PRESENTATION

AGENDA

INTRODUCTION
DEFINING MEGA PROJECTS
ASPIRATIONS
PARSONS EXPERIENCE
Introduction

Mega projects are a norm in the Middle East

Development paradigm shift from “individual site developments” to “planned communities”
Introduction

Dubai Vision 2020 and reinforced in UAE Vision 2021 call for innovative approaches to effectively and efficiently deliver high-value projects.

KSA Vision 2030 emphasizes the development of healthy sustainable communities supported by economic diversity.
Defining Mega Projects

- Significant financial investment that attract a high level of public attention or political interest
- Significant effort in developing, planning and managing
- Involves multiple public and private stakeholders
- Innovative delivery methods including J-Vs, PPP, etc
- Transformational
- Substantial direct and indirect impacts on the community & environment
- Risks are substantial
Aspirations

Building for the 21st Century and beyond

Integrated master planned development (buildings and infrastructure) with state-of the art amenities
Aspirations

Deliver new designs, features and products that improve the overall quality of life and appeal
Aspirations

• Advancement in transport systems: Public Transport (Rail, metro, Tram, Hyperloop, Autonomous); Non-motorized (cycling, jogging)

• Advancement in infra technologies: Smart City Infra (big data), IT/Telecom; Shared services, District Cooling, Gas;

• Sustainability Aspirations: Planning to reduce environmental impact (LEED, BREEAM, ESTIDAMA)

• Emphasis on Health: Active Life-styles, Open Space balance, Urban Farming
Parsons Experience

Parsons is instrumental in delivering a variety of primary infrastructure and iconic community development mega projects in the region through our design center in Dubai.

Projects include high-end iconic communities, industrial cities and integrated infrastructure projects with air, sea and surface transportation systems.
Example: Dahyat Al Fursan New City, KSA

- Promote Ministry’s Vision for Affordable Housing
- Sustainable City Development
- Model Residential Community
- Integration of Smart City Concept
- Active / Energized City
- Context Sensitive: Culture & Recreation
- Employment Growth Opportunities
- Synergy with Metropolitan Riyadh
Location

1. 35 km from Downtown Riyadh
2. 15 km from King Khaled International Airport
3. Within Growth Corridors of Metropolitan Riyadh
4. Connectivity via 3rd ring Road/ Jenadriya Road
5. Proximity to East North City Developments
Benchmarks

Central Paris, FRANCE
Site Size: 7,742 Ha

Downtown Dubai & Business Bay Area + Surrounding Area, Dubai, UAE
Site Size: 3,877 Ha

Manhattan, USA
Site Size: 5,382 Ha

Central Melbourne, AUSTRALIA
Site Size: 3,778 Ha

Central London, UK
Site Size: 2,687 Ha

Yas Island Abu Dhabi, UAE
Site Size: 3,877 Ha
Master Plan

- **72,000 Units**
- **360,000 Residents**
- **20 km Trail**
- **152 Parks**
- **13 km Trail**
- **31 Edu. Units**

1. North Central District
2. South Central District
3. Equestrian District
4. Upper Hillside District
5. Middle Hillside District
6. Lower Hillside District
7. Gateway District
8. Mall & Cultural District
Key Features

GRAND MOSQUE

51 ha

170,000 worshipers
Key Features

COMMUNITY FACILITIES

30 Schools
78 Community Centers
83 Mosques
7 Hospitals
Key Features

PARKS

165 Ha

1 Central Park
7 District Parks
36 Neighborhood Parks
106 Cluster Parks
Key Features

RECREATION TRAILS

20 km trail

13 km trail
Key Features

MEDICAL CAMPUS & HIGH PERFORMANCE SPORT

71 ha

1 mil GFA
Key Features

EQUESTRIAN FACILITIES

a. EQUESTRIAN ACADEMY

- 8,500 sqm Clubhouse GFA
- 200 Horses (Stables)

Equine Hospital
Indoor Arena
Outdoor Arena
Polo Field

b. EQUESTRIAN CLUB

- 3,500 sqm Clubhouse GFA
- 52 Townhouses
- 20 Horses (Stables)
- 100 Hotel Rooms
Key Features

PUBLIC TRANSPORT

- Highway Connection
- Proposed Metro Line
- Proposed Tram Line (20 km)
- People Mover (5 km)
- Proposed Metro Station

Metro
Tram
Elevated Pods
Self Delivery Pods
Key Features

MEGA MALL & CULTURAL DISTRICT

2.8 mil sqm (Total Land Area)

900,000 sqm (Mega Mall GFA)

5,200 Hotel Keys
500 Serviced Apartments
4,000 Residential Apartments
800,000 sqm Office GFA
Example: Dubai Strategic Sewerage Tunnels

- Upgrade to Existing System
- To Accommodate Growth
- Bur Dubai – 62 km & 112 km Link Sewers
- Deira – 16 km & 34 km Link Sewers
- Decommissioning Existing Pump Stations
- Design & Implement a full Lifecycle Project
Example: Dubai Cycle Network – Planning & Design

- Developing essential ‘green infrastructure’ to strengthen Dubai’s international position as a ‘healthy city’
- Eco-friendly movement that enables family amenities and new sports and leisure benefits
- Project will contribute to a long-established infrastructure legacy
- Creating dynamic, multifunctional spaces
- The cycle network as a destination in its own right
- Place connecting and gathering people and a backdrop for unfolding their life
Example: Dubai Cycle Network – Planning & Design
Example: Saadiyat Island: PMC
Example: EXPO – Design/Construction Supervision

A “Mega Event” analogous to Olympic Games, profile on a world stage with real economic opportunities, investment and business visitors.
How we deliver Mega Projects*?

• Develop robust brief with client based on Benchmarks and Market Studies
• Multidisciplinary collaboration (technical and regulatory) at the onset to analyze the site and context
• Use of Innovative GIS Mapping to prepare solid basis of master planning
• Creative multidisciplinary design through internal and external workshops
• Use of advanced BIM process and associated software to develop integrated designs and make effective changes
• Use of advanced 3D software and video simulations to study and explain design proposals
Thank you