

The Residential District BUA was maximized along the mixed use spine, allowing G+9 heights to clearly define The Residential Avenue/ The Boulevard. At the same time, the design approach adopted a concentric BUA model that gradually decreases floor height from G+7 to G+3 in an attempt to emphasize the common public space nodes and give an exclusive and distinctive urban environment to every neighborhood cluster.

1.4.3 Design and Planning Objectives

The Residential District Master Plan was subject to various design constraints which needed a realistic planning and design vision in order to create and deliver a logical and functional master plan.

The objective is not tied or limited to one planning aspect i.e. creating an exclusive Residential District that cater to one or two accommodation categories rather the vision is extended to cover all support facilities such as Education, Offices, Mixed Use, leisure and Entertainment, in other words, to be an exclusive urban aviation community serviced by high range of facilities.

The adopted design and planning objectives were addressed to:

- Create a multi-functional city structure with an organized land-use program that offers various living accommodation and income categories
- Provide high-end facilities and services
- Create an ideal living environment
- Create an efficient low-cost transit system that link the city to Dubai South districts.
- Create a comprehensive and integrated road network and offers various modes of transport to ensure easy accessibility between various components of the city. The planning and design regulations will help to achieve these objectives.

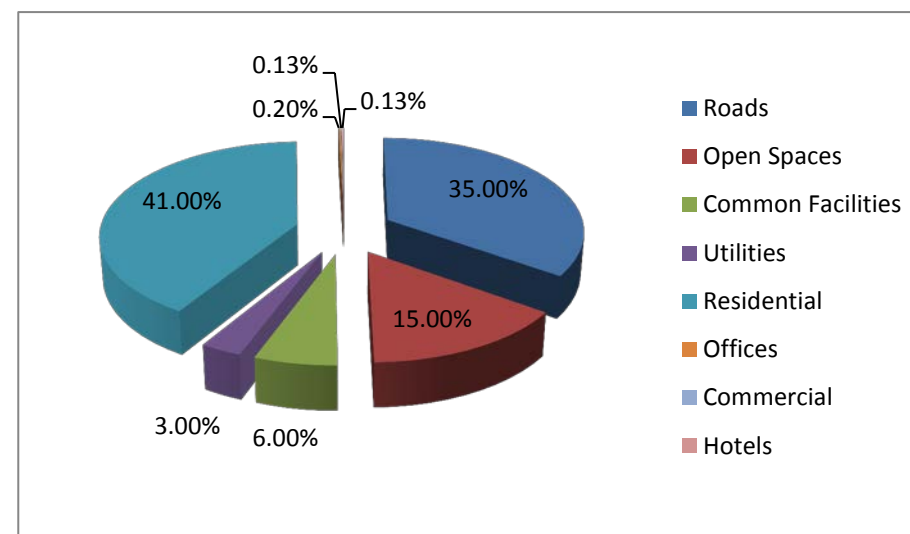
1.4.4 Master Plan Land-Uses

The main function of the Residential District is to provide accommodations for middle and middle-to-low income households working for Al Maktoum International Airport and related facilities.

The Master Plan for the Residential District takes into account the need for providing adequate living standards and support facilities for the city's residents and staff. This is manifested in the open public space, public facilities and health care centers. As per the planning parameters estimates, the whole Residential District will ultimately be inhabited by around 245,000 people. Most of the population will be the employees of

adjoining functions or supporting components/facilities. In the spirit of the prevailing vision to create a self-contained project, the Residential District will offer a resident friendly living environment with all the desired community facilities and services.

Figure 3 Land Use Distribution Chart



This concentric layer form of land use development will provide segregation between different staff segments and at the same time creates public open spaces. The layout placed the different staff category buildings to be joined through major public open spaces, amenities, and mosques. The green spaces and visual corridors pleasingly provide a continuous character towards the core of the entire city and create favorable living conditions to all residents.

The land use budget within Residential District is mainly comprised of about 40% Residential Use, 24% for open spaces, community facilities and utilities and remaining 36% area distributed between roads, hotels, commercial and offices etc. (see figure 3)