ISOCARP Introduction to Urbanism 1
Final assignment

Redevelopment of Al Jahili Park and surrounding

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

- Al Jahili Park and Fort area is located in the center of Alain city.

- It is bounded by 4 main streets:
  - Mohammed Bin Khalifa Street
  - Zayed Bin Sultan Street
  - Hessa Bint Mohammed Street
  - Sultan Bin Zayed Alawwal Street

- It is located between two Oases:
  - Alain oasis to east
  - Almutaredh oasis to the west.
2. Indication of the location of the selected site on the city map / city plan

- Block number: (16)
- Hai Al Qalaa (1)
3. Site Pictures

View from the top
Historical changes of the site
Al Jahili Fort

- One of the largest forts in the UAE
- It was built in the 1891
- It was restored by Abu Dhabi Authority for Culture and Heritage (ADACH) between 2007 and 2008.
3. Site Pictures

AlJahili Park
4. Comprehensive analysis of the site

- Regional and city-wide context
- Local context
- Existing planning scheme
- SWOT analysis of the site
- Best practices that can be used to improve the site planning concept
4.1. Regional and city – wide context

- The district is located adjacent to downtown of Al Ain city, creating linkages between cultural heritage elements, retail, and community amenities.
- The existing historical elements (forts) and surrounded natural landscape (oases) give the site opportunity for development.
4.2. local context

- Al Jahili fort area is bounded by four main streets, which creates easy access.
- Local and international events are held in the area.
- The historical places are reserved and surrounded by open spaces and farms.
- Existing governmental, retail, and residential buildings.
Interactive Map “Darb” by DOT
4.3. Existing planning concept

- Same Block concept
- The agricultural lands are changed into community facilities.
- One commercial land is added to enhance the open space
- The main plan concept is to protect the landmark of the area and the old lands around it which is subjected to regulations by other authorities.
- Although residential lands are used as commercial now, the plan is remaining the Landuse as it is.
4.3. Existing planning concept

- The streets are to be improved as well as the trails
Graphic explaining interpretation of the planning concept

Main streets

Aljahili Park

Open space

Graveyard

Aljahili Fort

Gov. buildings

Farms

Residential plots
### 4.4. SWOT analysis of the site – economic and social aspects

<table>
<thead>
<tr>
<th><strong>Strengths</strong></th>
<th><strong>Weaknesses</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Access and connectivity help to serve residents and visitors/tourists.</td>
<td>1. Access to the school.</td>
</tr>
<tr>
<td>2. Farm plots have an economic function.</td>
<td>2. Lack of connectivity.</td>
</tr>
<tr>
<td>3. A mix of land uses can serve residents and visitors/tourists</td>
<td>3. Lack of cycle path</td>
</tr>
<tr>
<td>4. Residential investment in private villas</td>
<td>4. Physical separation created by graveyard</td>
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<tr>
<td>5. Al Jahili fort existence</td>
<td>5. Large area can’t be transformed (school graveyard..)</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th><strong>Opportunities</strong></th>
<th><strong>Threats</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Existing cultural heritage features including aljahili fort, oasis, wadi</td>
<td>1. Lack of coordination between government authorities that is responsible of developing the area</td>
</tr>
<tr>
<td>2. Unutilized spaces around site of historic and cultural interest.</td>
<td>2. Hot climate</td>
</tr>
<tr>
<td>3. Open space is an attractive leisure activity area for residents and visitors/tourists</td>
<td>3. Culture, regarding cycling</td>
</tr>
</tbody>
</table>
### 4.5. SWOT analysis of the site – urban design and place-making concepts

<table>
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<tr>
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</table>
| 1. Children Playground in the park is located near the school (more activities)  
2. Mix of use and people make a place more diverse, active and more interesting. | 1. Open space with lack of connectivity  
2. Existing of old private buildings and farms (less safety) |

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| 1. Elements such as park, seating, outdoor café and striping of crosswalks are examples of improvement that can be accomplished.  
2. More pedestrians on the street can support more small businesses. | 1. Physical separation created by graveyard  
2. Hot climate |
4.6. SWOT analysis of the site – transportation and public spaces networks

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>1. Easy access to cultural heritage places</td>
<td>1. Car parking is not sufficient</td>
</tr>
<tr>
<td>2. Existing public park with water features and playgrounds</td>
<td>2. Street enhancement is needed</td>
</tr>
<tr>
<td>3. Existing cafes and traditional restaurants</td>
<td>3. Open space with lack of connectivity</td>
</tr>
<tr>
<td>4. Existing residence area (rent)</td>
<td>4. Existing old private buildings and farms</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Opportunities</th>
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</tr>
</thead>
<tbody>
<tr>
<td>1. Existing tree lined streets</td>
<td>1. Lack of cycle paths</td>
</tr>
<tr>
<td>2. Existing open spaces</td>
<td>2. Hot climate</td>
</tr>
<tr>
<td>3. Viewpoints to historical sites (Al Ain palace, Al Ain oasis)</td>
<td>3. Poor pedestrian crossings</td>
</tr>
<tr>
<td>4. Viewpoint to under construction Grand Masjid (biggest mosque in Al Ain)</td>
<td>4. Not a pedestrian friendly environment, adjacent to street</td>
</tr>
<tr>
<td></td>
<td>5. Physical separation created by graveyard</td>
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<tr>
<td></td>
<td>6. Palace constrains</td>
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## 4.7. Key present site strengths and weaknesses

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<tr>
<td>1. Active environment along the cultural heritage spine by creating linkages between neighbourhoods, hotel, cultural heritage elements, retail, and community amenities.</td>
<td></td>
</tr>
<tr>
<td>3. The existing mixed landuse attract residents and tourists for livable environment.</td>
<td>1. Weak connection between the spaces and the services.</td>
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<tr>
<td></td>
<td>2. Unplanned landuse.</td>
</tr>
</tbody>
</table>
### Opportunities

1. The location of historical landmark and green areas help in extending the public space network and promote tourism.
2. Public transport stops near by the study area
3. Use un-allocated vacant land areas to satisfy open space demand in the area.
4. Create a pedestrian and cyclist friendly environment attractive to both tourists and residents.
5. Street enhancement

### Threats

1. Hot climate
2. Physical separation created by graveyard
5. Conclusions regarding the present development plans for the site

- The present development plan for the site is protecting the landmarks
- Its enhancing trails and transportation
- The proposed inner road may solve some of climate issue if shaded by trees
- Parking areas are the same (multistory parking)
- Its neglecting the need of changing some of the residential lands into commercial
6. Lessons learnt – which can be used for improving the plan?

- Urban Design lesson can be applied to the process of planning / replanning of Al jahili site analysis as we can study the main heading of urban design
  - Historic preservation and urban conservation (Al jahili fort)
  - Design of pedestrian (park and surroundings)
  - The cultural environment (fort, old souq, restaurants, geology center)
  - Environmental context (street, oasis, wadi, park)
  - Architectural values (traditional buildings)

- Transportation aspects (streets and trails)
7. Lessons from other sites – that can be used for improving the plan – Nizwa Fort in Oman

- It was built in the 1650s, underlying structure goes back to the 12th Century
- It is Oman's most visited national monument.
- Redeveloped in 2008
- Near by is Nizwa souq
7. Lessons from other sites – that can be used for improving the plan – Nizwa Fort in Oman

- Lesson learnt of Nizwa fort redevelopment is:
  - Enough parking area
  - Existence of mosque – frequent visits by people
  - Improvement of entrance
8. Possible / necessary improvements to the site development plan

- Tree shaded inner road
- Multistory parking
- Changing some of the residential lands into commercial
- Redevelopment of farms to suit surrounding
- Prepare old buildings for tourist visits or introduce traditional souq inside it
9. Conclusions

- The site has constrains that should be considered
- Value of the site makes it easier to develop and to get government support
- Improvement of the site is needed in order to encourage people to visit all the year
- Trails must be redesigned (away from graveyard)
- Old buildings must be reserved and used to attract people
References

- Al Jahili & Al Mutaredh District Community Plan of 2030, UPC.
- [http://tcaabudhabi.ae/ar](http://tcaabudhabi.ae/ar)