Concept Review

Concept review for Project confirms key project components including: Land use, densities, building massing, site layout and other high level parameters. Applications must be complete and in accordance with the “General Submission Requirements for Development Review Applications”. Incomplete or Incorrect submissions will not be accepted by the UPC. For further information regarding the content of the submission items, please refer to the UPC Website (http://upc.gov.ae) under Development Review- Forms. (3 x A3 hard copies and 20 soft copies are required for submission)

C1. Site Details

C1.1 Site Details: Plans and illustrations which indicate the development site within the context of the surrounding area.

- C1.1.1) Affection Plan: Current Affection Plan of the project site including Geo-referenced coordinates.
- C1.1.2) Context Plan: Project site within the context of the local/neighborhood/district/regional area and/or master plan. The plan should include surrounding land uses, major transport and infrastructure, public realm elements (parks, pedestrian connections etc.) identifying the proposed linkages and integration between the site and the surrounding area.
- C1.1.3) Site Plan: Plan which shows streets, building footprints, parks and open spaces within the project boundary and the surrounding area.

C2. Development Concept

C2.1 Proposed Development Concepts: Plans and supporting illustrations that demonstrate the intent, form and design for the project and its compliance with the existing regulatory controls.

- C2.1.1) Project Intent (1 page): Narrative demonstrating the intent for the project.
- C2.1.2) Regulatory Compliance Table: Using the UPC template show the projects regulatory compliance with all relevant UPC plans and Policies and/or Master Plan requirements (where applicable).
- C2.1.3) At grade/street level land use plan: Indicate proposed uses and activities at the pedestrian level including access by travel mode, and site landscaping.
- C2.1.4) Massing Plan: Site plan showing building location, footprint and height.
- C2.1.5) Building and Site sections: Sections showing proposed development in the context of proposed and existing building(s) within the immediate site surroundings. (Height levels to be shown)
- C2.1.6) Axonometric Drawings: Views from all four compass directions showing the project massing and scale within the context of the surroundings (including existing or proposed buildings). Floor levels should be indicated.
- C2.1.7) Perspectives: Indicative streetscape sketch perspectives from eye level showing new development in context including existing buildings, impact on views and, if applicable, impact on adjacent landmarks.

C2.2 Land Use and Development Summary: Indicates the intended land uses and development statistics for the project.

- C2.2.1) Land Use Plan: Plan showing land use across the site that is directly cross-referenced to the Development Statistics Summary in C2.2.2
- C2.2.2) Development Statistics Summary: Using UPC Template provide development statistics for land use (cross-referenced to the Land Use Plan C2.2.1) including: site area, total gross floor area (GFA), floor area ratio (FAR), GFA by specific land use type, FAR by specific land use type, building heights, % site coverage and % landscaped area. (Note: land uses should be aligned with relevant governing land use classifications)

C3. Development Delivery

C3.1 Development Delivery and Phasing: Indicates the expected delivery of the project including expected commencement and completion dates.

- C3.1.1) Development Phasing Plan: Site Plan which indicates ownership (Public and Private) and illustrates the proposed phasing of the development (where multiple phases are proposed). (If applicable)
- C3.1.2) Development Phasing Summary: Using UPC template and cross-referenced to the Development Phasing Plan (C3.1.1) provide expected commencement and final completion dates for the development (broken into phases where necessary). Note: Where phases are proposed each phase should include buildings, public open space and community facilities, transportation and utility infrastructure to be provided (where applicable).
C4. Environment and Estidama

C4.1 Environmental Compliance: Ensures that the project complies with necessary environmental assessment requirements.

- C4.1.1 Proof of Commencement of Environmental Analysis: Letter from the Environment Agency Abu Dhabi (EAAD) confirming their approval or waiver of terms of reference for any required environmental assessment.

C4.2 Estidama Intent: Confirms that Estidama requirements will be incorporated into the development.

- C4.2.1 PBRS Credit Confirmation Checklist (1 page): Statement confirming compliance with each required credit, including the hiring of appropriate professionals and confirmation of Pearl Rating target. Is there a requirement to achieve 2 or more Pearls?
- C4.2.2 IDP Process Chart (2 pages): Chart of team members, and preliminary schedule of integrated multidisciplinary workshops and hand-off to future between project stages.
- C4.2.3 Natural Systems Assessment (3 pages): Narrative, supported by site photos, identifying valuable or significant natural assets on site as per definitions in PBRS credit NS-R1.

C5. Public Realm (if applicable)

C5.1 Public Realm Concept: Describes and illustrates the public realm vision for the project.

- C5.1.1 Public Realm Summary (1 page): Narrative and supporting images explaining the public realm vision and demonstrating understanding and compliance with the Public Realm Design Manual (PRDM).
- C5.1.2 Public Realm Plan: Plan illustrating all public realm areas in accordance with the Public Realm Design Manual (PRDM).

C6. Community Facilities (if applicable)

C6.1 Community Facilities Analysis: Describes how community facilities will be affected and/or required by the development.

- C6.1.1 Community Facilities Summary: Narrative demonstrating how the development proposal complies with the UPC Community Facility Standards including providing details of the expected composition of a) residents; b) employees; and c) visitors upon completion. An assessment of the proposals impact on existing community facilities should also be included.
- C6.1.2 Community Facilities Plan: Plan showing the location of any existing Community Facilities within the catchment area together with new Community Facilities proposed as part of the development. The plan should be cross referenced to the Development Statistics Summary (C2.2.2).

C7. Middle Income Housing*

C7.1 Middle Income Rental Housing: Ensuring that developments with multi-unit residential land uses are providing appropriate middle income rental housing in accordance with the Middle Income Rental Housing policy.

- C7.1.1 Middle Income Rental Housing Assessment: Using the UPC template ensures that the project provides 20% of multi-unit residential GFA allocated to MI RH.
C8. Transportation and Utilities (if applicable)

C8.1 Transportation Summary: Describes the transportation aspects of the development including all roads, pedestrian and cycle paths and water based access and transit.

- C8.1.1) DOT Confirmation: Proof of submission to the Department of Transport (DoT) of the Methodology Report for the Transportation Impact Study (TIS).

- C8.1.2) Site Circulation and Access Plan: Plan(s) (using the land use map as a base) showing pedestrian and bicycle infrastructure, existing and proposed public transport network (including rail, bus and water transport) provision to serve the development, show 350 metre radii from transit stops/stations; and vehicle network plan (proposed access and throughfares to serve the development, including service vehicles, e.g. delivery trucks, emergency services, refuse and recycling collection).

- C8.1.3) Typical Right of Way and Utility Corridor Cross-Sections: Cross Sections for all proposed circulation and throughfares within the site (if applicable). Sections shall show building-to-building and include utility corridors designed according to the Abu Dhabi Urban Street Design Manual and Utility Corridor Design Manual. All typical cross-sections should be identified on the relevant Site Circulation and Access Plan (8.1.2) and Utility Corridor Plan (C8.2.3).

- C8.1.4) Land and Water Access Plan: Plan for all waterfront sites (where applicable) showing public and restricted foreshore access including pedestrian/cyclist linkage into adjoining waterfront sites, waterfront building setbacks and public promenade (widths), public water transport terminal locations, private water taxi stops, locations and types of maritime uses/development for motorized and non-motorised vessels including marinas (no. of wet berths), dry boat storage (no. of vessels), public and private wharves, boat launching ramps, marine refueling, beaches, Highest Astronomical Tide and Lowest Astronomical Tide (if relevant), key vistas to water, shoreline treatment (hard, soft, any shoreline modification) non navigable canals, swimming and bridges (air drafts).

C8.2 Utilities Summary: Describes the developments demand for utilities including anticipated distribution networks.

- C8.2.1) Utility Demand Calculations (1 page): Using the UPC template, provide estimations on the proposal’s demand on utility infrastructure. Note that the submission must also show water balance between wastewater production and Treated Sewage Effluent required for irrigation and cooling make-up.

- C8.2.2) Utility Plan(s) (1 page): Concept layout site plan showing proposed utility lines, location of proposed utility plots and tie-in points to existing utility network:
  - Potable Water & Fire Fighting
  - High/Medium/Low Voltage Electrical
  - Sewer Utility Plans
  - Stormwater
  - Irrigation
  - District Cooling (if Applicable)
  - Telecommunications (layout only)

- C8.2.3) Utility Corridor Plan (1 page): Layout site plan showing location of new utility service corridors. Must cross-reference C8.1.3 typical ROW and Utility Corridor Cross-Sections. Must meet Utility Corridor Design Manual (UCDM) Standards.

C9. Safety and Security **

D9.1- Safety and Security Summary: Ensure that all projects are planned and designed in an appropriate manner with regard to the Abu Dhabi Safety & Security Planning Manual (SSPM)

- D9.1.1) If a development is Low Priority: there are no specific deliverables for Safety & Security. The planning submission shall demonstrate compliance with the Abu Dhabi Safety & Security Planning & Design Principles

- D9.1.2) If a development is High Priority: there are specific safety & security deliverables for inclusion in the planning submission. Please refer to the SSPM (Chapter 3) for further details. These deliverables shall be prepared by safety & security specialists.

C10. Other

C10.1 Comments and Issues Tracking: Ensure that the recommendations and comments made during meetings and workshops with the UPC are being suitably tracked and managed and incorporated into submissions.

- C10.1.1) Comments and Issues Tracking Sheet: Using the UPC excel template indicate a) Summary of all requirements (including outcomes from workshops) and any other recommendations or issues raised to date by the UPC and other review agencies, b) the applicant’s corresponding response or action and c) next steps and further actions (where applicable).

* Middle Income Rental Policy applicable in Abu Dhabi Municipality only- for projects proposing Multi-unit residential above 75,000sqm GFA (Refer to Middle Income Rental Housing Policy)

** For High Priority Projects Only (Refer to 'Planning for Safety and Security')

Note: Other specific items/further information may be requested by the UPC where additional supporting details are required.