
Privately owned public spaces

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Why we think sustainably?

Long lifespan of developments.

Be a part of the city for at least 30 years.

Contribute to positive change of the city today and create value for the future community.

What developer can do

Be **proactive** in addressing today's issues

Be **creative** in **futureproofing**



Issues with urban development in Bangkok

Limited open spaces causing..

No access for quality public space...Rising temperature...Flood stress

BANGKOK

Less green density among Asian Megacities !!!!



Source :
1.Asian Green city index 2011, Bangkok Metropolitan Administration
2.Department of City Planning, Bangkok Metropolitan Administration



More Green Space

PLEASE !!!

2018 Bangkok Population

~10 million

EAST ASIAN

Average

66.2

sq.m./Person

WHO

International Standard

9

sq.m./Person

BANGKOK

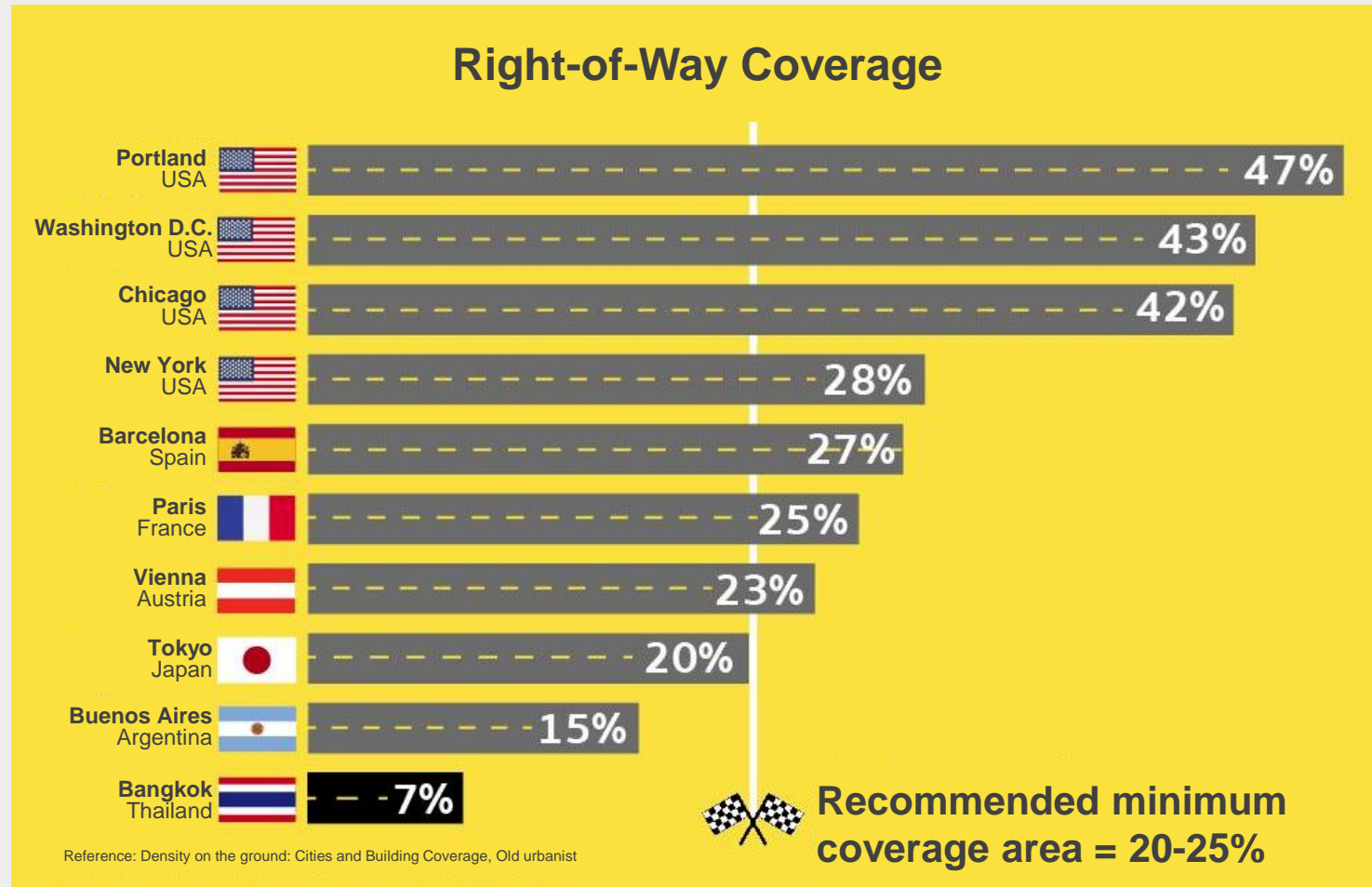
Average

3.54

sq.m./Person

Issues with urban development in Bangkok

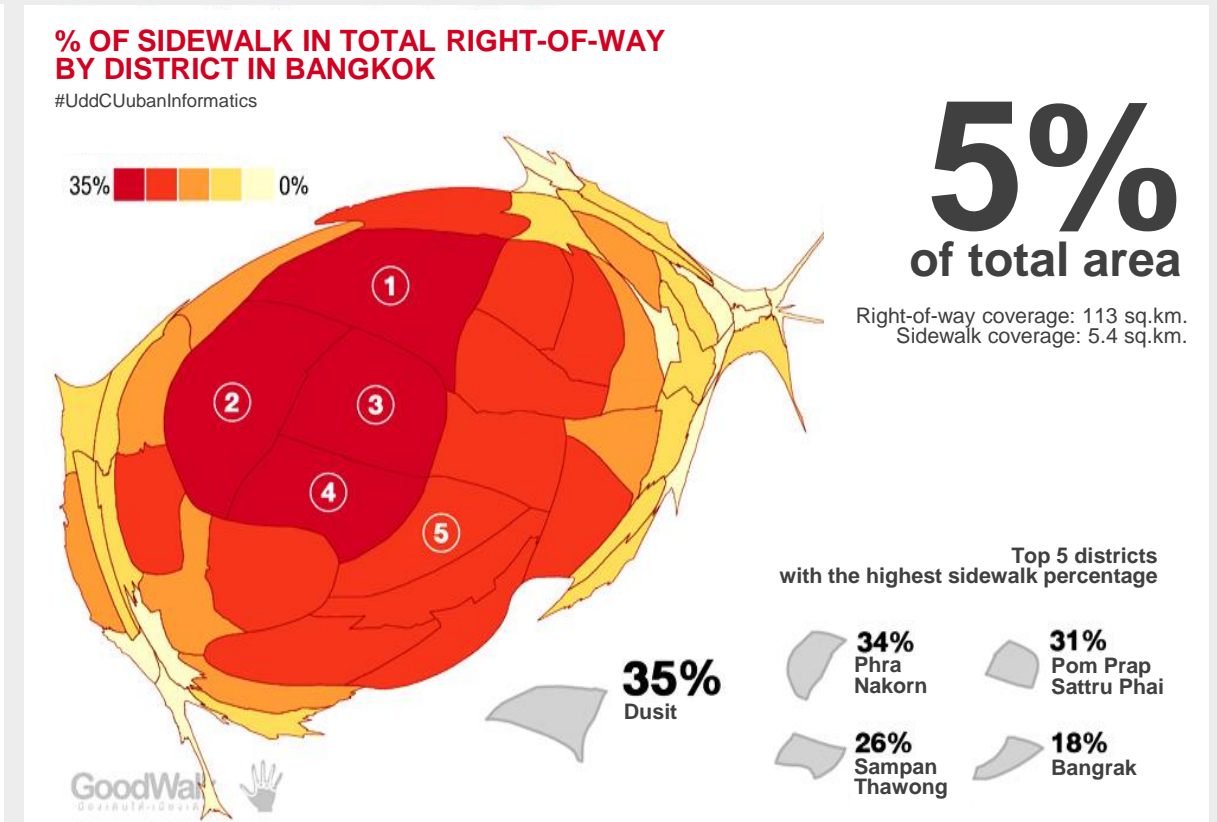
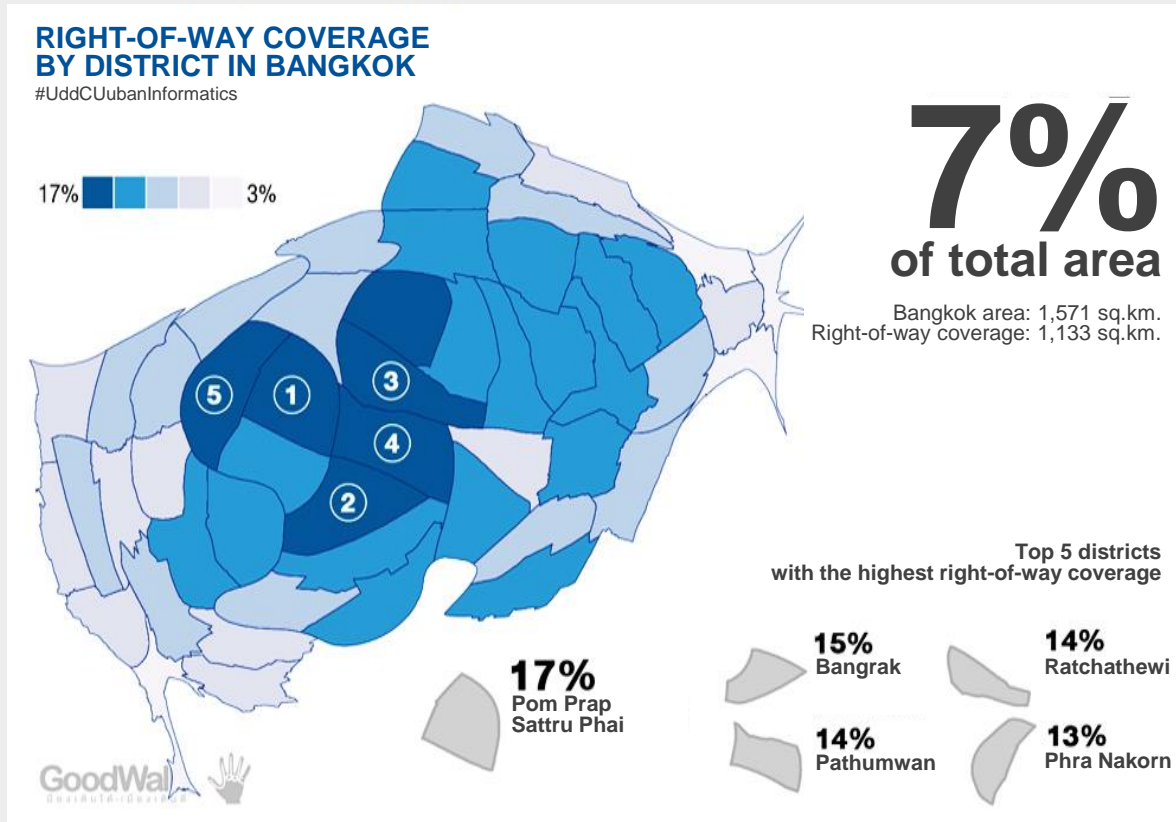
Limited rights-of-way



Issues with urban development in Bangkok

Limited rights-of-way

disrupts the city's daily flow, restricts walkability, increase vehicle uses



Why are they important?

OPEN SPACE

Environmental equity:

Counter higher temperature and flood and improve air quality.

Health equity:

Access to quality open space can help people and communities to prevent chronic illnesses and promoting health.

Social cohesion:

Open spaces allow outdoor activities and social interactions among different groups.



Source: Urban Land Institute, 2018. *The case for open space. Why real estate should invest in parks and open spaces.*

Why are they important?

RIGHTS-OF-WAY

Economic development:

Organizes the massive flow that courses through the city

Increase walkability:

Reduce vehicle use.
Decrease burden on public transportation.

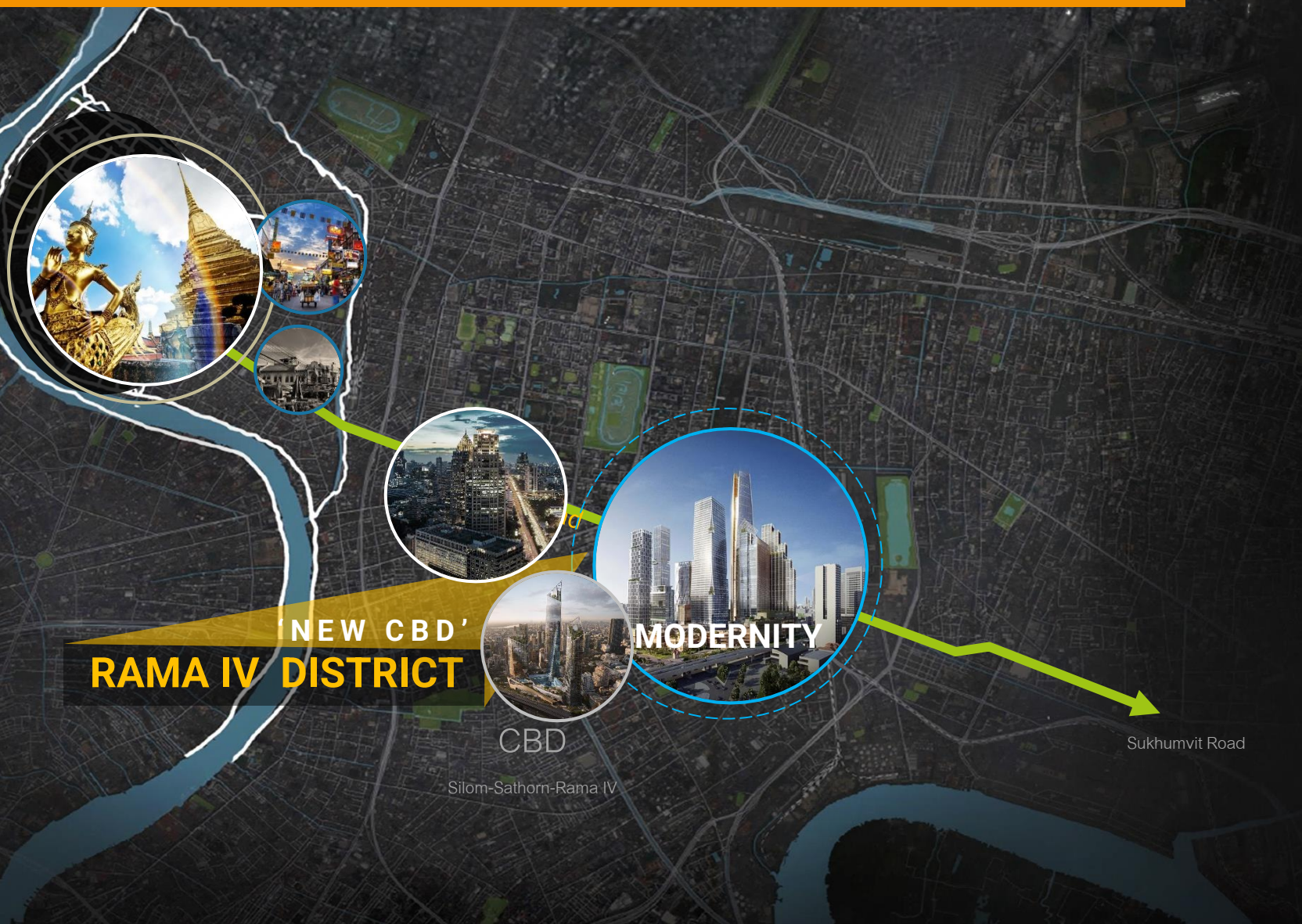
Public health:

More physical movements.
Allow contact-free travel in open environment.



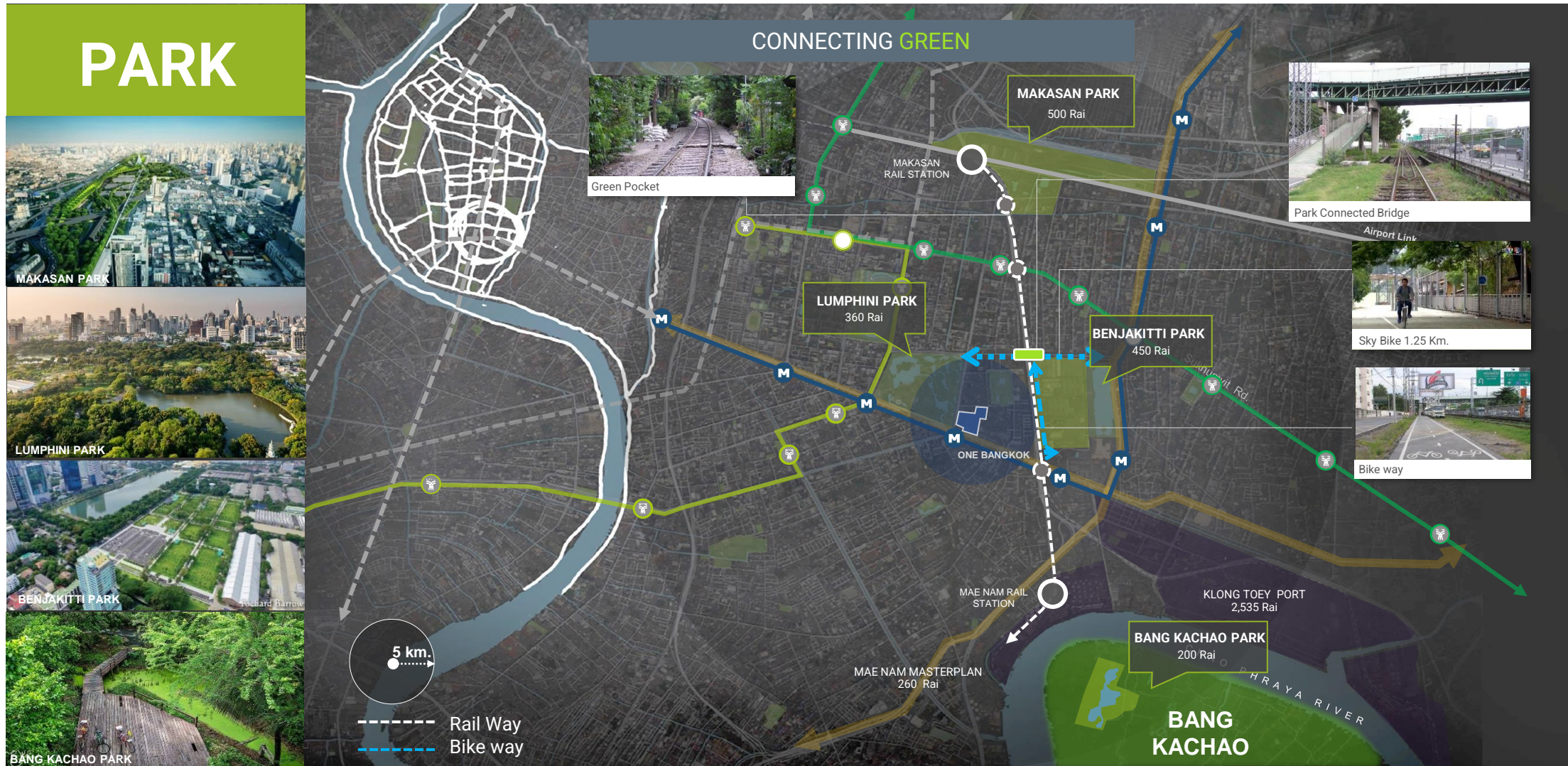
Image: Freepik.com

RAMA IV ROAD



RAMA IV Road

Connecting Green...



What are we trying to achieve?



MORE OPEN SPACE

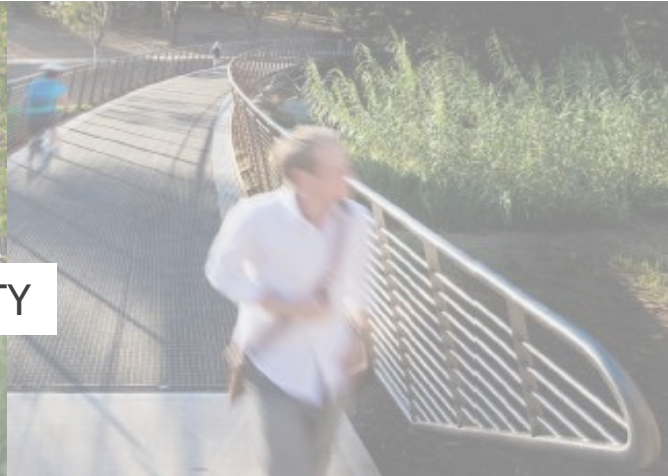


ADD GREEN AREA

QUALITY 'PUBLIC AREA'



INCREASE WALKABILITY



SOCIAL AND ECONOMIC GROWTH

What are we trying to achieve?

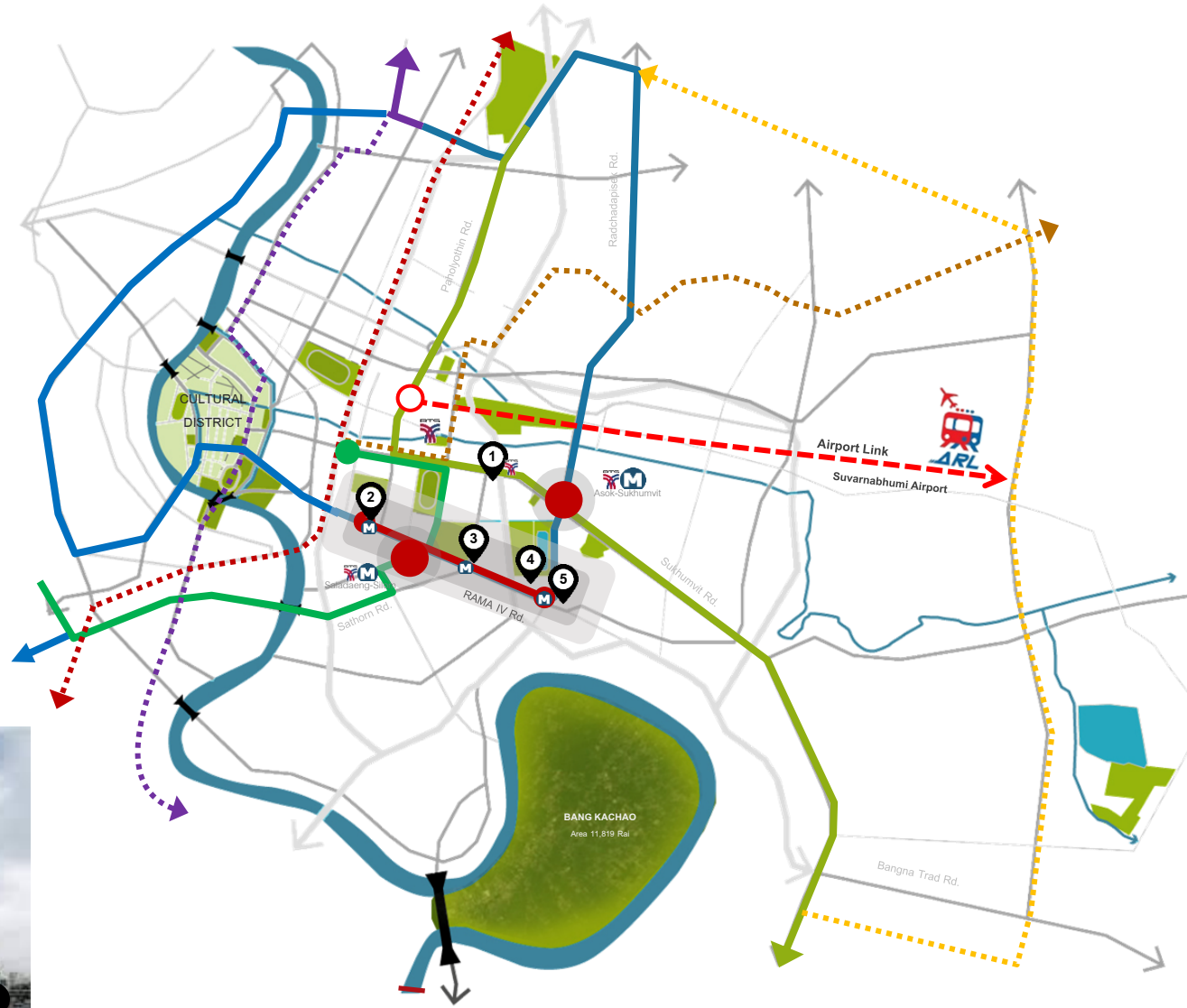
Our Projects...



PARK VENTURES ECOPLEX



SAMYAN MITRTOWN



ONE BANGKOK



THE PARQ



FYI CENTER

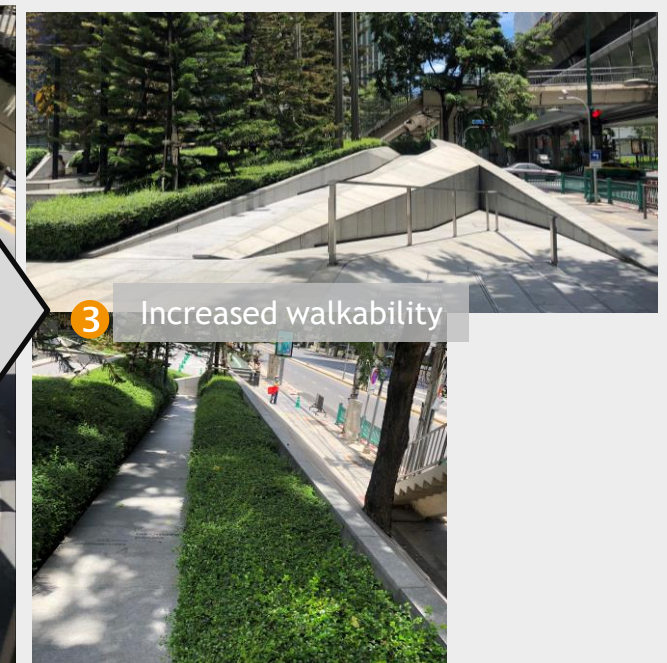
PARK VENTURES

PARK VENTURES ECOPLEX


PARK VENTURES
THE ECOPLEX ON WITHAYU

Park Ventures Ecoplex

Usable public space and walkability





FYI CENTER

FYI CENTER

'FOR YOUR INSPIRATION WORKPLACE'



Developed by Frasers Property Thailand

FYI Center

Usable public space





SAMYAN
MITRTOWN
Urban Life Library



Samyan Mitrtown

Adding open space and walkability



1 Adding open space and walkability



2 Adding open space and green area



3 Tree line for streetscape



THE
PARQ

THE PARQ

LIVE WELL BALANCED



THE
PARQ

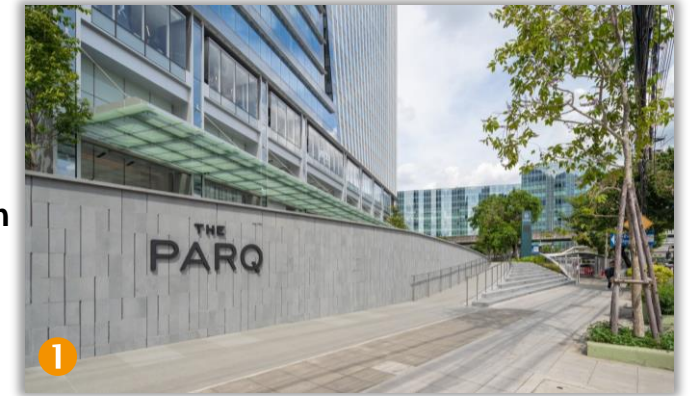
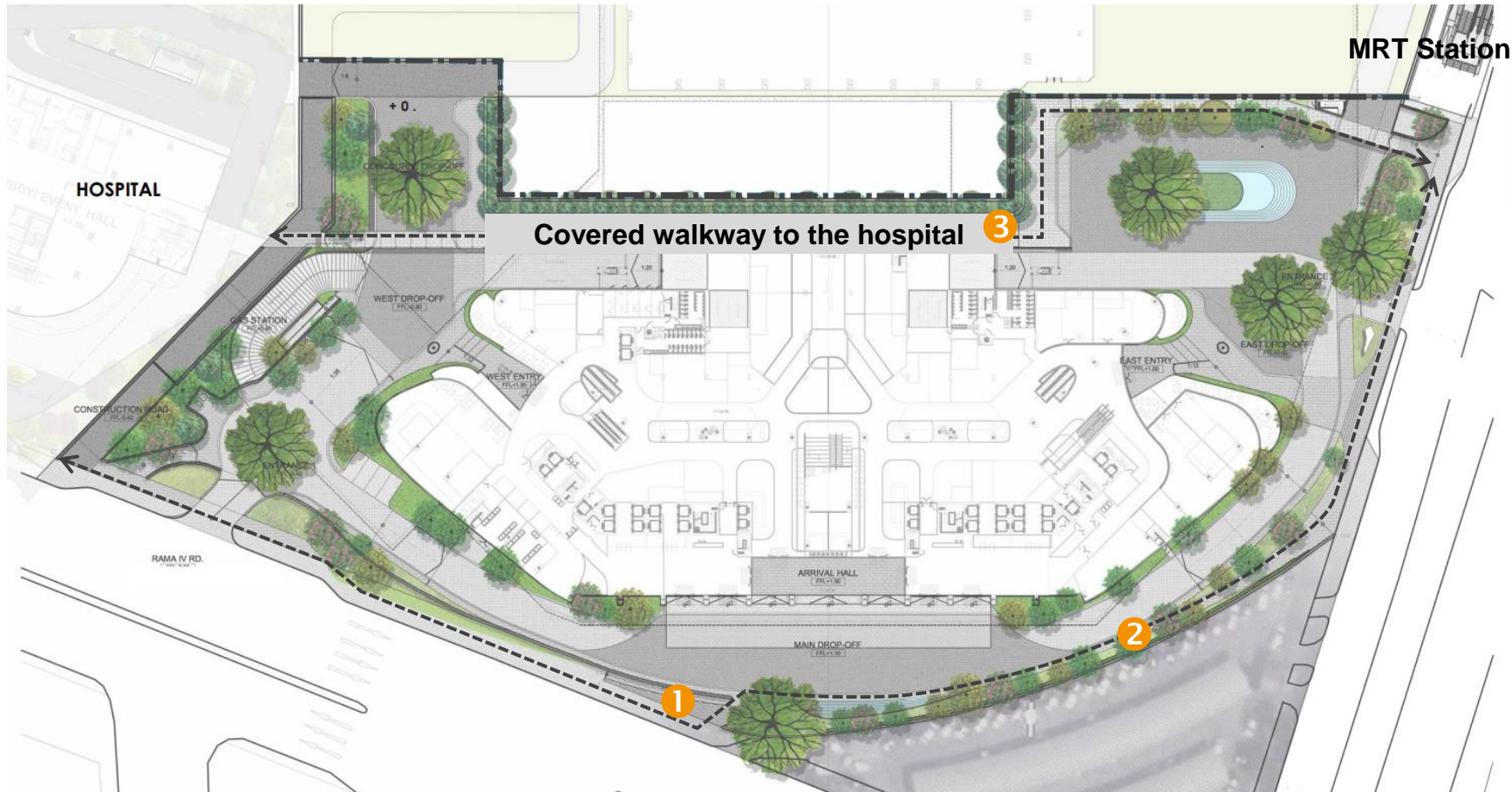
THE PARQ

Adding open space and green area



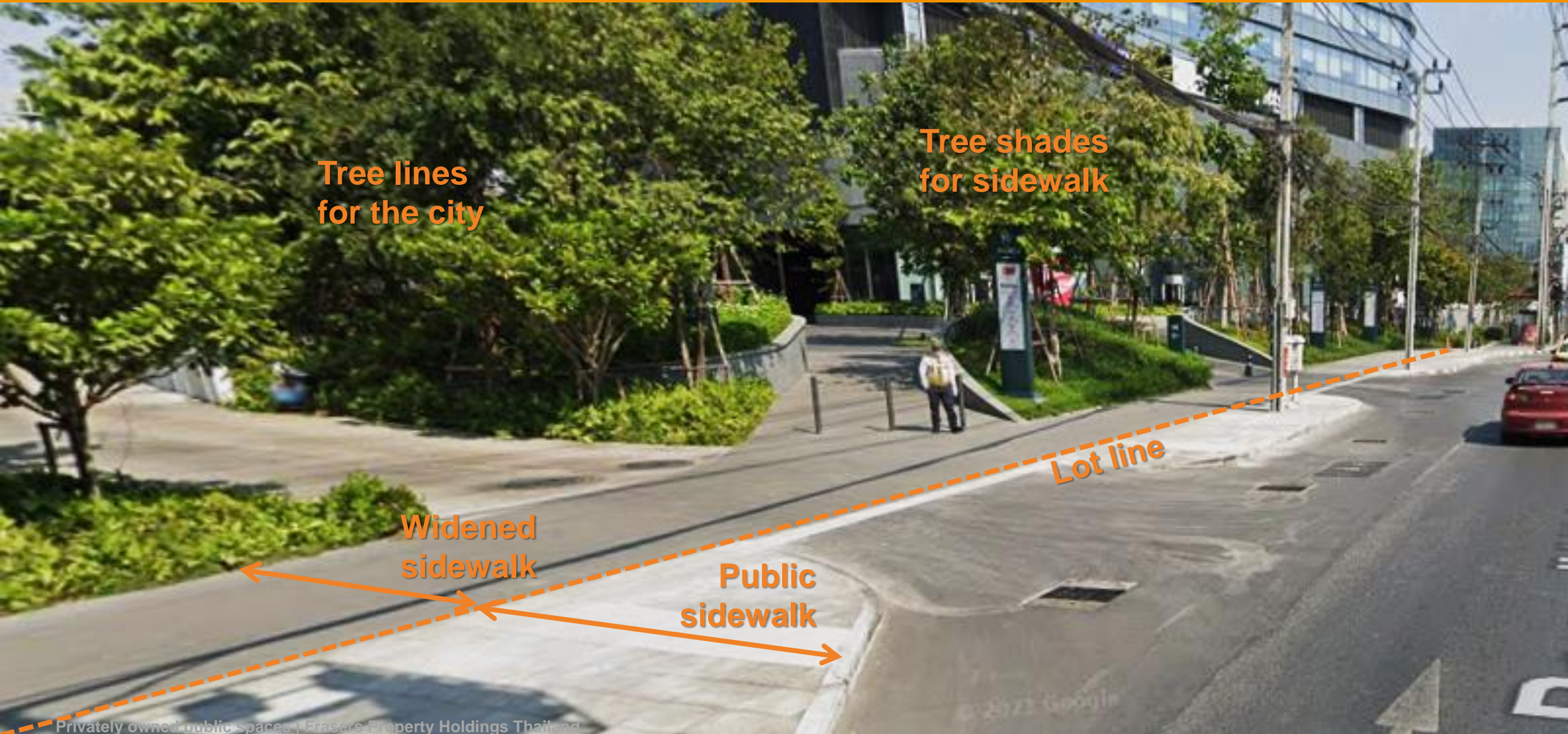
THE PARQ

Additional rights-of-way



THE PARQ

Enhance public right-of-way





ONE BANGKOK

One District. One Vision. One Future

Developed TCC Assets and Frasers Property.

One Bangkok

Core Development Principles

Putting People First

- Inclusive and easily accessible premises inspire new forms of public participation.
- Large amounts of public space, including a 10,000-square-meter central plaza create a welcoming and open environment.
- A network of pedestrian-friendly walkways supports exploration.
- The development is designed to enhance the convenience and comfort of peoples' everyday lives



One Bangkok

Core Development Principles

Championing Sustainability

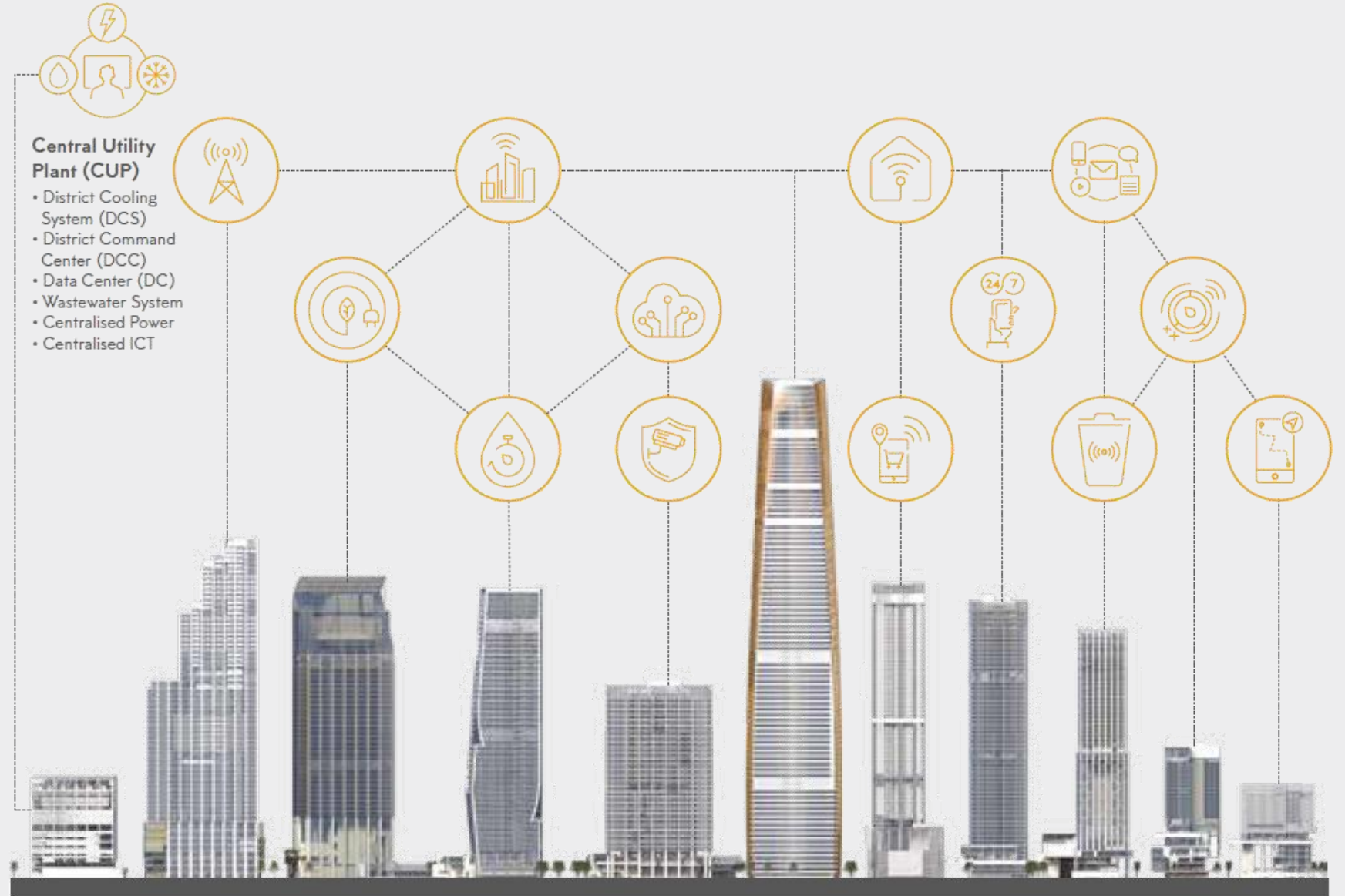
- **50 rai of the 104-rai plot of land is allocated to green and open space**, including shaded tree-lined streets and rooftop gardens.
- **A 40-meter-wide linear park wraps around Wireless and Rama IV Road**, and acts as a natural extension of neighboring Lumpini Park.
- **Built to LEED and WELL certifications**, the development is set to attain the first LEED Neighborhood Development Platinum standard in Thailand.



One Bangkok Core Development Principles

Living Smart

- Smart technologies are integrated throughout the development, including traffic management, security, communication and retail platforms.
- Common infrastructure such as energy management allows for greater efficiency and more green and public spaces.

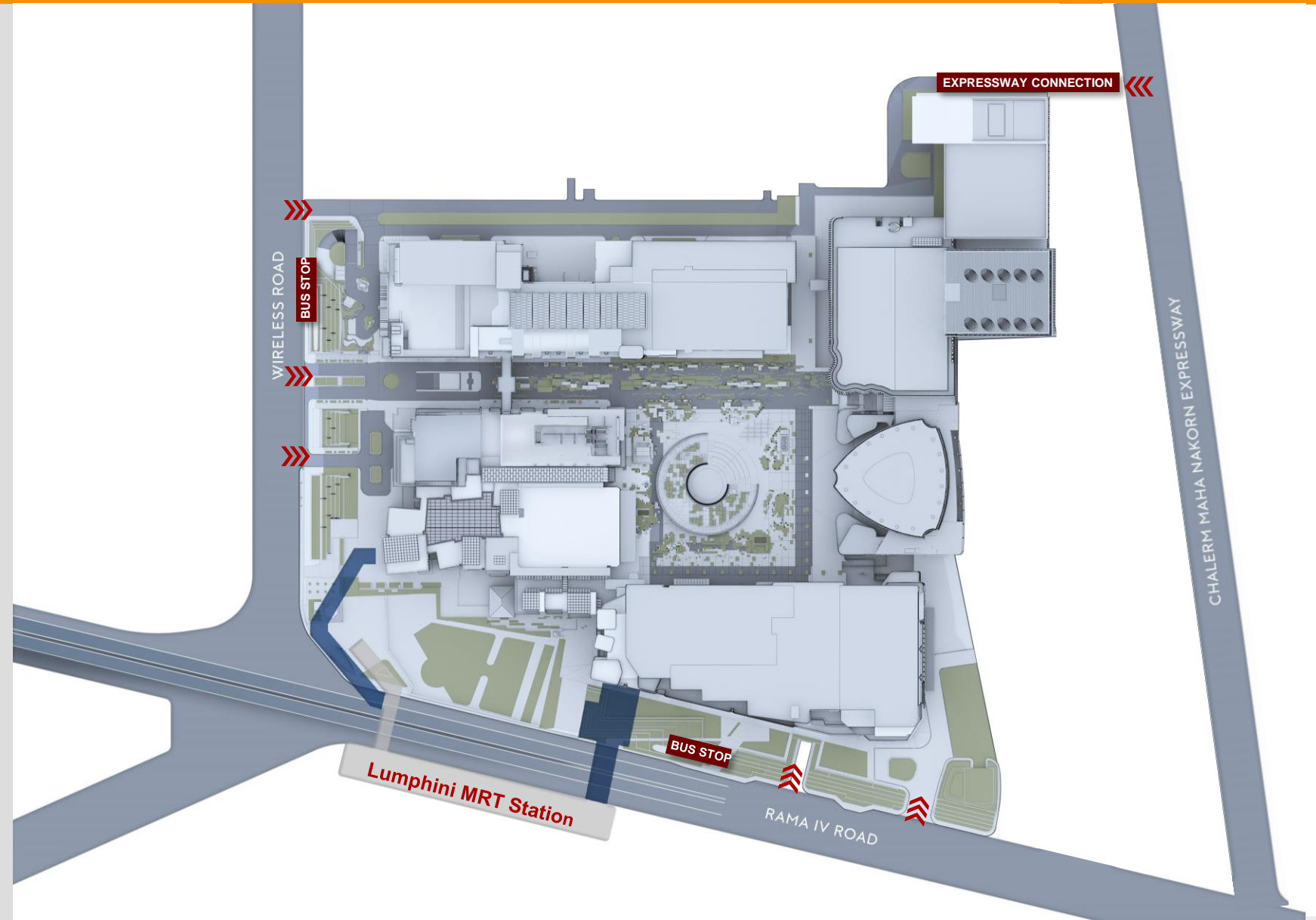


One Bangkok

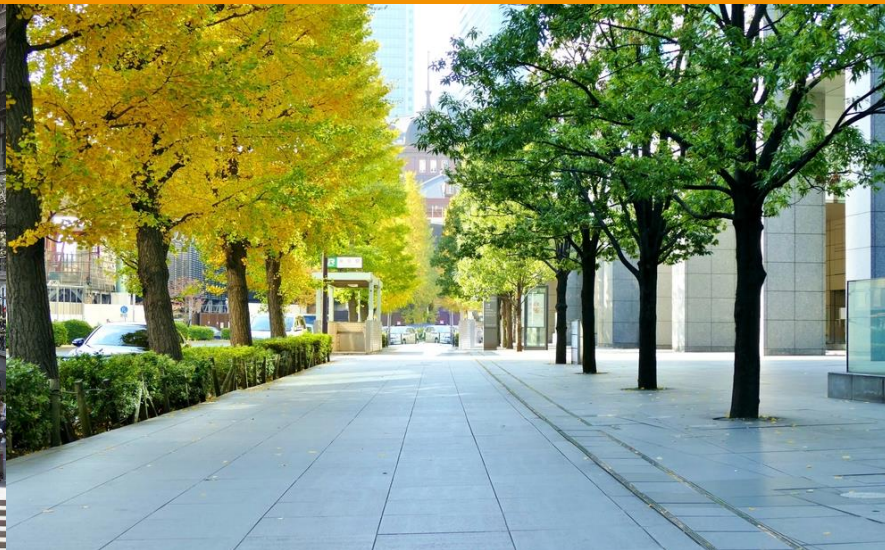
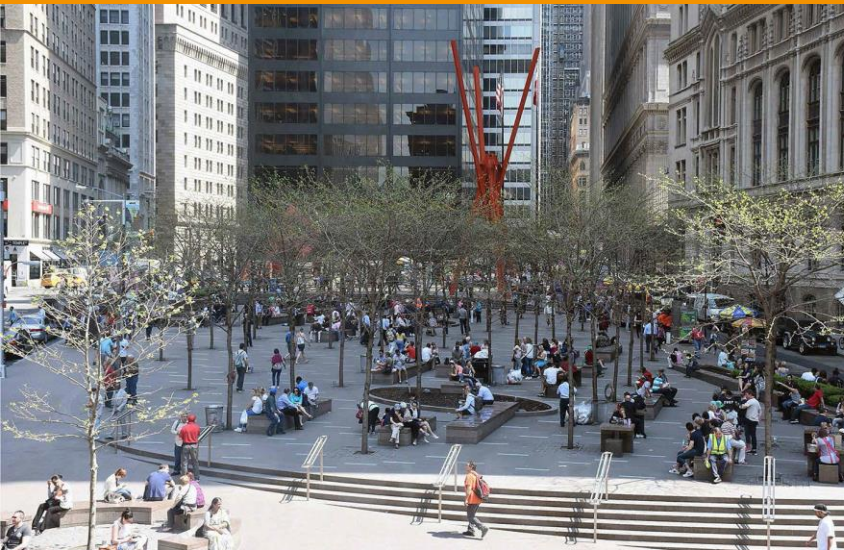
Accessibility

Direct access to MRT and expressway

- **An on-site transit hub** that links directly to the MRT Blue Line at Lumphini Station, the city's main transport loop with connections to the BTS and Airport Rail Link
- **6-vehicle-access** along Wireless Road, Rama IV and direct expressway connection
- **Over 12,000 car parking** spaces and 40 coach parking bays
- **Shuttle transfer** between both of Bangkok's international airports



With public and private sector collaboration



Experience matters.



APPENDIX

How government can support private sector

Reexamine parking requirements

Turn parking footprint into open spaces



How government can support private sector

Example: Hudson Yards, New York



How private sector can contribute

Example: Roppongi Hills, Tokyo



How government can support private sector

Reexamine parking requirements

Turn parking footprint into open spaces

Roppongi Hills, Tokyo

BMA would require..

Area can turn into open space



785,000
sq.m.

:



2,760
Cars



6,540
Cars



Reduced area 132,300 Sq.m.

=

Open space **26,000*** sq.m.

The Hudson Yards, New York



1,688,800
sq.m.

:



1,300
Cars



14,070
Cars



Reduced area 447,000 Sq.m.

=

Open space **89,400*** sq.m.

*Assume 5-storey parking structure

How government can support private sector

Account public transportation

Compromise required parking numbers for projects with public transportation

DIRECT ACCESS TO THE NEW NO. 7 SUBWAY

The completion of the new **No. 7 Subway** extension in 2013 will link Hudson Yards to every subway line in New York City via the major subway nodes of Times Square and Grand Central Terminal. Commuters will be able to get on a train in Connecticut or Westchester and reach their offices at Hudson Yards without ever going outside.

7 Subway Extension



**80%
COMPLETE**

**\$2.1 Billion
PUBLIC
INVESTMENT**

OPENING

**2014
JULY**

