



The Distrikt

Impact Analysis



COMMISSIONED BY

The project was prepared by the Distrikt Development and Distrikt Foundation for Sustainable Development and Entrepreneurship.

The Distrikt serves the community by converting an old military unit into the world's first fully compliant UN's SDG-based community in the world, a unique technology based entrepreneurship ecosystem that fosters innovation, provides decent and sustainable livelihood to its residents and has positive socio-economic and environmental impact on Gyumri.

Through its support programs for business development, the Distrikt supports Gyumri community as well as non-locals to invest in our beloved city and establish businesses which address sustainable development goals.

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INTRODUCTION

In the heart of Gyumri today, The Distrikt Downtown has already started creating startups such as Digital Pomegranate, Aion Clouds, TriviaMatic, SeekUnique, Amplified Education and others. We chose Gyumri over 10 years ago and have been honored to help build Gyumri into a growing and important tech hub for Armenia and beyond. It currently spans over 700 square meters and boasts a staff of roughly 100 workers.

In order to continue this growth, we aim to make a massive investment in people, education, technology research, infrastructure, agriculture and the development of Gyumri plus the Shirak region. The Distrikt needs land to invest and build hundreds of international standard housing and offices to build Gyumri into a city of the future. Our goal is for The Distrikt to be home for more than 50 tech and non-tech startups with over 500- 800 full time workers with an average salary of 400.000 AMD per month.

Our vision for Gyumri is to turn the city from the poorest city of Europe into a leading economic engine focused on creativity, technology, sustainability and prosperity. We believe we can realize this vision through building The Distrikt on the 21 hectares of the former 7th fortified region [military unit]. Our goal is to make Gyumri a place of choice to live and work for three groups: current residents, former residents living in Yerevan and Russia and other highly skilled individuals who wish to follow the SDGs to create jobs/businesses in Gyumri. First of all, we need to create an environment matching their expectations and aspirations for a healthy, sustainable lifestyle and innovative work environment.

The core of our proposal is to develop The Distrikt, and be the first community in the world fully based on the 17 sustainable development goals [SDG] from the United Nations. From building sustainable communities and promoting better use of resources, to eliminating hunger and inequalities, each SDG enables social and environmental sustainability whilst ensuring the health of our planet and communities is protected.



DISTRIKT IS SUPPORTED BY ITS LONG-TERM PARTNERS, SUCH AS:

Distrikt Foundation

Distrikt Foundation for Sustainable Development and Entrepreneurship is an organization established for the purpose of providing educational sessions and developing a sustainable environment for the startups to grow.

Distrikt Ventures

The company provides a variety of services to support Distrikt and mainly bring investments and find partners for tech and non-tech startups in Distrikt.

Digital Pomegranate

The largest IT company outside of Yerevan has a very precious role in training and providing human resources to the tech and non-tech startups in Distrikt.

The City of Gyumri and the Shirak Regional Government

We will support each other in terms of developing programs or organizing special events and fostering technologies by automating management systems of the City Hall and Regional Government.

The Armenia Tree Project

A great partner for us to assist us in forestation, community planting, education and awareness.



DIGITAL POMEGRANATE



EXPENDITURES

Expenditures are any amount of money spent in relation to the Distrikt. The economic impact of the Distrikt is based on five main expenditure categories:



DISTRIKT
OPERATIONS



CAPITAL
EXPENDITURES



EMPLOYEE
COMPENSATION



RETAIL



DISTRIKT OPERATIONS

Distrikt operations cover the cost of maintaining the Distrikt land, inclusive of Distrikt Beta and other upcoming programs, and include expenses related to startups funding programs, as well as groundskeeping, maintenance, special events or security services. Distrikt will receive over 10,000 domestic and foreign visitors per year. Their expenses include accommodation, food services, entertainment, retail and renting office spaces. The operational cost at Distrikt is considered an ongoing cost; Distrikt needs to expense them year by year to keep its doors open.



CAPITAL EXPENDITURES

Capital expenditures is defined as expenses needed to construct, upgrade, or maintain the buildings and properties. Distrikt's expenses cover a range of capital expenditures, including building commercial structures, residential buildings, maintenance and repair of non-residential structures, architectural services and company assets.



EMPLOYEE COMPENSATION

Employee compensation is defined as the expenses from salaries and benefits paid to workers of the Distrikt, Gyumri. This includes workers in the construction sector, startups, guest houses, land maintenance and security.



RETAIL

Distrikt offers numerous services and concessions throughout the property that supplement the Distrikt's economic impact, including catering, merchandising/retail, transportation through electric vehicles and bicycles and restaurant sales.

ECONOMIC IMPACT



CITY OF GYUMRI

ECONOMIC IMPACT

The Distrikt has already had a significant impact on the City of Gyumri, generating notable economic output, supporting jobs in the IT sector, and aims to generate large amounts of labor income across different industries furthermore.

As of today, The companies and people affiliated with The Distrikt have had a total of \$4.3 million dollar in economic impact since that started in Gyumri. Furthermore, roughly over 100 jobs were created in the City of Gyumri as a result of startup companies like Digital Pomegranate, Aion Clouds, Amplified Education, TriviaMatic, SeekUnique and others who are affiliated with The Distrikt.

Top 10 industries labor income will be generated



Technology Companies



Construction



Retail



Art & Entertainment



Management of companies and enterprises



Advanced agriculture and agri-tech



Hotels and guest houses



Full service restaurants



Craftsmanship and Light Production



Maintenance & Security

FOSTER TECHNOLOGY COMPANIES IN DIFFERENT INDUSTRIES

We envision Gyumri as a prosperous city which attracts investments, empowers local entrepreneurs and offers quality job opportunities to its residents. In the Distrikt, people will have the opportunity to achieve the desired quality of life through enhancing their skills and knowledge, accessing new pools of capital, deploying innovative solutions for resource efficiency and getting engaged in a variety of diverse social interactions. Thoughtful planning that encourages high density, high quality, mixed-use development with ample public space will enable prosperity by creating a place where all residents share in economic, technological, and social progress.

In the Distrikt, we will ensure full integration of the supply chain, so that the maximum possible volume of products/services needed by Distrikt residents and visitors are produced locally. This will create jobs and business opportunities throughout the whole value chain.

We will also focus on the increase of export potential of goods and services produced within Distrikt. The export promotion will create opportunities for businesses to scale up, expand to new markets, and lead to job creation.

In the Distrikt, we incubate and accelerate new startups, providing them tech teams, coaching, access to industry experts, marketing services and, more importantly, investment so that they expand and grow faster.

Capacity Building

Distrikt supports a number of startups in different industries through funding, partnerships, research, education and training.

Distrikt has provided financial support to over 5 startups these years supporting these startups in a number of ways by enabling organizations to fulfill their core mission through expanding their capabilities and developing new products. Supported startups and products include SeekUnique, TriviaMatic, English Bento, English L&R Practice, FarmFresh, Aion Clouds.



DIGITAL
POMEGRANATE

The main verticals are Art & Entertainment, Bio Materials, Property & Scheduling, Small Business Solutions, Distrikt|SDG community and Other verticals that may become relevant for the development of the city and the Distrikt. All the startups address one of the mentioned verticals and are fully compliant to Sustainable Development Goals. All the startups address one of the mentioned verticals and are fully compliant to Sustainable Development Goals.

TriviaMatic



Founded by Todd Fabacher, Zara Ingilizyan, and Chi Chan in New York City in 2018, TriviaMatic has proved to be one of the most innovative trivia apps whose main goal is to make learning easy and fun through gamification. Throughout 2 years, TriviaMatic has provided jobs for various specialists, including mobile and web developers, graphic and UI/UX designers, video animators, tech support specialists, content providers, SMM specialists, QA specialists, and many more. As trivia is taking over the world by storm, TriviaMatic has set a clear goal for its future to bring in more partnerships and create quality and entertaining trivia apps for huge brands, including the world-famous restaurant chain and international franchise Pizza Hut, American over-the-top content platform and production company Netflix and famous American non-profit news agency Associated Press for a brand-new, high quality, real-time sports trivia app.



English Bento



English Bento is a data rich LMS for teachers and a highly interactive app for students, a platform, and a highly interactive educational application for students that trains English speaking, listening, vocabulary and more fluency skills, and for teachers to keep track of student's progress. It was made by Digital Pomegranate for the 1.5 billion English learners that want to improve their English fluency and learn to communicate with the current dominant lingua franca of international diplomacy, business, science, technology and travel.

English L&R practice



The Test Prep Mobile App is an educational product of Amplified Education Technology LLC, which has been designed and created by Digital Pomegranate in Gyumri. The software targets Japanese pupils and helps them to prepare for the Common English test for entering a University. The software offers activities which strengthen English language knowledge and empower reading, writing, listening and speaking skills. There are many Japanese pupils who already use the app.



Aion Clouds



Aion Clouds is engaged in creating automation systems for such SME's, which business is focused on bookings. The company has more than 7 year's experience in creating automated management systems for apartments and residential buildings rent. The primary goal of the company is not only to bring improvements to those fields, but also to such traditional businesses such as advertisement, education, production, which completely depend on proper planning, but have low level of profit.



Seek Unique



Seek Unique generally is a beautiful, powerful and easy-to-use software to efficiently manage, automate and grow art and antique business. We are helping artists and dealers organize, manage and share by taking what makes the business tick and turn it into something beautiful that can be shared with the world. The mission of SeekUnique is to create an innovative, efficient, easy to use and powerful technology platform to enable users to keep art organized, nurture client relationships, and save an astronomical amount of time.

With a knowledgeable team of software developers and experts in technology, it's easy to see why we have emerged as global market leaders in the art and antique industry. Innovation, data, technology, and education are the keys that will transform the art world by increasing opportunities, access, and efficiency. Technology is an indispensable tool for the art market and art world to grow sustainably, supporting artists, the art eco-system and the creative economy.



Advanced agriculture and agri-tech



Advancements in agriculture technology (agri-tech) offer precise solutions for sustainable farming that includes aquaponic farming, hydroponic farming, and modern greenhouse practices. We, in Distrikt, will set those practices to redesign the farming experience with myriad benefits. In Freshfarm we will produce healthier, fresh, and more nutritious food that has a longer shelf life.

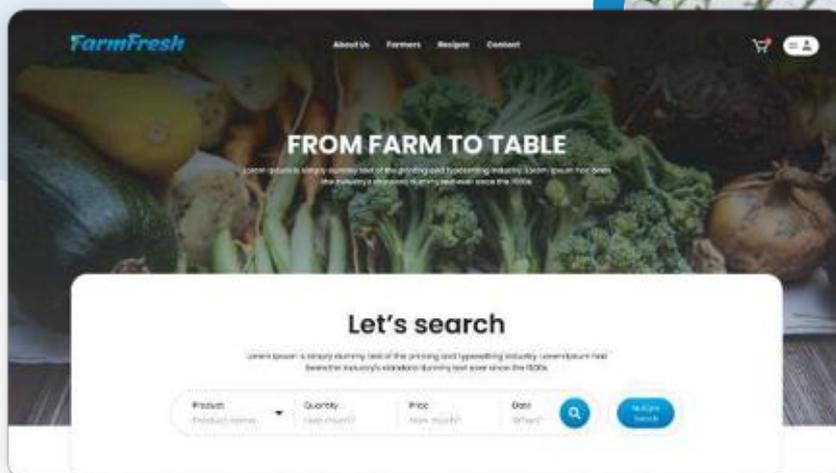
These practices will help us in saving valuable water, land, and labor resources. Additionally, the controlled growing system will produce food free from harmful chemicals and residue. Highly data-driven agriculture with science will grow safe and healthy food in less time. The farmers will be able to manage growth factors and optimize their field for better produce.

The startup aims to not only monitor production, but also distribute the products to the buyers via an ecommerce platform, where there will be a whole community of farmers and buyers.

The idea of FarmFresh was born at the end of 2020, when, on the initiative of the volunteer BerkaZora, the team organized harvests in different villages.

Summarizing the results of the needs and resource assessment, the team tried to focus on two main areas: (1) online sales of agricultural products and (2) production. The main beneficiaries of the sale are the representatives of the HoReCa regions of the regions and the IT sector of Yerevan. In terms of production, cooperation is planned with the young generation and women farmers with small farms. As a result of the first year of implementation, buyers will always use quality, affordable and affordable agricultural products, we will have competitive prices and quality of agricultural products in the regions. The revenues of our beneficiaries will increase as our sales revenue increases.

Thus, the implementation of the program will help the production and consumption of local quality food, and due to the alternative heating system we will have a reduction in cost.





DIGITAL SILK ROAD CENTER & CARVANSARAS BOOSTING TOURISM



The Digital Silk Road Center is one of the newest startups powered by the Distrikt project.

The Center aims at being the link between the West and the Chinese market with the help of digital technologies created in Gyumri, Armenia.

In May 2021 the Center's Chinese offices started operating in Xi'an fostering its new direction of growth in China. Currently the "Visit Armenia" WeChat Mini Program is being developed in the Center to help discover the touristic potential of Armenia in China and attract more Chinese tourists. Another big project is the construction of the "Silk Road" hotel in the Distrikt community, which will be a crossroad of civilizations and technologies for digital nomads and not only.

The hotel resembling a Middle Age Caravanserai will be a unique platform, where the Chinese visitors can have the experience of the Great Silk Road travelers meeting other cultures, sharing ideas and finding business partners from all over the world.

- WeChat mini app developing company in the region with over 20 employees
- Digital Silk Road Chinese Center with over 50 employees including language classes, mini app development department and a trade center.
- With the help of Visit Armenia WeChat mini app, we aim at doubling the number of visitors from China to Armenia, reaching up to 30,000 visitors in 2025.
- The "Silk Road" hotel which includes a restaurant and entertainment specialized on the journey of the Ancient Silk Road, will have the capacity to have 300 guests monthly.

AFFORDABLE HOUSING



Greater tax generation, creation of jobs, opportunities for economic development, increased job retention and productivity, and the ability to address inequality – all are among the economic benefits of increased access to quality, affordable housing.

Manufactured locally

The building materials will be manufactured at a local factory that will be established and operated in the area of the Distrikt.

Locate active uses on the ground floor

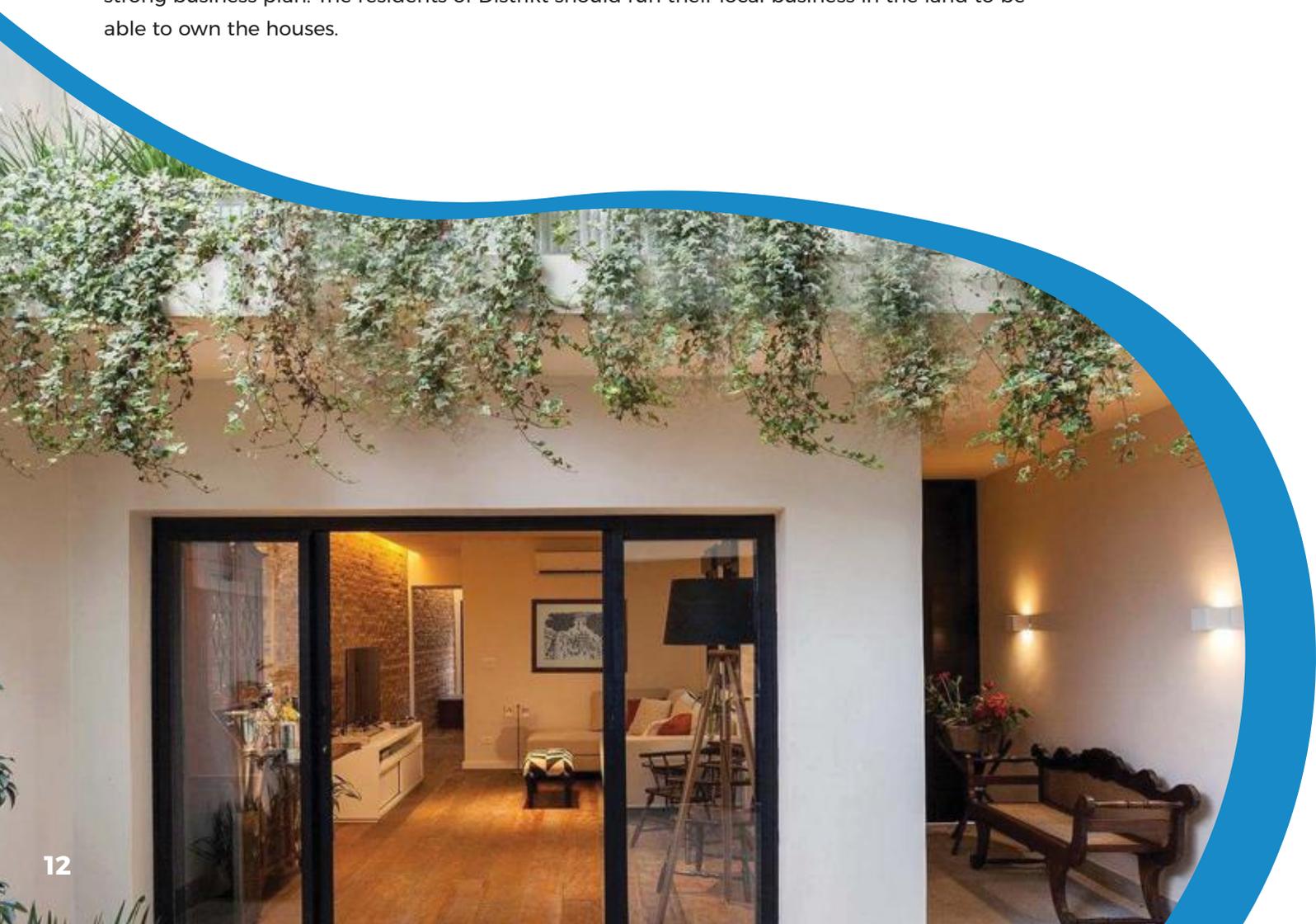
This will ensure accessible and walkable streets across the plan area and in strategic locations. The ground floor can be used for different purposes, such as bakery, cafes, shops, etc.

Ownership and For-Rent Units

Both ownership and for-rent affordable and market-rate housing options will be offered to provide flexibility and ensure an equitable community.

Residential Amenities

On-site residential amenities will be provided that attract residents of all ages, including families with children as well as elderly residents in both affordable and market-rate units if they offer a strong business plan. The residents of Distrikt should run their local business in the land to be able to own the houses.



SOCIAL IMPACT



GYUMRI ABOUT FACE

"About Face" is about people who changed their outlook of life or want to change their lives now. It is a 180° turn to the right from the position of attention, a reversal of direction, attitude or a point of view.

LEARNING & COMMUNITY ENGAGEMENT

Thus far, benefits of the Distrikt project have been revealed through quantitative analysis of its economic impact. Through delivering a number of community engagement programs and supporting numerous conservation projects, Distrikt has and will have a substantial social impact in Gyumri and Shirak region. Educating diverse audiences is part of a determination to deepen humankind's empathy for the UN's Sustainable Development Goals.

In 2020, more than 3000 people participated in the Distrikt's various community engagement events reshaping visitors' curiosity and empathy towards the new developed project, Distrikt in Gyumri which is envisioned to be the world's first fully compliant SDG-based community. Through conservation events, community partnerships, and life-long learning opportunities, Distrikt plays a critical role in building a symbiotic relationship between the Gyumri community and Distrikt project.

COMMUNITY PARTNERSHIPS



Distrikt partners with several organizations and institutions in order to best serve the surrounding community. As Gyumri is known as a City of Arts and Crafts, our main focus will be maintaining the arts and crafts sector and supporting artists and craftsmen to flourish. There is a live example of the following commitment, which is the "Gyumri About Face" initiative.

This is one of the main aspects of our community partnerships. Distrikt will also foster small production and manufacturing companies to run their businesses in partnership with us and make Distrikt a place to find anything Made in Armenia and recognize Gyumri culture in one place.



COMMUNITY FESTIVALS AND EVENTS

Distrikt will offer a variety of events to engage its visitors, potential residents and entrepreneurs. Different events will be taking place in Distrikt Downtown and help us form a specific community that will be the engine for Distrikt. The events will cover diverse industries and bring potential entrepreneurs to Distrikt.

Besides engaging entrepreneurs, we are aimed at preservation events and will show our contribution to the environment by planting 3000 trees every year not only in Distrikt, but also in Gyumri making it a better



LIFE-LONG LEARNING OPPORTUNITIES



Distrikt gives back to its community by developing programs aimed at promoting learning and engagement opportunities for all members of the community. To ensure that individuals from all communities can participate in these programs, Distrikt offers several opportunities for students and schools. These programs help students upgrade their skills in mobile and web development, marketing, management, quality assurance and much more.

Through the process, students are able to form networks, overcome language barriers, learn about career opportunities and be recruited. Additional life-long learning opportunities include programs which will give deep knowledge about Sustainable Development Goals for all ages and profiles of people. Programs will help people learn about sustainability and the ways to contribute to 17 goals not only in the Distrikt, but in Gyumri and other communities as well.

ENVIRONMENTAL IMPACT



Environmental Impact evaluates the potential environmental impacts of the proposed Distrikt project. The proposed land is located in the North-western part of Gyumri, close to Bulvarayin and Mush districts. The 21 hectares Project site is 5 km drive away from Downtown. The project aims to drive future development and modernization of the district through the following:



Set up utilities. This includes solar panels, geothermal, water and sewage, trash collection, and gas as a backup,



Expand and revitalize green areas. This will help us improve community welfare and implement preservation programs,



Develop visitor-serving facilities. We will develop visitor-serving facilities for enhanced visitor experience, including amphitheater, picnic locations, walking paths, bicycle lanes, vernissage booths and parks to engage visitors and residents with the environment.



Develop visitor-serving amenities. Renovation of the existing buildings will provide a variety of visitor-serving amenities including food and retail establishments, office spaces and co-working spaces, special event centers that will attract visitors and support a range of events within Distrikt.



Build Digital Silk Road center and carvansaras. A Chinese center will be built with carvansaras and a laundry with a range of resting and gathering services to host tourists, and become a very important crossroad between East and West with the help of digital technologies.



Set up low cost greenhouses. FarmFresh innovative greenhouses will be fully ecological and carbon negative to meet the SDG standards by The Distrikt, such as natural heating, water reservation and fresh produce.



Create production and manufacturing studios. Studios and spaces will be available for small production and manufacturing in the Distrikt.



Develop residential buildings. On-site residential amenities will be provided that attract residents of all ages, including families with children as well as elderly residents in both affordable and market-rate units who have a strong business plan to run their business in Distrikt.



Set up security and maintenance operations. We will provide facilities and resources that allow Distrikt staff and emergency responders to safely and efficiently support Distrikt operations, including safe and quick vehicle access to all parts of the Distrikt, as well as ensuring the district is clean, well-maintained, supportive of the organizational culture, and provides high quality customer service.



The Distrikt is going to be the first “net zero” neighborhood that produces no greenhouse gas emissions. The Distrikt has an ambition to promote Gyumri as a leader in green practices globally. We believe that people and the economy can only flourish if the environment flourishes. This is why we go green while being technologically advanced. Within the Green City vision we are planning to build public green spaces, design innovative solutions for sustainable use of scarce resources, eliminate waste and hazard, and promote environmentally conscious production and consumption patterns. All of these activities are aimed at preservation of biodiversity and maintaining a healthy lifestyle. The strategies to achieve the green city vision are as follows:

RESILIENT INFRASTRUCTURE

Waste management. Recycling and upcycling the waste rather than throwing it away as trash. We are aimed to adopt innovative ways to reduce the amount of waste, conserve natural resources, prevent pollution, and help create jobs in recycling and manufacturing.

SUSTAINABLE AND CARBON NEUTRAL COMMUNITIES

The Distrikt is going to be the first “net zero” neighborhood that produces no greenhouse gas emissions. Be the first “net zero” neighborhood that produces no greenhouse gas emissions. By integrating efficiency and renewables, we plan to achieve sustainability-zero-net-carbon buildings and environment.

To achieve this goal we aim to:

-  Design all new construction to high energy efficiency standards and use no CO2-emitting fossil-fuel energy to operate.
-  Collaboration with Armenia Tree Project to plant 10000 trees throughout the area.
-  Adopt Green buildings and promote them through other communities.
-  Clean mobility – cycling lanes and infrastructure inside the Distrikt and connected to Gyumri.

Through this concept of carbon-neutral communities, we strive to make Gyumri City a leading and innovative community with a better and improved quality of life. Distrikt project can become a part of Gyumri Green City Action Plan, or a nationally certified area that prioritizes social, ecological and sustainable, and utilizes its guidance for a collaborative, holistic, neighborhood-scale approach to community design.



ALTERNATIVE ENERGY

There are a myriad of alternative energy sources that can be deployed in the Distrikt, resulting in resource efficiency and additional job creation.

We are currently exploring opportunities of energy generation based on the circularity principle. The initiatives primarily aimed at achieving green vision for the city are as follows:



Biogas. We plan to generate biogas as an alternative, clean and sustainable energy. We aim to meet this with the help of composting.



Geothermal energy. We plan to include comprehensive geothermal infrastructure built into every lot.



Solar panel park. A Solar Panel Park will be developed to serve as a source of energy for the greenhouses and homes for heating purposes. Using solar power means reducing energy bills and saving money. Low maintenance and unobtrusive, installing solar panels adds value to affordable houses.



Passive Solar Heating. Distrikt neighborhood plans to meet the strategy of passive design, which carefully models and balances a comprehensive set of factors including heat emissions from appliances and occupants to keep the building at comfortable and consistent indoor temperatures throughout the heating and cooling seasons. A passive house will have an independent power system, which does not require any expenses at all to maintain a comfortable temperature. If additional "active" heating is needed, it is desirable to use alternative energy sources.



BICYCLE NETWORK

We plan to provide comprehensive bicycle facilities in the District project area connecting it to other districts of Gyumri city, in cooperation with Gyumri Municipality.

The bicycle network will accomplish the following objectives:



Facility Design. Bicycle lanes and routes will have clear wayfinding and be contiguous.



Intersections. Intersections will be designed to provide safe, comfortable, and convenient crossings for bicyclists by prioritizing bicyclists through designated bicycle signals where appropriate.



Parking. Bicycle parking will be available, convenient and secure throughout the network.



KEY ADVANTAGES OF THE PROJECT AND INVESTMENT TO BE MADE

About 75 construction workers will be involved in the construction of the Distrikt, and after the implementation of the program, about 500- 800 main jobs will be created, with an average salary of 400,000 drams. The main beneficiary of the program is the creation of technology and professional jobs.

Being the first community fully designed by taking into account all the SDGs which aims to attract over 10,000 tourists a year to shop, eat, engage and stay overnight in The Distrikt. Tourism is another area of economic development as we are focused on high value short stay tourist and long stay digital nomads who are coming to The Distrikt to partner with our local companies. We are targeting specific high spending tourism that will impact and add value for the local and national economy. By building a 20 "room" hotel and an additional 25 long stay eco-cabins, The Distrikt will substantially increase tourism to the Gyumri and Shirak region.

The company implementing the project aims to invest about 20 million USD for the development of the district with its infrastructure. We will be making a massive investment in people, education, technology research, infrastructure, agriculture and the development of Gyumri plus the Shirak region. The Distrikt needs land to invest and build hundreds of international standard housing and offices to build Gyumri into a city of the future.

At the same time the organization will make not only this region more attractive for investors, but also the whole country over a ten year period (the main economic indicators of the program - respectively, through 1 and 2 tables).

Table 1. Main economic indicators of the program

Indicator	Cost
Investment amount	20 million USD
Number of jobs	500- 800
Average salary amount	400,000 AMD
Number of startups	50
Number of visitors per year	7000- 10,000

Table 2. Timetable of investments for Phase I which is estimated as 5 years

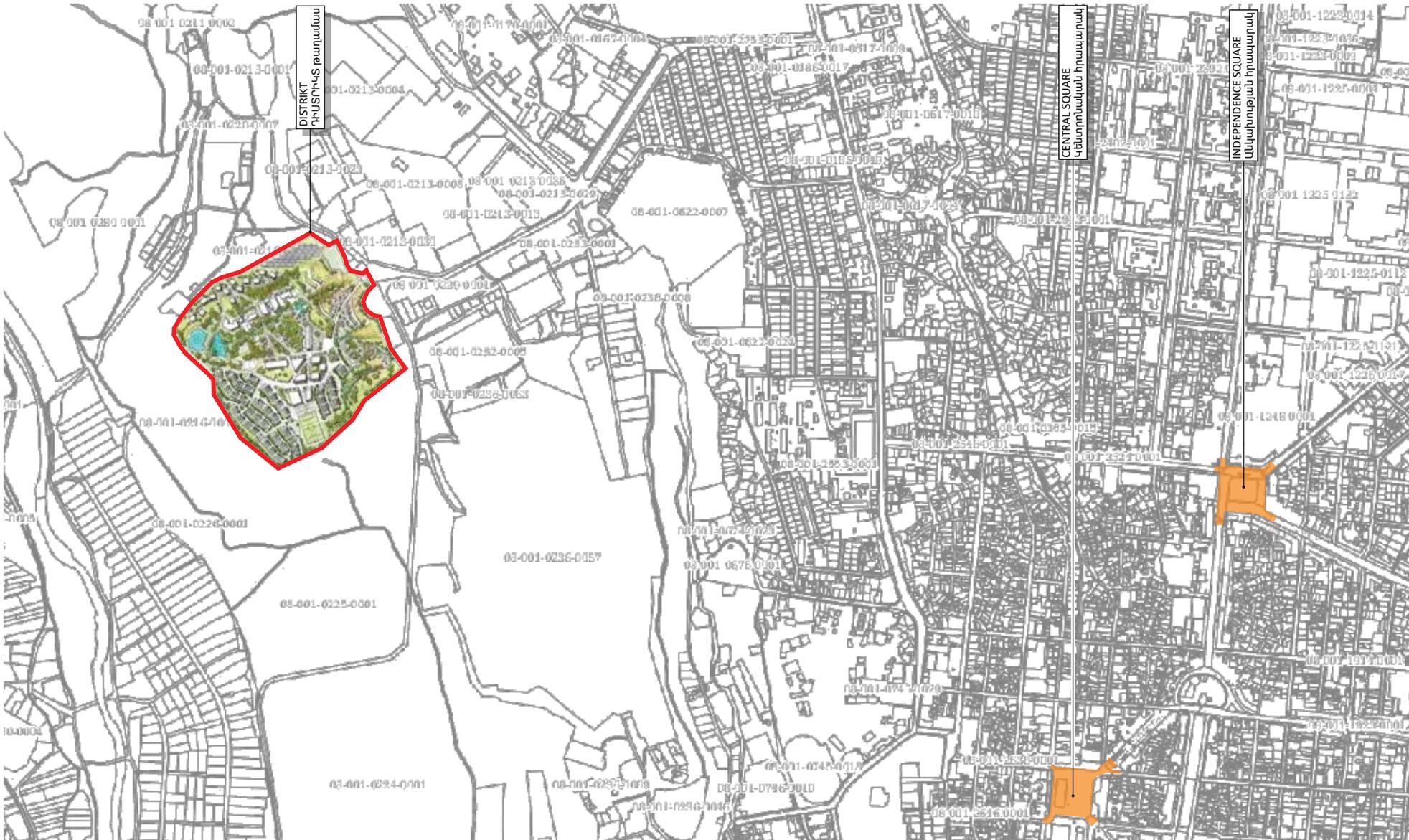
Due to an approximate estimation, the company aims to invest 2 million USD for Phase I.

Depending on the technical expertise of the buildings, conclusions and design solutions, the investment amount can be changed.

	Project timetable and investments															
	2023				2024				2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Set up utilities. This includes solar panels, geothermal, water and sewage, trash collection, and gas as a backup.		10 hectares \$261,000														
Expand and revitalize green areas. This will help us improve community welfare and implement preservation programs by planting total 10,000 trees.		3000 trees \$2000				3000 trees \$2000				3000 trees \$2000						
Food Court		350 sq. meters \$140,000														
4 startup offices		290 sq. meters \$116,000														
Office spaces		1600 sq. meters \$550,000														
5 greenhouses														2000 sq. meters \$37,000		
Digital Silk Road center			500 sq. meters \$100,000													
8 carvansarai hotels				500 sq. meters \$70,000												
Art center and studios		1000 sq. meters \$400,000														
German Beer Garden									100 sq. meters \$50,000							
Spain Tapas restaurant									100 sq. meters \$50,000							
Laundry												70 sq. meters \$60,000				
Distrikt Market vernissage showrooms			8700 sq. meters \$110,000													
Amphitheater																
Set up security & maintenance		21 hectares \$50,000														

ԳՅՈՒՄՐԻՈՒՄ ԿՉՆ* ԿՐԱ ԶԻՄՆԿԱԾ ԴԻՍՏՐԻԿՏ ԹԱՂԱՄԱՍԻ ՔԱՂԱՔԱՇԻՆԱԿԱՆ ՏԵՍԼԱԿԱՆ URBAN VISION FOR SDG-BASED* SMART DISTRIKT IN GYUMRI

*ԿՉՆ - Կայուն զարգացման նպատակներ
*SDG - Sustainable Development Goals





MIXED USE, MAINLY OFFICES
խառը գործառնոյթով տարածքներ

HOTEL
հյուրանոց

SOLAR POWER PLANT
արեւային էլեկտրոկայան

SMALL PRODUCTION
փոքր արտադրութիւն

EMBEDDED MIXED USE
ըրի մեջ ներկառուցված բիզնես տարածք

FOOD COURT (4 RESTAURANTS)
ինքնասպասարկմամբ 4 ռեստորաններ

OFFICE BUILDING
նոր օֆիսային շէնքեր

VERNISAGE
վերնիսաժ, մանր առևտուր

EMBEDDED RETAIL
ըրի մեջ ներկառուցված առևտրային տարածք

ART CENTRE, SMALL CABIN STUDIOS
արվեստի կենտրոն, արվեստանոցներ

CABIN ZONE 1
բնակելի խցիկներ

BUSINESS & RESEARCH FACILITIES
գրասենյակային եւ հետազոտական տարածքներ

CABIN ZONE 2
բնակելի խցիկներ

BIG OFFICE BUILDING
մեծ գրասենյակային շէնք

ENTERTAINMENT
ժամանցի տարածք

SPORT'S FACILITY
սպորտային տարածք

SOCCER FIELD
ֆուտբոլի դաշտ

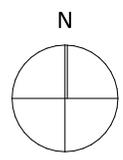
DOG GROUND
շների վարժանքի տարածք

LIVING MODULE
բնակելի մոդուլ
~5x12 m

APARTMENT AND/OR RETAIL
բնակարան եւ/կամ առևտուր
~8x15 m

CHILDREN PLAYGROUND
մանկական խաղահրապարակ

LEGEND
146 ընտանեկան տների եւ 24 բնակելի խցիկների
մեջ նախատեսվում է բնակեցնել մոտ 600 մարդ
It is possible to settle around 600 person in 146 family homes
and 24 single and double cabins

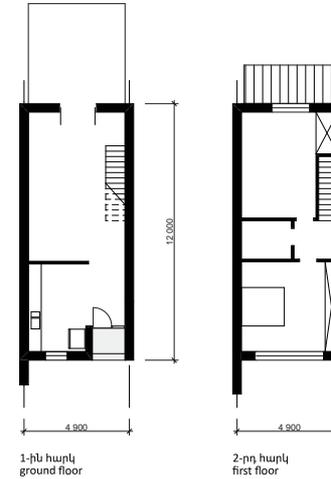
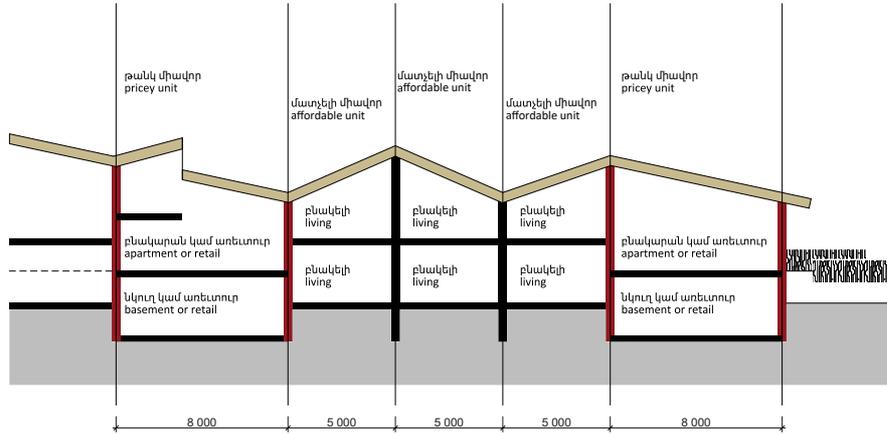


Նախագծի կրճատ անվանումը
**ԳՅՈՒՄՐԻՈՒՄ ԿՉԸ ԿՐԱ
ՅԻՆՎԱԾ ԴԻՍՏՐԻԿՏ
ԹԱՂԱՄԱՍԻ ՔԱՂԱՔԱԾԻՆԱԿԱՆ
ՏԵՍԼԱԿԱՆ**

**URBAN VISION FOR SDG BASED
SMART DISTRIKT IN GYUMRI**

թերթի բովանդակությունը
**ԹԱՂԱՄԱՍԻ ՔԱՂՏԵԶ
(առաջարկ)**

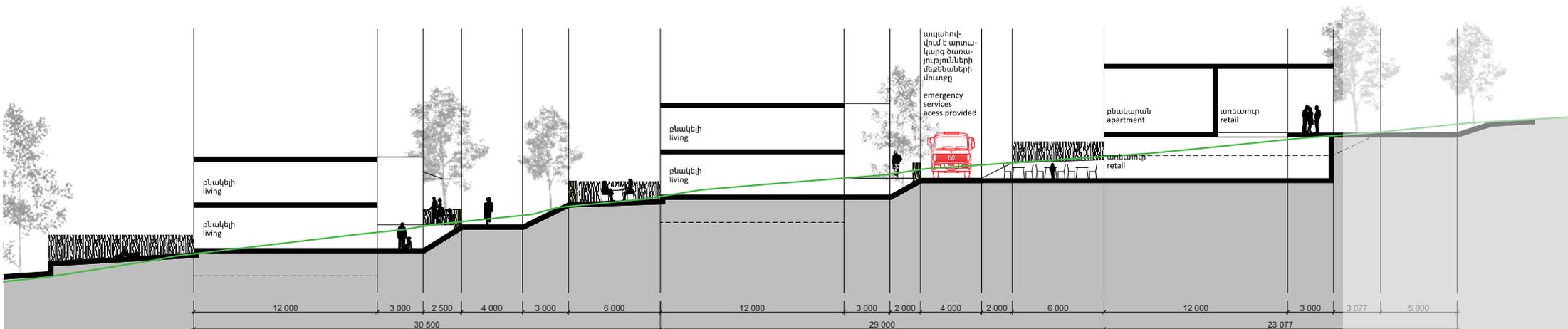
SITE MAP (proposal)



Նախագծի կրճատ անվանումը

ԳՅՈՒՄՐԻՈՒՄ ԿՁԼ ԿՐԱ
ՀԻՄՆՎԱԾ ԴԻՍՏՐԻԿՏ
ԹԱՂԱՄԱՍԻ ՔԱՂԱՔԱՇԻՆԱԿԱՆ
ՏԵՍԱԿԱՆ

URBAN VISION FOR SDG BASED
SMART DISTRIKT IN GYUMRI



Թերթի բովանդակությունը

ԲՆԱԿԵԼԻ ԹԱՂԱՄԱՍԻ ԵՒ
ՏԻՊԱՅԻՆ ՏՆԵՐԻ ՄՈՏԱԿՈՐ
ՍԽԵՄԱ-ԿՏՐՎԱԾՔ

RESIDENTIAL UNITS AND
TYPICAL SLOPE SECTION

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