

# ISOCARP Introduction to Urbanism 1

## Final assignment

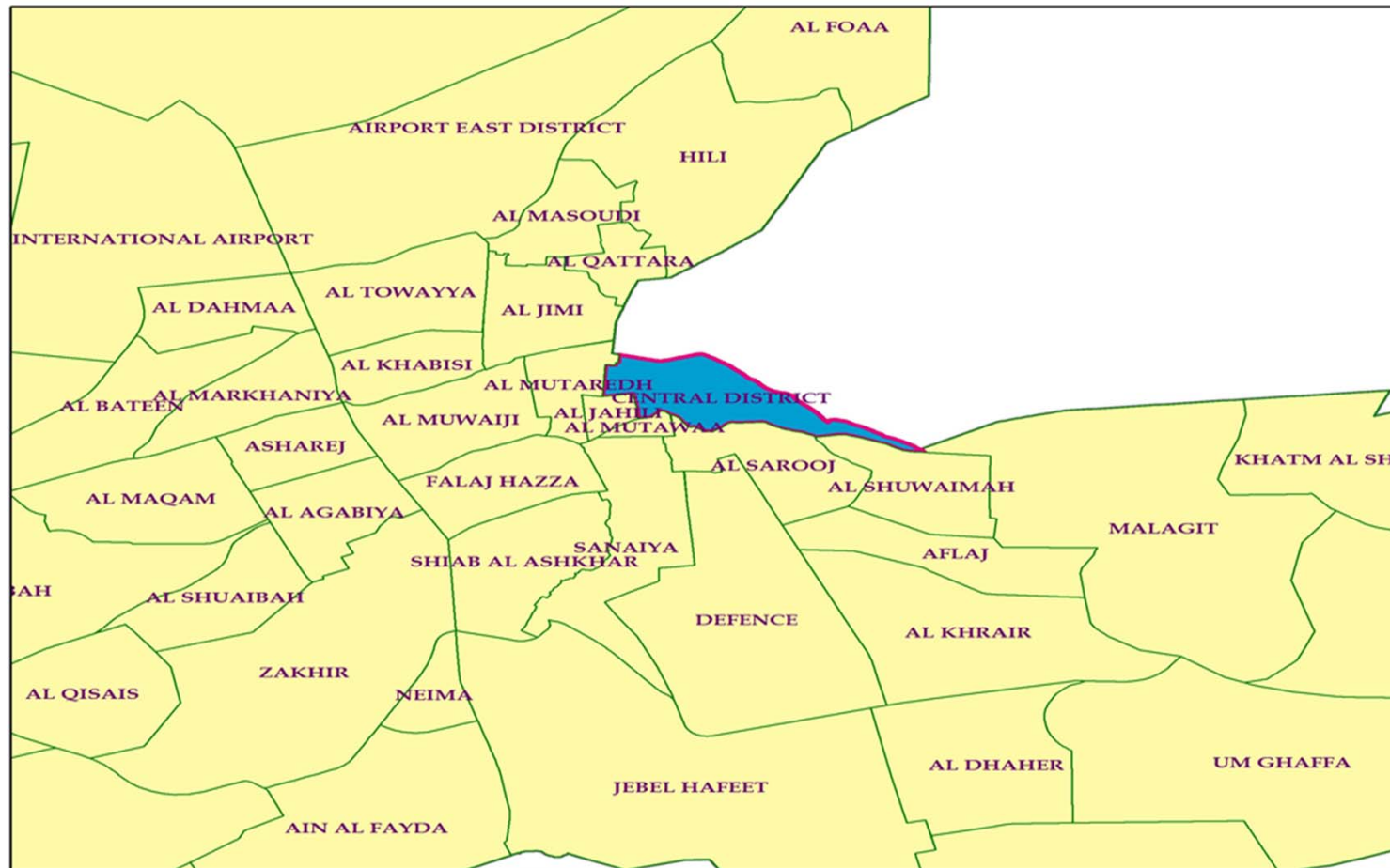
### Al Ain Oases Plaza

The sheltered/ Shaded Market (North Al Ain Oases)  
(Urban design + Traffic Study +Landscaping)

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5. Shailkha Mufleh Al Wahshi-urban design engineer

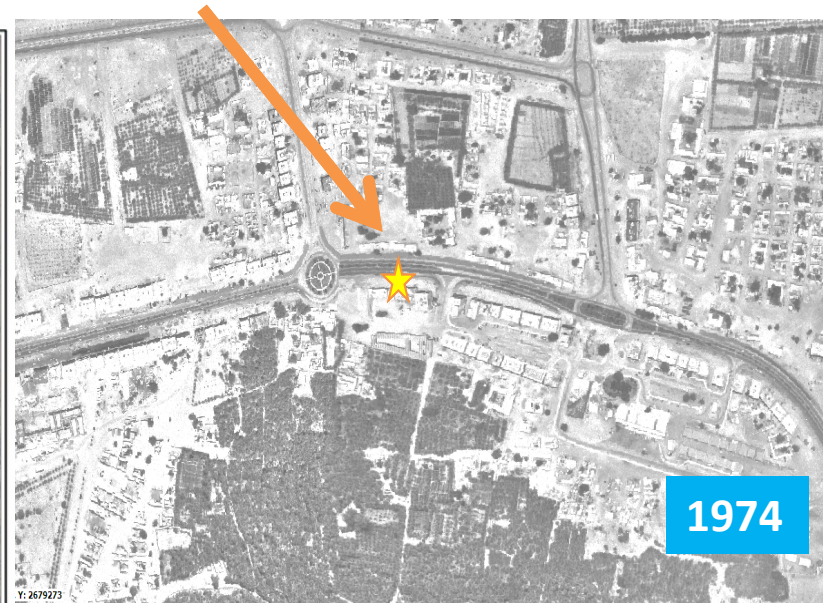
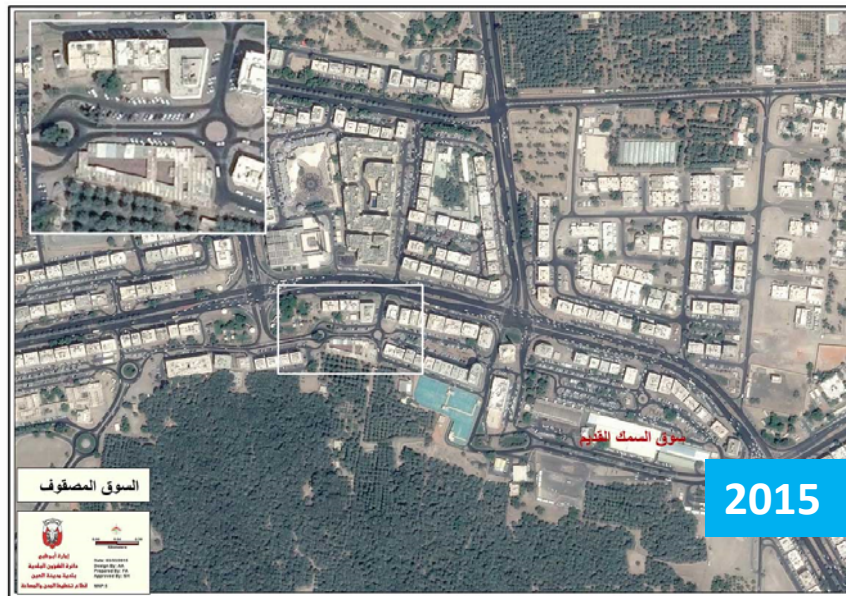


# 1. Location of the selected site within the structure of the city



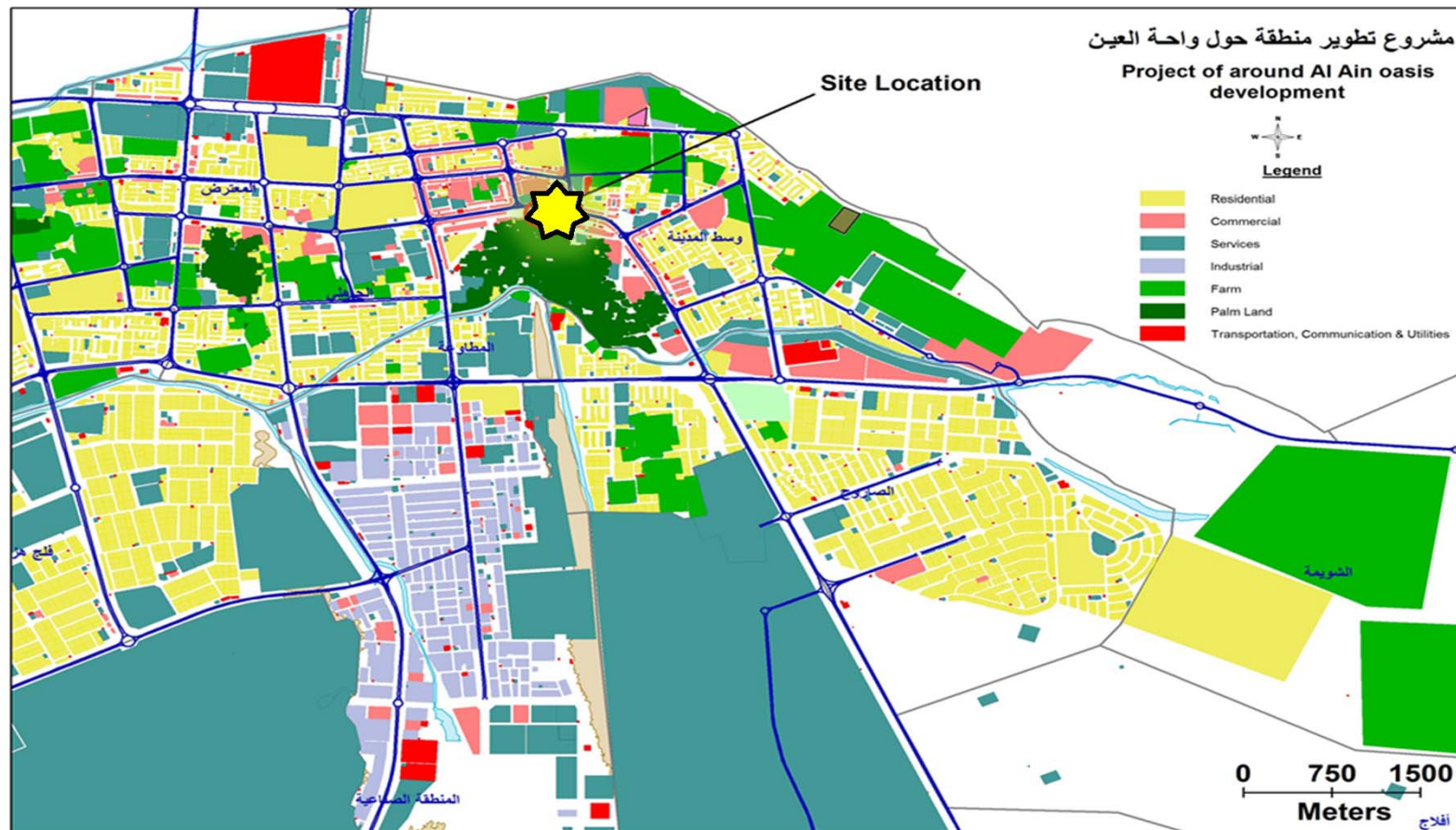
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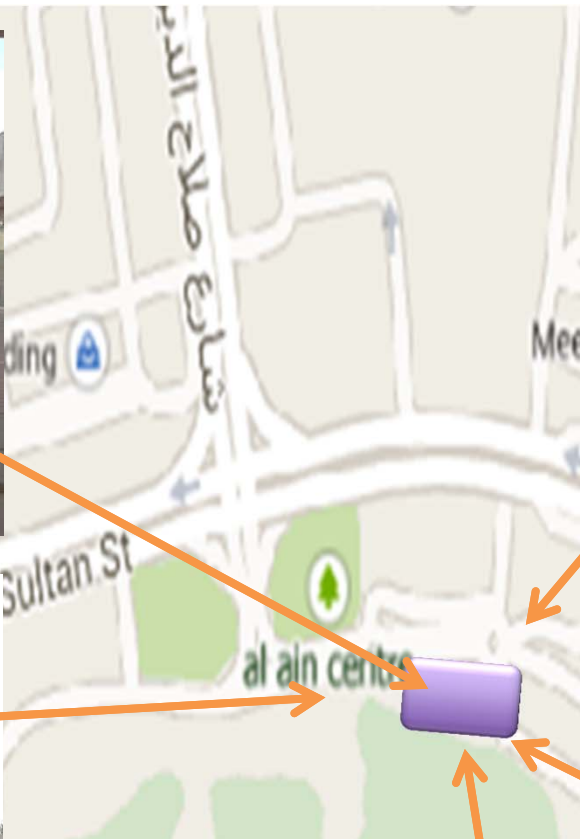
- The sheltered/ Shaded Market, is a temporary structure market located at the north of al Ain Oases, adjacent to its main gate in the city center the district is bounded by “Zaid Bin Sultan Street” to the north and aligned with the buildings of the gold Market. Shaded Market was built in 1974 which was a parking lots area before that and currently it is occupied by women's accessories trading markets.





### 3. Indication of the location of the selected site on the city map / city plan





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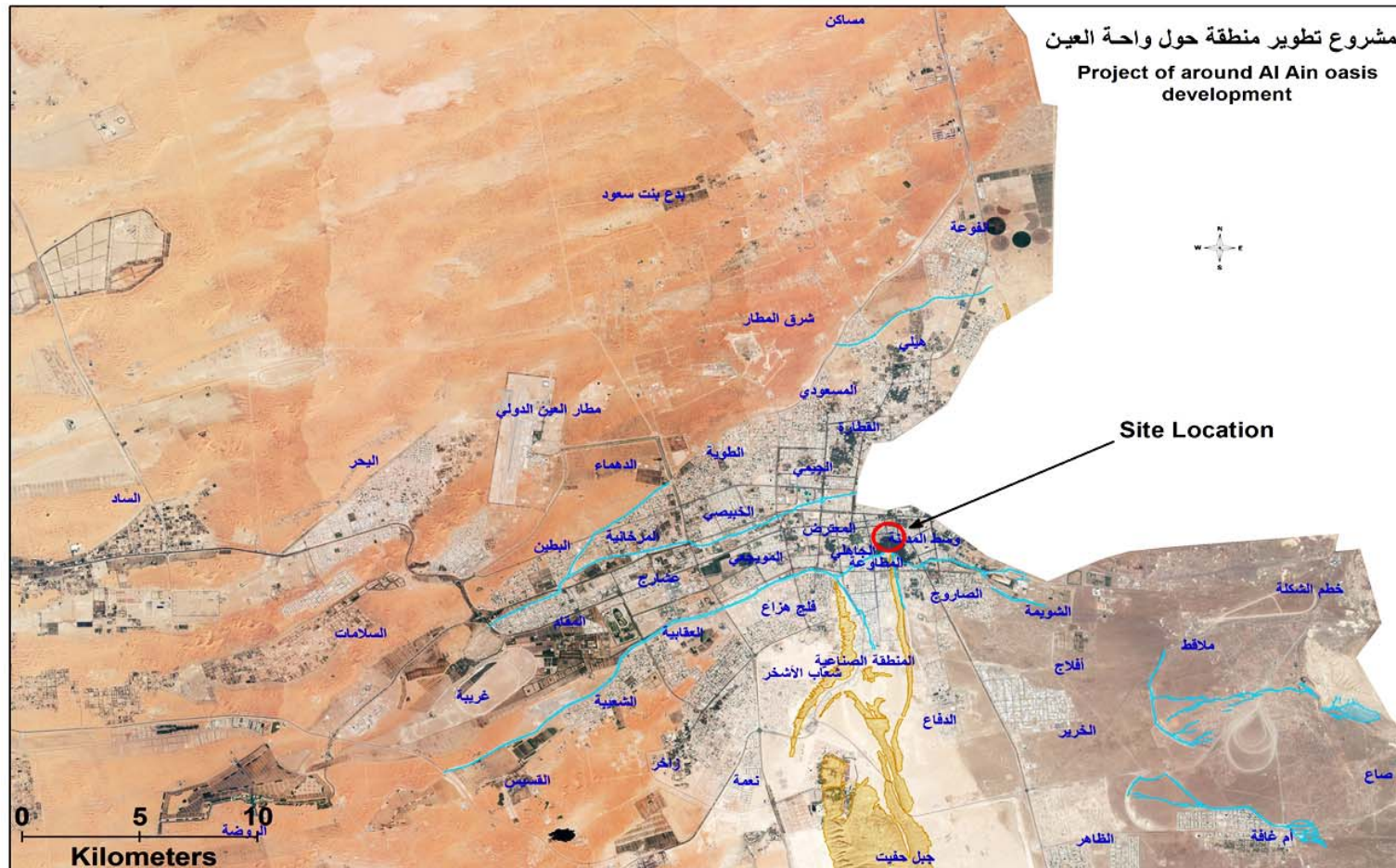
## 4. Site pictures



## 4. Comprehensive analysis of the site

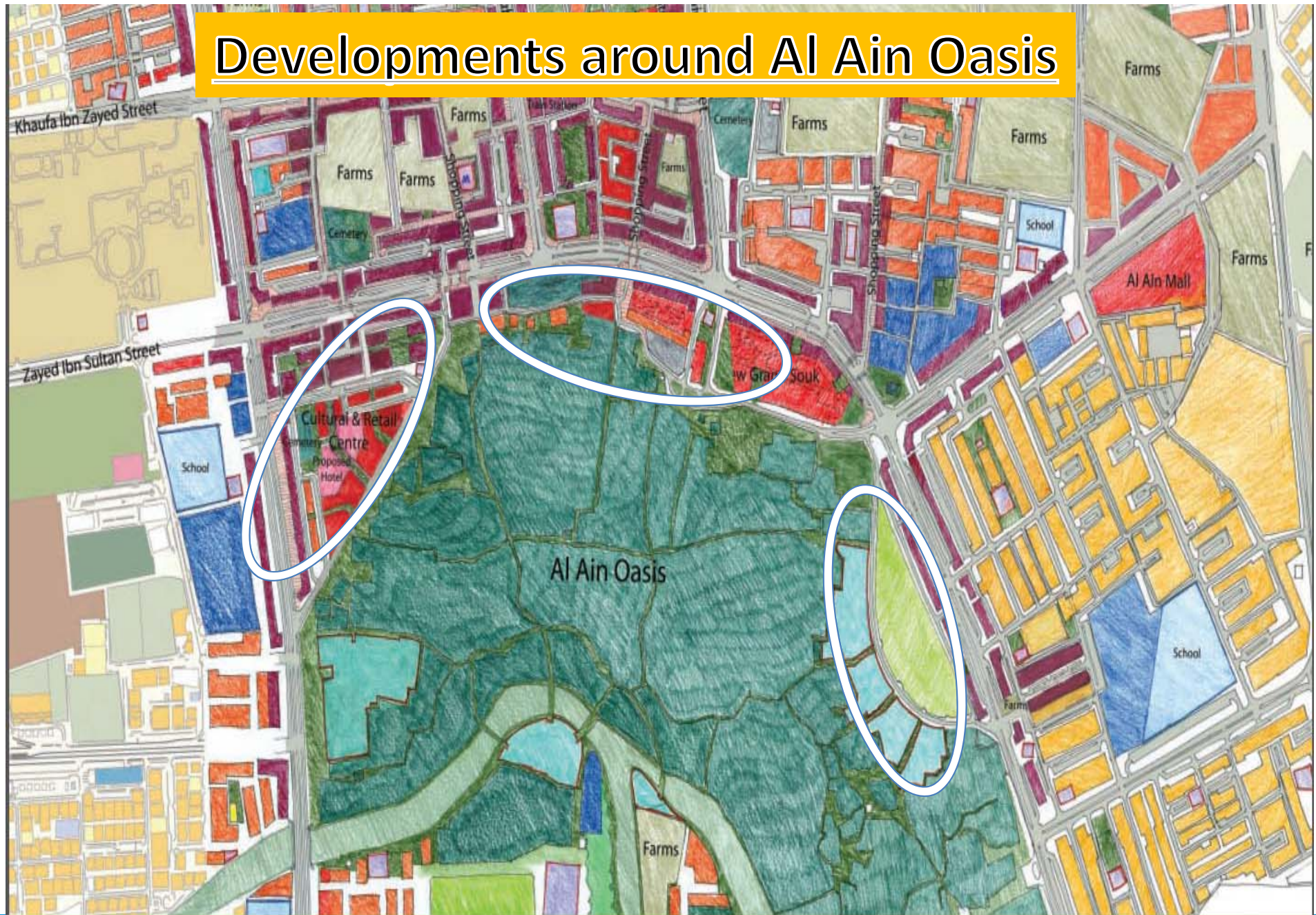
- Regional and city-wide context
- Local context
- Existing planning scheme
- SWOT analysis of the site
- Best practices that can be used to improve the site planning concept

## 4.1. Regional and city-wide context



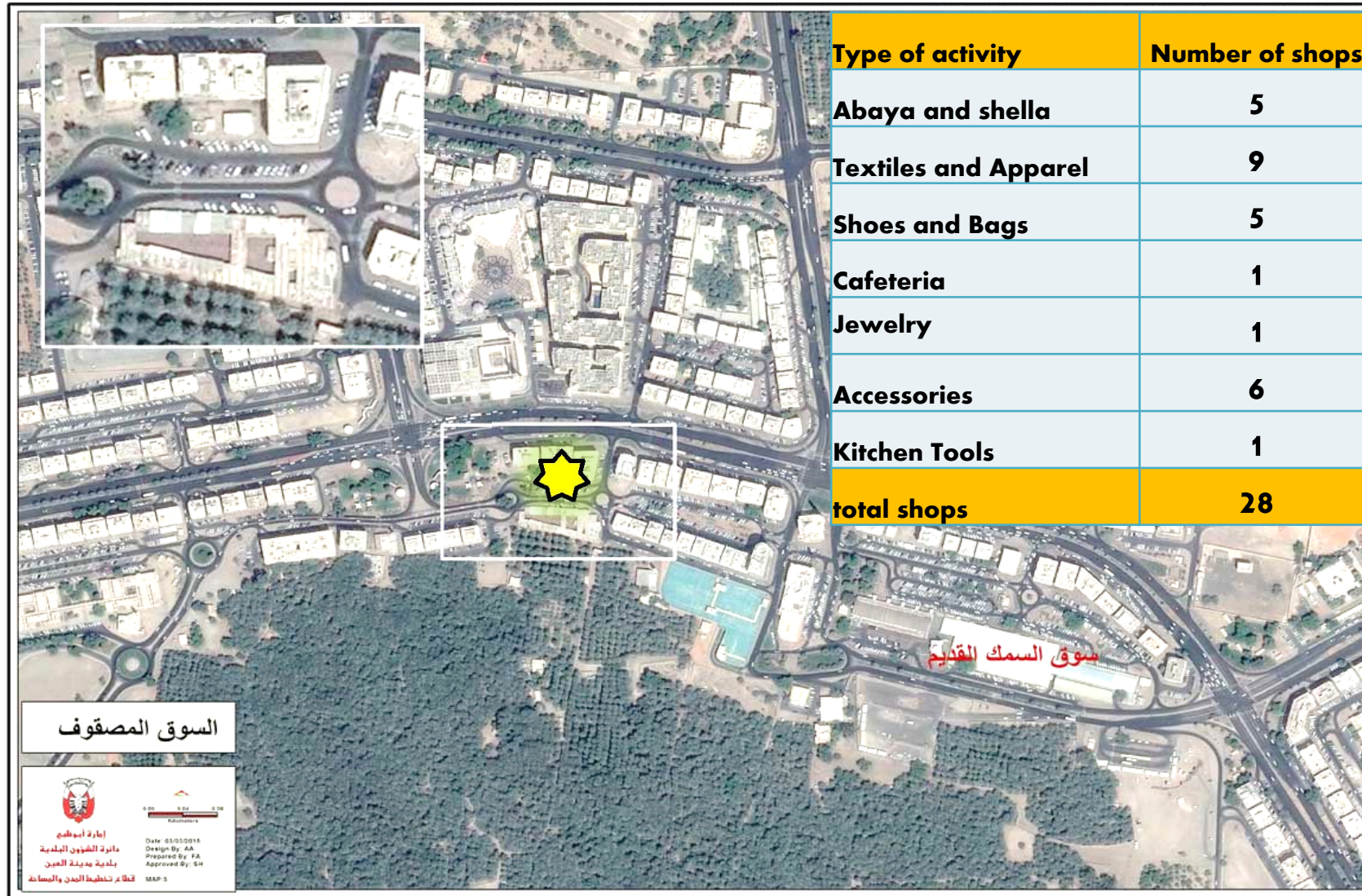


# Developments around Al Ain Oasis



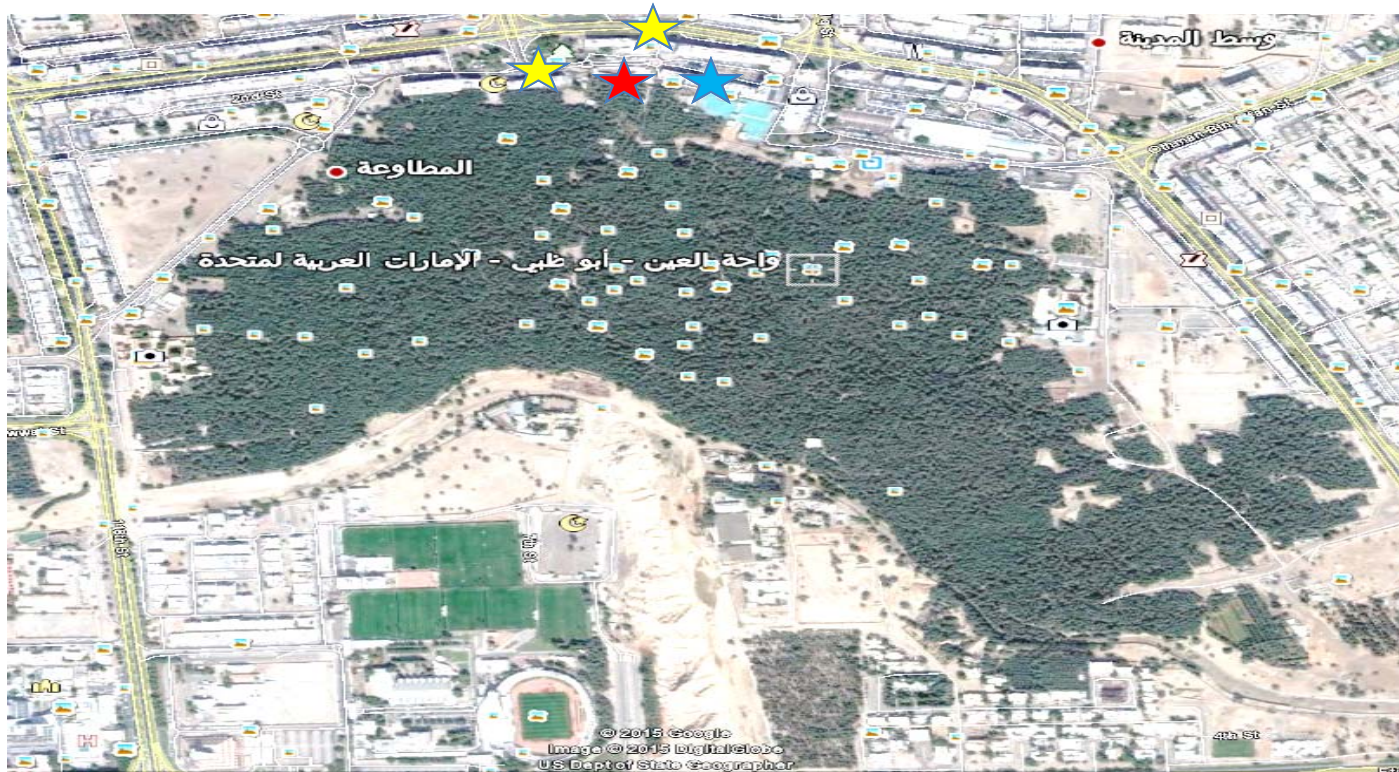


## 4.2. Local context





## 4.3. Existing planning concept



Al Ain Oasis

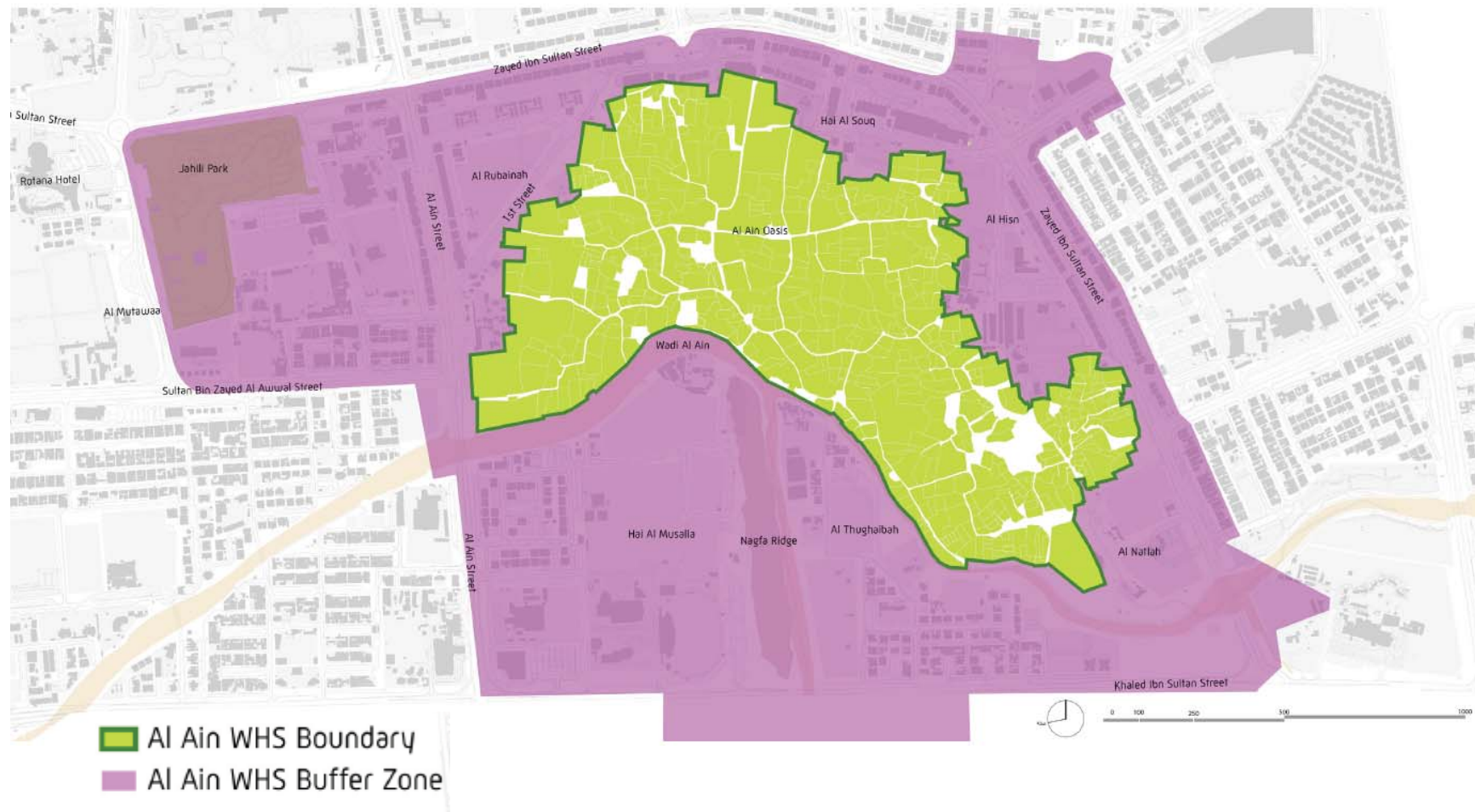
Area	Number of palm trees	Number of Owned land
118.6442	70896	554





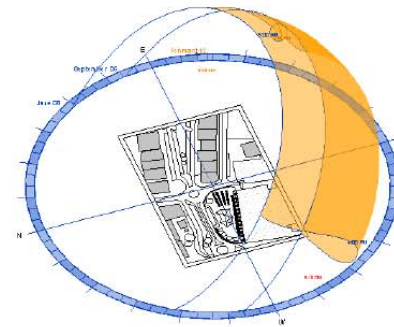
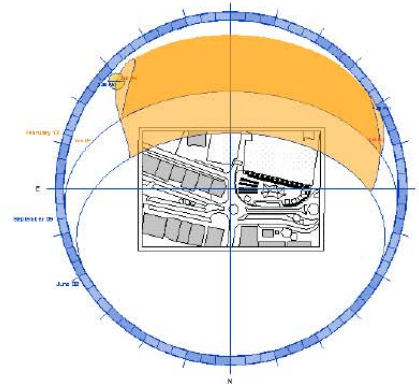
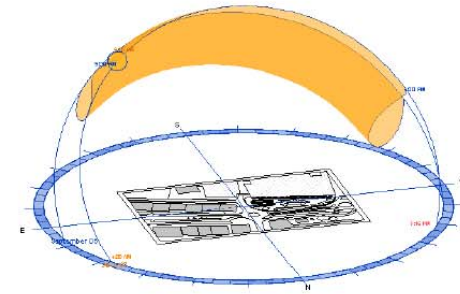
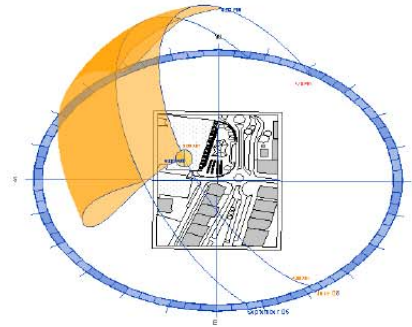
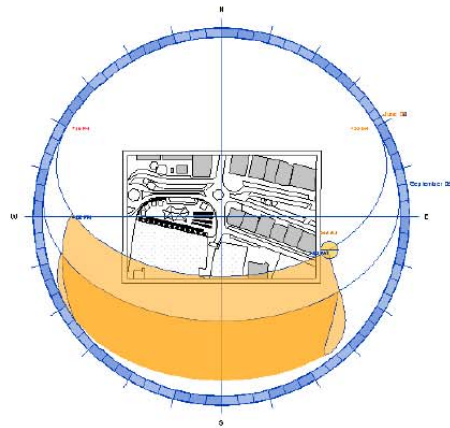
## TCA Boundary

Because the site is within the heritage buffer the UPC approval process will include a TCA NOC, so we will have to comply with the guidelines and they will have the opportunity to comment on any proposals.



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# Sun Path analysis



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

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>1.Has strategic location in the heart of the city center.</li> <li>2.Adjacent to the main gate o Al Ain oases</li> <li>3.Registered as a UNISCO Tourism location</li> <li>4.Good conditions of the infrastructure and networks</li> </ul>	<ul style="list-style-type: none"> <li>1.Blocking the main iterance of an important location of Al Ain Oases</li> <li>2.Increase traffic impact by the type of activities used.</li> <li>3.Lack of parking lots available according to size of activity</li> <li>4.Negative and poor City Image</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>1.Enhance the open spaces and create a good new place making location</li> <li>2.Enhance tourism destination of the Oases.</li> <li>3.Create a new pathway corridors through the city center.</li> <li>4.Provide information center for the tourism.</li> </ul>	<ul style="list-style-type: none"> <li>1. The compensation issues of the existing shops to replace them in a new location with a good rate outcomes.</li> <li>2. TCA regulations to implement new projects appropriate to the location</li> <li>3. Loading Trucks using the existing roads to service the home products retail shops</li> <li>4. negative behaviors of the expatriates in the new developments</li> </ul>



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

Strengths	Weaknesses
<ol style="list-style-type: none"> <li>1. Al Ain oases is a unique natural element that could add value for a place making concept</li> <li>2. The location is adjacent to the oases gate which could create a welcoming node to the visitors</li> <li>3. Has Natural shading</li> <li>4. Availability of good conditioned paved area to create new Plaza</li> <li>5. The oases view is attracting point for any development</li> </ol>	<ol style="list-style-type: none"> <li>1. The commercial buildings and the retail shops which create a traffic jam for the oases visitors</li> <li>2. No other means of transportation.</li> <li>3. No pathways</li> <li>2. No information center to the Oases main gate.</li> <li>4. Bad city imag</li> </ol>
Opportunities	Threats
<ol style="list-style-type: none"> <li>1. Great for opportunity investment</li> <li>2. Opportunity to enhance Truism destination</li> <li>3. Enhance quality of life in the city center</li> <li>4. Opportunity to create new open space inside the city center.</li> </ol>	<ol style="list-style-type: none"> <li>1. Need continuously operation management and maintenance</li> <li>2. Miss behaviors of the expatriates with the new developments</li> </ol>

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

Strengths	Weaknesses
<ul style="list-style-type: none"><li>1. Has a good infrastructure base</li><li>2.Has adjacent location for underground parking area for about 200 p lot</li></ul>	<ul style="list-style-type: none"><li>1. The only service road used for visitors and loading trucks for the retail shops</li><li>2.No walkway paths</li><li>3.Lack of parking lots for the existing sheltered market</li></ul>
Opportunities	Threats
<ul style="list-style-type: none"><li>1. Provide alternatives transportation means with less traffic</li><li>2. Reduce traffic</li></ul>	<ul style="list-style-type: none"><li>1.More noise pollution</li><li>2.More traffic jam</li><li>3. Isolate the Oases from the city</li><li>4.Lose a unique tourism destination</li></ul>

## 4.8. Key future site development opportunities and threats

Opportunities	Threats
<ol style="list-style-type: none"><li>1. Meets the vision of Al Ain 2030</li><li>2. Natural place to be reserved</li><li>3. Great opportunity for investments</li><li>4. Great opportunity to create open space inside crowded city center.</li></ol>	<ol style="list-style-type: none"><li>1. Miss behaviors of the expatriates in the new development (open Plaza).</li><li>2. Loading truck could Cause visual and noise pollutions</li><li>3. Compensation shops owners conflicts</li></ol>



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

- The new development concept will definitely meet its unique features through respecting its nature elements with exposing the Oases main entrance toward the city buildings which will enhance the quality of life by addressing its SWOT analysis in the right way we could achieve a Smart growth strategy for our city.

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



Existing courtyard- souq North of Al Ain Oasis



An Active street life along downtown of Al Ain major thoroughfares is generated by a wide array of retail shops creating a crowded shopping environment. this diversity of the activities may disturb the Oases theme environment to feel the historical life of Al Ain and does not make any harmonies with both.

With removing the existing building the new area will be treated as a new open space adjacent to the heritage sites which will have the opportunity to receive special enhancements to further highlight the importance of the site. Such area will include roads, pedestrian paths and landscaping, as well as buffer areas, car parks and utility insulations.

# 7. Cases from other locations – that can be used for improving the plan

## Case1:souq waqif in Qatar

- Souq Waqif is a traditional market is one of the most important tourist attractions in the city of Doha.
- Known for its traditional market selling crafts and eat Arab food, popular, and the world.





## Case2: Zafarana souq

Zafarana souq is located in Aljimi district . Zafarana souq reflects the traditional Emirati culture in spite of being a new market and this market is your destination if you're looking for traditional abayas or incense or spice or henna or lute, and this market is the new headquarters of the market the old eye and the village of creative and there is a place dedicated to women only runs the shop where women and Just steps away from the Al Jimi Mall in Al Ain



## Case3: Iranian souk

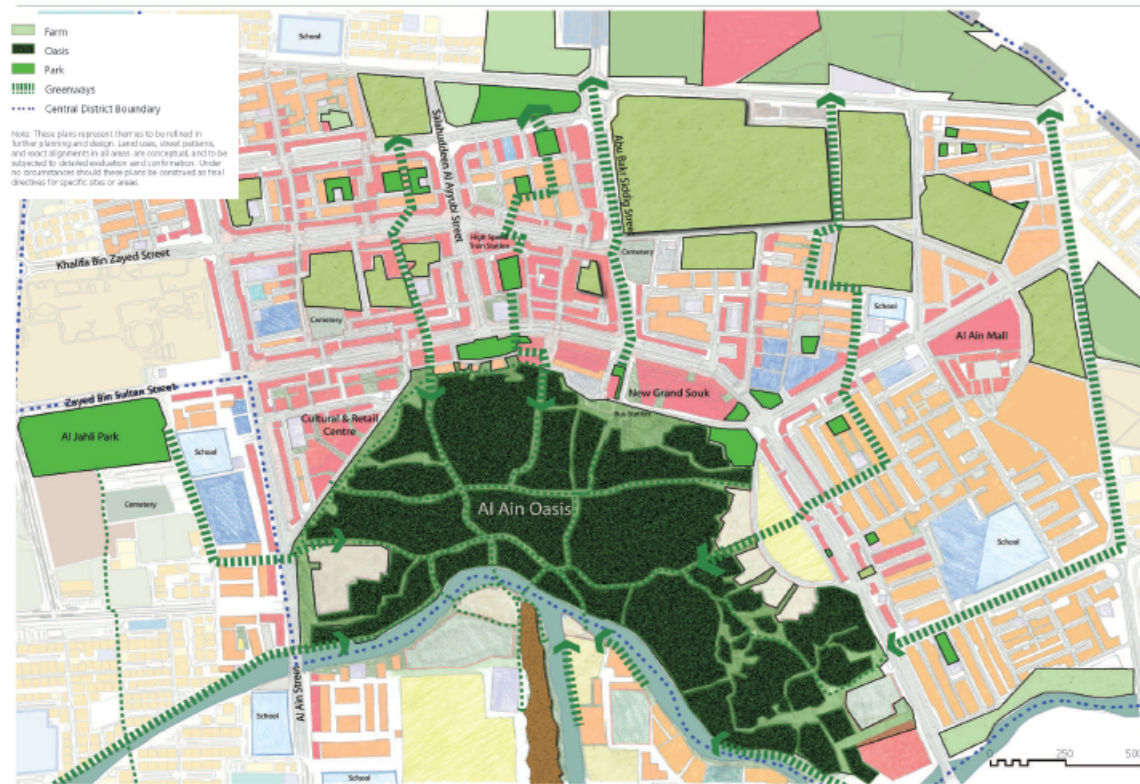
Located on Al Meena Street, the Iranian souk is popular for souvenir shopping and is much appreciated by customers who like to buy goods in good faith in the Middle East. Iranian Souk Al Meena is an air and vibrant colors. By shopping there, you will find products such as colorful rugs, quilts, and pottery. It is very popular among tourists who come to the emirate and includes small shops with a collection of handmade carpets, jewelry and traditional handicrafts traditional design.





Al Ain Trail meet the plan 2030 vision by contributing to walkable city with improved streetscapes maximizing pedestrian safety comfort  
the PR Manual provides a clear framework for the delivery and maintenance of a high quality, coordinated connected and coherent public realm.

## Open Space Framework Plan



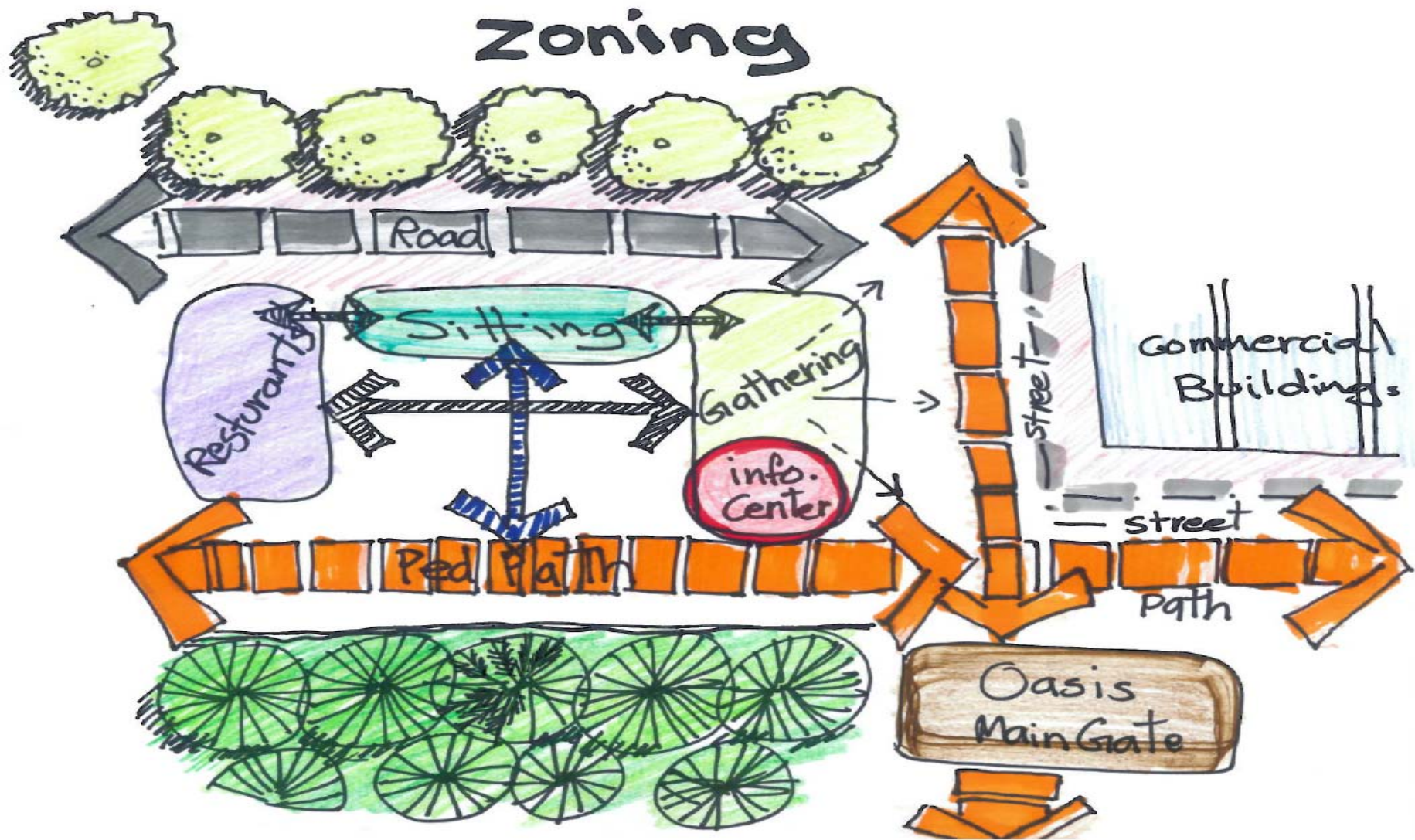
Source: UPC Plan Al Ain 2030



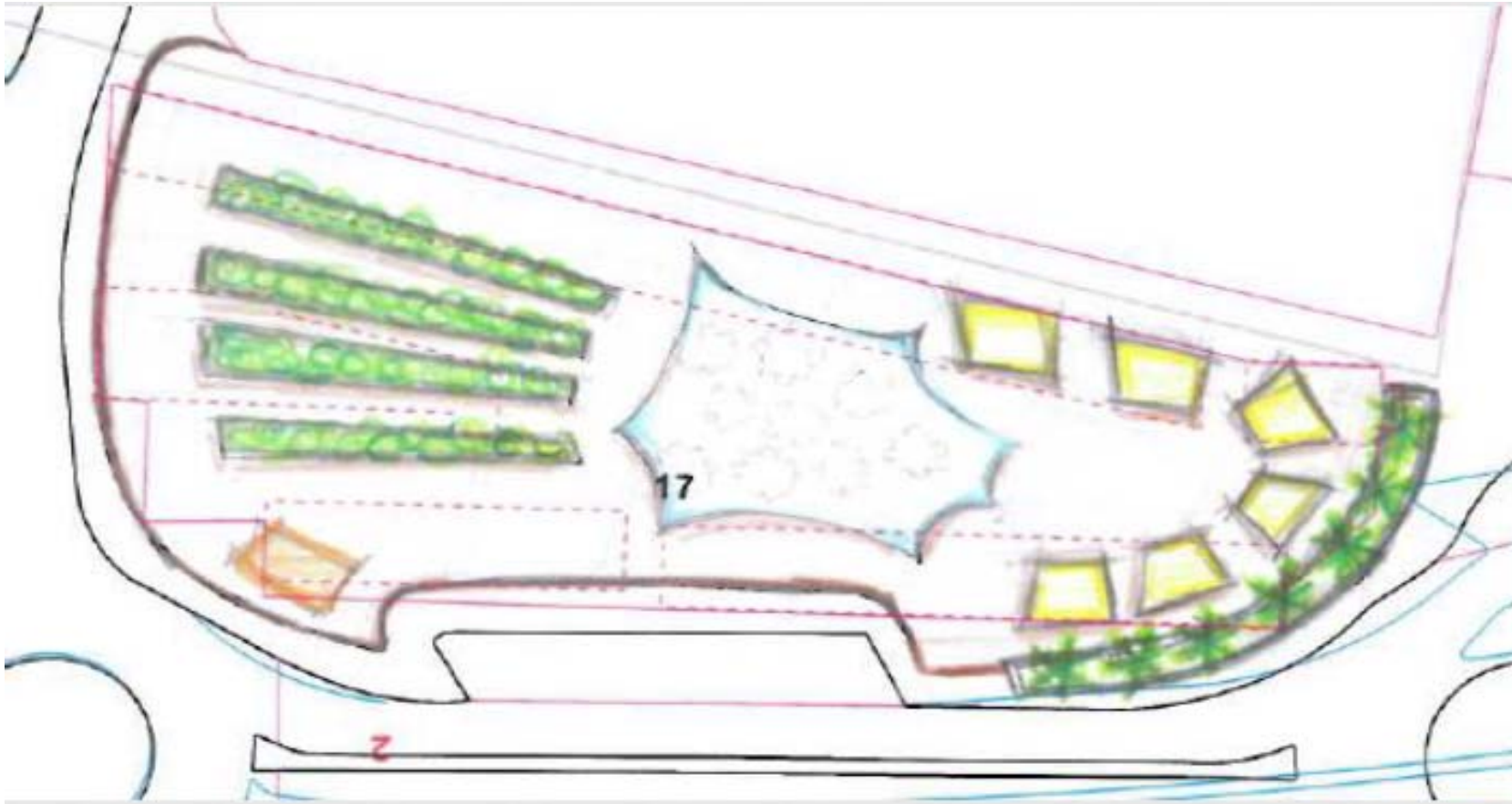
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### 4.3. Existing planning concept









# 3D Views



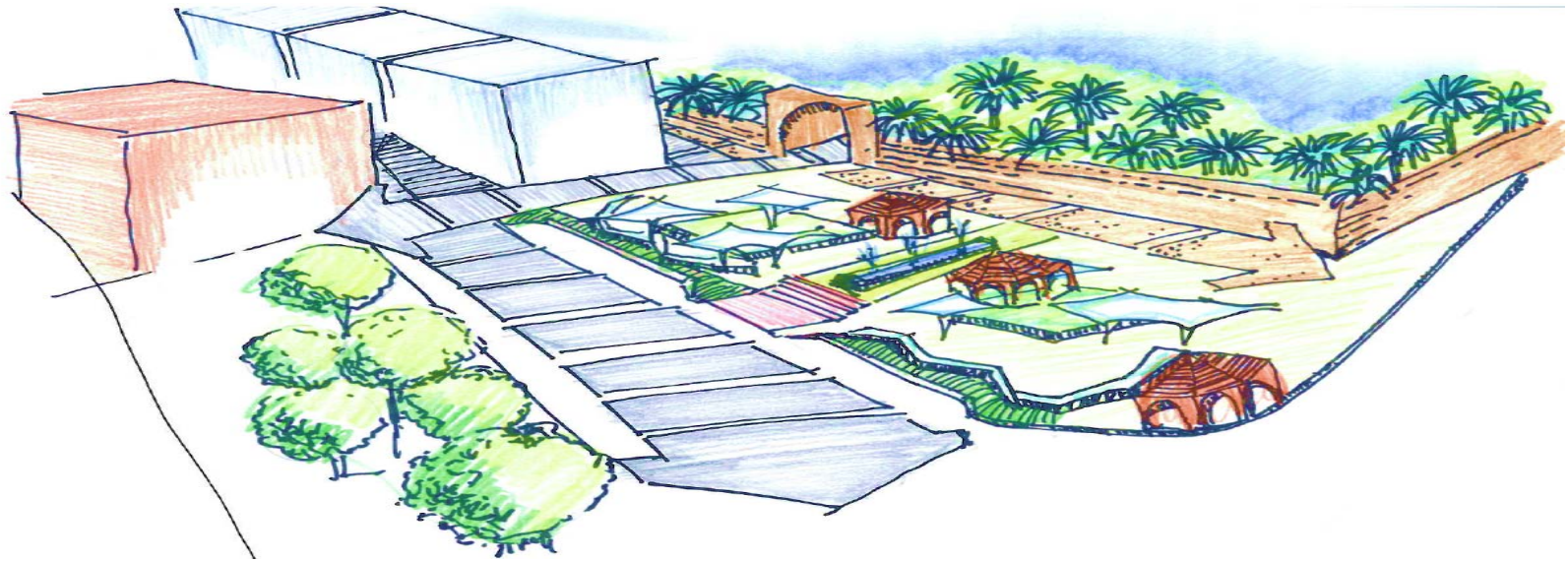
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# Furniture:

- Shall use coherent street furniture.
- May use unique feature elements at special areas to reflect the oases environment



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

- The oases is facing an environmental problem due to the urbanism extend (the traffic congested streets).
- Noise pollution
- Urban heat Island (local heat build up in an area of high density of population)
- We have to look for a well planed city to benefits the environment
- We should plan with smart growth strategy were it fits into the economy and environment to keep growth away from sensitive natural area that need to be reserved.
- We have to design the city to be people-centers not car-centers.
- To create a successful public space; it should be a physical access and visual access



## 9. Conclusions

- We shall manage the concept design for implementation by addressing the following issues:
- Adopt the urban planning policies and guidelines
- Re-address the transportation means
- Re-design the service roads
- Address the shops owners compensation subject.
- Implementation by Phasing.

Thank u



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