



Less parking, more shopping

You can reach us by phone, email
or through our website. We look
forward to talking to you.

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**Who wants to save
1,000,000,000 USD?**

Technology
and behaviour





“ By using scenario planning and future proofing techniques to ensure assets are best placed for the future

”

Smaller parking spaces?

A reduction in the number of parking spaces?

Most effective use of assets?

Opens opportunities for a increase in developable land?

Better experience for customers?

Less congested access and car park area?

Environmental improvements

New areas of revenue?

Scenario Planning

**AVs
never happen**

- 100% conventional
- 0% AVs
- 0% shared ownership

**AVs
arrive much
sooner**

- 50% conventional
- 50% AVs
- 20% shared ownership

**AVs
start to
dominate**

- 25% conventional
- 75% AVs
- 40% shared ownership

**AVs
Dominate**

- 0% conventional
- 100% AVs
- 60% shared ownership

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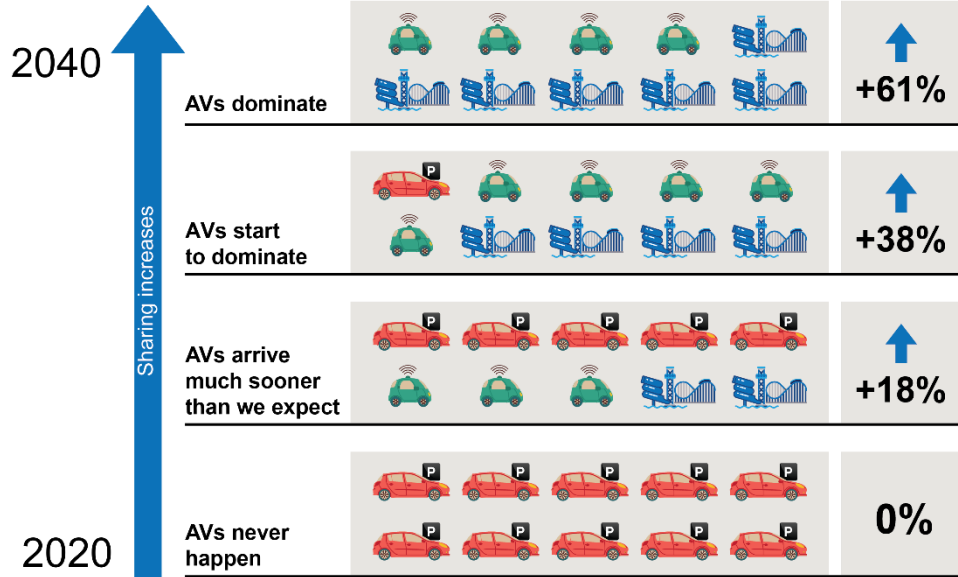
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The **Billion** Dollar Question...

1

Existing malls in Dubai

100,000 existing car park spaces at malls in Dubai

2

Future malls in Dubai

More than 100,000 car parking spaces to be built at new malls in the next 5 years

3

Future mobility – drop offs

40,000 car park spaces will need to be turned into drop off to deal with changes in behaviour and technology

4

Future mobility – autonomous vehicles

40,000 car park spaces are not required due to autonomous vehicles

5

Cost saving 40% for autonomous vehicles

A cost saving of **1 billion USD**

Implications

1

Access

Vehicular access remains the same (subject to land use planning and policy) as customers will broadly travel from same directions – the exception is that more will use public transit

2

Parking

Needs to be flexible and future proofed to ensure it can adapt to new technologies or can be used for other purposes – also needs to accommodate the additional drop off requirements

3

Layout

Needs to be able to react to future technology and behavioural change – customers will drop off near to the anchor they want to visit

4

Adaptability

Can be applied to any land uses with significant car parking. For example, hospitals airports or stadia

5

Future proof

Consider a number of alternative futures, scenario plan and plan for the most plausible scenario while considering technological advancement

6

Create value

Creates opportunity of more developable land. For example:

- more GFA for revenue generating uses
- green spaces
- EV charging

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