

The Abu Dhabi Urban Planning Council

ISOCARP

U P C U R B A N I S M 2

2014

Fulfilment of UPC Urbanism 2 course
November 2014



ISOCARP
Knowledge for better Cities

Abu Dhabi
رؤية 2030
Vision

مجلس أبوظبي للتخطيط العمراني
ABU DHABI URBAN PLANNING COUNCIL



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ABOUT WORKSHOP

This program is intended for the group of Young Planning Professionals who have already completed the first round of training – namely “Introduction to Urbanism”, 2013 and/or 2011 editions. Therefore, its scope and content is developed in order to provide the participants with abilities to translate the knowledge gained during the already completed modules into the practical planning skills. Therefore, it is based on the workshop format.

Workshop Organizers

Abu Dhabi Urban Planning Council (UPC)

مجلس أبوظبي للتخطيط العمراني
ABU DHABI URBAN PLANNING COUNCIL



The Abu Dhabi Urban Planning Council (UPC), initiates, drives and supports Abu Dhabi's urban development strategy. By transferring the 2030 Vision to physical settings, UPC develops strategic development plans that create guiding principles that cascade over critical projects designed to shape the Emirate. The vision is built on a comprehensive analysis of the urban fabric, land availability and its best use, environmental issues, mobility, infrastructure and urban services that need to be integrated in City Development Strategy.

International Society of City and Regional Planners (ISOCARP)



ISOCARP is a global association of experienced professional planners from more than 80 countries, established 1965. It is a non-governmental organization, recognized by the UN, UNESCO, and the Council of Europe. It encourages the exchange of professional knowledge between planners, promotes the planning profession, stimulates research, training, and education, and enhances public awareness to planning issues. It has an International annual conference, and organizes planning workshops for experienced planners (UPAT), and young planners (YPP).

Workshop Methodology

The workshop methodology was planned to split the participants into 3 groups. Each group is to pursue the whole design process independently, starting from site analysis, to SWOT analysis and ending with a proposal for the intervention on the study area. Each of the groups will be guided by an instructor throughout the process and supervise the deliverables and final presentations.

Supervisors

Ibrahim Mneimneh (*Workshop Leader*)

Lebanon

Ibrahim Mneimneh is a designer with 15 years of experience in the fields of architecture and urban design. He is also the founder of URBANE Design Interventions, a design consultancy firm that is providing holistic design solutions for a variety of projects in the Middle East and Africa region. He worked as an architect in a multinational design firm where he was responsible for the design and management of a whole range of mega scale projects in the Middle East. Ibrahim believes that the success of design stems essentially from a solid combination of both theory and professional experience. This is fundamental for achieving a sustainable design that responds to the diversity of project constraints; be it commercial, socio-political, environmental or spatial.



Pedro Garcia

Portugal

Pedro Ressano Garcia is a Senior Architect at Ressano Garcia Arquitectos. For the past years he has been researching the transformation of port cities and waterfront regeneration receiving a Masters and a PhD degree on the subject. In his office in Lisbon, theory and practice are combined in projects of architecture, urban design and participation in international competitions. He started teaching at U.C. Berkeley, since 1997 to the present teaches in Lisbon



at Universidade Lusófona and is a visiting teacher at international workshops. Since 2010 he has been the coordinator of the European Workshop on Waterfront Urban Design. Awarded with Calouste Gulbenkian and Fundação Ciência e Tecnologia grants, he has been widely published in books, magazines and international conferences.

Eva Lazarvich

Serbia

Eva Lazarvich is a Professor at the Faculty of Architecture, University of Belgrade and a practicing architect in charge of the Architectural Design Studio "Atelier Eva Vanista Lazarevic". Eva has won several international and 6 national prizes for competition project. Her professional



work includes: housing and business complexes, hotels, interiors, restaurants, villas, social housing, etc. As an academic, Eva's focuses in teaching is on Urban Rehabilitation and Urban renewal. She has around 40 published papers in professional journals and contributed to international congresses. She has two published books "Urban renewal in the New Millenium" and "Urban regeneration".

Participants

Below is the list of the professionals from UPC who participated in the Urbanism 2 Workshop. Those professionals come with variable experiences and backgrounds which were very enriching for the workshop and its outcome.

1. Suad Sulaiman Al Thehli
2. Sultan Ali Abdulla Alktebi
3. Muna Sulaiman Mohamed Alshehhi
4. Ahmed Hasan Ali Al Zaabi
5. Mahmoud Osama Mahmoud Al Mahmoud
6. Sultan Saoud Hadi Al Harthi
7. Munther Mohammed Saif AlMentheri
8. Fakhera Rashed Obaid Al Mansoori
9. Saif Khalid Mohamed Althehli
10. Shamsa Abdulla Mohamed Bani Malek
11. Farah Saif Faris Almazrouei
12. Abdulhadi Ahmed Salem Saleh
13. Amna Ahmed Mohamed Almarzooqi
14. Sultan Mabkhout Mohamed Alktebi
15. Noura Zaid Hussain Alomaira
16. Mohammed Salem Al Nuaimi
17. Fawaz Rasheed Sulaiman Almemari
18. Mohamed Ahmed Faraj Al Qubaisi
19. Mariam Karama Naseeb Al Ameri
20. Mohammad Al-Hammadi

Schedule

The workshop took place over a 5 day period, and incorporated 3 different groups, each with their own supervisor. The breakdown of each day can be seen below in more detail.

Day 1

Morning: Official welcome, short introductory lecture(s) by:

- UPC managers
- International tutors/coordinators
- Local UPC experts – presenting discussing the site context.

Followed by: site tour (by bus and on foot) allowing the participants to understand the character and issues associated with the selected site.

Afternoon: Analysis of the area development context, visioning the outlines of the spatial development strategy coming from the national and regional situation, formulation of the design / planning problems.

Outcome of the day: Elements of the area development vision coming from the national and regional contexts

Day 2

All Day: Studio work in teams – analysis of the spatial situation of the chosen area, definition of the spatial development problems, first discussions on the proposed solutions and envisioning the basic elements of the city spatial development strategy.

Outcome of the day: Preliminary ideas regarding the area spatial development strategy outlines

Day 3

All Day: Studio work in teams – defining the specific (more detailed) solutions and ideas regarding the city spatial development strategy; initial ideas on more detailed projects; group presentations and discussions.

Outcome of the day: Defining the key elements of the area spatial development strategy; defining the initial ideas on specific projects to be included in the area urban development strategy

Day 4

All day: Studio work in teams – refinement of the proposed solutions, defining the specific proposals and key urban projects constituting the part of the strategy, defining the implementation methods; Group Presentations and discussions.

Outcome of the day: Defining the final list and more detailed description of the key projects that will be part of the area development strategy

Day 5

Morning: Final preparations for public presentation;

Afternoon: Presentation of workshop results by each team to a larger audience to be invited by the UPC, discussions and closing.

Outcome of the day: Workshops results presented, further course of works on final report/presentations defined

Outcomes

By the end of the programme students will have developed an understanding of the following:

1. General grounding in the principles and practices of effective contemporary urbanism.
2. General capacity as to how a city can be better structured, how its built form can optimize liveability or how its overall shape and infrastructure can be most compatible with the natural environment
3. Orientation to the urbanistic principles that underpin place-making, inner city rehabilitation, management of sprawl or community building
4. Advanced practices of city planning and policymaking, or civic development management.
5. Progressive urbanism, sustainable development and humanistic social infrastructure for the Emirate

INTRODUCTION

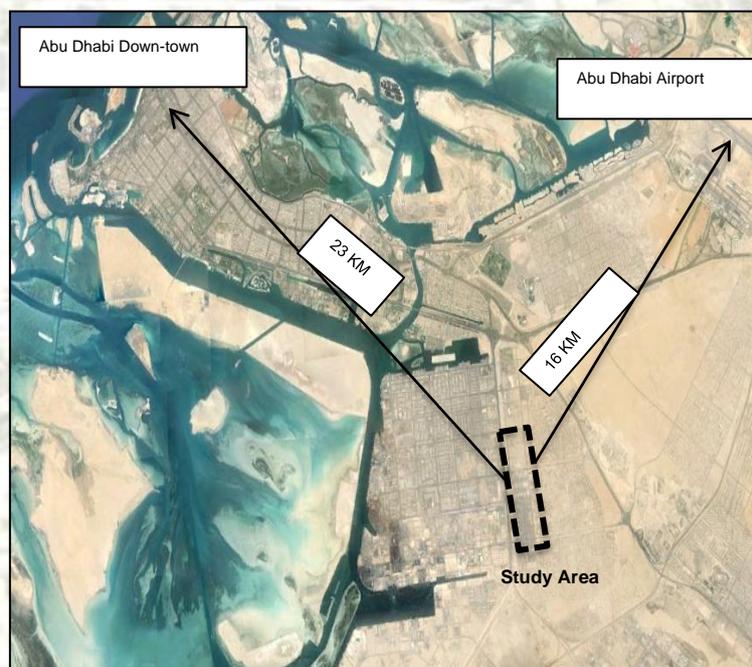
The workshop is a joint initiative of UPC and ISOCARP and is intended to become a platform for Planning Professionals in UPC to have a hands-on training in urban planning and design using a case study of their daily practice encounter. Therefore, its role goes far beyond the theme and location. The workshop is also intended to be a tool for UPC to have an alternative understanding for the problematic of the study area.

The workshop aims to deal with Strategic Urban Design for the study area. What can be observed in this region? Why and how has this come about? Which urban design and planning vision or perspective is innovative and provides a living environment for the future? Which functional-spatial interventions are worth considering? These and many more questions will arise in this workshop.

The workshop intends to be a test case for strategic urban planning, which could be exemplary for planning initiatives in Abu Dhabi. Participants will get more familiar with comprehensive strategic planning whilst remaining faithful to their skills of creativity, imagination, conceptualization and visualization.

Study Area Location

The study area consists of 4 sectors out of 48 sectors and is located in Mohammed Ben Zayed city, south-east of Abu Dhabi Island. It is 23 km away from Downtown Abu Dhabi and 16 Km from the Abu Dhabi International Airport. In addition, the site is located between freeway E30 from the west and Emirati Neighborhood from the East. It is in close proximity to the Delma Mall which is considered one of the biggest malls in the Abu Dhabi Region. The existing number of population in Mohammed Ben Zayed City is around 85,000 and is projected to reach 100,000 by 2030. The population in the study area consists of both temporary and permanent population. The immigrants' populations fall under low and middle-income categories where the permanent population is classified in the high income category.



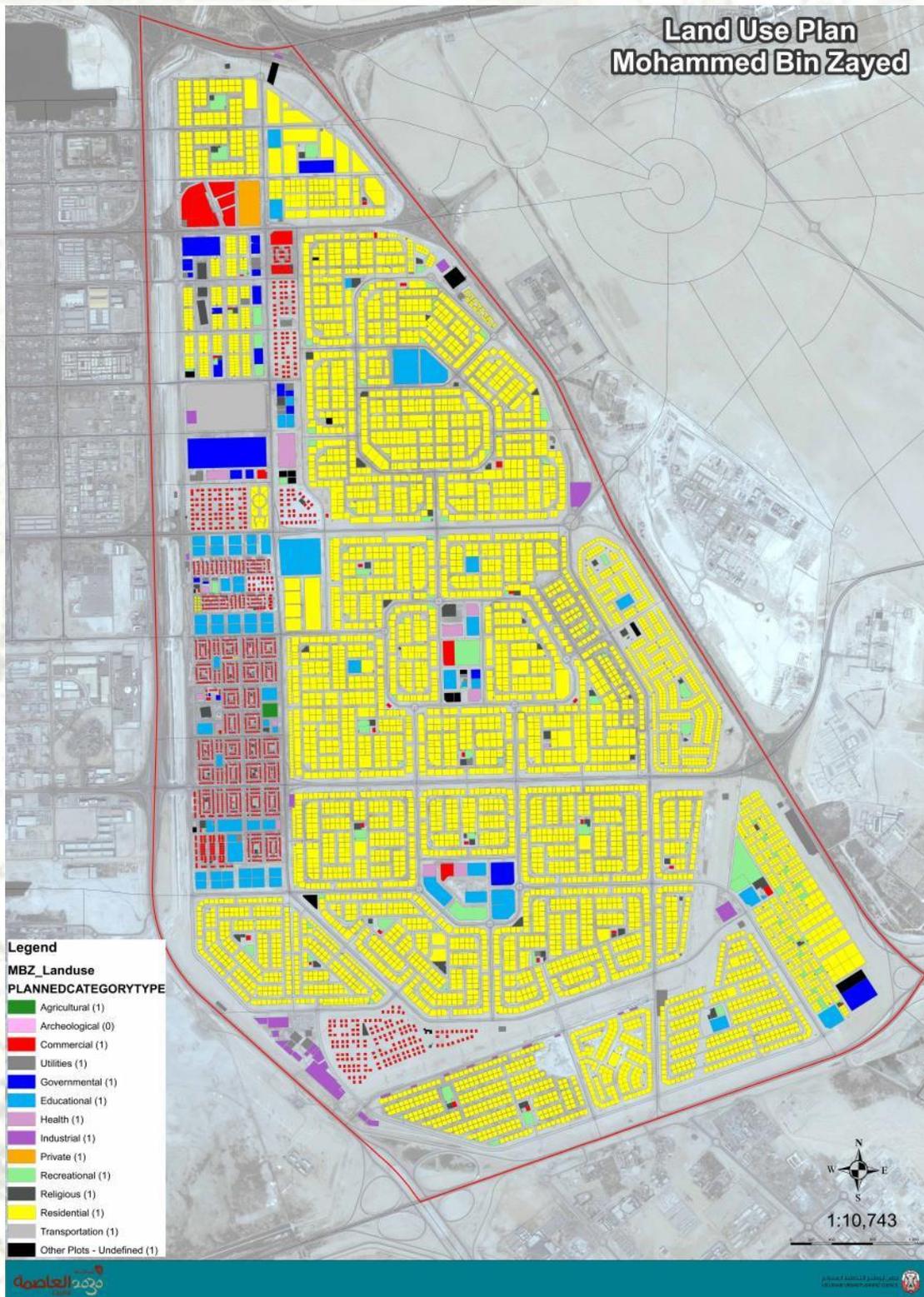
Study area location within Abu Dhabi



Study area location and immediate surrounding

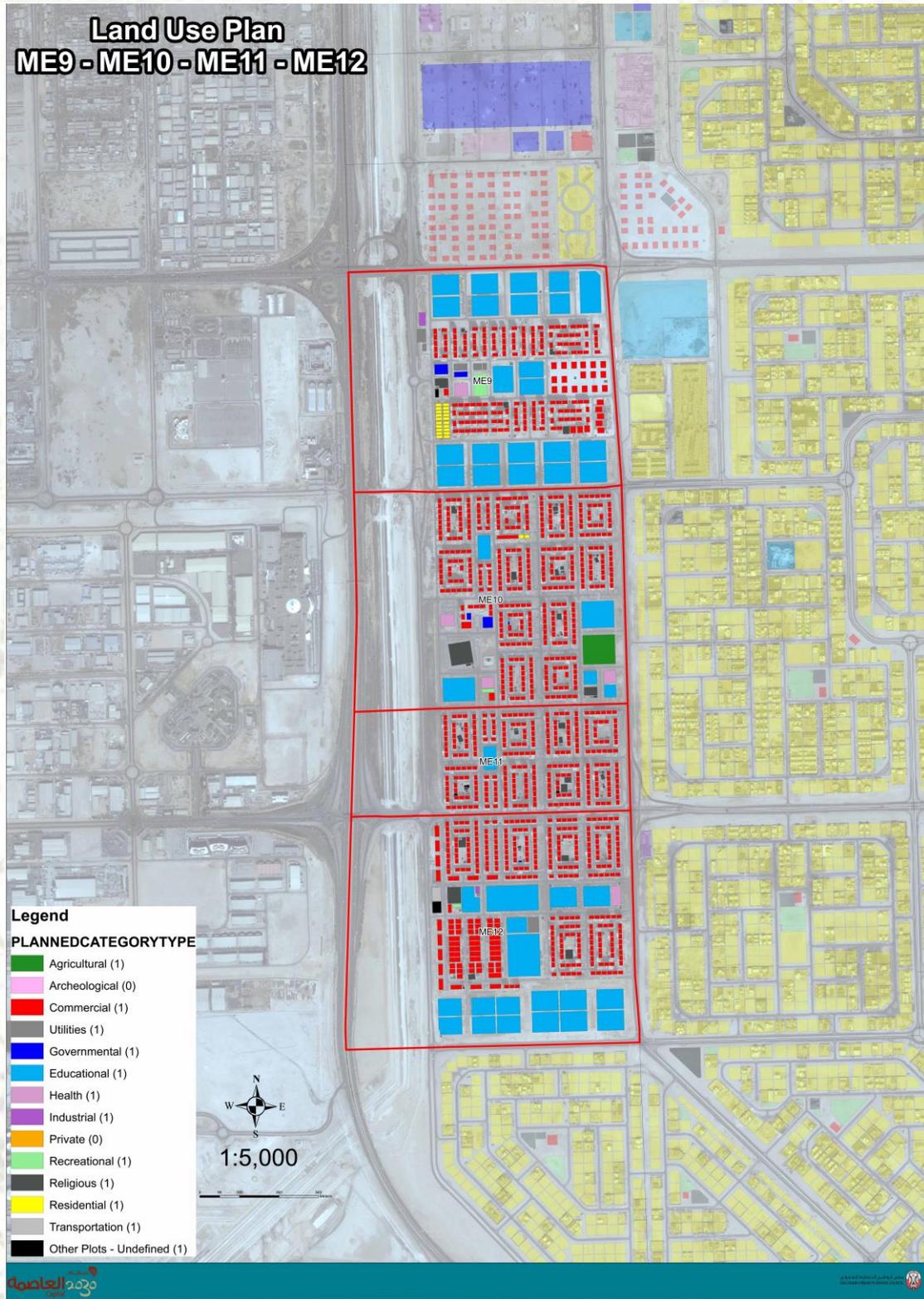
Uses of the Study Area

Mohammed Bin Zayed consists is mainly a residential area. The typology of the residences varies from single family detached villas to single family semi-detached units which make up the majority of the residential house. To the west the land use shifts from single family detached or semi-detached to mixed use residential with retail in ground floor. Throughout the development are pockets of public uses, such as parks, governmental buildings, schools and parks. To the north are the main commercial areas in MBZ; however few commercial plots are scattered throughout and are adjacent to the public services mentioned above.



General Area Land Use Plan

Land Use Plan ME9 - ME10 - ME11 - ME12



Study area Land Use Plan

About Mohammed Bin Zayed - MBZ

Mohammed bin Zayed is one of the major residential developments in Abu Dhabi. It is located on the mainland making it very convenient for those commuting to Al Ain or Dubai. Abu Dhabi City Centre is also easily accessible, being approximately 30 Km away. The area is also quite close to the Al Dhafra Air Base and it is surrounded by Khalifa City B on one side and Mussafah on the other. It is a quiet satellite residential area away from the bustle of downtown Abu Dhabi.

Housing

The housing stock is relatively new in MBZ and you can find clusters of villas all identical to one another, either detached or semi-detached. The streets have not yet taken on any unique community character, as they are still quite new. Most of the houses have their own swimming pools, private parking garages and large gardens. Although, the housing stock is mostly for owners, yet some rental units do exist in MBZ Residential. Taller towers, gardens, recreational facilities and retail properties make up the Mohammed bin Zayed City Towers', 5 residential communities. The MBZ project which will house about 30,000 families will use a phase out plan that will have incremental growth in the area. The towers are planned to be between 12 and 22 stories tall. The project is scheduled to bring new facilities and amenities to the region.

Education

There are a number of schools planned to be located in the area. There is a vast array of different school level from Pre-K up through High School. The Model School and The Cambridge High School will operate on the English curriculum for Kindergarten to grade 13. The Emirate National School goes from pre-school to middle school. A number of day care centres area also being planned for the area.

Entertainment and Services

There is a sufficient number of retail locations and supermarkets in the area. The nearby Abu Dhabi Mall in the Mussafah Industrial Area has over 250 shops where you can find a wide range of activities, entertainment cinemas to restaurants and coffee shops. The Grand Safeer Cinema is conveniently located close to the area. A number of hotels exist to cater to a shy but constant transient population. The nearby Mazyad Mall has three stories of entertainment, retail, fitness center, restaurants, cafes and a supermarket. Many new retail outlets and places of entertainment are planned for this area which will make it a diverse residential area with shopping and recreational outlets. The Shrangri-La souk and Abu Dhabi Golf Course are within 5 Km away from MBZ.



GROUP PROCESSES

GROUP 1

Instructor

Ibrahim Mneimneh

Group Members

Mahmoud Al Mahmoud

Mariam Al Ameri

Muna Al Shehhi

Noura Al Omaira

Saif Al Thehli

Shamsa Bani Malek

Sultan Mabkhout Al Ktebi

Group 1

Existing Conditions

- **Land Use**

The area land use is mainly residential in MBZ, with adequate number of supporting facilities. The study areas (sectors 9, 10, 11 and 12) are mainly mixed use commercial, offices and residential apartments.

- **Transport Map**

- The area is surrounded by a highway that envelops all MBZ. The study area is enclosed by 3x3 arterial roads.
- Interchanges and cross-sections allow smooth access to the area.
- The study area is covered by LRT route with 9 planned stations to cover the study area. A metro route is also planned to cover the eastern part of the area with 3 major metro stations to serve the study area.

- **Population**

The current population of the area is around 80,000 people, expected to reach growth of 100,000 people in 2030. The percentage of locals is only 5% of the overall population of the study area, which allows for opportunities to attract this population.

- **Site Visit:**

The site visit covered the main arterials of the site. The following were the main observations of the site visit:

- Difference in heights between new and old buildings (G+3) to (G+8).
- Streets were almost empty at day time, but very active in evenings.
- The areas between building set back and sidewalks were mostly unpaved now treated, some had a noticeable difference in heights(levels).
- The number of unused spaces, bad planned areas between building blocks.
- The area has no character or special feeling.

Initial Observations

- The area is Adjacent to a
- 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.
- Large school plots (built + un-built)
- 85% of the mixed use area is built
- 44.4% of the school plots are built

Vision & Objectives

- **The vision**

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

- **Socially**

- Expatriate majority
- Mixture of families & single persons
- Nationality based clusters

Synthesis (Opportunities and Constraints)

- **Adjacent area:**

The site is surrounded by an industrial area from the left and residential areas on all other sides, therefore the interface and the transition between our site and the adjacent areas should be taken into consideration.

- **Circulation:**

- There is a major highway on the left edge that can act as a desirable buffer from the industrial area, on the other hand undesirable 3x3 lanes on the opposite edge of the site separating the residential area from the sit.
- There is a 2x2 lane within the site that divides the site to three component, 2 flanks and a center to the down town.

- **Building Code and Regulation:**

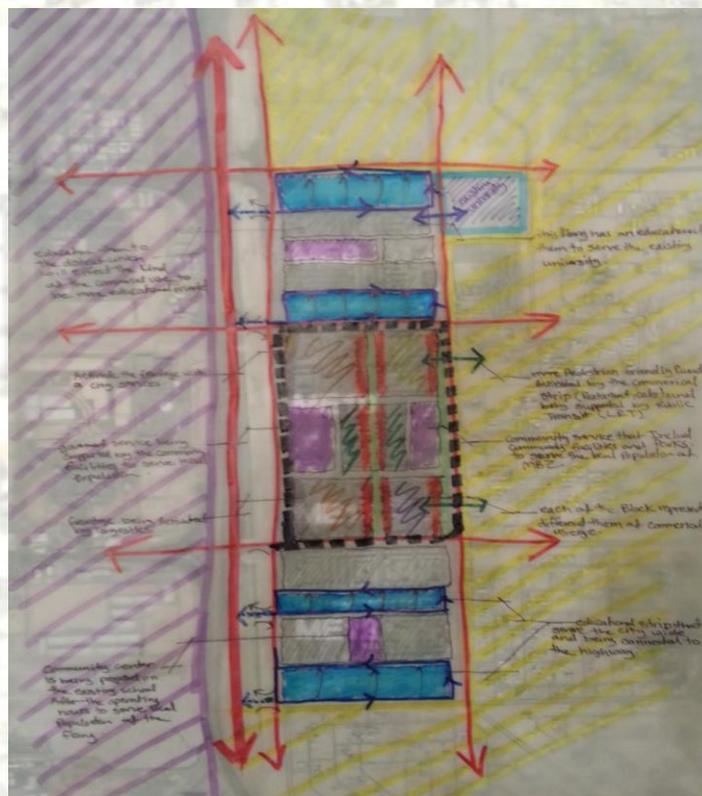
Most of the existing buildings are G+4. However, they have the right to go up to G+8 by the code.

- **Land use:**

- Educational plots are adjacent to each other and form educational strips throughout the two flanks, although most of the education plots aren't built, but there is a chance for the traffic junction to happen in the area.
- Currently the education plots serve the city wide area, so this is a good opportunity for the area to become an educational hub.

- **Site Layout:**

The site is being divided to three main part 2 flanks and a possible downtown center, that been divided to two parts by 2X2 lanes, which form a good opportunity for an activity.

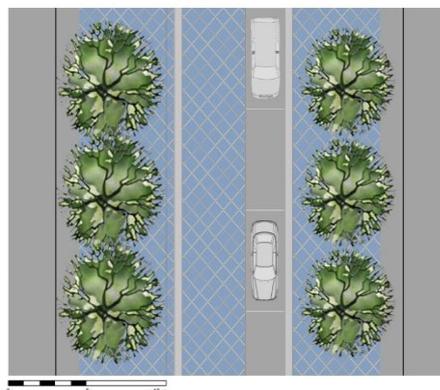
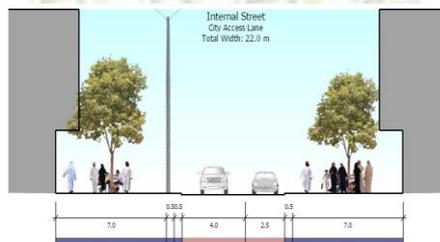
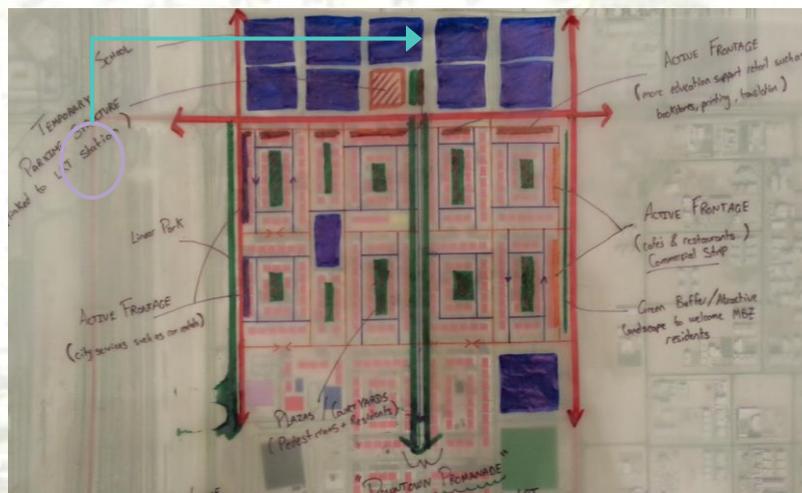


Sketch of Concept Master Plan

Design Intervention

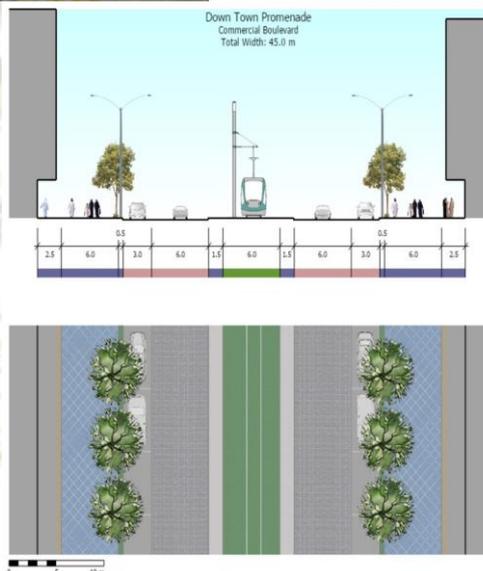
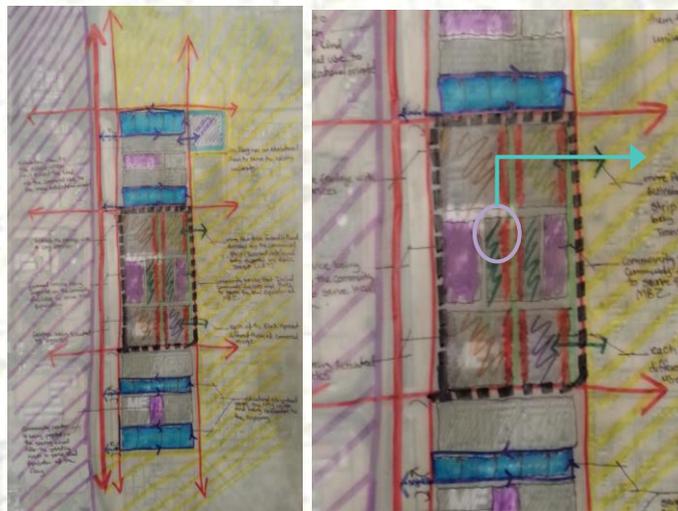
Macro Plan

The site is planned to act as a welcoming hub for Abu Dhabi residents, having vibrant pedestrian oriented streets that create places for people to interact, enjoy, and meet. The blocks will be designed to accommodate similar commercial opportunities so it becomes a destination to visitors.



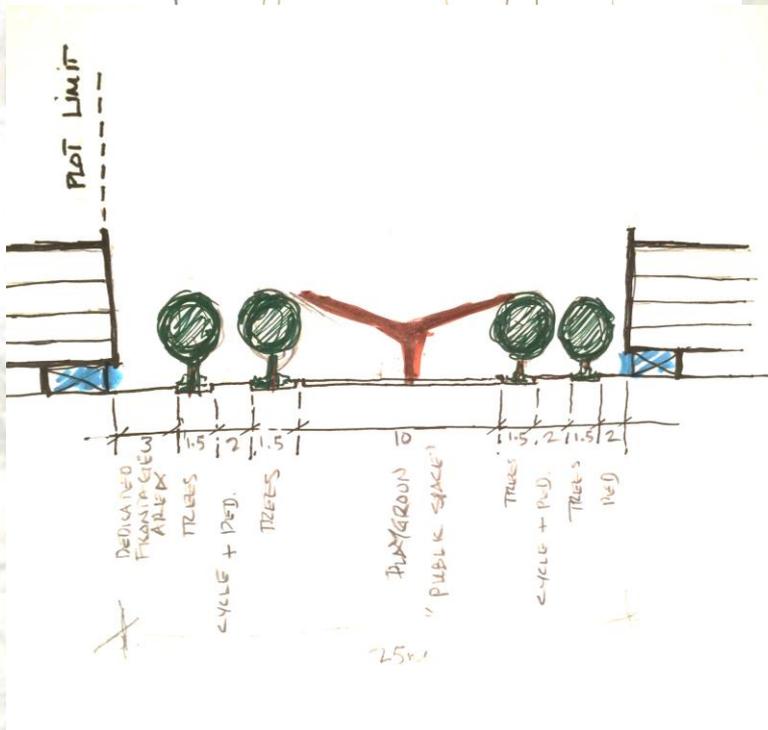
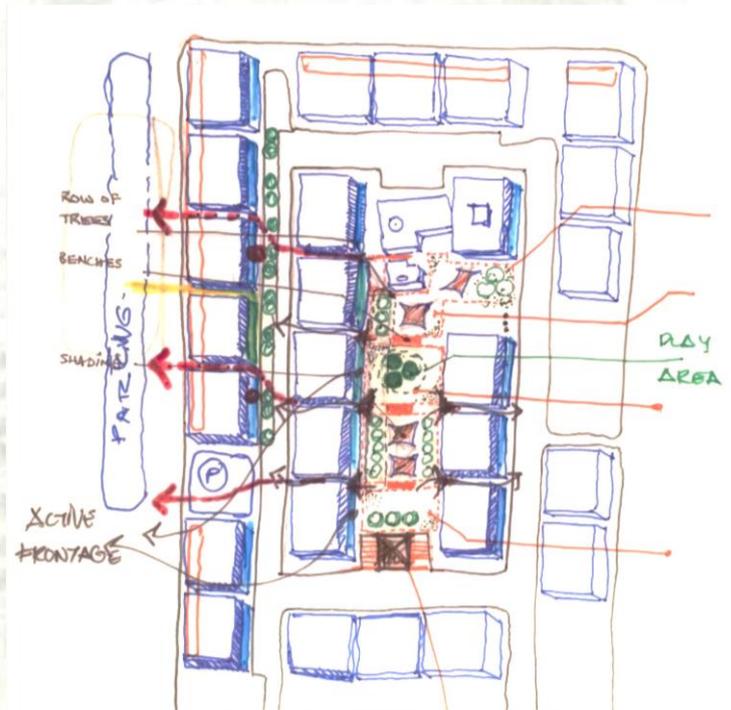
Micro Plan

- Each block will be activated with specific type of commercial activity such as libraries and bookshops that support the adjacent education area.
- Each block will have an active frontage with cafes and restaurants that define pedestrian streets and welcome these pedestrians to experience new restaurants and gather and meet new people.
- A green buffer zone will be designed to attract and welcome MBZ residents.
- Temporary parking structures will be proposed near the LRT station to encourage people to use public transportation.



Internal Block

- Each internal block will be themed based on the Majority type of retail
- The center of the block will feature open spaces



Design of Block Detail in plan and section

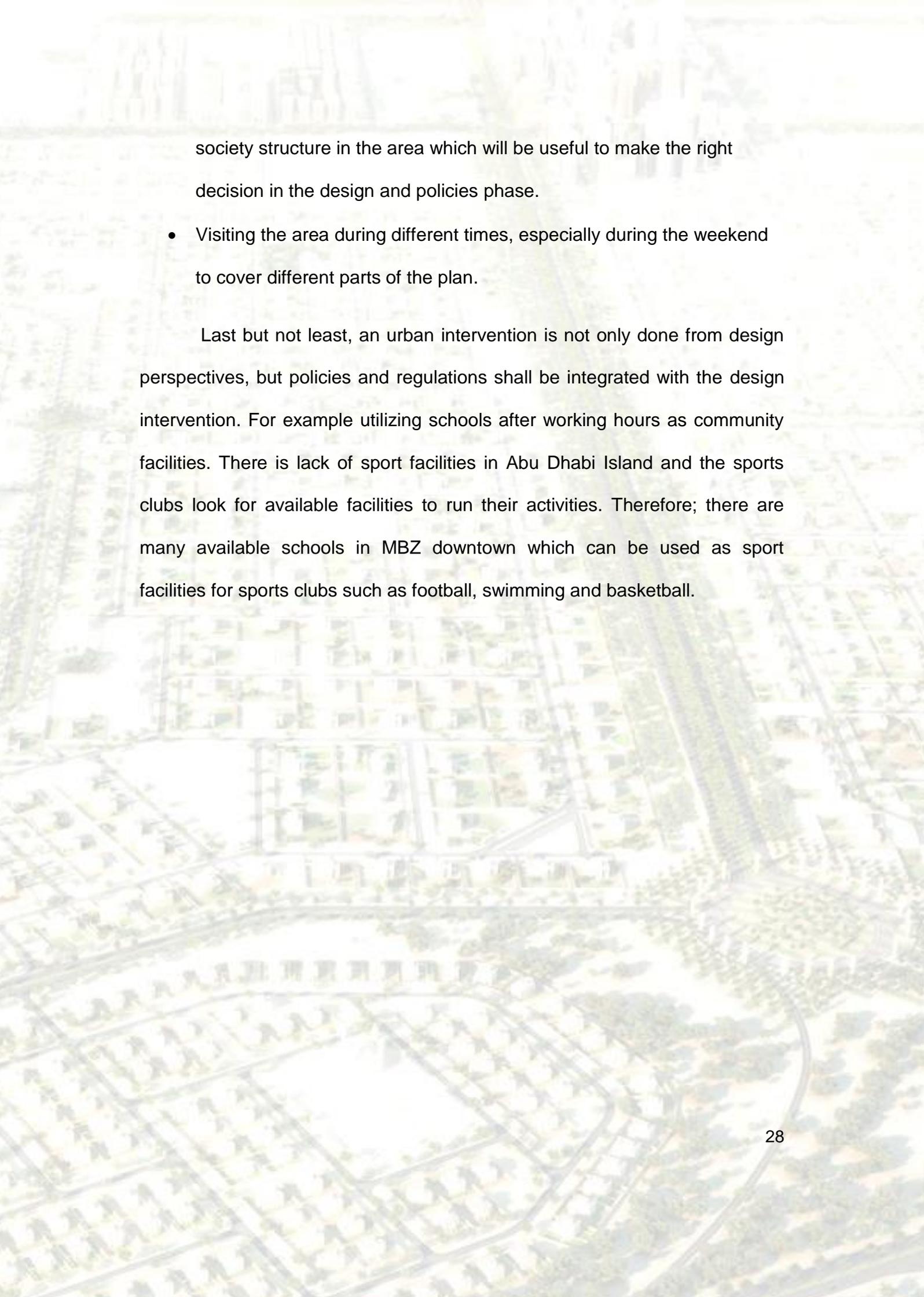
Conclusion

This is last part of the intervention which mainly highlights the summary of the plan. It also includes the limitations that the group had during the planning and design stage. The purpose of addressing the limitations is to identify gaps and opportunities that the plan might require in order to achieve the recognized objectives.

One of the stages that the group did was design intervention, where it was required to look at the case study from different perspectives. For example, improving the transit system in the commercial area of MBZ, and making pedestrian connections between the buildings, as well as interventions that were integrated in the plan. However it is important to mention due to the time limitation and lack of factual data, the group depended on general observation for collecting the data and some information, some of which was from UPC. The evaluation of the plan was made based on group assumption.

One of the limitations of the plan also is that further detailed analysis is required to test the proposed design. In other words to make an effective and thorough plan, we must do certain tasks as shown below:

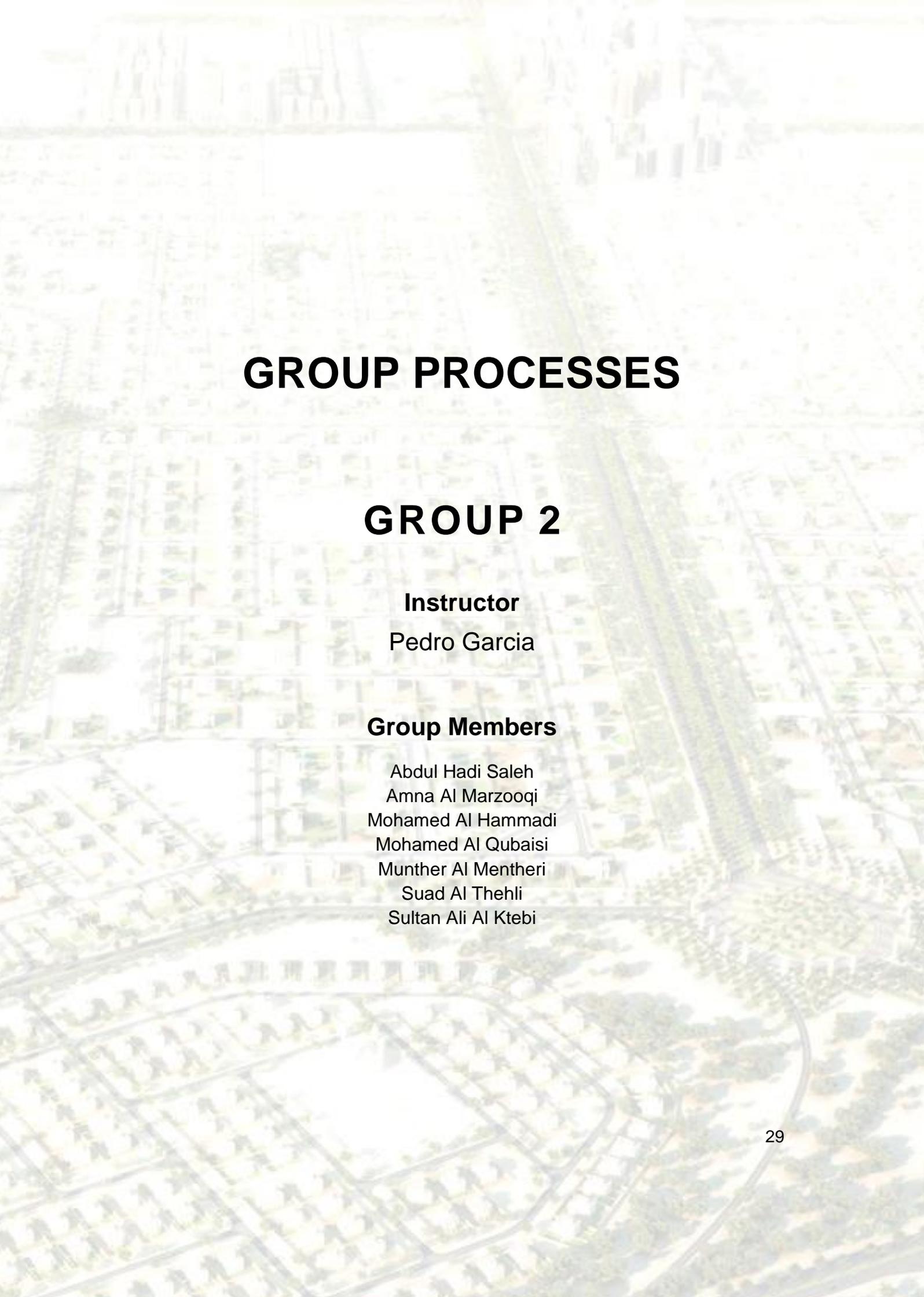
- Conduct questionnaires or interviews with the residents of MBZ in order to gain full understanding of the areas such as people activities, attracted places, issue....etc.
- Collect population's data from SCAD including nationalities, genders, and marital status. This step is very necessary to understand the

An aerial photograph of a city grid, likely Dubai, showing a large stadium in the foreground. The stadium has a distinctive white, curved roof structure. The surrounding area is a dense urban grid with many buildings and roads. The image is slightly faded and serves as a background for the text.

society structure in the area which will be useful to make the right decision in the design and policies phase.

- Visiting the area during different times, especially during the weekend to cover different parts of the plan.

Last but not least, an urban intervention is not only done from design perspectives, but policies and regulations shall be integrated with the design intervention. For example utilizing schools after working hours as community facilities. There is lack of sport facilities in Abu Dhabi Island and the sports clubs look for available facilities to run their activities. Therefore; there are many available schools in MBZ downtown which can be used as sport facilities for sports clubs such as football, swimming and basketball.



GROUP PROCESSES

GROUP 2

Instructor

Pedro Garcia

Group Members

Abdul Hadi Saleh
Amna Al Marzooqi
Mohamed Al Hammadi
Mohamed Al Qubaisi
Munther Al Menterhi
Suad Al Thehli
Sultan Ali Al Ktebi

Group 2

Vision

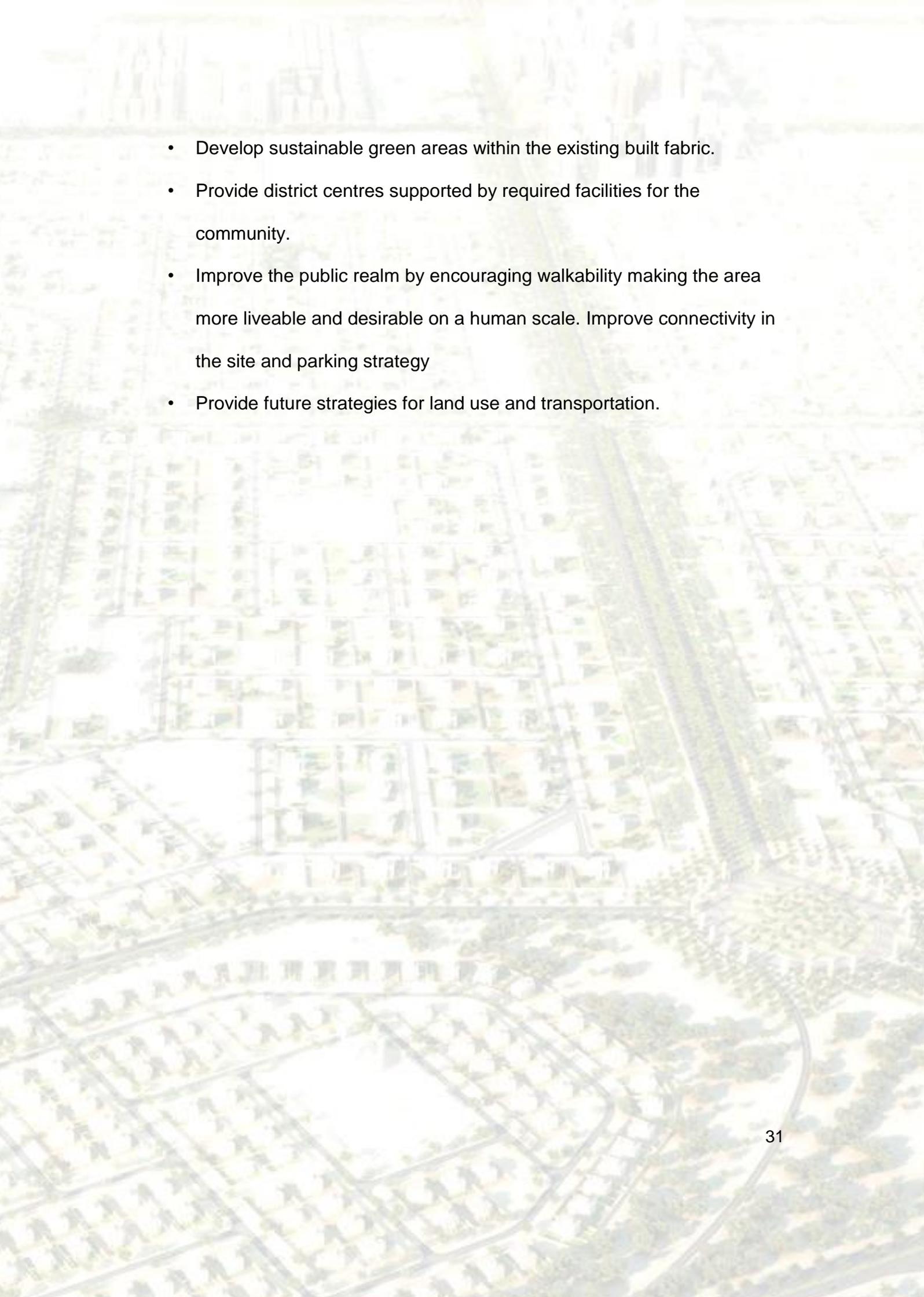
Form the previous site analysis and the site constraints; the team has built a vision specific to this site in order to value the existing fabric and infrastructure while providing life to this area.



Emirati Family

This attentiveness to create connections between people and places through good design and planning is extremely important. These sustainable, economical and realistic ideas can support the vision and deliver over deferent time periods

The following general concepts are listed below, and are to be maintained in the study area:

- 
- An aerial architectural rendering of a city grid. The image shows a dense network of streets and buildings, with several large green spaces and parks integrated into the urban fabric. A prominent road or transit corridor runs diagonally through the center. The overall scene is a detailed, semi-transparent view of a planned urban environment.
- Develop sustainable green areas within the existing built fabric.
 - Provide district centres supported by required facilities for the community.
 - Improve the public realm by encouraging walkability making the area more liveable and desirable on a human scale. Improve connectivity in the site and parking strategy
 - Provide future strategies for land use and transportation.

Existing Conditions

This Mohamed Bin Zayed area is classified as a young area considering construction status and existing infrastructure. The development buildings have only been established within the last 15 years.

The team visited the site during the day to collect some data and get pictures in order to be used in analysis of the existing area.

The local population of this area, as the team recognizes from the site visit, consist of a variety of nationalities and are classified as low to middle income. There is no sense of social interaction or life. It was almost a dead environment as the streets are so empty & rarely do people stand alone in front of their shops.

The study area has limited car parking at standalone buildings. The maximum height is G+8. Most of the elevations either have numerous windows or large amounts of glazed façades. The landscape is poor without any real green area or shaded path, except the one which is created by the building height. The linkage to the adjacent district is missing, and almost no safe pedestrian crossing lines are can be recognized.

There are a number of land uses that are distributed throughout the site with different percentages.

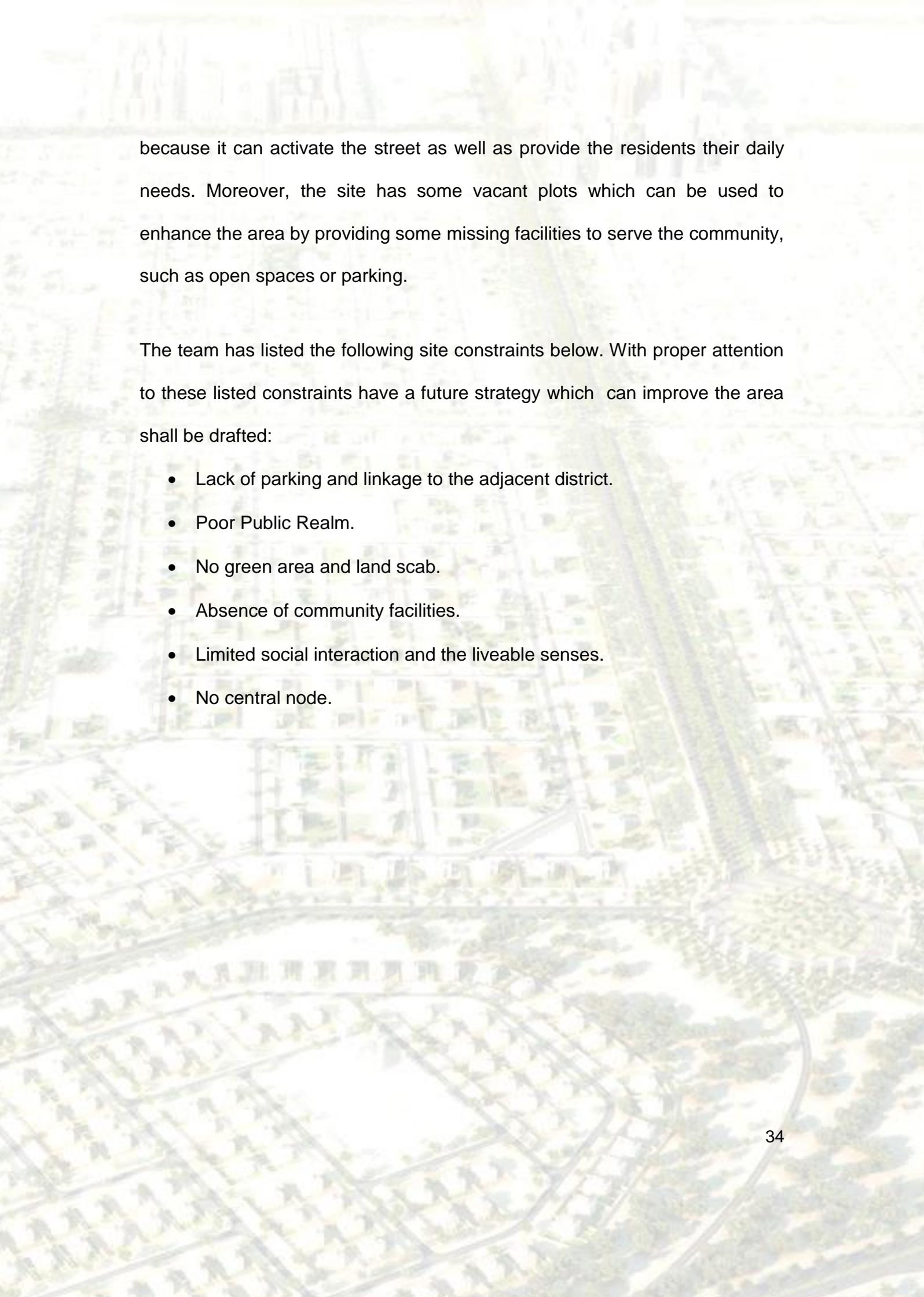


Emirati Sidewalk and Street

The table below classifies the type of land use that exists in the study area

Land use	Percentage
Mixed use(Residential & Retail)	54 %
Education	29 %
Community Facilities	8 %
Infrastructure & roads	9 %

The above table shows that the main land uses are schools or Residential Apartment Building. However, there are limited community facilities to serve the residents in this area. The site with the existing fabric and infrastructure shows some opportunities that can be developed to improve the quality of the space. For example, most of the existing residential apartment buildings have retail on the ground floor. This is noteworthy

An aerial photograph of a city street grid. A large rectangular area in the center of the image is highlighted with a semi-transparent white box. This area contains several blocks of buildings and streets. The surrounding city is visible in the background, showing a dense network of streets and buildings.

because it can activate the street as well as provide the residents their daily needs. Moreover, the site has some vacant plots which can be used to enhance the area by providing some missing facilities to serve the community, such as open spaces or parking.

The team has listed the following site constraints below. With proper attention to these listed constraints have a future strategy which can improve the area shall be drafted:

- Lack of parking and linkage to the adjacent district.
- Poor Public Realm.
- No green area and land scab.
- Absence of community facilities.
- Limited social interaction and the liveable senses.
- No central node.



Figure -ground Map of Study Area

Around 80% of the plots have been developed in the study area. Most of the developed plots are commercial with mixed-use buildings, retail on the ground floor and residential in typical floors. The vacant plots may create good opportunities for enhancing the study area. One of the opportunities is to provide a strategy on proposed open spaces and community centres.

Character Zones

Based on the existing situation and the required community facilities the team classified the study area to different type of uses. As per the Community Facilities Standard prepared by UPC, there is a need for one district center to serve a district with population of 30,000 to 40,000. Because of the projected population of the area by 2030 is around 130,000 people, the team has identified 3 centers in the study area: one is primary center and others secondary centers. Primary District centers have the main city plaza and the major community facilities required such as, sport center, community a supports center, a library, open areas, etc. Other facilities were proposed in the secondary centers. The enhancement for the mixed use clusters is to improve the circulation, identify the commercial frontage, improve the public realm and dedicate more spot for surface parking. The plan below shows the Identified character zones.



Zoning Character

Transportation and Cross Sections

In terms of transportation, the case study has different issues such as: lack of parking, unworkable streets, unsafe pedestrians crossings, lack of variety in public transportation modes. The streets are more car-oriented with no attention to the pedestrian realm. Finally, the building levelling is misaligned with the level of the street, creating a number of problems.

To overcome the mentioned issues, a short term action plan and a long term action plan have been set to be in line with the goals of the Abu Dhabi 2030 Plan which promotes walking, enhance connectivity and creates a sustainable urban environment.



Local Street in study area



Curb detail

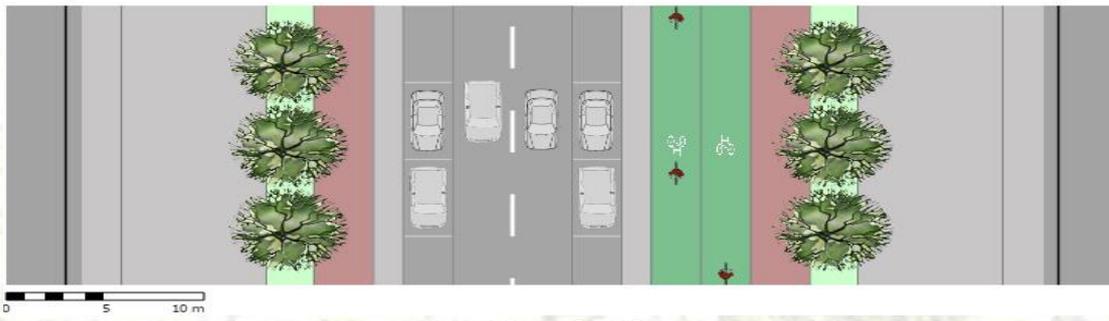
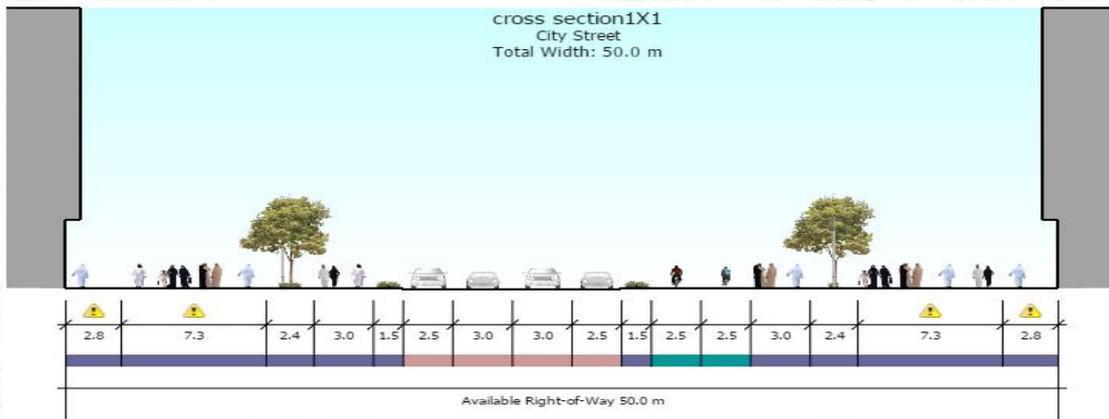


Road Hierarchy Diagram

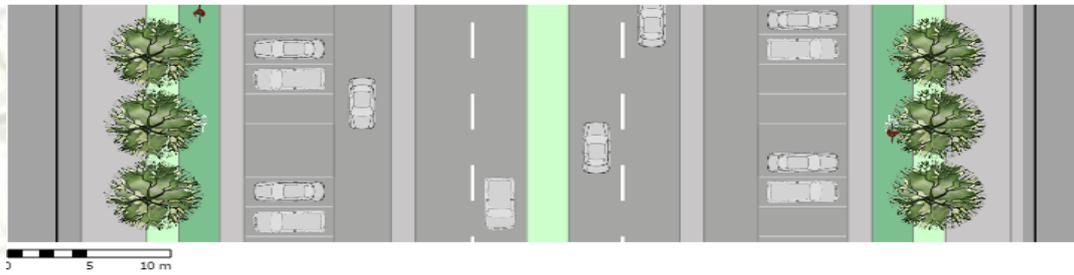
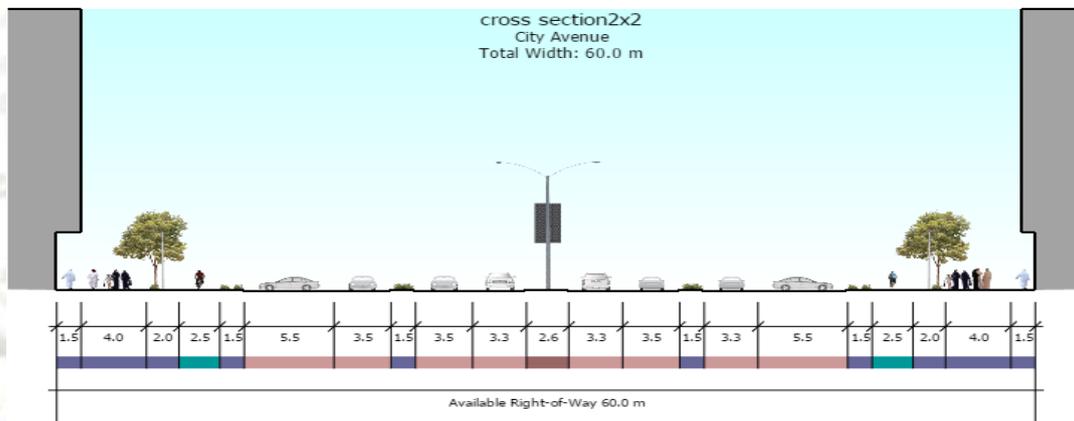
The short term action plan consists of the followings:

- Dedicate large unbuilt plots for temporary surface parking.
- Provide shaded pathways and seating areas.
- Separate pedestrian paths and bicycle lanes, and provide safe pedestrian crossing nodes.

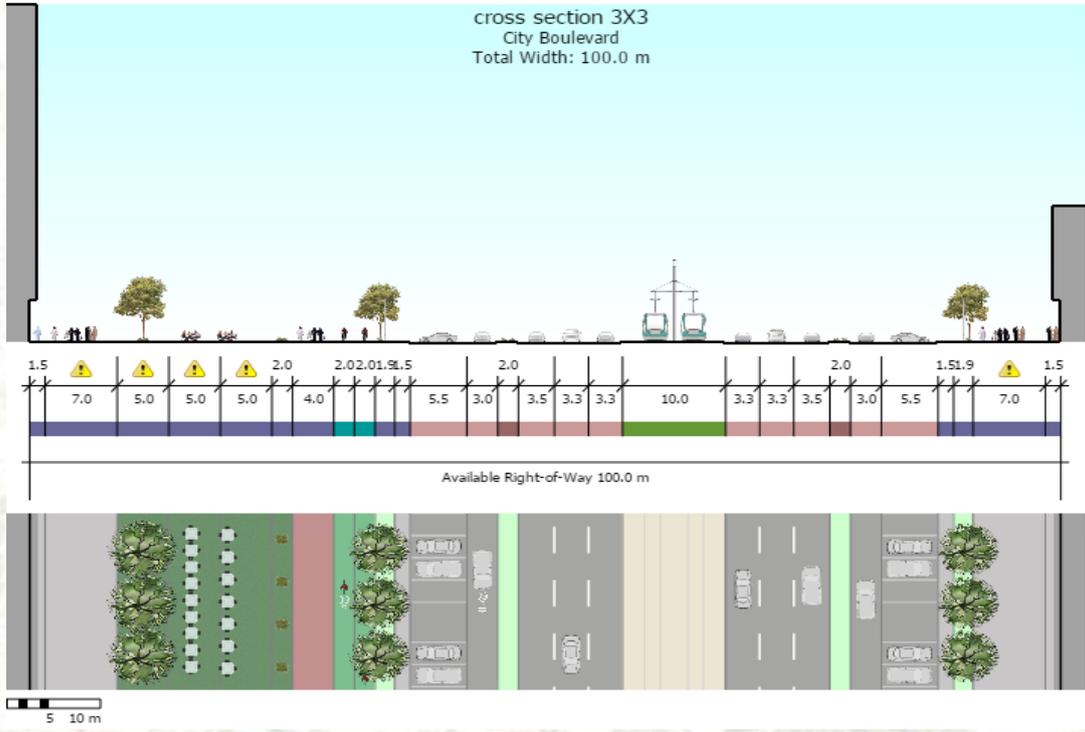
The long term action plan consists of the following two points: First, provide structural parking or underground parking. Second, improve the walkability and liveability of the community.



50m ROW- City Street



60m ROW- City Avenue



100m ROW- City Boulevard

Open Space Network

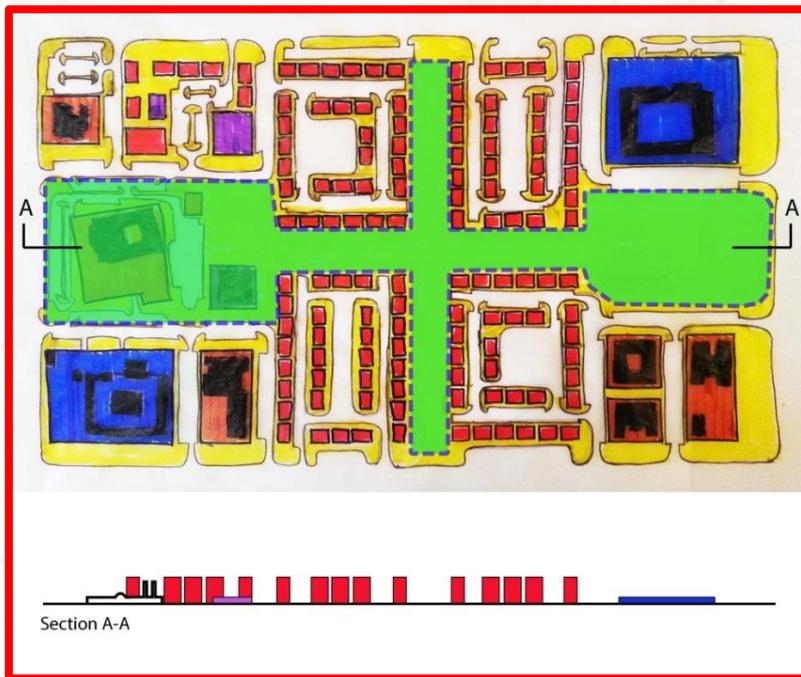
The proposal will provide a hierarchy and variety of public realm areas while being in accordance with the “Abu Dhabi Public Design Manual”. The proposal also calls to utilize the placement of buildings in order to enhance the quality of the open spaces: establishing a walking and cycling network that connects key nodes with the primary district zone. The open space network will provide a clear, easily navigable and identifiable hierarchy of routes for walking and cycling and create quality useable spaces for people to enjoy. The network will also ensure the public realm harbours a safe environment for the area’s residents and visitors.



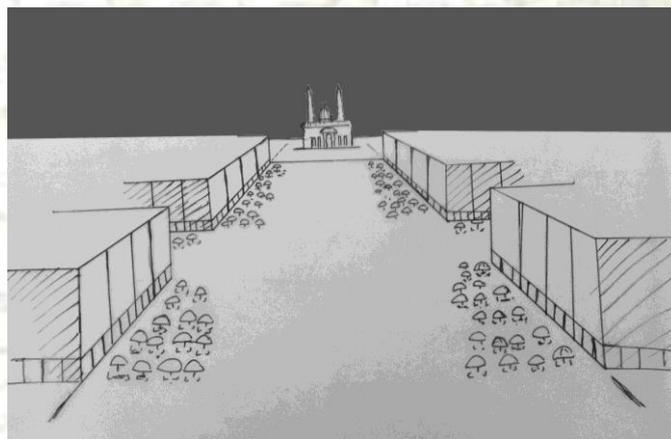
Green Space Network

Primary District Center

As part of the team's open spaces network scheme and the zoning strategy, a central area is dedicated as a primary district center for the whole of MBZ. The district center is characterized and defined by a distinctive large plaza surrounded by the existing commercial plots and is made by taking off the existing right of way merged with the already existing mosque plaza and an existing vacant plot. Even though the proposal removes some existing roads and blocks of vehicular access to the plaza, the commercial plots and other land uses will still have good access from within their blocks. In order for the primary district center to play its role, some of the existing vacant plots were changed in terms of land use and new community oriented land uses were introduced to enrich the social experience of being at the district center, while also activating the commercial buildings frontages on the plaza with retail and on street dining. Other potential activities features will include a Friday market and permanent public art.



General Scheme



Open Spaces Themes

Education Zones

The commercial strip in Mohamed Bin Zayed City is saturated with educational plots. There are around 46 plots, with 19 of them are already built while the other 26 plots are not. The group has studied the project area and came up with short and long terms solutions. The map below shows the built and unbuilt education plots:

There were three actions suggested by the group as a short term solution. First of all, the Municipality and Education Council is required to stop permitting new schools within the study area. The second solution is to change the school working hours. To do that, the education council has to conduct a survey targeting school staff, students and their parents. The last suggestion is to form a committee between the relative agencies such as: Planning Council, Education Council, municipality, police... etc. On the other hand, an established committee will discuss the long term plans for the education plots' relocation strategy; this discussion should be taken from different points of view.



**19
Built
Plots**

**27
Un-built
Plots**

Educational Plots

GROUP PROCESSES

GROUP 3

Instructor

Eva Lazarvich

Group Members

Sultan Ali Abdulla Alktebi
Ahmed Hasan Ali Al Zaabi
Humaid Ali Al Kaabi
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Fakhera Al Mansoori
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Fawaz Rasheed Almemari

Group 3

Introduction

- In case study we have analyzed at UPC & ISOCARP Workshop at Abu Dhabi, it has been noticed several facts which led to reconsideration and rethinking of a global organizational pattern of this area.
- Through comparative methods, reflecting upon local characteristics and tradition which we consider of utmost importance, we perceived several fundamental facts which consist of:
 - conventional new housing Abu Dhabi typology with average and vernacular housing design
 - Significant lack of vivacity of the area
 - Uniformity
 - Major lack of pedestrian's connections
 - Lack of parking places
 - Un-development urban life

Issues Observed

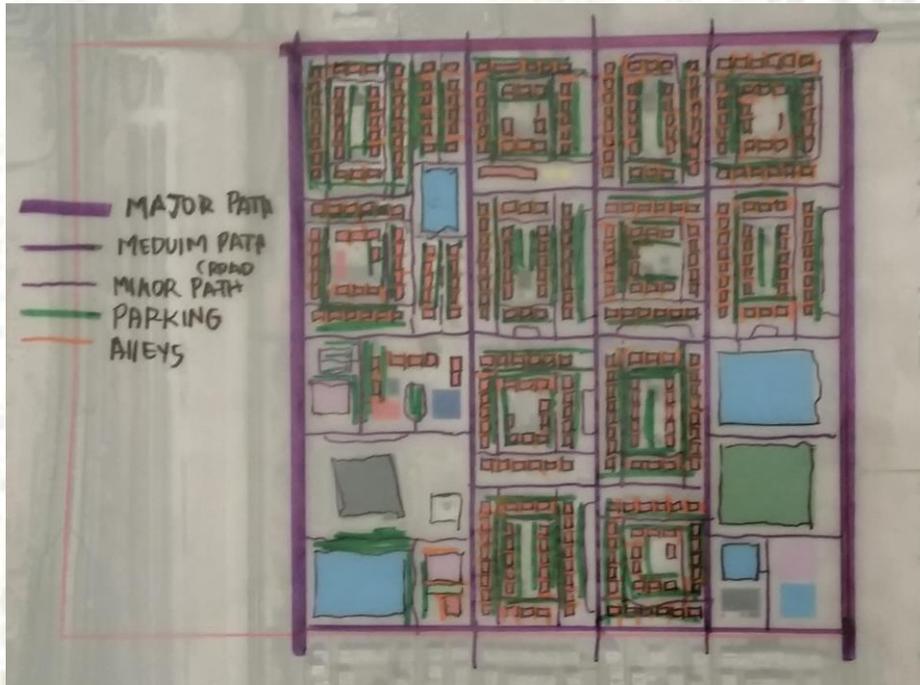
- Too many plots assigned for schools (in the same area)
- Non pedestrian friendly
- Lack of shaded areas
- Lack of connectivity
- No enough Parking
- No bicycles lanes

General Conclusions

- Too many schools at one place.
- Public transport has to be more elaborated and improved.
- To enhance livability.
- Average architecture and design is satisfactory for this type of area with several improvements.
- Selection of two pilot areas to be detailed leading to a strategic vision for the whole study area.
- Emphasis will be on culture and traditional aspect of urban planning.
- Climate responsive design is essential for future planning.

Visions and Objectives

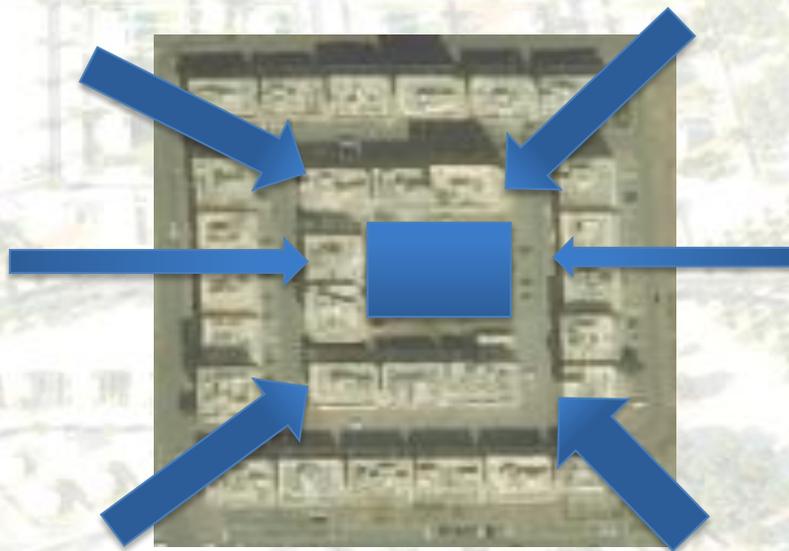
- Vision: Lively & safe Community
- Objectives:
 - Applying the four Pillars of the vision: Economic, Social, Environment and Culture
 - Eye on the Street (Safety)
 - Mixed use (Lively)
 - Pedestrian friendly (shaded and adequate space for walking)
 - Linked between the two zones (residential and mixed use)



Blocks Layout

Typical Quarter Solution

Courtyard with a sort of meeting point: benches, local greenery, playground for children, shadowed



Block Detail

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 neighbored
 - Sport & leisure facilities
 - One level garage with sport facilities on the roof
 - Open space – a local oriented with a fountain as focal point
 - A network of shades organized after local space and term, sun

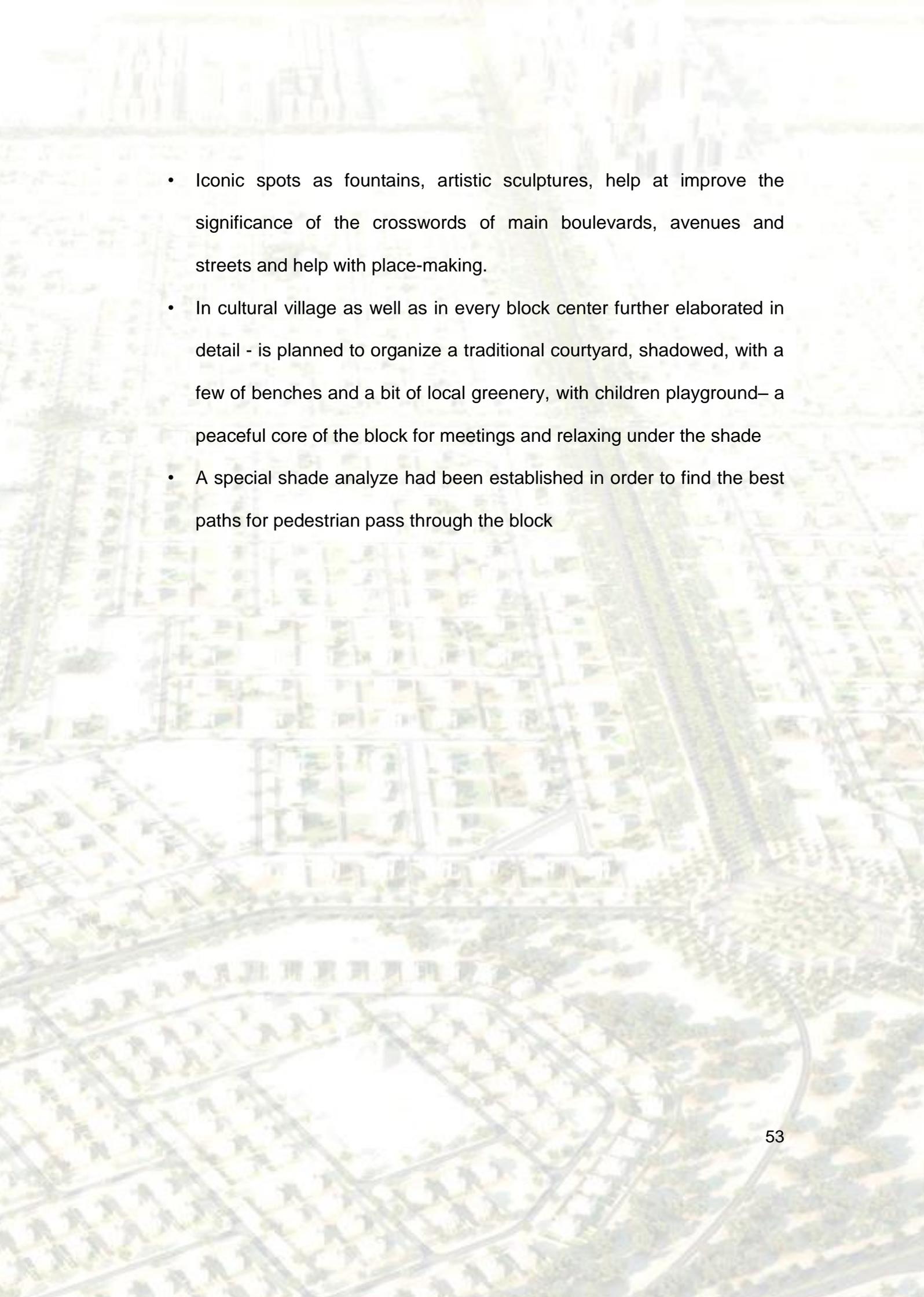
Art & crafts centre - people meet, talk, exchange their experience, are creative, producing and trading



Landscape Elements



Landscape Elements

- 
- Iconic spots as fountains, artistic sculptures, help at improve the significance of the crosswords of main boulevards, avenues and streets and help with place-making.
 - 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

Workshop Photos





















Special Acknowledgements