STRATEGIES OF URBAN RENEWAL

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POLICIES OF URBAN RENEWAL

Its modern concept began in the late 19th century in developed nations and experienced an intense phase in the late 1940s. In (1949), programs of Urban renewal have evolved in the USA, after that the idea of urban renewal spread in Europe, and then to developing countries.

Urban renewal represents "**policies for new stages from old stages, working to renew all moulder buildings under the impact of social and technological rapid changes**".

That's mean it represents "changing the physical aspects of the city, by which to change the old structures and facilities that do not fit the present, in a time when change the city as a whole in response to economic pressure and social and constructional changes".

The most problems facing neighborhoods and historical centers are a result of their inability to adapt the requirements of contemporary, such as constructional, social- economical, cultural and environmental requirements, as well as their inability to achieve the required balance between the requirements of strict preservation and contemporary development.

The concept of “urban renewal” appears as a dynamic urban policy aims to deal with:

1- Problems of rapid urbanization

2- Overcrowded cities.

3- Deterioration physical environment, especially traditional areas.

Those pictures represent parts of historical city center of Berlin.

Regarding to the first picture, we can see how the government decided to remove a large number of old buildings, and wished to represent the high majority of the urban fabric –and construction a new and wide street.

In the second picture.. we can see the high rise buildings related to modern architecture era.. instead of the old and historical buildings … and also we can see how these buildings define the edge of the new street.

The Concept of Urban Renewal:

Before starting to clarify the polices of urban renewal, this concept consist of two words:

- For the first word "**Urban**"; *is relating to the cities, towns, conurbations or any located in a city. It also refers to an area that is characterized by higher population density and vast human features in comparison to areas surrounding it.*

Tokyo's city center
(Examples for urban cities)

❖ For the second word **"Renewal"**: *its means "**an instance of resuming something after an interruption**". (Oxford Dictionary)*

Under this term "**Renewal**", there are several close and similar terms are used in the same sense such us:

- **Renovation:** is the process of **restoration** and **renovation** of buildings to appear in a good condition.

- **Restoration:** an act to **restore** or **revive** an area or a city and make it vibrant.

  This term also comes to refer dealing with **individual cases of buildings** located within the historical area that needs to be comprehensive and continuous **reform** and **supplement** the missing ones – and return it to former glory.

- **Reconstruction:** It means the **construction** or **reconstruction** of urban structures destroyed.

- **Modernization:** Comes in several meanings, including:
  - **Adaptation** of methods, styles or new ideas.
  - Make **repairs** or **modifications.**
  - **Replacing** old parts with modern parts or changes in use**.**

- **Innovation:** It's a process to **renew** something that exists or **introduction of something new**.

Policies of urban renewal includes:

1- URBAN REDEVELOPMENT POLICY:

Means to prepare a **comprehensive program** aims to reorganize physical, functional and population structure for existing urban fabric, depending on removing old and deterioration areas that occupy large areas from urban fabric, and reconstruction of removed areas according to new urban design reflect a long–term policy to distribute the population, functions and land use.

Puerto Madero, in Buenos Aires, Argentina, is an urban renewal project, a transformation of a large poor area into a new luxury residential and commercial district. It is one of the most expensive neighborhoods in Latin America.

2- URBAN INFILL POLICY:

Means adding to the existing urban fabric, this addition can be individual building or collection of buildings, to form an interconnected fabric architecturally and visually. The design takes into account "urban context" (appropriate with historical, visual and functional context) (URBAN FABRIC CONTEXTUALISIM).

- ***HISTORICAL INFILL:***

  New construction is similar to the old fabric.

- ***INTEGRATED AND HOMOGENEOUS INFILL:***

  Harmony between ancient and modern in scale, details, …

- ***CONTRAST:***

  Whole contrast in scale, texture, details, ….

Factors affecting the unity of design configuration of urban infill:

1- scale
2- proportion
3- solid & void
4- building height & skyline
5- materials & details
6- building line
7- width of building unit & repetition

This example shows the historical city center of Bagdad, its clear from this picture that there is a contrast between modern buildings and historical fabric, this contrast cause differences in:

- sky line
- human scale
- materials
- urban scene

3- URBAN REHABILITATION POLICY:

Rehabilitation of poor urban neighborhoods (or old areas) by large-scale renovation or reconstruction of housing (Urban structures can be repaired) and public works.

Rehabilitation aims to make older areas, to fit with social and economic standards.

4- URBAN CONSERVATION POLICY:

The Burra Charter (1999) defines conservation as: “all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation and all will commonly be a combination of more than one of these”.

Recently, Conservation also includes cultural resource management and management of change.

EXAMPLE

Al- Azhar park – Cairo, Egypt:

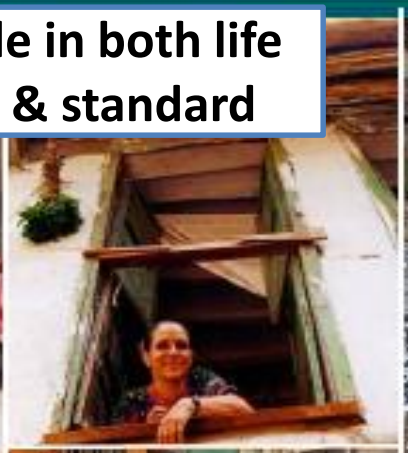
Al-Azhar park project & urban renewal in the historical district Darb al-Ahmer and Al-Ayooby city wall

Problems of this area

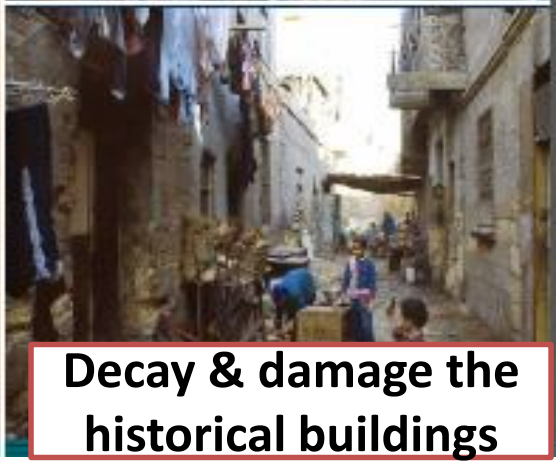
DARB AL AHMAR CONTEXT

Neglected spaces

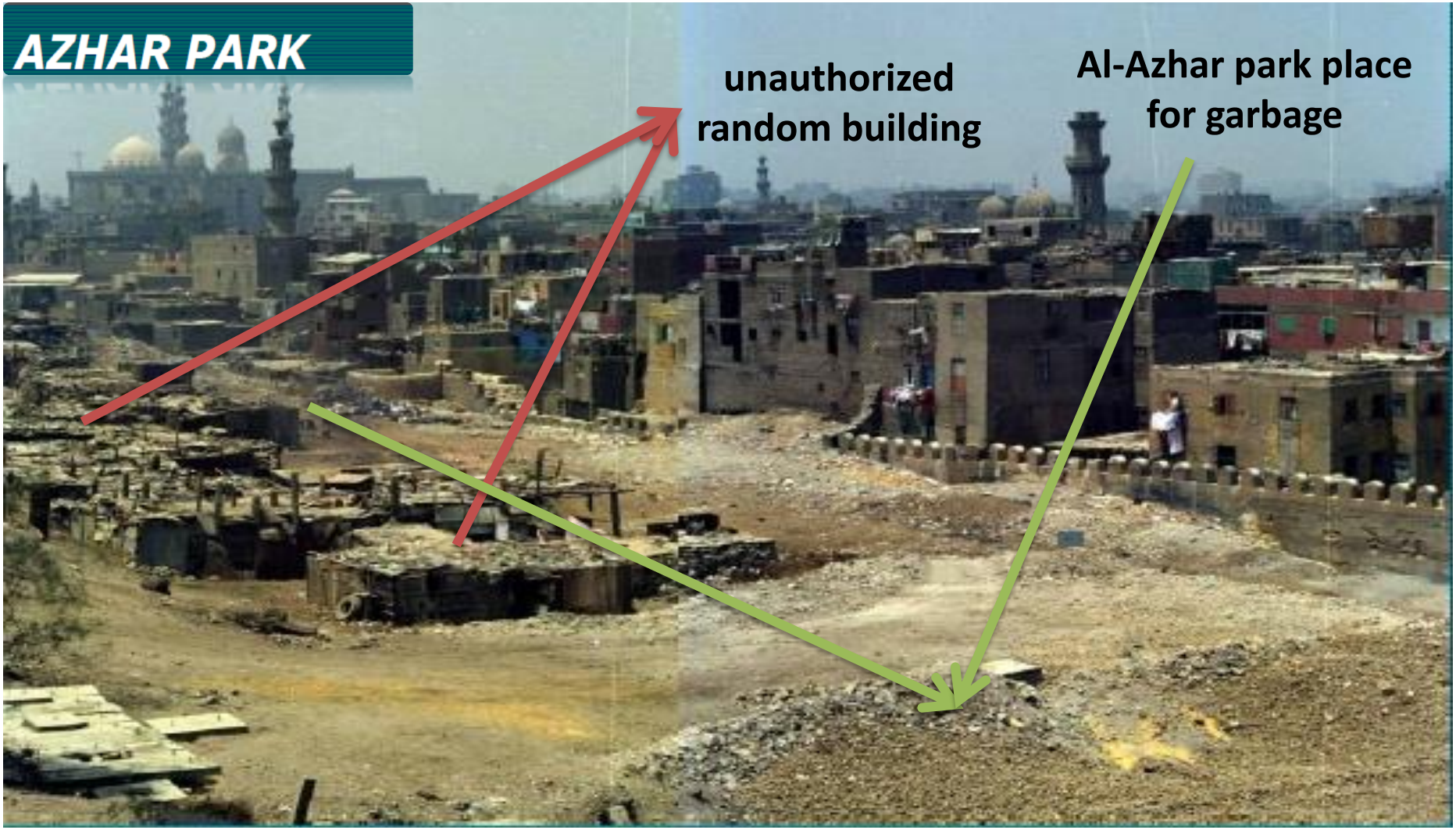
Poor people in both life condition & standard



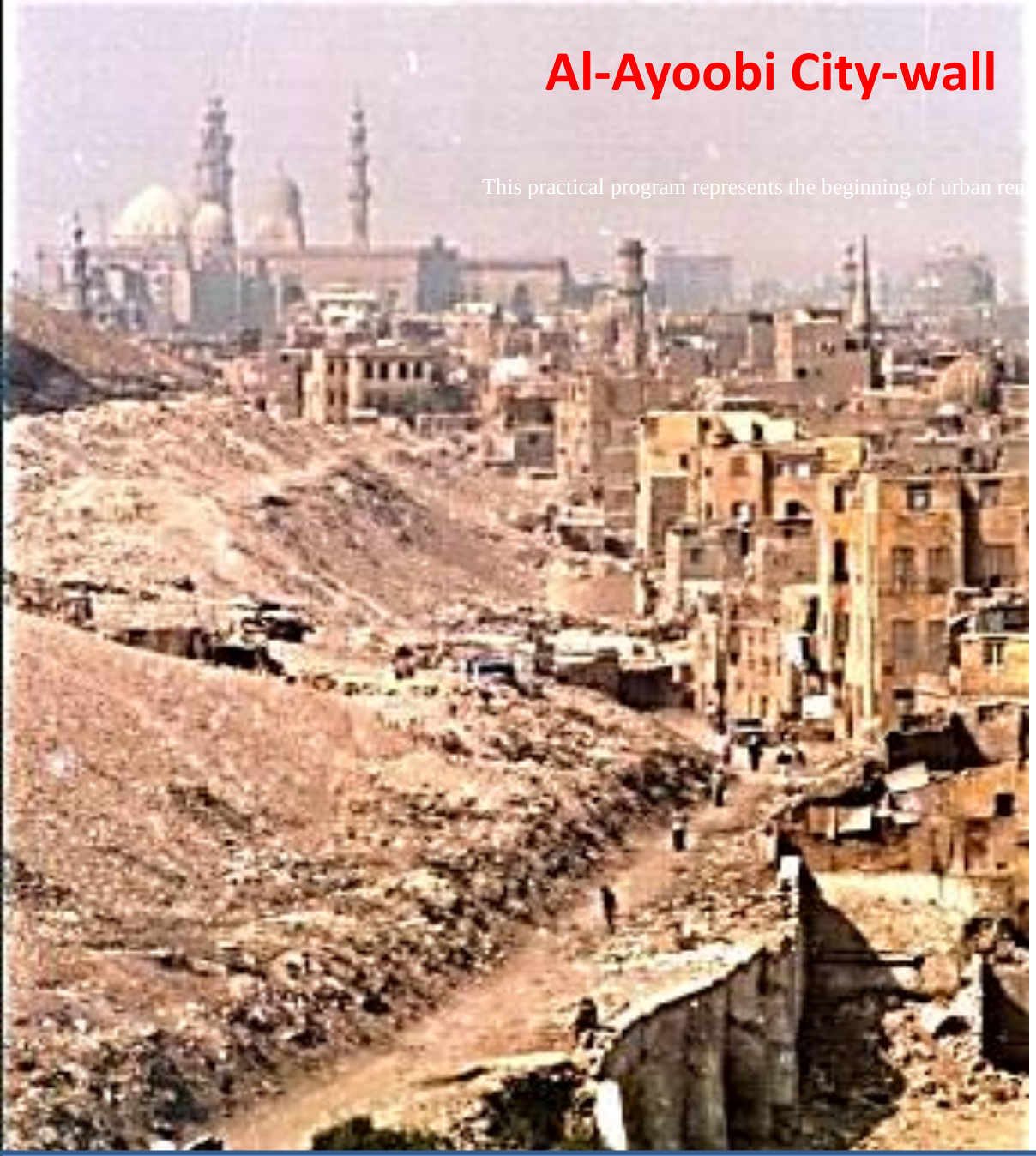
Mix between movement path and Vehicles



Decay & damage the historical buildings


AZHAR PARK
unauthorized
random building
Al-Azhar park place
for garbage

Al-Ayoobi City-wall



Over time, parts of the city wall began to decay and demolished, because the government didn't pay attention to maintenance and preservation of this historical wall.

Guideline questions

1. **CONECT & INTEGRATION** (Darb Al-Ahmar district with Al-Azhar park by al –Ayooby city wall).

2. **INVITE** (whom we will invite).

3. **RE-VITILIZE** (by Rehabilitation Al-Darb Al-Ahmar Area, Rebuild Al-Ayoobi City-wall and Developing Al-Azhar park).

The Vision

1. Marketing and reviving the area by making it the focus point for both foreigner tourists and local citizens for the city of Cairo.
2. Making Al-Ayoobi city-wall which located between (Al-Azhar) park and (Al-Darb Al-Ahmar) area, as physical and functional connection element that connect (Al-Azhar) park by (Al-Darb Al-Ahmar) community, and achieve integrity among them instead of being as an element of separation.
3. Proving a green area in the heart of Cairo city as a breathing area for the entire city.

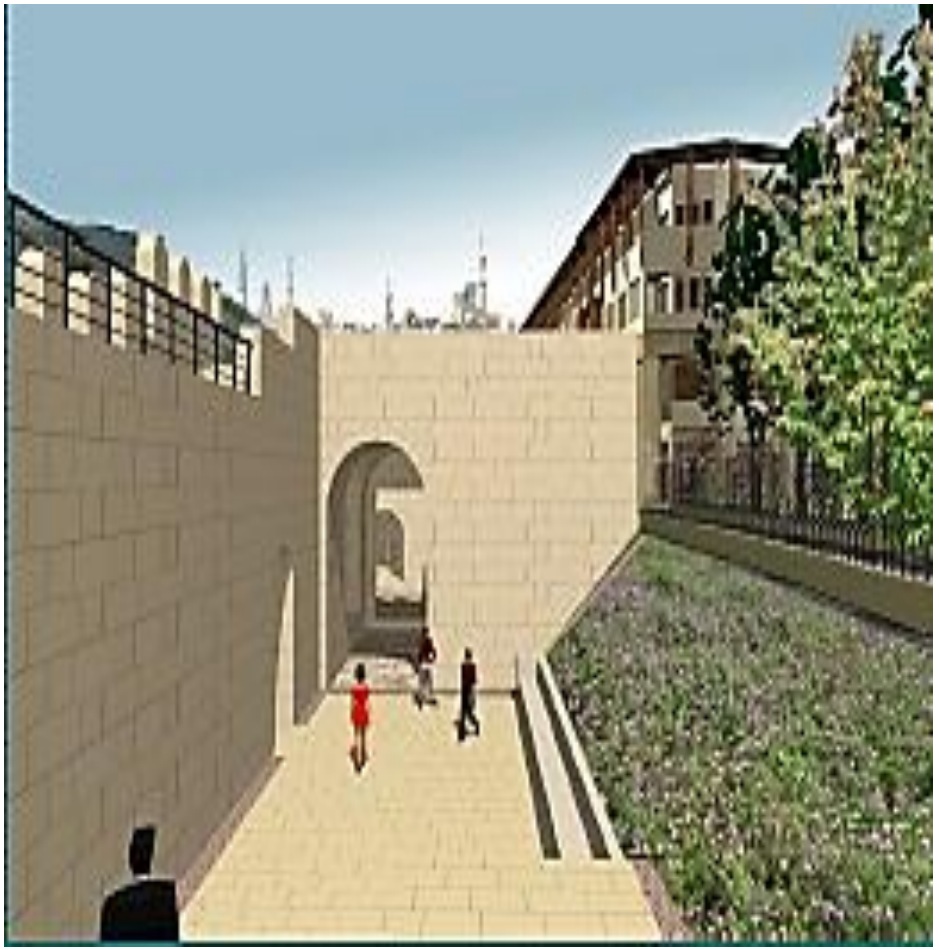
The Methodology

1. Dealing with built heritage as a living heritage, through:

- Working to restore the functional value that has been lost from the city-wall throughout the years, especially after the city-wall material (rocks) have been reused to build new buildings
- Suggesting an open museum around the city-wall that will encourage tourism.
- Providing open areas for picnics and walking and incorporate them with (Al-Azhar) park.

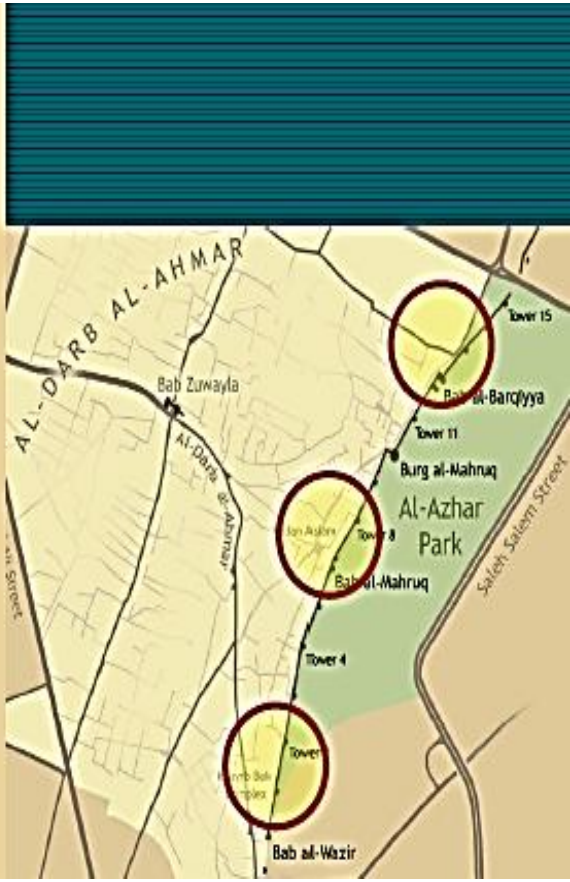
Dealing with built heritage as a living heritage, through:

- Creating a special pedestrians walkway that runs along the city-wall to get visual and motional connection for all those three areas. This walkway has been designed to be open into wider areas of public spaces that connect the buildings which the project wants to preserve, and suggested with a comprehensive conservative vision specialized for Al-Darb Al-Ahmar.



Dealing with built heritage as a living heritage (For Darb El Ahmar district), through :

- The developers had chosen only three zones of Al-Darb Al-Ahmar district to be prepared for urban intervention. Those zones are:



ACTION AREA 1: BURG AL ZAAFAR

The first zone: this area has been:

- Submitted to new development.
- Improvement of public space.
- Preserve the traditional houses, and rehabilitate them into the exact previous original shape.

Houses use by people who live there

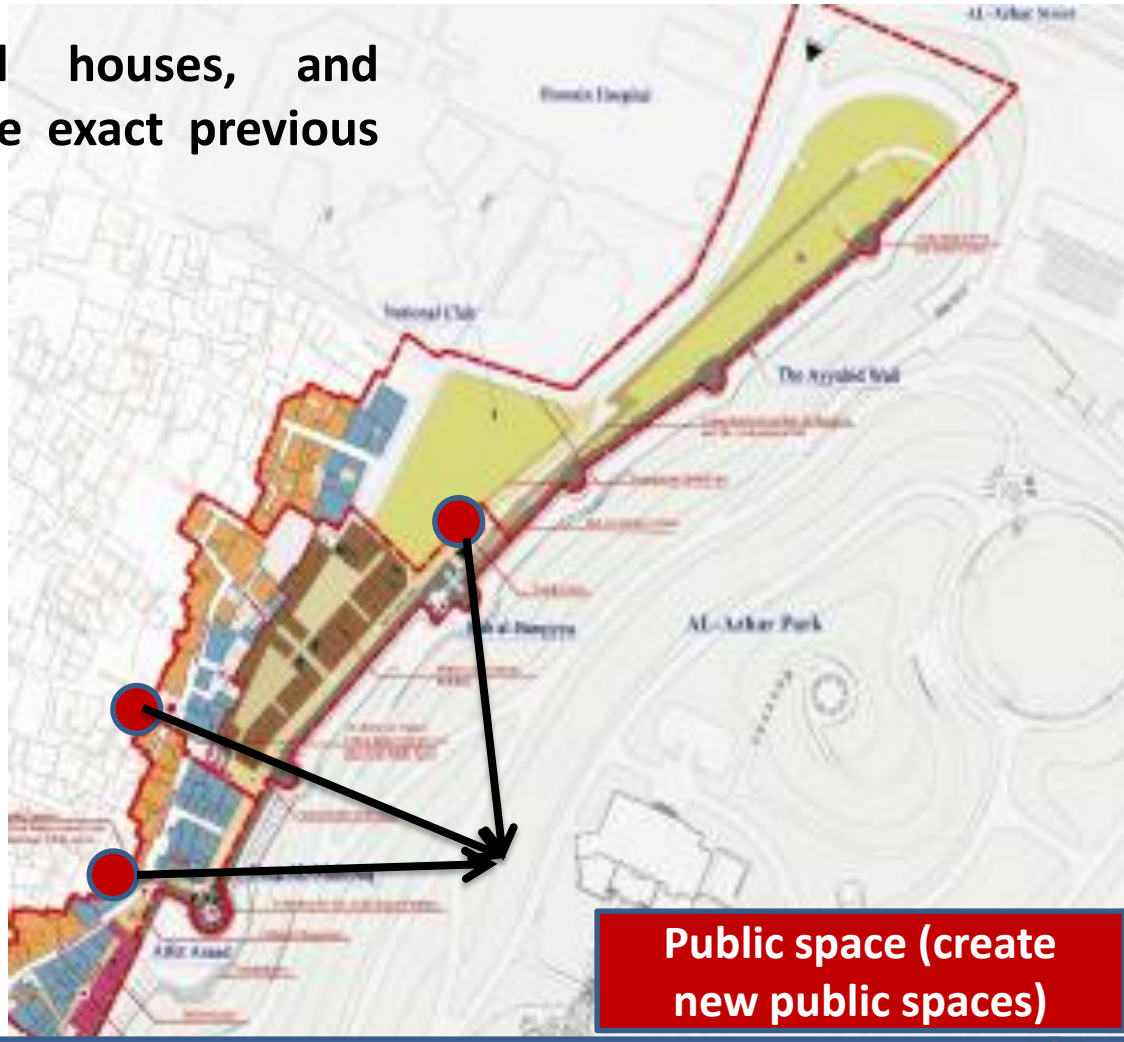
Houses (future investment by the owner or Donors)

Houses (invest by the government)

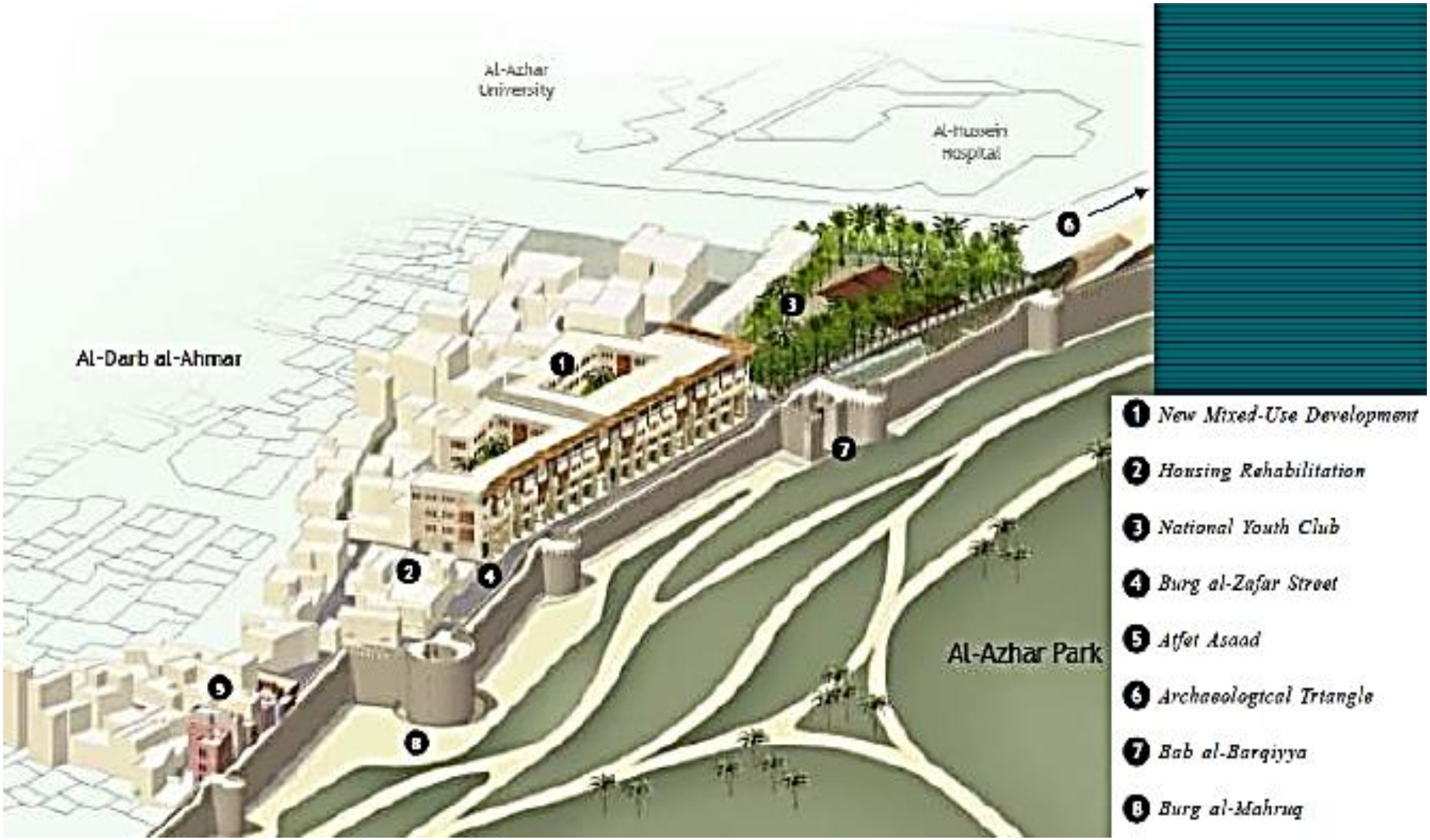
Infrastructure

Public service “youth center-children playground” (invest donors)

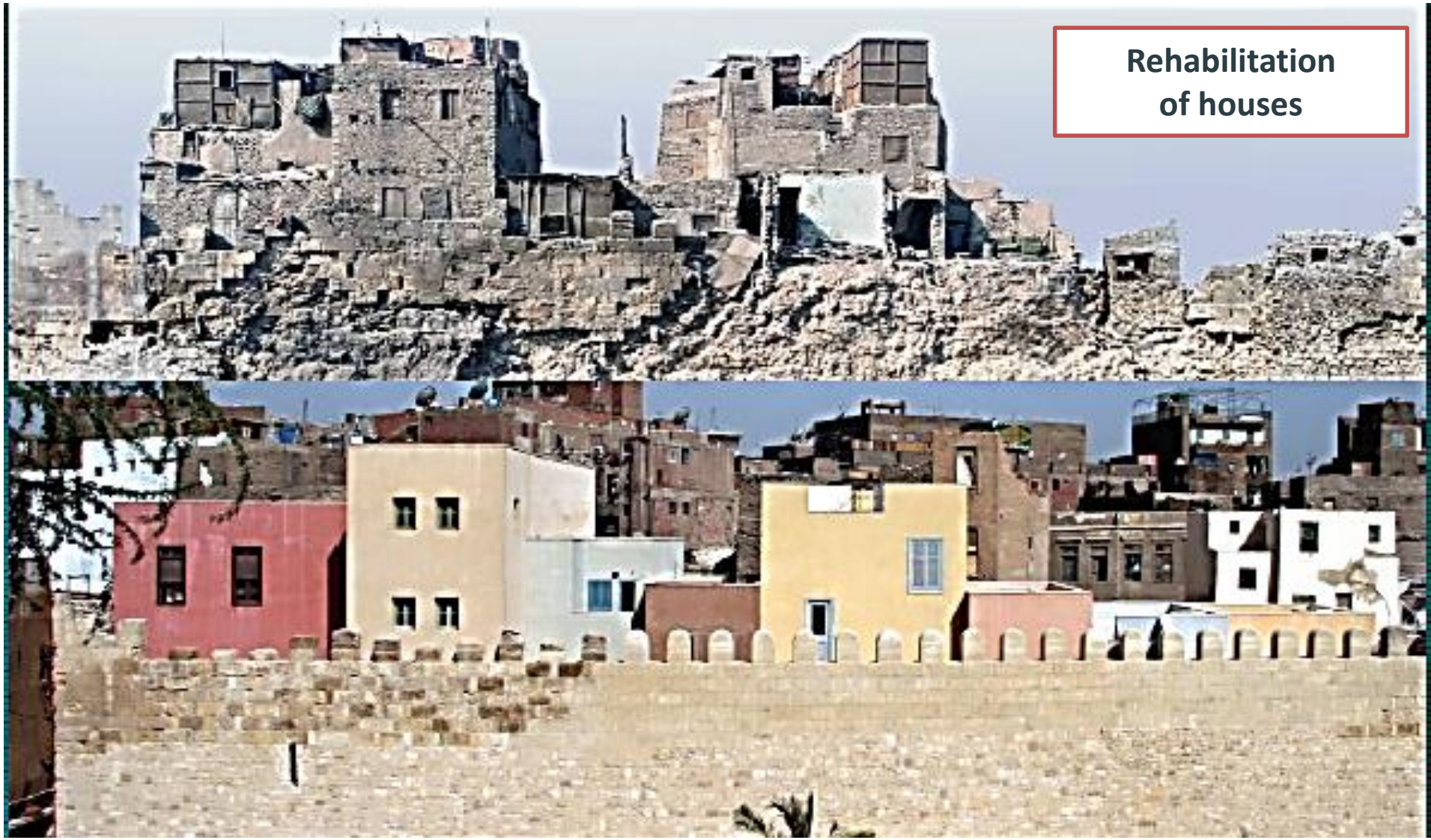
Public service “shops worker” (privet invest)



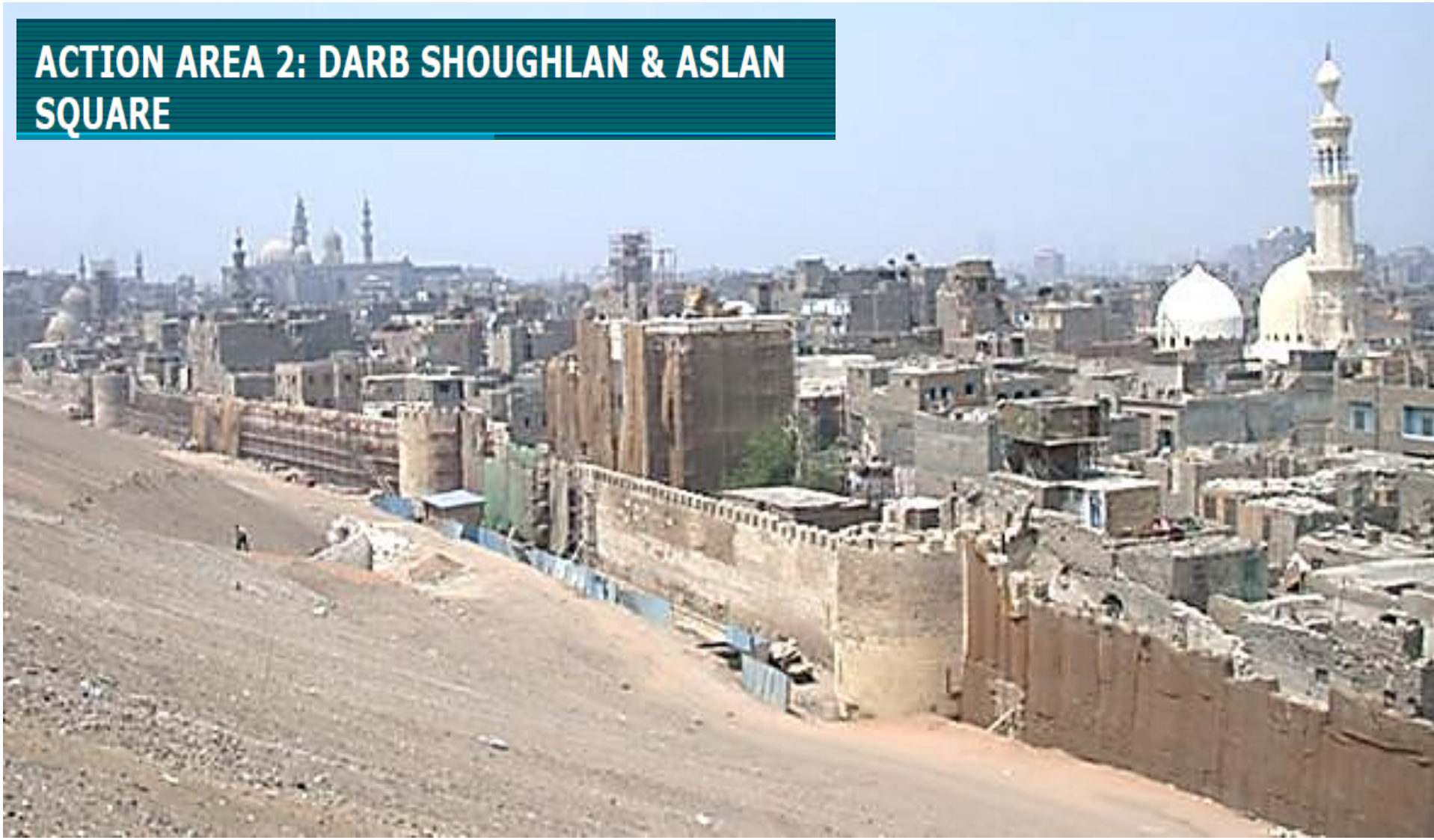
Public space (create new public spaces)

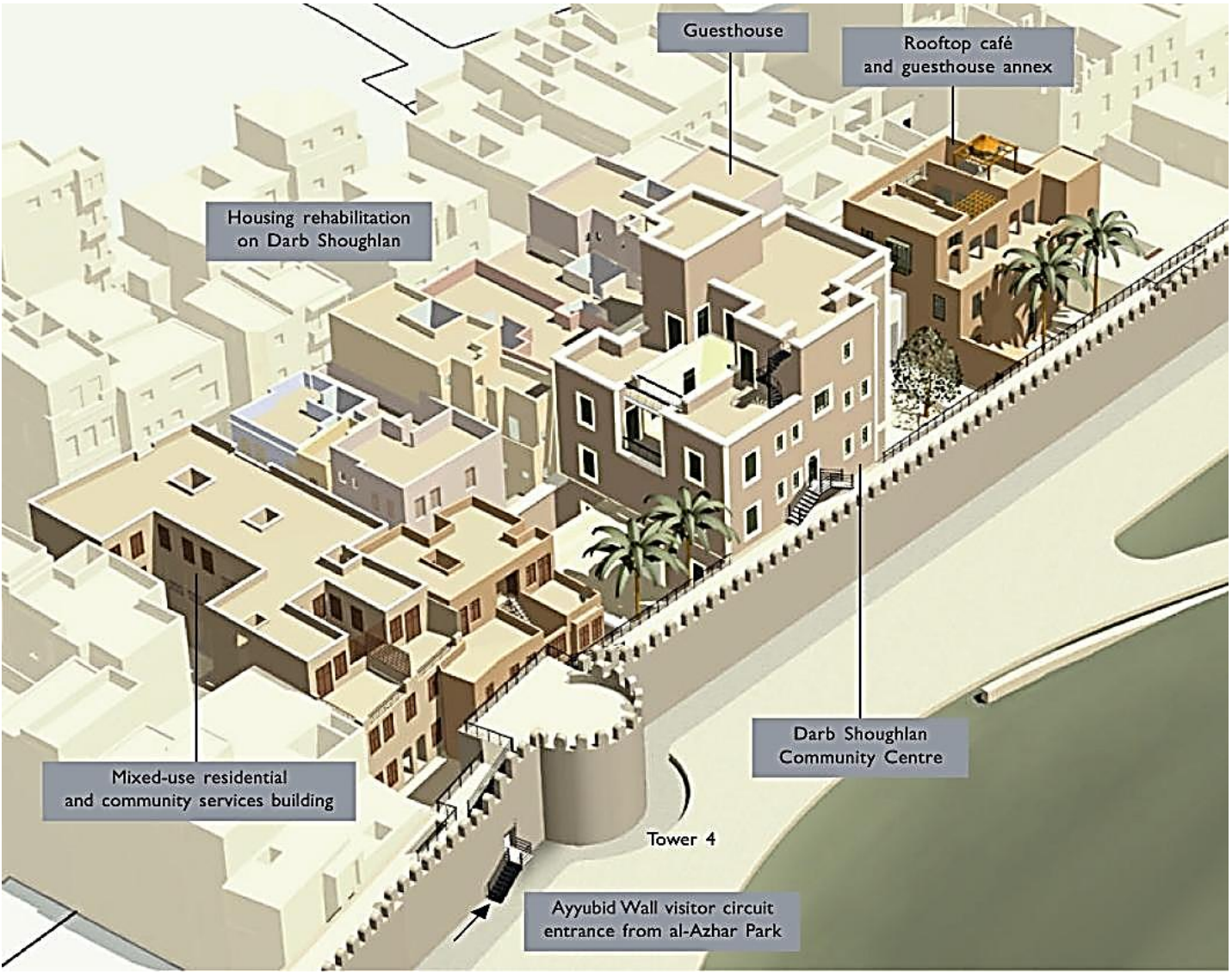


Strategies of Urban Renewal


Rehabilitation
of houses

ACTION AREA 2: DARB SHOUGHLAN & ASLAN SQUARE





The second zone:

All the solutions have focused on adaptively reuse the building with social activities that work to enhance the economical level for local people.

Community service building

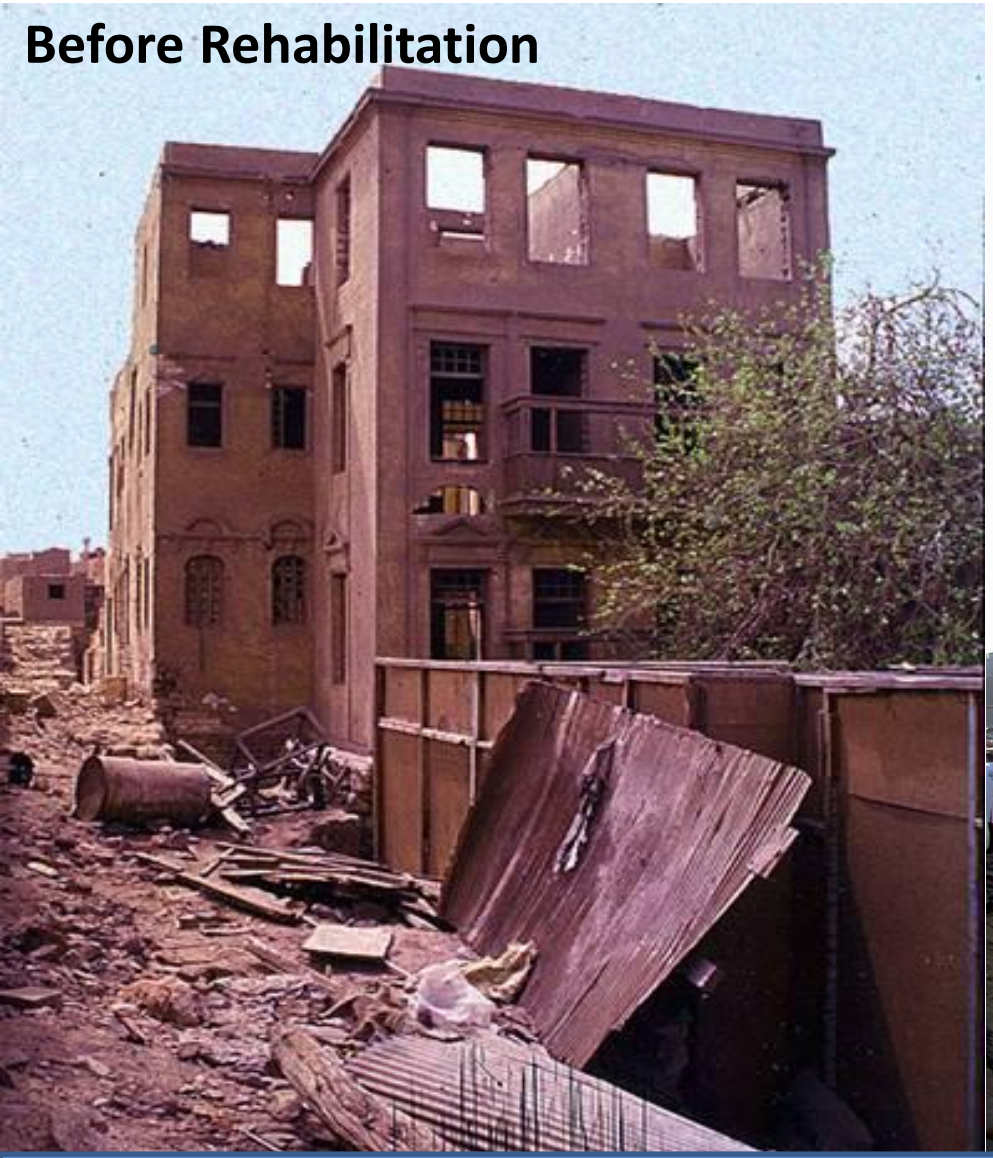
Before Rehabilitation

After Rehabilitation

Before Rehabilitation

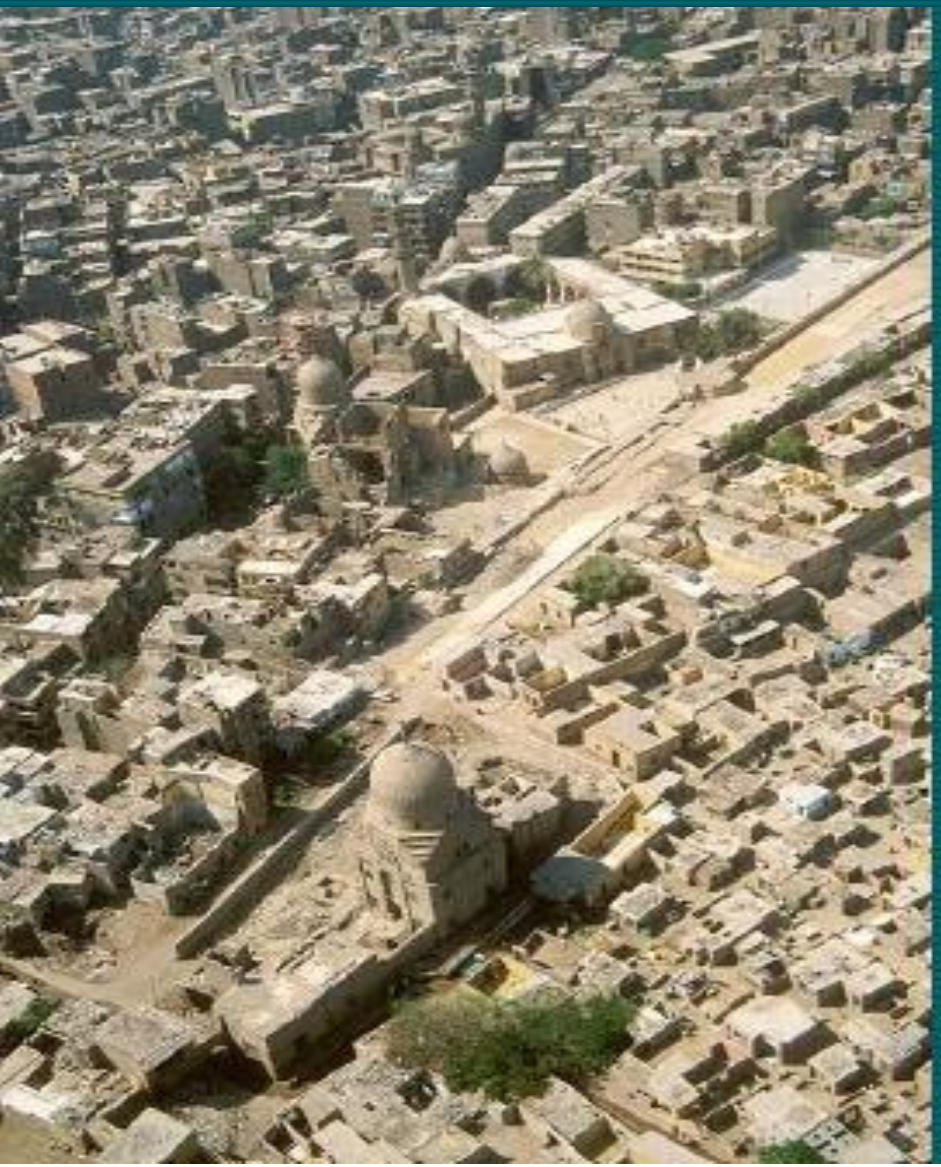
After Rehabilitation

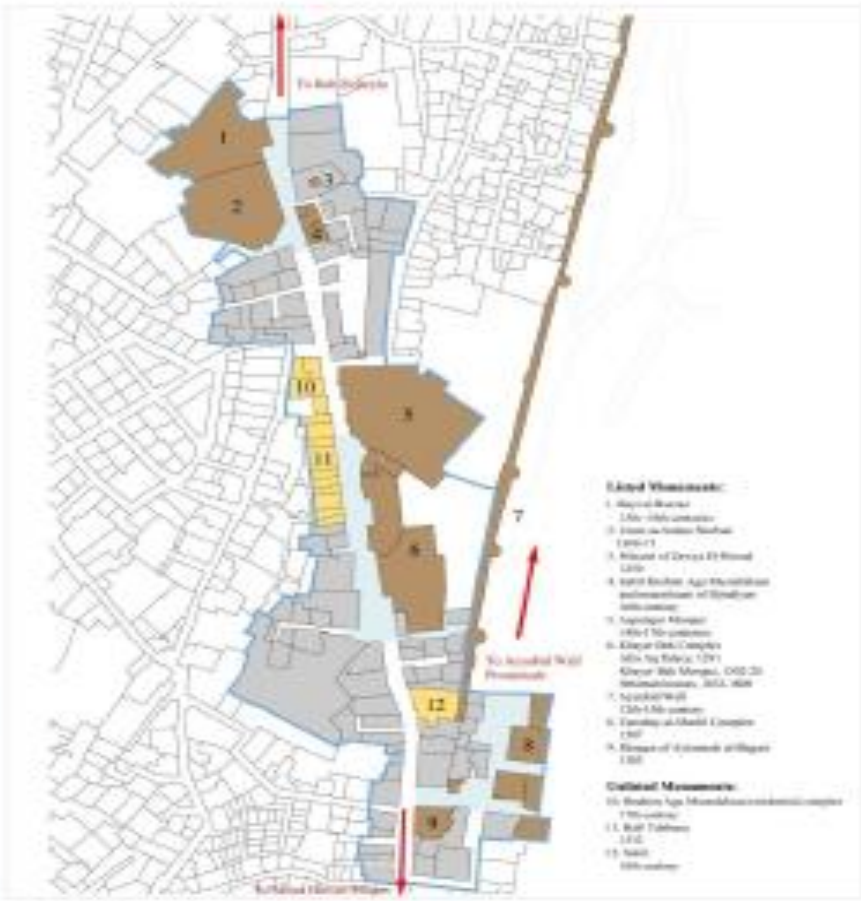
Before Rehabilitation



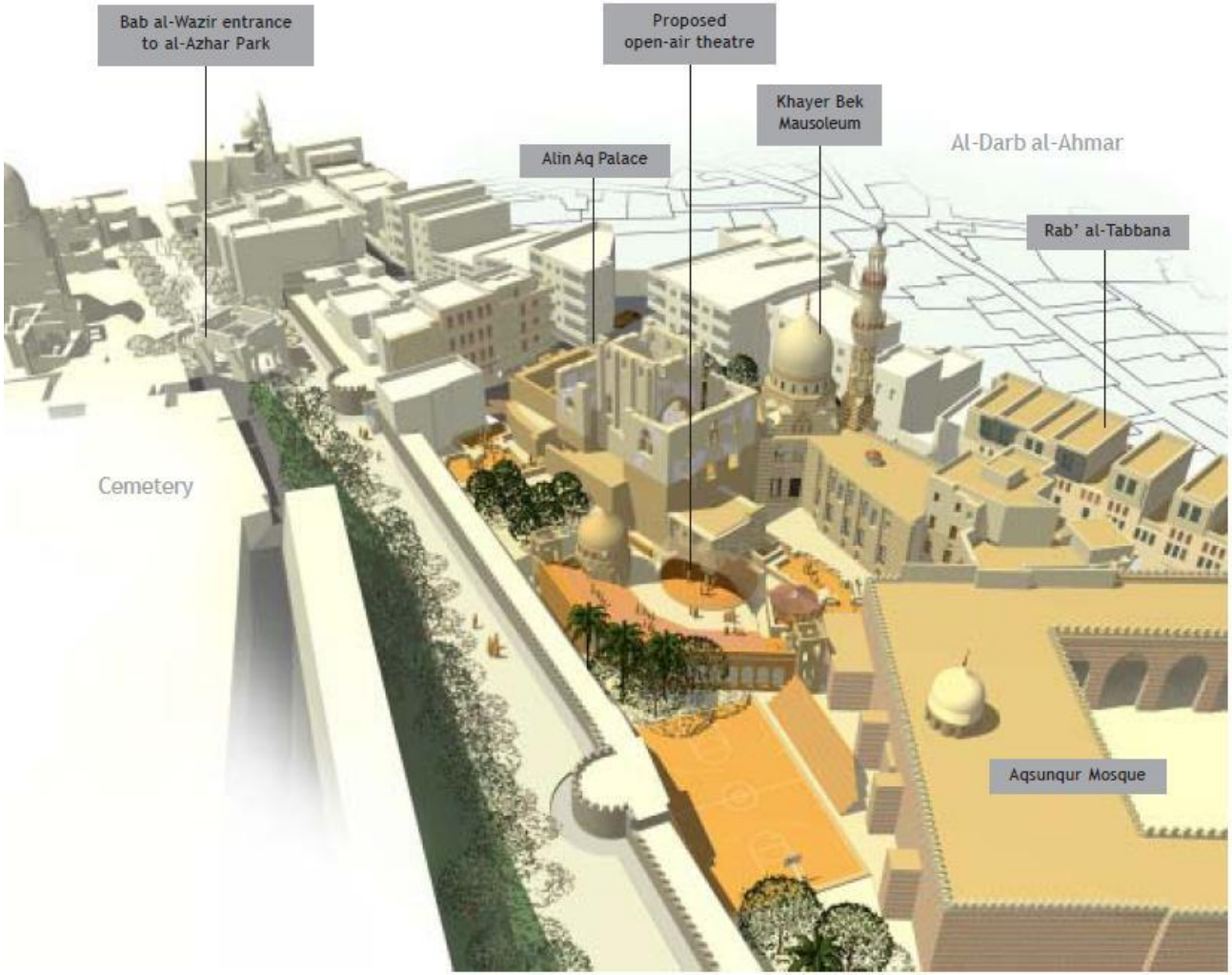
After Rehabilitation

ACTION AREA 3: BAB ALWAZIR



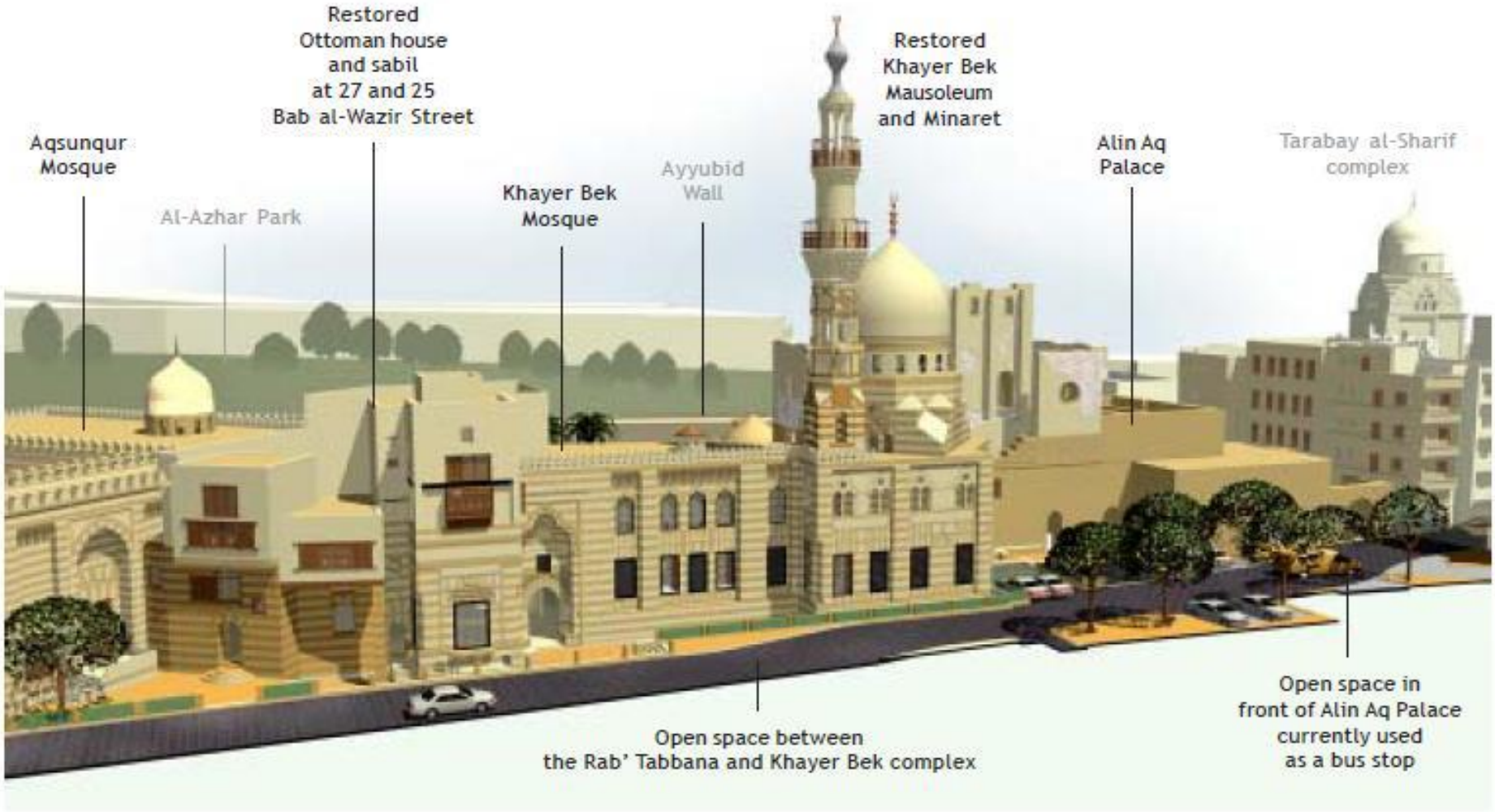


Detailed Plan for Action Area III: Darb al-Ahmar Core



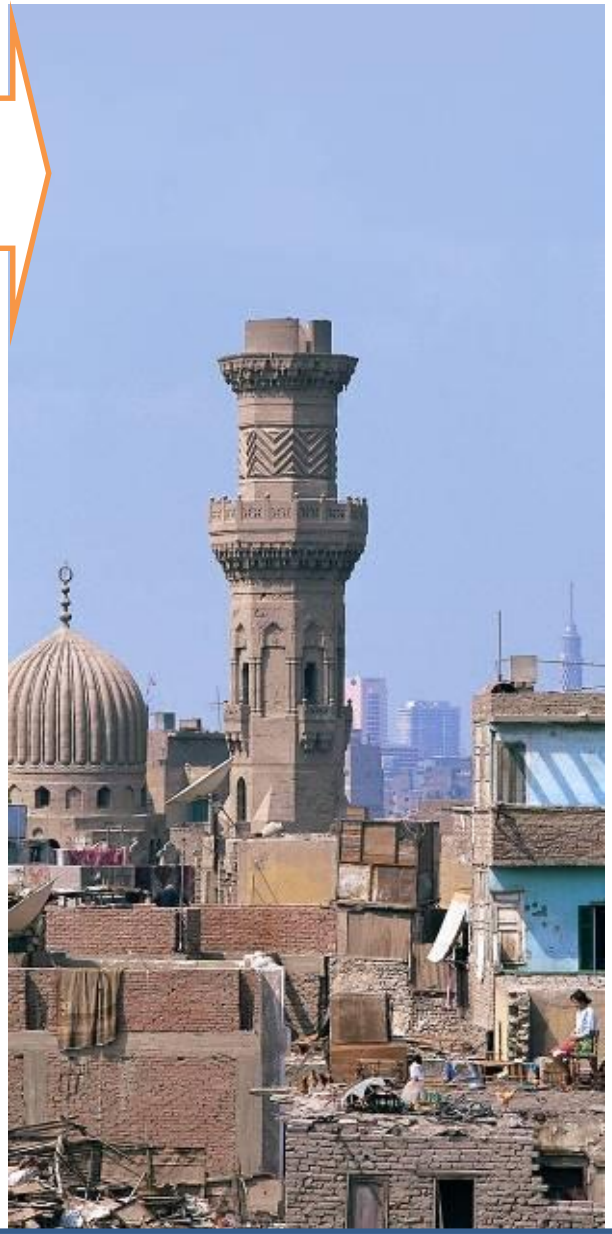
The third zone:

All the suggestions focused to rehabilitate all the monuments and the features of this area and represent them as visual attraction points.

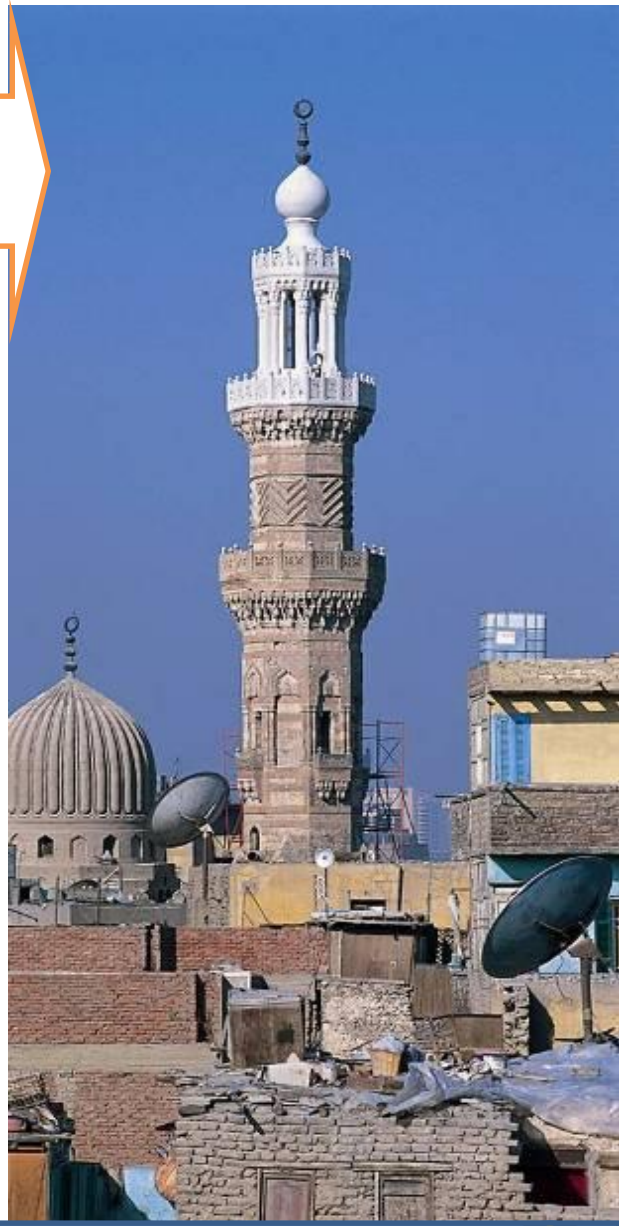


Strategies of Urban Renewal

Before Rehabilitation



After Rehabilitation



Strategies of Urban Renewal

Before
Rehabilitation

After
Rehabilitation

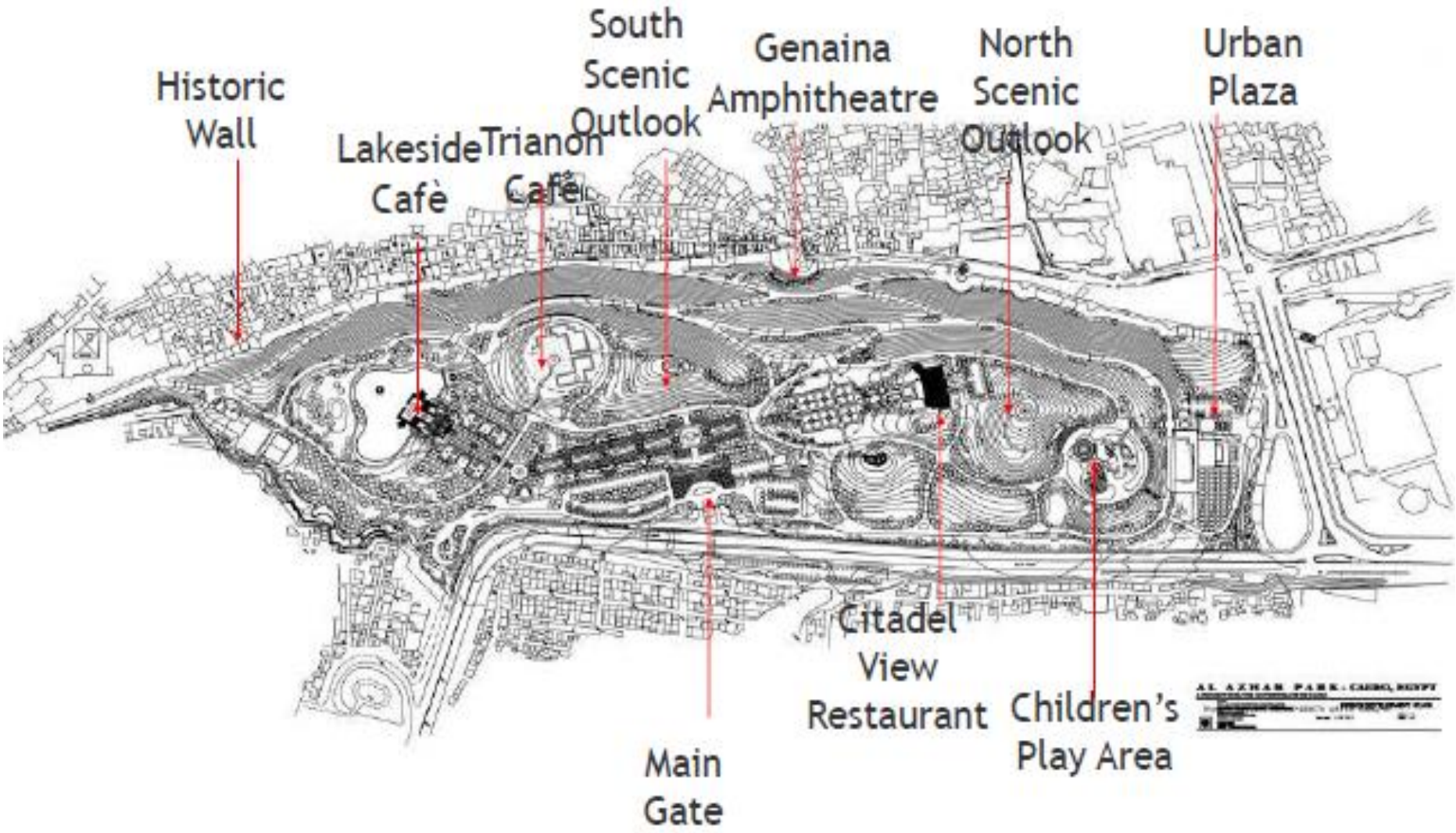
2. Focusing on social and economic needs for the population through:

- Providing green area (Al-Azhar park) in the heart of Cairo city, that represents a breathing area for the entire city to deal with the high ratio of pollution and the uncontrolled increase in population, after this area was just a neglected place that has an accumulated garbage.

The main strategies of this project are:

- **Including the locals in organizing and enhancing their own environment throughout:**

Providing financial loans that can be used to establish new small projects, workshops and shoes' factories, which can provide new job opportunities for all youth people living in this neighbourhood, preserve the social integrity of it, and reduce the immigration from the area.



AL AZHAR PARK DESIGN

Strategies of Urban Renewal

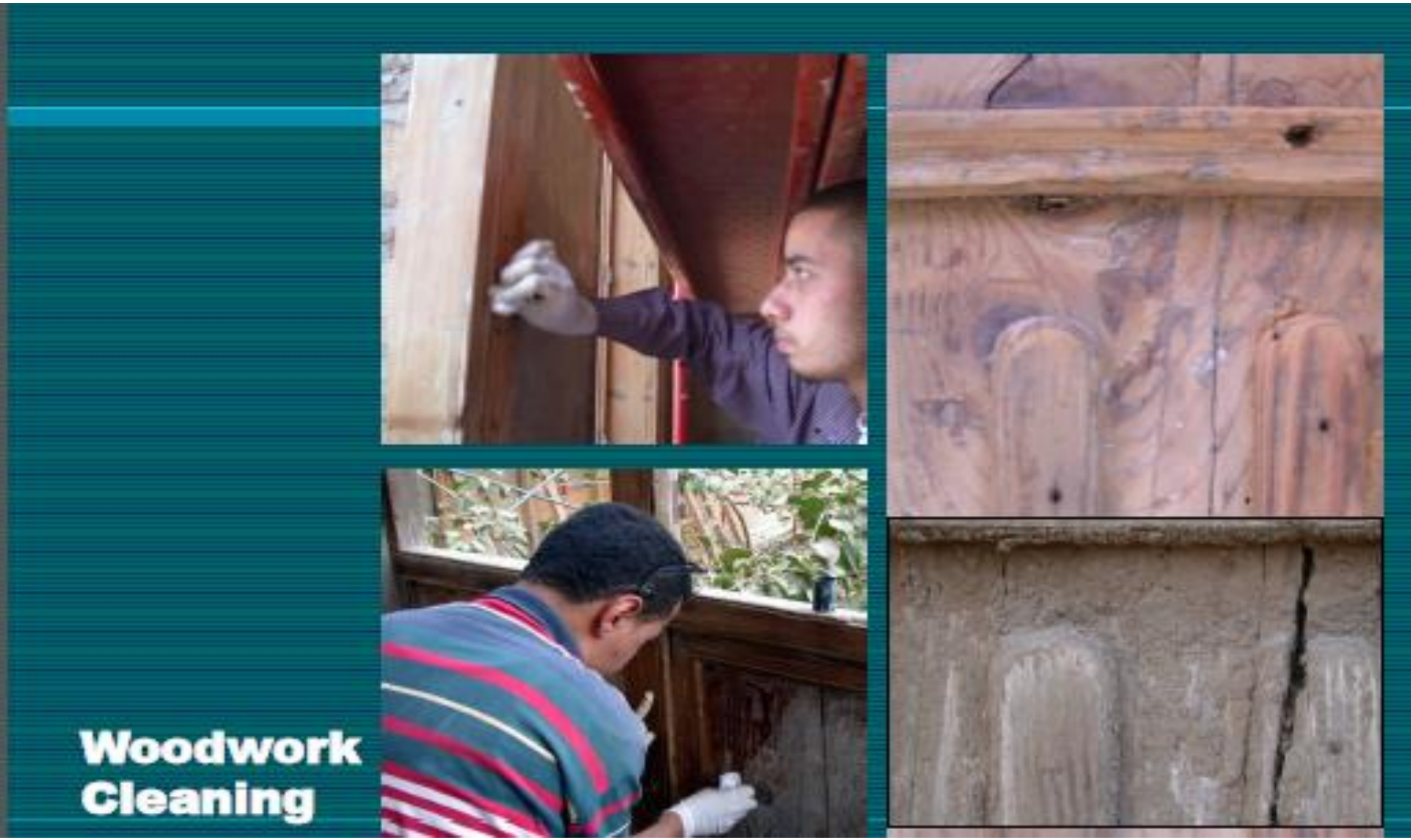
Children's play area

➢ Community participation (Decision-making & Workshops):

Community participation-
(Decision-making)

Community wood workshop
staffed by local carpenters

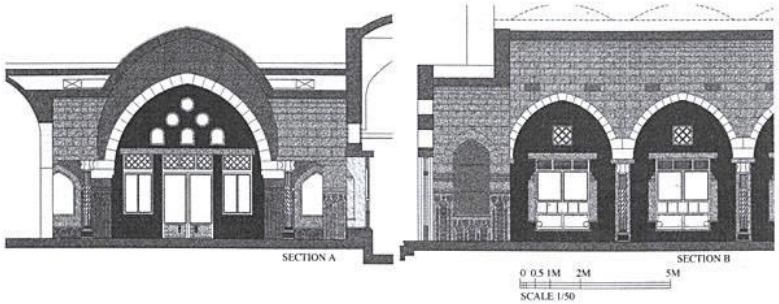
FURNITURE
MAKING


Woodwork
Cleaning

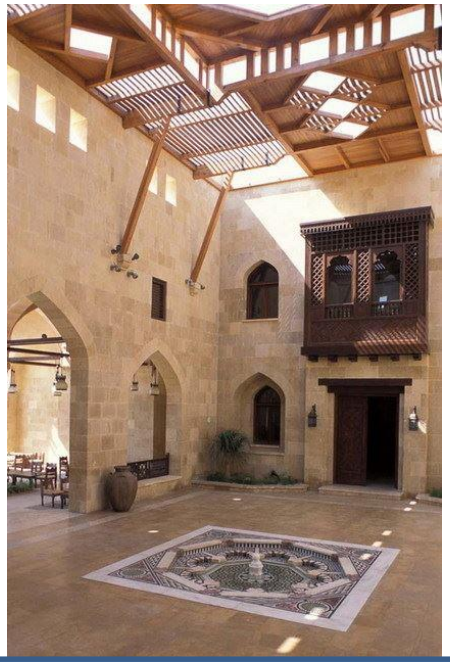
Strategies of Urban Renewal

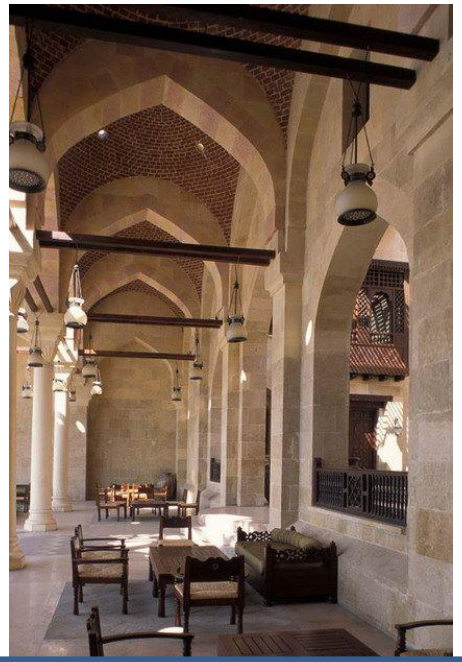
Strategies of Urban Renewal

Al-Buhayra Resturant:



Al-Tel Restaurant:





Thank You