

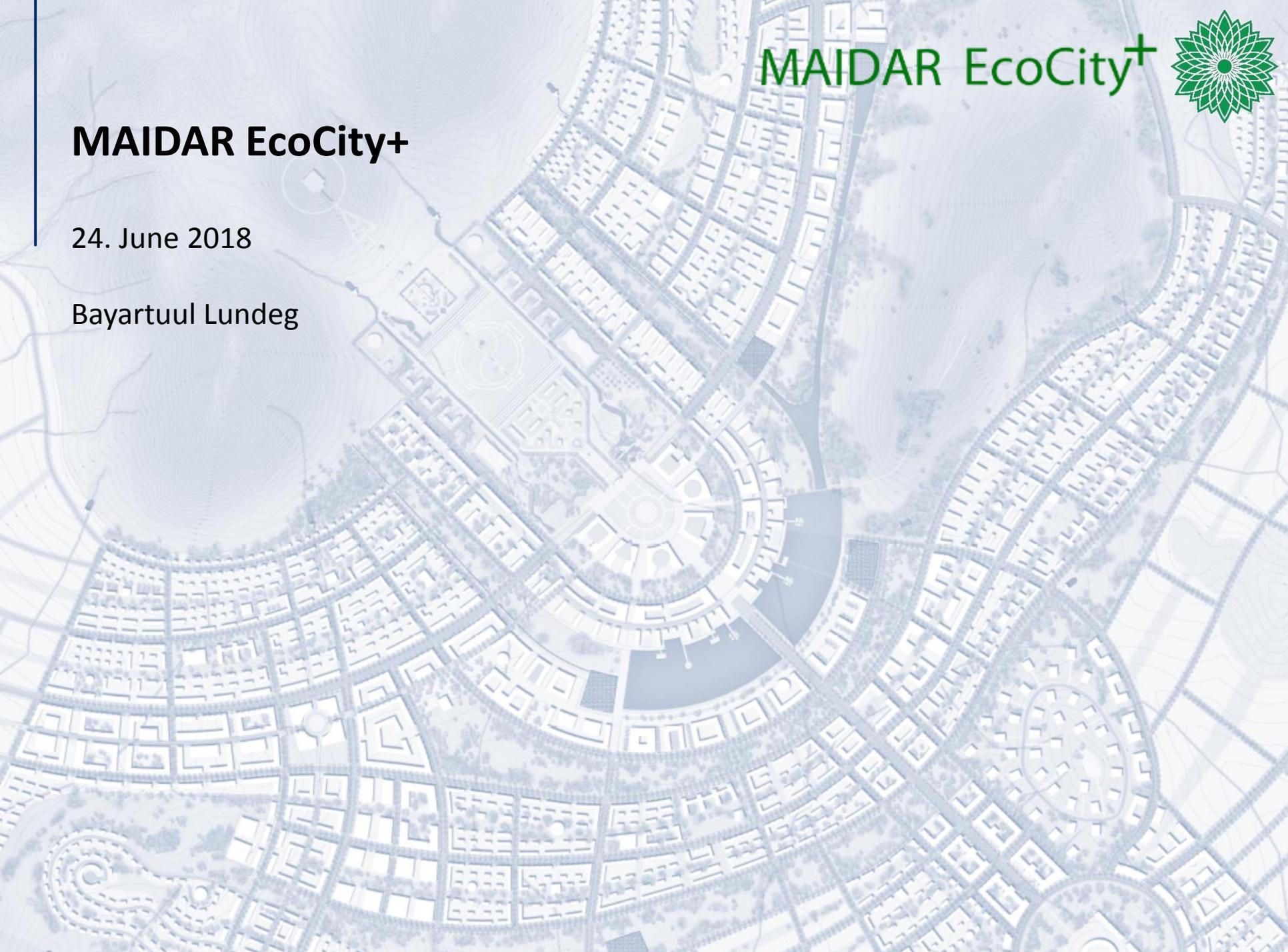
MAIDAR EcoCity+



MAIDAR EcoCity+

24. June 2018

Bayartuul Lundeg



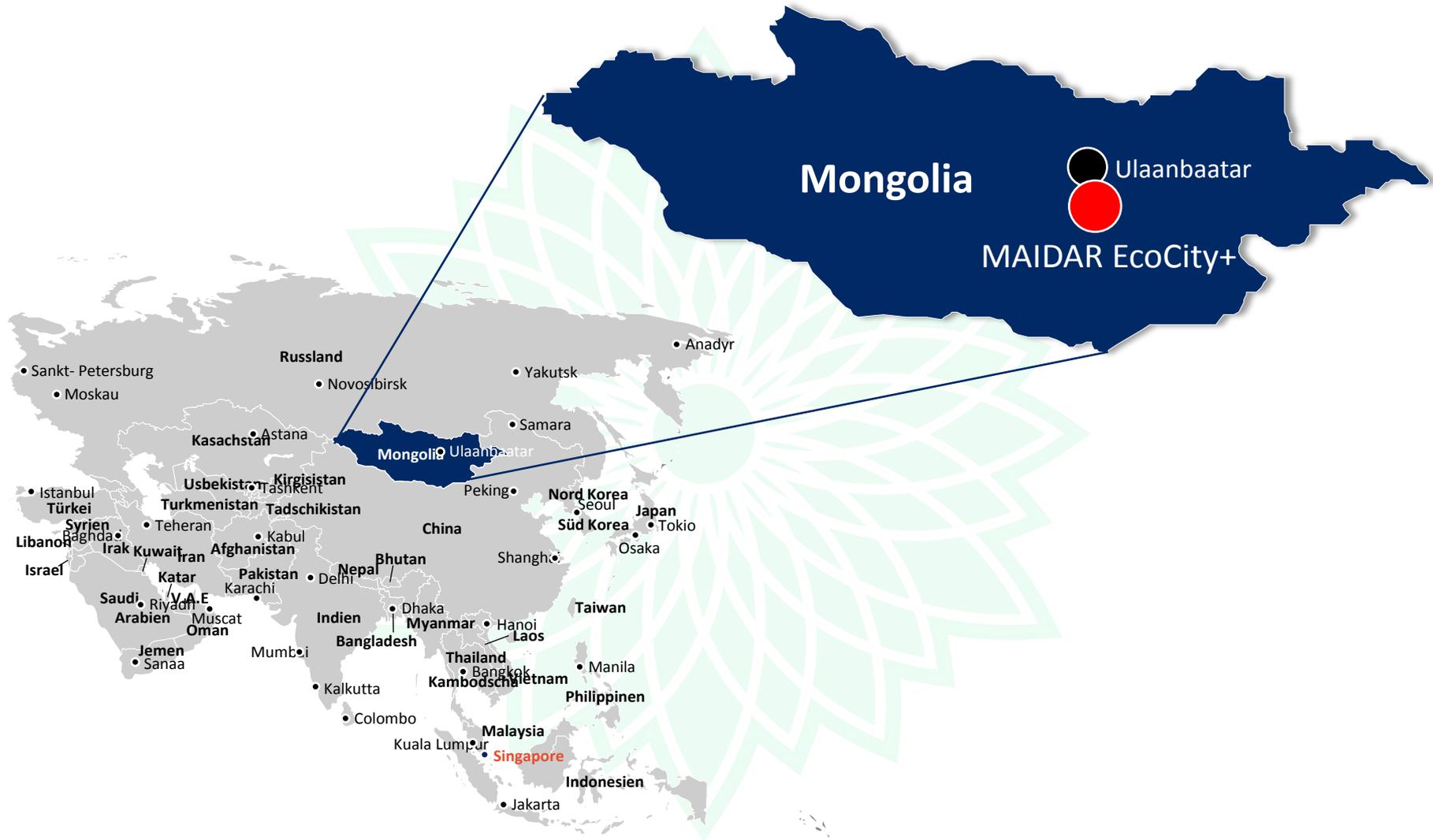
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Maitreya Statue



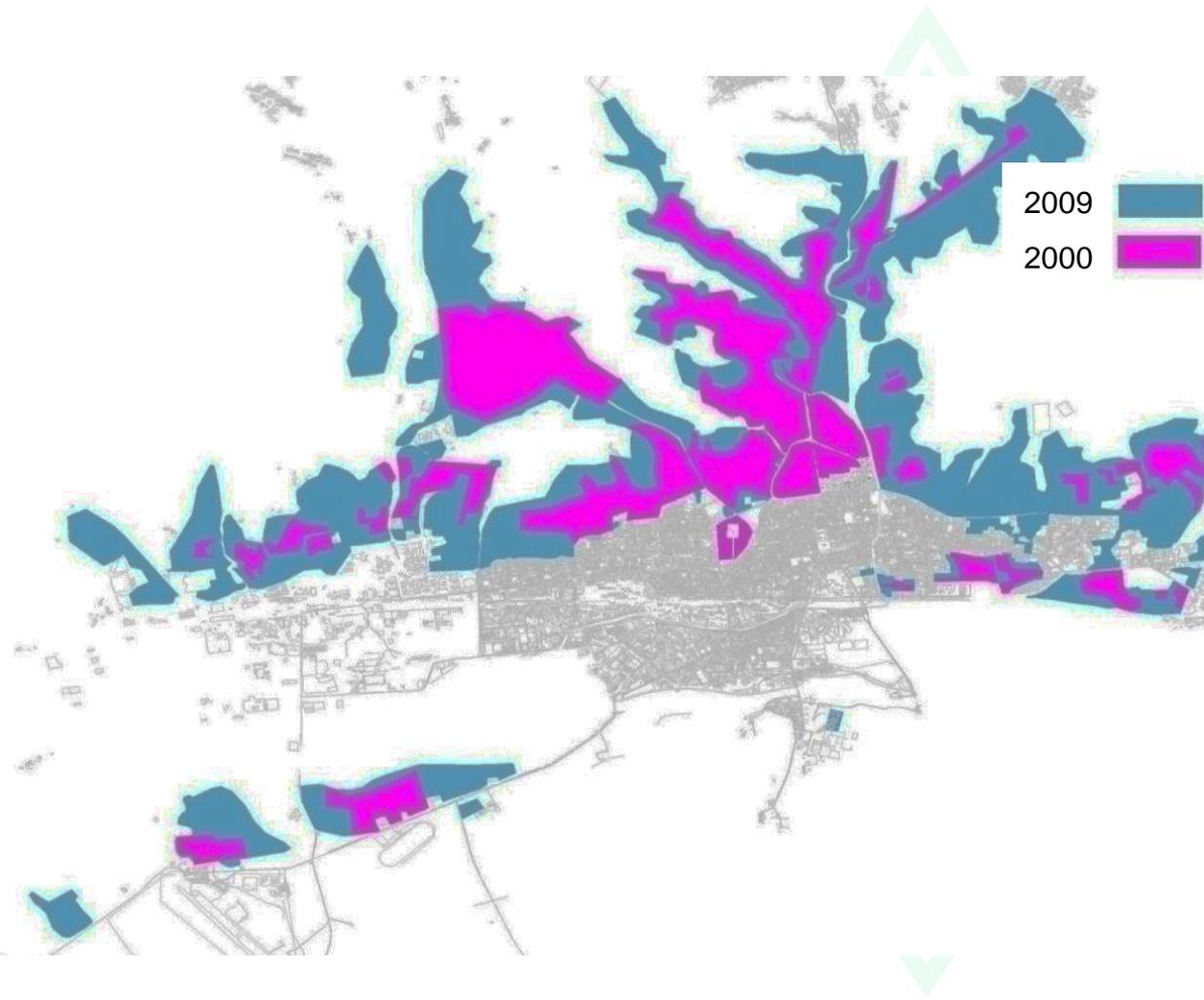
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Location



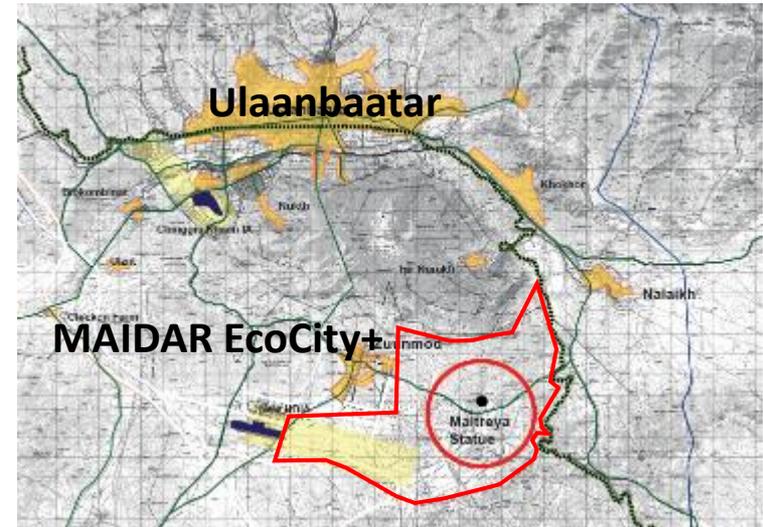
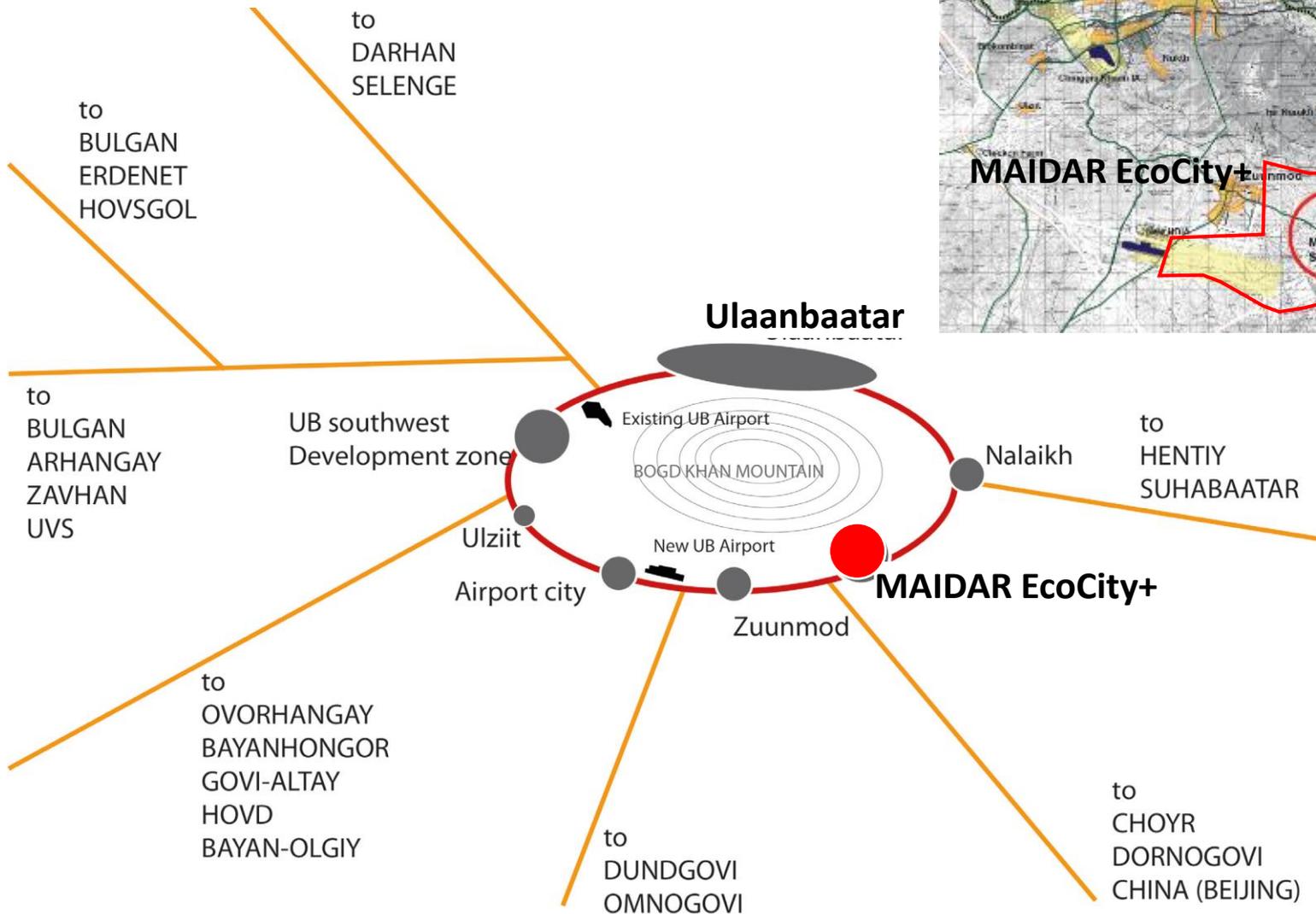
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Current situation



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Justification and Demand of a satellite city

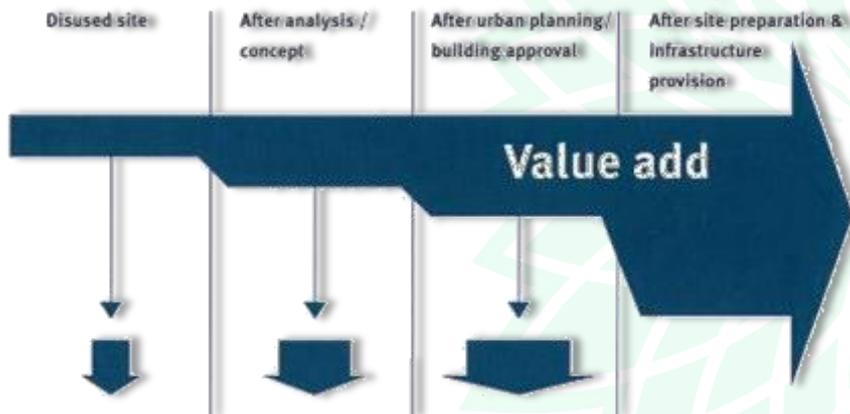


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Benefits to Mongolia and its partners

The opportunities for partners are obvious.

- Mongolia provides a vast potential of economic development
- Large opportunities for investments in large scale



Development of MAIDAR EcoCity+ will set a positive socio-economic consequences:

- Investment in infrastructure construction .
- Maidar Eco-city will reduce to decentralize Ulaanbaatar city population,
- Better living environment
- 14,000 jobs will be created.
- State tax will increase
- Tourism sector will develop
- Maidar Eco-city is fully consistent with the objectives of Ulaanbaatar city's regional development program.
- Reducing Ger District's



MAIDAR EcoCity+



Agenda

- 1 EcoCity+ Design
- 2 Maidar EcoCity
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- 4 References
- 5 Further Process

Sustainable city development meets the needs of the present without compromising the ability of future generations to meet their own needs

United Nations 1987 "Report of the World Commission on Environment and Development."

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The project team – the partner on your side



Initiator: Maidar City
www.maidarcity.com



МАЙДАР
СИТИ
ХХК

**Management
Consultant:** Drees & Sommer
www.dreso.com

**DREES &
SOMMER**

Urban Design: RSAA
www.rs-aa.com

RSAA

**Engineering
Consultants:**

RAMBOLL

INGENIEURBÜRO
KRAFT

**TRANS
SOLAR**



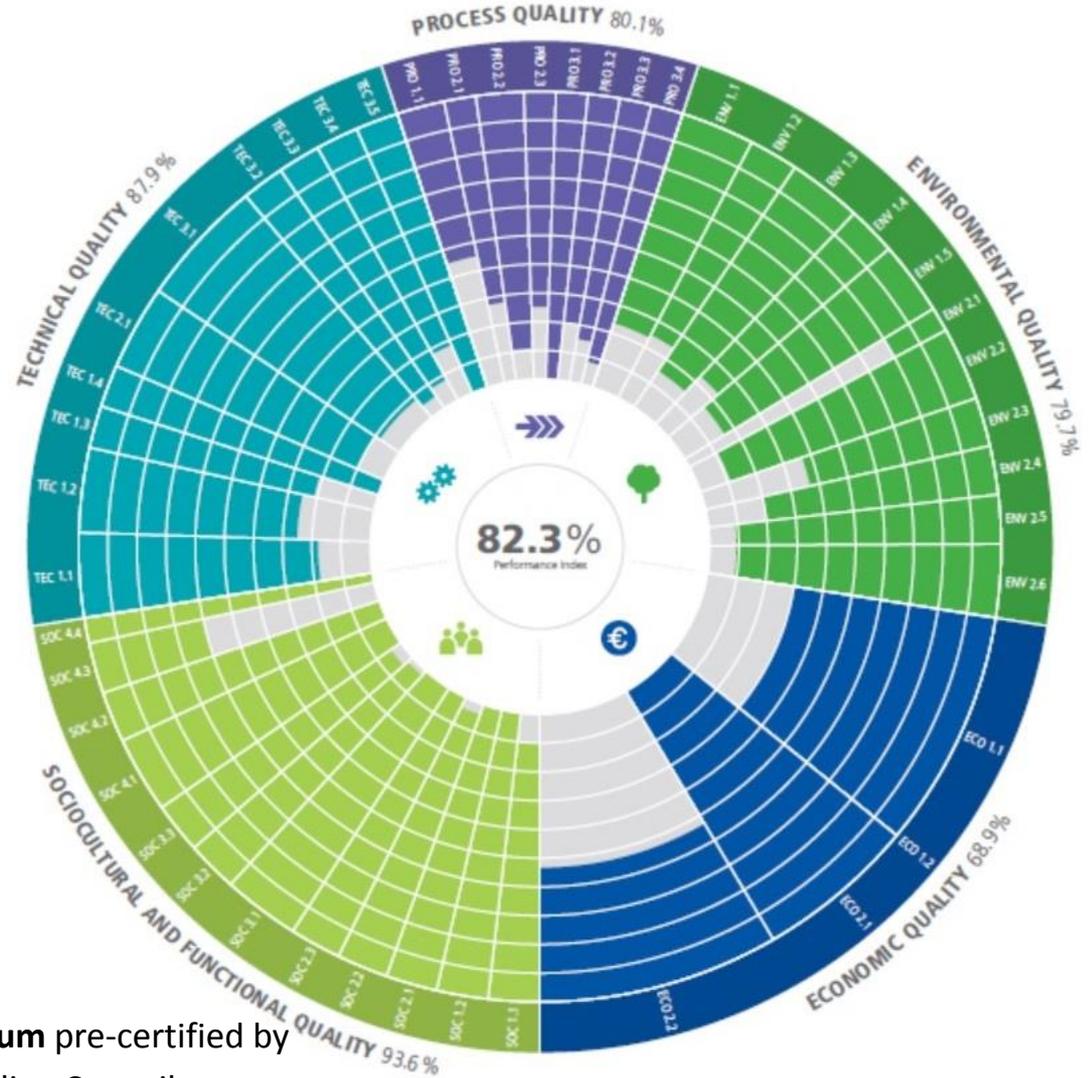


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Sustainability certification

The role of certification:

- **quality assurance instrument**
monitoring ensures that built quality matches planning
- **independent validation**
credibility for sustainability claims
- **unique selling point**
“first fully-certified, holistic urban plan”



Maidar EcoCity+ is **Platinum** pre-certified by German Sustainable Building Council.

MAIDAR EcoCity+

Sustainability certification – Benefits of a DGNB pre-certification

Proved quality by highest German Sustainability standards instead of greenwashing!

- **quality assurance** (goals are achieved)
- **risk minimization** (no unexpected surprises)
- **image improvement** (yield enhancement)



Maidar EcoCity+ is **Platinum** pre-certified by German Sustainable Building Council.

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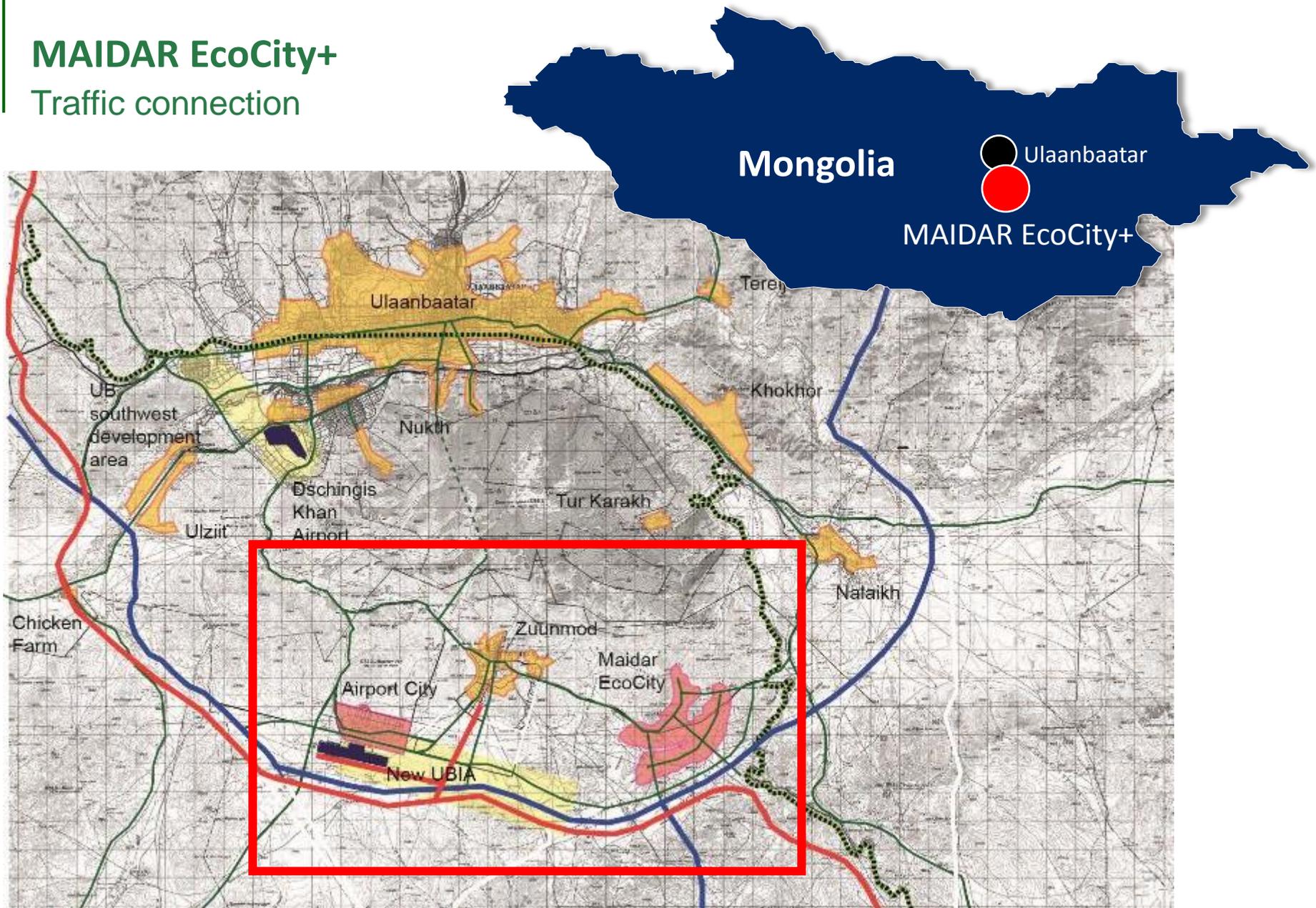
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„The circumstances about tradition, economy and people are perfect, to develop an EcoCity in Mongolia“

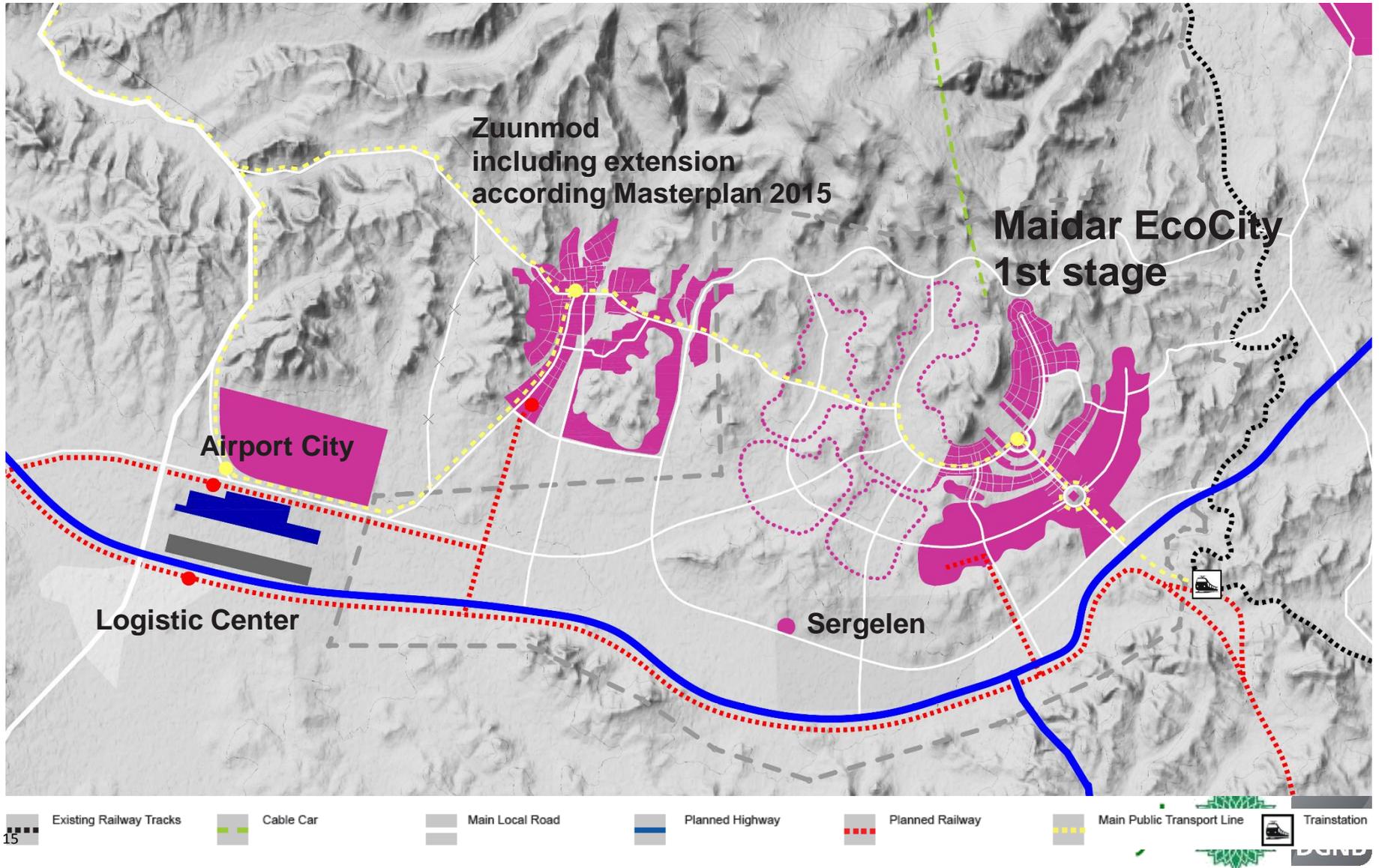
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Traffic connection



MAIDAR EcoCity+

Traffic connection



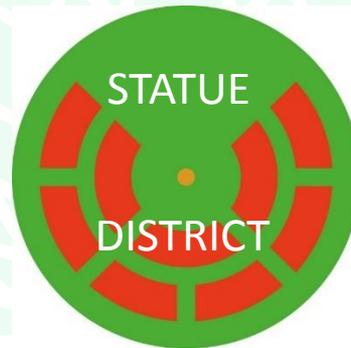
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Idea



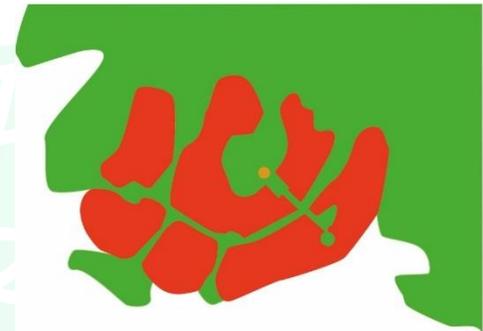
The mountain

Ridges from the Bogd Khan mountain



The idea

City rings around Maitreya statue



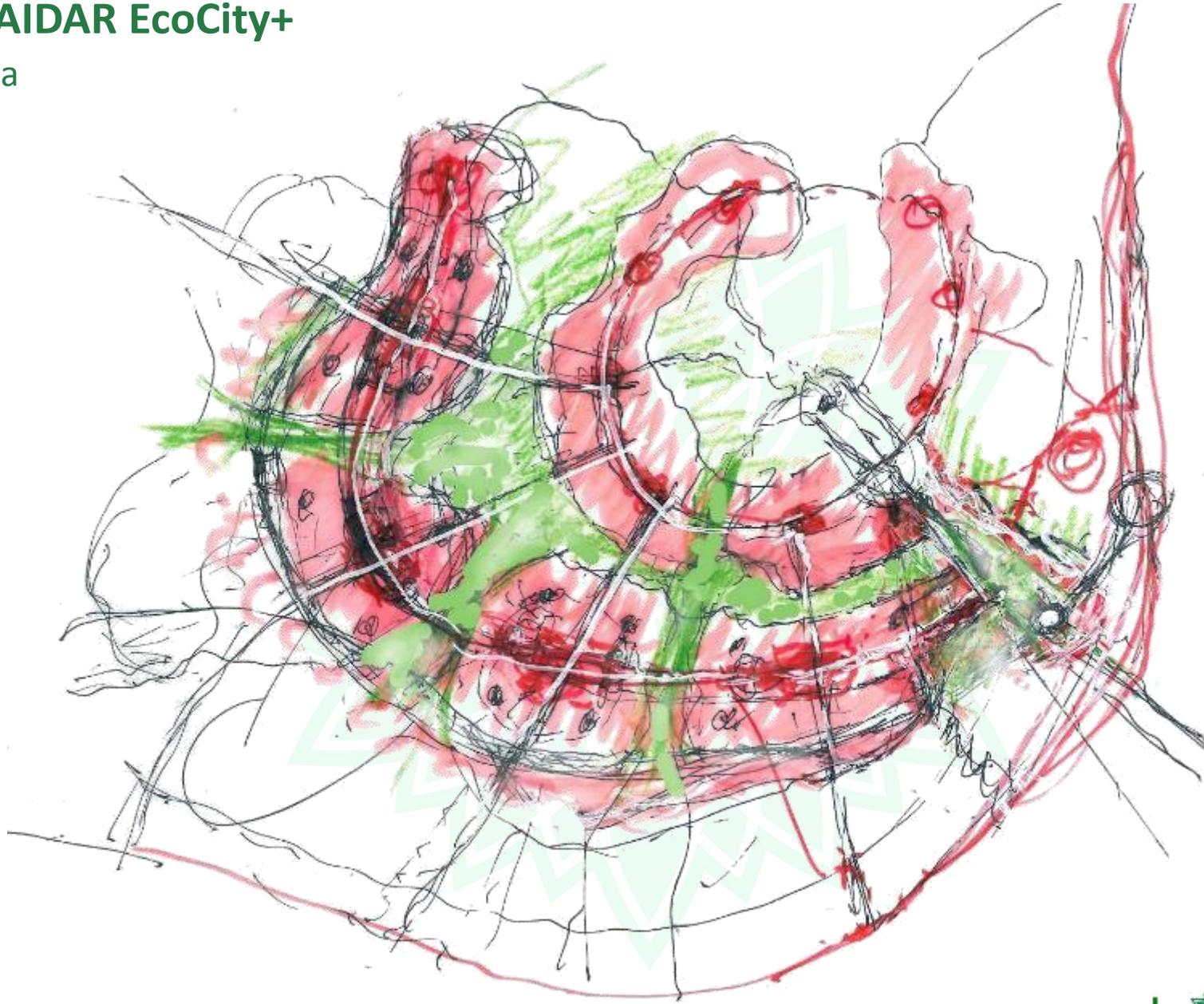
Mountain and idea together

No buildings on mountain ridges



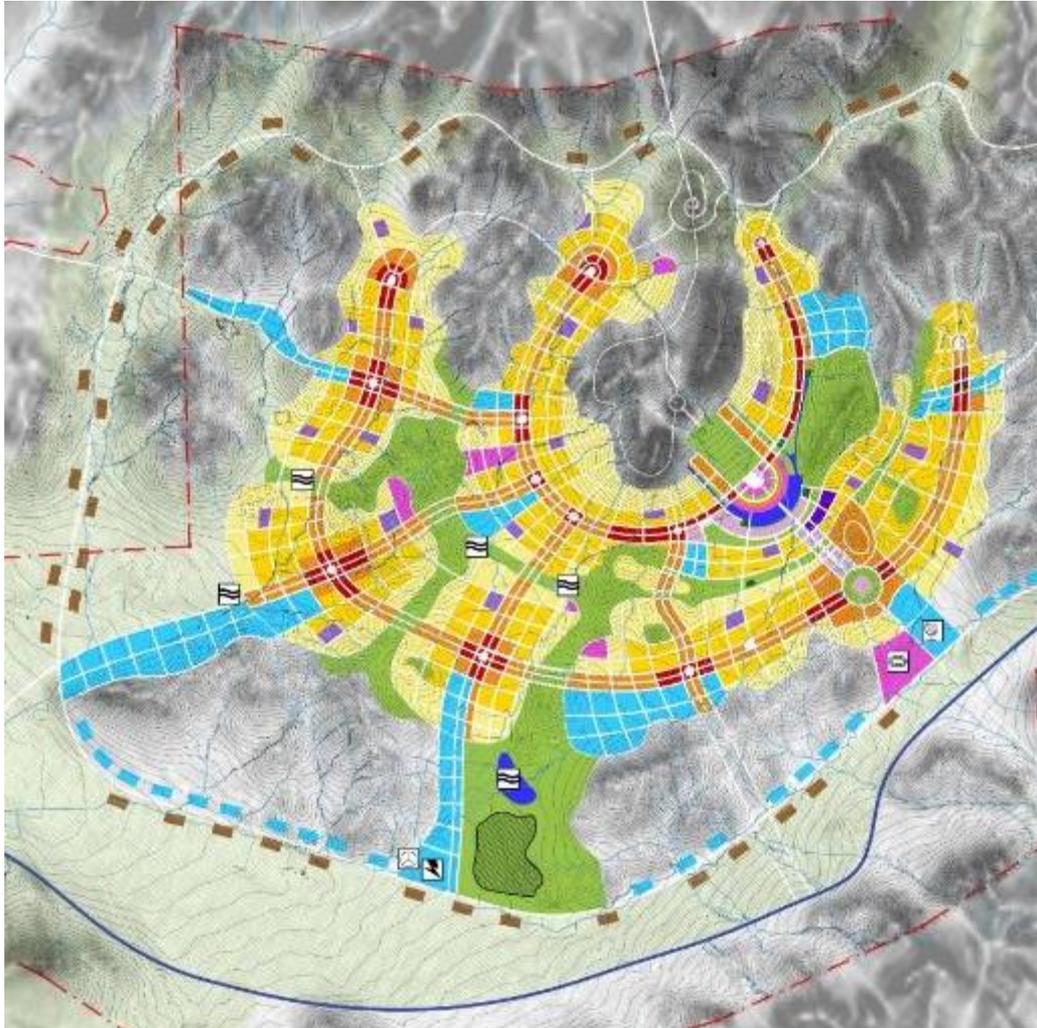
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Idea



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Lande use plan



- Commercial, Office, Center Uses
- Culture, Leisure
- Finance, Government
- University
- School, Education
- Mixed Use – with small quota of residential use
- Mixed Use – with higher quota of central use
- Residential lower density
- Industry
- Agriculture



MAIDAR EcoCity+

Stages



1. Stage 825 ha Building Plots

Construction Area:
10,88 km²

Inhabitants:
7.247 inh/km²
78.847

5.000 inh/km²
54.400

3.000 inh/km²
32.640

2.000 inh/km²
21.760



MAIDAR EcoCity+

Stages



2. Stage

+ 1.165 ha = **1.990 ha Building Plots**

ConstructionArea:

+13,62 km² = **24,5 km²**

Inhabitants:

+ 7.000 inh/km²

95.340

+ 5.000 inh/km²

68.100 = **146.947**

+ 3.000 inh/km²

40.860

+ 2.000 inh/km²

27.240



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Stages



3. Stage

+ 810 ha = **2.800 ha Building Plots**

Construction Area:

+ 9,55 km² = **34,05 km²**

Inhabitants:

+ 7.000 inh/km²

66.850

+ 5.000 inh/km²

47.750 = **194.697**

+ 3.000 inh/km²

28.650

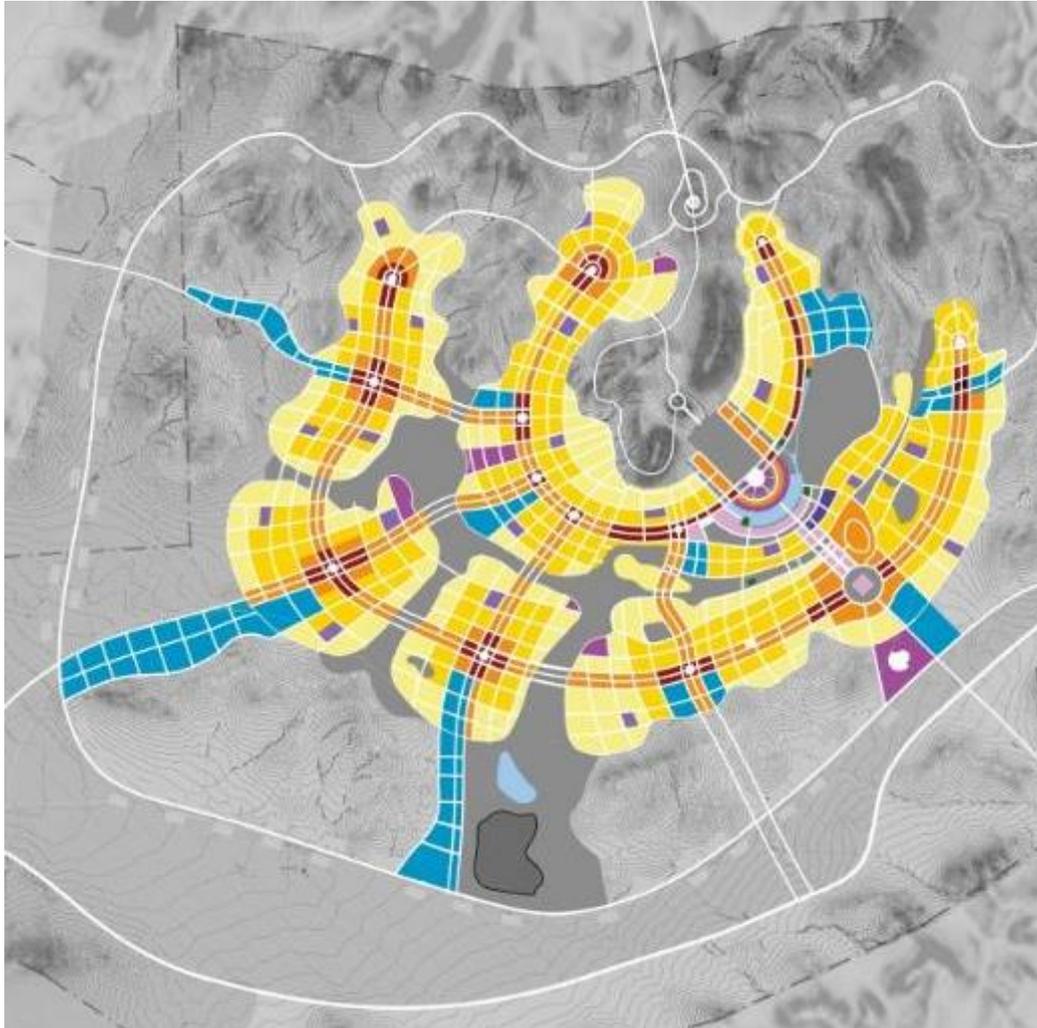
+ 2.000 inh/km²

19.100



MAIDAR EcoCity+

Stages



4. Stage

+ 2.110 ha = **4.910 ha Building Plots**

Construction Area:

+ 17.77 km² = **51,82 km²**

Inhabitants:

+ 7.000 inh/km²
124.390

+ 5.000 inh/km²
88.850 = **283.547**

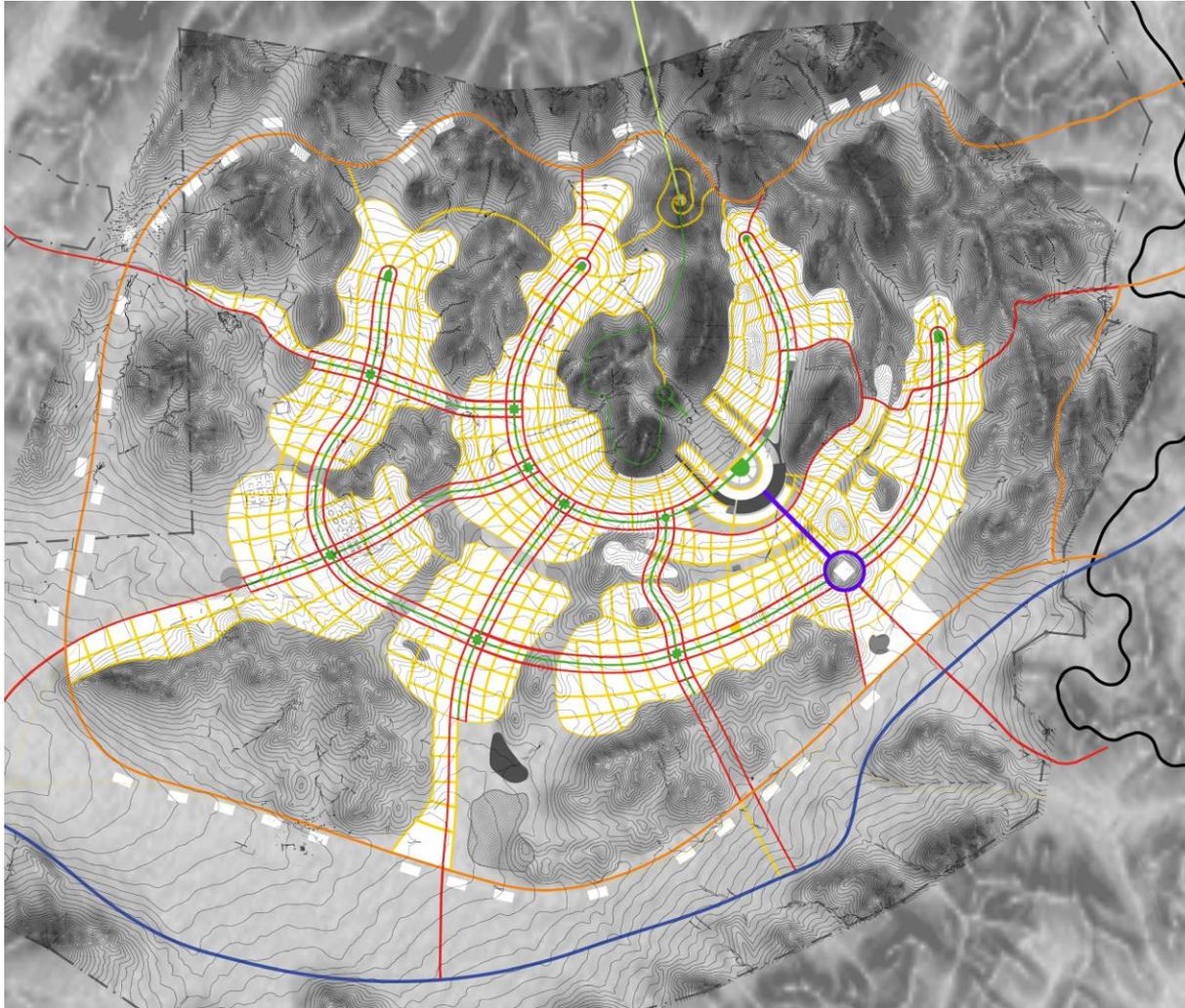
+ 3.000 inh/km²
53.310

+ 2.000 inh/km²
35.540



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Traffic - Hierarchy of Streets



pedestrian footpaths



public transport

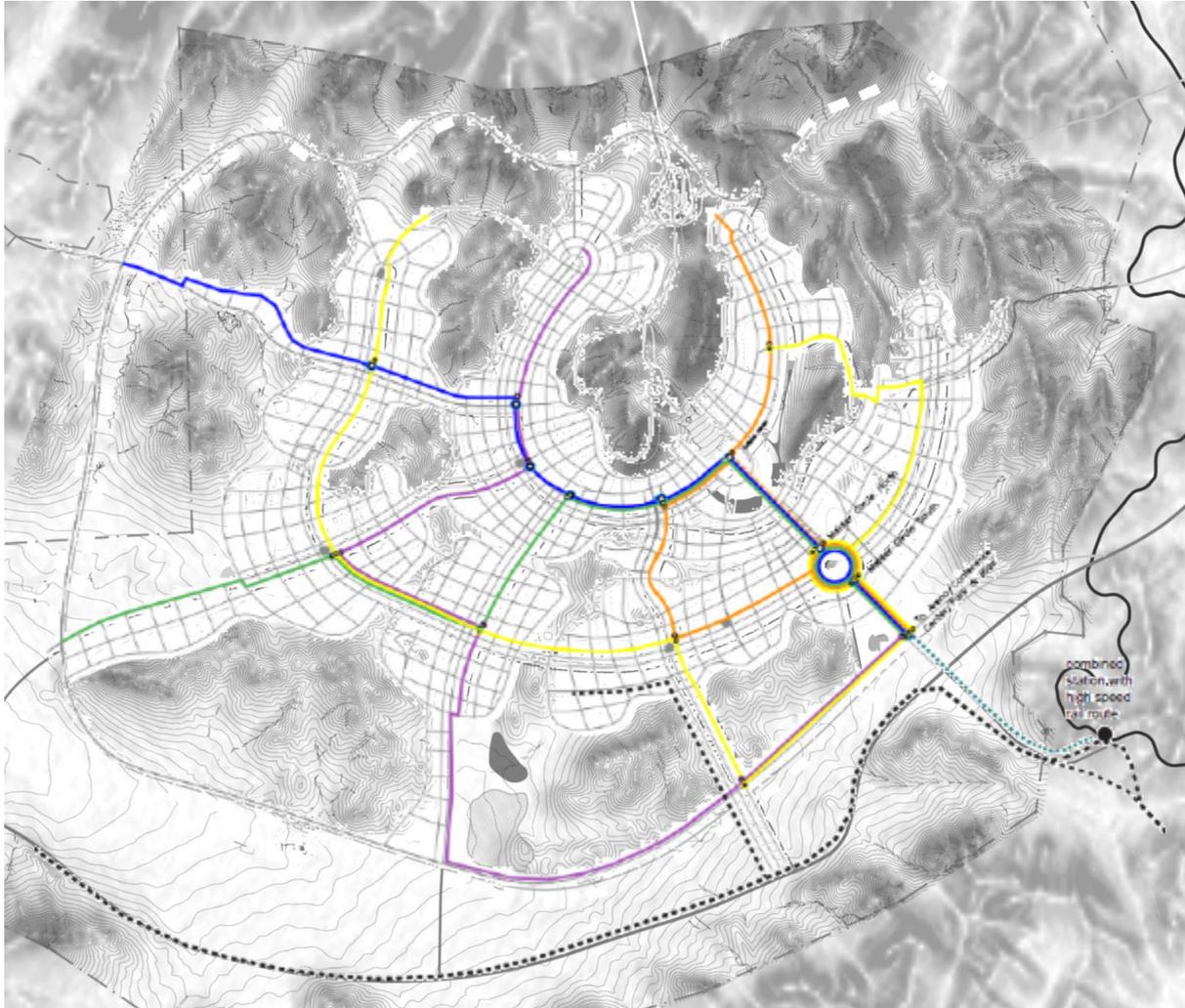


cycle lanes



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Traffic - Public transportation



Green Street



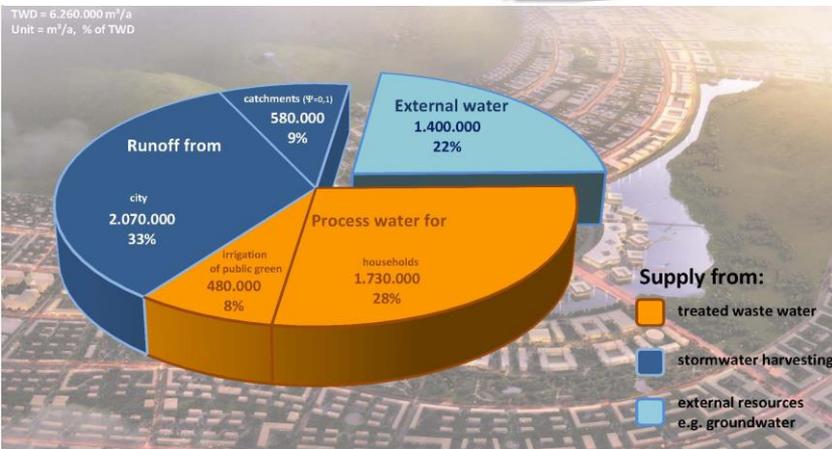
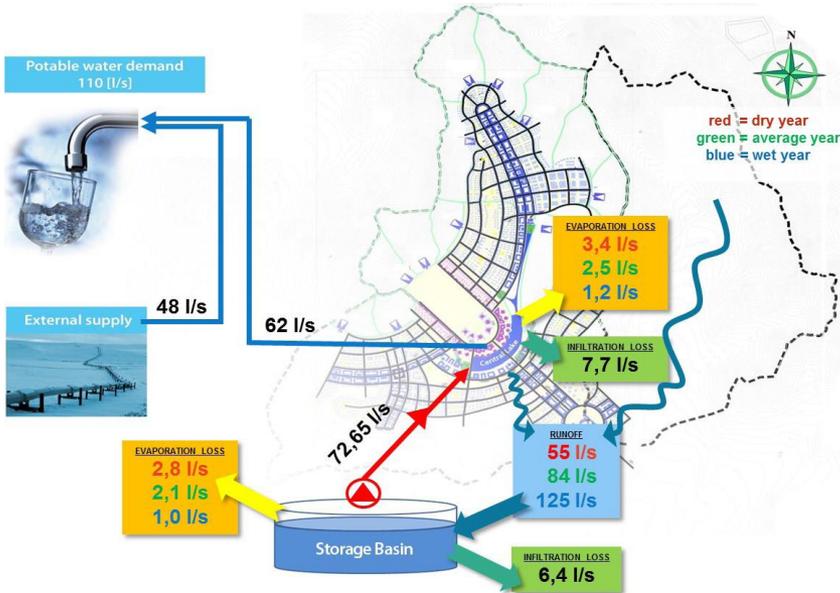
PRT vehicle

source: www.2getthere.eu



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Water concept – Use of storm water runoff for water supply



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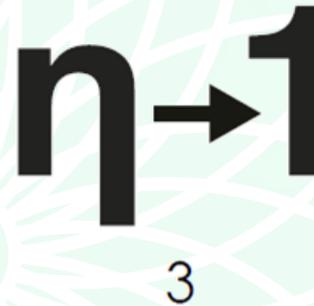
Energy Master Plan – General strategy



Optimize city layout for solar potential



Optimize buildings for maximized energy savings



Use high efficient non-renewable energy systems



Use renewable energy to cover remaining demand



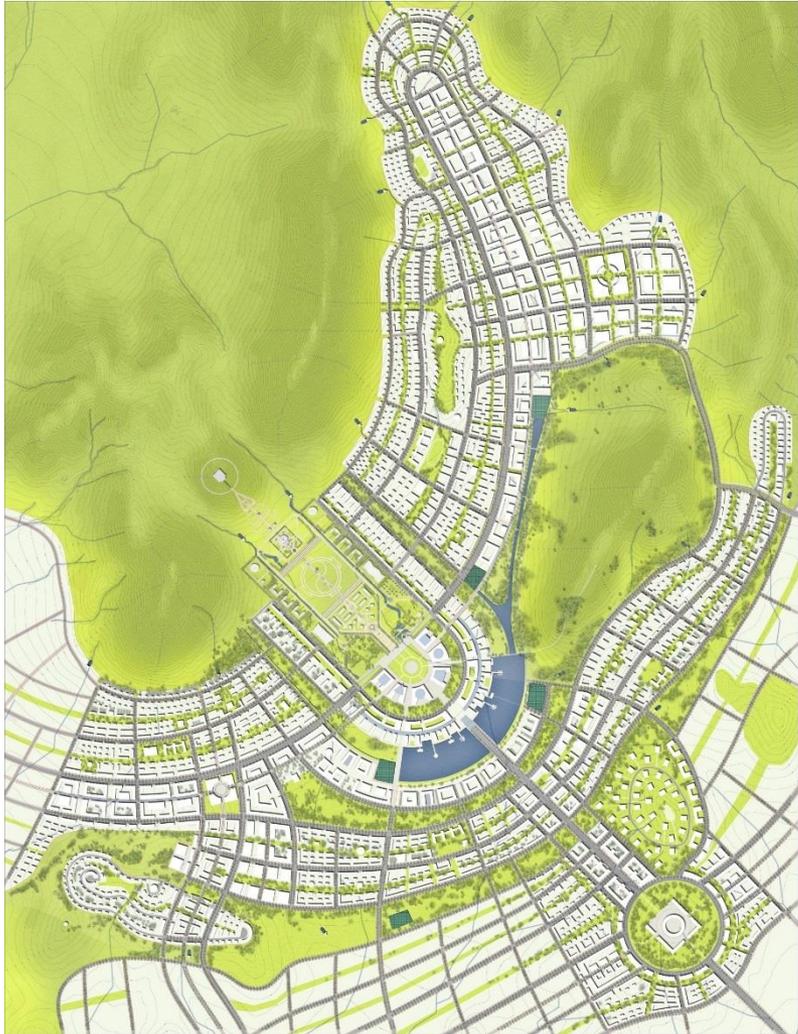


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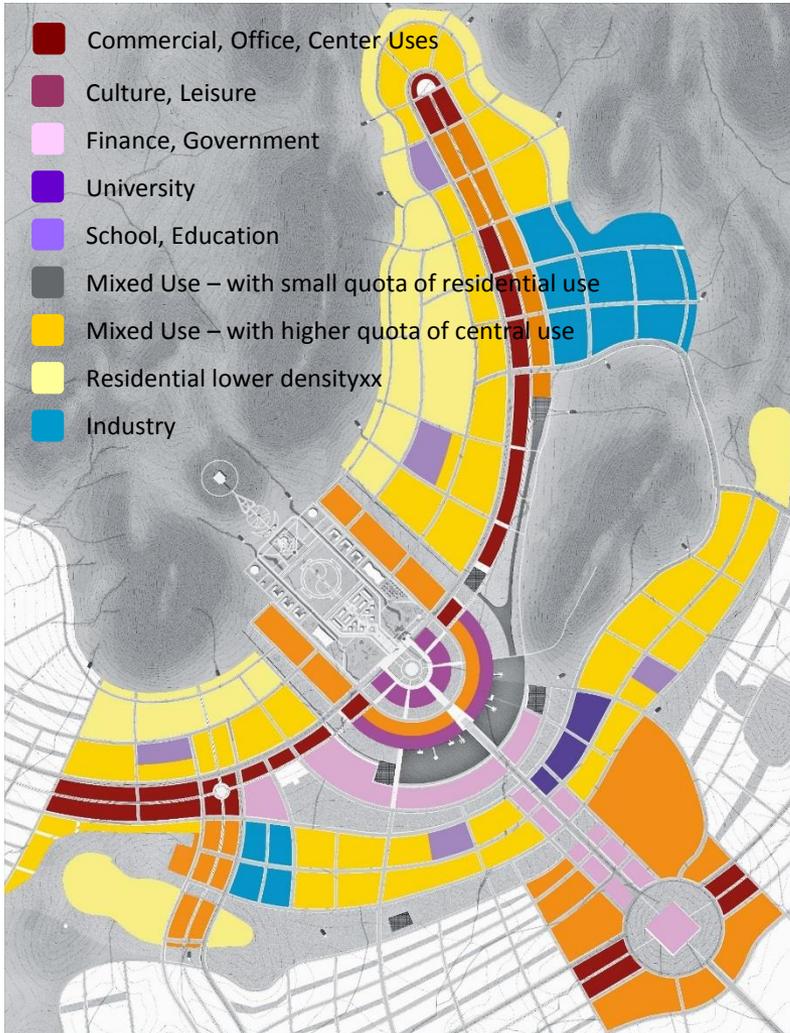
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1st Construction Stage



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1st Construction Stage – Land Use and marketable net building land

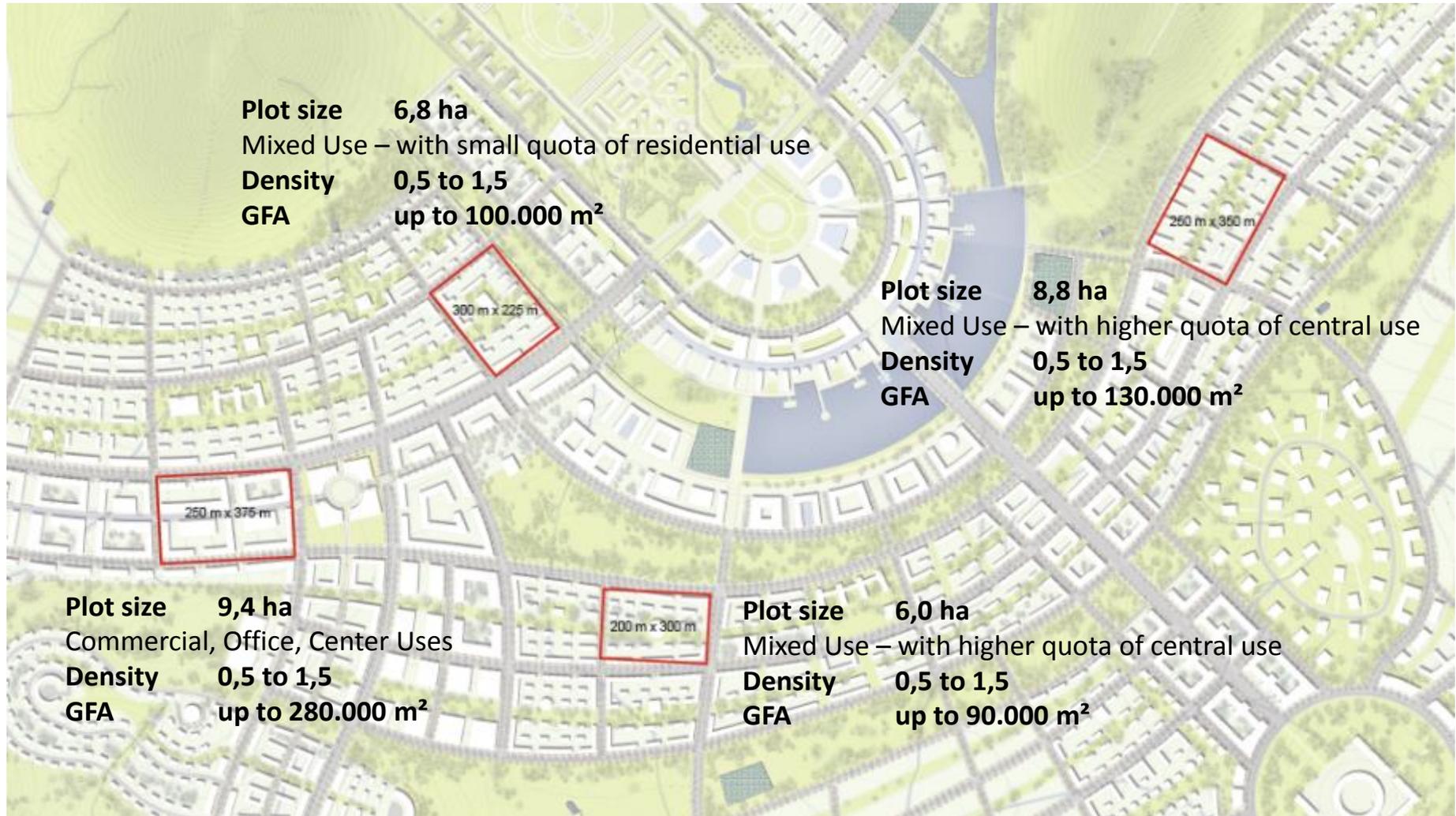


Marketable net building land

Building plots	No of Plots	Size
Building plots 1st stage	185 Plots	825 ha
Commercial	23 Plots	54 ha
Culture, Leisure	8 Plots	20 ha
Finance, Government	18 Plots	61 ha
University	3 Plots	11 ha
School, Education	5 Plots	24 ha
Mixed Use – with small quota of residential use	32 Plots	164 ha
Mixed Use – with higher quota of central use	52 Plots	239 ha
Residential lower density	30 Plots	172 ha
Industry	14 Plots	82 ha
Building plots 2nd stage	188 Plots	1.164 ha
Building plots 3rd stage	194 Plots	811 ha
Building plots 4th stage	348 Plots	2.108 ha
Building plots 1-4	915 Plots	4.908 ha

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1st Construction Stage – Plots and Sizes

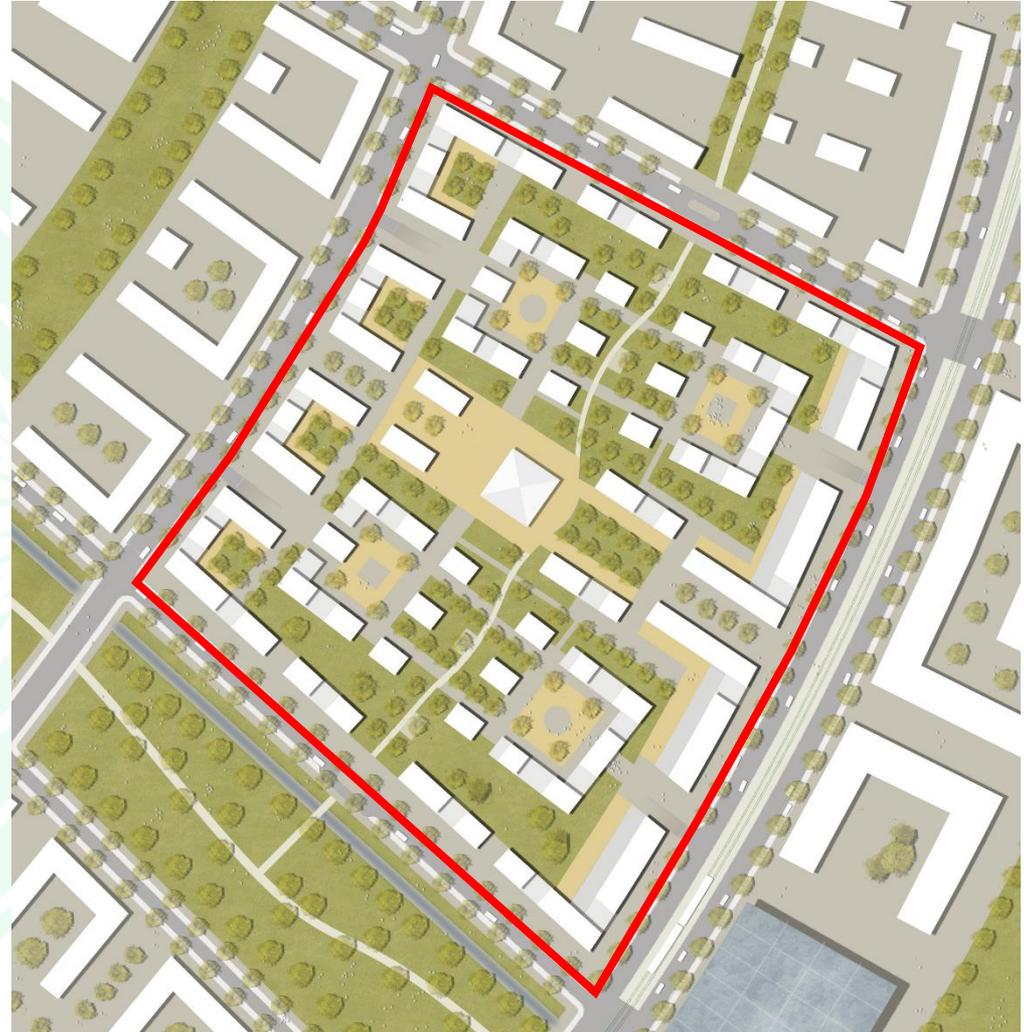
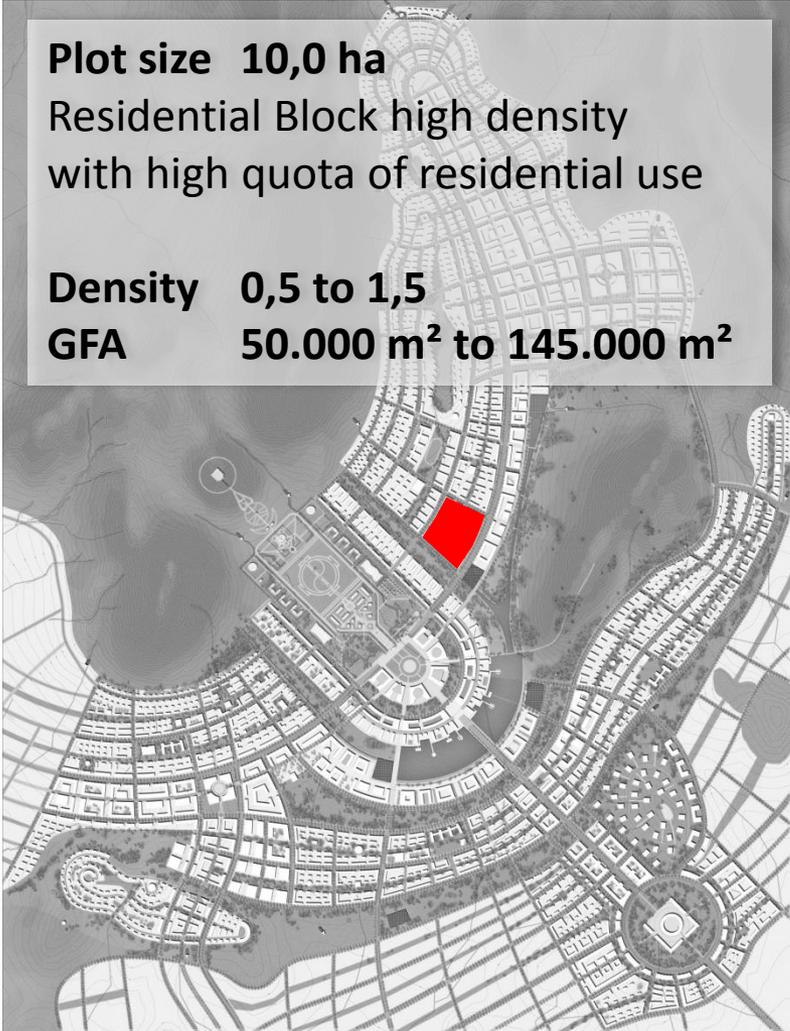


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1st Construction Stage – Plots - Example

Plot size 10,0 ha
Residential Block high density
with high quota of residential use

Density 0,5 to 1,5
GFA 50.000 m² to 145.000 m²



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1st Construction Stage – Plots - Example

Plot size 10,0 ha

Residential Block high density
with high quota of residential use

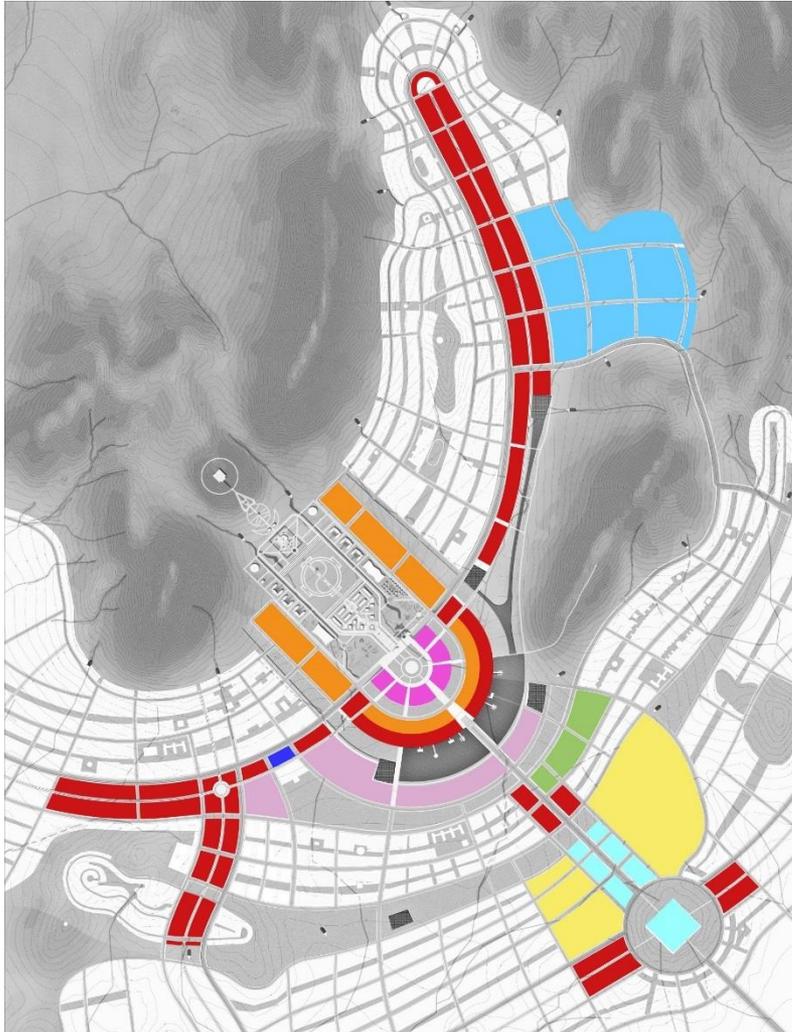
Density 0,5 to 1,5

GFA 50.000 m² to 145.000 m²



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1st Construction Stage – Requests



-  Government
-  City Government
-  Diplomatic District
-  Financial District
-  Museum
-  Hotel, Serviced Apartments, Tourism Facilities
-  Commercial
-  University
-  Film Industry





Agenda

1
2
3
4
5

EcoCity+ Design

Maidar EcoCity

First Stage

References

Further Process

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1st Construction Stage – References – Concentric Structure



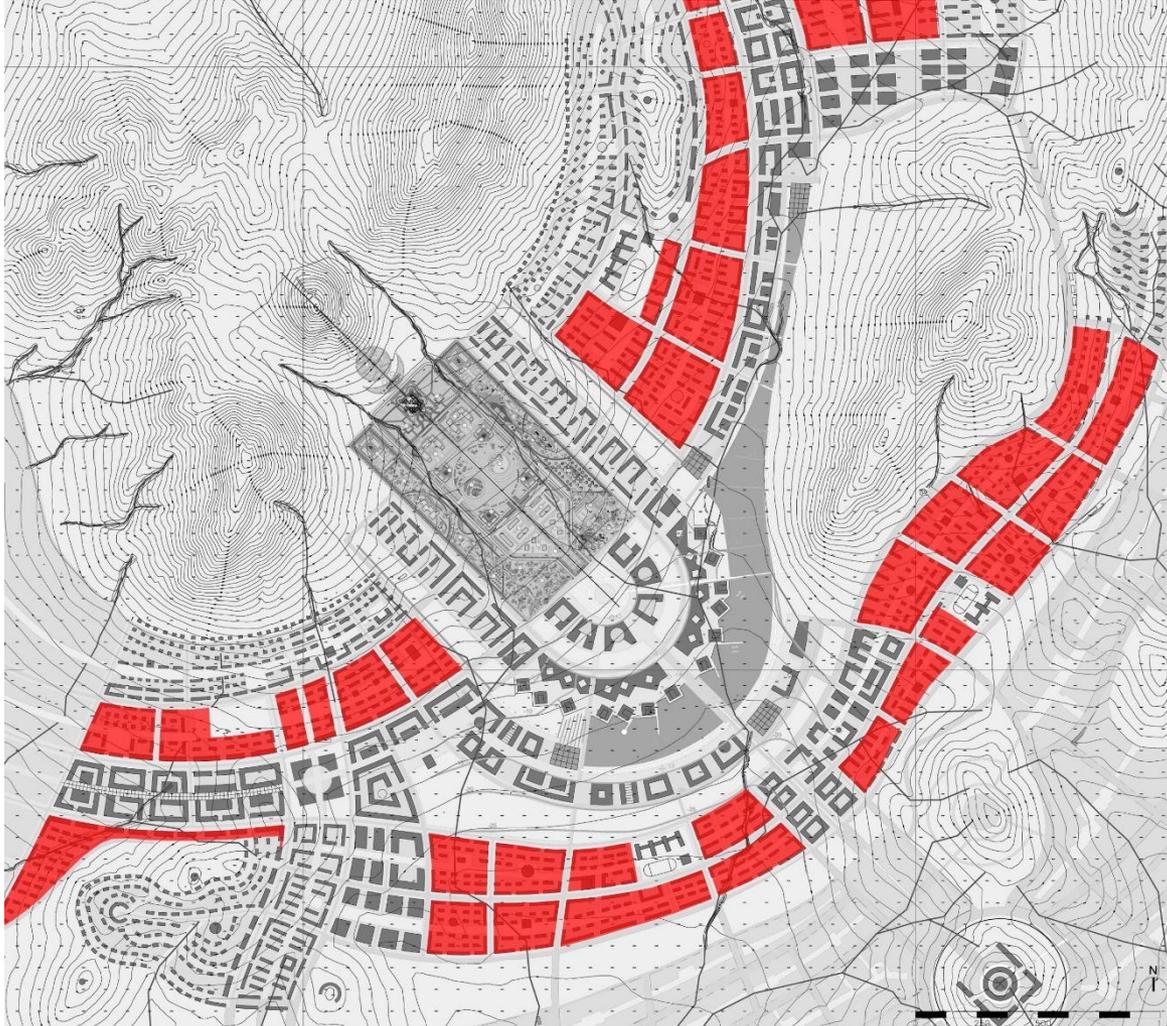
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1st Construction Stage – References – Boulevard



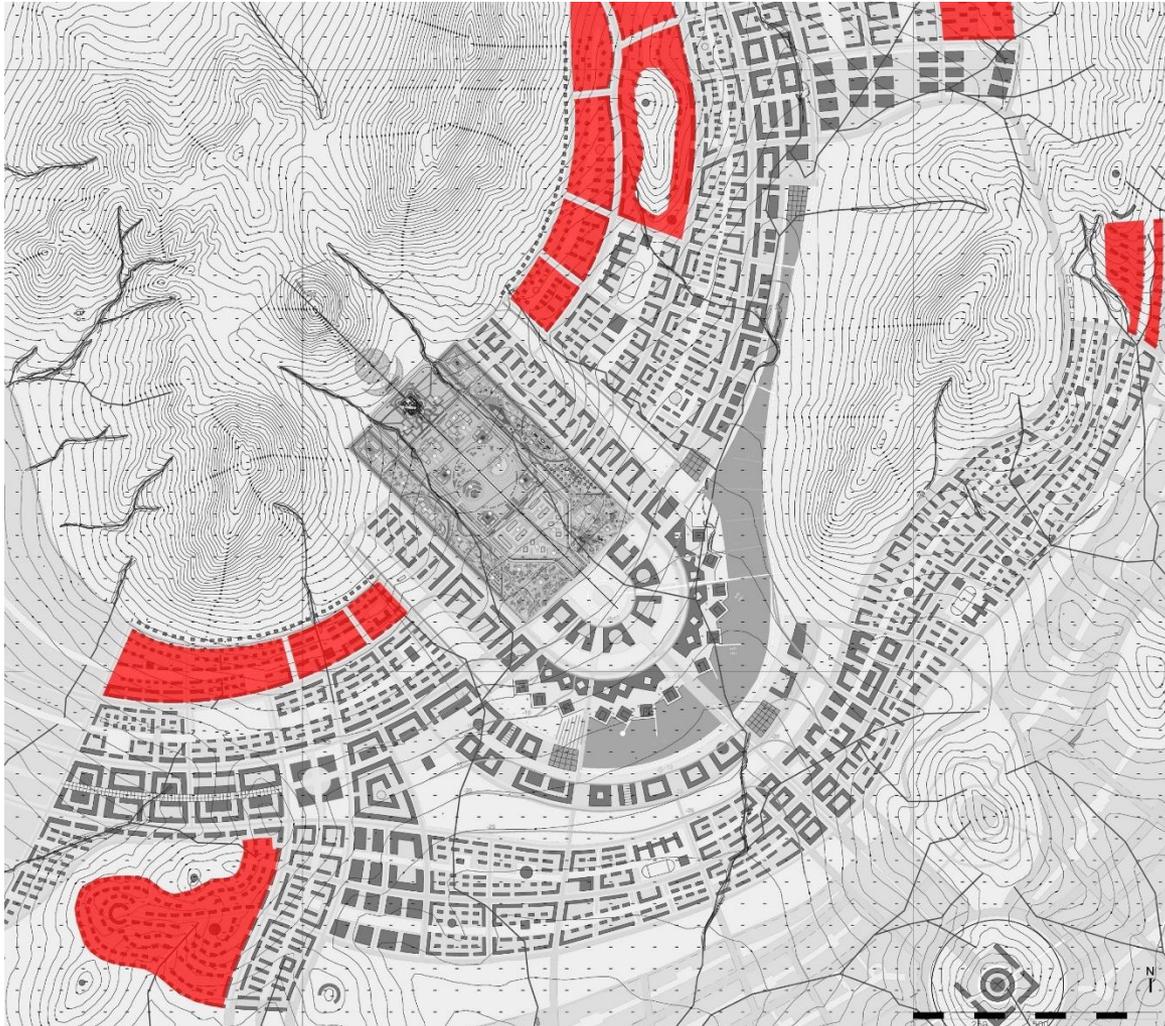
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1st Construction Stage – References – Residential (high density)



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1st Construction Stage – References – Residential (low density)



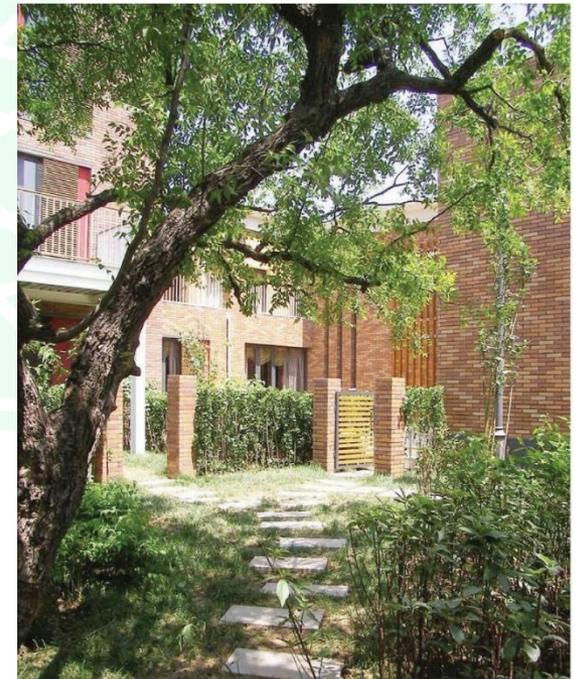
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1st Construction Stage – References – Public green



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1st Construction Stage – References – Semi public green





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Further process

Micro Level

Object



- Site and Utilities
- Individual Development
- Financial Plan
- Financing
- Design
- Implementation
- Commissioning/ Operation

City



- Urban Design
- Urban Development
- Utilities
- Transport
- Social Infrastructure
- Tourism Development

Country



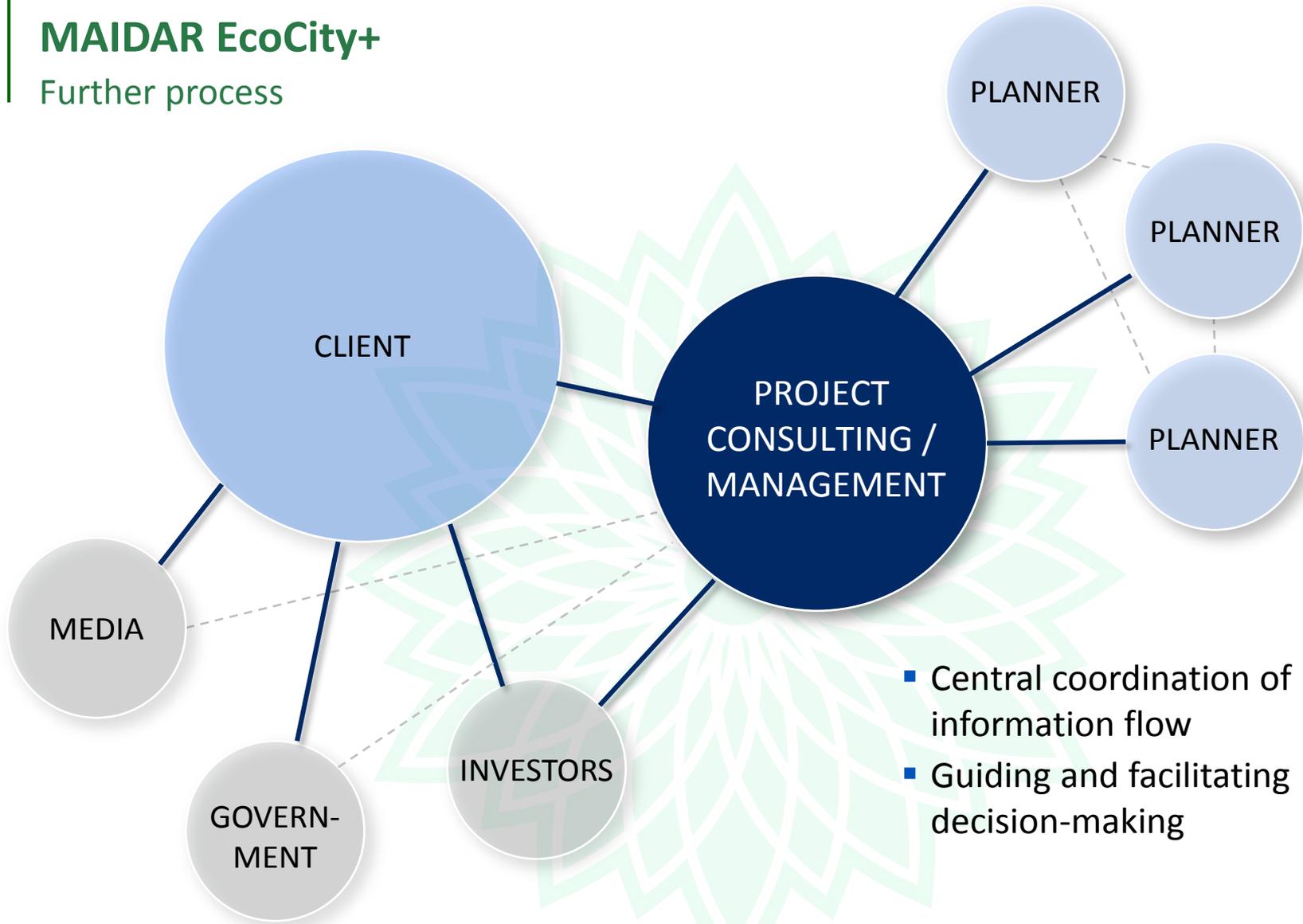
- Regional Planing
- Transport Infrastructure
- Utilities
- Tourism Development
- Education
- Security

Macro Level



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Further process



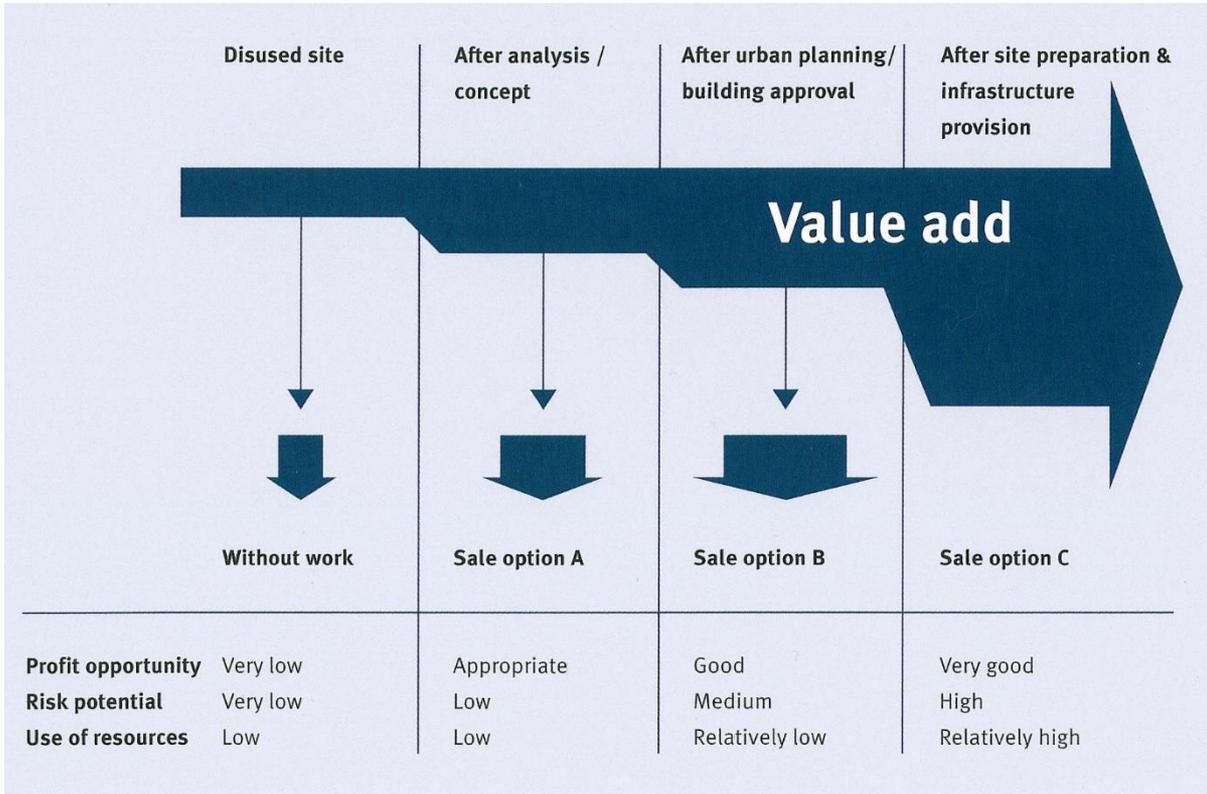
- Central coordination of information flow
- Guiding and facilitating decision-making

Clear responsibilities – one point of contact



Maidar EcoCity+

Be Part Of Maidar EcoCity+



Structured investment- and participation opportunities for

- Investors
- Financing Institutions
- Operators/ Service Providers
- Users

For the areas

- Urban Infrastructure
- Energy
- Utilities
- Sites
- Transport
- Services
- Commercial

With the Support of the

- Government of Mongolia
- City of Ulaanbaatar
- Central Region of Mongolia
- International Partners

Build to Suite Solutions for Local and International Participants



Maidar EcoCity+

The Project Team – Your Partners On Site



Ongoing Activities in Co-Operation with Governmental and Commercial Partners

DEG Financing Request Ongoing

EBRD, World Bank, Asian Development Bank Financing (Preparation of Basics)

CO2 Footprint Based Financing Under Preparation

Structured Financing on Base of Resources (Raw Materials) Under Negotiation

International Positioning (Asia Expo, MIPIM, etc.)

Integration in Mongolian-Singaporean Partnership



global subjects...

The Project Team – Your Partners On Site

Initiator: Maidar City
www.maidarcity.com



МАЙДАР
СИТИ
XXK

Management Consultant: Drees & Sommer
www.dreso.com

**DREES &
SOMMER**

Urban Design: RSAA
www.rs-aa.com

RSAA

Engineering Consultants:

RAMBOLL

INGENIEURBÜRO
KRAFT

**TRANS
SOLAR**

...are local subjects

Contact: b.lundeg@rs-aa.com