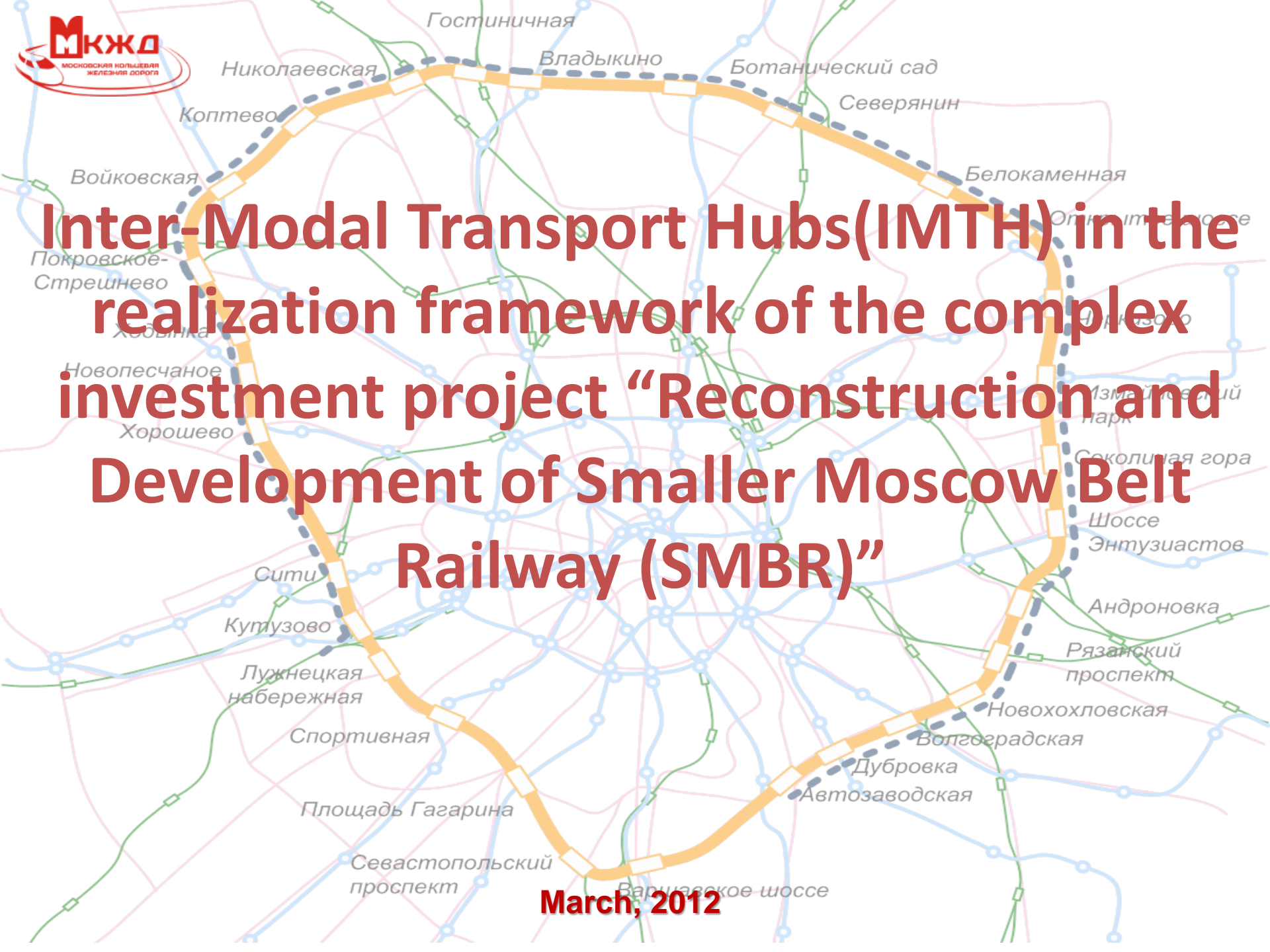




# Inter-Modal Transport Hubs (IMTH) in the realization framework of the complex investment project "Reconstruction and Development of Smaller Moscow Belt Railway (SMBR)"



March, 2012





№	Merits	Choise set	
		JSC "SMBR"	Organization departments of Moscow Government
1.	Expenses reduction of municipal budget	+	-
2.	The support of the balance of interests while the coordination of transport infrastructure and the area development.	+	+
3.	The balance owning with taking into account the operation and the differences between area owners	+	-
4.	Implementation of the international quality standards of the passenger services	+	+

## The owner of the SMBR IMTH project provides :

- Consolidation of 2 shareholders (Moscow Government and JSC “Russian Railways”) in connection of the IMTH area development on the municipal area and the public right of way of SMBR
- Management of the complex development for the adjacent area of SMBR with a purpose of expenses reduction of the municipal budget and the investment program of JSC “Russian Railways”
- Attraction of investments for IMTH construction and development of the adjacent area.
- Coordination of the SMBR project participants’ activities, including activities connected with related transport projects.
- Site preparations for IMTH deployment
- Skimming projects development for SMTH areas and cost estimate documentation creation for IMTH building.
- Development and conformance of the architectural-design solutions for IMTH in the related departments of Moscow Government.
- Arrangement of construction-and-assembling operations for IMTH
- Control of the assets consumption, including outside funds.
- Coordination of the investors and contractors activity and etc.
- Start-up of the projects(complex start-up)



# OWNER ESTIMATION FOR THE DEVELOPMENT OF AREA PLANNING PROJECTS IN CONNECTION WITH IMTH CONSTRUCTION

№	Merits	Choice set	
		JSC "SMBR"	Committee for Architecture and Urban Development
1.	Expenses reduction of municipal budget	+	-
2.	The short terms of the contest procedures realization.	+	-
3.	Coordination and correction of engineering-and-economic performance of IMTH with area planning projects	+	+

## The tools for Moscow Government to control the area development for the IMTH construction.

№		Project owner and approval	Regulatory document
1.	Approval of the requirements specification for the area planning project	Committee for Architecture and Urban Development	Resolution of the Moscow Government of April 6, 2010 , No 270-PP(item 3.10) in view of the changes of September 28, 2011 No. 459-PP
2.	Approval of the area planning project for the IMTH construction.	Committee for Architecture and Urban Development	Moscow Building Code (article 40)



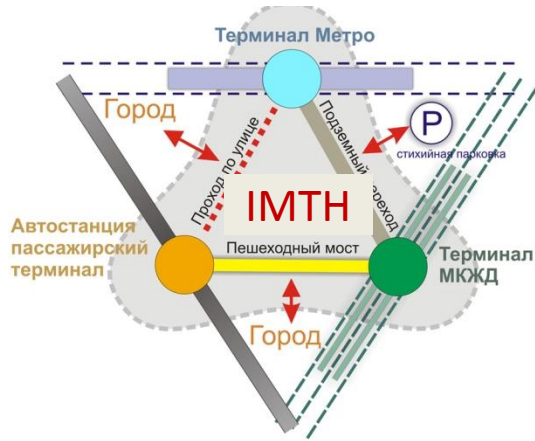
# ALLOCATION OF RESPONSIBILITY ZONES IN CONNECTION WITH SMBR PROJECT

<b>Designing</b>	JSC "SMBR"	<ul style="list-style-type: none"> <li>Area planning project development for the IMTH construction.</li> <li>Designing of the Inter-Modal Transport Complex</li> </ul>
	Moscow Government	<ul style="list-style-type: none"> <li>Approval of the area planning project development for the IMTH construction.</li> <li>Designing of streets network, bus stops, stopping and turnaround areas for the urban motor transport and metro, parking lots, and engineering services.</li> </ul>
	JSC "Russian Railways"	<ul style="list-style-type: none"> <li>Designing of the railway infrastructure development.</li> </ul>
<b>Area property(proprietary) relations</b>	JSC "SMBR"	<ul style="list-style-type: none"> <li>Site preparation, lease (sublease) of the ground areas for the IMTH placing</li> </ul>
	Moscow Government	<ul style="list-style-type: none"> <li>Cooperation in the site preparation, assignment of lease of the e ground areas for the IMTH placing.</li> </ul>
	JSC "Russian Railways"	<ul style="list-style-type: none"> <li>The elimination of the boundaries intersection for the municipal ground areas and the public right of way of SMBR.</li> <li>Generation of ground areas for the public right of way of SMBR and sublease to JSC"SMBC" for IMTH placing.</li> </ul>
<b>Construction</b>	JSC "SMBR"	<ul style="list-style-type: none"> <li>Construction of IMTH, parking lots etc.</li> <li>Reorganization and development of the adjacent area of SMBR</li> </ul>
	Moscow Government	<ul style="list-style-type: none"> <li>Construction of stopping and turnaround areas for the urban motor transport and metro, development of streets network, parking lots etc.</li> </ul>
	JSC "Russian Railways"	<ul style="list-style-type: none"> <li>Designing of the railway infrastructure development.</li> <li>Electrification of SMBR</li> </ul>
<b>Operation</b>	JSC "SMBR"	<ul style="list-style-type: none"> <li>Complex management of the project</li> <li>Operating of the building for the Inter-Modal Transport Complex</li> </ul>
	Moscow Government	<ul style="list-style-type: none"> <li>Operating of streets network, above-ground public transport and taxi, parking lots and etc.</li> </ul>
	JSC "Russian Railways"	<ul style="list-style-type: none"> <li>Maintenance of railway infrastructure and safeguarding support of passenger traffic.</li> </ul>

The quality and the level of IMTH is determined by the number and the quality of connections

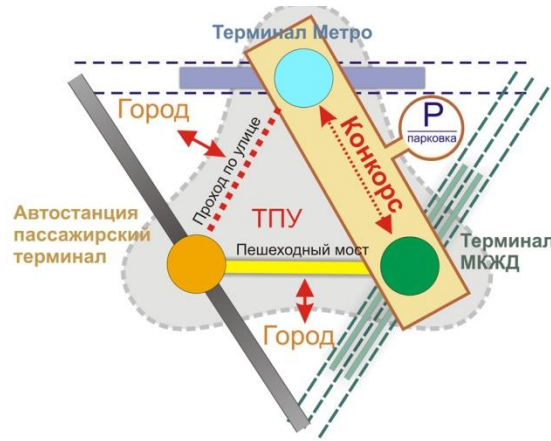
### Minimal IMTH

Is forming on the base of SMBR station



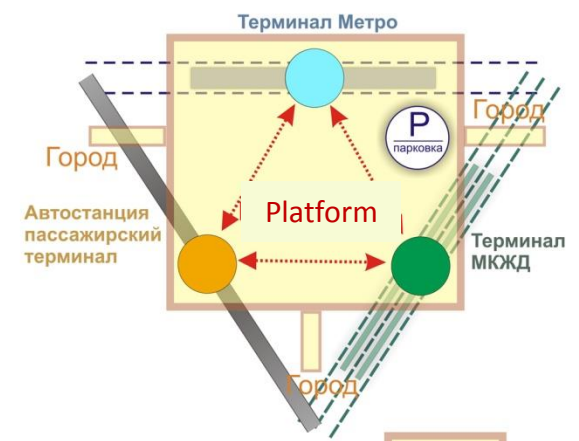
### Limited IMTH

Is forming on the base of "concourse"



### Complex IMTH

Is forming on the base of artificial platform



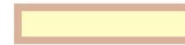
IMTH area



Public transport terminals



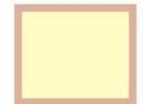
Pedestrians walk ways



Passengers concourse

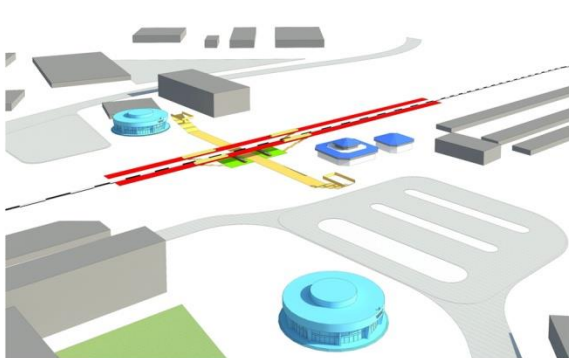


Parking lots

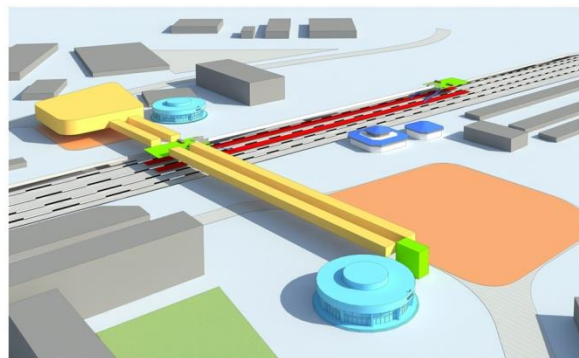


Artificial platform

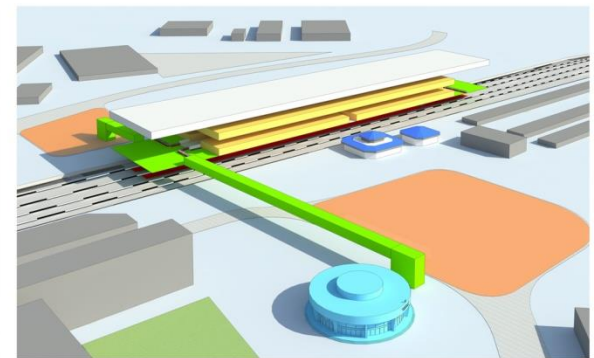
### Minimal IMTH



### Limited IMTH



### Complex IMTH





## **Minimal model**

- without providing of the full comfortable passengers connections
- without of related services support
- without of the investment component

## **Limited model**

- providing the limited passengers connections
- the minimal characteristics of IMTH 's quality
- without the possibility of complex development for the adjacent area

## **Complex model**

- providing the connections between all types of transportation at the same logistic space
- the harmonized development of transport infrastructure and local areas

**Assignment of the approaches for IMTH organization while the development and approval of technical specification for each IMTH**

## **Financial resources setting**

- **Minimal model** – based on the budget assets involved into the statutory fund of JSC “SMBR”
- **Limited model** – attracting up of investments while presenting the investment compensatory lots for investment development
- **Complex model** - attracting up of investments for IMTH development



# FINANCING CONDITIONS WHILE THE OWNER SELECTION FOR THE DESIGN AND CONSTRUCTION OF IMTH

## Pattern 1

At the expense of the additional contributions from stockholders into the statutory fund of JSC "SMBR"

An extra loading on the municipal budget

Organization of the "Minimal" IMTH based on the SMBR station without providing of the complex approach to the organization of convenient and full comfort transfers

## Pattern 2

At the expense of the assets in the statutory fund of JSC "SMBR" with attracting up of investments

Conditions arrangement for "Complex" IMTH organization with attracting up investment (with making respective changes in the developed area layout)

Organizing the design projects of IMTH with respect of borders and engineering-and-economic performance, taking into account the investment components

Conditions arrangement for "Limited" IMTH organization with a minimal level of investments (with making respective changes in the developed area layout)

Providing the additional compensatory plots



**With a purpose of project financing we are planning the investment attraction for the following items:**

- **Construction and operation of the transport-transfer centers.**

Investors involving into the construction and operation of Inter-Modal Transport Hubs is possible in case of the following question coordination with Architecture and Urban Development and other related divisions of Moscow Government.

It is as follows,

the providing the ground areas for IMTH, being sufficient to support the ratio support of technological and commercial parts of IMTH in range 1 : 3, or providing the compensatory plots of land outside of the borders of objects being attractive for investments.

- **Purchasing/leasing/renting of vehicles and its maintenance(the depot)**

For the investors attraction it is necessary the conformance between the railway fare of Moscow Metro and the determination of reduced tariff by infrastructural components.



# THE NECESSITY OF AREA LAYOUT IMPROVEMENT TAKING INTO ACCOUNT THE PRIORITY OF SMBR PROJECT

## LEGEND

- The boundary of planned area
- The boundary of the area being under consideration
- The boundary of the administrative regions of Moscow
- The boundary of the administrative districts of Moscow
- The stations of Moscow Metro
- The designed stop points of SMBR

## The layout design projects

- The design project of transport infrastructure linear object - 1
- The design project of adjacent area of SMBR in accordance to the Area Layout of Small Belt of Moscow Railway - 53
- The design project of adjacent area of SMBR in accordance to the certification documents - 25
- The design projects being under approval - 16
- The boundaries of IMTH areas in SMBR

