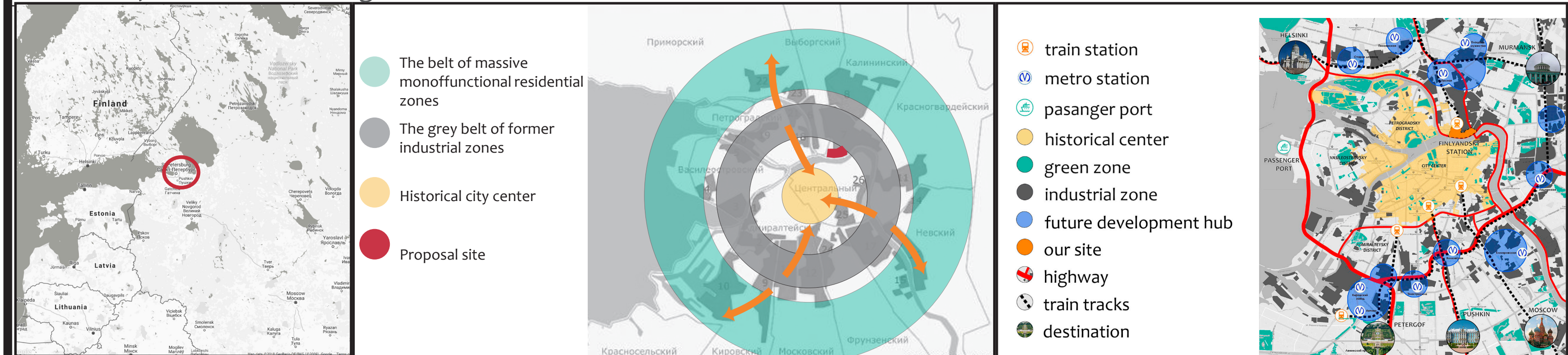
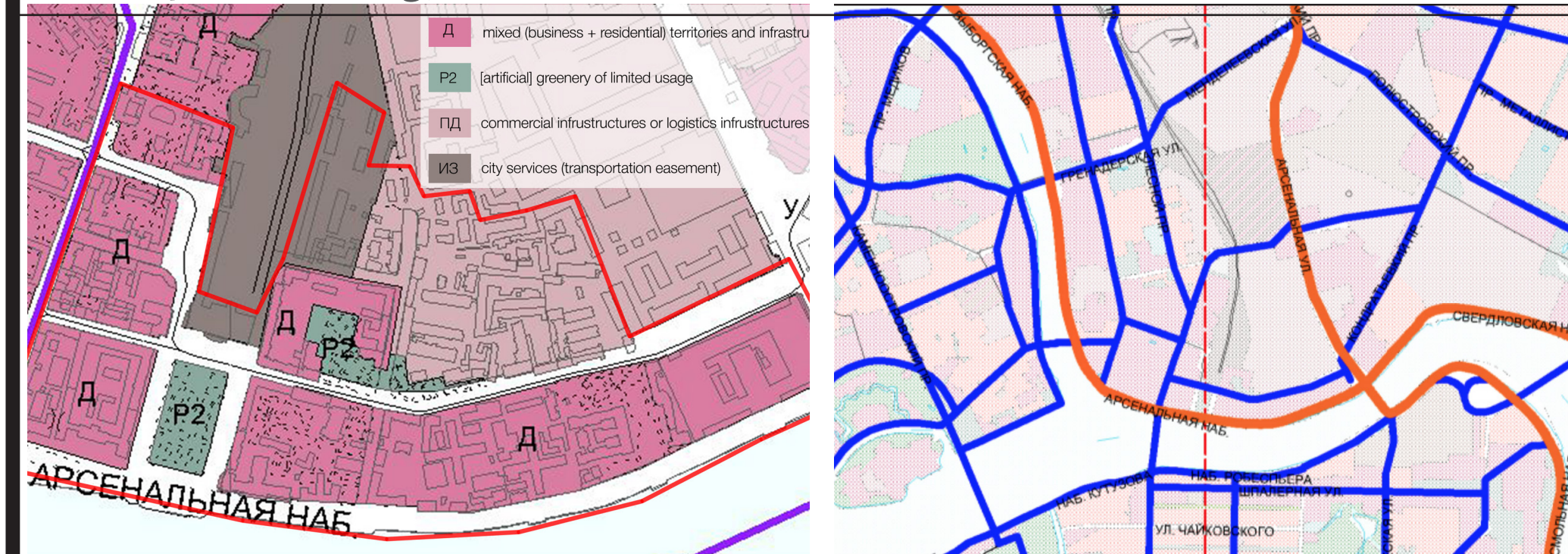


# Spatial analysis

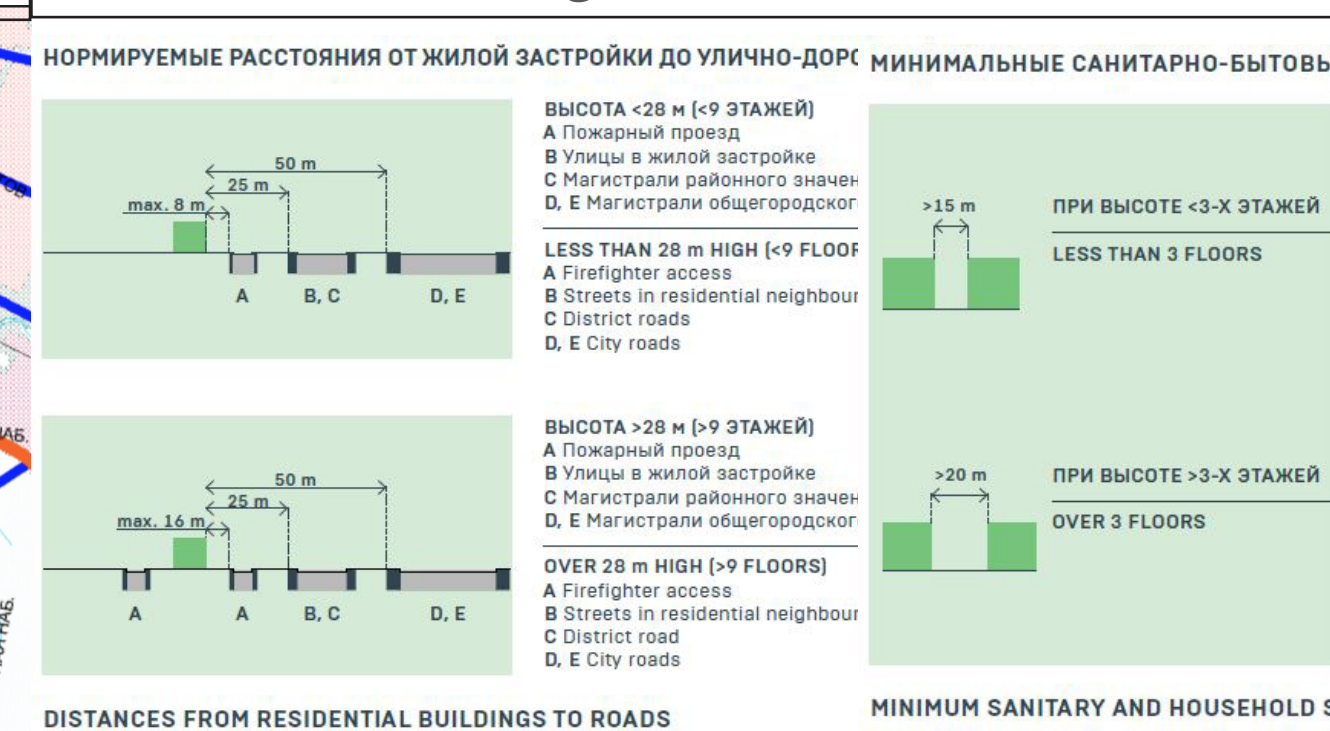
## Context of Saint-Petersburg



## Masterplan strategy

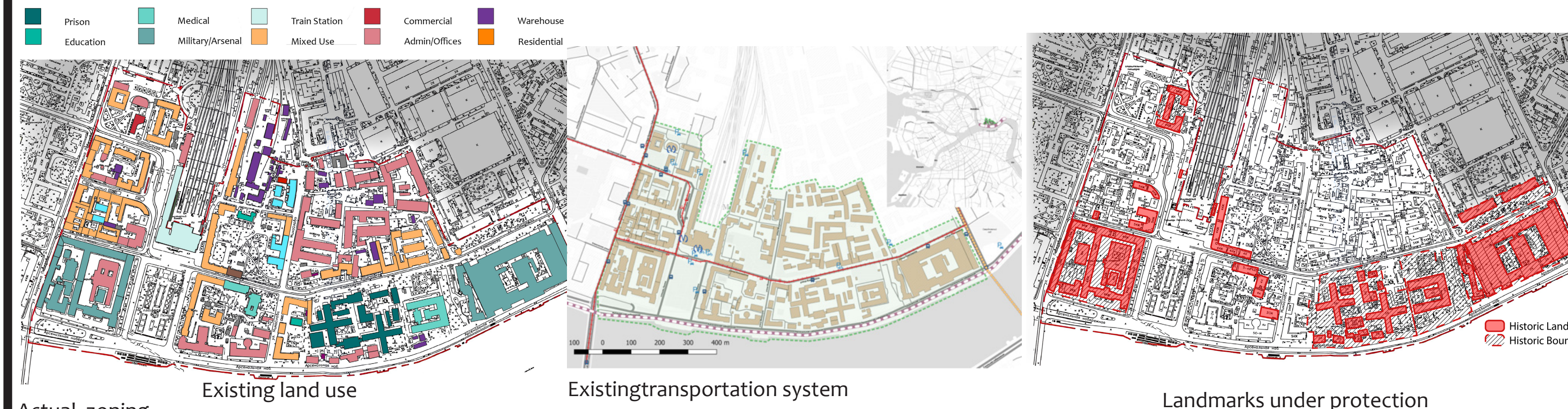


## Main Norms and regulations



## Masterplan land use

### Land use transport landmarks regulations

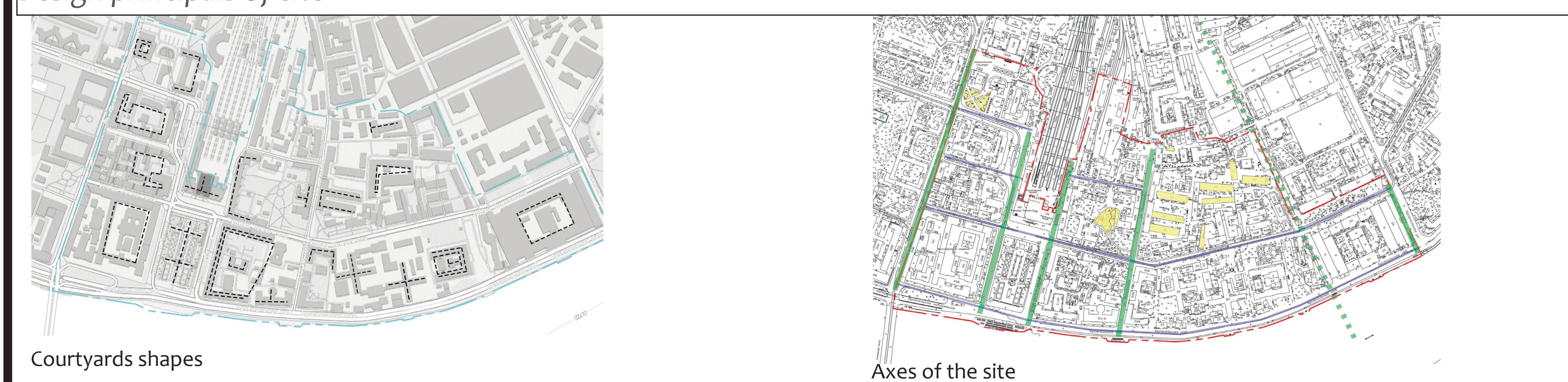


## Actual zoning

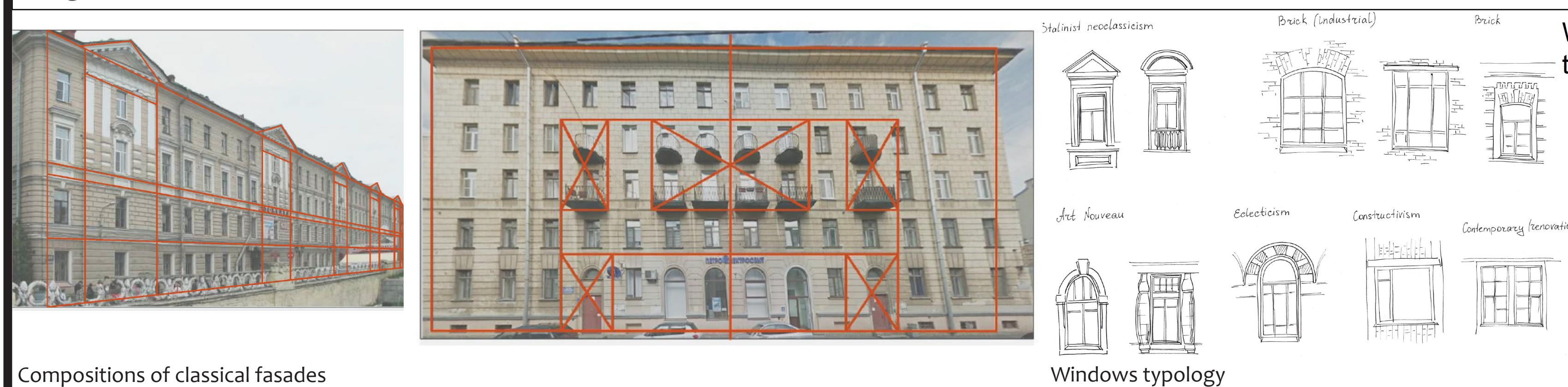
### Greening, climate transportation



## Design principals of cite

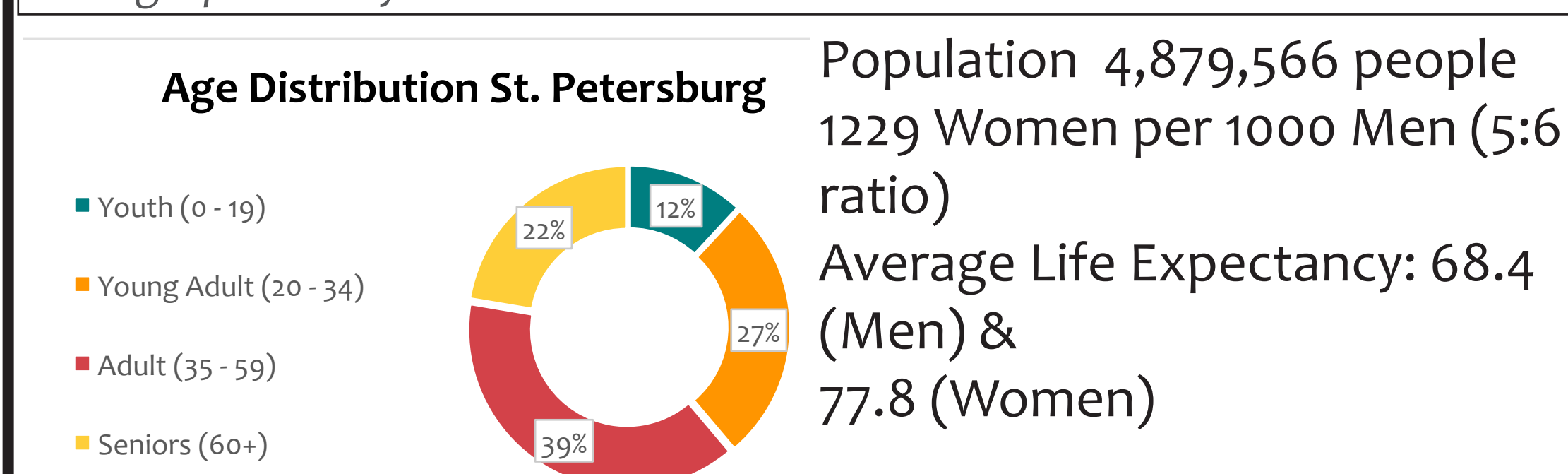


## Design principals for fasades

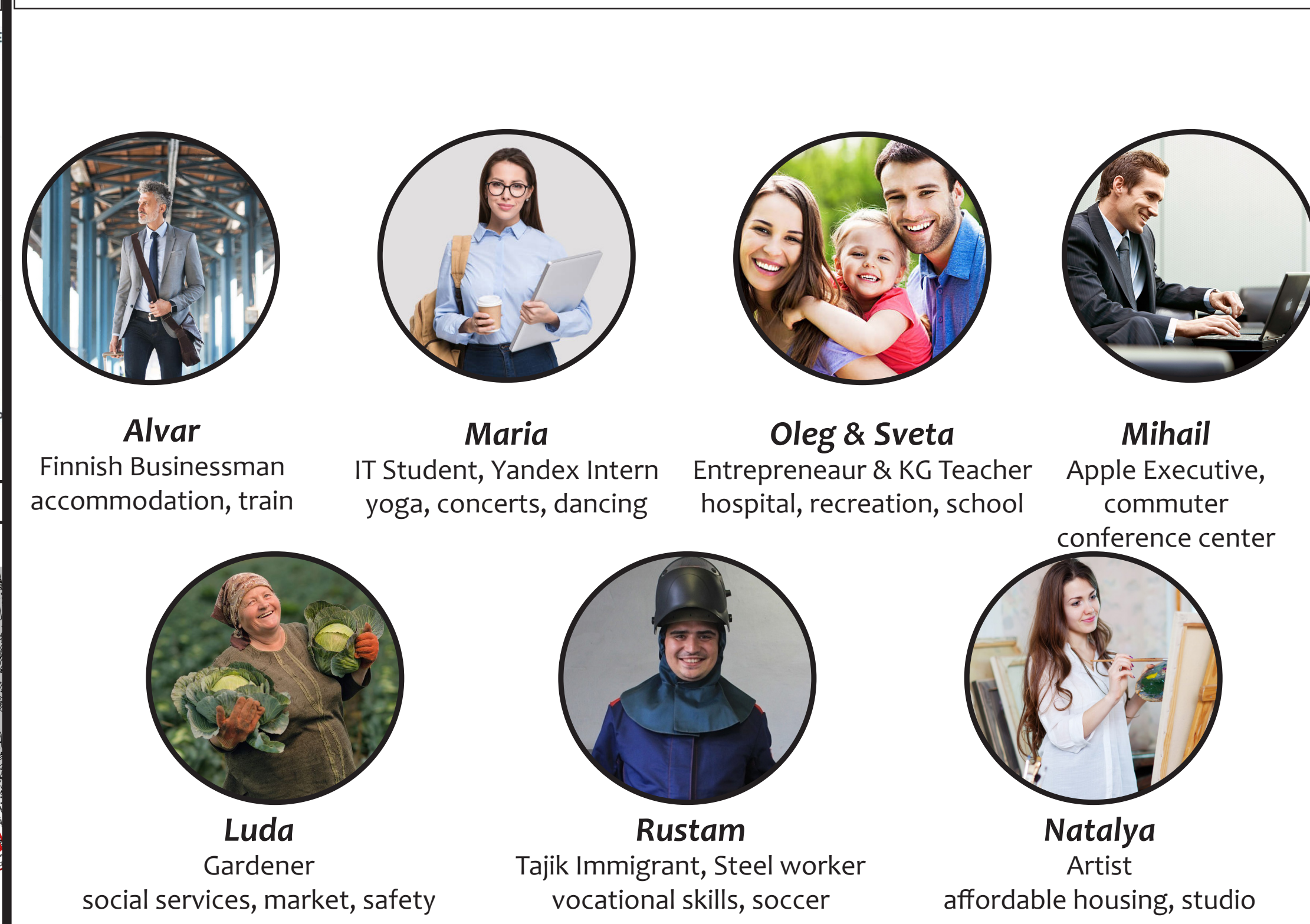


# Social Analysis

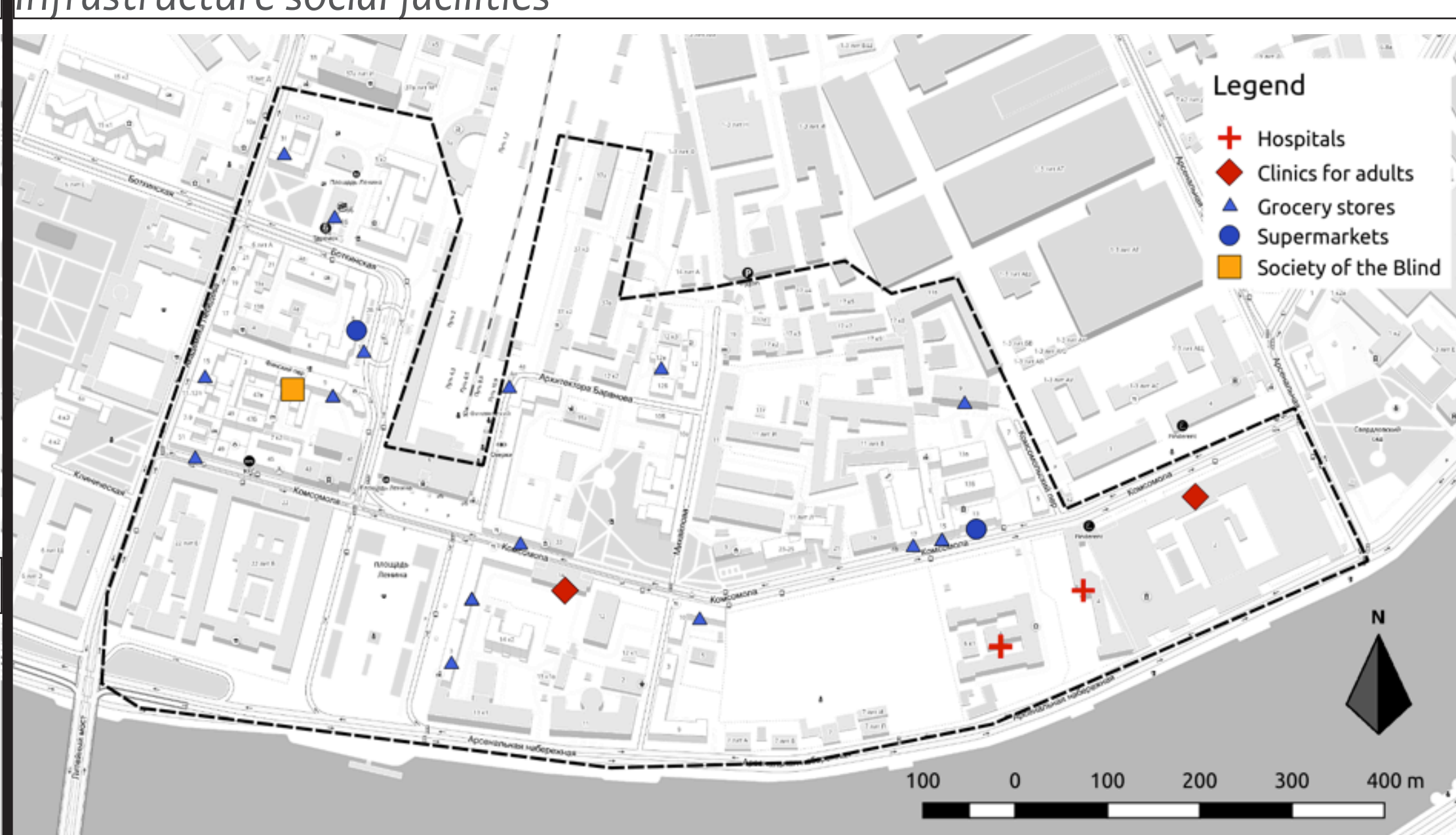
## Demographic analysis



## Personas



## Infrastructure social facilities

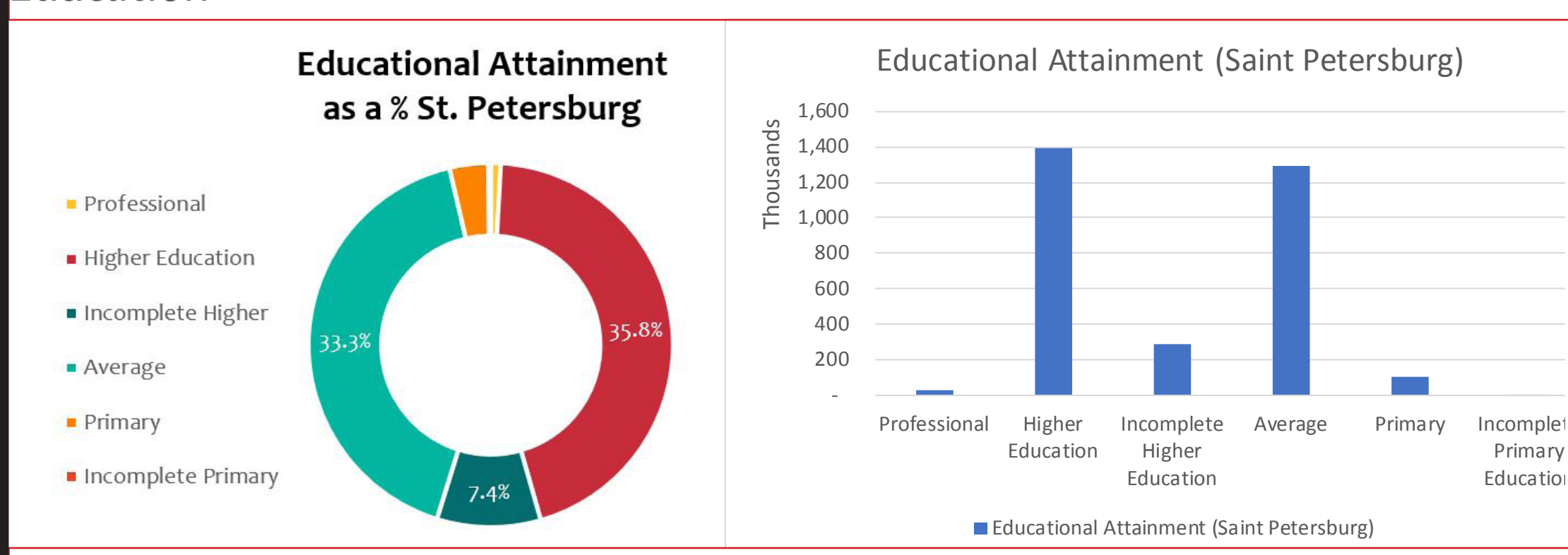


## Healthy Communities

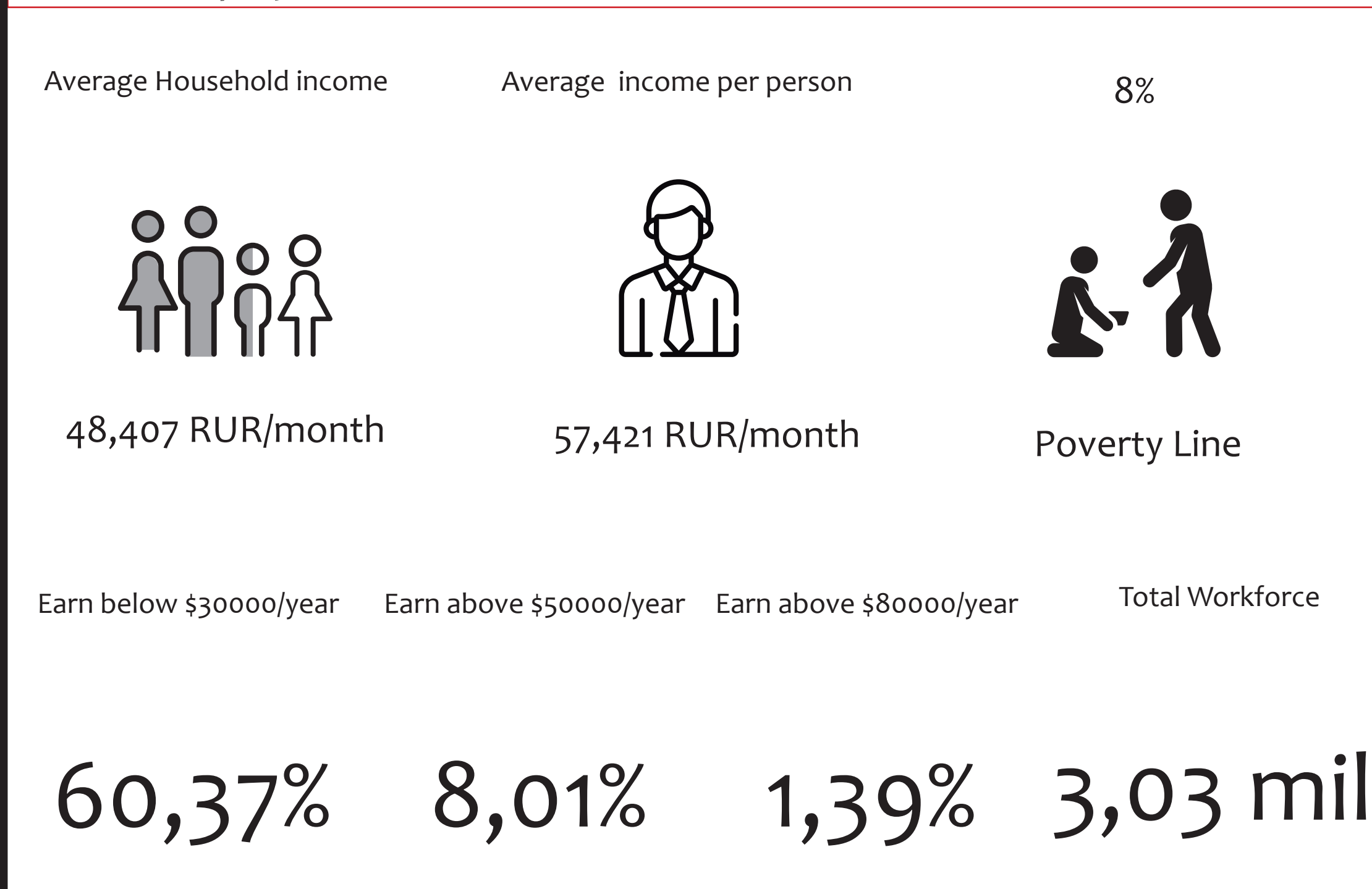


# Market Analysis

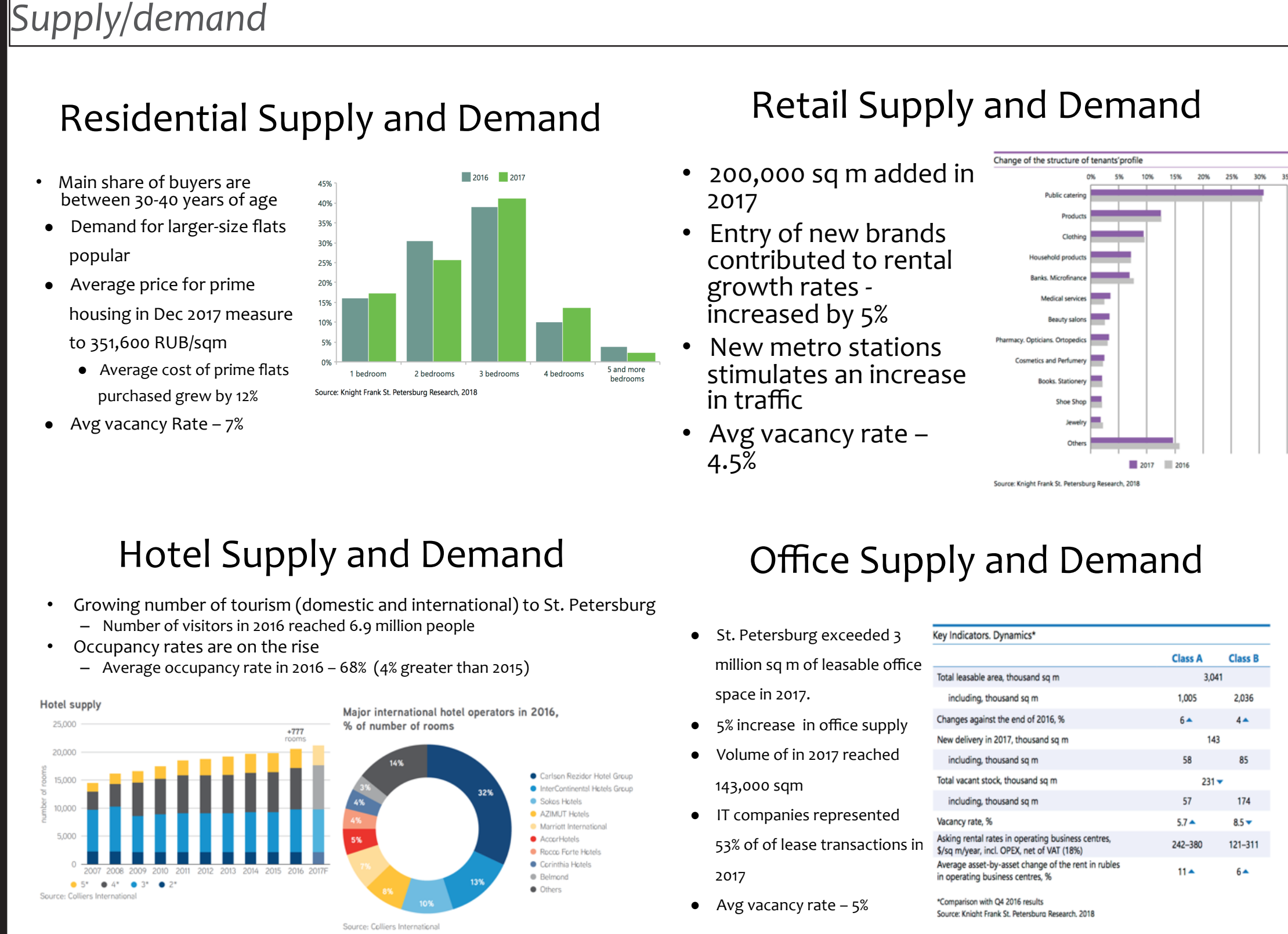
## Education



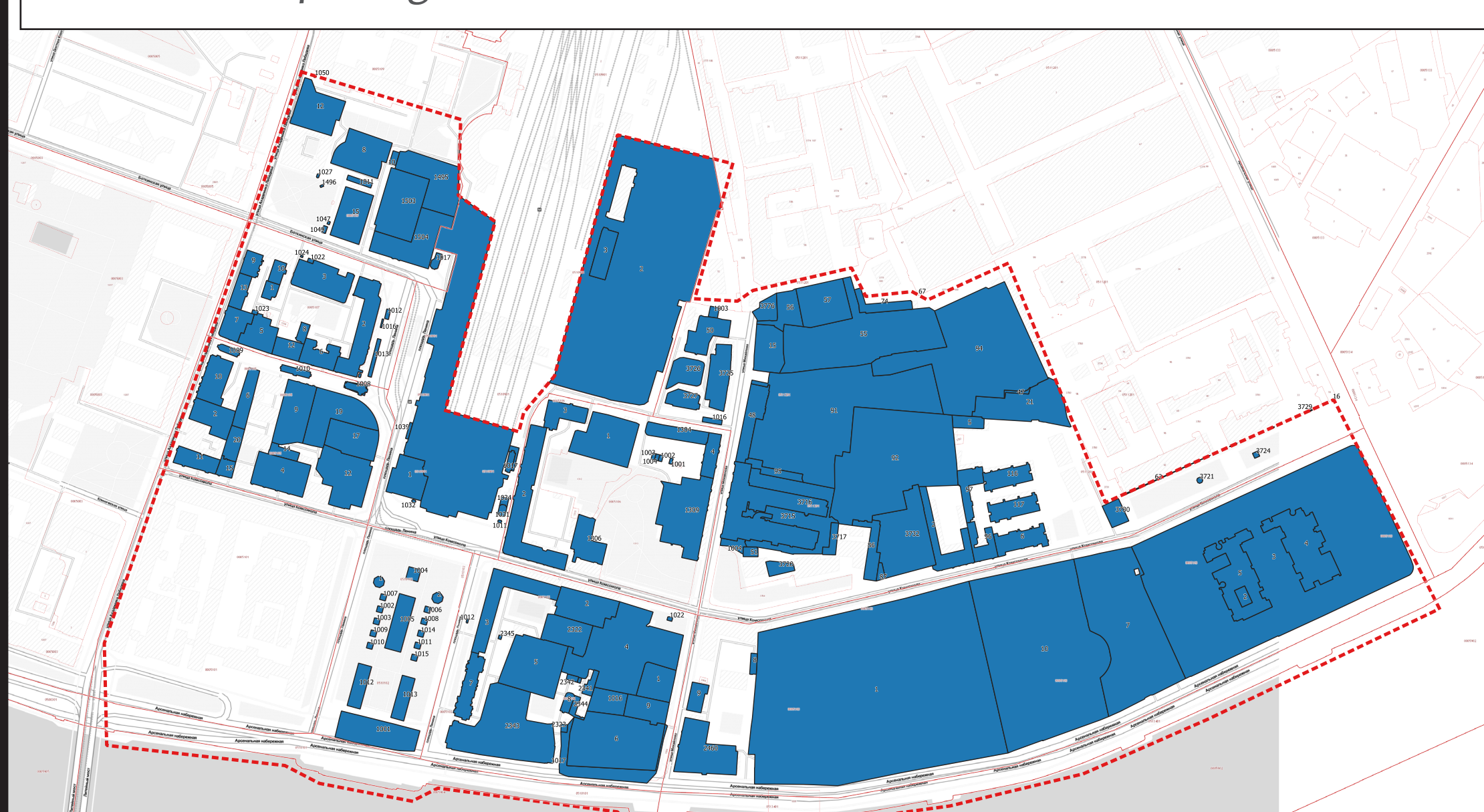
## Income&Employment



## Supply/demand



## Land ownerships diagram



# SWOT

## Strength

- Multi-modal transit
- Proximity to city center
- Cultural sites & historic buildings
- Diverse land-uses

## Weakness

- Barriers to connectivity
- Not pedestrian friendly
- Inadequate social services
- Expensive real estate

## Opportunities

- Waterfront connection
- Connection to center and suburbs
- Tourist market
- Adaptive reuse of industrial buildings

## Threats

- Zoning & preservation regulations
- Multiple land owners
- Traffic
- Uneven development

# Teams District proposal

STARchitect		
3 a.m.		
Baltica		
Manana		
Matreshka		
Morozhenoye		

# Final District masterplan



**Functions**

- office (yellow)
- institutional (orange)
- retail (red)
- healthcare (cyan)
- residential (teal)
- hotel (light blue)
- social center (grey)
- parking (dark blue)
- kindergarten (purple)
- school (pink)

**New, existing, protected**

- protected (green)
- existing (yellow)
- new (purple)

**Green zones**

- Private (yellow)
- Public (green)

**Public/private partnership model**

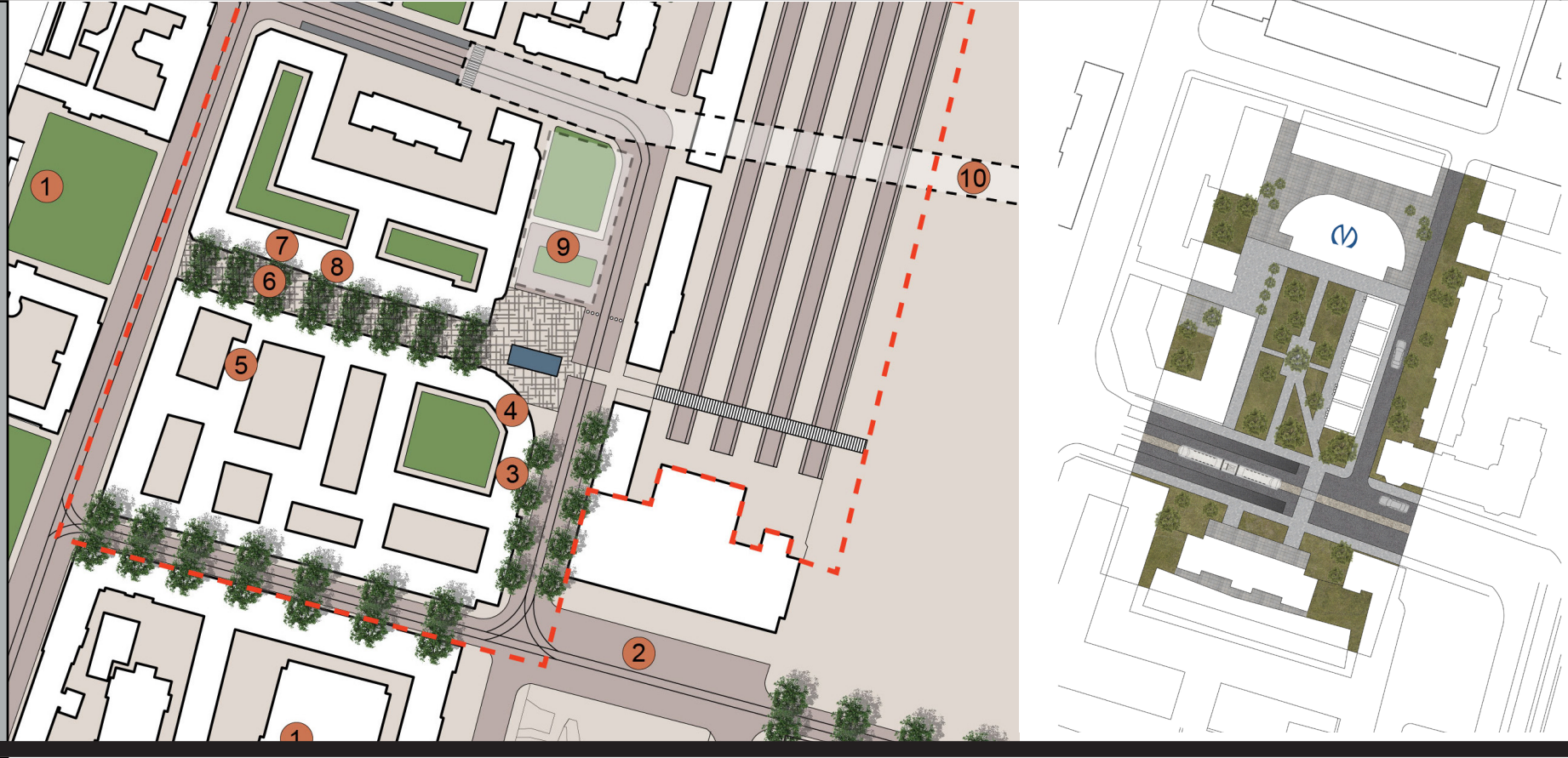
**Building use development breakdown**

retail	14.5%
institutional	1.3%
office	31.5%
residential	48.3%
hotel	4.4%

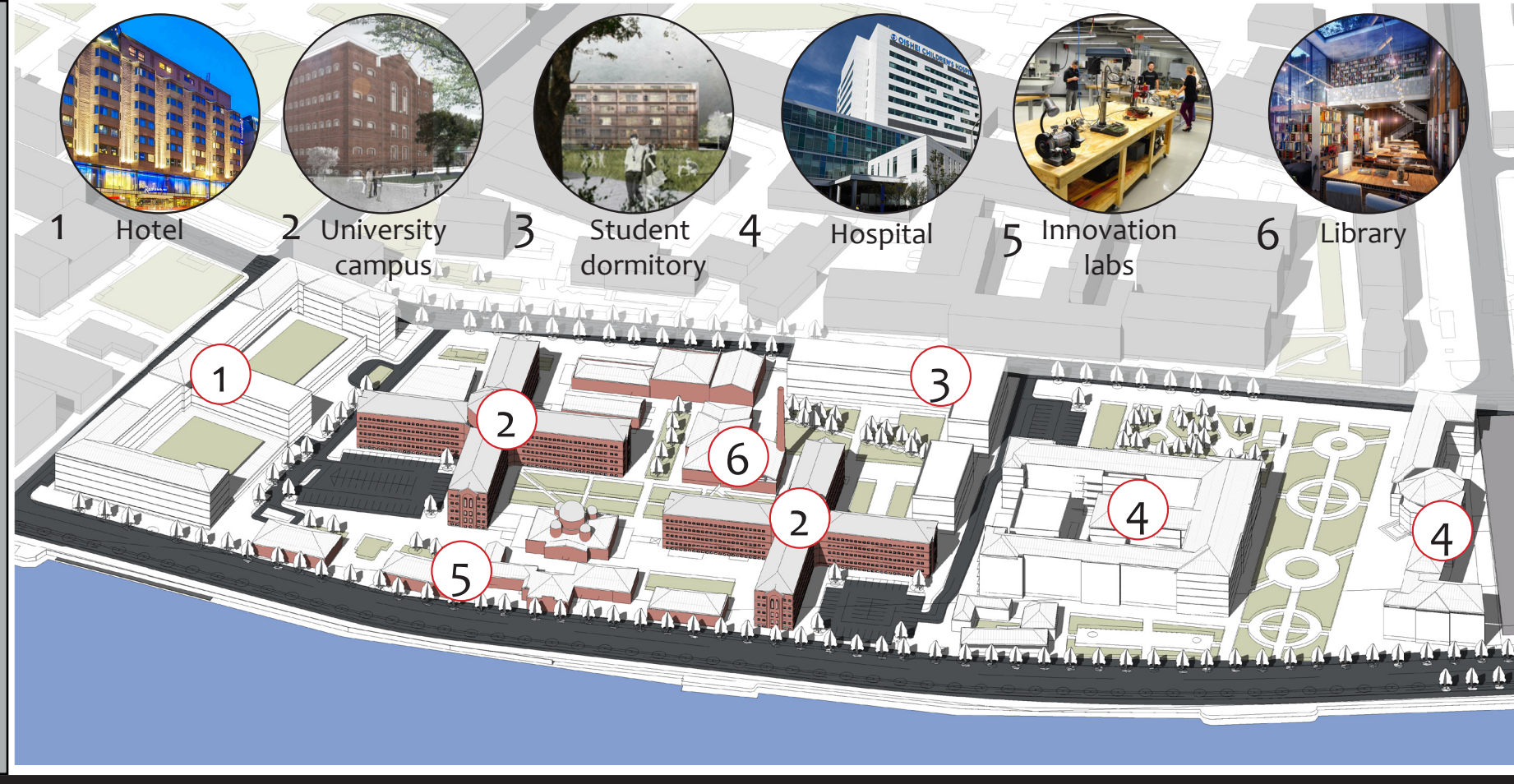
# Teams Focus Sites proposal

# The "Finlyandskie Vorota" Proposal

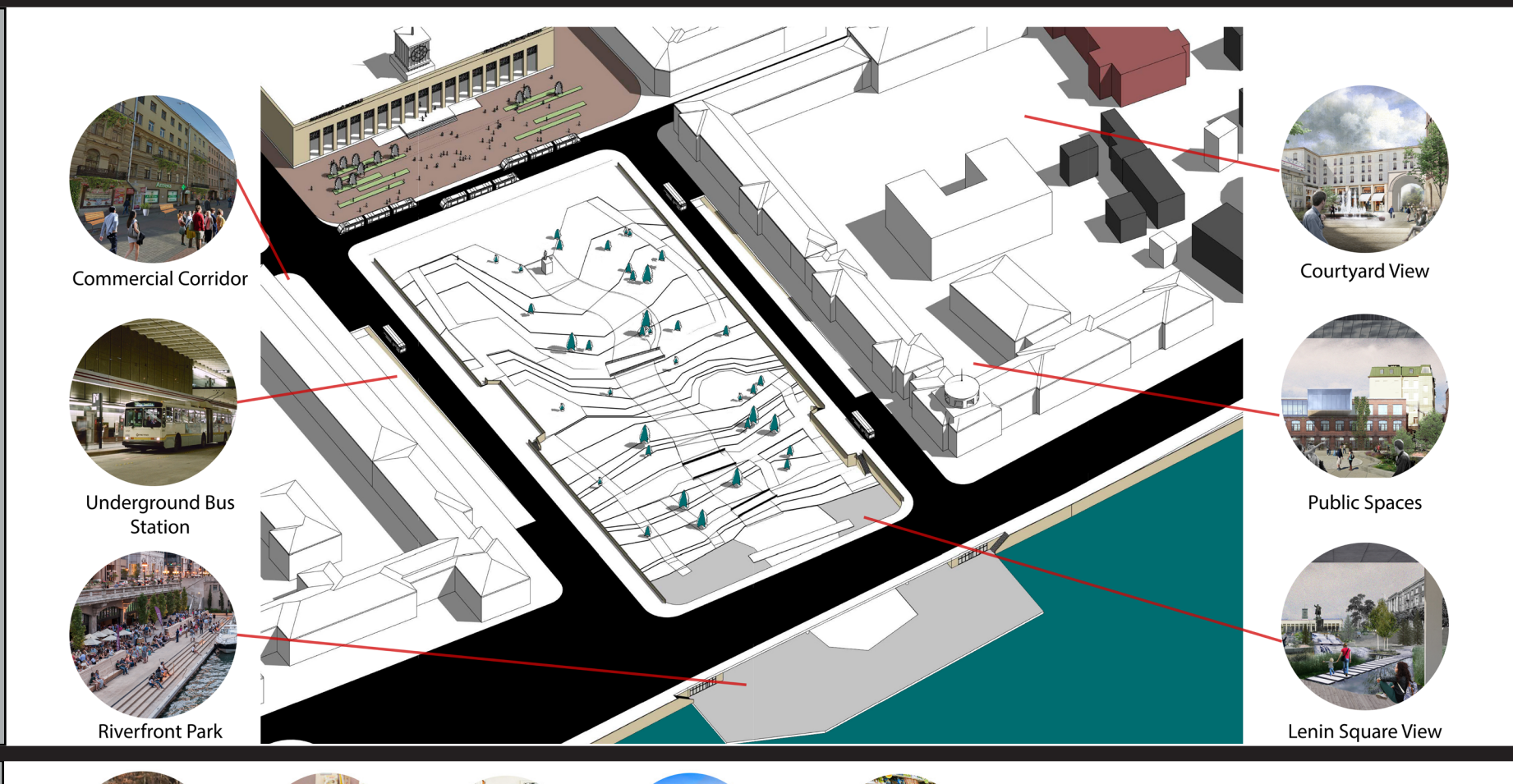
STARchitect



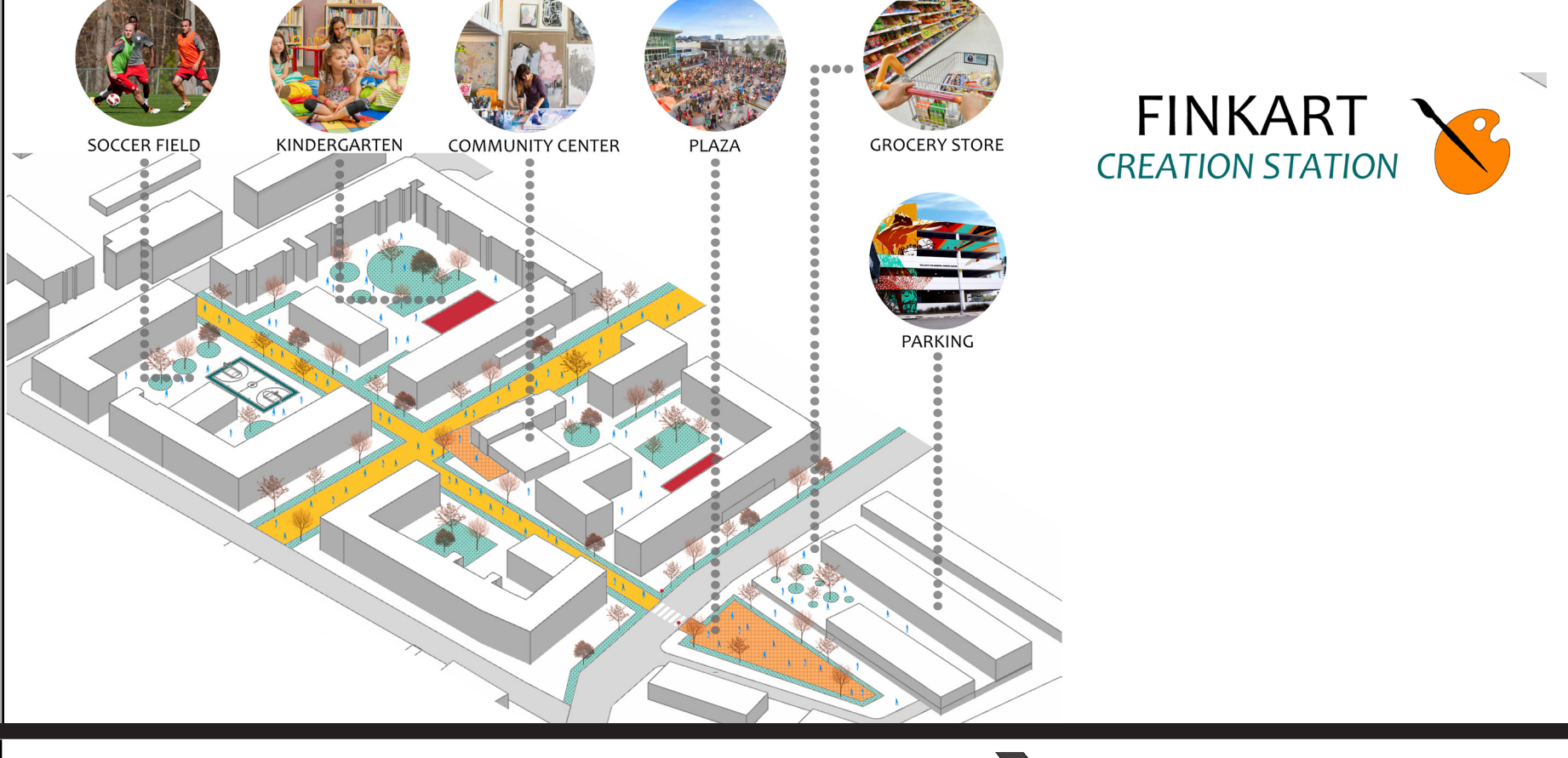
3 a.m.



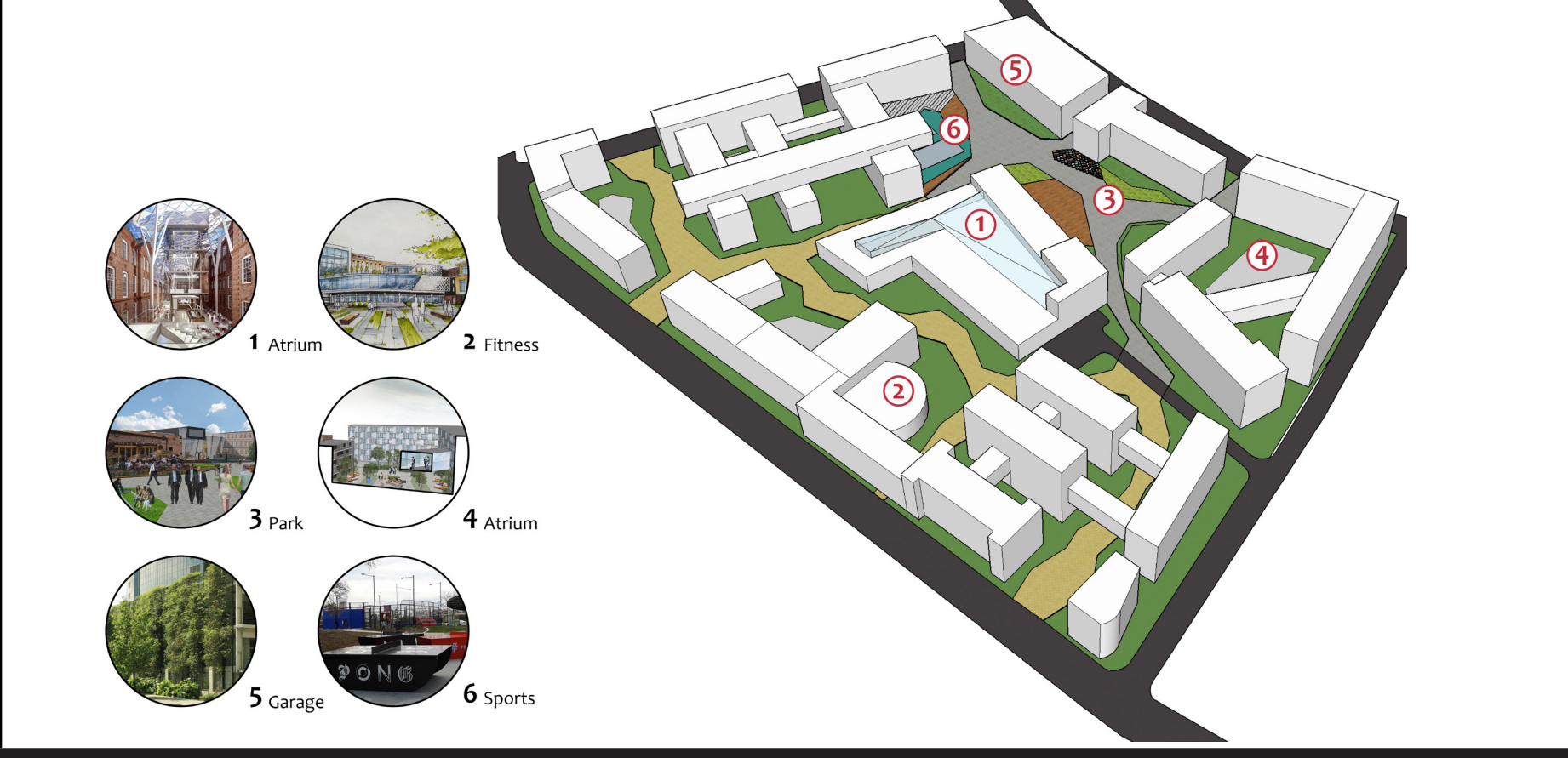
Baltica



Manana



Matreshka



Morozhenoye

