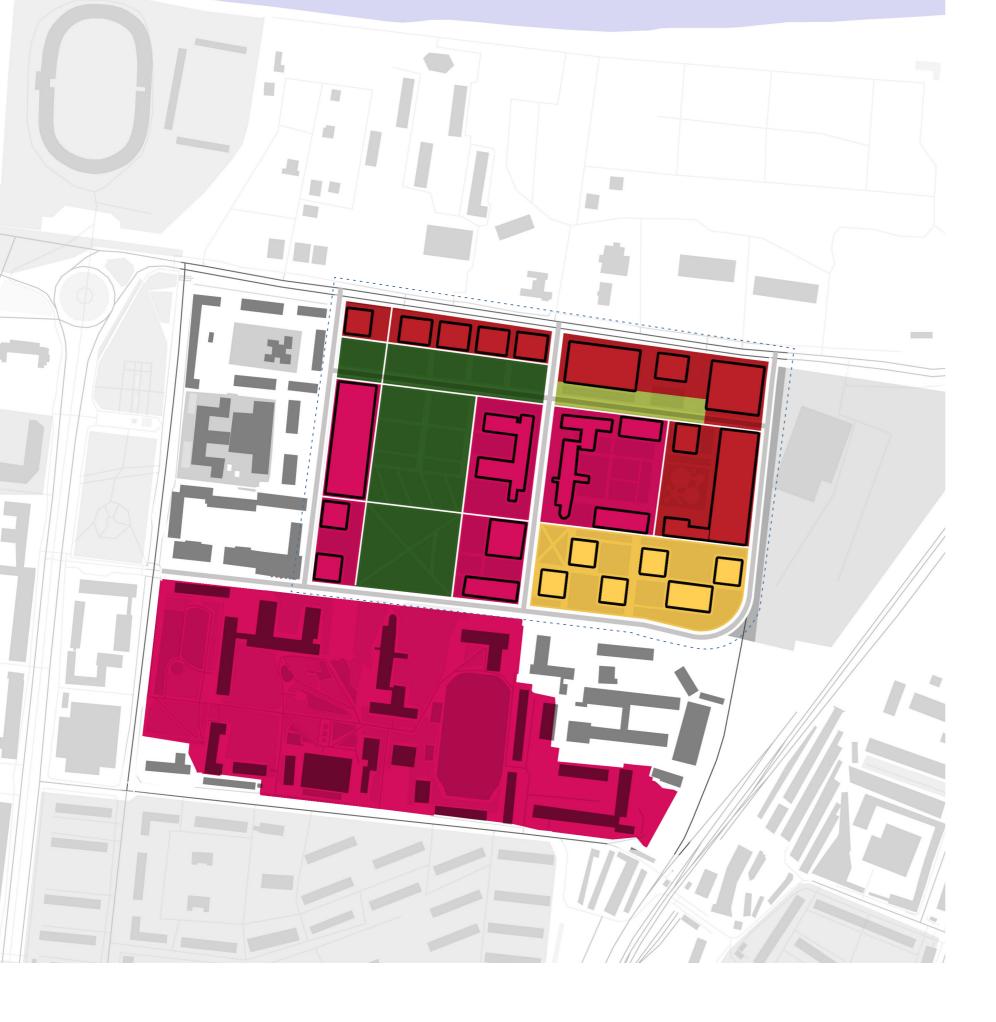


GOAL:

Formation of regional cultural multifunctional centers acting as supporting federal projects (including as a justification for funding)









living areas

mixed multifunctional zones (educational and research and production)

recreational areas

public and recreational areas









The proposed plan for the layout of the Astrakhan plot embodies the key issues and opportunities in Olya, creating

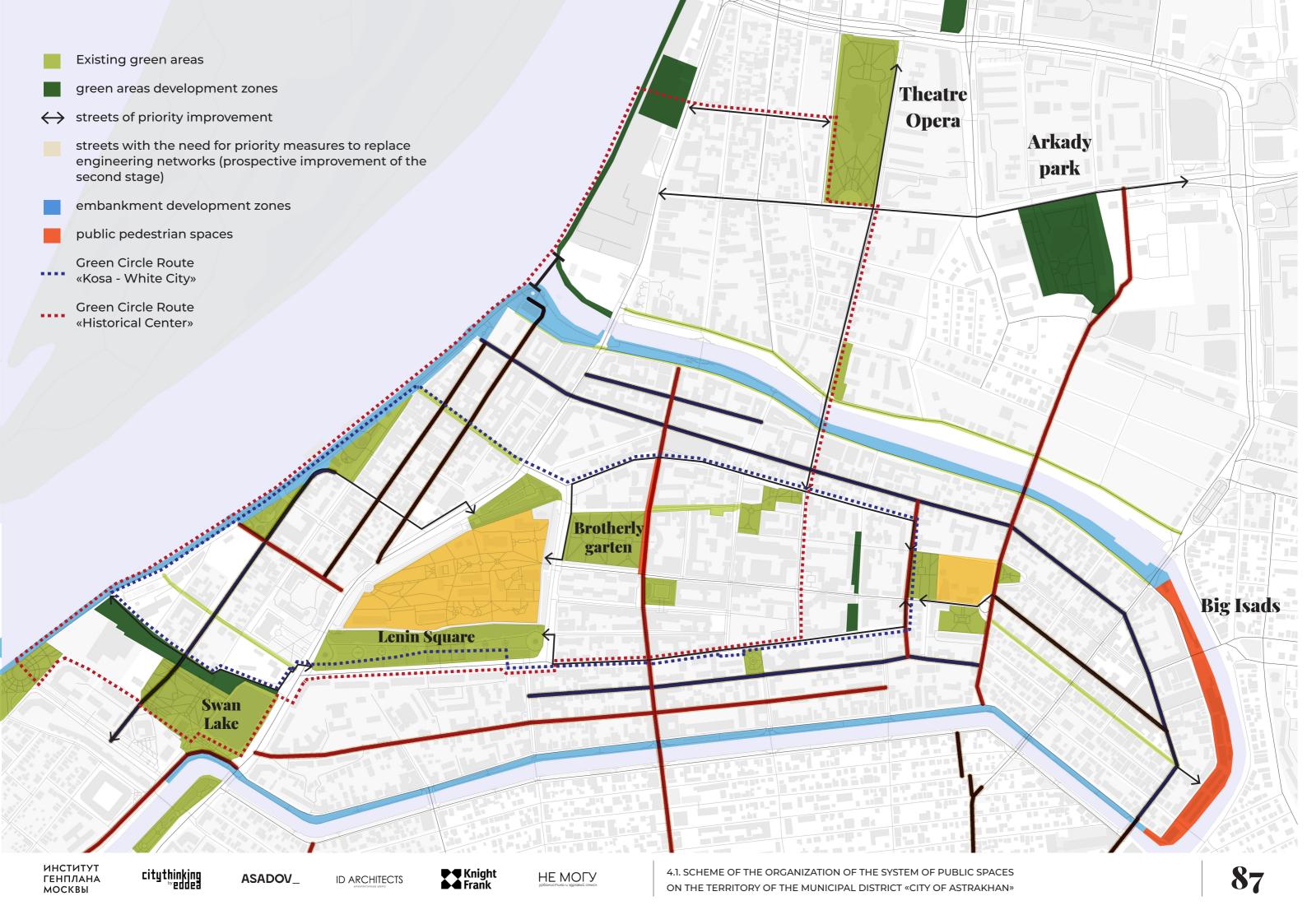
a neighbourhood that reconnects the habitat and territory, propped on a green and blue urban structure, that responds to Olya's potential for growth.

The resulting design relies in facilitating the natural hydrological processes. It uses green spaces not only for recreation and leisure, but also for managing excess soil moisture, flooding and biodiversity, thus building resiliency to adapt to climate change. The spatial grid is a flexible an standardised solution, that also allows planning for well-equipped and self-contained, construction stages.



ASADOV_







Knight Frank









Knight Frank



















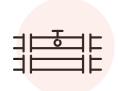
Indicators for the Project	Project 2021-2032	1 Stage 2021–2024	2 Stage 2024–2027	3 Stage 2027–2032
Economic effect				
GRP growth caused by the Project, mln. rub., incl.	858 409	158 752	274 645	425 012
GRP growth caused by the Project, mln. rub. (multiplier effect of investments in infrastructure)	419 008	58 661	125 702	234 644
GRP growth caused by the Project, mln. rub. (multiplier effect from investments in fixed assets)	439 401	100 091	148 942	190 367
Growth in regional exports (the effect of the construction of new roads), %	2,00%	0,30%	0,60%	1,10%
Social effect				
Increase in employed, ppl, incl.	56 159	8 221	20 252	27 686
Increase in the number of employed in small enterprises (excluding microenterprises), ppl	2 507	312	780	1 415
Share of employed in small enterprises in jobs created under the Project,%	4,50%	3,80%	3,90%	5,10%
The share of employed in small enterprises in the region, taking into account the effect of the Project implementation,%	3,50%	2,40%	3,50%	4,50%
Budget effect				
Personal income tax growth, mln. rub.	2 533	108	503	1 923
Budget effect from Project's growth points, mln. rub.	90 974	1 811	24 598	64 565
including the subject's budget	67 044	584	16 498	49 962
incl. federal budget	23 929	1 226	8 100	14 603





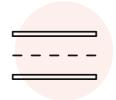
Within the framework of the Project implementation, the following investments are envisaged for infrastructure facilities with a total volume





Engineering infrastructure





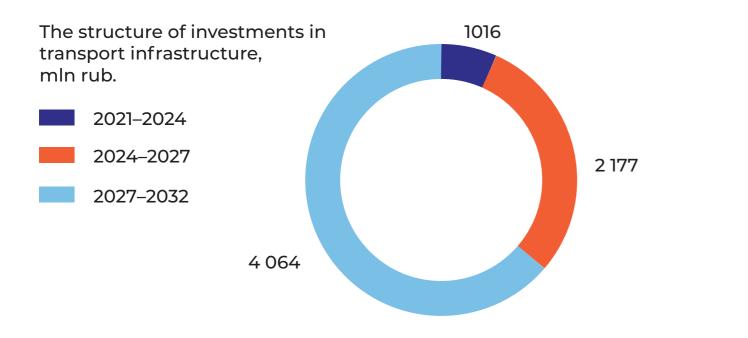
Road infrastructure

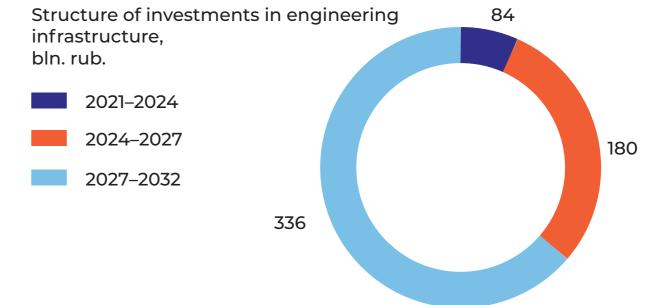
7,2 bln. rub

Financing of the infrastructure component of the Project - transport and engineering infrastructure - is possible through the state program of the infrastructure menu.

Currently, the infrastructure menu includes three general lines:

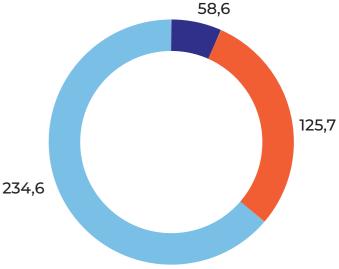
- preferential infrastructure loans for regions
- mechanism for writing off budget loans
- · new instrument of infrastructure bonds with long-term concessional financing





The multiplier effect from investments in infrastructure, expressed in the growth of BPΠ, may amount to including:





1 Stage (2021–2024 гг)

2 Stage (2024–2027 гг)

58,6 bln. rub 125,7 bln. rub 234,6

3 Stage (2027-2032 гг)

To calculate the economic effect from investments in infrastructure, the multiplier was used 1,15.

The multiplicative effect of investments in fixed assets, expressed in the growth of BPΠ, may be including:

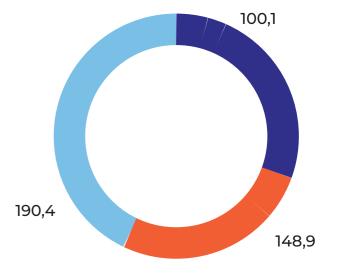
413 bln. rub

1 Stage (2021–2024 гг)

2 Stage (2024–2027 гг)

3 Stage (2027–2032 гг)

100,1 bln. rub 148,9 bln. rub 190,4 bln. rub



To calculate the economic effect from investments in fixed assets, a multiplier of 1.3 was used, for investments in growth points - 1.15.

The aggregate growth of regional exports due to the multiplier effect from the construction of new roads will be about 2%, including taking into account the contribution of each stage of the Project:

Stage 1 (2021-2024) - 0.3% Stage 2 (2024 - 2027) - 0.6% Stage 3 (2027 - 2032) - 1.1%

To calculate the growth of regional exports, it was assumed that an increase in the length of roads by 10% leads to an increase in regional exports by 16.6%.

The volume of investments in fixed assets within the framework of the Project is planned at the level

After the construction of road infrastructure, the length of roads will increase by 1.2%, and in the agglomeration - by 4

The project will create

56,1 ths. jobs

1 Stage (2021–2024 гг)

8.2 the inh

2 Stage (2024–2027 гг)

20 ths. jobs

3 Stage (2027–2032 гг)

27,7 ths. job

In the structure of new jobs, the increase in the number of employed in small enterprises will be

1 **Stage** (2021–2024 гг)

312 jobs

2 Stage (2024–2027 гг)

780 jobs

3 Stage (2027–2032 гг)

1415 jobs

An increase in the share of employed in small enterprises is envisaged within the framework of new jobs created by the project

1 Stage (2021–2024 гг)

3,8%

2 Stage (2024–2027 гг)

3.9 %

r)

5,1

3 Stage

(2027–2032 гг)

The project will stimulate the growth of employed in small enterprises in the region as a whole from 1.2% to 3.5% on average

1 **Stage** (202<mark>1–</mark>2024 гг)

2,4 %

2 Stage (2024–2027 гг)

3,5 %

3 Stage (2027–2032 гг)

4.5

The budgetary effect from the implementation of the Project, expressed in the growth of personal income tax (PIT), will be

2,5 bln. rub

1 **Stage** (2021–2024 гг)

108 mln rub.

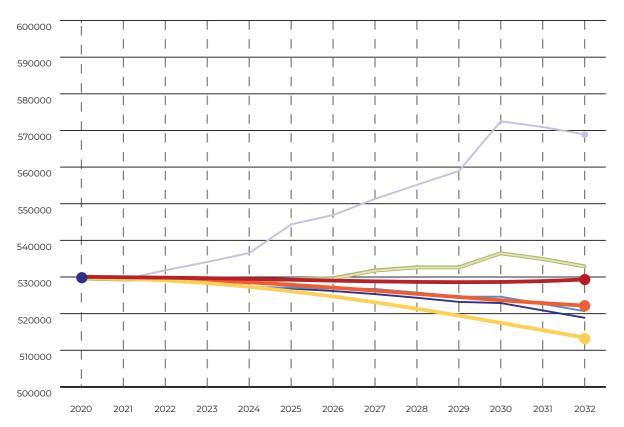
2 Stage (2024–2027 гг)

503 mln rub.

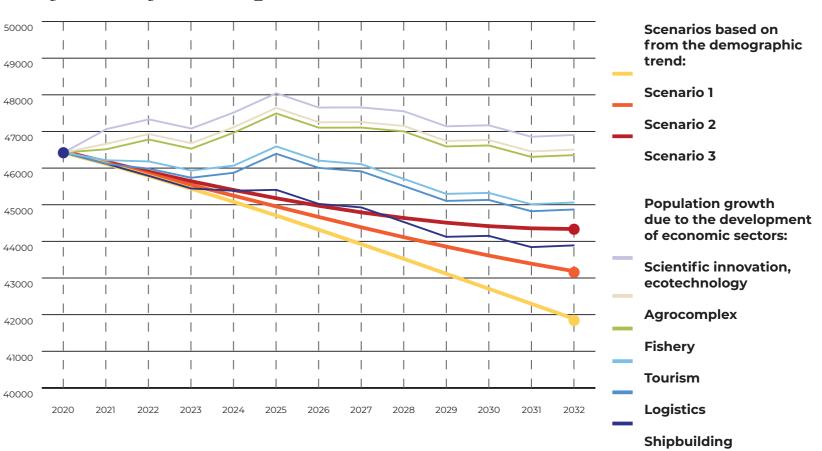
3 Stage (2027–2032 гг

1923 mln rub.

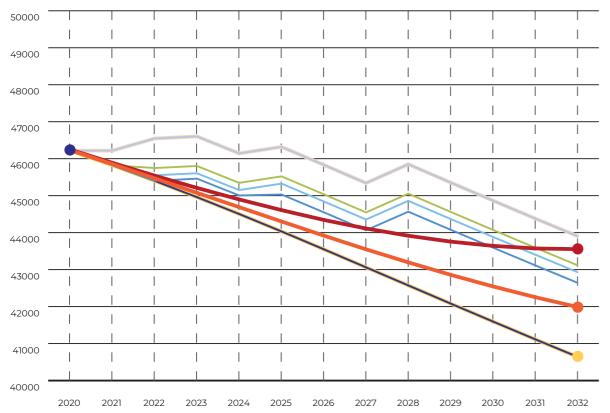
City Astrakhan



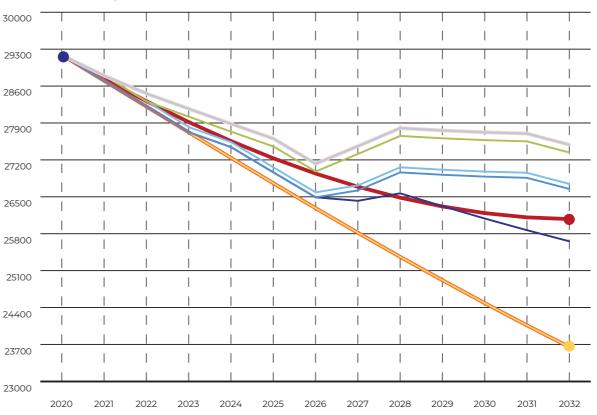
Ikryaninsky municipal district



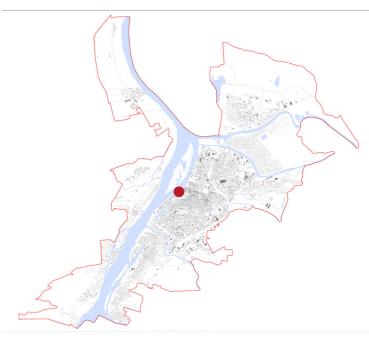
Volodarsky municipal district



Limansky municipal district







Short description

The territory of the coastal area of the historical center of Astrakhan. With the careful preservation and restoration of cultural heritage sites, it is proposed to fill in orphaned voids in order to accommodate commensurate residential and public buildings.

The construction of the ACS is accompanied by the improvement of streets and the reconstruction of engineering networks.

211,5 ths. m²

Total area of new construction and reconstruction

53,4 ths. m²

area of trade objects

104,7 ths. m²

residential area

60 %

Share of borrowed financing

37,4 ths. m²

area of hotels

100%

Share of private investment

 $16 \, \text{ths.} \, \text{m}^2$

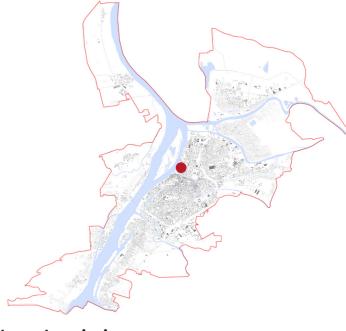
area of cultural objects

756 units

Number of new jobs







Short description

On the site of the former port, a multifunctional development is proposed, which includes the organization of a new embankment capable of uniting the river front of the city into a single whole. The project allows you to place investment-attractive comfort class housing.

On the territories of historical quarters, buildings are being rehabilitated, which have fallen into disrepair after the fire, and new cultural objects in the style of historical buildings are being formed in its place.

620,9 ths. m²

Total area of new construction and reconstruction

incl. 1st stage - 242.3 thousand m²

231,5 ths. m²

hotel and restaurant business

202,4 ths. m²

residential area incl. 1st stage - 135.6 thousand m²

106,7 ths. m²

area of trade objects incl. 1st stage - 106.7 thousand m²

80,3 ths. m²

area of cultural objects

60 %

Share of borrowed financing

100%

Share of private investment

3095 units

Number of new jobs