



AL BATEEN EXECUTIVE AIRPORT AREA REIMAGINED

SEJONA AND AHMEDUR

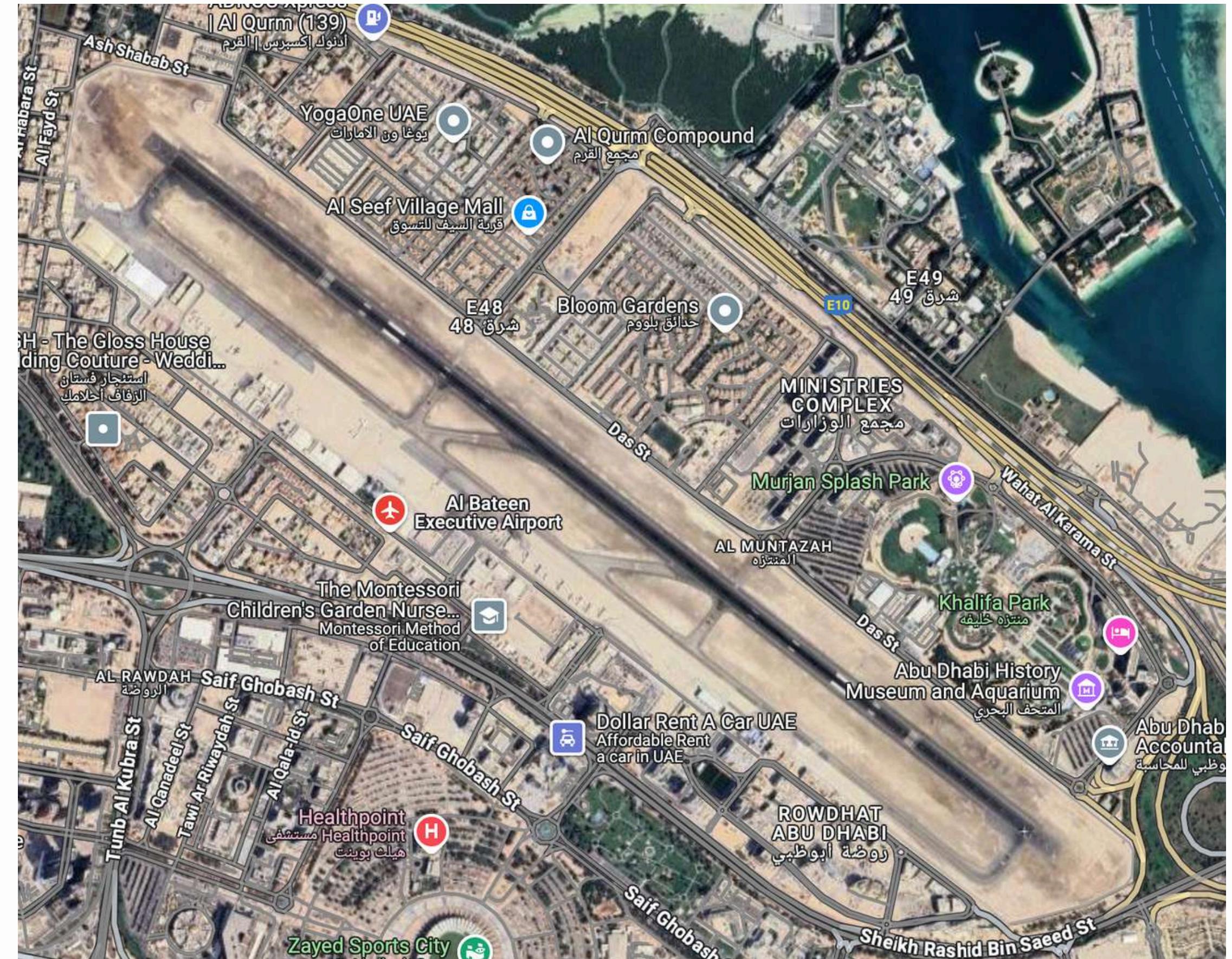


KEY FACTS

- About **200 ha of land** in Abu Dhabi's urban core
- Runway: **3.2 km long**, originally built for commercial jets
- Operates as a **business and VIP jet-only facility**; stands space for around **30 private jets**
- Handled around **29,000 aircraft movements** in 2017 (approx. 80 flights/day).

WHERE IS IT EXACTLY?

- 5 min to ADNEC & Embassies, 8 min to Corniche, 15 min to Yas Island
- 15-min drive ring covers > 60 % of island jobs & university seats
- Neighbourhoods in close proximity: **Al Maqta, Capital Centre, Embassies Area, Western Corniche**



WHY THIS AREA?

Under-used & Disconnected

- < 10 % of the 200 ha site is built; the rest is runway, aprons, and parking
- < 500 staff; 0 residents
- Zayed International's dual runways are rated for **around 70 movements per hour**
- Al Bateen averages around 33 daily movements, **barely 1–2 per hour**
- The runway acts as **an urban wall**
- Plan Abu Dhabi 2030 flags the area for **major densification** due to its prime central location



Apron of Al Bateen Executive Airport

PRECEDENT 1: MUELLER AIRPORT, AUSTIN

- 280 ha municipal airfield closed 1999
- 5 900 homes (35 % affordable), 140 ha parks, 4 M ft² commercial
- Runway reborn as 6 km greenway spine



PRECEDENT 2: DOWNSVIEW AIRPORT, TORONTO

- 370 ha ex-military airfield; framework plan approved 2024
- Will house up to 55,000 residents, 74 acres (30 ha) of parks, 7 M ft² of commercial area
- Goal: Transform the 2 km runway into a climate-resilient pedestrian promenade.
- Design contest unlocking a people-first vision
- Budget: \$22 billion

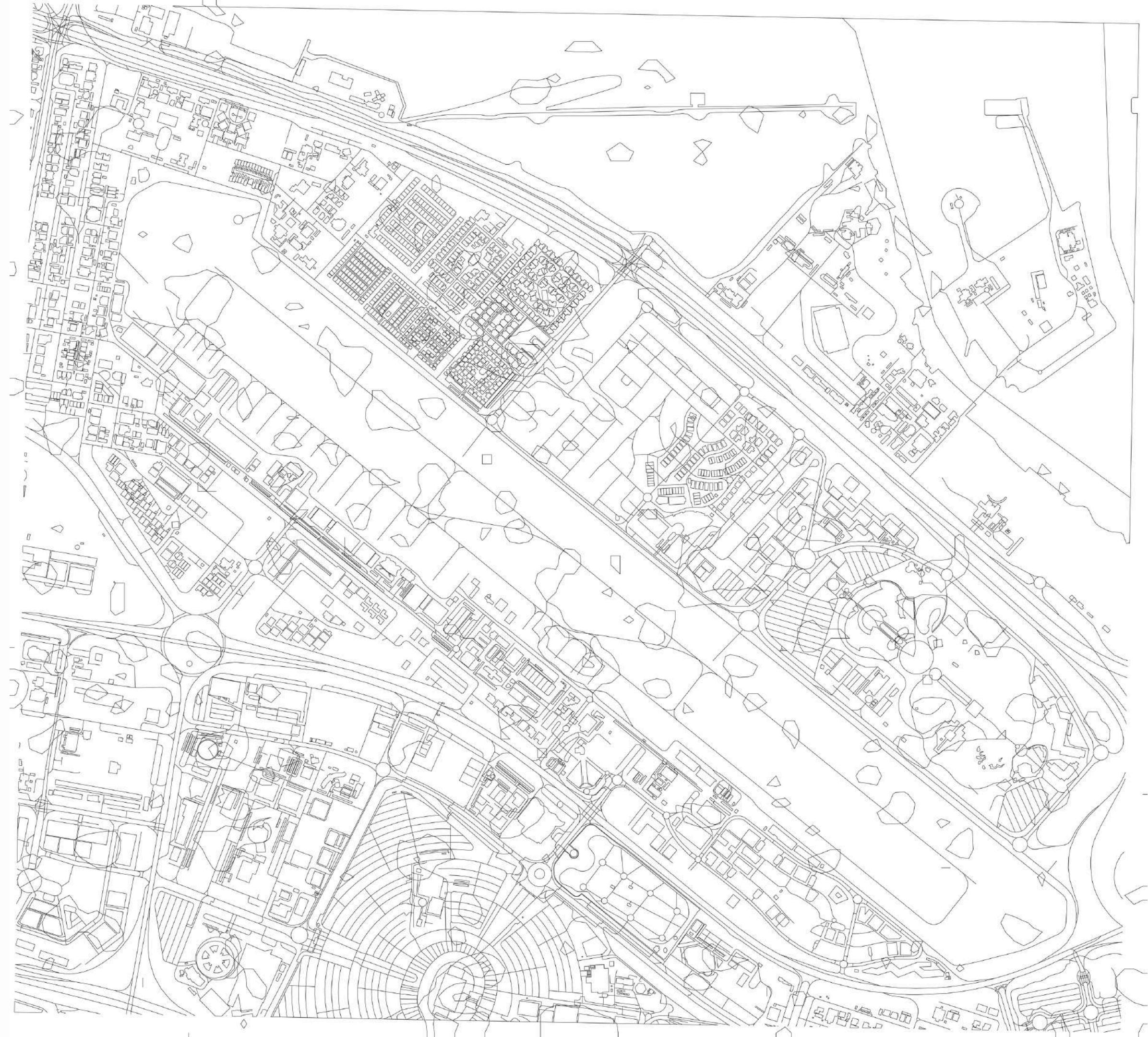


WHY AL BATEEN AIRPORT IS AN EVEN BETTER CANDIDATE FOR REDEVELOPMENT

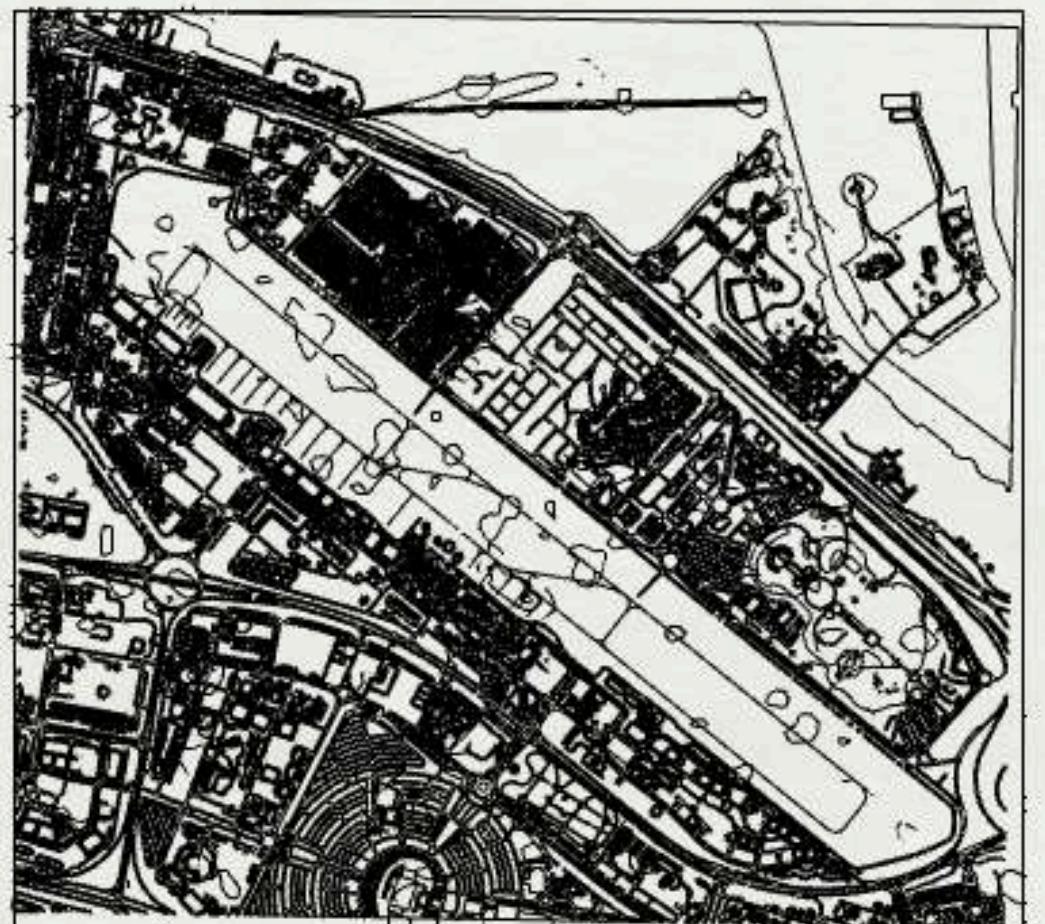
Metric	Mueller	Downsvew	Al Bateen
Distance to City Core	4 km	12 km	3 km
Access to coastal frontage	No	No	Yes
Surrounding grid	Suburban block	Industrial edge	Established urban grid

OUR PROPOSAL

- 01 Reconnect the Area with the surrounding neighbourhoods
- 02 Establish a grid system and do urban infill
- 03 Create a mixed-use and mixed income area
- 04 Create plenty of public and green spaces
- 05 Establish a green spine in place of the runway

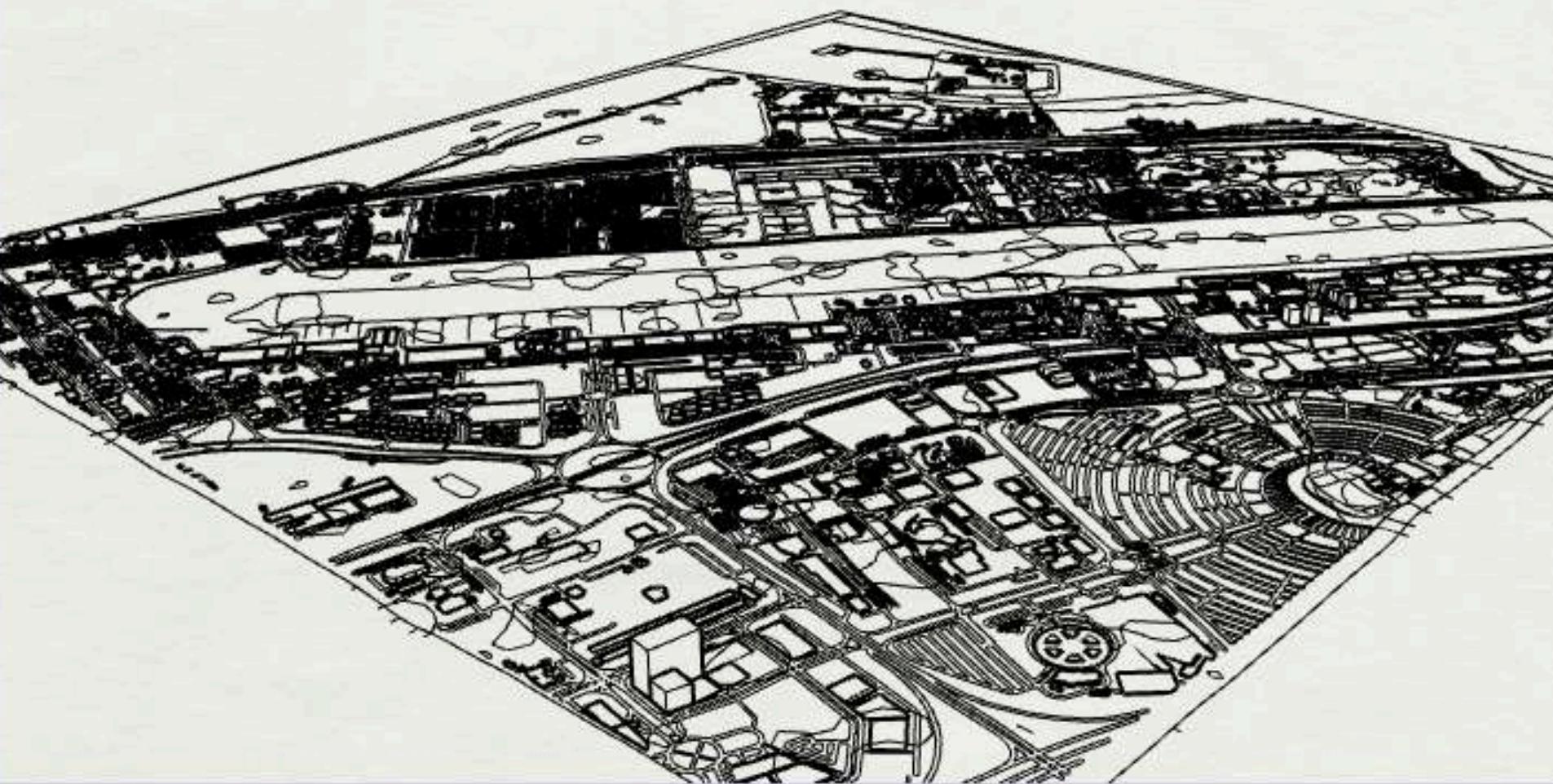


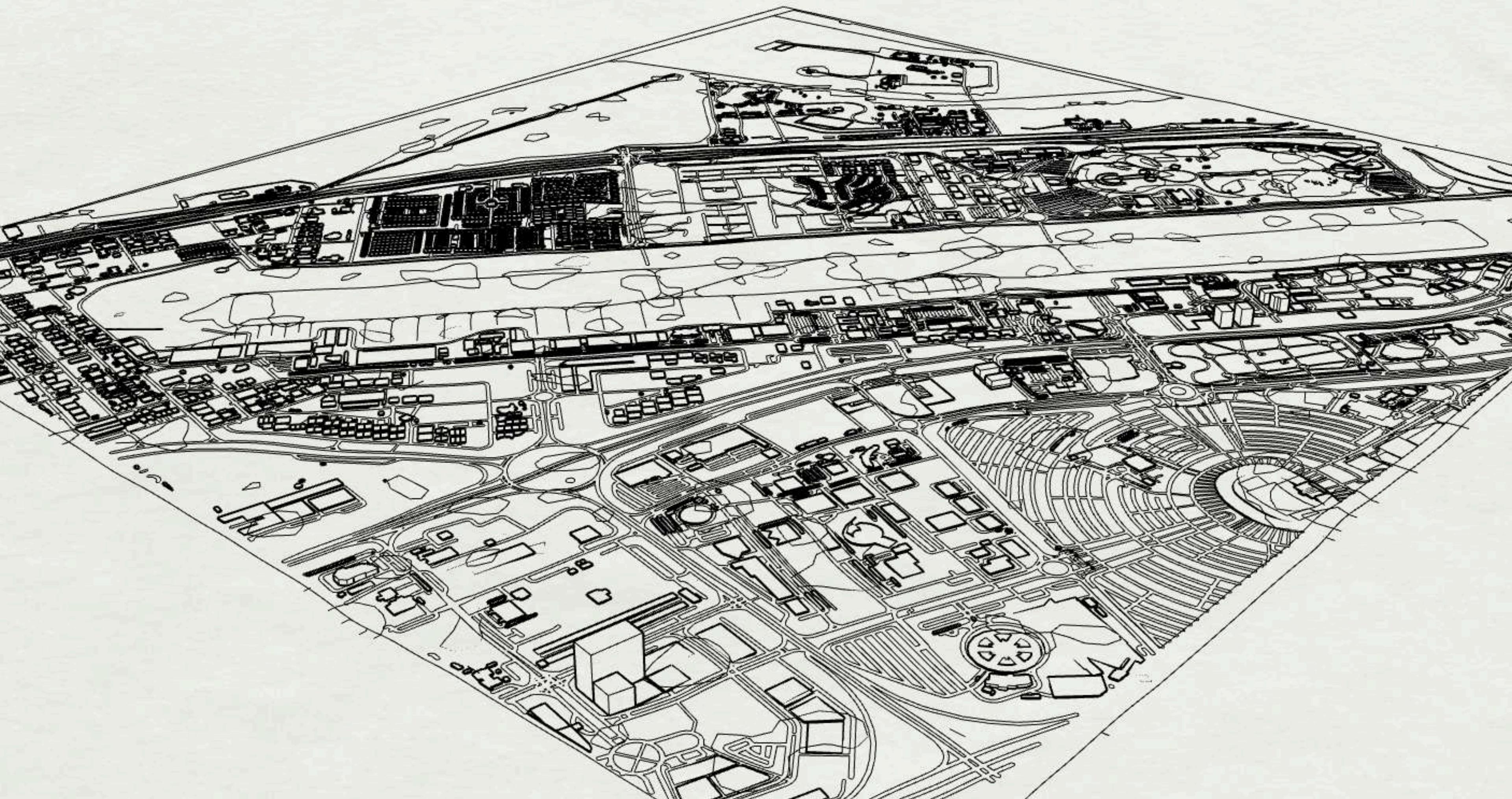




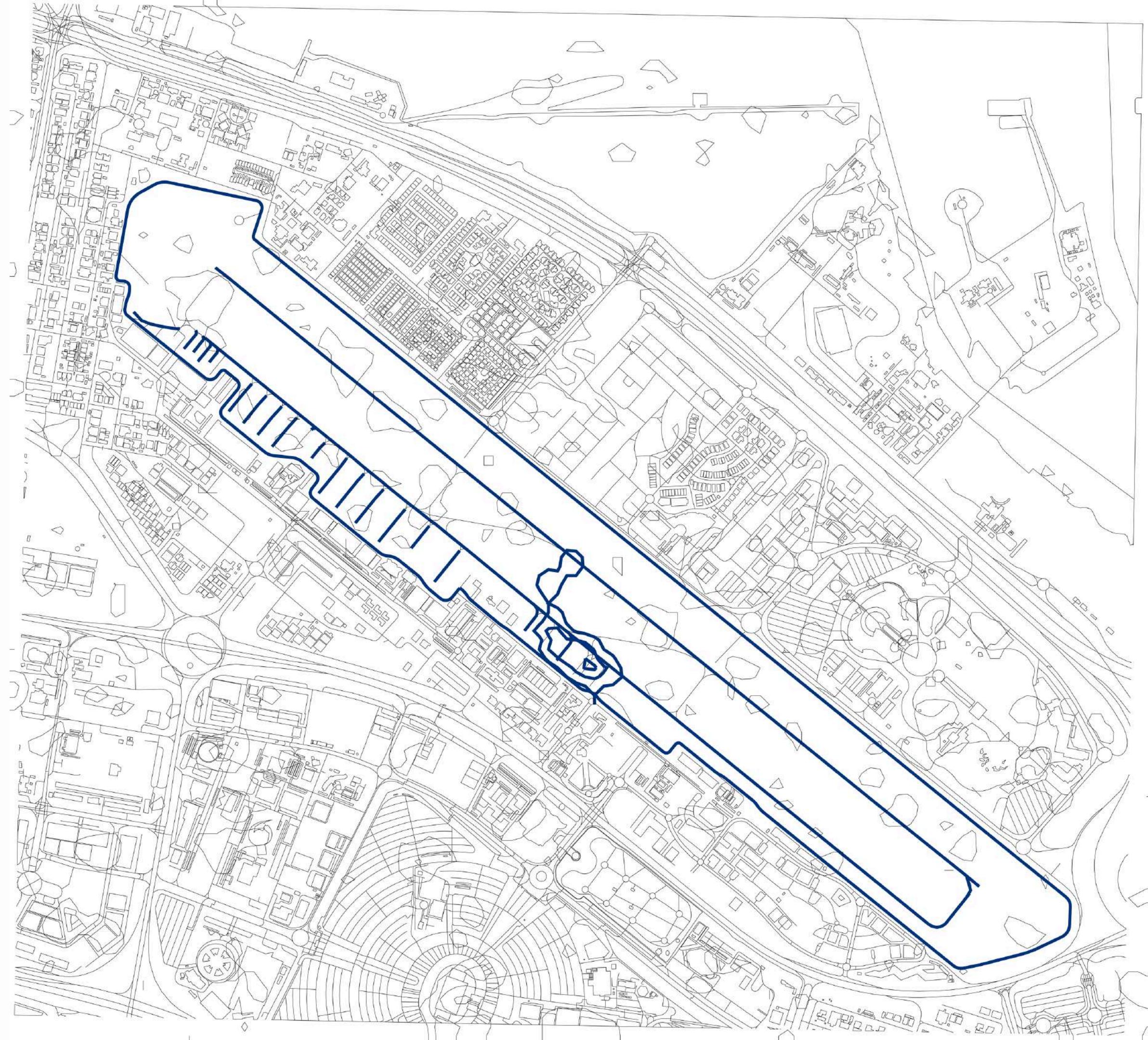
Perspective

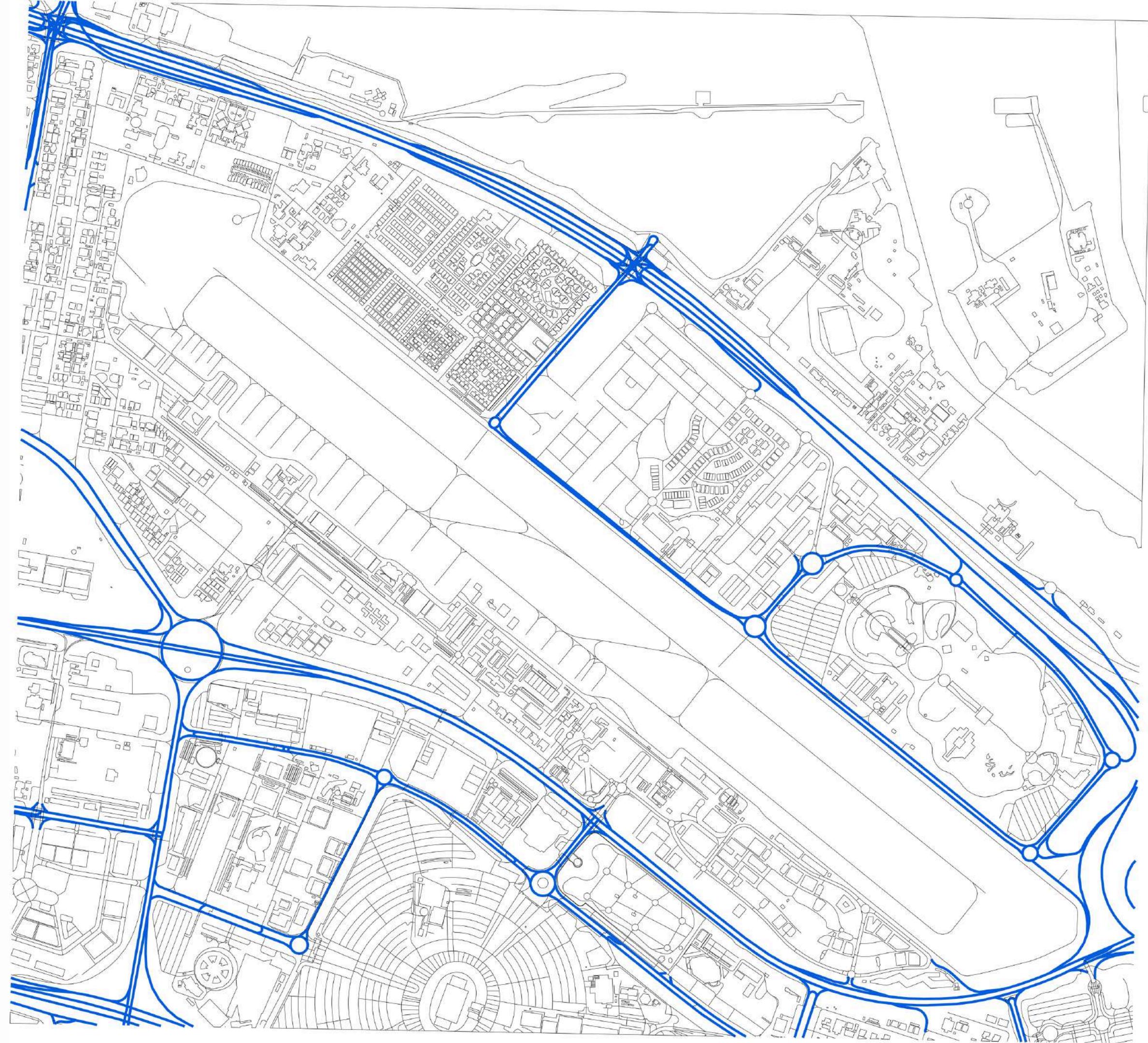
Right

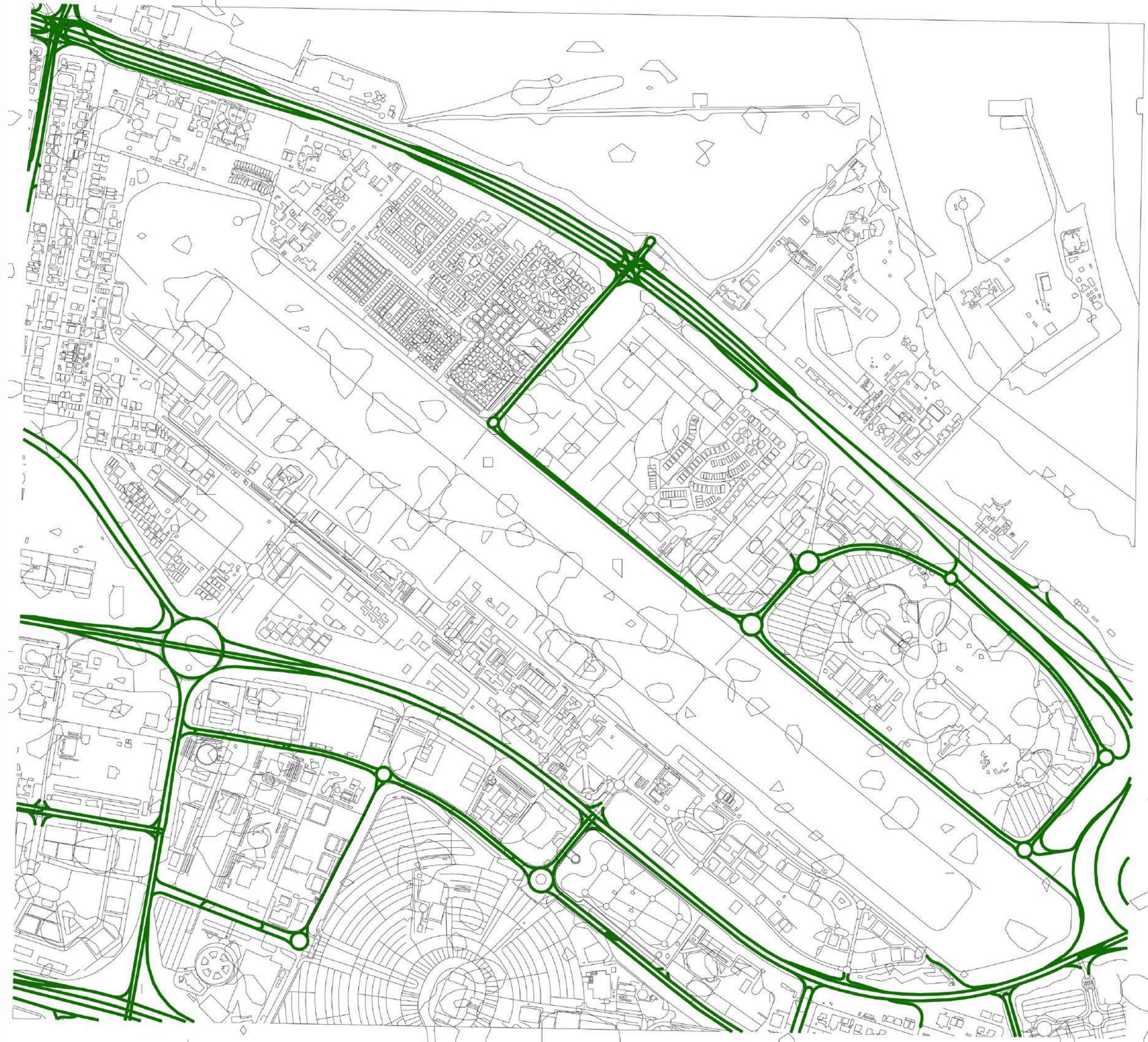


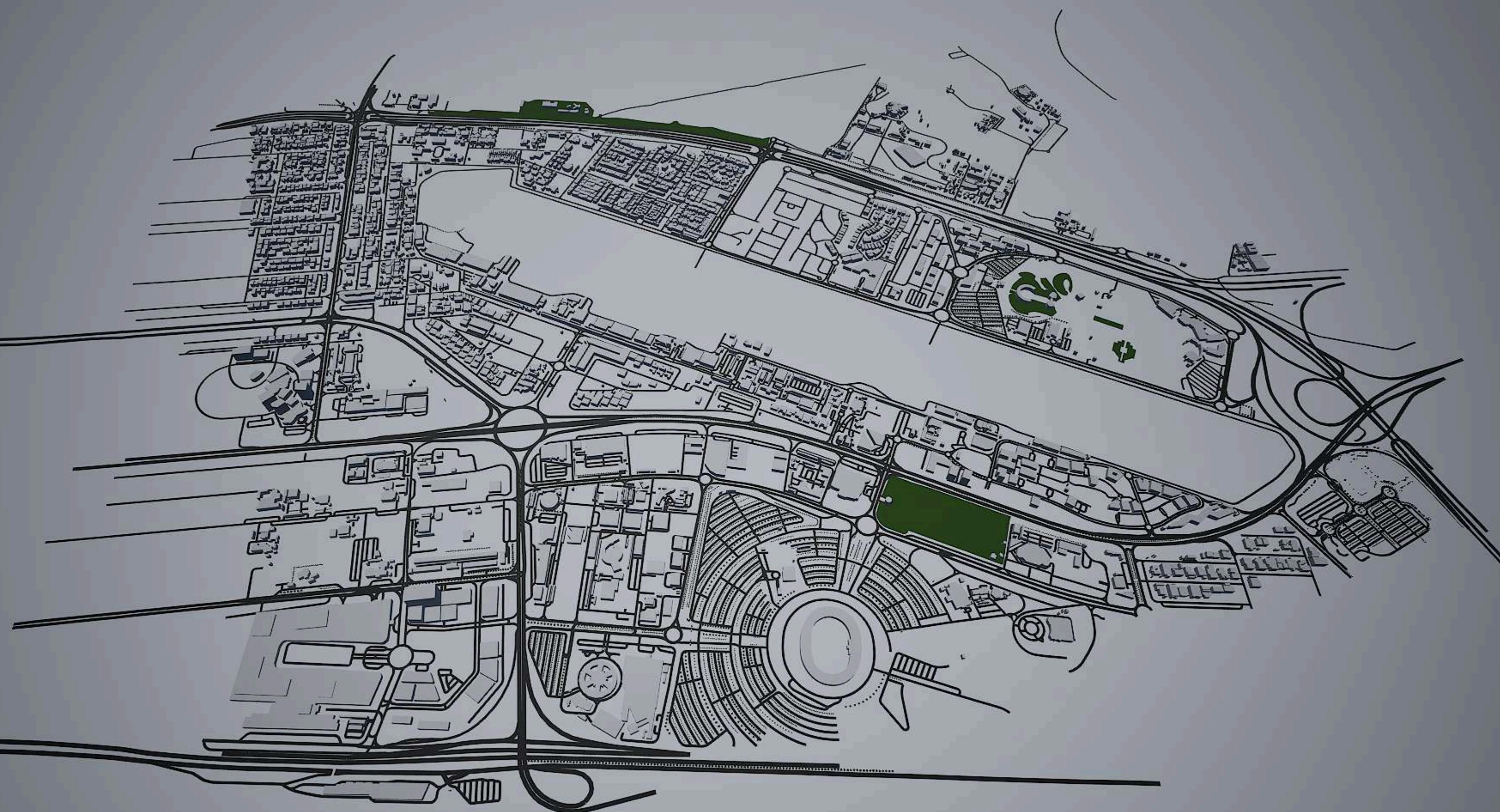




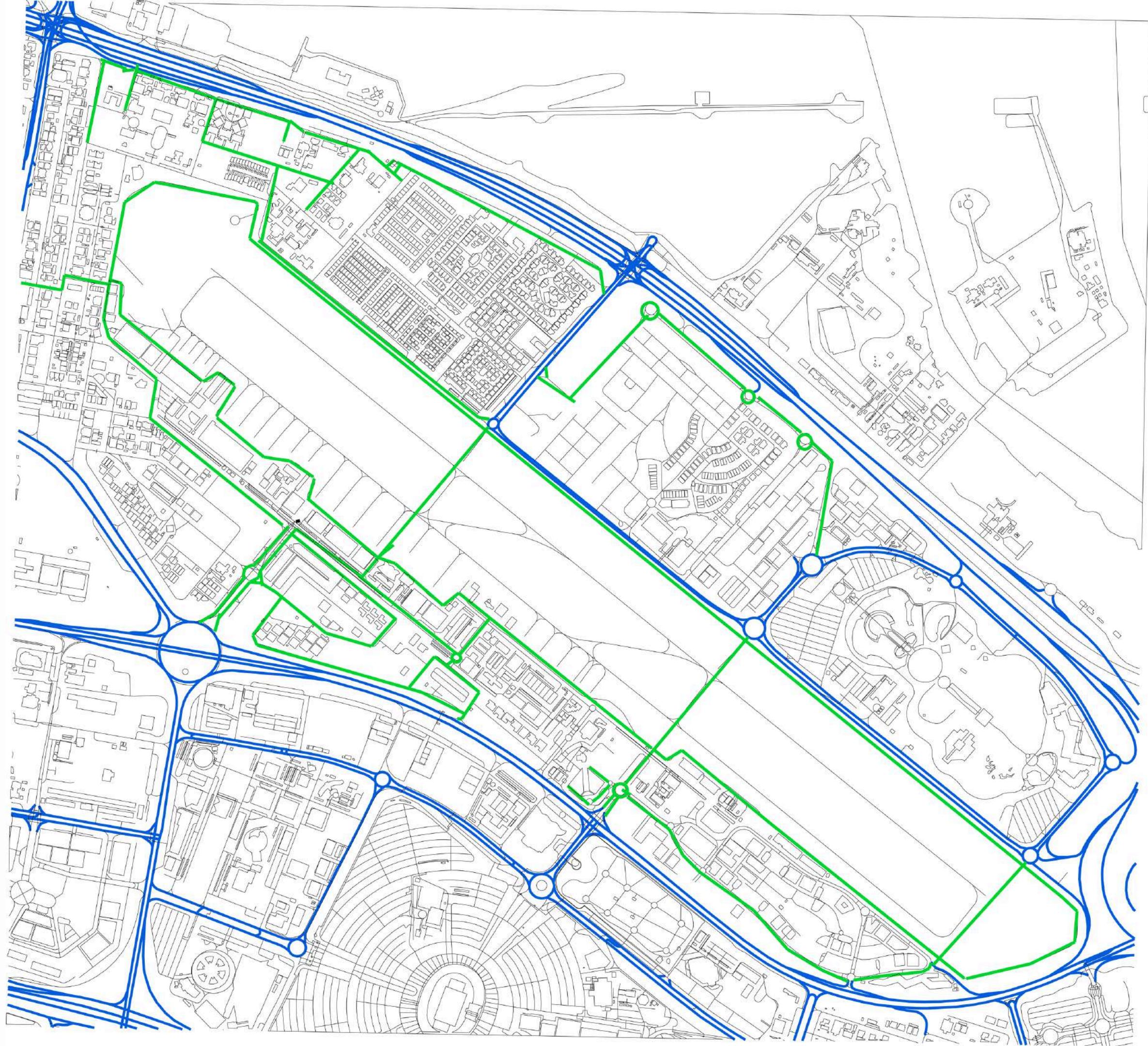


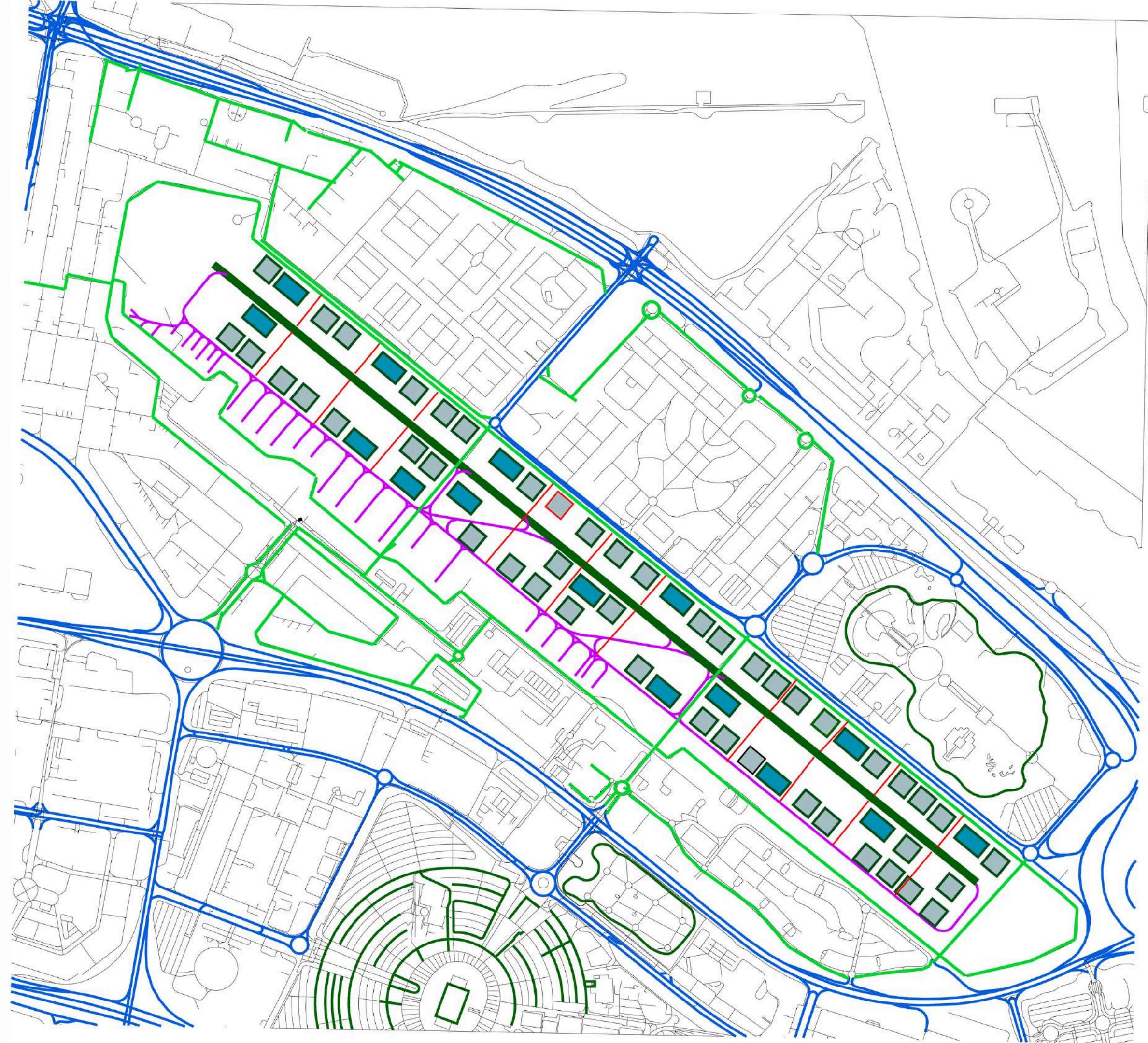








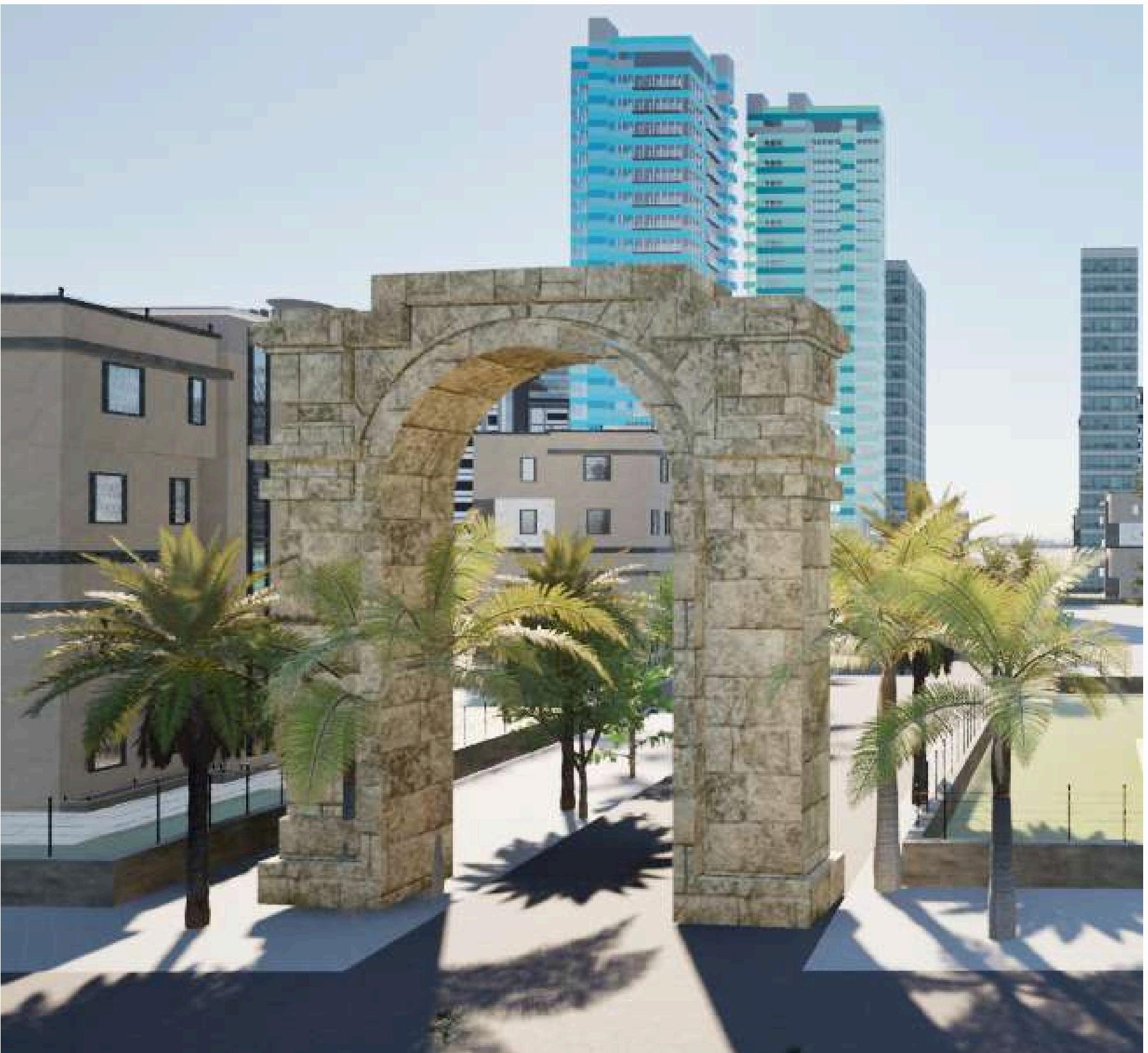








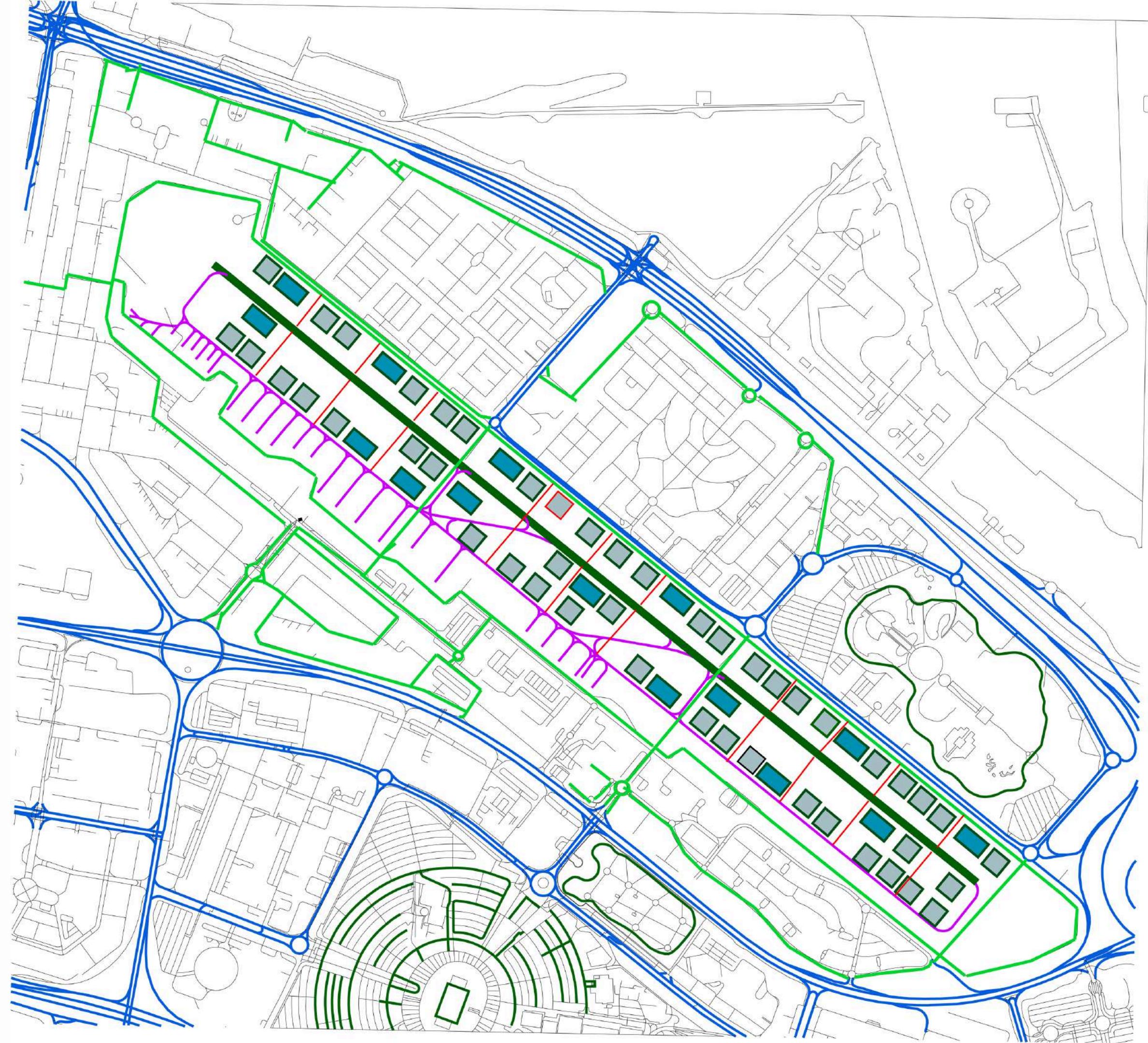












THREE CORE PRINCIPLES, ONE WELCOMING DISTRICT

Walkable Grid- New Urbanism

Short blocks you can cross in two minutes, no super-blocks, increasing connectivity, and facilitating easier access

Smart, Compact Density- Compact City

Each block combines mid-rise and high-rise buildings, which adds density without spreading out

Inviting Public Spaces- Human-scale Urbanism

Wide, shaded sidewalks, pocket parks, and a 3 km green promenade on the old runway, all sized to serve people's needs

Thank You