



**ISOCARP**  
Knowledge for better Cities

دائرة الشؤون البلدية  
بلدية مدينة العين  
AL AIN CITY MUNICIPALITY  
DEPARTMENT OF MUNICIPAL AFFAIRS



# ISOCARP Introduction to Urbanism 1 Final assignment

## Redevelopment of Al Jahili Park and surrounding

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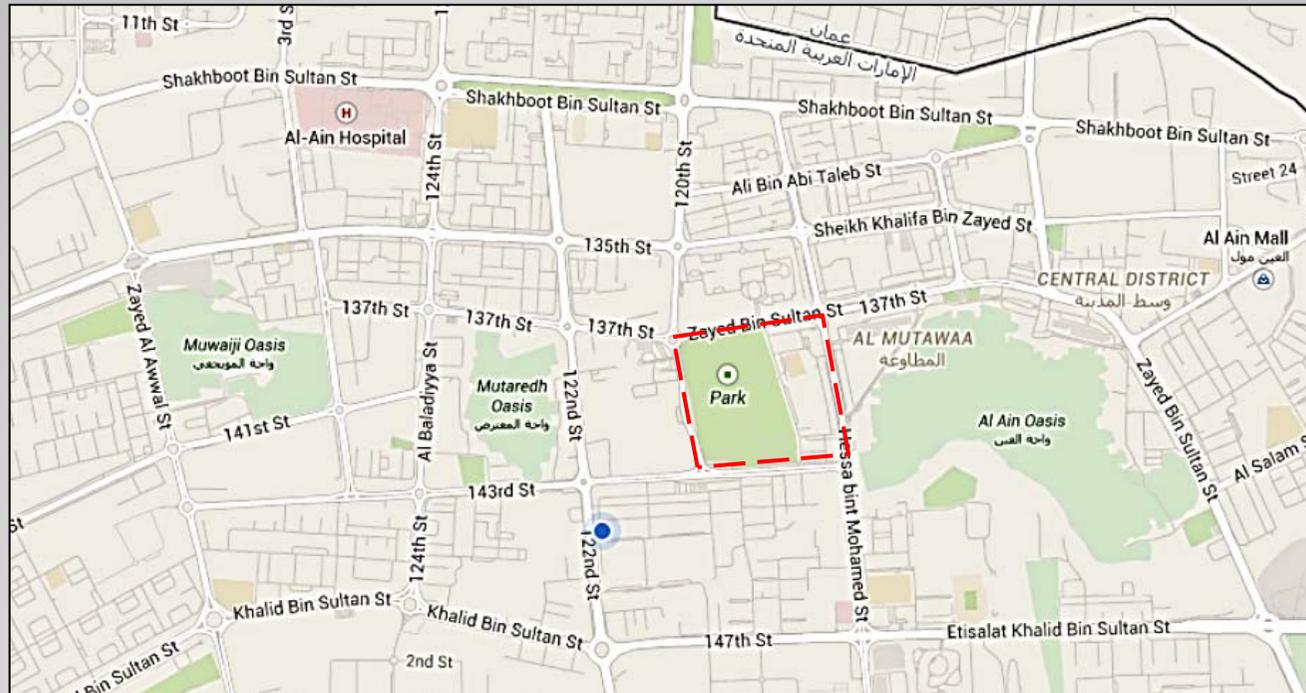
# 1. Location of the selected site within the structure of the city

- 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

2013



2, Y: 2678978

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## 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



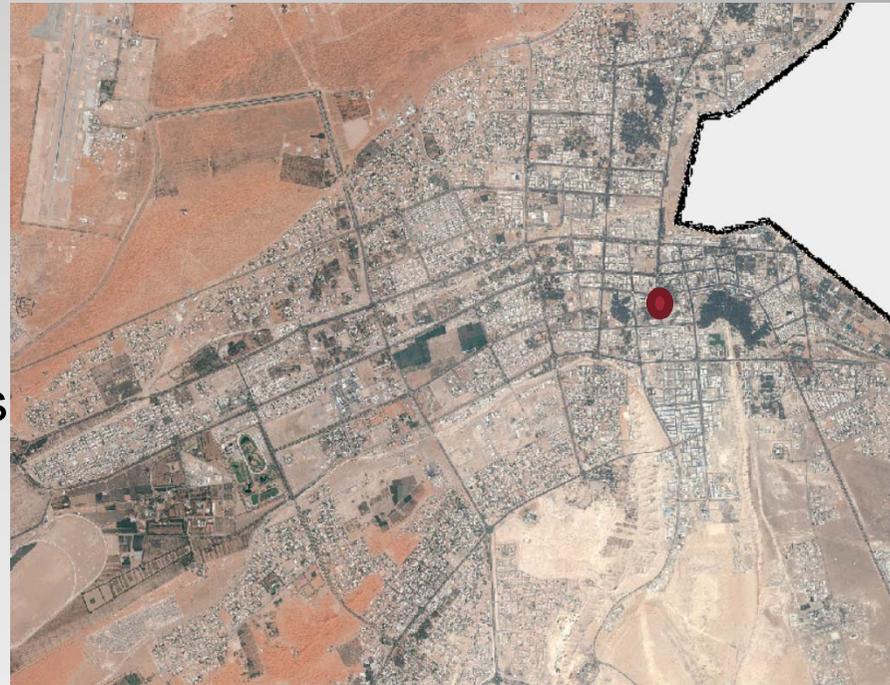
AlJahili Park

## 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

The screenshot displays the Darb interactive map interface. The browser address bar shows the URL <http://www.darb.ae/darbweb/map-viewer.html>. The interface includes a search bar with the text "Find a place of interest...", navigation icons on the left, and a public transport information panel on the right. The map shows a grid of streets including Sultan Street, Zayed Ibn Sultan Street, Mohammed Ibn Khalifa Street, and Hessa Bin Mohammed Street. A public transport panel is overlaid on the map, displaying the following information:

**Public Transport**

**Bus Lines & stops**

Sultan Ibn Zayed Al Awfal St 143 / Sorcaissed Medical Care Hosptal  
Bus schedule (Real Time)

| Line | Destination | Due in            |
|------|-------------|-------------------|
| 970  | Mubazzarah  | 5 min.<br>31 min. |

All bus lines for this stop

970

At the bottom of the interface, there is a footer with the text: "Help | About DARB | Contact us" and "Abu Dhabi Government © - All Rights Reserved 2014 | Terms and conditions".

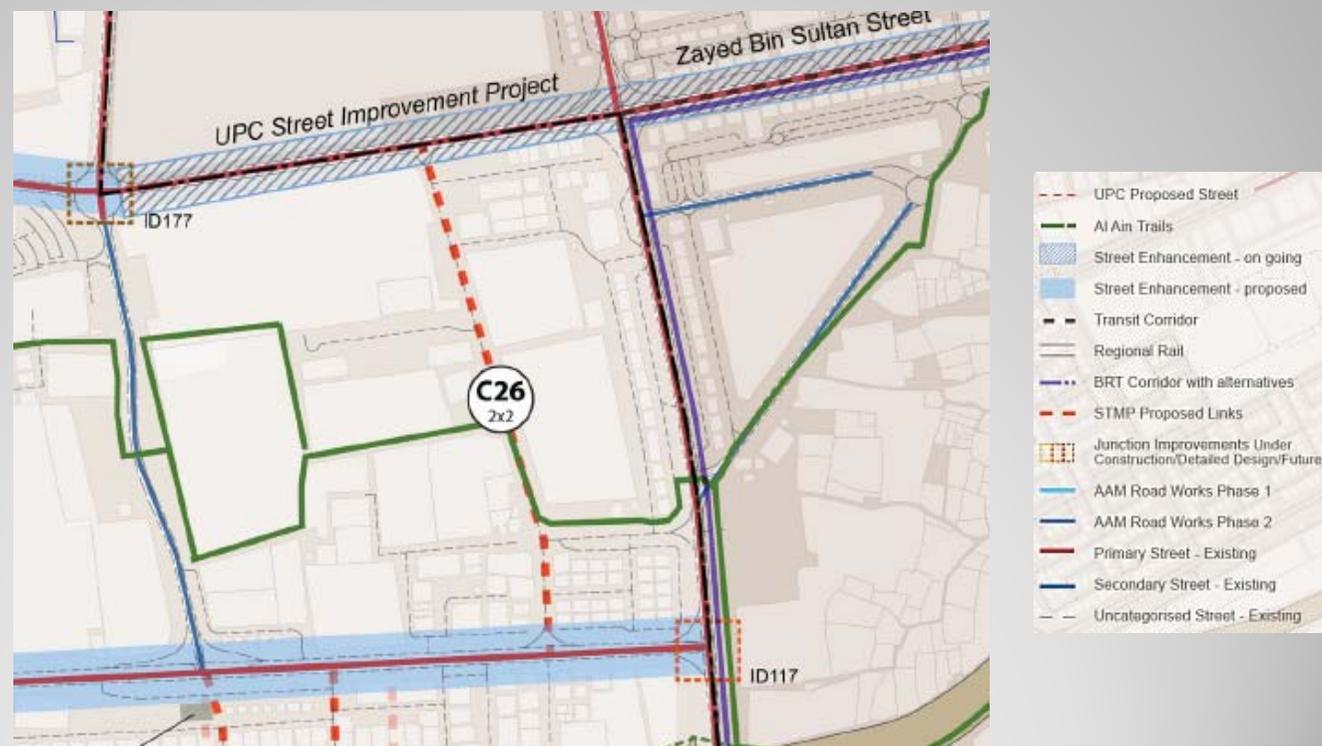
## 4.3. Existing planning concept

- 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.

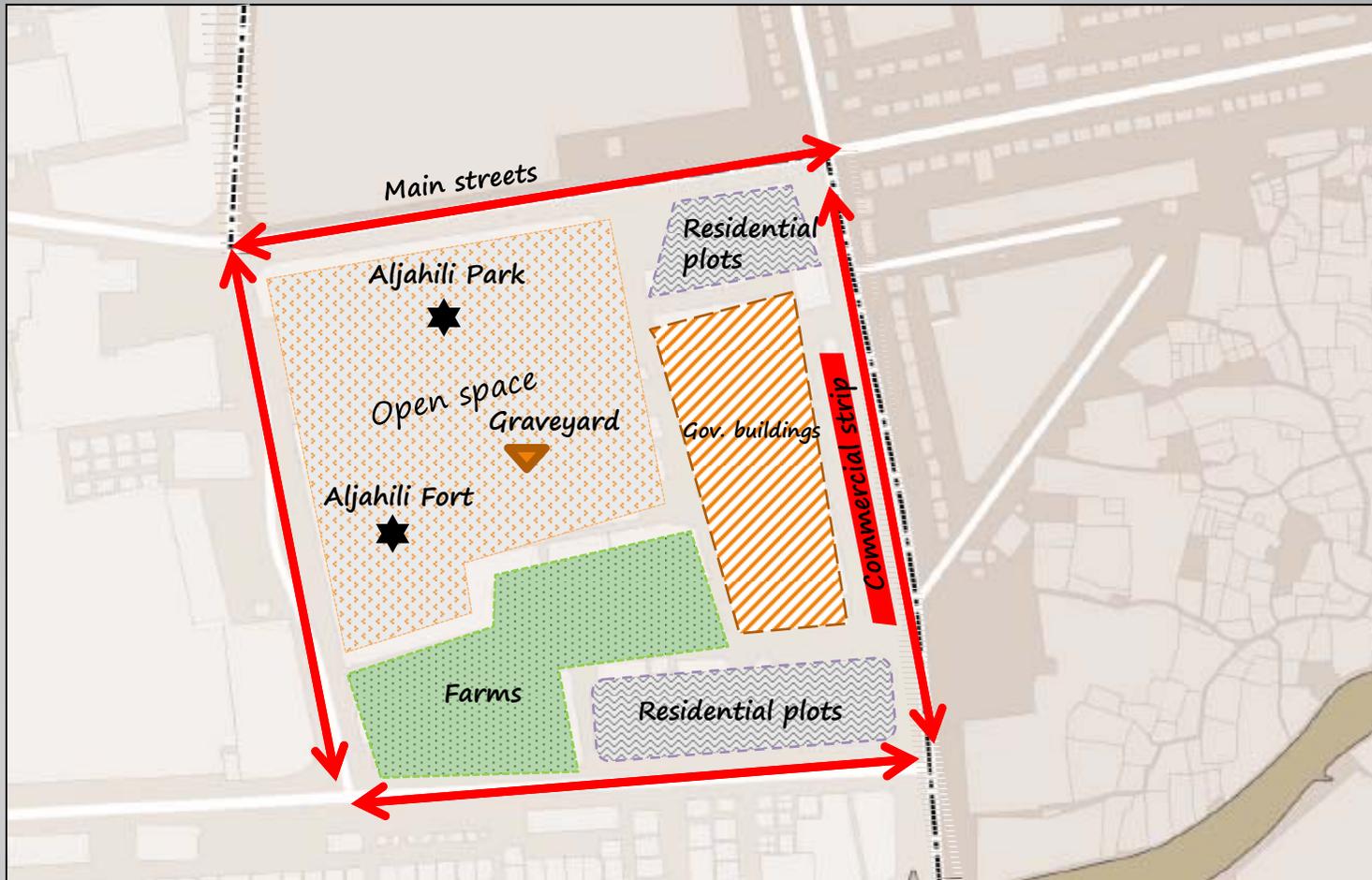


## 4.3. Existing planning concept

- The streets are to be improved as well as the trails



## Graphic explaining interpretation of the planning concept



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

| Strengths  | Weaknesses  |
|--|---|
| <ol style="list-style-type: none"> <li>1. Access and connectivity help to serve residents and visitors/tourists.</li> <li>2. Farm plots have an economic function.</li> <li>3. A mix of land uses can serve residents and visitors/tourists</li> <li>4. Residential investment in private villas</li> <li>5. Al Jahili fort existence</li> </ol> | <ol style="list-style-type: none"> <li>1. Access to the school.</li> <li>2. Lack of connectivity.</li> <li>3. Lack of cycle path</li> <li>4. Physical separation created by graveyard</li> <li>5. Large area cant be transformed (school graveyard..)</li> <li>6. Poor Pedestrian and cyclist tracks</li> </ol> |
| Opportunities  | Threats   |
| <ol style="list-style-type: none"> <li>1. Existing cultural heritage features including aljahili fort, oasis, wadi</li> <li>2. Unutilized spaces around site of historic and cultural interest.</li> <li>3. Open space is an attractive leisure activity area for residents and visitors/tourists</li> </ol>                                     | <ol style="list-style-type: none"> <li>1. Lack of coordination between government authorities that is responsible of developing the area</li> <li>2. Hot climate</li> <li>3. Culture , regarding cycling</li> </ol>   |

## 4.5. SWOT analysis of the site – urban design and place-making concepts

| <b>Strengths</b>  | <b>Weaknesses</b>  |
|---|--|
| <ol style="list-style-type: none"><li>1. Children Playground in the park is located near the school (more activities)</li><li>2. Mix of use and people make a place more diverse, active and more interesting.</li></ol>                                      | <ol style="list-style-type: none"><li>1. Open space with lack of connectivity</li><li>2. Existing of old private buildings and farms (less safety)</li></ol> |
| <b>Opportunities</b>  | <b>Threats</b>   |
| <ol style="list-style-type: none"><li>1. Elements such as park, seating, outdoor café and striping of crosswalks are examples of improvement that can be accomplished.</li><li>2. More pedestrians on the street can support more small businesses.</li></ol> | <ol style="list-style-type: none"><li>1. Physical separation created by graveyard</li><li>2. Hot climate</li></ol>   |

## 4.6. SWOT analysis of the site – transportation and public spaces networks

| Strengths  | Weaknesses   |
|--|--|
| <ol style="list-style-type: none"><li>1. Easy access to cultural heritage places</li><li>2. Existing public park with water features and playgrounds</li><li>3. Existing cafes and traditional restaurants</li><li>4. Existing residence area (rent)</li></ol>         | <ol style="list-style-type: none"><li>1. Car parking is not sufficient</li><li>2. Street enhancement is needed</li><li>3. Open space with lack of connectivity</li><li>4. Existing old private buildings and farms</li></ol>   |
| Opportunities  | Threats  |
| <ol style="list-style-type: none"><li>1. Existing tree lined streets</li><li>2. Existing open spaces</li><li>3. Viewpoints to historical sites (AlAin palace, AlAin oasis)</li><li>4. Viewpoint to under construction Grand Masjid (biggest mosque in AlAin)</li></ol> | <ol style="list-style-type: none"><li>1. Lack of cycle paths</li><li>2. Hot climate</li><li>3. Poor pedestrian crossings</li><li>4. Not a pedestrian friendly environment, adjacent to street</li><li>5. Physical separation created by graveyard</li><li>6. Palace constrains</li></ol> |

## 4.7. Key present site strengths and weaknesses

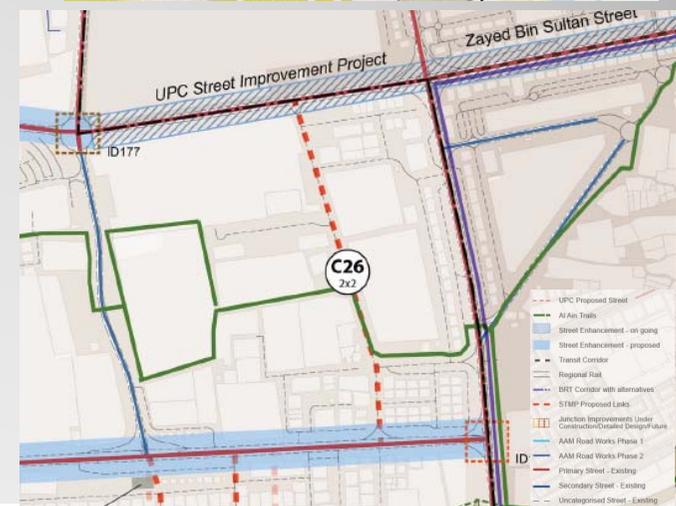
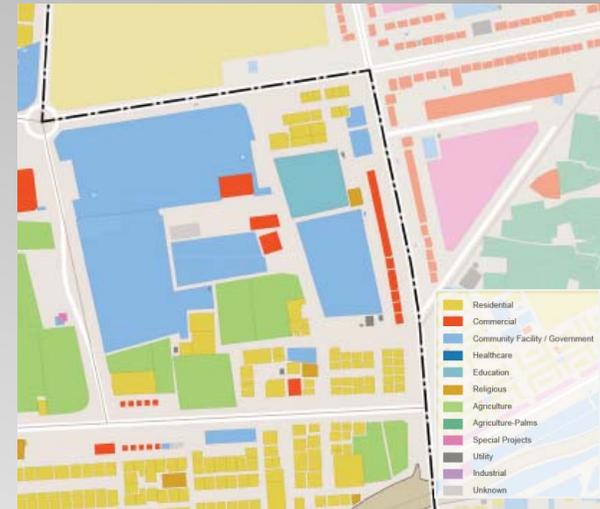
| <b>Strengths</b>  | <b>Weaknesses</b>   |
|---|---|
| <ol style="list-style-type: none"><li>1. Active environment along the cultural heritage spine by creating linkages between neighbourhoods, hotel, cultural heritage elements, retail, and community amenities.</li><li>2. Access to public transport.</li><li>3. The existing mixed landuse attract residents and tourists for livable environment.</li></ol> | <ol style="list-style-type: none"><li>1. Weak connection between the spaces and the services.</li><li>2. Unplanned landuse.</li></ol> |

## 4.8. Key future site development opportunities and threats

| <b>Opportunities</b>   | <b>Threats</b>   |
|--|--|
| <ol style="list-style-type: none"><li>1. The location of hestorical landmark and green areas help in extending the public space network and promote tourism.</li><li>2. Public transport stops near by the study area</li><li>3. Use un-allocated vacant land areas to satisfy open space demand in the area.</li><li>4. create a pedestrian and cyclist friendly environment attractive to both tourists and residents.</li><li>5. Street enhancement</li></ol> | <ol style="list-style-type: none"><li>1. Hot climate</li><li>2. Physical separation created by graveyard</li></ol> |

## 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, resturants, geolgy 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



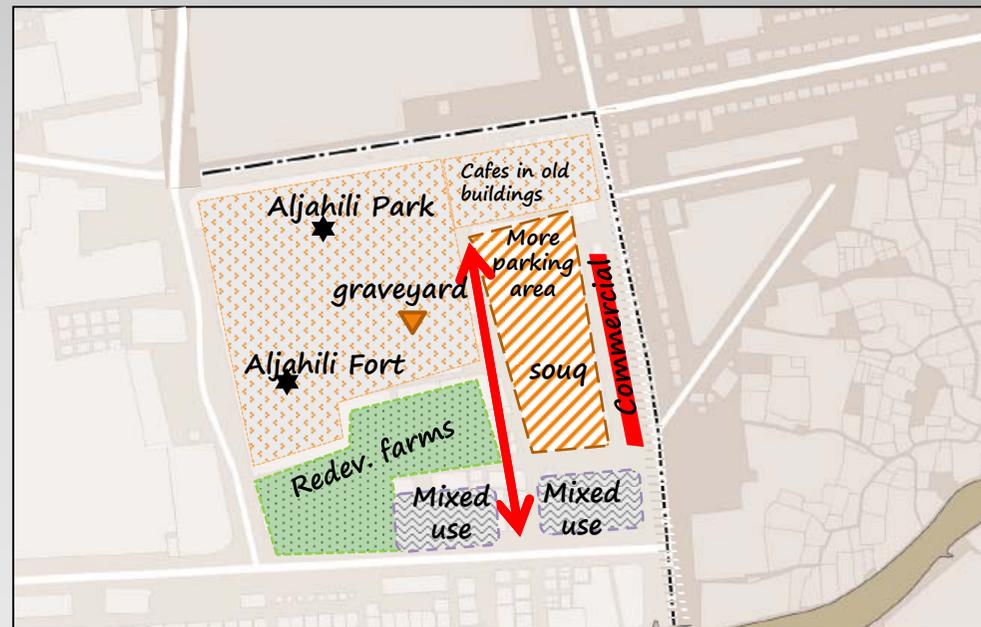
## 7. Lessons from other sites – that can be used for improving the plan – Nizwa Fort in Oman

- 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 constraints 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 DistrictCommunity Plan of 2030, UPC.
- <http://tcaabudhabi.ae/ar>
- <http://www.dot.gov/>
- <http://www.omantourism.gov.om/>