



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)



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OUTLINE

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

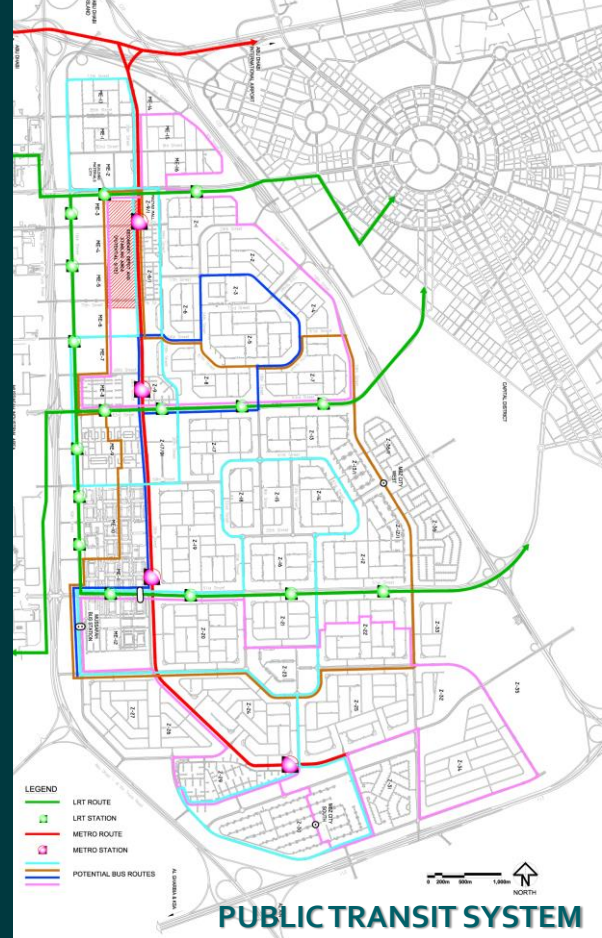
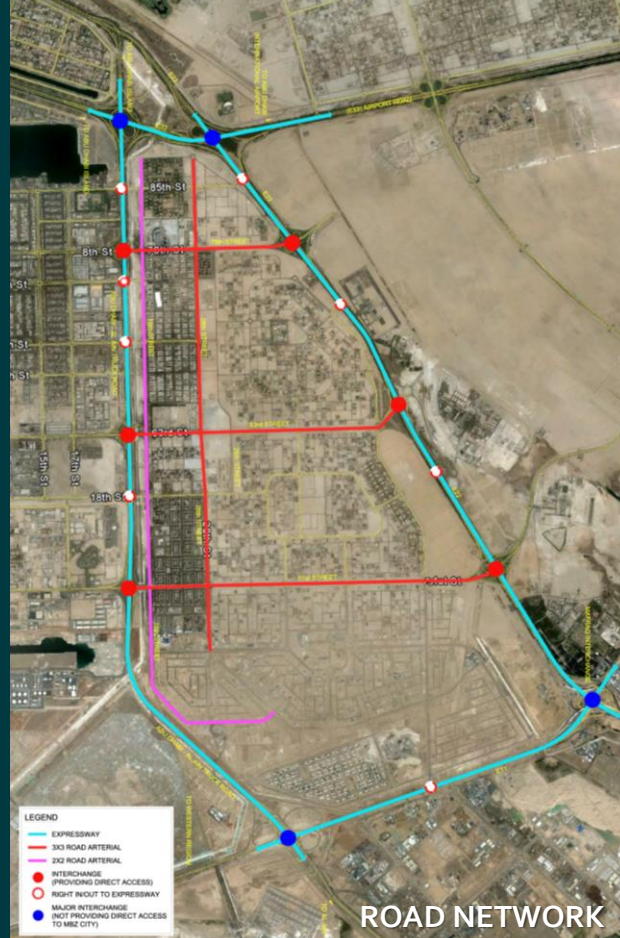
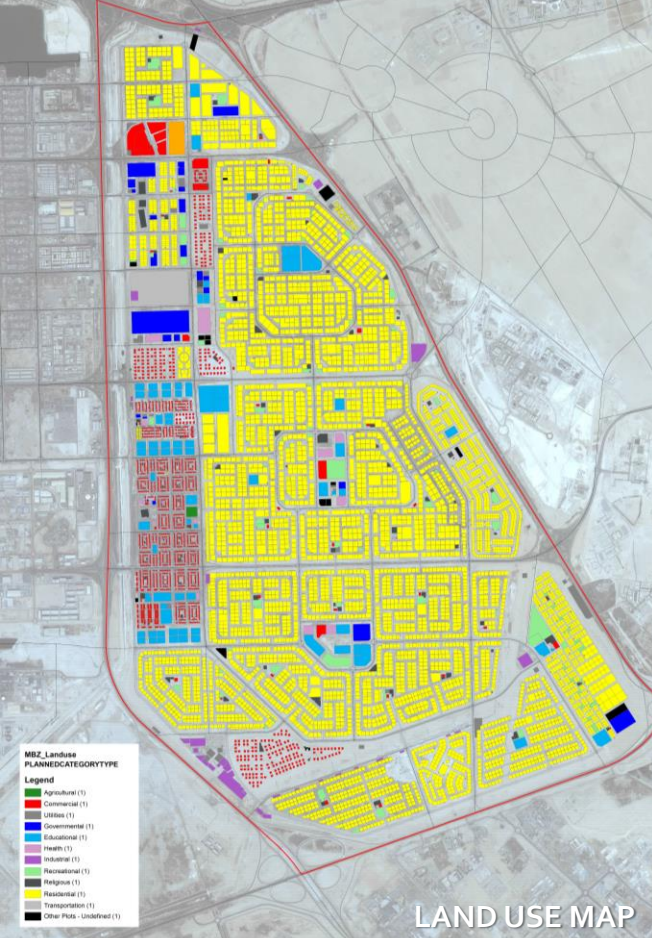


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EXISTING CONDITION

- Land Use & Transport Map
- Population
- Site Visit
- Initial Observations



the SITE | ME9 – ME12 |

ICAD /
الوطنية 1

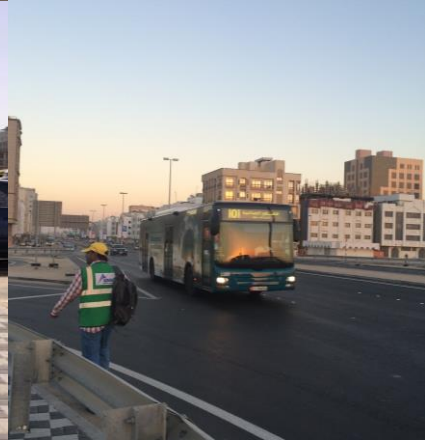
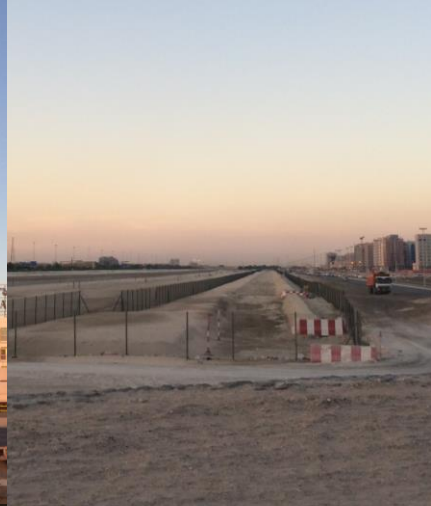
MUSSAFAH
مصافح

Dalma Mall
دلما مول

MOHAMMED
BIN ZAYED CITY
مدينة محمد
بن زايد

MAHWI
محوي

	POPULATION	NATIONALITY
2014	≈ 80,000	Expats 95% - Emirati 5%
2030	± 100,000	-



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 varies between G+3 for older buildings to G+8 the newer once.
- Huge school plots (built + un-built)
- 85% of the mixed use area is built
- 44.4% of the school plots are built



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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



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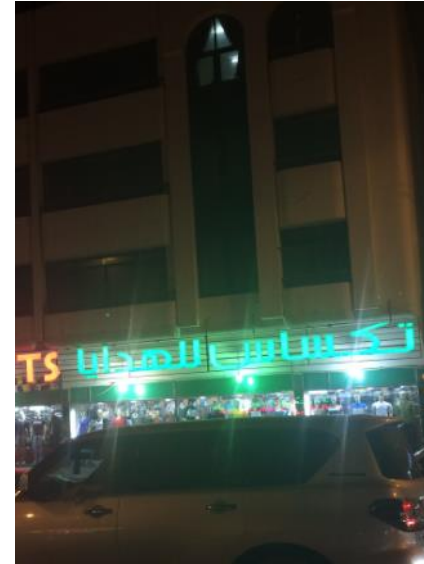
ANALYSIS | SOCIAL + ECONOMIC |

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

SOCIAL

- Expatriate majority
- Mixture of families & bachelors
- Nationality based clusters



ANALYSIS | CONTEXT

CITY SCALE

DISTRICT SCALE

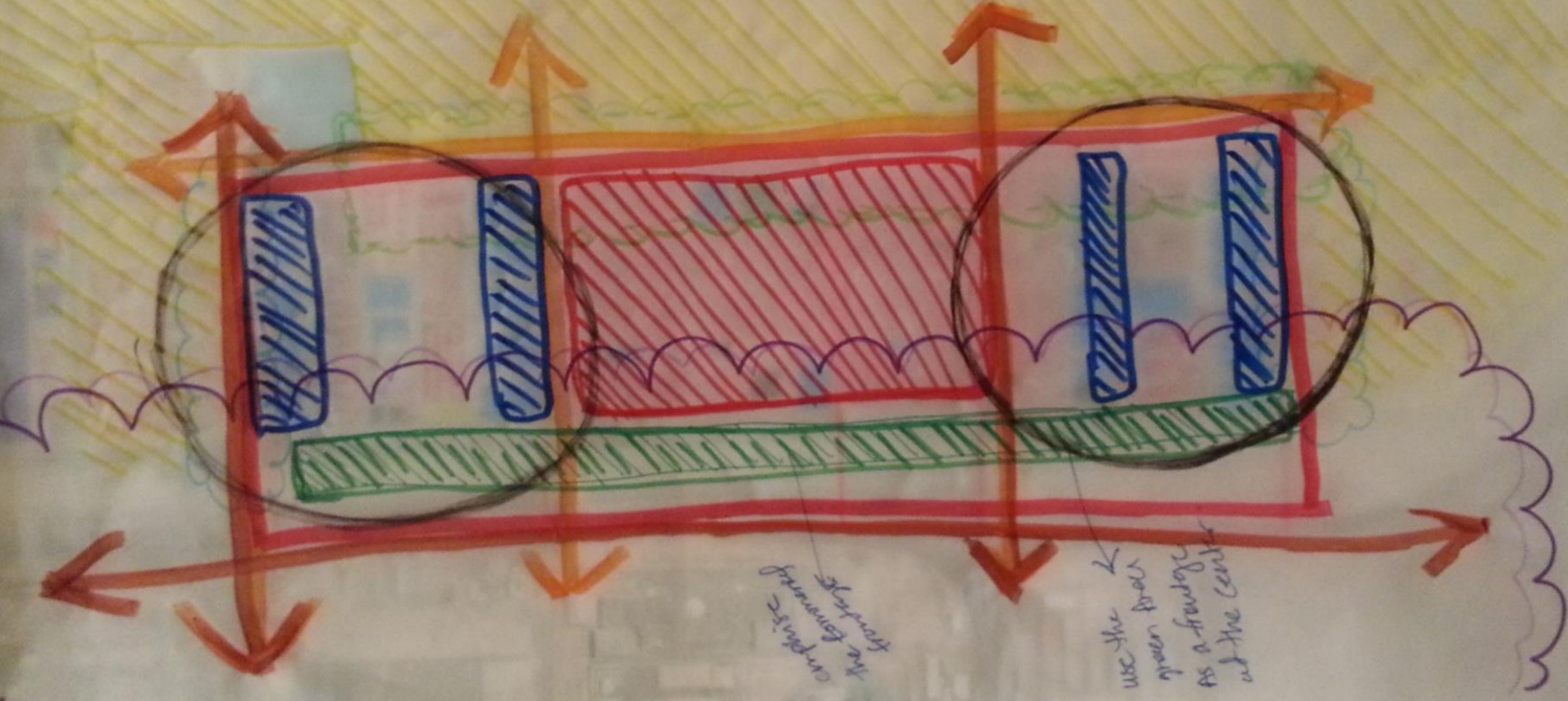
LOCAL SCALE

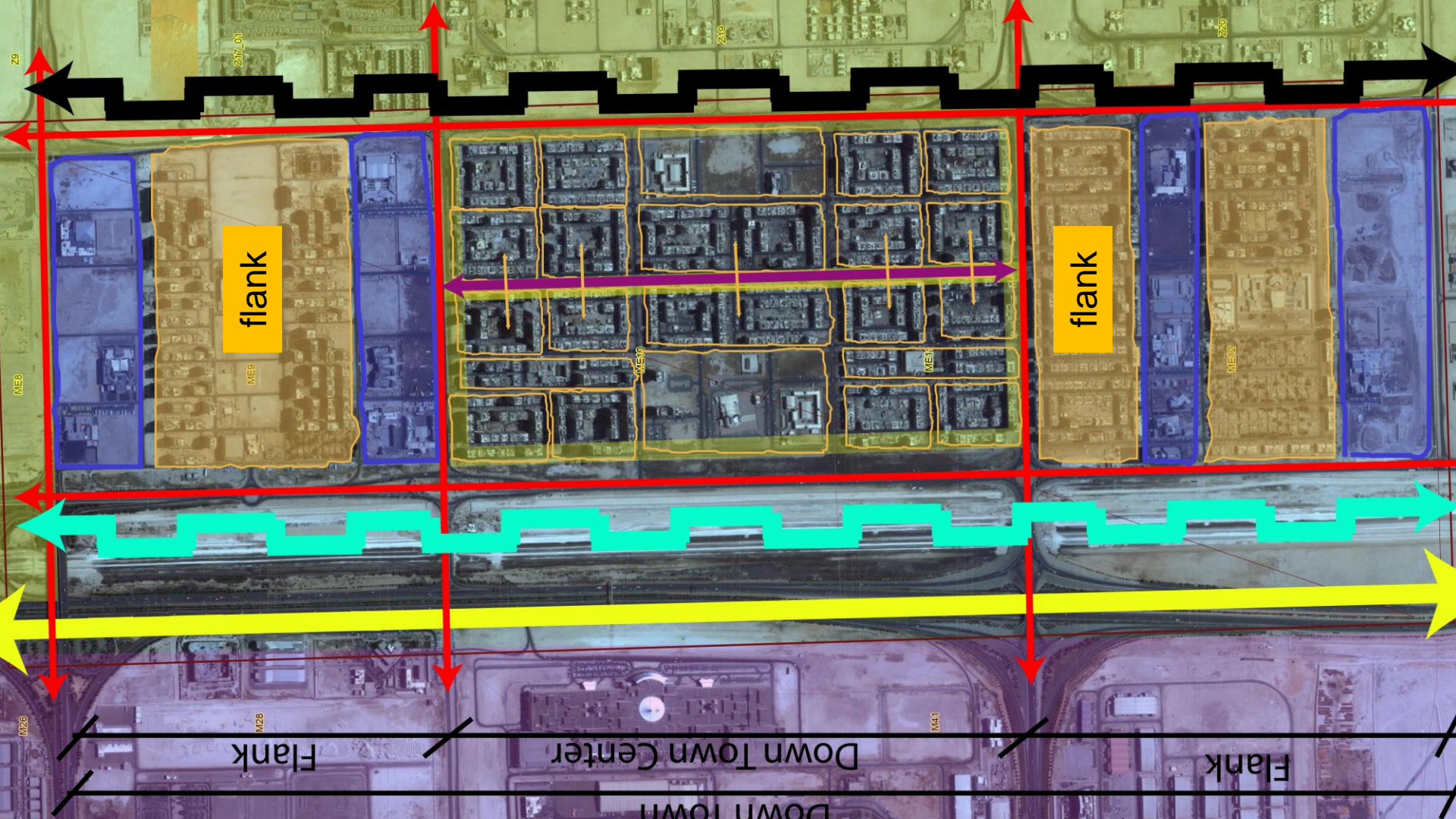
MOHAMMED
BIN ZAYED CITY
مدينة محمد
بن زايد



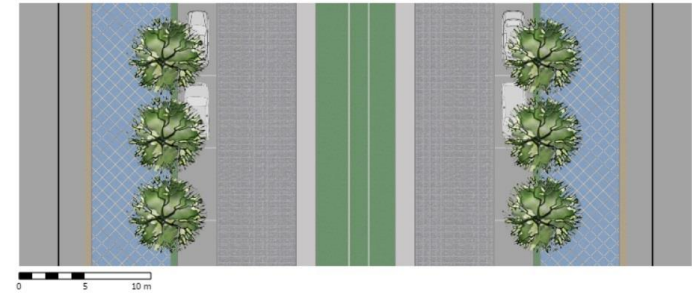
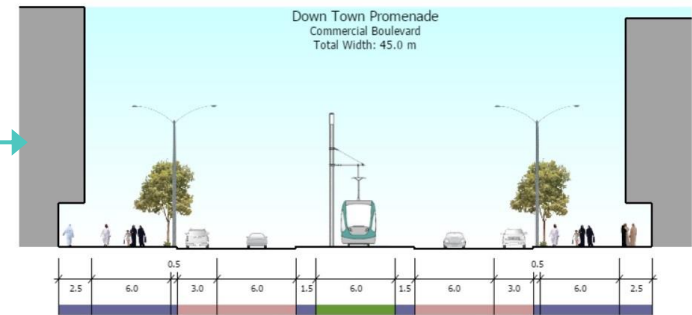
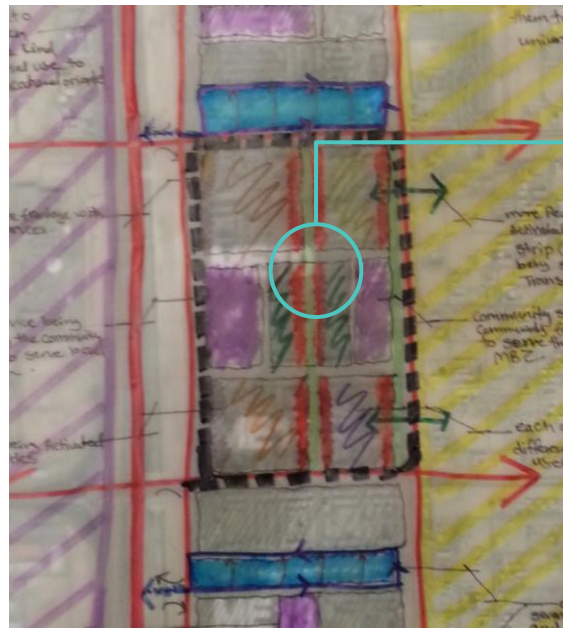
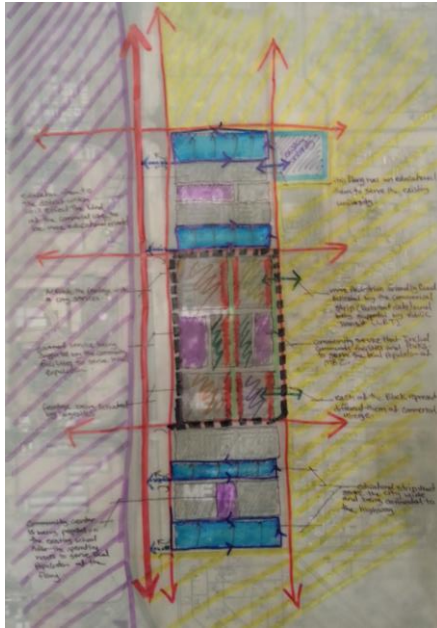
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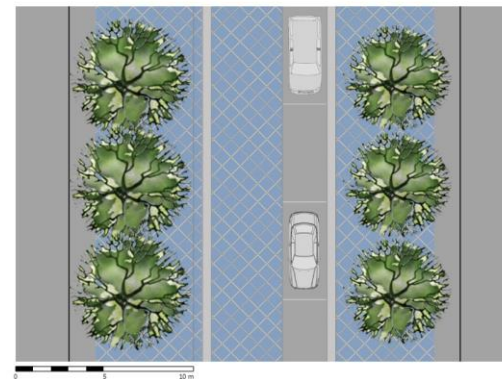
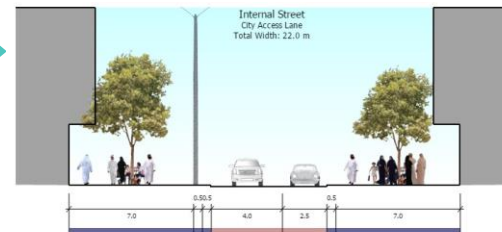
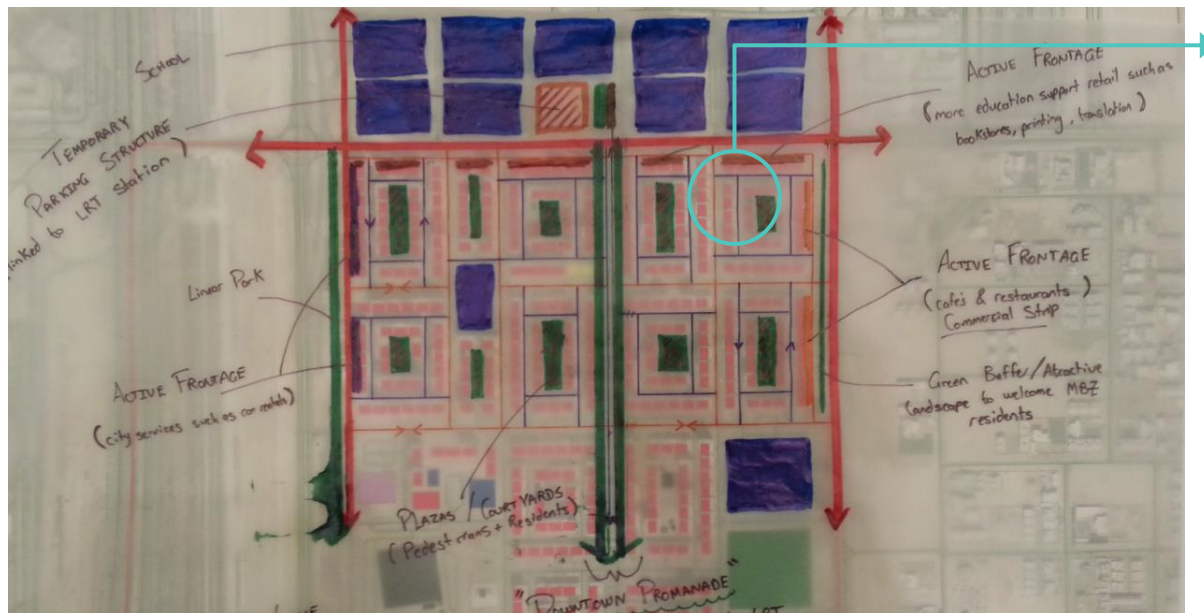




DESIGN INTERVENTION | MACRO PLAN |

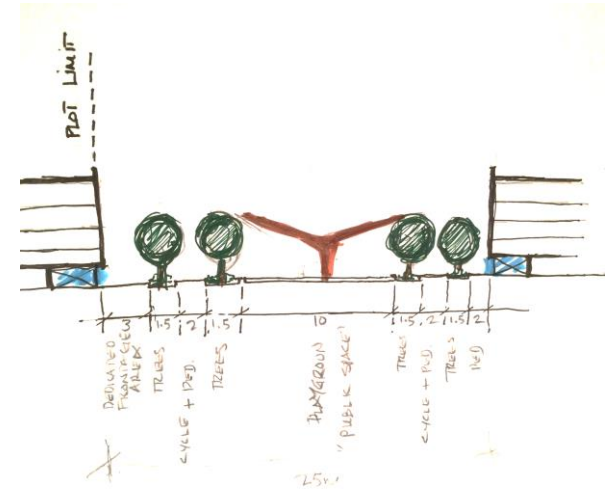
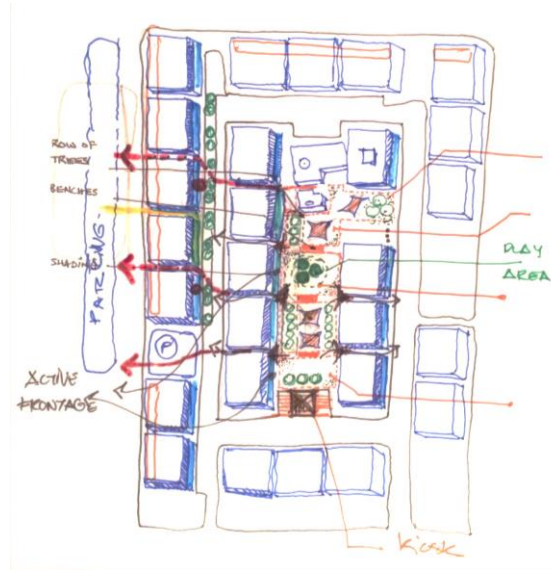


DESIGN INTERVENTION | MICRO PLAN |



DESIGN INTERVENTION | INTERNAL BLOCK|

- 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



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Group No.2

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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



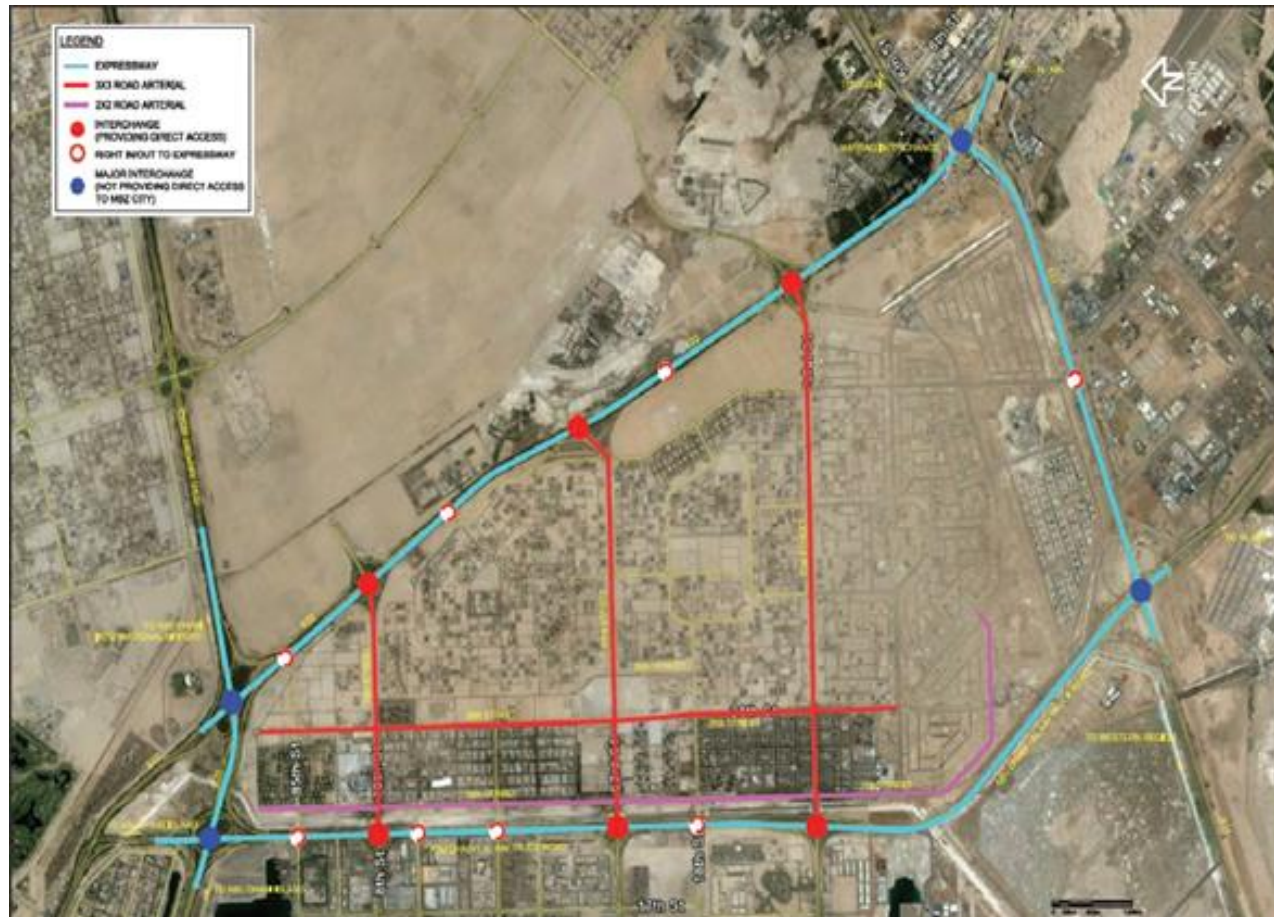
Image © 2014 DigitalGlobe

Image © 2014 CNES / Astrium

Imagery Date: 10/8/2014 24°20'05.48" N 54°

2. CASE STUDY

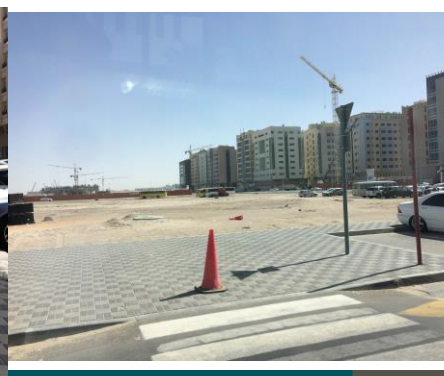
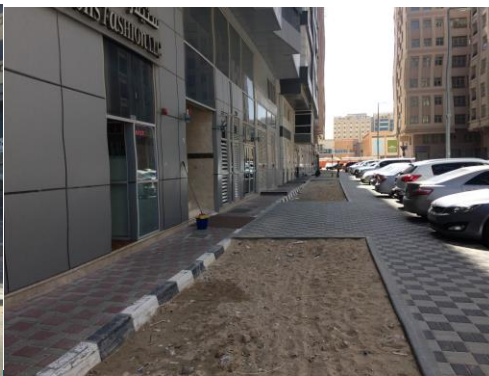
Area of Study



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

Strengths

- **High Population**
- **Economical Diversity**
- **Mixed Use**
- **Dry Landscape**

Weaknesses

- **Poor utilities Corridor Design**
- **Lack of Parking's in Peak hours**
- **Undesirable Micro Climate**
- **Non Friendly Pedestrian**
- **Lack of Connectivity**

Opportunities

- **Future economical opportunities**
- **Proximity Centre**
- **Public Realm**

Threats

- **Pollution**
- **Possible Abandon ship**

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.



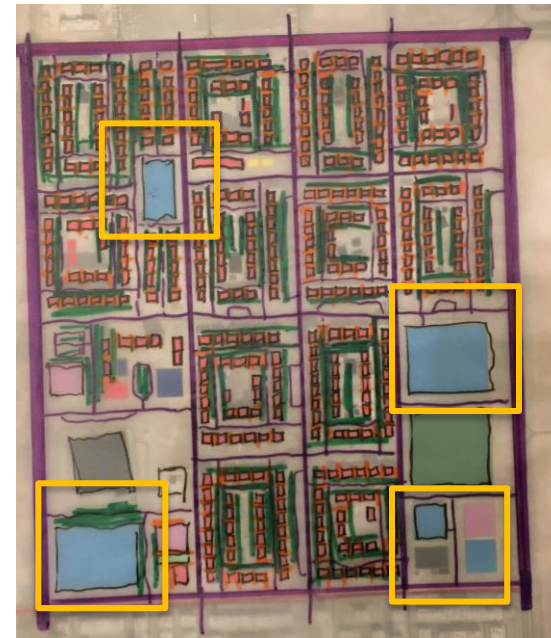
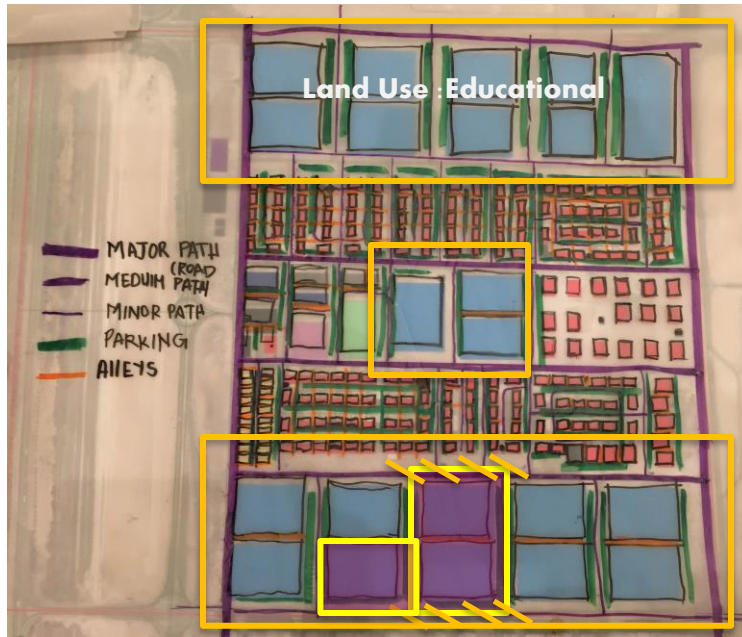
6. Recommendations:

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



Educational Uses



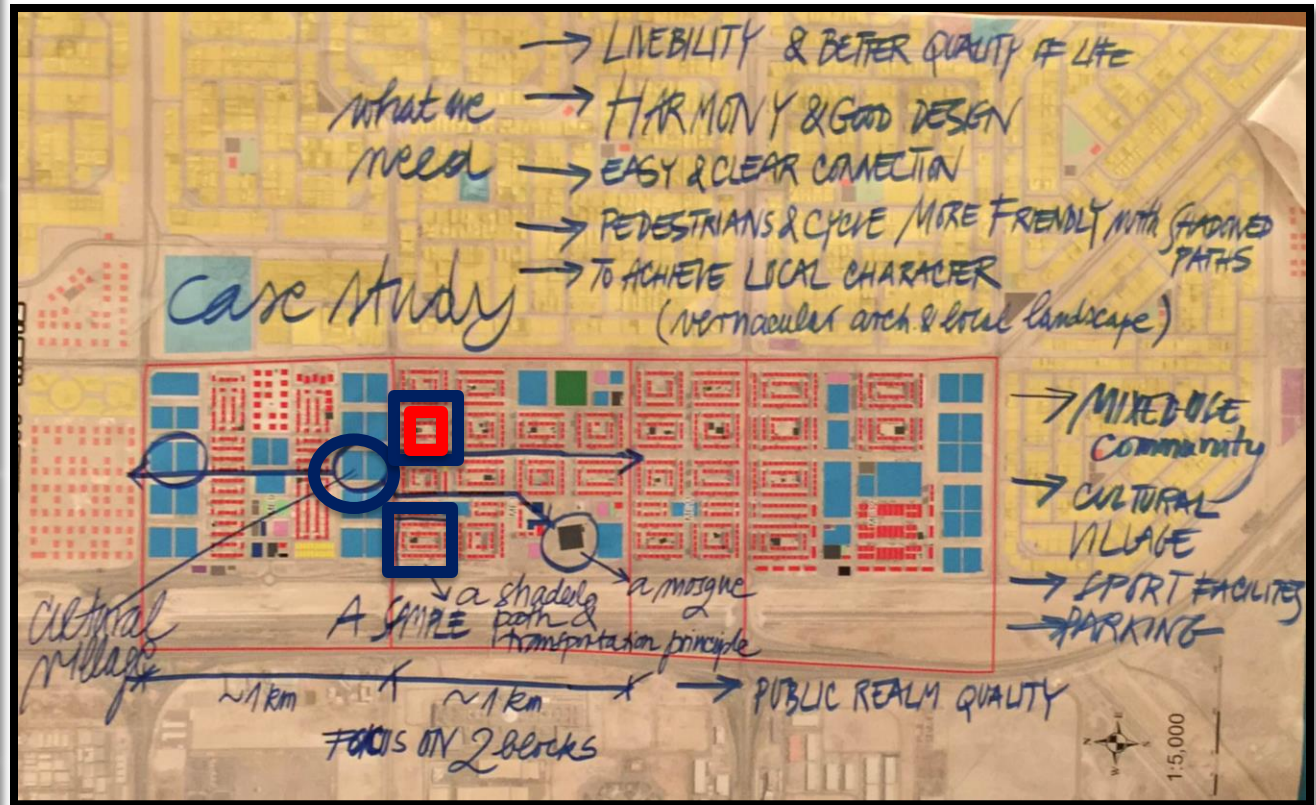
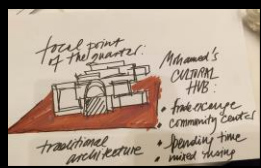
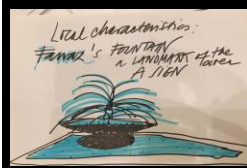
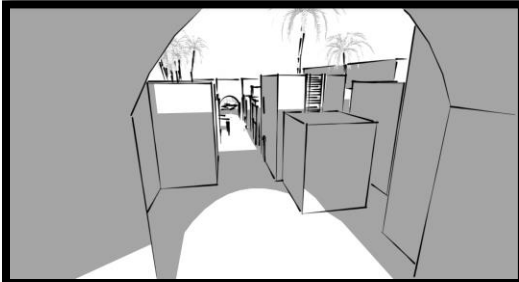
Proposed Re-allocation



Controlled Vehicle Flow

- **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



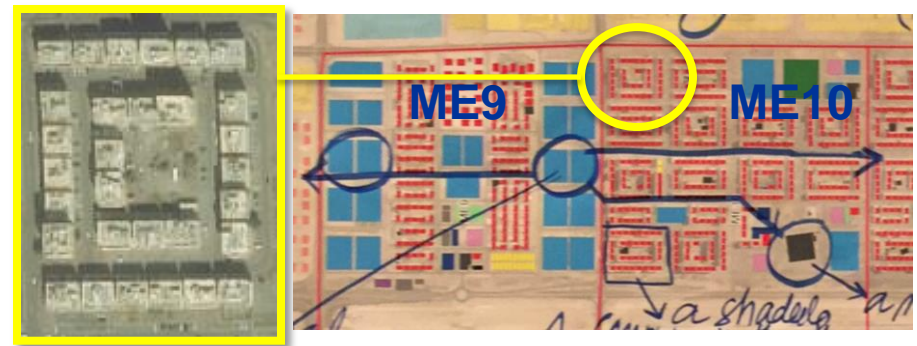
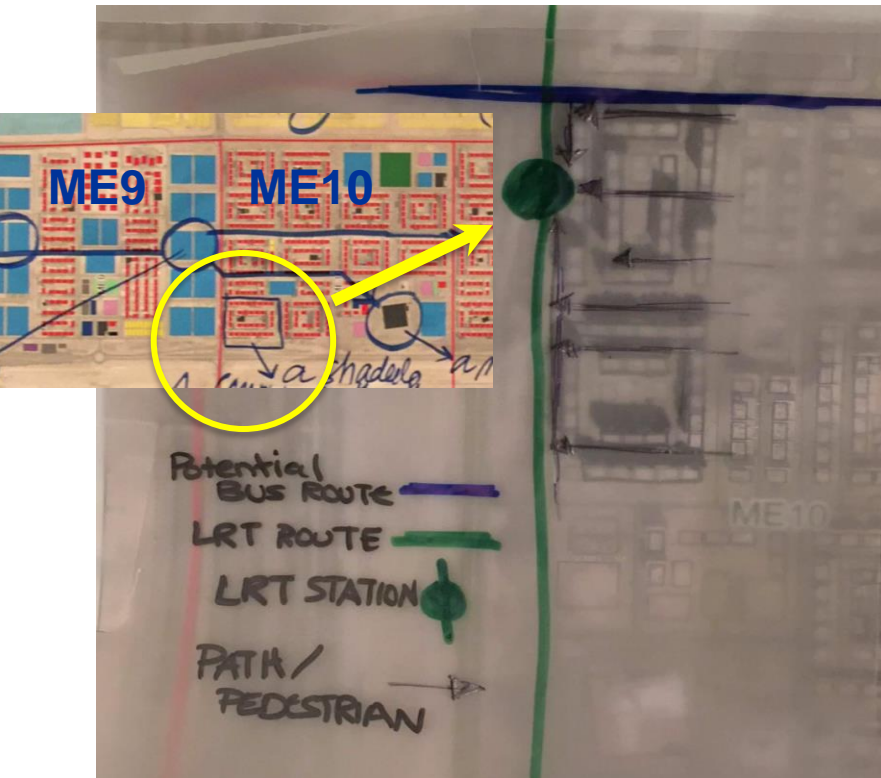


Cultural Hub

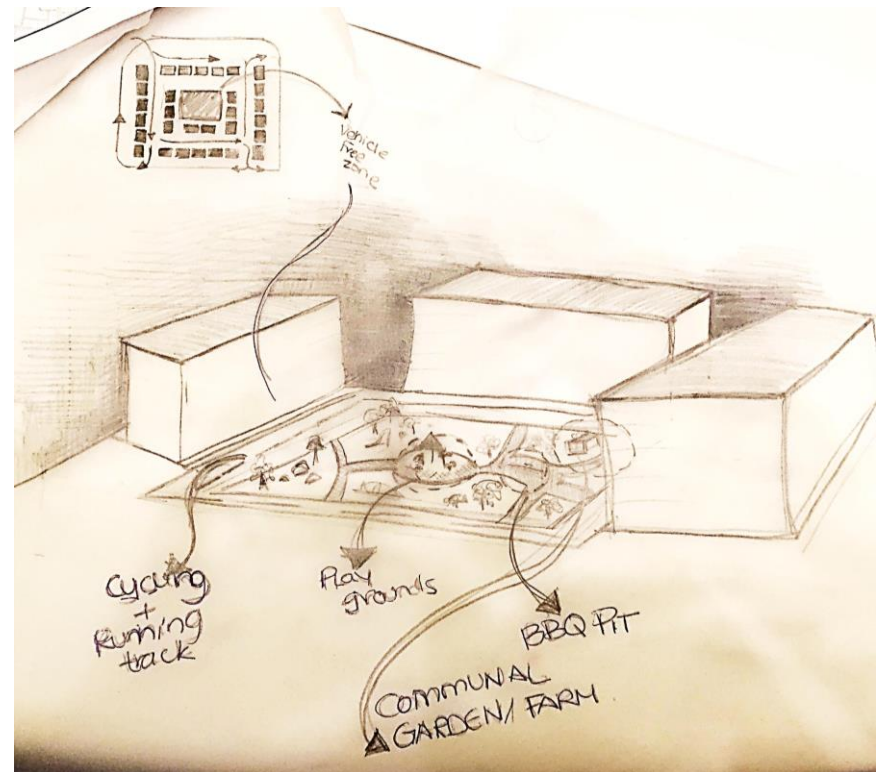
Solutions Concepts

Sample-Block Micro Analysis

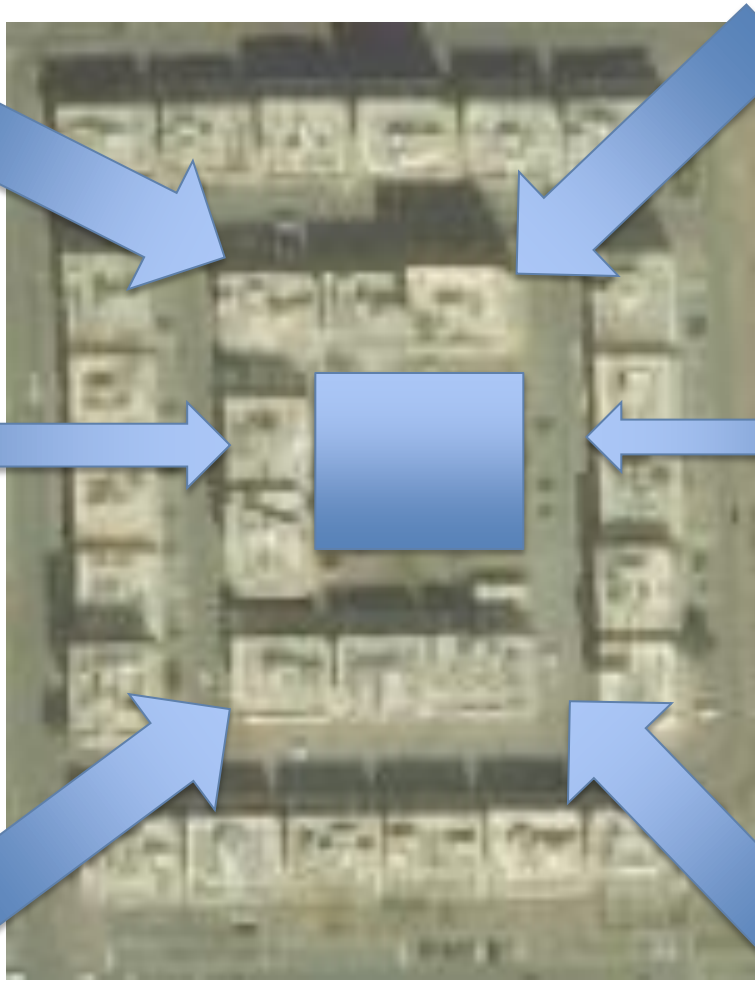
Path Concept-Follow the Existing Shade



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.

A photograph of three children in traditional Emirati clothing. A boy in the foreground wears a white ghutra and a light blue thobe, looking slightly to the right. Behind him, another boy in a white ghutra and light blue thobe is smiling broadly. In the background, a girl in a pink dress is also smiling. The image has a teal overlay at the bottom.

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

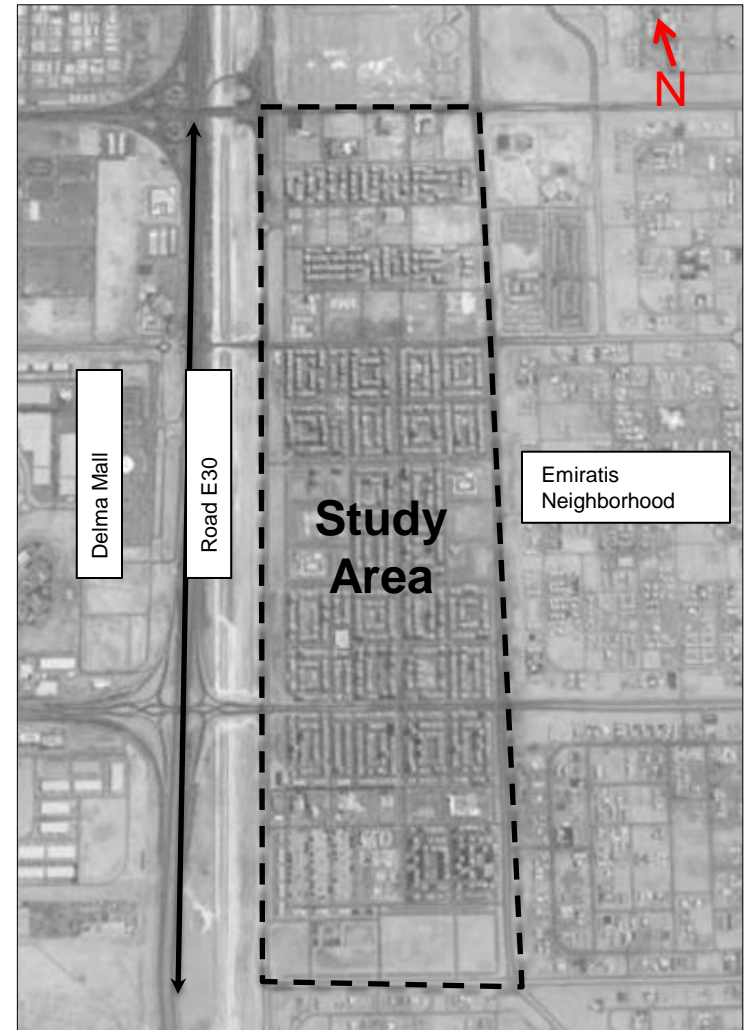
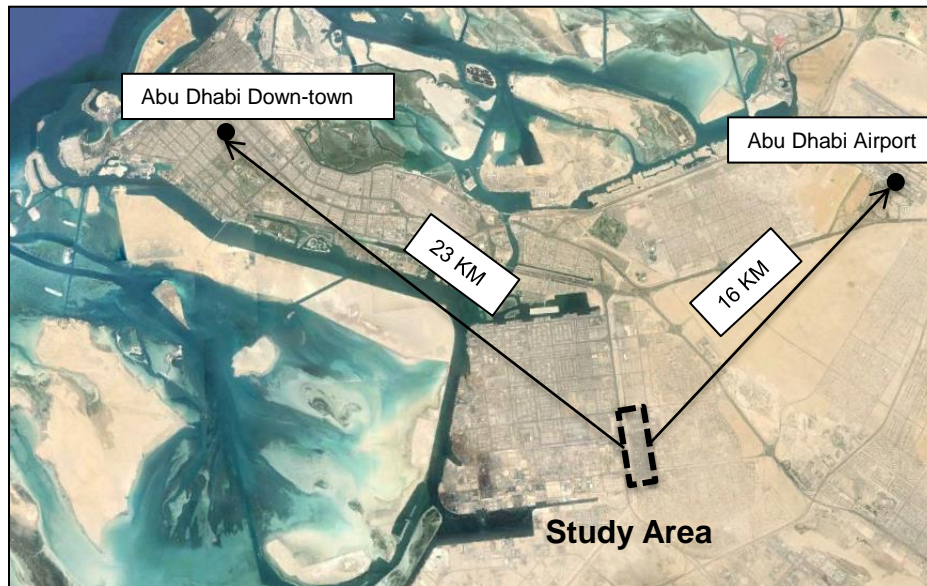


Study Area Location

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

Land use	Percentage
Mix use	54 %
Education	29 %
Community Facilities	8 %
Infrastructure	9 %



Mix use Area



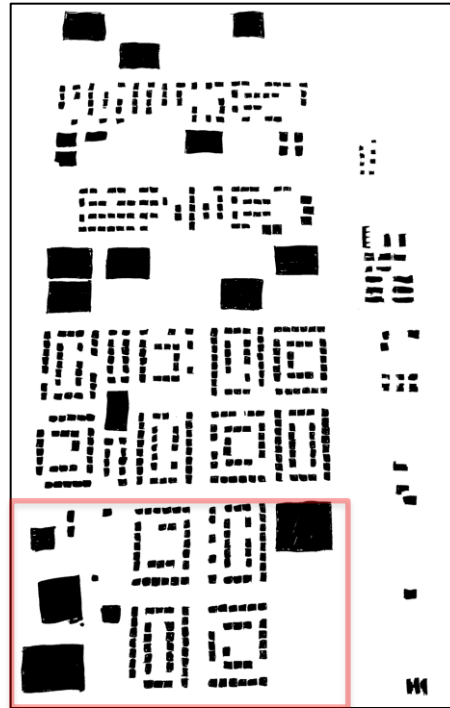
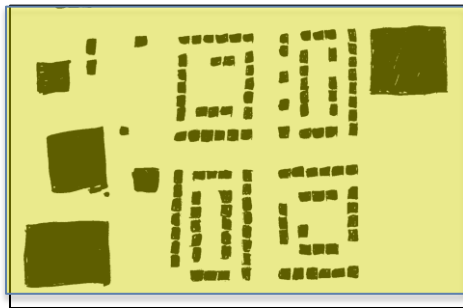
Education



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



Proposed Primary District Center

Main Plaza
Mix use Building
Community Facilities
Metro Station



Secondary District Center

Parks
Community Facilities



Mix use Area

G+8 mix use building
Retail GF



Educational Zone

19 Built Plots
27 Un-built Plots



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

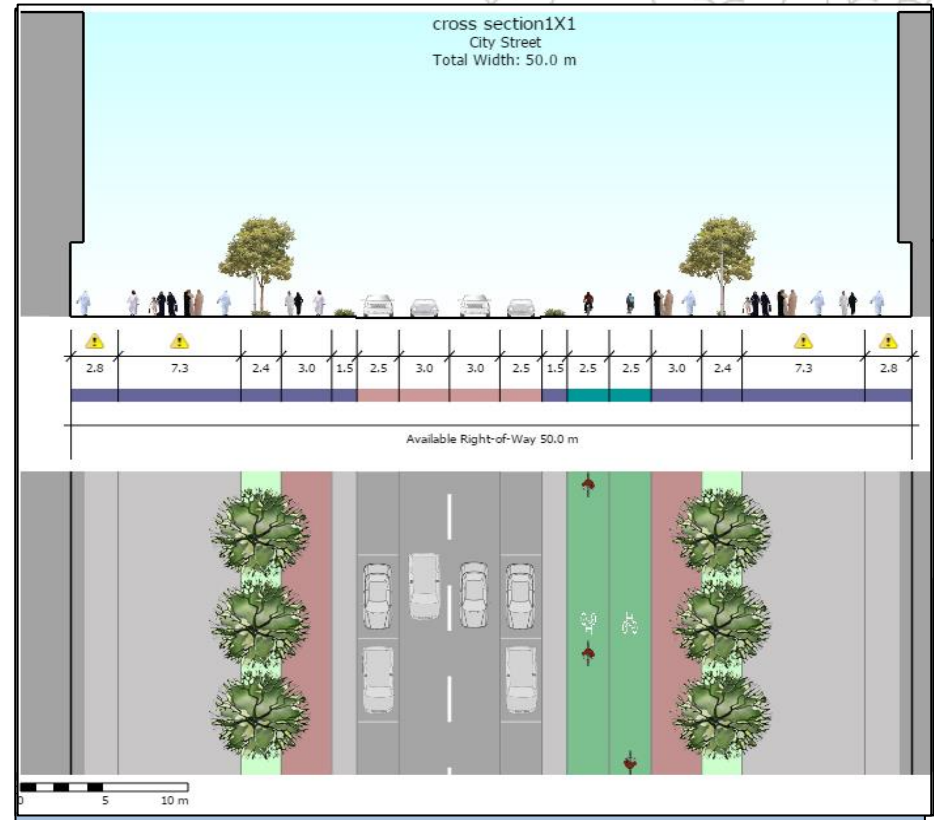
- Dedicate large unbuilt plots to be temporary surface parking
- Shaded pathways and seating areas
- Separate pedestrian paths and cycle ways
- Safe pedestrian crossing nodes

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

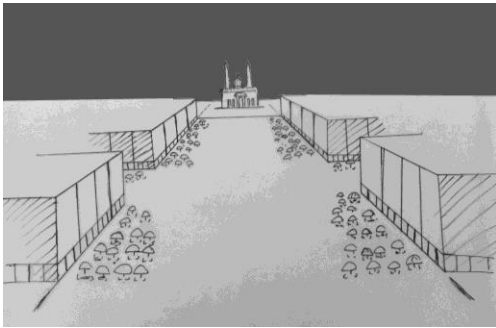
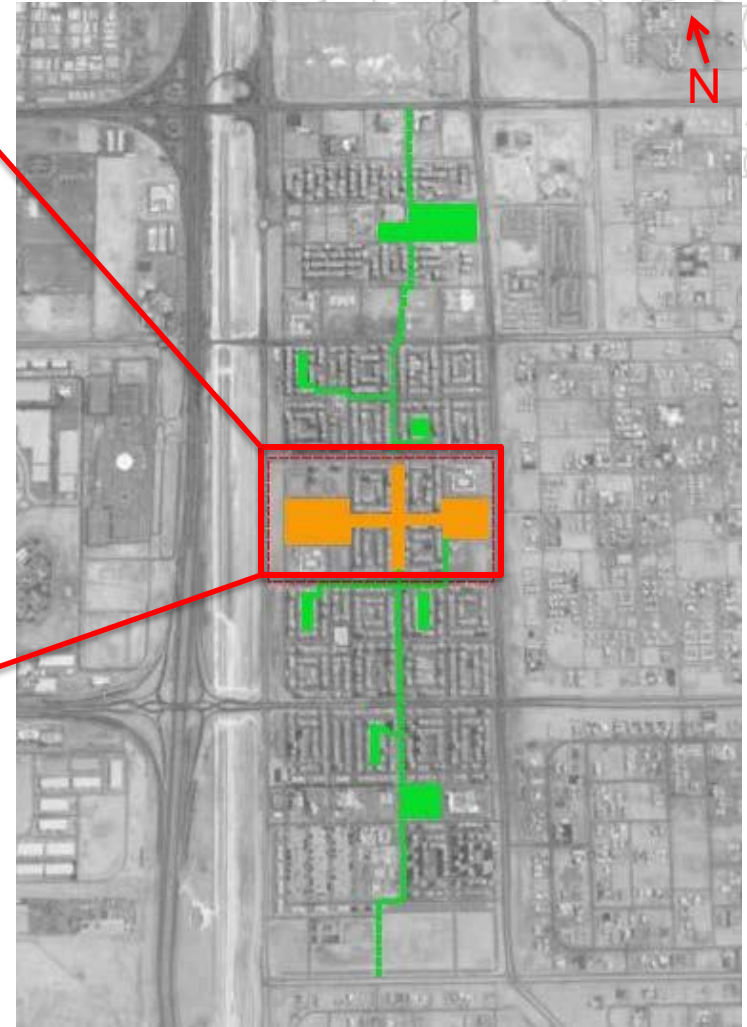
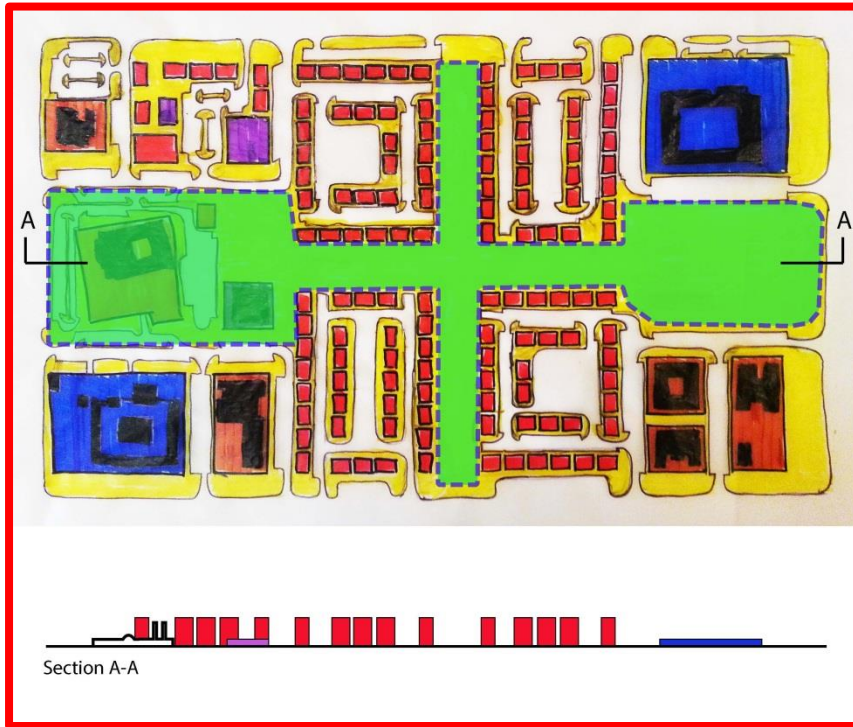
- LRT
- Metro
- Proposed Metro Station

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.

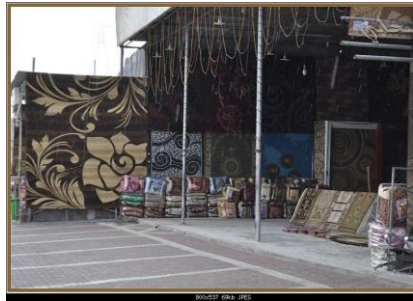


Primary District Center



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

