

Altai State Technical  
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## **MULTIFUNCTIONAL PUBLIC & BUSINESS CENTER OF BARNAUL'S AGRICULTURAL SCIENCE PARK**

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New positive image of the city of Barnaul both in Russia and in the World seems to be one of the most important purpose according to the city's development strategy. New image can be implemented by unique urban features, including: 1) industrial enterprises; 2) business & public centers.

Firstly, the enterprise of agricultural science park (ASP) is mentioned, corresponding to the Altai region historical industrial profile. It would unite farms, food and other light plants with the advantages of scientific & commercial companies, providing better sales of the products.

Secondly, it's a big business center (downtown), which, as an investment square, gets together the greatest city's commercial real estate, including ASP's headquarters.

ASP performs as an urban situation, approving major solutions of the main project's subject – multifunctional public & business center (MPB center).

MPB is located in western part of Barnaul, near the ASP. In terms of urban planning structure, it consists from four territorially interconnected quarters around duplex transport exchange of the Pavlovskiy tract and Zvyozdny prospect, erected for the future. MPB, potentially attractive as a downtown, is able to form sterling Western District of Barnaul, which might lessen daily commuting to the Historical District and back.

The project's conception bases on the philosophy of Agrocenosis, human-made ecosystem with agricultural purposes. The figurative contrasts between Nature and Human as eternal beings is a core of this conception, which provides urban planning & architectural solutions. Ecologically friendly trend is a concept's technical & engineering aspect,

including transport noise & emissions defensive facilities, alternative energy (autonomous gas electric power plants), dense greenery with conservatories.

According to the real estate parameters, MPB should be even more significant in the scale of Barnaul, in comparison with “Moskva-City”, same for Moscow. There in MPB would be missing nowadays 4-star (American category B) congress-hotel, A-class offices, huge expo & congress centers, business apartments of Russian “economical class” and tenement housing of Russian “comfort class” and “business class”. There are lot of car spaces, placed mostly under the ground and in the multilevel parkings.

One more project’s feature is aboveground pedestrian way (Superway). As the several subways, Superway improves hindered functional connections between four MPB’s urban quarters as an extension of the traffic exchange. Trade and some social recreation may be provided in the Superway.

There are several tall buildings in MPB, among which 42-storey hotel with viewpoint on the top. With the TV-steeple it’s total height would be 220 meters.

The need for investment is almost 47 billion rubles (\$1,3 billion), the payback period is 20-25 years, although most of commercial buildings will pay no more than 10 years. Realization of the MPB may turn the city of Barnaul in one of the primary financial Siberian centers, opened to cooperation with international business. It can be called a guarantee either for rising the standard of living, either for developing the Barnaul’s capital image.