MBZ COMMERCIAL DISTRICT

| GROUPS 1 + 2 |
BACKGROUND

As part of the UPC career development program for young planners, this training is a continuation of **URBANISM 1**

Its **aim** is to develop:

- Critical Thinking
- Defining general needs
- Understanding Urban Design Process
- Sustainable Intervention (holistic approach)
OUTLINE

- Existing Conditions
- Vision & Objectives
- Analysis
- Synthesis (Opportunities and Constraints)
- Design Intervention
- Conclusion
EXISTING CONDITION

- Land Use & Transport Map
- Population
- Site Visit
- Initial Observations
the SITE | ME9 – ME12 |

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>NATIONALITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>≈ 80,000</td>
</tr>
<tr>
<td>2030</td>
<td>± 100,000</td>
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INITIAL OBSERVATIONS

- The area is adjacent to a highway.
- The area is a mixed use commercial and residential with extensive educational use.
- Adjacent to national residential settlement.
- Uses are commercial and residential.
- Building heights vary between G+3 for older buildings to G+8 for the newer ones.
- Huge school plots (built + un-built).
- 85% of the mixed use area is built.
- 44.4% of the school plots are built.
DESIGN PROCESS

- Vision + Objectives
- Analysis
- Synthesis (Opportunities & Constraints)
- Design Intervention
VISION + OBJECTIVES

An inclusive vibrant downtown that offers multi-services to the district and the capital region

OBJECTIVES

1. Create a place for all (nationality, gender, ethnic, income level, and age) – SOCIAL COHESIVENESS
2. Improve spatial quality to enhance pedestrian connectivity – LIVABILITY, DESTINATIONS
3. Enhance the existing practices and identity of space
4. Enhance the economic activity
5. Create a safe and healthy environment
6. Utilize and integrate the future transit system
ANALYSIS | SOCIAL + ECONOMIC

- Mixed use community
- 20,000 population projection to 2030
- Ground floor retail and mezzanine offices
- Retail – low to medium end
- Consumers are mainly MBZ residents

- Expatriate majority
- Mixture of families & bachelors
- Nationality based clusters
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DESIGN INTERVENTION | MACRO PLAN |
DESIGN INTERVENTION | MICRO PLAN |
Each internal block will be themed based on the Majority type of retail

The center of the block will have feature open space
CONCLUSION | LIMITATION |

- Overall vision & objectives achieved
- The intervention is based on limited given information and group assumptions
- Further detailed analysis required to test the proposed design
- Proposal to go through detailed design, implementation and monitoring
- New policies & regulations to be associated
  - Utilizing schools after work hours as community facilities
  - Maintaining architecture form and building heights
Group No.2
Prof. Dr Eva Vaništa Lazarević, arch.
Delegates:
Fakhra Al Mansourί
Farah Al Mazrouei
Mohamad Al Nuaimi
Sultan Al Harthi
Ahmed Al Zaabi
Fawaz Al Memari

MBZ (ME9 – ME12) – Case Study

Contents:

- Introduction
- Area of study
- Area analysis
- Vision and objectives
- Possible solutions
- Recommendations
1. Introduction to the Workshop (9-13 November):

- Abu Dhabi Urban Planning Council & ISOCARP Case study
- Site Visit
- Analysis & Recommendations
2. CASE STUDY
Area of Study
2. CASE STUDY
Area of Study
3. **Analysis of Area**

- Too many plots assigned for schools causing traffic.
- No connectivity, no pedestrianized zones, No bicycles lanes.
- Lack of: shaded areas, parking.
- Highly dense area.
- Response time issue in case of safety

Shading Observation Video
4. Vision and Objectives

- **Vision**: Lively & safe Community

- **Objectives**:
  - Applying the four Pillars of the Estidama: Economic, Social, Environment and Culture
  - Eye on the Street (Safety)
  - Mixed use (Lively)
  - Pedestrian friendly (Shaded and Adequate space for walking)
  - Links between the two zones (residential and mixed use)
## SWOT ANALYSIS

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
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<tbody>
<tr>
<td>• High Population</td>
<td>• Poor utilities Corridor Design</td>
</tr>
<tr>
<td>• Economical Diversity</td>
<td>• Lack of Parking’s in Peak hours</td>
</tr>
<tr>
<td>• Mixed Use</td>
<td>• Undesirable Micro Climate</td>
</tr>
<tr>
<td>• Dry Landscape</td>
<td>• Non Friendly Pedestrian</td>
</tr>
<tr>
<td></td>
<td>• Lack of Connectivity</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Opportunities</th>
<th>Threats</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Future economical</td>
<td>• Pollution</td>
</tr>
<tr>
<td>opportunities</td>
<td>• Possible Abandon ship</td>
</tr>
<tr>
<td>• Proximity Centre</td>
<td></td>
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<tr>
<td>• Public Realm</td>
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</table>
5. Possible Solutions

• Assign plots for parking and creating better infrastructure connectivity.
• Providing shaded pedestrian pathways and bicycle lanes.
• Reduce traffic by providing public transport options.
• Creating a sense of culture.
• Re allocate plots.
• Integrate Estidama into development.
6. Recommendations:

Re-allocation of the un-built plots in selected areas:

- A cultural hub
- Sports complex
- Pedestrian circulation
- Parking allocation
- Upgrading selected roads
- Safety facility (Community Police)

Thus creating a more diverse area.
Analysis – Sectors: ME9 & ME10
• Iconic spots as fountains, artistic sculptures, modern and tradition help at improve the significance of the crosswords of main boulevards, avenues and streets & help with general orientation of place

• In cultural village as well as in every block center further elaborated in detail - is planned to organize a traditional courtyard, shadowed, with a few of benches and a bit of local greenery, with children playground– a peaceful core of the block for meetings and relaxing under the shade

• A special shade analyze had been established in order to find the best paths for pedestrian pass through the block
Cultural Hub
Solutions Concepts

Sample-Block Micro Analysis

Path Concept-Follow the Existing Shade

Vehicle Free Zones
5.2. A sample of typical quarter; possible solution

Courtyard with a sort of meeting point: benches, local greenery, playground for children, shadowed
7. **Final results:**

- A “CULTURAL VILLAGE” settled in a centre of the quarter

Communal centre of the neighbourhood will consists of:

- Communal centre – focal meeting point for all neighboured
- Sport & leisure facilities
- One level garage with sport facilities on the roof
- Open space – a local oriented with a fountain as focal point
- A shade and a network of shades organized after local space and term, sun
- Art & crafts centre - people meet, call, exchange their experience, being creative, producing and trading.
MBZ Commercial District
Case Study
Groups 5+6

13.11. 2014
Table of content

• Study Area Location
• Vision and Objectives
• Existing Condition
• Opportunities and Constraints
• Zone Character
• Transportation and Cross Sections
• Open Space Network
• Primary District Center
• Education Zones
Study Area Location

South of Abu Dhabi

Between freeway E30 and Emiratis Neighbourhood

Temporary population
Low to middle income
Vision

BRINGING LIFE TO THE CITY
Objectives

- Proposed Vision of the study area
- Develop green areas
- Improve public realm
- Provide district centers and required facilities
- Improve connectivity and parking strategy
- Encourage walkability and livability
- Enhance character of place
# Existing Condition

<table>
<thead>
<tr>
<th>Land use</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Mix use</td>
<td>54 %</td>
</tr>
<tr>
<td>Education</td>
<td>29 %</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>8 %</td>
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<tr>
<td>Infrastructure</td>
<td>9 %</td>
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![Map diagram showing land use percentages](image)
Built / Unbuilt Plots

Existing plot create linear and rectangle open spaces

Opportunity to provide strategy on the proposed open space and community center
Opportunities and Constraints

Opportunities:
Unbuilt area / vacant plots
Existing infrastructure

Constraints:
Lack of parking
No community facilities
Limited social interaction
No green area
Poor public realm
### Zone Character

<table>
<thead>
<tr>
<th>Proposed Primary District Center</th>
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<tbody>
<tr>
<td>Main Plaza</td>
</tr>
<tr>
<td>Mix use Building</td>
</tr>
<tr>
<td>Community Facilities</td>
</tr>
<tr>
<td>Metro Station</td>
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<table>
<thead>
<tr>
<th>Secondary District Center</th>
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<tbody>
<tr>
<td>Parks</td>
</tr>
<tr>
<td>Community Facilities</td>
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<table>
<thead>
<tr>
<th>Mix use Area</th>
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<tbody>
<tr>
<td>G+8 mix use building</td>
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<tr>
<td>Retail GF</td>
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<thead>
<tr>
<th>Educational Zone</th>
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<tbody>
<tr>
<td>19 Built Plots</td>
</tr>
<tr>
<td>27 Un-built Plots</td>
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Transportation and Cross Sections

Issues
- Lack of parking
- Unwalkable streets and unsafe pedestrians crossings
- Lack of variety in public transportation modes (cars-oriented)
- Building leveling not aligned with street leveling

Short Term Action
- Dedicate large unbuilt plots to be temporary surface parking
- Shaded pathways and seating areas
- Separate pedestrian paths and cycle ways
- Safe pedestrian crossing nodes

Long Term Action
- Structural parking/ underground parking
- Walkable and livable community
Streetscape and Cross sections

- 100m ROW - 3X3 City Boulevard
- 60m ROW - 2X2 City Revenue
- 50m ROW - 1X1 City Street
- Underground parking

LRT
Metro
Proposed Metro Station
Open Space Network

- A green spine connecting a network of open spaces including a main plaza, a district park and pocket parks.

- The proposal is easy to implement and does not involve demolishing existing structures nor plots compensation.

- The central plaza will give character to the primary district center.
Primary District Center
Public Realm Examples

Temporary Market

Kids Playing Areas

Cycle Track and Seating Features
Education Zones

Issues
High Concentration of Education Plots

Short Term Action
Hold building permits
Conduct a survey (Schools Timing)
Establish a committee

Long Term Action
Relocation Strategies