

Introducing the Off-Street Mobility Hub (»OSMH«)

Digital rendering by KPW Papay Warncke Vagt Architekten Part GmbH



Now, there is a better way!



Traditional Car Park



Surface Parking



On-Street Parking

Introduction – now, there is a better way!

Urban mobility, and related infrastructure, are at a breaking point. Congestion, emissions, and wasted land from traditional car parks are stalling climate goals and urban renewal.

Municipalities and Real Estate Owners are seeking smarter, more sustainable alternatives. The Off-Street Mobility Hub (»OSMH«) is that alternative!

A multi-functional, future-ready infrastructure that integrates mobility, logistics, energy, and community in one scalable asset.

The OSMH advantage

Unlike one-dimensional car parks, OSMHs transform mobility infrastructure into a multi-purpose community asset. Each OSMH serves as:

- Mobility anchor – enabling seamless multimodal transfers.
- Community hub – integrating services and placemaking.
- Infrastructure asset – bankable, ESG-aligned, and Public-Private Partnership-ready.

The OSMH by MHP™ process

Delivering an OSMH is complex. MHP simplifies this with our robust 13-phase Operational Blueprint. A systematic, repeatable, and scalable framework that de-risks investment and ensures quality outcomes. Every time.

Our Three Products

1. Portfolio Analysis (pre-study)

Identify and prioritize the best OSMH opportunities across a city or portfolio. Provides a clear roadmap aligned with mobility demand and Sustainable Urban Mobility Plans (»SUMP«).

2. Single-Unit Analysis (pre-study)

Evaluate the feasibility and concept for a specific site. Deliver actionable recommendations for planning, design, and financing.

3. Full Project Delivery

From concept to long-term operations, we deliver turnkey OSMHs using our standardized implementation process. One accountable partner, every step. With MHP responsible for both efficiency and results.

Ready to engage? Visit our Website and book an unconditional online meeting under our Contact section. Need to learn more? Read on.

The Off-Street Mobility Hub (»OSMH«) is a new, better, and more innovative urban infrastructure helping to future-proof and deliver sustainable urban mobility systems.

Specifically, it helps resolve three core challenges in modern urban mobility infrastructure:

01- Traditional Car Park*

Traditional car parks often waste prime urban land by storing idle cars, reinforcing car dependency and congestion. They suppress street life, block multimodal transport, and miss opportunities for logistics, EV charging, and community uses. This single-purpose model wastes capital and space that cities need for sustainable, integrated, next-generation mobility hubs.

- Transport produces ca. 23% of global CO₂; road ca. 75% of that. EU policy requires ca. 90% cuts by 2050 – yet Multi-Storey Car Parks reinforce car use instead of enabling mode shift.
- Up to 40% of urban land is devoted to roads/parking; vertical, multi-use hubs can save 40–60% space compared with parking-centric systems.
- Friction between modes suppresses non-car trips; seamless hubs lift multimodal use by 25–40%, but stand-alone car parks provide none of that integration.

02- Surface Parking*

Surface parking wastes valuable land, reducing density, walkability, and multimodal potential. It disperses destinations, promotes short car trips in favour of active travel, and hinders housing, green space, and service development. Low value per m², it also limits curb use and transit upgrades – maximum land take, minimal mobility benefit.

- Cities devote up to 40% of land to car infrastructure – space that could be reallocated to housing, parks, or active mobility.
- Each parking space consumes ca. 12.5 m², and a typical car demand requires ca. 2.5 parking spaces across home/work/public – massive cumulative land waste.
- Over 60% of urban trips are <5 km – ideal for walking, cycling, or shared modes; abundant surface parking sustains needless short car trips.

03- On-Street Parking*

Curbside parking consumes prime urban space, displacing transit, cycling, loading, and pedestrian safety. It encourages driving, hinders buses, and endangers vulnerable users. Reallocating curbs boosts efficiency and safety, prompting cities to remove parking mandates and redesign streets for people, freight, and micromobility.

- Private cars take 50–80% of street space but move <20% of people at peaks.
- Paris: ca. 4% of street users are drivers, and ca. 50% of public space is still allocated to cars.
- Converting parking to bus/bike/pedestrian space boosts corridor throughput and safety by ≥30%.

The Off-Street Mobility Hub (»OSMH«) is delivered through the OSMH by MHP™ process.

*For full references and data sources, visit: mobilityhub-partners.com/resources

The ultimate outcome of Mobility Hub Partners (»MHP«) work is the Off-Street Mobility Hub (»OSMH«). We have designed a robust and systematic process that helps us deliver the best possible outcome for clients. Every time. We call it OSMH by MHP™.

OSMH by MHP™ Operational Blueprint

MHP's proprietary Operational Blueprint is the backbone of our work and helps us deliver client value through a structured, systematic, and scalable process combining best available internal and external expertise. It has 13 phases: (01) Product Concept & Solution, (02) Market Screening, (03) Potential Project(s), (04) Concept Analysis, (05) Feasibility Analysis, (06) Ownership/Governance, (07) Financing, (08) Planning, (09) Construction, (10) Operation, (11) Asset Management, (12) Re-Financing, and (13) Recycling.

In summary, this work and output have significant benefits, including:

- Reducing urban congestion.
- Enabling seamless multimodal transfers.
- Supporting sustainable growth.
- Unlocking land value.
- Future-ready infrastructure.
- Enhancing safety and accessibility.
- Promoting mixed-use development.
- De-risking investment via partnerships.

Specific client benefits:

Municipalities: Achieve climate targets with integrated SUMP-ready infrastructure | Free up valuable curb space and reduce congestion | Unlock PPP funding opportunities with de-risked delivery.

Real Estate Owners: Retrofit or develop assets into high-value, multi-use facilities | Boost NOI/m² and ESG ratings with mobility + community amenities | Protect long-term asset value with flexible, resilient design.

Let's review the three products that help you realize these benefits, and more.

01- Portfolio Analysis (pre-study)

A potential client (e.g., Municipality or Real Estate Owner) is interested in implementing multiple OSMHs in a city or town, or across its real estate portfolio. A pre-study is delivered to the client with analysis and recommendations.



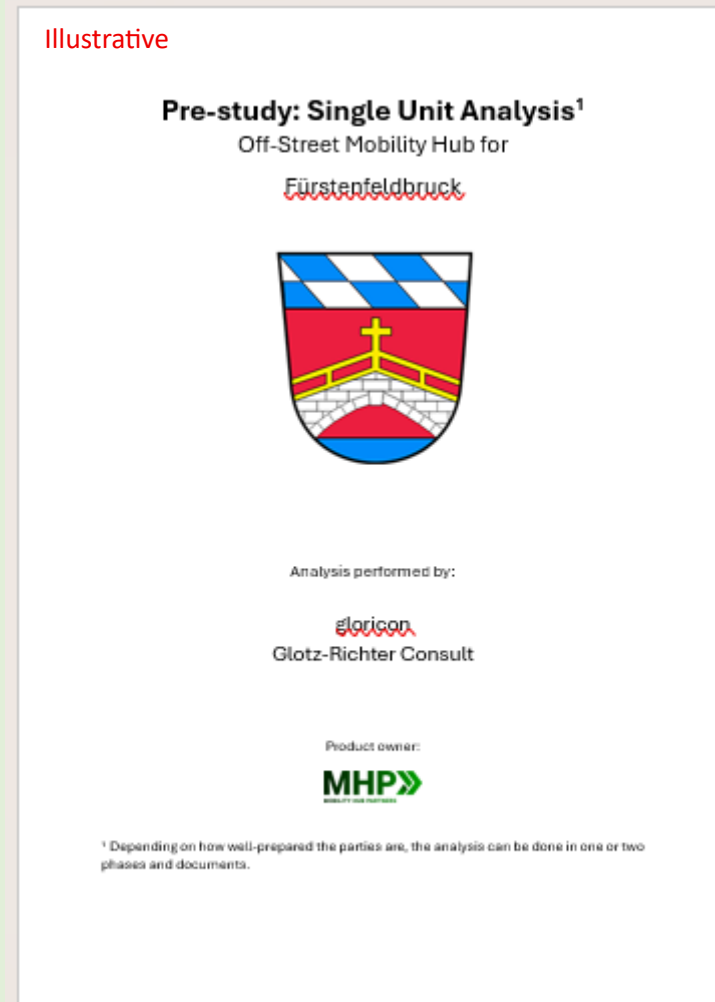
Citywide or portfolio-level strategy for OSMHs:

- Identifies and prioritizes the most impactful sites across a city or portfolio.
- Translates mobility, land use, and climate goals into actionable infrastructure plans.
- Unlocks the network effect of multiple OSMHs working as one system.
- Provides a PPP-ready roadmap for funding and stakeholder alignment.
- Reduces delivery risk by standardizing project screening and selection.

Interested? See the relevant Product Sheet at Website/Resources. And then, schedule an unconditional online consultation at Website/Contact.

02-Single-Unit Analysis (pre-study)

A potential client (e.g., Municipality or Real Estate Owner) has a specific project in mind, at a specific location. A pre-study is delivered to the client with analysis and recommendations.



Feasibility and concept validation for a specific site:

- Converts a single location idea into a validated, investment-ready project.
- Evaluates demand, technical feasibility, and financial viability in detail.
- Delivers concept design and functional mix tailored to local needs.
- Produces a clear go/no-go decision report for boards and councils.
- Creates a strong foundation for planning, financing, and partner engagement.

Interested? See the relevant Product Sheet at Website/Resources. And then, schedule an unconditional online consultation at Website/Contact.

03-Full Project Delivery

A potential client (e.g., Municipality or Real Estate Owner) already has a specific project in mind (single unit) and is committed to implementing this project from initial idea and concept through to funding, planning, construction, operation, and asset management.



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Turnkey implementation of an OSMH from vision to operation:

- Provides one accountable partner from concept to long-term operation.
- Deploys MHP's proven 13-phase Operational Blueprint for de-risked delivery.
- Secures financing via PPP frameworks, institutional investors, and grants.
- Ensures on-time, on-budget construction with trusted engineering partners.
- Transforms traditional parking into a resilient, ESG-aligned infrastructure asset.

Interested? See the relevant Product Sheet at Website/Resources. And schedule an unconditional online consultation through Website/Contact.

Do you see value in a robust, compelling alternative to the traditional car park? Let's explore how OSMHs can transform your city, town, or real estate portfolio.

MHP can help you.

We deliver projects either as Service Developer or Trader-/Owner Developer. Further, we deliver projects either through our internal colleagues or through the support of our Associate Partners or Strategic Partners. In the short-term, we focus on Sweden and Germany before we expand our focus to the Nordics and D/A/CH. Soon, we will cover all European countries.

Schedule an unconditional online consultation via our Website at <https://www.mobilityhub-partners.com> and the Contact section. Talk to you soon!

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