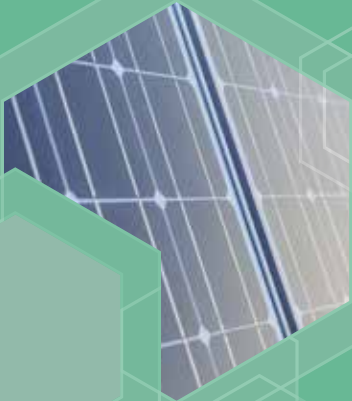




NET ZERO
ENERGY
DEVELOPMENT

100%
WATER RECYCLING
AND REUSE

100%
WASTE
DIVERSION



LOW CARBON
BUILDING
MATERIAL



URBAN FARM
AND
PRODUCTIVE
LANDSCAPE



CLEAN MOBILITY
POWERED BY
SOLAR ENERGY



The Sustainable City is a practical implementation of **Social**, **Economic** and **Environmental** sustainability. The City embodies the true meaning of sustainable living through stakeholder engagement, innovative design and future monitoring to sustain itself.

TSC comprises various land-uses such as residential, commercial, educational, urban farming, leisure, health care and TheDiamond Innovation Centre.



MASTER PLAN

01. Buffer Zone
02. Equestrian Center
03. The Farm
04. Residential Clusters
05. The Sustainable Plaza
06. Sustainable City Mosque
07. Hotel Indigo
08. Comprehensive Rehabilitation Hospital
09. Sustainable City School
10. Junior innovation Center
11. Innovation Center

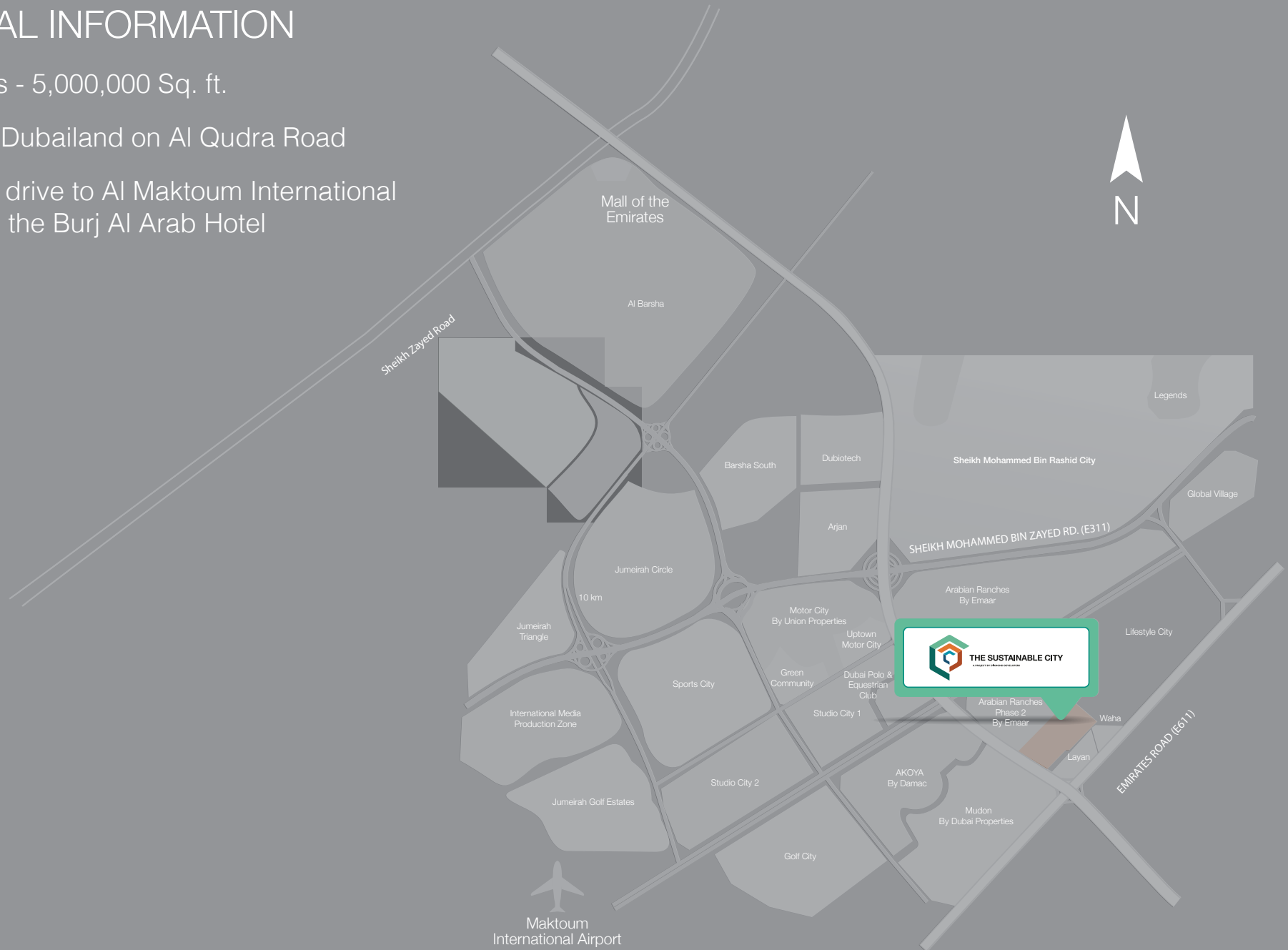


GENERAL INFORMATION

46 hectares - 5,000,000 Sq. ft.

Located in Dubailand on Al Qudra Road

20 minutes drive to Al Maktoum International Airport and the Burj Al Arab Hotel



SUSTAINABLE BUILT ENVIRONMENT



THE BUFFER ZONE

A 30 - meter wide buffer zone demarcates The Sustainable City.

This greenbelt of 2500 trees creates an important ecological habitat and helps to reduce air and noise pollution. The trees are organized into three layers, up to 10 meters high. The first (outer) layer of trees is used mainly for noise and dust reduction, and provides shade for the horse track. The second layer provides shade on the cycle track, while the third layer (Date palms) is part of the city's productive landscape.

The 4km roundtrip horse track is fenced and accessible to residents and visitors. Managed by The Sustainable City Equestrian Club, the horse track provides a scenic outlet for recreation and fitness in the city. The 4km roundtrip cycle track is separated from the carriageway by a "bios wale" which collects and filters storm water runoff thereby recharging the groundwater table. The carriageway is paved with interlock pavers to allow for some permeability for storm water. The residential side of the carriageway has a 5km rubberized jogging track to encourage an active lifestyle.





THE EQUESTRIAN CENTER



THE EQUESTRIAN CENTER

The Sustainable City Equestrian Centre will offer residents quality riding classes from three-years of age to adults up to the intermediate level. The center will offer 30-minute lessons for beginners and 45-minute for intermediates.

The center will have 32 well-schooled Arabian, thoroughbred and mix-breed horses. Well-experienced instructors and trained grooms will look after not only the horses but also the younger riders on the lead reins.

The Equestrian Centre will also offer 'After School Activity' to schools in Dubai, which cover half an hour of stable management and half an hour horse riding. The new facility will offer trail rides along with the four kilometre sand track, daily pony rides and carriage services for wedding ceremonies, birthday parties and even photo shoots.





THE FARM



A flourishing park runs through the entire length of The Sustainable City, forming the community's Central Green Spine. The park is an active destination with over three kilometers of recreation and trails interspersed with outdoor fitness stations, sports fields and courts, as well as children's play zones and tranquil seating areas to relax and watch the world go by".

These fitness and activity centers link to the community's equestrian and cycle-way trails to form a 10 kilometre continuous network of recreational opportunities.

The Sustainable City community swimming pool is at the very heart of the Central Green Spine, offering two ample pools—adult and separate children's pool - temperature regulated and shaded. Although swimming pools are not considered to be particularly environmentally friendly, a community pool is required as part of a functioning community in the UAE and therefore has been added to the masterplan and takes into account as many sustainable elements as a pool can.





There are 11 bio-dome greenhouses running the length of The Farm, with a total capacity of over 3,000 square meters for urban farming. The Sustainable City has begun cultivation and the plan is to diversify and grow as many fruits and vegetables as possible in these domes and through out the green spine.

The park will also contain, approximately, a hectare of outdoor permaculture gardens, offering opportunities for interested residents to become involved in community farming groups. A Community Supported Agriculture Food Box program allows residents to access fresh produce, weekly.



The Green Spine is irrigated with 100 per cent recycled greywater - water collected from the villas and treated in a below ground treatment facility on-site. This clean water is then circulated through a series of lakes and streams that flow along the length of the The Farm, and also irrigate the falaj and the flora along the way.



THE RESIDENTIAL CLUSTERS

The Sustainable City comprises five residential clusters, housing a total of 500 villas. Connected to the Central Green Spine that runs the length of the City, each cluster comprises of 90 Courtyard Villas, 8 Garden and 2 Signature villas. Each cluster is named after a type of palm date tree – Lulu, Berhi, Hilali, Jabri and Khalas.

The L-shaped two-storey villas combine ergonomic excellence with contemporary design to meet the highest environmental performance standards, without compromising on a charming living space. The third and top floor provides an ample roof terrace, much of which is shaded by the homes' unobtrusive solar panels. This area is idyllic for entertaining and relaxing, particularly in Dubai's winter months.



Courtyard villas range in size from 312 square metres (3,362squarefeet) to 357 square metres (3,850 square feet), including comfortable staff accommodation. Garden villas measure 477 square metres (5,140 square feet) and signature villas measure 743 square metres (8,000 square feet).

Completing the environment-friendly in-house set-up are Star-rated energy appliances (fridge, microwave, dishwasher, and washing machine), cooker and hob as well LED lighting throughout. Landscaping in the garden area is also provided allowing families to simply add their personal belongings and 'feel right at home' immediately.





Several, conveniently located recycling stations are located in each cluster, encouraging residents to segregate waste, in keeping with Dubai's eco-friendly waste management policies. The Courtyard villas are accessible on foot or by electric buggies - through narrow, shaded streets (sikkas) that link the city together; as clusters are car-free zones. This significantly reduces noise, pollution, public hazards and provides a whimsical environment for children to play safely.

In keeping with The Sustainable City's ethos of a family-friendly environment, each residential cluster offers four amenity plazas with one central plaza housing a cooling tower to maximize the outdoor space. Others offer shaded communal gardens with seating and playgrounds for children.



All villas are within easy walking distance of the Central Green Spine, further supporting a dynamic, vibrant and cohesive community atmosphere.

THE SUSTAINABLE PLAZA

The Sustainable Plaza is a 15,000-square metre mixed-use area, located near the entrance of The Sustainable City. It comprises five low-rise (Ground plus three floors) blocs with shops, restaurants, cafes, offices and apartments available for lease ranging from studios to one-and two-bedrooms.

The aim of the retail area is to provide sufficient services to the community to sustain their families, whilst providing destination facilities to encourage other residents in the Dubailand area to utilize, thereby securing an additional income for the community.

Retail facilities are located on the periphery of an outdoor central plaza. The restaurants will offer a range of cuisines from the Levant, Thailand, Mexico, Uruguay and USA, among others. Diamond Developers will ensure these restaurants comply with the Green Restaurant Certification standards. Retail therapy will include a minimarket, petstore, laundry, florists and salons.

The Sustainable Plaza offices have attracted many reputed organisations and businesses, including the Emirates Wildlife Society/World Wide Fund (WWF), a global NGO at the forefront of environmental conservation.

The Diamond Visitor Centre will organise tours of the City, and retail environmental products such as up-cycle dapparel. The courtyard area between the 5 buildings provides a beautiful location for outdoor markets and stalls, which will encourage market style ambiance for shopping and relaxing-adding yet another delightful social and economic feature to the community.



MOSQUE

The Sustainable City Mosque will house 700 worshippers and is designed integrating innovative technologies to minimise energy and water consumption.

This state-of-the-art mosque is highly insulated, fitted with LED lighting and is cooled using high-efficiency AC systems.

The mosque is fitted with solar water heating systems and uses water efficiency fittings and fixtures. All water from the mosque's ablution area is collected and treated using the city's grey water treatment facility.



JUNIOR INNOVATION CENTER

With The Sustainable City Junior Innovation Center, Diamond Developers aims to create an informal educational environment that allows for schools in the UAE to take a different approach when educating students about the environmental problems the world is facing.

The Junior Innovation Center will be a unique and innovative experience center with an intensive focus on sustainability and an exciting and diverse combination of indoor and outdoor hands-on activities and missions. This is all about getting children, young people, and adults to see new options for the future.

Content will be founded on classic science center activities in which the presentational form is all about creating memorable, motivational experiences via engaging, interactive, hands-on installations and excellent service.

With this facility, Diamond Developers intends to inspire children and young people – the decision-makers and citizens of tomorrow – to become excited and motivated about living sustainably and to develop into problem solvers. The Junior Innovation Center will be a showroom for sustainability and a bridge-building project between The Sustainable City and the surrounding community.



DIAMOND INNOVATION CENTRE

Referred to as the brain of The Sustainable City, the Diamond Innovation Centre is the first negative lifecycle footprint building in the region. This means that over an anticipated 50-year lifespan, the building itself will produce 140percent of its energy requirement, thus offsetting emissions during construction, operation, and decommissioning.

Through research and development, as well as dedicated conferences and exhibitions, this world-class institution will showcase the latest global advancements in sustainability. Training courses will be offered alongside advisory services to students and professionals alike, looking to broaden their knowledge in this rapidly evolving industry.

Diamond Developers' research program already started in 2014 and has so far provided funding to a dozen research programs in partnership with the University of California, Davis and its network of partner universities in Lebanon, Egypt, and Palestine. The Diamond Innovation Centre will house a "smart unit" which will monitor the city's environmental performance and CO2 footprint, and support the publication of an annual Greenhouse Inventory.



HOTEL INDIGO

In its quest to become a regional leader in eco-tourism and global environmental protection, Hotel Indigo, housed within The Sustainable City, will be a Net Zero energy building where 100 percent of its energy needs will be met by solar power.

The Hotel architecture provides a low rise, unobtrusive design which nestles exquisitely within The Sustainable City's lavish foliage. All waste water produced by the hotel will be recycled, and all material waste will be sorted at source and then recycled to meet the highest environmental, social and commercial sustainability standards.



The Hotel Indigo® brand is IHG's global boutique hotel brand that delivers a refreshing and inviting guest experience that is truly reflective of the local community. From the thoughtfully designed murals to the locally crafted menus, each Hotel Indigo site delivers a vibrant, engaging and genuine boutique experience that enables guests to step out and explore the local neighborhood.

The Hotel Indigo property is unique and designed to reflect the local culture, character and geography of the surrounding area while brand hallmarks ensure consistent and reliable service from location to location.

Soft opening of the fabulous Hotel Indigo at The Sustainable City is scheduled for early 2018.



COMPREHENSIVE REHABILITATION HOSPITAL

The Sustainable City Country Club is a world-class wellness destination comprised of two main facilities: Rehabilitation Centre and Sports Complex, that will serve both residents and visitors.

The Sports Complex will include a gym, sauna and Jacuzzi, tennis and basketball courts, outdoor fitness stations, as well as cycling and jogging tracks.

The green energy rehabilitation hospital is the first of its kind in the MENA region, as well as the first to offer medical tourism packages for all special needs, disable and autistic children for the entire region and will have 30 inpatient bed facilities to accommodate all pediatric special needs medical therapies, while the outpatient facility will be the largest medical facility for physiotherapy, advanced rehabilitation, and the most advanced hydrotherapy systems in the MENA region.

The medical facility will also be able to accommodate surgeries for orthopedic, ENT, plastic reconstructive, gastroenterology, sports medicine and other specialties.



SCHOOL

The Sustainable City is building an international school, which will rethink teaching and learning environments. The school will set a standard for world-class education that integrates sustainability in all its forms (environmental, social and economic) through high academic standards and innovative teaching practices.

The school will follow a curriculum that will complement the progressive-minded sustainable model of The Sustainable City. The school will provide an education that instills a love of learning, an appreciation of 'green living' at the same time as developing well rounded, globally minded, creative problem solvers.



As an integral part of a sustainable community, the school will take advantage of the readily accessible healthy, safe, natural, outdoor, green spaces in the community. It will also integrate all the sustainable features already installed throughout the development.

The design of the school will incorporate features that will enable classrooms to open out to naturally cooled areas ventilated by wind towers. There will be shaded outdoor spaces that will be utilized as open-air learning spaces using natural sunlight. By opening the building structure towards the surrounding Sustainable City, the vegetation of the city will continue onto the school grounds, into the school itself and on its facades.

The school will utilize the various facilities in the development, such as the bio-domes, Science Museum and Diamond Innovation Center and will become a focal point within the community. Teachers will employ the most advanced technology and up to date teaching techniques to develop the students' basic skills as well as to enable them to appreciate and learn about their environment.

The school aims to provide for a diverse student population and will make a significant contribution to Dubai's thriving education sector through a very original and challenging model of education. The school is slated for completion in 2017-2018.



CLINICS AND MEDICAL SERVICES

The Pediatric medical village (PMV) in Sustainable City provides a new patient experience, with the most diversified children medical facilities in the entire region.

PMV is designed to combine a holistic approach that includes preventive, medical, educational, therapeutic, and rehabilitative therapies.

PMV will have four core areas of services;

1. A comprehensive functional and natural medicine department.
2. Child development and early intervention center.
3. Autism academy.
4. Edutainment Center.



The PMV Pediatric Diagnostic Clinic within the child development and early intervention center provides individuals of all ages with the following assessments and services:

- Psychological assessments
- Psycho-educational assessments
- Speech/language assessments
- Academic assessments
- Sensory/motor skills assessments
- Program planning and treatment recommendations
- Consultative services
- Executive functions coaching (tutoring, exam prep)



Each child processes information differently and it is essential for us to understand each child's unique processing profile to support their learning and emotional development.

Due to our in-depth understanding of how children process information, our approach focuses on learning each child's strengths and challenges so that we can support their development through our four core goals: self-regulation/awareness, relationship development, executive functioning and academic competence.

We do this by building emotional connections with the child through interactions and emotional exchanges. Emotions mobilize us and lead the way to all learning.

Studies have shown that the mind and the brain grow most rapidly as an outgrowth of these types of interactions.

SOLAR CAR PARK

The Sustainable City provides shaded car parks throughout the city.

Each parking spot is shaded with a solar panel. Each villa has two parking spaces under the shaded parking with additional spaces for electric buggies. The distance from the car parks to the villas ranges from 10 metres to 85 metres.

These car parks will cater to the parking demand of residents and visitors while producing about 3MW peak solar energy. The solar shaded car parks will supply the electricity to power public LED lighting, community facilities, as well as the electric vehicles-all for FREE, thereby helping the city achieve ZERO net service charges.



MOBILITY

Mobility inside The Sustainable City supports Dubai's low-carbon economic drive. The Sustainable City encourages its residents to rely less on motorized transport and more on solar-powered means of mobility, in addition to walking and bicycling which are fully integrated in the master planning of the community.

The Sustainable City offers many features to enhance walkability, including sikkas (narrow streets) and sidewalks, throughout the community. Each residential cluster will house fully pedestrianized areas. Rubber tracks and bicycle paths crisscross the City making it easier to go from one location to another.

Two types of electric buggies are available for residents: concierge and communal. The concierge carts are staffed by trained drivers and are for the use of residents in situations where an extra hand is required – for e.g. children are asleep, or groceries need to be carted home. The concierge service is FREE.

Communal buggies are a shared resource for residents, also FREE. Communal carts are distributed throughout the residential clusters and mixed use areas (Diamond Square), ensuring access for all residents.

The combination of these services provides a flexible and hassle-free commuting system for residents and visitors; it is also clean and green as the buggies are powered by solar panels. Additionally, an electric shuttle will service the residential clusters.



Diamond Developers, the company behind Dubai's Sustainable City, and Emirates Wildlife Society - WWF (EWS-WWF) launched a partnership to tackle climate change and promote energy conservation & solar power.

In line with the partnership, Diamond Developers will support EWS-WWF's climate and energy program for the next three years. EWS-WWF will relocate its Dubai offices to Sustainable City and support the Development's sustainability performance through monitoring, reporting and verifying its Greenhouse gas emissions.

“Aligned with the vision of Dubai to become a green city, with today's agreement, Sustainable City is entering a new era of sustainable innovations and studies in the region. Our partnership with EWS-WWF will help us lead the way by addressing both local and regional sustainability challenges. Our plan is to utilize our knowledge together to scale up sustainable communities and create new best practices.”

Said

Mr. Faris Saeed.
CEO of Diamond Developers

The partnership agreement was signed by Mr. Faris Saeed, Chief Executive Officer and Co-Founder of Diamond Developers, and Ms. Ida Tillisch, Director General of EWS-WWF at Sustainable City headquarters in Dubai.



