



# ISOCARP Introduction to Urbanism 1

## Final assignment

Study the **Civic Center** of Al Ain City- the governmental buildings  
(Urban Planning + Urban Design + Traffic and Transportation +  
Landscaping + Security and Safety Assessment)

Done by :

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- Eng. Hafiz Sanada / Policies & Regulations
- Eng. Aisha Al Muhairy / Detailed Urban Design Engineer
- Fatima Al Hammadi / Research & Studies
- Saleh Al Baloushi / Research & Studies



# 1. Location of the selected site within the structure of the city





## An aerial photograph of a desert landscape, likely in the Middle East, showing a network of roads and some buildings. A yellow lightning bolt icon is overlaid on the image, pointing to a specific location. The icon has the text "1000" written on it. The landscape is arid and sandy, with some sparse vegetation and structures visible.

[illegible]



### 3. Site pictures

#### 3-1 Vast Vacant Areas



16/03/2015 10:34

17/03/2015 10:27

16/03/2015 10:36



### 3. Site pictures

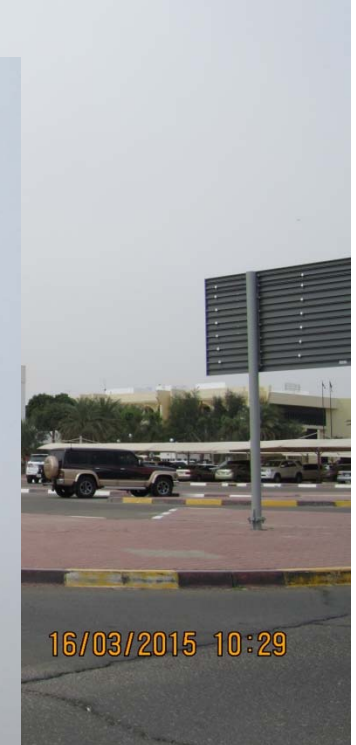
#### 3-2 Connectivity and Continuity Issues





### 3. Site pictures

#### 3-3 Lack of Shading and Pedestrian Services





### 3. Site pictures

3-4 Situation After Duty Time





### 3. Site pictures

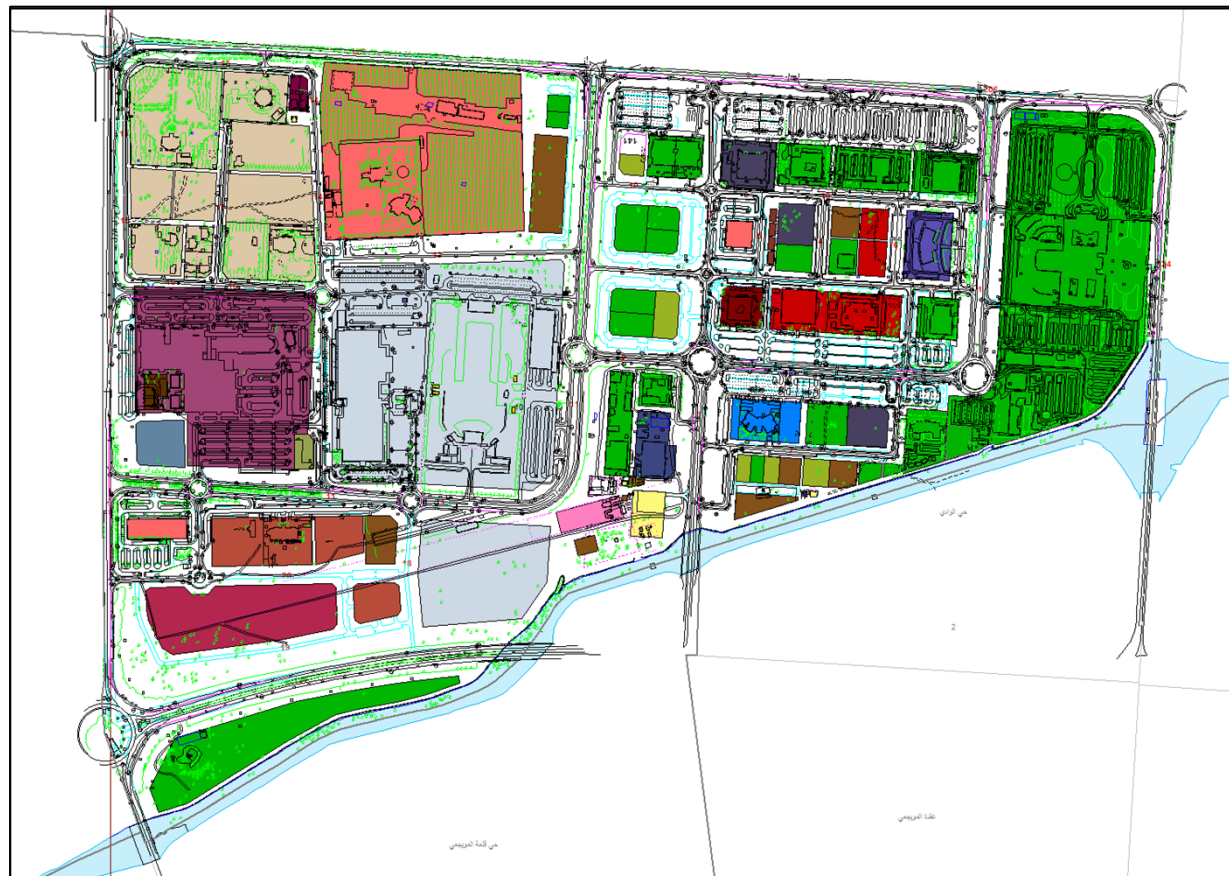
3-5 No mosque And Cultural Center





## 4. Comprehensive analysis of the site

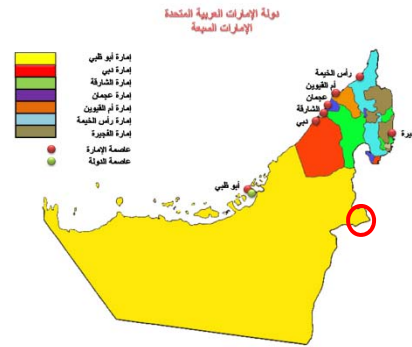
- 1- Regional and city-wide context
- 2- Local context
- 3- Existing planning scheme
- 4- SWOT analysis of the site
- 5- Best practices that can be used to improve the site planning concept



Level5	مباني دائرة البلديات والزراعة (25)
	مباني وزارة العدل والشؤون الإسلامية والأوقاف (3)
	وزارة العمل والشؤون الاجتماعية (2)
	وزارة شؤون الرئاسة (0)
	إدارة منطقة العين التعليمية (1)
	غرفة تجارة وصناعة أبوظبي (1)
	شركة العين للتوزيع (0)
	مباني وزارة الداخلية (3)
	عمود أحادي (2)
	مقسم/ بداية هاتف (0)
	محطة مجاري (1)
	محطة معالجة مياه المجاري (0)
	دورة مياه (4)
Level4	سكن خاص (11)
	سكن استثماري (1)
	سوق تجاري (مجمع) (1)
	تقني (1)
	مطعم (1)
	بنك / مصرف (4)
	ارض استثمارية (1)
	مباني حكومية (40)
	مباني شرطة العين (0)
	مكتب بريد (1)
	خدمات عامة أخرى (9)
	مستشفى خاص (3)
	مسجد (1)
	مرافق دينية أخرى (1)
	حديقة (1)
	نادي (1)
	محطة حافلات (1)
	مرافق الاتصالات (2)
	محطة كهرباء (6)
	خزان مياه (1)
	مرافق الصرف الصحي (5)
Level3	قبلا (12)
	بنائية تجارية (3)
	أسواق تجارية (1)
	محلات تجارية أخرى (8)
	المرافق العامة (50)
	الخدمات الطبية (3)
	المرافق الدينية (2)
	المرافق الترفيهية (2)
	مستودعات (1)
	المرافق العامة (1)
	خدمات الاتصال (2)
	الخدمات (12)



## 4.1. Regional and city-wide context



**Civic Centre Project Location**

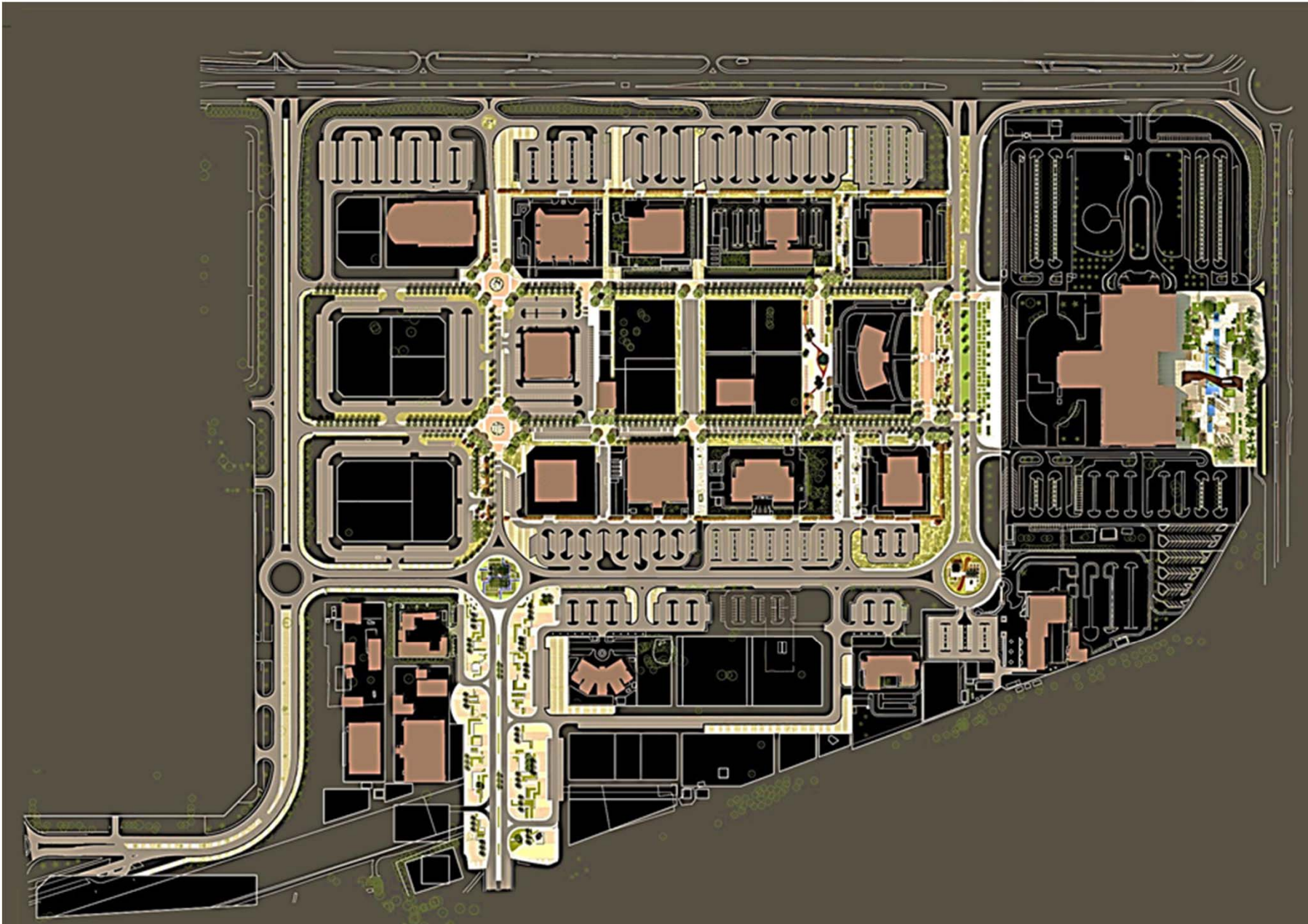


## 4.2. Local context

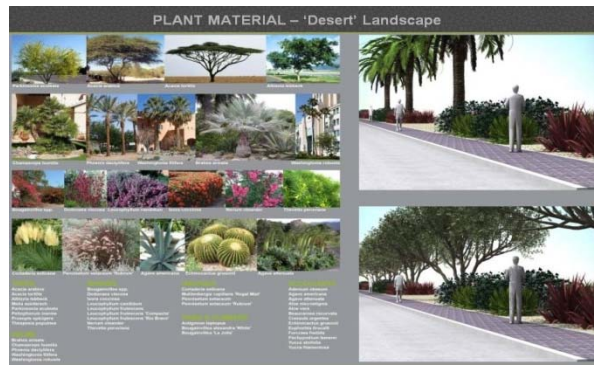




### 4.3. Existing planning concept



# 1. Location of the selected site within the structure of the city





## SITE SWOT ANALYSIS

مصفوفة التحليل الرباعي

Primary factors

النواحي الاقتصادية والاجتماعية

Site Economic and Social  
Aspects

# المركز الإداري Civic Centre

S

### Strengths

- \* Near Al Jimi Mall and Market Zaafarana, and Al Ain Cultural and Sports Club (Hazza bin Zayed Al Nahyan Stadium), and Al Massa Hotel, and two others which are under construction, and the Al Ain governmental hospital and the Emirates hospital, and a lot of international restaurants and fast food restaurants.
- \* The existence of a wedding hall in the Al Ain Convention center for conferences and exhibitions.
- \* Availability of vast areas that could be utilized for national, social activities and grand celebrations.
- \* Most governmental services are provided, with an integrated facilities and infrastructure services .
- \* Near the Zayed walkway and Wadi Al Sleimi.
- \* The existence of Two manuals : the native plants and the management of the water resources .
- \* The existence of an up-to-date Spatial Database.

W

### Weaknesses

- \* The area is considered bleak and deserted at night.
- \* The Existence of some non utilized parcels distorts the general appearance of the city ,those parcels could be utilized in a good and useful, social, sporting and technical-economic programs such as parks , temporary car parks and else..
- \* The lack & Weakness of distribution of elements that beautify the site landscape and the current lack of footpaths that equipped with chilled water sprinkler system, especially in the high summer temperatures and a lack of sufficient number of seats and water coolers and shaded pathways ... etc
- \* There is currently no «mosque» within the civic center.
- \*The lack of some basic government services such as Daman Authority (Health), and the Department of Finance (Citizens Housing Loans Authority)

O

### Opportunities

- \* Obtain investment opportunities for sustainable business, and partnerships with investors in development projects and improvements such as the Friday market .. etc.
- \* The use of advanced technology in walkways ( like chilled water sprinkler system ) with consideration to old people needs and the handicaps needs.
- \* Development of laws and regulations, legislation and linked applications such conditions to take advantage to utilize parcels that designated to government organisations but they are empty now and there is no plan of construction in a short term plans of those organisations.
- \* Enhance the appearance of the city by the development of landscape and the introduction of new ideas and elements of good and beauty and greening using the local plants
- \* Build a mosque in the Civic Center.

T

### Threats

- \* Scarcity of water that could be used in the beautification and greening projects although current trend is to go for hard landscape , but some greening will be required and so water will be needed .
- \* Lack of attraction to the residents and their coming and interacting with the recreational activities and the promotion of investment and development in the civic center

## SITE SWOT ANALYSIS

### Primary factors

### شبكات النقل والفضاءات العامة

### Site Transportation And Public-Spacing Networks

## المركز الإداري

## Civic Centre

S

### Strengths

- The existence of the basic and important administrative destinations in the city.
- \* Near the Al Jimi Mall and Market Zaafarana, and Al Ain Club Sports and Cultural (Hazza bin Zayed Al Nahyan), and the new hotel urgent Stadium, the other two hotels are under construction, and the hospital eye of government, private and Emirates Hospital, international restaurants and fast food, and a lot of facilities integrated with services and facilities good quality.
- \* Availability of vast areas that could be utilized for national, social activities and grand celebrations.
- . \* Most governmental services are provided, with an integrated facilities and infrastructure services
- \* Near the walkway Zayed and Wadi Salimi.
- \* \* The existence of a wedding hall in the Al Ain Convention center for conferences and exhibitions

W

### Weaknesses

- The area is considered bleak and deserted at night.
- The lack of evening and night activities such as beneficial Night Market And cultural activities and others.
- \* The Existence of some non utilized parcels distorts the general appearance of the city so as to be utilized in a good and useful, social, sporting and technical-economic programs such as parks , temporary car parks or else.
- \* The lack & Weakness of distribution of elements that Beautify the site landscape and the current lack of footpaths that equipped with chilled water sprinkler system, especially in the high summer temperatures and a lack of sufficient number of seats and water coolers and shaded pathways ... etc.
- \* The lack of a number of basic government services such as Daman Authority (Health), and the Department of Finance (Citizens Housing Loans Authority)
- \* There is currently no «mosque» within the Civic Center.

O

### Opportunities

- \* Obtain investment opportunities for sustainable business, and partnerships with investors in development projects and improvements such as the Friday market , with establishment of social activities and evening entertainment and cultural events, sports and children's games.. etc.
- \* The use of advanced technology in walkways ( like chilled water sprinkler system ) with consideration to old people needs and the handicaps needs
- \* Beautify the appearance of the city and the development of landscape using (Hard-Landscaping) and provide seats ,benches, covered pathways and tiles of floors, according to the type of use.
- \* The possibility of Beauty Round about (R/A) elements and aesthetic heritage and national symbols, and the introduction of touches of local heritage and national identity on the buildings, roads and walkways.
- \* To build a mosque in the civic center.
- \* Provide Cafés, sale kiosks for snacks and ice cream service... etc.

T

### Threats

- \*. Scarcity of water that could be used in the beautification and greening projects although current trend is to go for hard landscape , but some greening will be required and so water will be needed .
- \* The lack of the presence of some of buildings of important government services.
- \* Lack of attraction to the residents and their coming and interacting with the recreational activities and the promotion of investment and development in the civic center
- \* Lack of detailed plans linked to Al Ain 2030 plan describes how to develop the Civic Center.



## SITE SWOT ANALYSIS

### Primary factors

### مفاهيم التصميم الحضري

### Urban Design & Place-making Concepts

# المركز الإداري

# Civic Centre

**S**

## Strengths

- \* There is a good public transport network connecting to and from all parts of the city to the Civic Centre.
- \* Existence of infrastructure and service facilities such as roads ,parking ,footpath ,post office and else
- \* Existence of large areas that are potential for certain development ideas such as adding a shaded parking for cars or seats and benches between shaded walkways or yards and areas for activities and events
- \* existence of services and utilities such as street lighting systems.
- \* Near the walkway Zayed and Wadi Salimi.
- \* The existence of the municipality assets that could be invested

**W**

## Weaknesses

- \* Shortage of shaded pathways and Cyclist paths
- \* Less number of bus stops of the public transport and the poor quality of the bus stop sheds
- \* Lack of safe corridors reserved for pedestrians and cyclists, with the lack of availability of complementary services and other elements of the landscape.
- \* Existence of some non utilized parcels distorts the general appearance of the city so as to be utilized in a good and useful, social, sporting and technical-economic programs such as parks , temporary car parks and else
- \* Difficulty in movement and the lack of small shuttle buses and golf cars that could used in the transport ion of the customers between government departments in the civic center due to high temperatures in summer

**O**

## Opportunities

- \*\* Obtain a safe and shaded network of walkways, paths for pedestrians(like, chilled water sprinkler system ) and uses of bicycles during the day in summer.
- \* To provide multi-story parking, and the creation of a network of shuttle buses and the installation of electronic screens, signage and information in the streets and squares administrative center.
- \* Remove the boundary walls between the buildings of the government departments so as to strength the communication ,Connectivity and Continuity of the Paths between government departments.
- \* Lighting, protection and security during the night .
- \* Providing free contacts points (WiFi) pursuant to the trend towards the smart governmentrequirements
- \* The development of landscaping and beautification of paths and walkways by planting and greenery.

**T**

## Threats

- \* Lack of pedestrian corridors network and provide cyclist paths.
- \* Scarcity of water that could be used in the beautification and greening projects although current trend is to go for hard landscape , but some greening will be required and so water will be needed
- \* Lack of attraction to the residents and their coming and interacting with the recreational activities and the promotion of investment and development in the civic center

## SITE SWOT ANALYSIS

### Positive factor



#### Strengths نقاط القوة

- Near Al Jimi Mall and Market Zaafarana, and Al Ain Cultural and Sports Club (Hazza bin Zayed Al Nahyan Stadium), and Al Massa Hotel, and two others which are under construction, and the Al Ain governmental hospital and the Emirates hospital, and a lot of international restaurants and fast food restaurants.
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- \* Availability of vast areas that could be utilized for national, social activities and grand celebrations.
- \* Most governmental services are provided, with an integrated facilities and infrastructure services .
- \* Near the Zayed walkway and Wadi Al Sleimi
- \* There is a good public transport network connecting to and from all parts of the city to the Civic Centre.
- \* Existence of infrastructure and service facilities such as roads ,parking ,footpath ,post office and else
- \* Existence of large areas that are potential for certain development ideas such as adding a shaded parking for cars or seats and benches between shaded walkways or yards and areas for activities and events
- \* existence of services and utilities such as street lighting systems

### Negative factor



#### Weaknesses نقاط الضعف

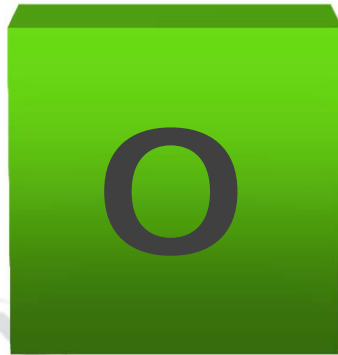
- \* The area is considered bleak and deserted at night.
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- \* The lack & Weakness of distribution of elements that beautify the site landscape and the current lack of footpaths that equipped with chilled water sprinkler system, especially in the high summer temperatures and a lack of sufficient number of seats and water coolers and shaded pathways ... etc
- \* There is currently no «mosque» within the civic center.
- \* The lack of some basic government services such as Daman Authority (Health), and the Department of Finance (Citizens Housing Loans Authority) \* Shortage of shaded pathways and Cyclist paths
- \* Less number of bus stops of the public transport and the poor quality of the bus stop sheds
- \* Lack of safe corridors reserved for pedestrians and cyclists, with the lack of availability of complementary services and other elements of the landscape.

\* Difficulty in movement and the lack of small shuttle buses and golf cars that could be used in the transportation of the customers between government departments in the civic center due to high temperatures in summer



## SITE SWOT ANALYSIS

### Positive factor



### Opportunities الفرص

- \* Obtain investment opportunities for sustainable business, and partnerships with investors in development projects and improvements such as the Friday market .. etc.
- \* The use of advanced technology in walkways ( like chilled water sprinkler system ) with consideration to old people needs and the handicaps needs.
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- \* Remove the boundary walls between the buildings of the government departments so as to strength the communication ,Connectivity and Continuity of the Paths between government departments.
- \* Lighting, protection and security during the night .
- \* Providing free contacts points (WiFi) pursuant to the trend towards the smart government requirements
- \* The development of landscaping and beautification of paths and walkways by planting and greenery.

### Negative factor



### Threats التهديدات

- Scarcity of water that could be used in the beautification and greening projects although current trend is to go for hard landscape , but some greening will be required and so water will be needed
- \* Lack of attraction to the residents and their coming and interacting with the recreational activities and the promotion of investment and development in the civic center
- \* Lack of pedestrian corridors network and provide cyclist paths.
- \* Lack of detailed plans linked to Al Ain 2030 plan describes how to develop the Civic Center.
- \* The lack of the presence of some of buildings of important government services.
-

## 5. Conclusions regarding the present development plans for the site





## 6. Lessons learnt – which can be used for improving the plan?



International Society of City and Regional Planners  
„Introduction to Urbanism – Part I” course  
AI Ain Municipality

Module .... Place-making and public spaces development  
(title) .... focused on the art of creating lively and exciting community places

Dr. Mohammed Qasim AI Ani, ISOCARP member, Lecturer in AI Nahrain university- Collage of engineering- Architectural department



International Society of City and Regional Planners  
“Introduction to Urbanism – Part I” course  
AI Ain Municipality

### Module 9 Implementation Strategies

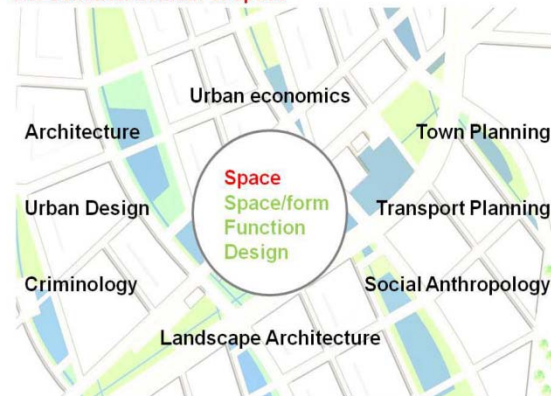
Dr. Ali Abdelhamid  
Head, Urban Planning Department  
An-Najah National University  
Nablus, Palestine



International Society of City and Regional Planners  
„Introduction to Urbanism – Part I” course  
AI Ain Municipality

Module 8  
Focus on Transportation and Urban Mobility  
Taru Jain,  
School of Planning and Architecture- Delhi, India.

### The common domain of space



The Storror  
Designing mobility for democracy: Spatial layout, urban movement & human transaction

RYH Institute for Public Knowledge  
Space Syntax © 2011

### The SWOT Matrix

Strengths	Weaknesses
Opportunities	Threats

SWOT Analysis

### Climatic Comfort





## 7. Lessons from other sites – that can be used for improving the plan

### Al Silli Civic Centre (Riyadh) Cultural Centre (Mosque) & Connectivity



### San Francisco Civic Centre (USA) Sustainability & Public Space



Civic Center Sustainable Utility District





## 8. Possible / necessary improvements to the site development plan



## 9. Conclusions

### Recommendations

1. Treating the vacant unused properties that is distorting the appearance of the city and which existing between the buildings in civic center.
2. Creating walkways shaded and cooled and landscaping, and the addition of kiosks services between buildings in the civic center.
3. Adding a cultural center (a mosque) and complementary facilities serving goes the civic center.
4. Establishing of events and activities in the evening periods such as (night market), and in the holidays (Friday Market), gardens and children's play grounds to attract the public for various denominations ..



Thank You

