New Urbanism: Revitalizing historic city centers,

Beirut case.

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The point of cities is multiplicity of choice.

Jane Jacobs

The chief function of the city is to convert power into form, energy into culture, dead matter into the living symbols of art, biological reproduction into social creativity.
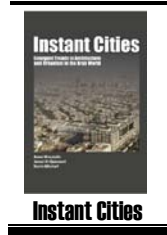
Lewis Mumford

PAPER NO.

4

Downtown Beirut

ABSTRACTS

Paper No. 4

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Abstract

New Urbanism is an emerging movement in urban design that lunched in the late 1980s and the early 1990s. It covers a wide range of urban aspects that aims to re-shaping the urban scene. It is a much more philosophy than specific urban actions and practices. However, its Congress 'Charter' determines a list of urban actions have to be taken in consideration regarding different levels of action. This trend application covers two different domains of urban practices. The first is concerned with urban development within cities and the second is with the new urban developments in urban sprawl areas. The paper makes special emphasize on the first type as the focus of its study. It highlights the role of applying the principles of new urbanism as a philosophy in revitalizing historic city centres. It studies the new development projects in the city centre of Beirut as a case. Moreover, it studies in detail the impact of the new development of 'Saifi Village' as a residential compound that follows new urbanism principles on revitalizing the redevelopment of Beirut centre.

Keywords: New Urbanism, Revitalization, City Centre, Beirut, Saifi Village

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الحضرية الجديدة كمدخل لإعادة إحياء المراكز التاريخية للمدن
دراسة حالة مدينة بيروت

د/ خالد السيد محمد الحجلة

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الملخص

تعبر الحضرية الجديدة 'New Urbanism' عن توجه جديد في التصميم الحضري تَبلور في العقد الأخير من القرن العشرين متبنياً مفهوماً فلسفياً شاملاً يهدف الي إعادة رسم مختلف مفردات المشهد الحضري. وقد حدد ميثاق العمل بهذا المبدأ - من خلال عدد من مستويات العمل المختلفة- مجموعة من الإجراءات التنفيذية يتم من خلالها تحديد ملامح البعد العملي التطبيقي لهذا المبدأ. وبصفة عامة فإنه يمكن تمييز مجالين أساسيين ضمن مستويات العمل المختلفة للحضرية الجديدة وثيقي الصلة بمجالات الممارسة في التصميم الحضري، يعني الأول بالتنمية الحضرية داخل المدن كما يعني الثاني بمناطق النمو والإنتشار الحضرى 'Urban Sprawl' خارج المدن.

يحدد البحث نطاق دراسته في المجال الأول موضحاً دور تطبيق مبادئ "الحضرية الجديدة" كمنطلق فلسفي لإحياء المراكز التاريخية للمدن. في هذا الإطار يقوم البحث بدراسة مشاريع التنمية الحضرية في القلب التاريخي لمدينة بيروت كحالة دراسية، كما يقوم بدراسة تفصيلية لمدي تأثير مشروع التنمية الحضرية لمنطقة الصيفي السكنية - كمشروع أُسس علي مبادئ "الحضرية الجديدة"-   في إحياء القلب التاريخي لمدينة بيروت.

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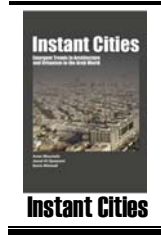
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Downtown Beirut

CSAAR

Instant Cities

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1. Introduction

The end of the 20th century witnessed a number of urban movements emerged searching for a new alternative to both the socially fragmented urban life of cities and the scattered urban sprawl that extends along roads and arteries. Among these movements is 'The New-Urbanism' sometimes uses 'Neo-traditional design movement' expression. This movement is perceived as a design methodology that favouring the pedestrian over the automobile, mixed-land use as opposed to segregated use, and continuous aesthetic building typology in lieu of mixed or random typology. (Speights-Binet, 2004, p65)

New Urbanism focuses on the previously mentioned two broad scales; the urban scene in cities, and the smart urban sprawl. Regarding all of these two scales the 'Congress for the New Urbanism' in its 'Charter' asserts that "We stand for the restoration of existing urban centres and towns within coherent metropolitan regions, the reconfiguration of sprawling

suburbs into communities of real neighbourhoods and diverse districts, the conservation of natural environments, and the preservation of our built legacy". (CNU, 2007).

However, the revitalization of inner cities has a corner stone in the formulation of New Urbanism understandings. The message of the congress in Milwaukee (CNV VII, 1999) went something like this: it is not a matter of suburban projects, but primarily of revitalizing inner cities. (Bodenchatz, 2006, pp269-270). In this connection, two main fields of activity can be distinguished: on the one hand, the projects that target the revitalization of downtowns, which are for the most part privately financed, and on the other, the highly-subsidized projects targeting the renewal of inner-city residential areas inhabited by ethnic minorities, as considered to be the products of a failed social housing policy.

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The urban scene in Beirut is different. The city is shaped after a long history of confrontations and wars that profoundly affected the entire city specially its downtown. The historical downtown was completely destroyed during the civil war 1975-1990. Now it is promoting a number of key projects that aim at re-shaping the urban features of the city. Saifi Village is one of the features of downtown reconstruction projects. It is a privately financed residential compound at downtown that is based on the traditional aspects of community design. This project reflects in much of its features the characteristics of new urbanism concept.

2. Inner City 'New Urbanism' Development

The fourth annual Congress of New Urbanism 'CNU' in 1996 witnessed the declaration of the 'Charter of the New Urbanism'. It outlines principles for building better communities, from the scale of the region down to the block. (CNU, 2007) The Charter draws a conceptual image of communities as ones that are based on a conservative vision; moreover, it configures some development practices to support the New Urbanism principles. These principles are combining features of traditional community planning with new ways of organizing daily life in a rapidly changing world. In a much more developed step, and to put the Charter of New Urbanism in a practical framework, the CNU developed a number of "Principles for Inner City Neighbourhood Design," strategies for rebuilding public housing into vital and vibrant neighbourhoods. –it was primarily used to help the U.S. Department of Housing and Urban Development and local housing agencies make the most of their HOPE VI investments. (CNU & DHUD, 2005) They are proposed as a set of working principles to be further developed and re-configured through practice. These principles include: citizen and community involvement, economic opportunity to local and minority businesses, diversity of housing types and people ages, races, and incomes, drawing the outlines of neighborhoods as compact, pedestrian-friendly, and mixed use, streets as places of shared use, and public open spaces as to provide opportunities for recreation and appropriate settings for civic buildings. Moreover, these principles draw special treatments for: infill developments, city-wide and regional connections, safety and civic engagement, dwelling as mirror of self, local architectural character, design codes, and finally mixed use as to support the functions of daily life.

Figure 1: New Urbanism city center revitalization projects (Fig. 1-a) Riverfront development in Providence RI, USA. (Fig. 1-b) Martin Luther King, JR. Plaza revitalization project in Philadelphia

2.1. The vitality aspects of inner city New Urbanism development

Applications of New Urbanism for inner-city revitalization involve a wide variety of situations, including the replacement or retrofit of public housing projects, brownfield redevelopment efforts, transit-oriented development, and garden-variety urban infill projects of all shapes and sizes. (Bohl, 2000, p766) In Louisville, KY, New Urbanism has been adopted as part of a multi neighborhood "Sustainable Urban Neighborhoods" (SUN) initiative addressing five major areas of revitalization, including human development, economic development, housing, crime, and planning and communication (Evans-Andris, 1999).

(Figure 1-a)

(Figure 1-b)

While New Urbanism's primary role involves SUN's activities, its implementation cuts across other revitalizing areas as well. One of these areas is user participation and the integrated decision process developed through Neighborhood "charrettes" (intensive design workshops). It has been employed as part of community building and communication activities "to generate a shared community and neighborhood vision through bottom-up participation" (University of Louisville, 2000). On the other hand, the evaluation of different inner city New Urbanism developments highlights other six core values that are directly influence the revitalization of city centre; local character, high connectivity, increasing density, mixed land use, adaptability, and creating high quality public realm.

These values could be seen in Hiostric CBD, mixed-use riverfront development in Providence RI, USA. The new urbanism development seeks to expand the downtown's position in the region by increasing its development capacity for urbane living and working. A major goal is to improve the city's image and civic identity by extending its historic pattern of walkable streets and parks to bordering areas and the waterfront. (Figure 1-a)

Another example is Martin Luther King, JR. Plaza revitalization project in Philadelphia, PA USA. The Plaza has been replaced with new streets and contextual architecture, reconnecting the old public housing site to the revitalizing existing fabric of the community. A range of housing types for a mix of incomes and new commercial, institutional and open space use has brought new life to a working-class row house community. (Figure1-b)

From another stand point, an important aspect of New Urbanism's historic city centre revitalization comes out of the way that it is now being applied to the inner city public housing projects. These practices involve the rehabilitation and retrofitting of existing buildings and infrastructure, the preservation of historic buildings, and the addition of new sections to existing neighborhoods. The Fourth Ward Revitalization Plan in Houston involves all three elements, including the preservation of historic houses and hand-laid brick streets built by freed slaves in the Freedman Town's Historic District. The project is attempting to weave together 1,200 new and rehabilitated mixed-income units with the historic Freedman district and Houston's central business district (CBD), which is directly adjacent to the site (CNU, 1999).

In Pittsburgh, New Urbanism is being used to revitalize existing inner city neighborhoods and "refill" urban renewal sites that have stood vacant for decades. A paper presented by Deitrick and Cliff (2000) identified three types of New Urbanism applications involving four inner-city neighborhoods in Pittsburgh: scattered site infill, neighborhood infill, and community refill (Crawford Square, Hill District). These neighborhoods have involved both the rehabilitation of structures and the construction of scattered buildings, blocks, neighborhoods, and entire districts within the inner city. The Crawford Square, the community refill project, has met goals to create a walkable, mixed-income neighborhood, change the perception of the Hill District as a place to live and work, and act as a catalyst for additional residential and commercial developments. (Figure 2) (Fitzpatrick, 1996).

Figure 2: New Urbanism city centre revitalization and community refill project in Pittsburgh (Crawford Square, Hill District).

3. The role of New Urbanism in Revitalizing City Center

The practices of New Urbanism in city centers, aim mainly to create a vital urban realm that the neighbourhoods fit within. This matrix of the interrelated activates and functions involves many people including practitioners (architects, engineers, planners, landscape architects and many more), local and central government agencies, property developers and investors, community groups and the public. They have varying interests, perspectives and criteria by which

they assess the merits of urban design activity, and consequently the vitality scale. However, there are many domains that contribute to vitality formulation – economic, environmental, social or cultural; tangible or intangible. The role of New Urbanism injections to inner cities is mainly related to the overall quality of urban design realm that the practices of New Urbanism creates. (ME. 2005)

However, the paper highlights eight core values of urban design that are specifically formulated using the "Principles for Inner City Neighbourhood Design, as they reflect the features of vitality perspective at the city centre. The following table summarizes these elements, and the key economic, social and environmental vitality findings for each. (ME, 2005)

Table 1: Vitality matrix: Correlating "Principles for Inner City Neighborhood Design" PICND with Vitality Aspects

PICNP	Local Character	Connectivity	Density	Mixed Use	Adaptability	H. Q. Public Realm	I. Decision-making	User Participation
Citizen and Community Involvement	☐	☐				☐	■	■
Economic Opportunity	☐	☐	☐	■	☐	☐		
Diversity	☐		■	☐	☐	■		☐
Neighbourhoods	■	■	■	■		☐	■	■
Infill Development	☐	■	■	■	■	☐		☐
Mixed Use		■	☐	■	☐	■		
City-wide and Regional Connections	☐	■			☐	☐		
Streets	■	☐	☐	☐		■		
Public Open Space	■	☐	☐	■		■		☐
Safety and Civic Engagement		☐	■	☐		☐		
Dwelling as Mirror of Self	■			☐	☐	☐	■	■
Accessibility		■	☐	☐		☐		
Local Architectural Character	■			■	■	☐		
Design Codes	■		■	■	☐	■	☐	☐

4. The Redevelopment of Beirut City Center

During the Lebanon Civil War (1975-1990), the conflict segregated the population along sectarian lines; and the city was divided into two halves, namely: East Beirut, which was predominantly Christian; and West Beirut, which was predominantly Muslim. The displacement and relocation of a large number of people created new poles. The reconstruction period that followed the 1975-1990 Lebanese war is perceived as a necessary condition for and sign of the renaissance of Lebanon. Consequently, the renaissance of Beirut has acquired something of a symbolic significance. (ESCWA, 2005, pp 13-18).

Given its location, economic and symbolic implications, and the extensive damage it suffered, the Beirut Central District (BCD) was considered as a separate item in the reconstruction programme. A consultancy firm, Dar Al Handasah, developed a project for the Government. However, owing to an exhausted national treasury, the project failed to be implemented. Subsequently, a single real estate company, namely, SOLIDERE, was established to develop the city centre. This company, capitalized partly by cash subscriptions from investors and partly by issuing shares, expropriated the central district perimeter. (ESCWA, 2005, pp 13-18).

4.1. SOLIDERE's Development Concept and strategy

Solidere's strategy has always been to stimulate high quality real estate development in the city centre. (Solidere, 2005, pp42-47) Its support to investors has expanded in the last few years to cover project design. Moreover, the company engaged in consultancy with Lebanese and international architects to prepare concepts designs for a number of lots, with obvious benefits for prospective buyers, to whom Solidere sometimes sells land with a real estate program, architectural design, and possibly a development package.
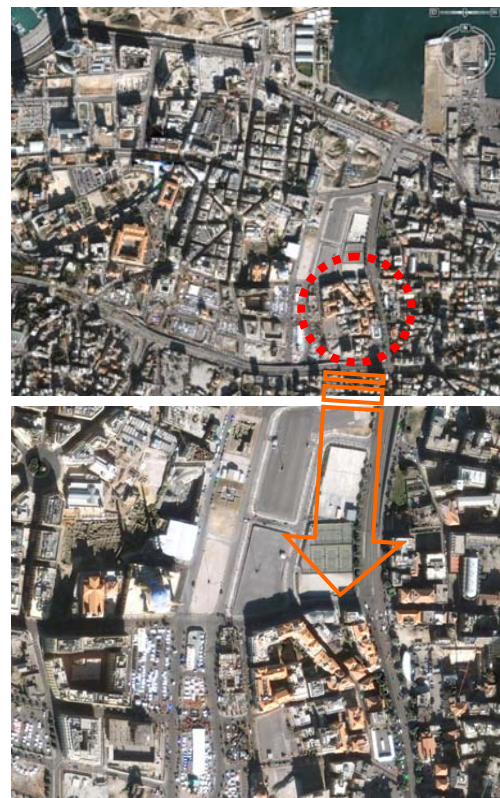

Figure 3: Saifi Village in Beirut Down Town context.

Table 2: New Urbanism Developments' vitality aspects (ME. 2005)

	Economic aspects	Social and Cultural aspects	Environmental aspects
Local Character	Attracts highly skilled workers and new economy enterprises Assists the promotion and 'branding' of cities and region Contributes a competitive edge by providing a 'point of difference' Potentially adds a premium to the value of housing	Reinforces a sense of identity among the residents of a neighbourhood Encourages people to become actively involved in managing their neighbourhood Offers choice among a wide range of distinct places and experiences	Supports conservation of non-renewable resources
Connectivity	Increases viability of local service shops and facilities Increases a site or area's accessibility, thereby enhancing land value	Enhances natural surveillance and security Encourages walking and cycling, mainly for non-work trips, leading to health benefits Shortens walking distances, encouraging people to walk	Vehicle emissions are reduced through fewer non-work trips
Adaptability	Contributes to economic success over time Extends useful economic life by delaying the loss of vitality and functionality	Increases diversity and duration of use for public space Gives ability to resist functional obsolescence	Supports conservation of non-renewable resources
Mixed Use	Enhances value for those preferring a mixed-use neighbourhood Utilises parking and transport infrastructure more efficiently Increases viability of local service shops and facilities Significantly lowers household expenditure on transportation	Improves access to essential facilities and activities Provides convenience Encourages walking and cycling, leading to health benefits Reduces need to own a car Increases personal safety Can enhance social equity	Reduces car use for local trips (but minor impact on commuting) and hence emissions
Density	Provides land savings Provides infrastructure and energy savings Reduces the economic cost of time allocated to mobility Is associated with concentration of knowledge and innovative activity in urban cores	Is difficult to disentangle from the benefits of mixed use and other factors Can contribute to social cohesion Tends to promote health through encouraging greater physical activity Enhances vitality	Reinforces green space preservation if linked into clustered form Reduces run-off from vehicles to water Reduces emissions to air and atmosphere May conflict with micro/local green space needs
High Quality Public Realm	Attracts people and activity, leading to enhanced economic performance Public art contributes to enhanced economic activity	Higher participation in community and cultural activities Increased use of public space Gives greater sense of personal safety Attracts social engagement, pride and commitment to further achievements Public art contributes to greater community engagement with public space	
Integrated Decision-making	Coordinates physical design and policy in related areas to ensure the benefits of good urban design are realized or enhanced	Encourages people to take advantage of opportunities presented by good urban design Provides equity of opportunity for a range of people to benefit from good urban design	
User Participation	Makes more effective use of resources Offers process cost savings by encouraging user support for positive change	Improves fit between design and user needs Develops user ownership of positive change Enhances sense of community Enhances sense of wellbeing Legitimizes user interests Enhances democracy	

The Solidere real estate strategy is based on consecra-tion of the city centre's character as a global retail district and constitutes a major step towards complet-ing critical mass there. Quality space earlier put on the market by Solidere includes new construction as UN House, Saifi Village, the embassy compound and Rue de France complex. Alongside its own projects, the Company continues to develop and share with inter-ested investors real estate and architectural concepts relating to Saifi Village or to other commercial or multiuse projects.
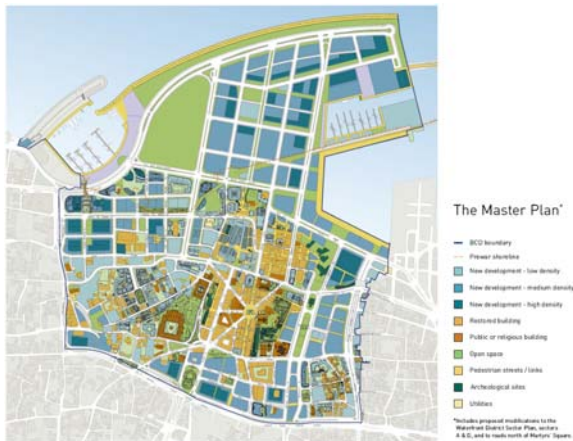

Figure 4: SOLIDERE plan to the redevelopment of Beirut Down Town.

5. Saifi Village: a prototype of City Center's Infill New Urbanism Development

5.1. Saifi Village project

Saifi Village, also known as Le Quartier des Arts, is an upscale, residential neighbourhood located at the southeastern periphery of Centre Ville of Beirut. The village is bordered by Rue Charles Debbas to the south, Rue George Haddad to the east, Rue Gouraud to the north, and Rue Ariss & Kanaani to the west. (Solidere, 2004)

The Village is a cluster designed by Nabil Gholam on 2.937sq m of land, offers 10.100 sq m of residen-tial and 670 sq m of commercial floor space. The clus-ter is formed of five buildings with facades along the streets. They are organized in a traditional way around a garden courtyard, which constitutes 30% of the total site area, providing private terrace gardens. In the cen-tre is a three-floor, five –flat building from the 1940s, restored by Solidere.

Inspired by the Beirut architecture of the 1950s, the five- or six-floor buildings use materials and pastel colours faithful to the neighbourhood's character. The apartments' design takes into account the Mediterra-nean climate, they draw on the best features of the central hall plan. Ranging from one to four bedrooms, the latter as penthouse duplexes, the apartments bene-fit from modern amenities. (Solidere, 2005, pp42-47) The commercial success of Saifi Village project led Solidere to initiate concepts for extensions to Saifi Village. A number of development lots were accor-dingly sold with their concepts.

Figure 5: Saifi Village: New Urbanism features.

5.1.1 Landscaping Elements

Saifi Village is inspired in its design by the tradi-tional neighbourhood. The low rise apartment blocks are designed to give the impression of small-scale street architecture. Soft pastel shades reflect the colour palette used on the restored buildings.

The use of landscaping elements is regaining its 'urban village' character. A network of landscaped central courtyards and walkways helped creating a pleasant living environment. The treatments of hard-landscaping run parallel to real estate development's approach. Roads are paved with basalt, sidewalk with bricks and pedestrian area with cobblestone. Different street furnisher is used to ensure sense of traditional place, such as street lighting, signage and bollards. (Solidere, 2001).

On the other hand, the traditional Lebanese triple arcades, the wooden window-frames, the arabesques, the old wrought iron, the pillars, the diverse decorations and the use of red clay tiles with colours ranging from reddish ochre and yellow to white and blue, reveal the charm of the buildings while safeguarding their authentic local intimacy.

The Saifi district, as a part of old Aswq of the downtown Beirut that once included Souq al-Najjarin, Carpenters' Street, has now transformed to a vernacular bazaar area. As for the shops whose fronts open on the little streets and passages, they are now art galleries, antique and souvenir shops, bookshops, cafés and restaurants. (Matar, 2007)

6. The role of Saifi Village New Urbanism in revitalizing Beirut City Center

Saifi Village as a direct application to the New Urbanism's principles add to Beirut City Centre an important vitality dimension. It made the City Centre more authentic and less placeless. That is formulated by the return to concepts of 'neighbourhood and community' that once upon a time gave such vibrancy, coherence, continuity, and stability to urban life. It stimulates the collective memory of a more civic past to be recaptured by a proper appeal to traditional symbols. (Harvey, 1997, pp1-3)

However the impact of Saifi Village -as a New Urbanism development- in revitalizing Beirut City Centre could be addressed within the outlines of the previously mentioned key points as follows:

Saifi Village as a New Urbanism project that respects and supports ……

- ***Local character:*** helps in the promotion and branding of Beirut, potentially add a premium to the value of housing, reinforce a sense of identity among residents, and encourage them to help actively manage their neighbourhood, and encourage the conservation and responsible use of non-renewable resources.

- ***Connectivity:*** make local shops and facilities more viable, enhance people's safety and security by encouraging surveillance, and reduce vehicle emissions through fewer cars being used for non-work trips.

Figure 6: Saifi Village: Community Facilities.

- ***Density:*** [in conjunction with other conditions, such as mixed use, good building design and adequate open space]: help concentrate innovative activity in the city centre, promote social connectedness and vitality, and help encourage greater physical activity, with consequent health benefits.

- ***Mixed use:*** [in conjunction with other factors including connectivity and a relatively high intensity of different uses]: offer people convenience, choices and opportunities, increase the viability of local shops and facilities, increase personal safety, and enhance social equity.

- ***Adaptability:*** extend the useful economic life of buildings and public spaces, increase the diversity of uses and users in a public space, and the length of time it is used for, encourage the conservation of non-renewable resources.

- ***High quality public realm:*** lead to enhanced urban economic performance by attracting more people and activities, encourage greater participation in community and cultural activities, enhance civic pride and commitment to the community, enhance personal safety, and increase the use of public space.

- Integrated decision-making: increase opportunities for greater numbers of people to benefit from good urban design, and allow urban design to produce the greatest possible benefits by working with complementary economic, social and environmental policies.

- User participation: develop a greater sense of 'user ownership' over changes, and legitimise user interests, enhance a sense of community and local democracy.

Table 3: Applying vitality matrix: Correlating "Principles for Inner City Neighborhood Design" PICND with Vitality Aspects to Saifi Village

PICNP	Performance Evaluation of the PICND in Saifi Village	Local Character	Connectivity	Density	Mixed Use	Adaptability	H. Q. Public Realm	I. Decision-making	User Participation
Citizen and Community Involvement	✗ ✔	✔	✗				✔	✗ ✔	✗ ✔
Economic Opportunity	✗	✗	✗	✗	✗ ✔	✗	✗		
Diversity	✗	✗		✗ ✗	✗	✗	✗ ✗		✗
Neighbourhoods	✔	✔ ✔	✔ ✔	✔ ✔	✔ ✔	✔		✔ ✔	✔
Infill Development	✔	✔	✔ ✔	✔ ✔	✔ ✔	✔ ✔	✔		✔
Mixed Use	✗ ✔		✗	✔	✔ ✔	✔	✗ ✔	✗	
City-wide and Regional Connections	✔	✔	✔ ✔			✔	✔ ✔		
Streets	✔	✔ ✔	✔	✔	✔		✔ ✔		
Public Open Space	✔	✔ ✔	✔	✔	✔ ✔		✔ ✔		✔
Safety and Civic Engagement	✔		✔	✔ ✔	✔		✔		
Dwelling as Mirror of Self	✗ ✔	✗ ✔			✗	✗	✗	✗ ✔	✗ ✔
Accessibility	✔		✔ ✔	✔	✔		✔		
Local Architectural Character	✔	✔ ✔			✔ ✔	✔ ✔	✔		
Design Codes	✔	✔ ✔		✔ ✔	✔ ✔	✔	✔ ✔	✔	✔

On the other hand, some excessive treatments caused the project's role to be criticised as follows:

- Building a community, must consider design along with social and economic development. The physical components of Saifi community are treated separately without an equivalent parallel attempt to develop the social, economic community dimensions. That threats the project as to be beautifully designed, but does not integrate families of diverse incomes that leads to become pockets of wealth. (CNU & DHUD, 2005)

- The project is somehow dissociated from the accompanying traditional dwelling layouts, some superficial treatment of arches, corbelled balconies and red-tiled roofs is nothing but quickly concocted historical reference.

- The streets and squares in Saifi Village that are presented as open to the public are guarded so heavily by security personnel that visitors sometimes feel unwelcome (ESCWA, 2005, pp 13-18).

- Despite the effort to provide outdoor spaces, which are significantly lacking in the city, the objective is not fully attained because the spaces in Saifi Village are gentrified. In order for those spaces to be invested by the population, they have to lend themselves to public activities. Recently, the neighbourhood witnessed the opening of art galleries supported by temporary art exhibitions in an effort to attract more people. (ESCWA, 2005, pp 13-18).

Moreover, table 3 shows the vitality matrix that correlates different 'Principles for Inner City Neighborhood Design' -applied to Saifi Village- with the key vitality aspects of Beirut Central District (BCD). It classifies the vitality impacts of different features of New Urbanism in Saifi Village to either positive or negative. However, it could be used to determine the weak points of New Urbanism practices in Saifi Village to be further developed.

7. Conclusions

The 'New Urbanism' movement emerged as to solve the conflict between the new developments' sprawl pattern and the need for capturing the traditional sense of community and its subsequent behaviours. The movement principles configure its conceptual understanding to much more than just an idealistic visionary one. The paper traces different dimensions of New Urbanism's practices in inner city to formulate an understanding to its role in revitalizing city centre.

On the other hand, it determines eight key aspects to discuss the role of 'New Urbanism' projects intervention in revitalizing city centres: 'local character, connectivity, density, mixed use, adaptability, high quality public realm, integrated decision-making, user participation'. Moreover, it develops a two dimension matrix to formulate the relation between different Principles for Inner City Neighbourhood Design and the key urban vitality aspects. It applies this matrix to Saifi Village –as a typical New Urbanism Development- to investigate its role in revitalizing Beirut City Centre.

Reading this matrix, it could classify the vitality impacts of different features of New Urbanism in Saifi Village to either positive or negative. The matrix shows that the diversity in Saifi Village as a community, and the economic opportunities created within

the community are the most negative points in the formulation of the Saifi Village neighbourhood that influence both the neighbourhood vitality and the vitality of Beirut City Centre as well. Moreover, the involvement of residences in community life, the type of mixed land use applied to the neighbourhood and the treatments of dwellings as mirror of residences personality all have both positive and negative effects. Meanwhile, all formulation aspects that draw Saifi Village as an infill development in the Beirut City Canter, in a form of a residential neighbourhood, with all of its human scale streets, public open spaces, and local architectural charter developed using a firm design codes have positive impacts. Moreover, the connection of Saifi village to Beirut City Centre, and the easiness of the neighbourhood accessibility, enhance the safety and consequently add a positive value to revitalizing the city centre.

Finally, the paper discusses the potentials of Saifi Village -as one of the few neighbourhoods that survived the Lebanese civil war, offering a sound balance between commercial needs and activities, outdoor spaces and low-rise dwellings- in revitalizing the down town. Moreover, it highlights key problems that decelerate its impact.

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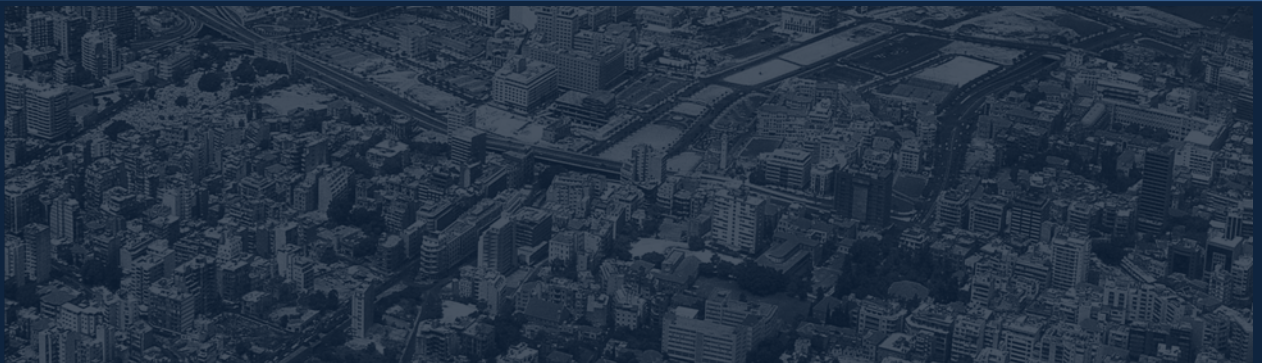
Paper No. 4

Call for Papers

Instant Cities: Emergent Trends in Architecture and Urbanism in the Arab World

1-3 April, 2008   American University of Sharjah, UAE

Organized by:
The Center for the Study of Architecture in the Arab Region
In Collaboration with
School of Architecture and Design, American University of Sharjah, UAE

Keynote Speakers:

Anthony D. King, Emeritus Professor, State University of New York, USA
Speech title: Thinking Through Cities: Identities, Modernities, Globalities

Besim S. Hakim, Consultant and an independent scholar, USA
Speech title: Eco-Policies and Generative Programs for Sustainable Cities

Introduction

Throughout the Arab region, rapid urbanization fueled by speculation and geopolitical transformations have had a significant impact on architecture. The flow of people, goods and capital into the Gulf states has prompted fundamental changes resulting from economic growth and diversification intended to lessen the dependence on oil revenues. As a result of its ability to entice investors and instantly translate funds into real estate ventures, Dubai has become a prime example and a potential focus of study. Architects and planners struggle to adapt to processes of rapid change and there seems to be little time for reflection on the long-term socio-cultural or environmental consequences of current practices.

The CSAAR 2008 conference will focus on the causes and effects of emergent trends in architecture and urbanism in the Gulf. Media campaigns and journalistic accounts of the extraordinary projects that promise to increase economic vitality and attract tourists have focused attention on the region. However, there have been few attempts to move beyond the descriptive. We invite colleagues from across disciplines to develop analyses that identify, explicate and theorize emergent trends in architecture and urbanism in the Arab region in general and the Gulf states in particular. Questions to be considered include: How has economic progress affected contemporary architecture and urbanism in the Arab region? What theoretical constructs can be employed to explain transformations in the built environment? What can be learned from architecture and urbanism in fast-developing cities like Dubai? How have inhabitants adapted to the effects of urban development?
While the conference is primarily concerned with conditions in the Gulf, organizers invite contributions that address how rapid urbanization affects the production of architecture and the lives of inhabitants throughout the Arab region and beyond.

Topics of Interest

We invite submissions in all areas related to urbanism and architecture, particularly work focusing on bridging the gap between theory and practice. Topics of interest include but are not limited to the following:

Urban Development
- Economic and Urban Strategies
- Culture, Lifestyle and Urbanity
- The Role of Heritage
- Landscape Strategies in Harsh Climates
- Urban, Suburban and Exurban
- New Urbanism/Transit-Oriented Development
- Tensions between Environmental and Economic Sustainability
- Changing Definitions of Public and Private
- Land use, Transportation and Urban Management
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- Segregation as an Urban Strategy
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• Effects of Neo-Liberal Economic Policies (e.g. Free Zones, Privatization, etc.)
• The Role of Infrastructure
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• Environmental Determinism / Economic Determinism
• Postmodernity and the Architecture of Festivals
• Urban fabric, social life and healthy communities
• Approaches to Precedent

Design and Representation
• Simulations and Simulacra
• Depictions of the Arab World in Themed Developments
• Utopias/Dystopias
• The Role of Branding in Selling Buildings and Cities
• Constructing National Identities through Built Form
• Stylistic Tropes
• Representations vs. Reality in Architecture and Urbanism
• Design as a Marketing Tool
• Geometry and Form Generation
• Distributed Design and Global Practice

Important Dates

Deadline for abstracts	(extended) August 30, 2007
Full paper submission	September 30, 2007
Notification of acceptance	December 15, 2007
Deadline for final papers	January 15, 2008

Abstract Submission

Abstract submissions should be approximately 500 words and must be in English. Abstract and full paper submissions should be sent in MS Word or PDF document format. Abstracts should be e-mailed to scientific committee co-chair (jamalq@kfupm.edu.sa). Full paper submissions are required to be done online at csaar submission and review system below.

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List of accepted papers

list of accepted papers can be found here >>

Conference Fees and Registration

Authors are invited to complete the registration process before **January 30th,** 2008. Authors should pay registration fees before **February 28th**. Failing to send the registration fees on or before this date will result in excluding the paper from the proceedings. Click here for online registration>>.

Conference Proceedings

All papers accepted for publication will be published in a conference proceedings, which will be available to delegates at the time of registration. In addition, papers will be published in a volume of CSAAR Transactions on the Built Environment (ISSN 1992-7320).

Location & Accommodation

Information regarding location, accommodation, visa and travel information is available here >>

Conference Program

Draft of conference program available her >>

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Instant Cities: Emergent Trends in Architecture and Urbanism in the Arab World

CSAAR 2008A

School of Architecture and Design, American University of Sharjah, UAE
and
The Center for the Study of Architecture in the Arab Region
1-3 April, 2008

Conference Program

Day I (Tuesday – April 1, 2008)

Time	Activity	
8:30 – 9:30	Registration	
9:30 - 10:15	**Opening Ceremony**	
10:15 – 10:30	Coffee Beak	
10:30- 12:30	**Session 1A:** **The Dubai Enigma**	**Session 1B:** **Contextual Architecture & New Regionalism**
	Fast Track Cities – Dubai's Time Machine ***Alessandro Gubitosi,*** *University of Naples Federico II, Naples, Italy*	Contextualizing Globalization: Towards an Architectural Synthesis in the Gulf Region ***Wael Al-Masri,*** *Dar Al-Omran, Jordan*
	The Landscape of Dubai's Urbanism ***Gareth Doherty,*** *Harvard University Graduate School of Design, USA*	Contextual Architecture for India, Kuwait and Dubai Deira by Reima and Raili Pietilä ***Aino Niskanen,*** *Helsinki University of Technology, Finland*
	Finding the Invisible – Quantifying the 'urban beauty' of Dubai via content analysis of photographs ***Rico Maggi & Claudia Scholz,*** *University of Lugano, Switzerland*	Tadao Ando and the Genius Loci: the contextual in Abu Dhabi Maritime Museum ***Marwan Basmaji,*** *University of Tokyo, Japan*
	Dubai in Istanbul: The Impact of Gulf Investments Beyond the Gulf ***Zeynep Aygen,*** *University of Portsmouth, UK*	Places à la Carte: The Packaging of Places and Urban Tourism ***Lineu Castello,*** *Federal University of Rio Grande do Sul, Brazil*
	Creating the "Arabian" Architectural Style ***Mamdouh Mohamed Sakr,*** *Independent Scholar, Egypt*	Damascus, a Late Comer to the World of Globalization: Have We Started on the Wrong Foot? ***Rafee Ibrahim Hakky,*** *University of Bahrain, Bahrain*

12:30 – 13:30	Lunch Break	
13:30 - 15:30	**Session 2A:** **Emergent Urban Patterns & Life Style**	**Session 2B:** **Neo-Traditional Design**
	City Culture, Urbanity and the Creative Cities Debate: What makes Berlin (still) a Creative City? **Steffen Lehmann,** *The University of Newcastle, Australia* Desert Bases: America's New Model for the Middle East **Mark L. Gillem,** *University of Oregon, USA* Instant City: City as Recreation/Re-Creation **Isaac Lerner,** *Eastern Mediterranean University, Turkey* The Creation of People's Lifestyle Expectations: Advertising New Mega Scale Projects **Shatha Malhis,** *Petra University, Jordan* Understanding Urban Systems and Sprawl in the UAE: Case Studies from Ajman, Sharjah, Dubai and Abu Dhabi **Ali Taileb, Ali Arbaoui & Bouzid Boudiaf,** *Ajman University of Science & Technology Network, UAE*	New Urbanism: Revitalizing Historic City Centers, Beirut Case **Khalid S. Al-Hagla,** *Alexandria University, Egypt* Shape is the Trace of Time **Jenny Quillien,** *Laboratory of Anthropology, USA* The Role of Environmental and Cultural Heritage in Rebuilding The Afghan Cities **Bashir A. Kazimee,** *Washington State University, USA* Child-Friendly Cities: Iranian Perspective **Minoo Gharahbeiglu,** *Tabriz Islamic Art University, Iran* Public Participation and Urban Development in Islamic Countries **Golrokh Sepasdar & Magda Sibley,** *The University of Liverpool, UK*
15:30 – 15:45	Coffee Beak	
15:45-16:45	**Keynote Address I** Thinking Through Cities: Identities, Modernities, Globalities, **Anthony D. King, USA**	
19:30 – 22:30	**Conference Dinner (Optional)**	

Day II (Wednesday – April 2, 2008)

Time	Activity	
8:45 – 9:00	Coffee Beak	
9:15-11:15	**Session 3A: Cities, Representations and Branding**	**Session 3B: Ecological and Social Sustainability**
	Cultural City Branding **M Alaa Mandour,** *Sultan Qaboos University, Oman*	Dubai (Re)active Urbanisms **Sabine Müller & Andreas Quednau,** *Technische Universität Karlsruhe/ Technische Universität Berlin, Germany*
	Icarus Landed: Re-presenting the Urban Realm **Brian M. Ambroziak,** *University of Tennessee, USA*	Re-inventing the Desert Landscape: New Tourist Typologies in Morocco's Grand Sud **Aziza Chaouni,** *University of Toronto, Canada*
	Rediscovering the Island: Scenes from the New Spaces of Capital in Doha, Qatar **Khaled Adham,** *United Arab Emirates University, UAE*	Sustainability: The challenge of urban development strategies in the Gulf **Florian Wiedmann,** *University of Stuttgart, Germany*
	The Stranger's Path: Exploring the Cultural Landscape of Urban Form **B.D. Wortham-Galvin & Isaac Williams,** *University of Maryland, USA*	Urban Planning Strategy for Tubli Bay Area Focusing on Conservation and Protection Measures **Ahmed Mohamed Shalaby,** *Cairo University, Egypt*
	The Ephemeral Façade: The Fashion of Construction Wall Design and its Ephemeral Mode of Existence reflecting Korean Modernity **Seung Han Paek,** *University of Cincinnati, USA*	Proposal of Sustainable and Eco-exurban Communities at the Western Desert Development Corridor in Egyp*t* **Ahmed Elseragy & Amira Elnokaly,** *Arab Academy for Science and Technology, Egypt*
11:15 -11.30	Coffee Beak (on house)	
11:30 - 13:30	**Session 4A: Built Form and Identity (Re)Construction**	**Session 4B: Urbanism and Cultural Heritage**
	Strategic Design Guidance on Tall Buildings in the Arab Region **H Elkadi; S. Roulac ; K. McPhillips &A. Shaheen,** *University of Ulster, UK / Roulac Global Places, USA*	Globalization, Economics and Museums: Saadiyat Island's Cultural District in Abu Dhabi, UAE **Seth Thompson**, *American University of Sharjah, UAE*
	What is the concern of Identity in the 21st century city? **Adina Hempel & Mirco Urban,** *Urban Architecture / Project, Hamburg, Germany*	The Cultural Influence in the Design of Urban Environment **Fatima Abbas zadeh, Ahmad Bashri & Nasser Mohseni.** *University Technology Malaysia/ University of Azad Islamic, Mashhad, Iran*

	Dar es Salaam: Refurbishment of the Harbor Zone as a Tourist Attraction and Better Economy **Christine Kohlert,** *DEGW, Germany* Fast Developing Cities & Sustainable Strategies: Globalization and Vernacular Architecture & Urbanism **Omid Rahaei & Parvin Ghaemmaghami,** *Dezful Azad University / Iran University of Science and Technology, Iran* The Transformations of Architectural Identity in Makkah **Wadia Ali Albarqawi,** *The University of Sydney, Australia*	Islamic Architectural Heritage and the Socio-cultural Environment in the Gulf. **Roger Tyrrell & Abbas Mu'azu,** *University of Portsmouth, UK* On the Move Mapping Marginal Shifts **Mustapha Madi & Dolly Daou .** *Dar al Handasah, Lebanon / University of South Australia, Australia*
13:30 – 14:30	Lunch Break	
14:30 -16:30	**Session 5A:** **Reflections on Architecture & Urbanism**	**Session 5B:** **Urbanism, Infrastructure and Information Technology**
	The City of Confluence **Richard Marshall,** *Woods Bagot, Australia* Architecture of Reconciliation **Roger Tyrrell & Simon Astridge,** *University of Portsmouth, UK* Cities of Light: A vision for Future Cities **Gehan Ahmed Nagy,** *The Higher Technological Institute, 10th of Ramadan city, Egypt* Landscape Urbanism and the Politics of Control: Strange Bedfellows in the Middle East and Asia **Steven Velegrinis,** *Green Concepts LLC, Dubai/ University of Western Australia* Segregating Jerusalem: The impact of Israeli Wall on Transforming Jerusalem North West Villages' Urban Structure. **Salem Thawaba & Yazeed ElRifai,** *Birzeit University, Palestine*	Virtual Urban Infrastructure: Towards a Practical Agenda for an Integrative 3D Model of Emerging Arab Metropolitan Cities **Abeer Shaheen,** *University of Ulster and Harvard University Graduate School of Design* Identification of Suitable Areas for New Desert Hinterland Communities in Aswan - Egypt **Mohab Elrefaie,** *Ain Shams University, Egypt* Tourist Navigation System - the Start/ End Journey: Space Syntax approach **Nabil Mohareb,** *UAE University, UAE* Transportation Accessibility: The Case of Khartoum, Sudan **Khalid Fatih Elaleim Ibrahim,** *Sudan University of Science & Technology, Sudan* The Strategic Planning of Post Disaster Reconstruction **Aulia Sofyan,** *University of Queensland Australia, Australia*
16:30 – 16:45	Coffee Beak	
16:45-17:45	**Keynote Address II**	

	Eco-Policies and Generative Programs for Sustainable Cities, **Besim S. Hakim, USA**	
18:00-18:30	**Conference Closing Remarks**	

Day III (Thursday – April 3, 2008)

Time	Activity	Location
9:00 -13:30	**Dubai/Sharjah Tour**	
13:30 – 14:30	**Lunch (Optional)**	

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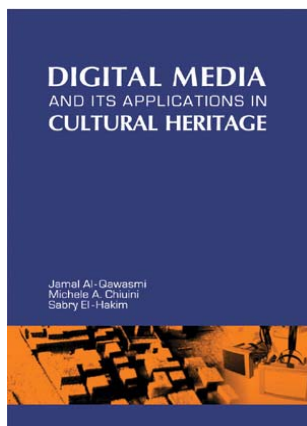
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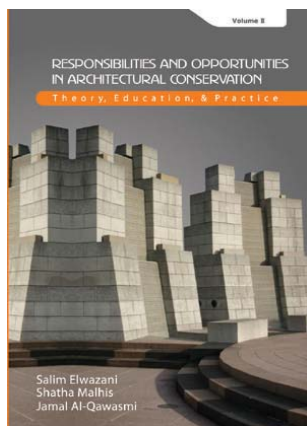
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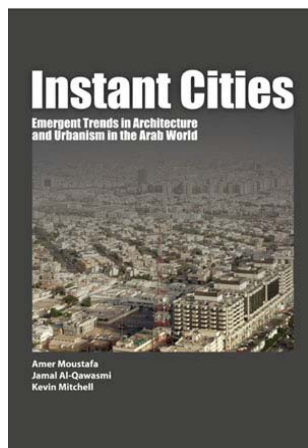**ISBN:** 978-9957-8602-7-1 (Volume II)

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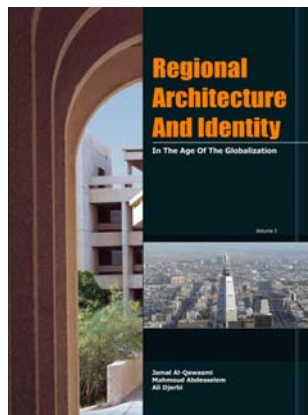
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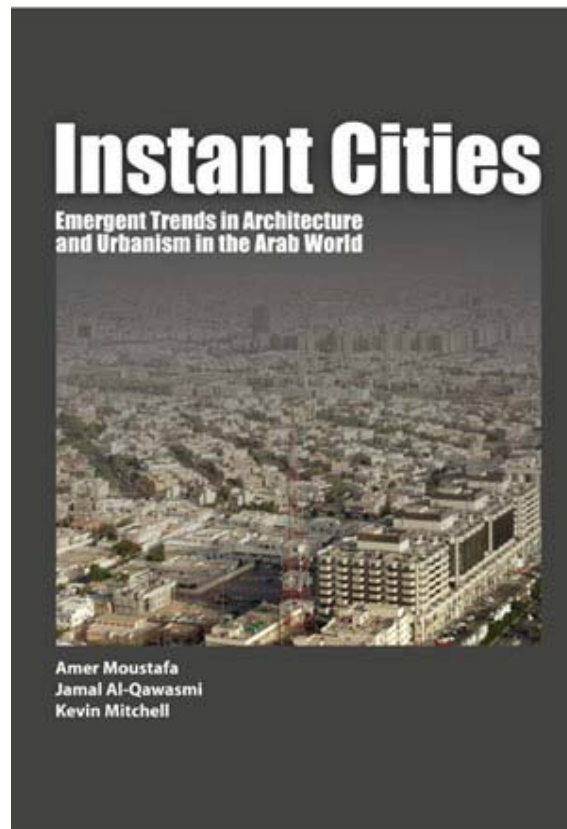
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