

MP9 PARCEL SPECIFIC DESIGN GUIDELINES

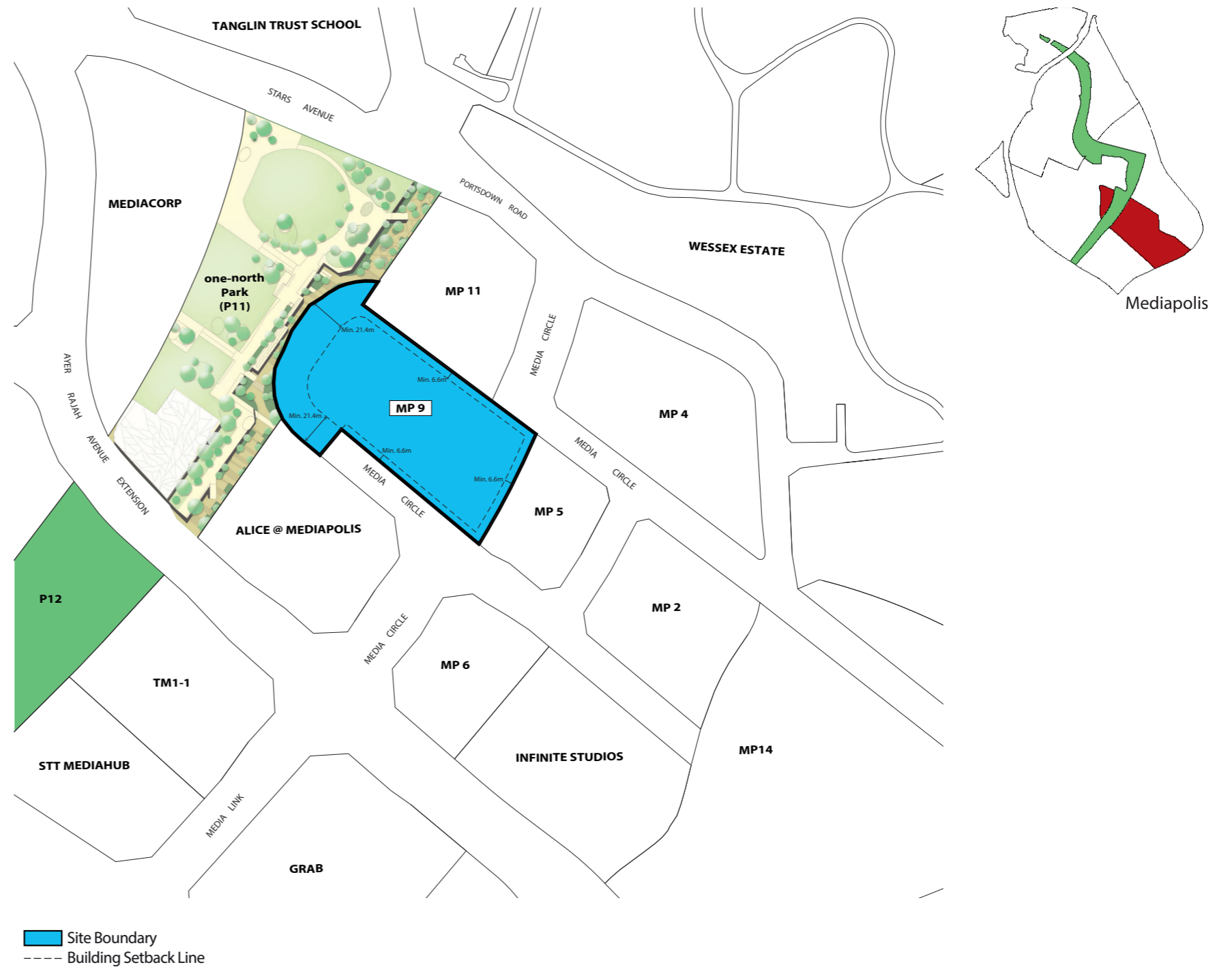
2.1 DEVELOPMENT PROGRAMME

Parcel No.		MP9
Landuse		White
Site Area*		13,650 sqm
GFA	Retail/ F&B	Up to 1,500 sqm
	Sport	Up to 5,356 sqm
	Total	Up to 6,856 sqm
Building Setback	MP 11	Min. 6.6m inclusive min. 3m green buffer
	one-north Park (P11)	Min. 21.4m
	Alice @ Mediapolis	Min. 21.4m
	Media Circle	Min. 6.6m inclusive min. 3m green buffer
	MP5	Min. 6.6m inclusive min. 3m green buffer

* Site area **shall be** subject to final survey

The subject site is within the NParks' Tree Conservation Zone. The Successful Tenderer **shall** carry out tree survey and seek NParks and JTC's clearances for any tree felling proposal. All trees **shall be** subjected to NParks Tree Protection requirements and specifications during site clearance and construction.

To promote sustainable developments within one-north, the development **shall** achieve minimum Building and Construction Authority (BCA) Green Mark Platinum rating.



2.2 VEHICULAR ACCESS, DROP-OFF POINT, PARKING, SERVICE AREA

_vehicular access

Vehicular access to the development **shall be** taken from the Media Circle as shown indicatively on plan, subject to Land Transport Authority's (LTA) approval. The access point **shall** take into consideration the line of sight as well as pedestrian circulation on the roadside footpath to ensure traffic safety.

_drop-off point

The drop-off point **shall be** seamlessly integrated with the mitigation zone. The drop-off point **shall be** well protected from inclement weather conditions. The drop-off point shall be located within the overall building envelope to provide effective weather protection. Traffic calming measures **shall be** provided at the drop-off point to ensure safe and unobstructed pedestrian flow throughout the development.

The Successful Tenderer **shall** provide a drop-off point with way-finding signages to allow vehicles to make a U-turn back to Media Circle.

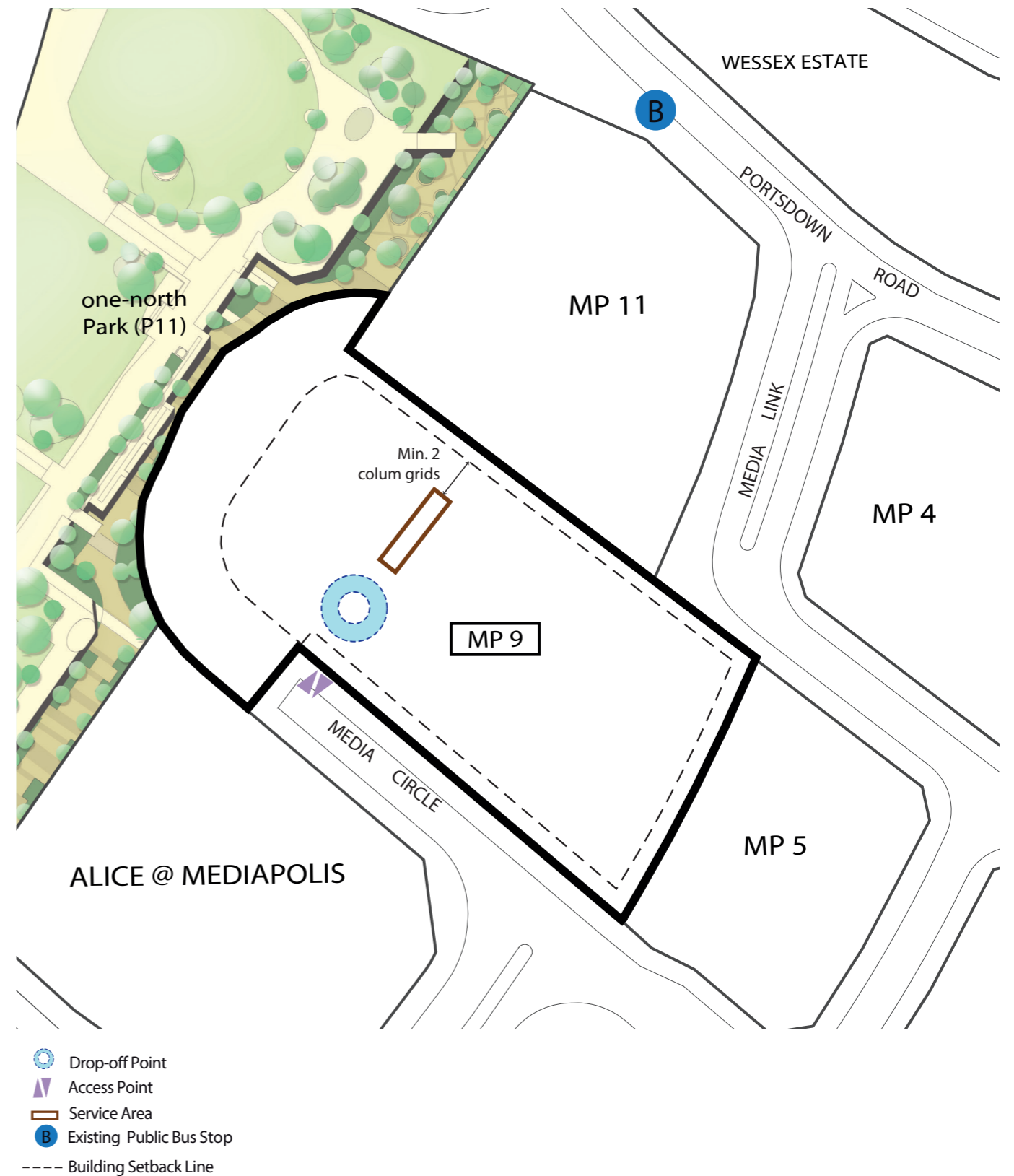
_parking

As one-north is a car-lite district, no car and motorcycle parking lots except Accessible Vehicle Parking lots required by Building and Construction Authority (BCA) **shall be** allowed within the development. The development **shall** make use of the car parking hub at one-north Park (P11) and provide necessary covered pedestrian connection and wayfinding to guide the public to access the car park hub.

_service area

Service areas including the refuse bin centre, bulk meter, electrical substation, MDF rooms, water tanks, cooling towers, condensers, loading / unloading bays, **shall be** hidden from public view and shall be set back at least 2 column grids from the building setback line.

All M&E and building services **shall be** fully integrated within the overall building envelope. These services **shall be** visually concealed from public view with landscape design and architecture treatments.



2.3 MITIGATION ZONE, PLATFORM LEVEL

_mitigation zone

The mitigation zone **shall be** provided along Media Circle, Alice, one-north Park (P11), MP11, MP5 and all publicly accessible spaces within the development. Within this mitigation zone, all platform levels of the public and semi-public spaces including indoor and outdoor spaces **shall** match with the adjacent level of the roadside footpath. Any differences between the platform levels within mitigation zones **shall be** integrated as part of the publicly accessible space and landscape and **shall be** designed for barrier free access.

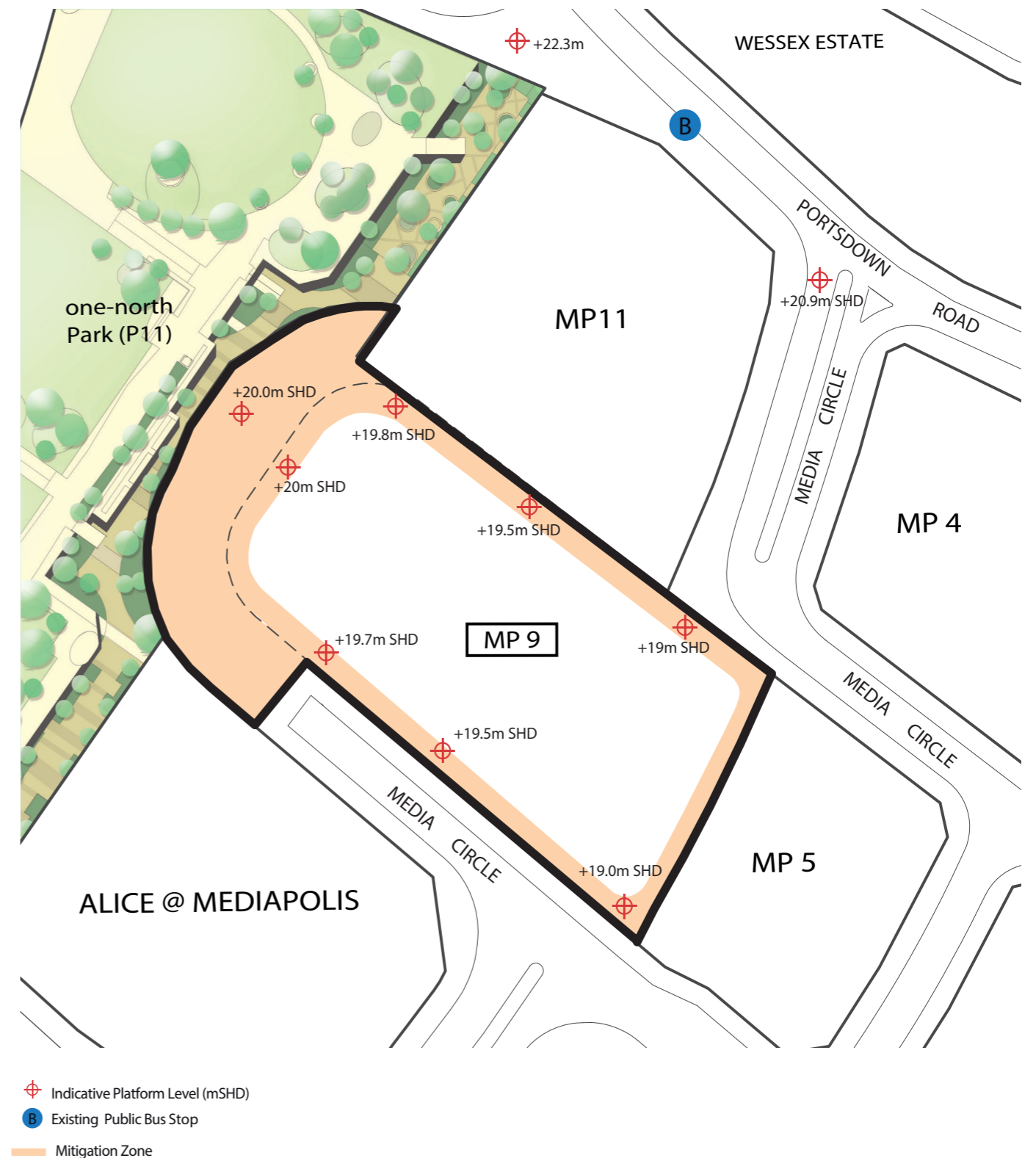
Retaining walls **shall** not be allowed on all sides of the development fronting public roads and publicly accessible space.

_platform level

Within the mitigation zone, the level of covered walkway / linkway and the publicly accessible space **shall be** seamlessly integrated with the adjacent roadside footpath. Any level difference between mitigation zone and the adjacent roadside footpath **shall not be** more than +0.3m subject to Public Utilities Board (PUB)'s approval

Any differences between the internal building platform level and the mitigation zone **shall be** mitigated within the indoor space.

The Successful Tenderer **shall** consult and obtain PUB's approval on the proposed platform level in the event there is impact to this urban design guidelines.



2.4 PEDESTRIAN NETWORK, COVERED WALKWAYS / LINKWAYS, PEDESTRIANISED STREET, ACTIVE MOBILITY

_pedestrian network

The Successful Tenderer **shall** provide the primary and secondary pedestrian corridors within the development. The design of these corridors **shall be** contiguous and seamlessly integrated with the publicly accessible spaces, surrounding developments such as Alice, one-north Park (P11) and vacant plots such as MP5 and MP11. The design of these corridors **shall** enhance the walkability, pedestrian experience and safety within the development through public art, landscape, water feature, Retail/ F&B and wayfinding.

_covered walkways / linkways

Covered walkways / linkways **shall be** provided as part of the comprehensive at-grade pedestrian network to ensure convenient, unimpeded pedestrian movement and connectivity with the adjacent developments during inclement weather conditions. These **shall be** kept free, unobstructed and accessible for pedestrian and place making at all times, without any hindrance or obstruction.

Covered walkways / linkways with a min. width of 3.6m (3m clear) **shall be** provided by the Successful Tenderer along the Active Zone and Pedestrianised Street with an effective clear height of 3.6m. If necessary, weather protection elements as part of covered walkways / linkway e.g. drop panel, horizontal fins, etc. **shall be** provided to ensure effective protection during inclement weather conditions. The covered walkways / linkways **shall be** seamlessly integrated with the lobby, designed for barrier free access and continuously connected up to the roadside footpath. High covered linkways with a min. clear width of 6m and min. clear height of 5.4m **shall be** provided by the Successful Tenderer with direct connections to the hub parking at one-north Park (P11) and Alice's covered linkway and to allow agencies' service vehicles to maintain the existing services within the Pedestrianised Street. The design of the proposed covered walkways / linkways **shall** comply with the prevailing requirements of all relevant authorities. Any GFA exemption for covered walkways (if any) **shall be** subject to URA's Development Control guidelines and approval.

A pedestrian shortcut with a min. width of 3m clear **shall be** provided by the Successful Tenderer in the middle of the land parcel to enhance the connectivity and porosity for the precinct.

The Successful Tenderer **shall** safeguard space for the remaining covered linkway/ walkway along MP11, MP5 and Alice within the Land Parcel that will be implemented and maintained by others when necessary. The Successful Tenderer **shall** also, without any hindrance or obstruction whatsoever and at no cost and expense, grant the necessary access and 'right of ways', and be responsible for liaising with others for the seamless connection between these linkways/ walkways wherever necessary.

_pedestrianised street

A portion of Media Circle within MP9 **shall be** converted into a Pedestrianised Street. The Successful Tenderer **shall** propose to JTC new ground treatment incorporating hardscape and softscape designed to facilitate place-making such as sport events, interim pop-up F&B/ Retail, food trucks and so on.

The design of the Pedestrianised Street **shall** take into consideration the need for maintenance access to be taken from Media Circle for one-north Park (P11) and existing underground services within the Pedestrianised Street when required by the relevant agencies such as NParks, PUB and other service providers.

The Pedestrianised Street **shall be** opened 24/7 for pedestrian use and place making at all times. Removable bollards **shall be** installed at the two ends of the Pedestrianised Street to restrict vehicular access to enter.

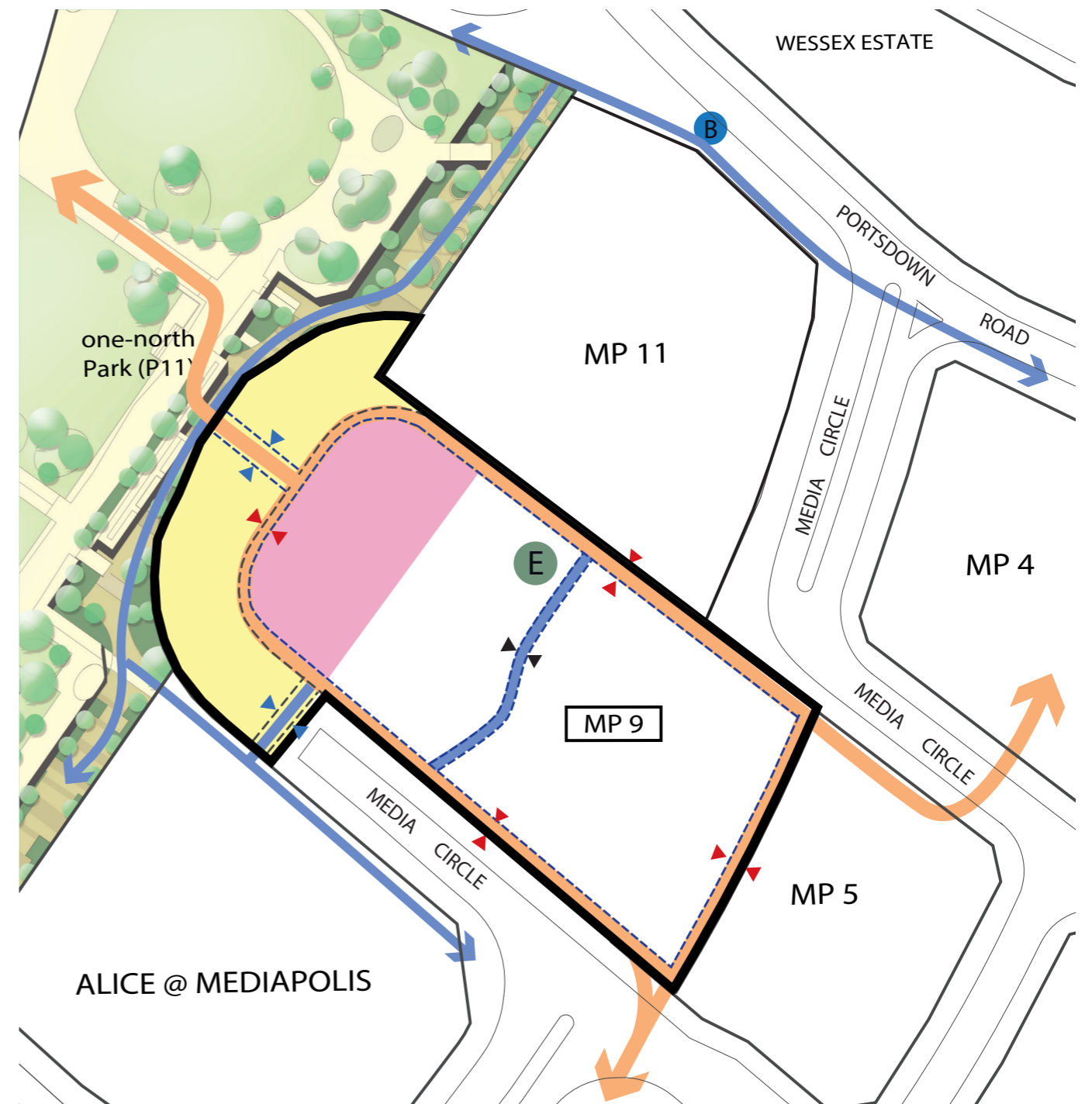
The Successful Tenderer **shall** propose a landscape design within the Pedestrianised Street to engage and attract pedestrian footfall and place making. Any physical and visual barriers such as solid fence, blank walls, escape stairs, service exits facing the Pedestrianised Street **shall not** be allowed.

_active zone

The Active Zone **shall be** formed with activity generating usages that contribute to place making. The Successful Tenderer **shall** propose the activities that can achieve a vibrant community. Any activity generating usages such as shop, galleries, restaurant, gym/fitness centre, lobby, lounge, shared community spaces, etc **shall be** distributed facing the Pedestrianised Street.

_active mobility

To promote greater use of public transport and reduce the reliance on car usage, bicycle paths have been planned as part of the last mile connectivity within one-north, to complement the public transport facilities. The Successful Tenderer **shall** provide End-of-Trip facilities such as bicycle racks, lockers and shower facility that are easily accessible to the public as shown indicatively on plan.



2.5 GREEN COVER, LANDSCAPE GUIDELINES AND TREE CONSERVATION

_green cover

Green Cover is required to be provided to mitigate the Urban Heat Island effect, reduce ambient temperatures, improve the air quality, conserve biodiversity, slow down rainwater runoff during heavy downpours and improve the physical and mental well-being of our workers and industrialists. Green Cover is defined as the total surface area of landscape visible by satellite image provided within the land parcel to create an attractive, biophilic and sustainable working environment.

The development **shall** achieve a minimum Green Cover of 40% of the total site area on ground and/or on the rooftop. To maximize the benefits of the greenery, the development **shall** prioritise provision of Green Cover on the ground floor and other public fronting locations. The Successful Tenderer **shall** provide the following treatments wherever possible:

- 1.To prioritize tree planting and selection of tree species with large canopies within the Pedestrianised Street and green buffer to improve ambient temperatures and provide shade within and around the development;
- 2.To use grass cells and/or grass pavers, whichever appropriate, for Fire Engine Accessways and other open areas within the development that are not used for day-to-day vehicular circulation and operation activities;
- 3.To use grass pavers on exposed hard surfaces required for vehicular circulation
- 4.To provide trellis with creepers to shade the surface Accessible Parking lots
- 5.To provide green roof above standalone ancillary structures (e.g. guard house, bin centres, etc)

_landscape guidelines

The Successful Tenderer **shall** propose a landscape design that can engage pedestrian and facilitate place making related activities. Any level difference **shall be** mitigated with hardscape and softscape in the form of publicly accessible space and street furniture. Retaining walls **shall not** be allowed within the development. If required due to site constraints or for compliance with statutory requirements, the retaining structures **shall not** be higher than 1.0m and **shall be** designed as part of a landscape feature or be designed with landscaping to soften their appearance.

The existing trees and plants within the Pedestrianised Street **shall be** retained and enhanced to respond to the landscape of one-north Park (P11), augment roadside planting and provide a delightful and pedestrian-friendly environment.

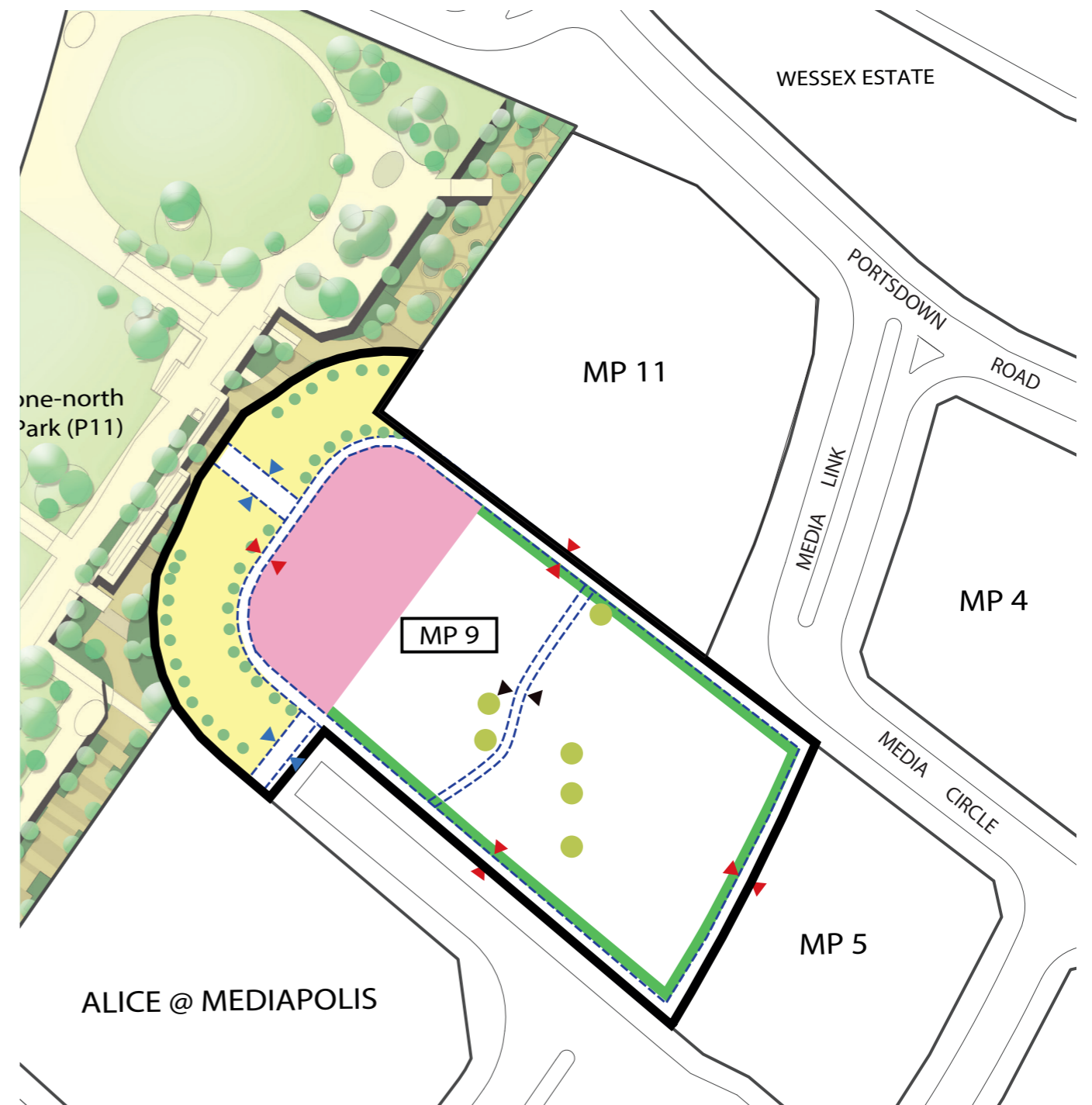
Street furniture, signage, landscaping and generous provision of public seating **shall be** well designed. Materials used for the hardscape **shall be** pedestrian friendly and the colours chosen **shall be** in harmony with one-north Park (P11) and Alice.

Trees **shall be** planted at strategic locations to shade public activity and maximise the green space. The selection of the tree species and tree canopies **shall** allow for clear views at the pedestrian level and flexibility for place-making. Plants and trees **shall be** on ground or planter boxes (no potted plants and movable planter boxes are allowed) with integrated soil retaining areas with minimum depth of 1.5m planting medium. These **shall be** seamlessly integrated with the platform levels on site.

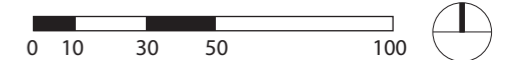
The Successful Tenderer **shall** adopt a biophilic approach for the building design to improve liveability, comfort and well-being, enhance quality of living through provision of lush greenery, naturalistic landscape design with indigenous plants/tree palette, and create a sense of place.

_tree conservation

The subject site is located within NParks Tree Conservation Area. The developer **shall** carry out tree survey and seek NParks and JTC's clearances for any tree felling proposal. Trimming/pruning **shall not** be allowed prior to NParks' approval. The Successful Tenderer **shall** ensure that the Tree Protection Zone (TPZ), as required by NParks, is strictly maintained during construction.



- Pedestrianized Street
- Green Buffer (min. 3m width)
- Medium Value Trees
- Other Trees
- Active Zone
- Covered Walkway / Linkway
- High Covered Linkways
- Pedestrian Shortcut



2.7 FACE TREATMENT, BUILT-TO-LINE, CREATIVE ZONE, ROOF-SCAPE CONTROL

_facade treatment

A high standard of architectural treatment **shall be** applied to reflect a sleek modern image compatible with other developments within one-north. The façade **shall be** aesthetically designed with good quality and easy to maintain materials to project a good image for the development and enhance the environment. The Successful Tenderer **shall** adopt optimum passive design strategies including optimising building form and massing and appropriate choice of façade materials that are environmentally responsive to the tropical climate. These will ensure the façade design is sustainable with optimal thermal performance to minimise heat gain, maximise day light and natural ventilation to reduce the dependence on artificial lighting and cooling energy.

Blank walls, low-quality awnings, covers or shelters **shall not** be allowed on the building facade from all sides.

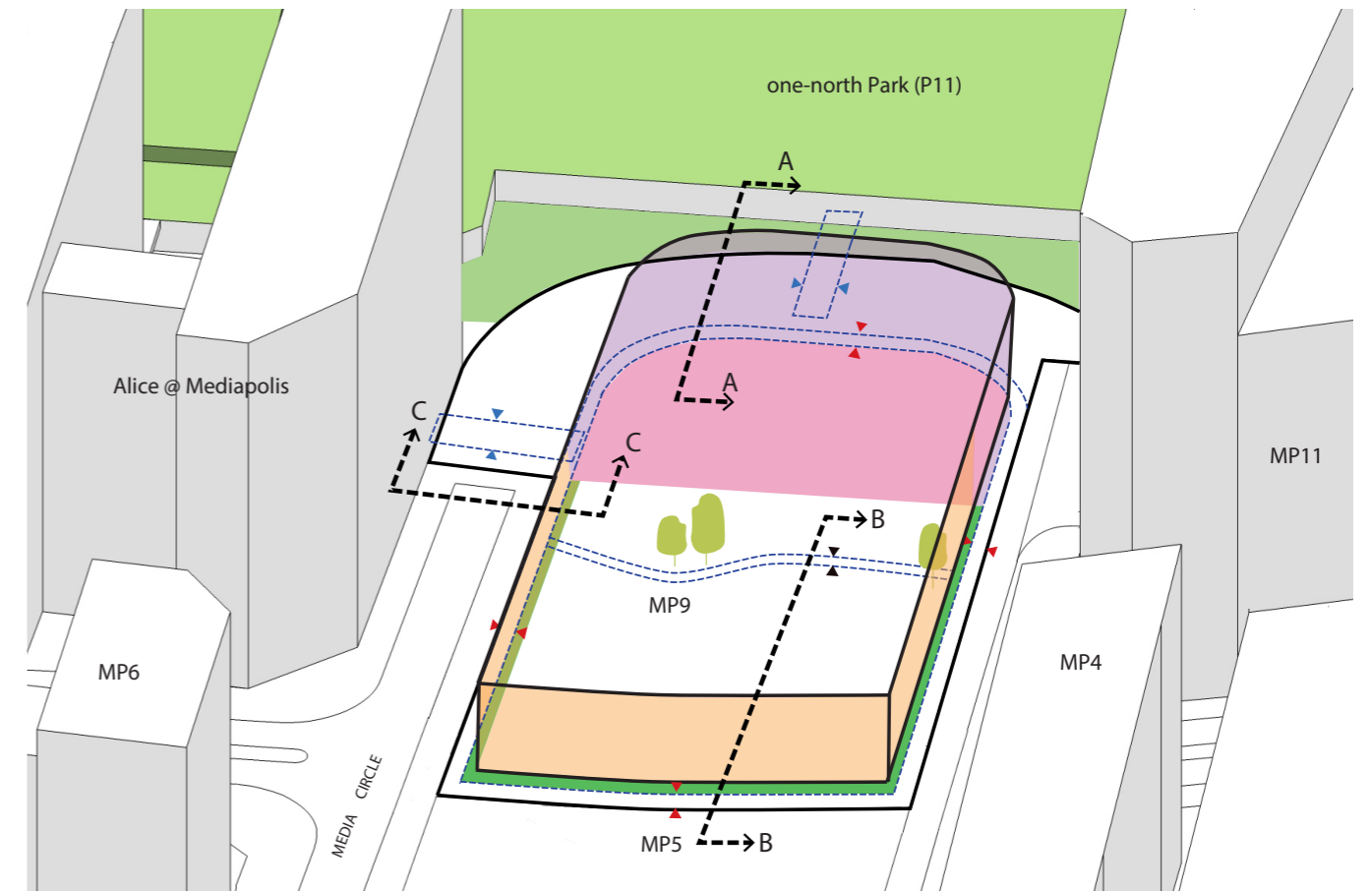
The colour chosen for the façade shall be in harmony with the adjacent developments. Green building features such as vertical greenery is **strongly encouraged**. Low quality building materials such as corrugated sheets, bare plaster and crimp or equivalent metal decking **shall not** be allowed on all building facades.

_creative zone

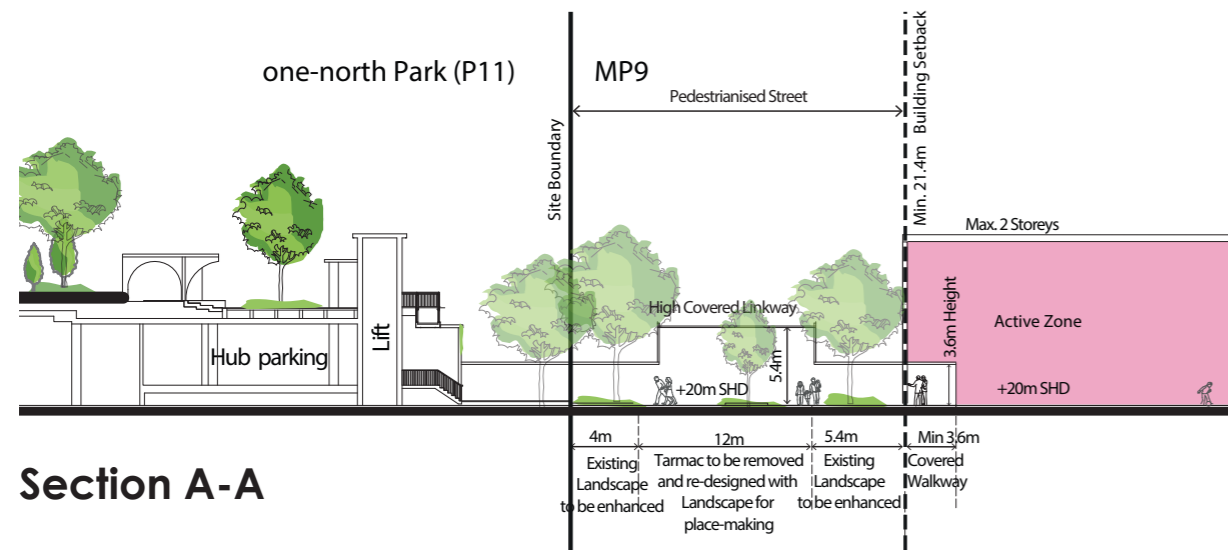
The architectural treatment of the Creative Zone **shall** respond to the presence of one-north Park (P11). Innovative design solutions showing creative response to the Creative Zone **shall be** proposed by the Successful Tenderer.

_roof-scape control

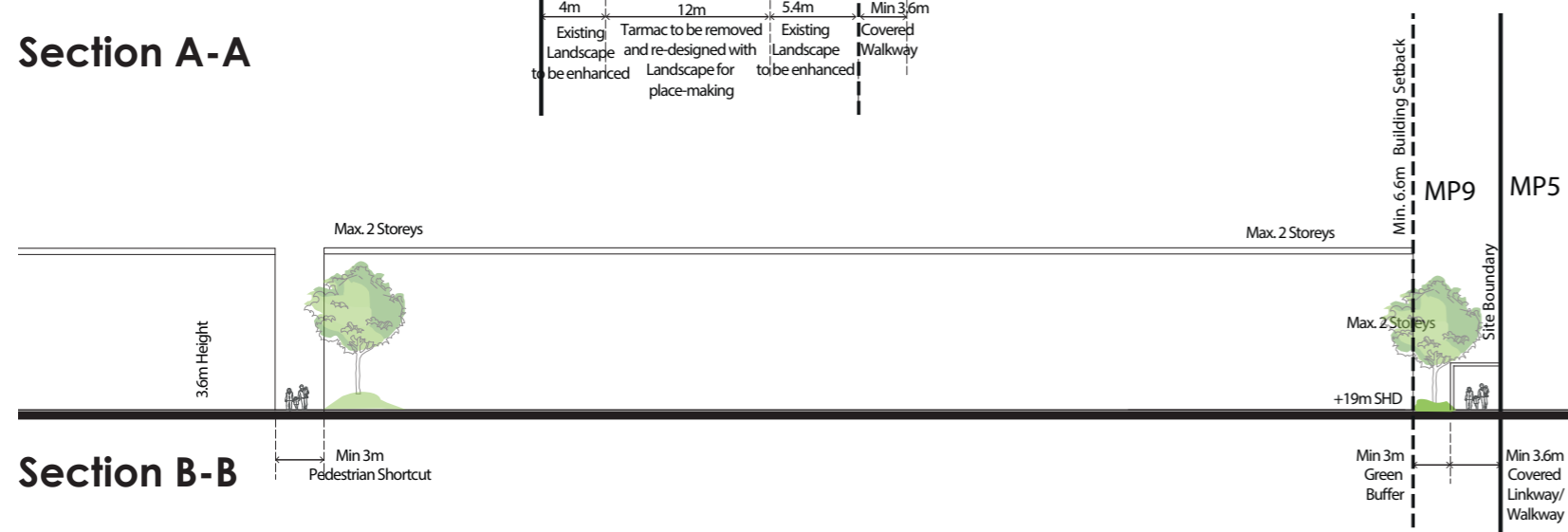
The building **shall** be kept to a maximum two storeys height. All M&E and building services **shall not** be allowed to be located on the rooftop and **shall be** integrated in the building away from public view. If required due to site constraints or for compliance with statutory requirements, the M&E and building services located on the rooftop **shall be** visually well-screened on all sides similar to the main building façade and / or visually concealed from public view with louvers and /or green trellis.



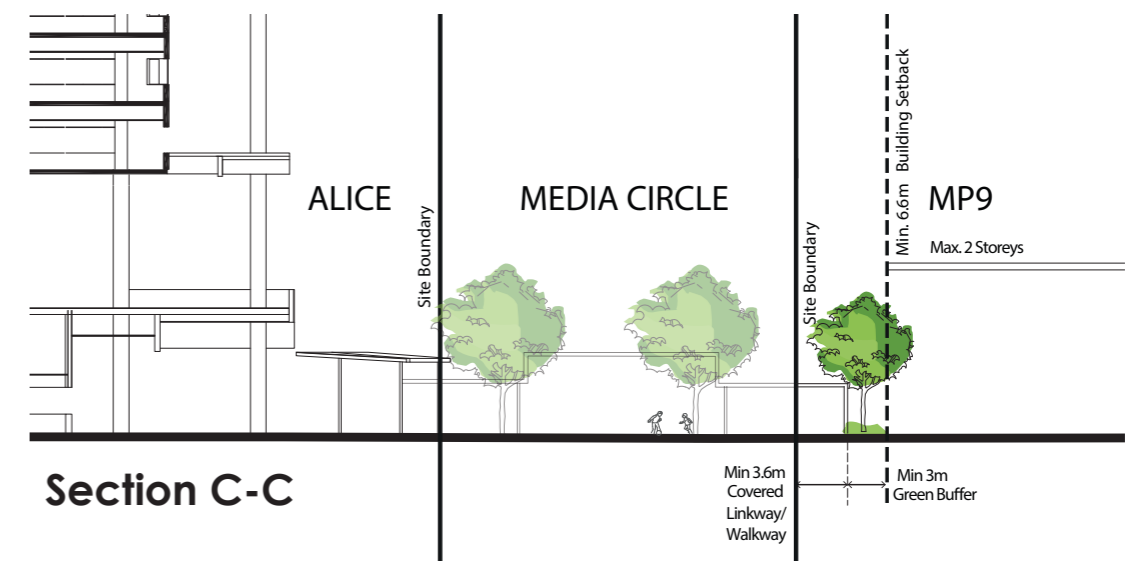
- Facade Treatment
- Creative Zone
- Planting Strip (min. 3m width)
- Covered Walkway / Linkway
- High Covered Linkways
- Active Zone
- Pedestrian Shortcut



Section A-A



Section B-B



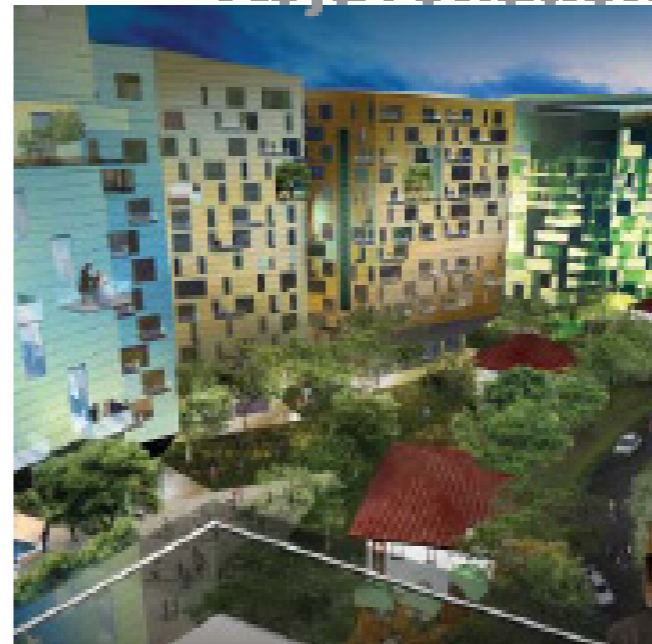
Section C-C

Dynamic
Mixed Use



Seamless
Connectivity

Constant
Rejuvenation



Unique
Identity