UNDERSTANDING THE CREDITS

The Public Realm Rating System comprises the following two types of credits:

Required Credits - these must be met by every project submitting for a Pearl Rating. These occur at the front of each section and are designated with an 'R', for example SM-R1. While limited in number, they are essential to achieving a Pearl Rating and reflect existing or emerging UPC and other Abu Dhabi Government Agency policies.

Optional Credits - these are the voluntary performance credits. Projects pursuing a Green Pearl or Exemplar Pearl rating will be required to achieve a number of these credits.

Figure 5: Example credit and description layout:

Credit reference and title

Primary purpose of the credit

Description of what must be achieved to meet the intent of the credit

Description of the requirements for different public realm uses (if any)

Description of the submission requirements to achieve the Design and Construction Ratings

Clarification of any calculations or methodology

Any referenced standards that should be consulted

IDP-R1: Integrated Development Strategy

Intent

To ensure new development adopts an Integrated Development Process (IDP) as a way of attaining greater synergy between project elements resulting in well-designed, high quality public realm.

Credit Requirements

GENERAL

Demonstrate that the design and development team and development process are organised and programmed to gain full benefit from an integrated development approach, from project inception through to final delivery.

Develop an implementation strategy to facilitate an effective transition between project stages (e.g. from design to construction to operation) and project packages (e.g. site clearance and installation of sub-surface services to landscaping establishment and installation of site furniture), to ensure that the initial vision, objectives and targets are carried through to completion.

ADDITIONAL REQUIREMENT/CLARIFICATIONS

None

Credit Submission: Design Rating

☐ Narrative summarising initial vision, objectives and targets set jointly by the project team for the project;
☐ Process chart for the IDP, developed at project inception, detailing:
  ▪ Team structure listing team members, and their roles;
  ▪ Design milestones and workshops listing participants, goals, expected outcomes, required actions with tasks assignments; and
  ▪ Methodology for ensuring appropriate stakeholders are involved, including the construction team, commissioning agent, potential building owners, operators and relevant regulatory authorities and permit agencies.
☐ Implementation strategy for achieving transition between project stages and project packages;
☐ Meeting minutes summarising Estidama specific action items and team member responsibilities from key workshops held as part of the IDP; and
☐ Narrative describing the reasons for any changes from the initial IDP process chart during the design stage.

Credit Submission: Construction Rating

☐ Narrative and updated process chart of the IDP, describing changes from the design stage and listing successes and challenges during construction stage; and
☐ Updated implementation strategy.

Calculations and Methodology

The IDP is a mandatory process as part of the Abu Dhabi Urban Planning Council (UPC) Development Review Process.

References

▪ Estidama: www.estidama.org.
▪ Abu Dhabi Urban Planning Council, UPC: www.upc.gov.ae.