

# Dubai Municipality Umm Suqeim Office, Dubai

*Jumeirah 3, Umm Suqeim 1*

The site is Dubai Municipality's Umm Suqeim office building. It is located in Jumeirah, one of the prime areas in Dubai.

Jumeirah is a coastal area, which allows residents to enjoy beautiful views, world-class restaurants, cafes, spas, resorts and much more. The area is mainly residential but it is also a tourist spot for its beautiful beaches and hotels. Our aim is to have An iconic building with a creative typology would fit the surrounding urban area. Noticeably, Jumeirah is also known for

its close proximity to one of the greatest hotels in the world, Burj Al Arab.

As for public transport, there are many metro stations on Sheik Zayed Road near Jumeirah, such as Business Bay station, Burj Khalifa / Dubai Mall station, Noor Bank station and the Financial Center station, which are 5 to 10 drive from the area.

Dubai expects proposals that will demonstrate a more sustainable way of building and living, propose iconic architecture and offer new services and activities for the community and public.



### Expected program:

We expect the proposals to renovate or extend the building to make it iconic and give it a unique design that can provide different services in a creative way. In addition to striving for zero carbon and being sustainable, the project should propose a futuristic building and include activities and services for the community and especially for the youth, special needs ("people of determination", which is a local expression for people with disabilities) and senior Emiratis.

The only restriction regarding the usage is that it has to be open to the public (i.e.

library, museum, etc.) and it cannot be a hotel.

Site's Owner: Dubai Municipality

Plot area: 4348.7 m<sup>2</sup>

### Type of property transfer intended:

Dubai proposes a lease for 15 years but may be open for a longer lease if a team proposes an outstanding project.

### Deadline for the submission of the Expression of Interest :

The Expression of Interest proposals are expected in the Fall 2020. The exact date of the submission's deadline will be communicated soon.

## Presentation of the site

The site is in the coastal area in Jumeirah Street, one of the most important streets in Dubai, including a lot of attractive activities for Emiratis and tourists such as restaurants, cafes, spas, resorts. There is a bus stop near the site, however the majority of people visit the area using private cars.

Currently the site has a small building that is used as an office that provides services for Dubai Municipality employees. Bidding teams cannot propose to demolish this building, but they are free to change its usage and propose renovation and/or expansion.



## Specific planning rules and regulations regarding the development of the sites

All buildings must follow the building code and regulation of Dubai Municipality. In Jumeirah zone, where the selected building located, the planning rule allows to build only G+1 for any building typology except Hotels. The Dubai Municipality may accept to revise this regulation if an interesting proposal is submitted and such adjustment is required. More details on Dubai Buildings Codes can be found in the following link: <https://www.dm.gov.ae/en/Business/PlanningAndConstruction/Pages/Building-Publications.aspx>.

However, Al Sa'fat – Dubai Green Building System – should also be applied to obtain the Platinum Sa'fa for the building.

For more information consult the following document:

[https://www.dm.gov.ae/en/Business/DubaiCentralLaboratory/Laws%20and%20Legislation/Documents/Inspection%20Certification/07\\_DCL\\_LawsLegislation\\_InspectionCertification\\_AISafat\\_2017\\_Eng.pdf](https://www.dm.gov.ae/en/Business/DubaiCentralLaboratory/Laws%20and%20Legislation/Documents/Inspection%20Certification/DCL_LawsLegislation_InspectionCertification_AISafat_2017_Eng.pdf). Please note that a new version of Al Sa'fat will be released on December 2019 and will be shared.

## Specific climate risks and environmental challenges

The main climate risk in Dubai is the extremely high temperature and humidity. Dubai and C40 expected proposals that will include relevant adaption solutions to address this important climate risk.

Dubai is specifically interested in projects that have sustainable construction materials approach. As the site already has an existing building, projects should therefore prioritise building retrofits or deconstruction over

demolition. They also should choose construction materials with lower emissions and consider reusing and recycling construction materials.

Energy efficiency and the use of clean energy to operate the building is also of great importance for Dubai Municipality.

Finally, the building should get Platinum Sa'fa and LEED platinum.

## Provisional Timeline

- Deadline for the submission of the Expression of Interest: April 2<sup>nd</sup> 2020
- Date of announcement of the finalists: June 2020
- Submission of the final proposals: November 2020
- Date of announcement of the winning project: February 2021

## Language requirements

All the documents of the EOI must be submitted in English