



# Marine Façade

## ST. PETERSBURG

### RUSSIA



## Marine Façade

1. Land reclamation - 476 ha, at the Western edge of Vasilievsky Island, St. Petersburg, Russia
2. The only Marine Passenger Port in the Russian Federation - 7 berths
3. Real estate development – 4 000 000 sq.m.
  1. Heat & Power Supply Project
    - 2 Power plants
    - Heating and supply network





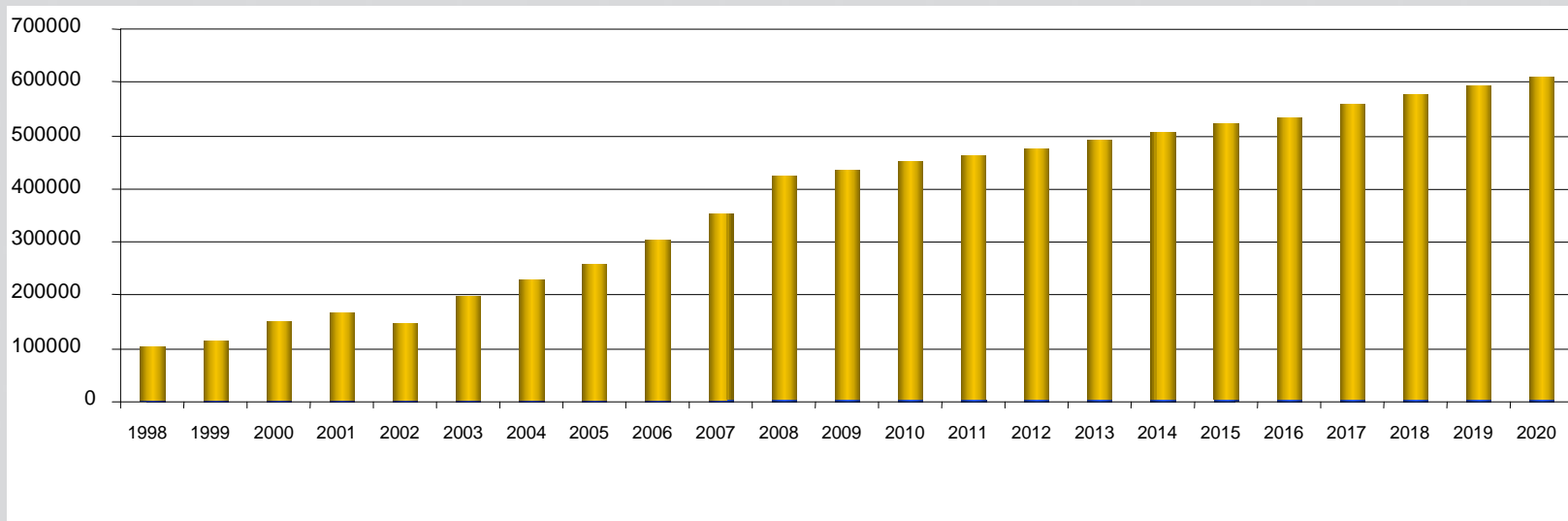
# **The Idea...**



# St. Petersburg as a Part of the World's Cruise Market

World cruise industry growth amounts to 6-9% per year. Northern Europe cruise market share is about 25%. It is the fastest growing cruise market with **10-15%** growth per year.

*Northern Europe Growth, 98-07*



**53% Cruise Vessel Growth**

**134% Cruise Capacity Growth**





## Existing Passenger Berths

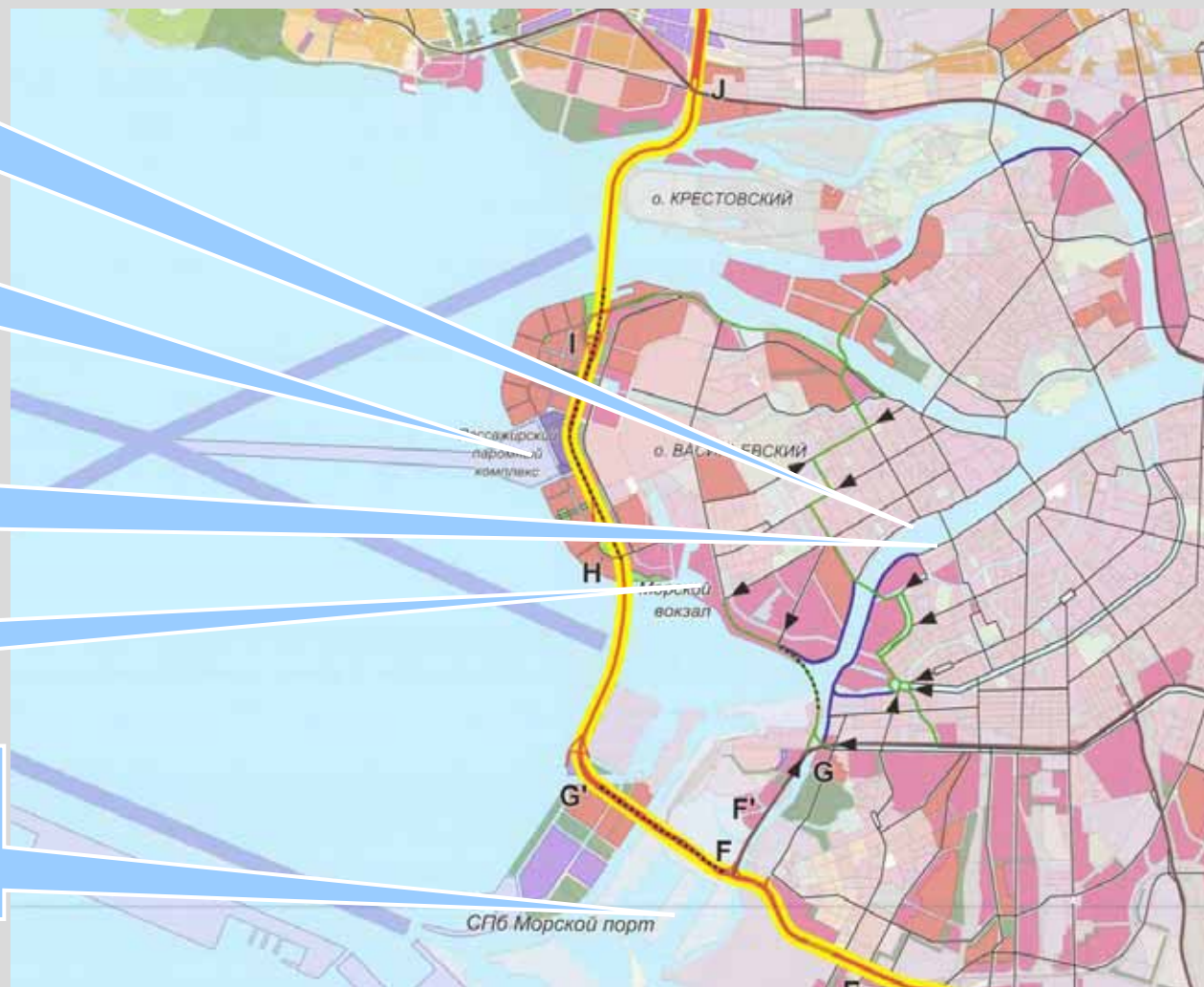
Lieutenant Schmidt  
embankment – (10%)  
468 m / 8,0 m

Location of  
New Passenger Port  
2108 m / 11,0 m

English  
Embankment – (10%)  
432 m / 7,0 m

Sea Station – (20%)  
400 m / 8,0 m

Berths of the Cargo Port  
– (60%)  
1159 m / 10,5 m





- **Central business district (CBD) is located in the historic center**
- **The historic center is under protection of UNESCO:**
  - **restrictions on height and design of the buildings**
- **Lack of land plots for modern commercial and residential real estate development in the CBD**



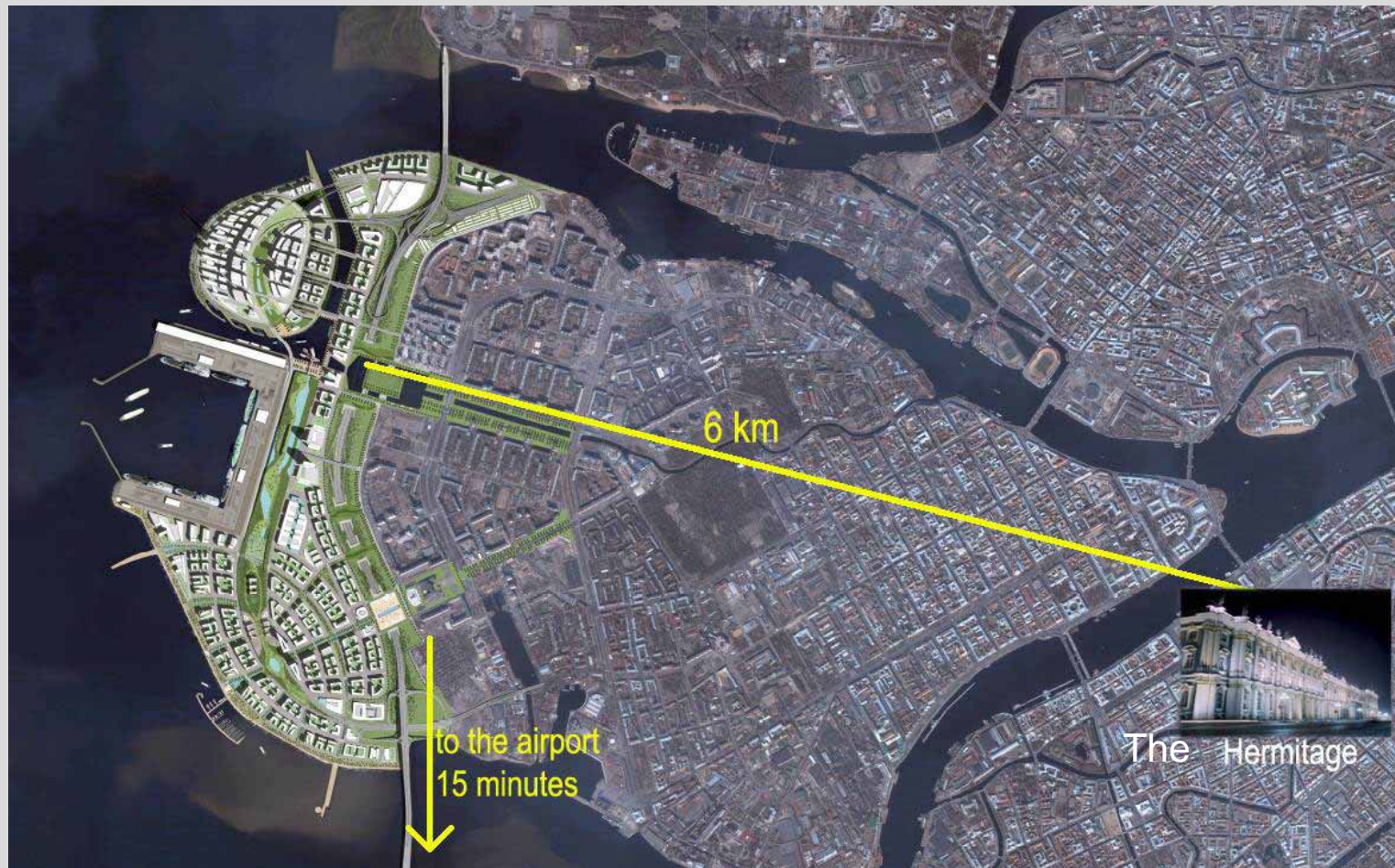


# **The Location**





## The heart of the City







# MARINE FAÇADE

1. **Western edge of Vasilievsky Island, Saint-Petersburg**
2. **Vicinity to the historical centre and main city attractions**
3. **Western High-Speed Diameter (WHSD) – the new highway under construction, provides convenient ways to :**
  - **Residential districts of the city**
  - **Domestic and International airport (15 min)**
  - **The main luxury suburbs of the city**
  - **Quick access to interstate highway system (Moscow, Finland)**



IST - Internal Semicircle Thoroughfare  
CST - Central Semicircle Thoroughfare



# Advantages

- Possibility to use small crafts during the navigation season
- The only in Russia Marine passenger port
- All the required facilities for construction of a helicopter terminal are available (it is possible to reach the territory without flying over the city)
- All the required facilities for construction of a yacht berth and service station







## The Development Concept







## Reclamation Stages

Total area of the reclaimed land –  
about 365 hectares (excluding the  
WHSD)

Stage	Period of Reclamation	Hectares
I	2006 – 2008	112
II	2009	183
Island		75



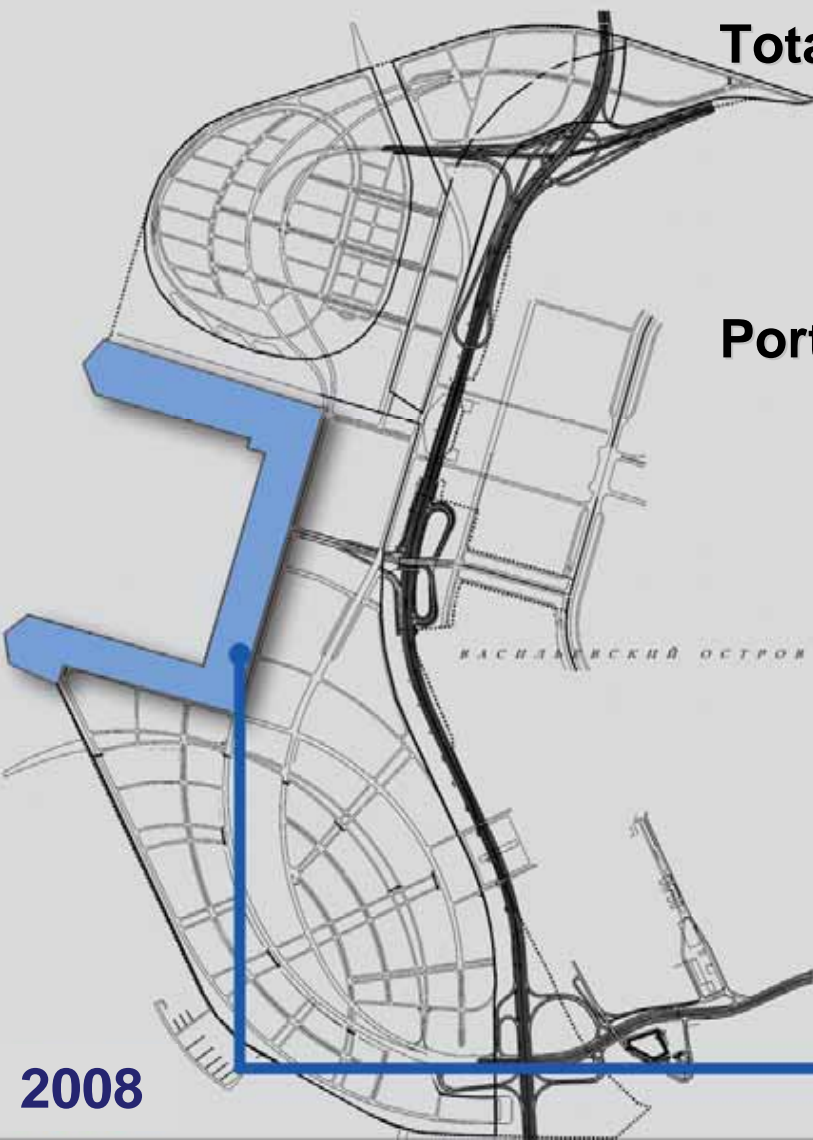


## Marine Passenger Port

**Total number of berths – 7, including**

- Stage 1 (2008) – 2 berths
- Stage 2 (2009) – 3 berths
- Stage 3 (2010) – 2 berths

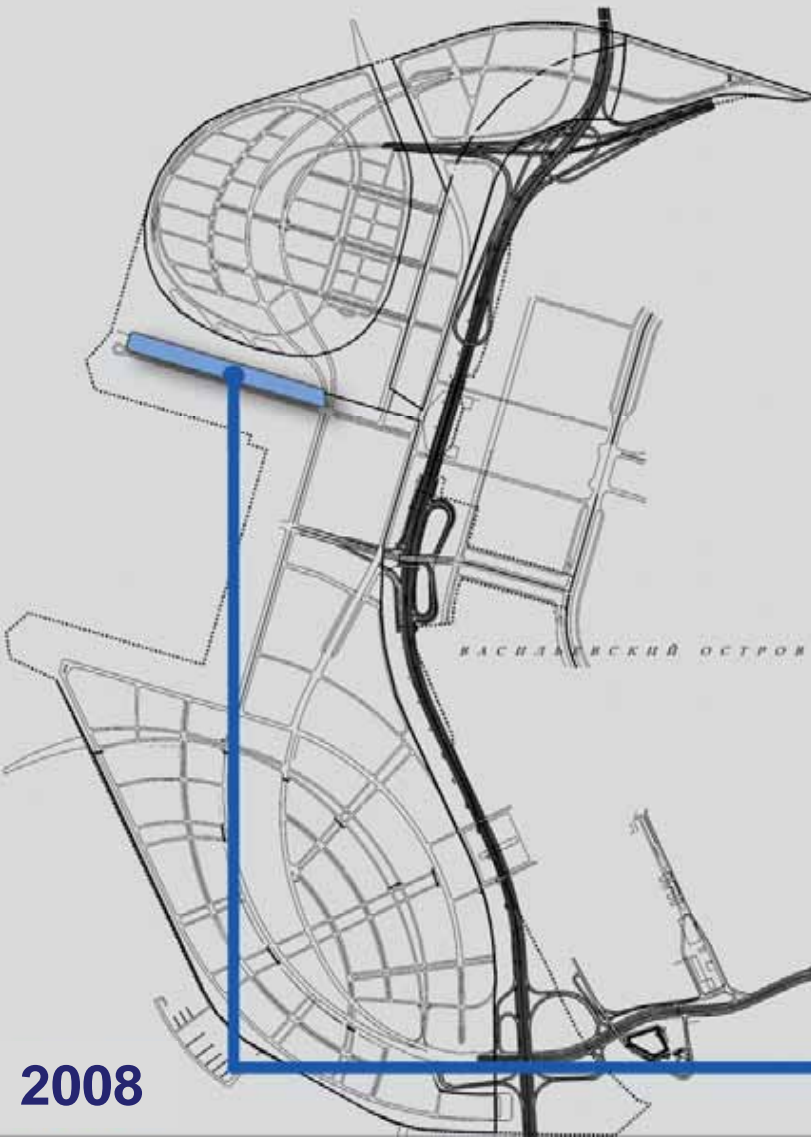
**Port capacity – 12 000 passengers per day**





## River Craft Wharfs

- Alternative transport connection with the downtown, tourist attractions and St. Petersburg suburbs
- Use of river crafts aims to decrease the road traffic on Vasilievsky Island

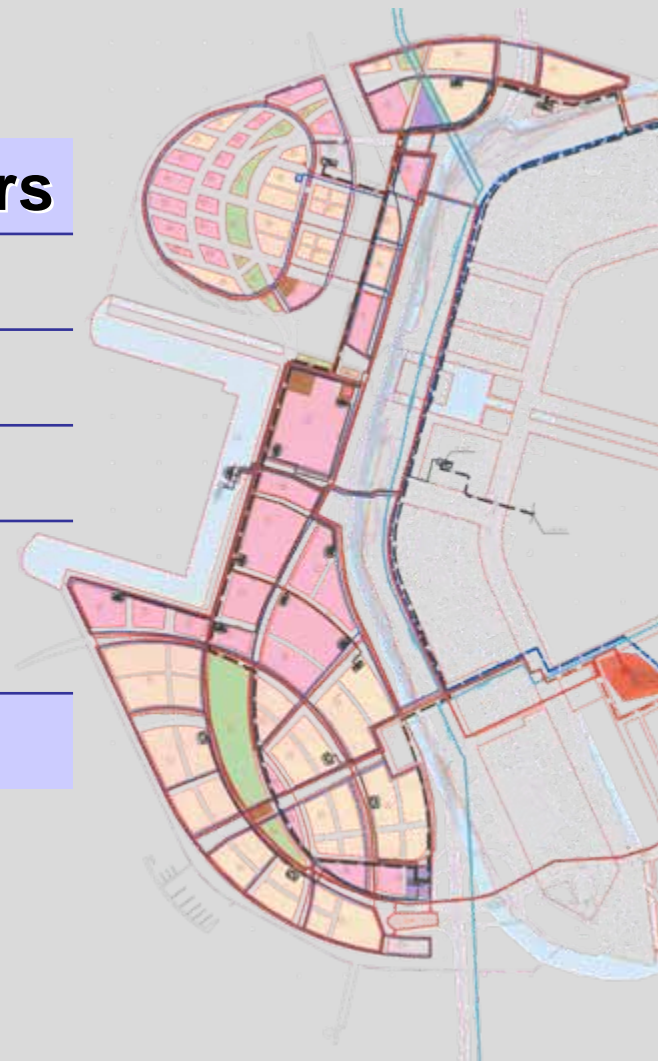






## Preliminary Property Structure

Description	Square meters
Offices	670 000
Residential	1 500 000
Hotels	55 000
Other business and public facilities	1 775 000
Total	4 000 000





## Exhibition Centre

- Gross floor area: about 250 000sq.m.,
- Exhibition Centre designation: exhibitions, seminars, conferences, festivals etc





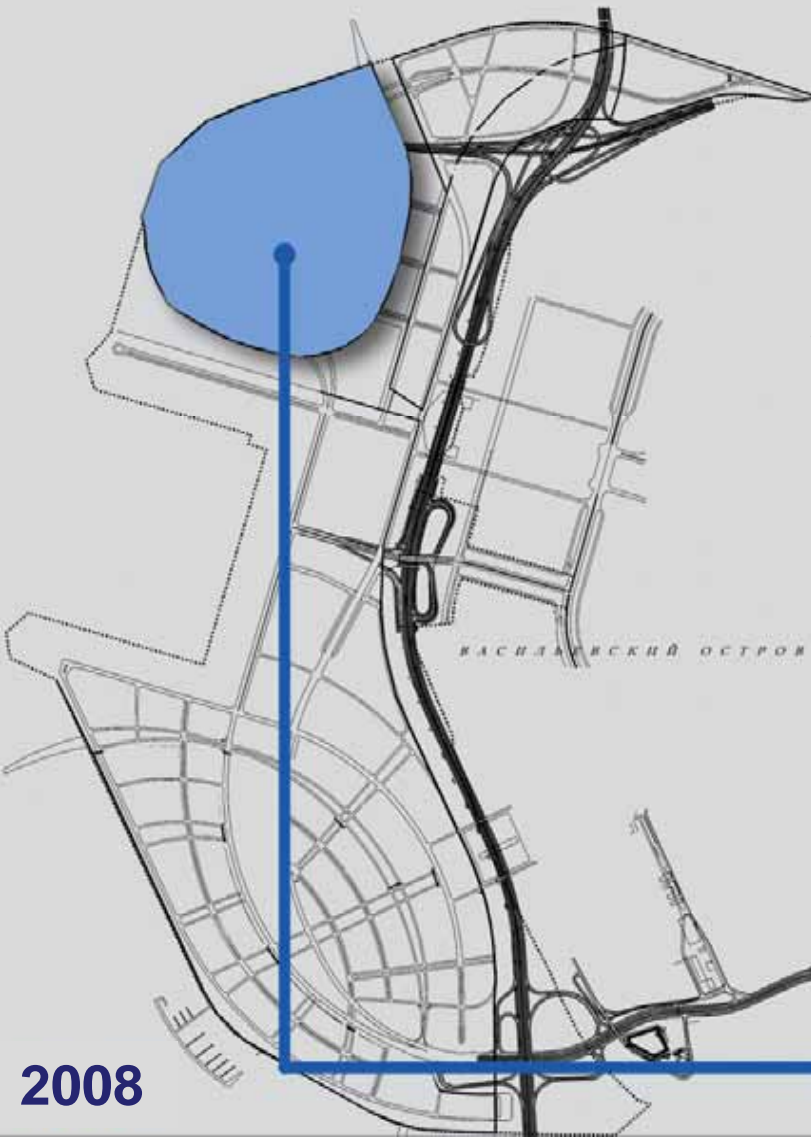


## New Financial Centre

Gross floor area: about 840 000 sq.m.

Designation: public, business and residential facilities, including

- Offices – about 540 000 sq.m.
- Residential – about 230 000 sq.m.
- Hotels – about 15 000 sq.m.
- Public facilities – 55 000 sq.m.







# **The engineering supply**



# The infrastructure

Engineering infrastructure of the new territory will be created in cooperation with the state-owned monopolic companies

### Power and heat supply:

- Substation 330 kV (St. Petersburg and RAO EES agreement)
- Constructing of a New Heat & Power Plant 380 MW, 600 Gcal/hour (ZAO VEC Project)
- Reconstruction of the existing heat and power plant
- Constructing of a New substations Namiv 1, Namiv 2, Namiv 3 and power electricity network
- Gas supply to the power plants (Gazprom)

### Water supply:

- Constructing of a new water pipe to Vasilievsky Island (GUP Vodokanal)

Road network and territory improvement to be funded by budget of St. Petersburg according to the Strategic Investor agreement.





## Heat & Power Supply Project

Gas Pipeline

New Heat & Power Station –  
380 MW, 600 Gcal/hour

Vasileostrovskaya  
Substation 330 kV

Новая ТЭЦ

Heat pipeline



Gas supply



Vasileostrovskaya  
Heat & Power Station  
No.7

85 MW; 1 084  
Gcal/hour

ТЭЦ-7



Electric power  
supply







# Our Partners

- **GT Morstroy –feasibility study for the Port**
- **Bermello Ajamil & Partners Inc. – the Port master-plan concept**
- **A.Len – the Port architectural design**
- **Lenmorniiproekt –hydraulic facilities design for the Port**
- **TransStroy – the general contractor for the Port terminals construction**
- **Witteveen Bos – land reclamation consultant**
- **Van Oord – land reclamation and dredging works**
- **Arcelor International – long carbon steel supplier**
- **Gensler and NIPC Genplana – the territory master-planers**
- **Jones Lang LaSalle – real estate market surveys**





# Local and Federal support

- The Project is highly supported by the federal and local government
- The Port construction project and the land development project both have the status of Strategic Project of St. Petersburg
- The Marine Façade project is implemented as PPP
- According to the special propose program of St. Petersburg the port will be bought out by the City government.
- The Federal Government provides financing for the approach canal to the Port and the harbor dredging.





# **The Current status**





**MARINE FAÇADE**

# Marine Passenger Port the 1<sup>st</sup> Terminal



**2008**



# **Land Reclamation - 19 July 2006**





# **Land Reclamation – 24 May 2007**







# **Land Reclamation – 8 August 2008**



# An Historic Future



Marine Façade 2008 ©