

SOCHI GRAND MARINA

Sochi, Russia

Client: Sochi Grand Marina LLC



Sochi is a favored Russian vacation destination due to its unique subtropical climate and 100-kilometer stretch of pebble beaches along the Black Sea. Its location at the western end of the Greater Caucasus mountain range also makes Sochi a desirable winter vacation destination with access to skiing and alpine activities — validated by the selection of Sochi as the site of the 2014 Winter Olympics. With no extant city center, the plans for the Sochi Grand Marina were meant to cultivate a major new waterfront destination and create a central focal point for the city.

The site was planned on 7.7 existing hectares and three hectares of reclaimed land. The total development of 600,000 square meters was to be developed in two phases. The first phase was comprised of a spa hotel and convention center; shopping arcade building; and a small office tower surrounding a landscaped waterfront plaza and temporary yachting facilities. In conjunction with this development, the neighboring historic Ferry Terminal building was to be renovated and converted into a retail center, and the federal government was planning a larger outer port facility.

The second phase would consist of an improved waterfront, including the reclaimed land built around a permanent luxury yachting marina. A new cobblestone pedestrian shopping street would connect the elements of the project, and the new program would provide luxury retail and entertainment venues, as well as luxury waterfront housing.



