



MANSOURA UNIVERSITY
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DEPT. OF ARCHITECTURAL ENGINEERING,

Urban Heritage Sites' Sustainable As an Approach to the Intermediate Cities Development (Applied Study for Mansoura - Egypt)

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ABSTRACT

During the last decade, the researches mainly focused on the development of the huge cities- megalopolis. In the same time, the studies neglected intermediate and small cities, their development and the problems facing them. Despite these cities are inhabited by 62.5 % of the world population¹, contain most of the housing units. Most of the intermediate cities are located in the developing countries and suffering from many problems due to the lack of their resources. Most of these cities have urban heritage sites might be suffering from abuse, deterioration and negligence. The UIA-CIMES program was established under the auspices of UNISCO and UIA², its main objective is establishing a co-operation network for exchanging the experiments and experiences among intermediate cities, presenting their problems and solving their problems. The research aims to utilize this network in solving one of problems of an intermediate city through study and analyze the pioneer experiments of two intermediate cities (Izmir and Beirut) that succeeded to develop their cities through their urban heritage sites development projects. Making the benefits of these experiences for the Sustainable of urban heritage in other intermediate cities in the developing countries by applying them through a sustainable development vision on the city of Mansoura (an Egyptian intermediate city) as an applied study which its heritage city center suffering from problems and threatened with extinction.

Key Words: Intermediate cities, Sustainability, Urban heritage sites, Izmir, Beirut, Mansoura, Heritage city center

The research includes three parts, the part one (the theoretical study) is presented in the chapter one and two, the part two (the analytical studies) is presented in the chapter three, the part three (the applied study) is presented in the chapter four. The research ends with the conclusions and recommendation.

Chapter I : INTERMEDIATE CITIES

The chapter one includes the presentation of the intermediate cities, their definitions and problems, CIMES³ program, its role and objectives, the CIMES's co-operation network, the recent list of CIMES's cities, how we can utilize this network in solving the problems of the intermediate cities (that will be applied in chapter three). The research also presents the surveys which have been implemented through the three phases, then, it presented the analytical studies of the first survey that help us to be more identify about intermediate cites, their roles, typologies, forms, monuments and heritage assets. The research concentrates through the analytical studies of the first survey on the conception of the Monuments, symbols and representative elements in CIMES survey which illustrated that

¹ Llop, J. M & Bellet, C (December 2009), "**Looking at Other Urban Spaces: Intermediate Cities**", Archcairo 2009 5th international conference -Cairo University, Egypt.p.1

² UIA: The International Union of Architects

³ **CIMES:** (CI +ME +s) means (CIUTATS INTERMEDIIES) in Catalan language (used in Spain) which mean (Intermediate Cities) in English according to Prof. Josep M^a Llop Torne, the Director of UIA-CIMES program

the 93.3% of the intermediate cities have heritage assets that represents the symbol of the city, that are vary among individual elements with 89% and urban heritage sites with 11% including (the heritage city centers, the urban heritage quarters and districts, and the heritage waterfronts). There are few cities such as Chinese cities mentioned that their recent unique and modern elements such as (sports stadium and telecommunication towers) represent the symbol of the city.

Chapter II : SUSTAINABLE DEVELOPMENT OF URBAN HERITAGE SITES

The chapter two presents the concept of the term of " Heritage", its types, the identification and the differences between the natural and cultural heritage, the forms of cultural heritage that including the urban heritage site. The research mainly aims in this chapter to identify the concept of the urban heritage sites, their values and main facets. The chapter focuses on presenting the risks, threats and problems that are facing the urban heritage sites, their main types and types of response to reduce and protect the urban heritage sites from these risks. The chapter also presents the concept of the strategic planning and the identification of the SWOT analysis as a method used to evaluate the Strengths, Weaknesses, Opportunities, and Threats that are involved in a development project of the urban heritage site. The research in this chapter also discusses the concept of sustainable development, its emergence, and pillars. Then, the chapter focuses on how to sustainable development the urban heritage sites, the difficulties that are facing the strategy, the process of the strategy (which is applied in the analytical and applied studies in the next chapters) such as the process of management, documentation, conservation and investment. Then, the chapter also presents the concept of the tourism sustainable development as one of strategies can be successfully applied in urban heritage sites.

CHAPTER III : THE ANALYTICAL STUDIES

The research in this chapter achieve one of its aims by applying and utilizing from the CIME's networks to present, study and analyze the experiments of two intermediate cites (Izmir-Turkey and Beirut-Lebanon) about the development projects of their heritage city centers, how the projects can solve the problems of the centers and achieving development of them, and making them as a point toward a massive development for the city as a whole.

The first two parts of the chapter start with presenting the history background of each city, its role in its territorial as an intermediate city. There is essential in this section of the chapter to give a background about the city that its heritage city center is the analytical study of the research and it is considerate a part of the urban morphology of the city and its history .Then, the research focuses on the heritage city center as an analytical study by presenting their different aspects, the problems and threats that faced these urban heritage sites, the previous urban development projects, the concept, objectives and processes of the recent development project of the heritage city center.**The third part of the chapter,**

analyzing the two experiments through a comparison study. It finally concludes the results of the study. Making the benefits of these experiments for make a sustainability vision, which can be applied in another intermediate city, which its urban heritage sites are suffering from problems, threats or risks .(In the next chapter).

This research from this chapter concludes that the successful experiments of the intermediate cities aren't related to the location of the city in developing or developed countries. It may be located in developing country, but have a great developed experience resulted from successful experiment in any field,. On the contract, the experiences of some of intermediate that are located in developed countries may be less developed than the others in developing countries in some fields due to their implementations which dates backed to many decades ago.

CHAPTER IV : MANSOURA CITY AS AN APPLIED STUDY

The chapter four applies the benefits that are resulted from the comparison study of chapter three on the heritage city center of Mansoura throughout a sustainability vision. **The chapter is divided to five parts, the part one** starts with presenting the history background of the city, its role towards its territorial as intermediate city,. **The part two of the chapter** focuses on the heritage city center as an analytical study by its different aspects. **The part three of the chapter** analyzing the characteristics of the urban heritage sites and their urban morphology (of the heritage city center of Mansoura , and the previous urban development projects. **The part four** concludes the problems and threats that has resulted from the analytical studies of the heritage city center, it analyzes them through the SWOT analysis to define the strengths, weakness, threats and opportunities of the heritage city center, that will be taken into consideration when the research make the sustainability vision for the heritage city center in **the last part** of this chapter.

The research illustrates through this chapter the importance of the co-operation among the intermediate cities. The research has achieved the main objective of the CIMES program and its network by the exchanging the new ideas and the experiments among intermediate cities. This has helped the research for making a sustainability vision for solving the problems of the heritage city center of Mansoura that are suffering from the deterioration and its heritage assets are threatened with Extinction.

The research also concludes through this chapter that the application of the successful experiment of an intermediate city in the field of the development of urban heritage sites cannot be completely applied on the other cities, due to the different circumstances and factors of each city that are related to (political, social, geographical, problems and threats, legislations and laws, financial resources, economic considerations) factors. But the experiment can be partially applied by its concept, strategy, framework or tools.

THE CONCLUSIONS AND RECOMMENDATIONS: The research in this section presents the conclusions and the recommendations of the research.

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TABLE OF CONTENTS

INTRODUCTION	1
The main aims of the research	2
Secondary aims of the research	2
Hypothesis of the study	2
Curriculum of the thesis	3

PART 1: THEORETICAL STUDY

Chapter I. INTERMEDIATE CITIES Page 6

1-1. Emergence of intermediate cities	8
1-2. Definitions of intermediate cities	9
1-3. The CIMES "intermediate cities and world urbanisation " programme	11
1-4. Surveys on intermediate cities CIMES	16
1-5. The first survey of CIMES	17
<i>1-5-1. The analytical studies of the first survey on intermediate cities</i>	<i>22</i>
<i>1-5-1-1. Cities typologies and forms:</i>	<i>22</i>
<i>1-5-1-2. Physical and population size</i>	<i>23</i>
<i>1-5-1-3. Monuments, urban symbols and representative elements in CIMES</i>	<i>29</i>
<i>1-5-1-4. Urban projects:-</i>	<i>38</i>
1-6. The CIMES's Survey Study Recommendations	42
Summary	45

Chapter II. SUSTAINABLE DEVELOPMENT OF URBAN HERITAGE SITES Page 46

2-1. The urban Heritage sites	47
<i>2-1-1. The Heritage</i>	<i>47</i>
<i>2-1-2. Types of heritage</i>	<i>47</i>
<i>2-1-2-1. Natural heritage</i>	<i>47</i>
<i>2-1-2-2. Cultural heritage</i>	<i>48</i>
<i>2-1-3. Urban heritage sites</i>	<i>50</i>

2-1-3-1. The values of the urban heritage sites	50
2-1-3-2. The main facets of urban heritage sites	51
2-1-3-3. The threats, problems and risks that are facing urban heritage sites	52
2-2. Strategic planning and the SWOT analysis	58
2-3. Sustainable development of urban heritage sites	59
2-3-1. Sustainable development	59
2-3-1-1. Definitions of Sustainability	60
2-3-1-2. The pillars of Sustainable development	62
2-3-2. Sustainable development of urban heritage sites	63
2-3-2-1. The types of difficulties that are facing the development of Urban Heritage sites	64
2-3-2-2. The successful factors of the sustainable development	64
2-3-2-3. The processes of sustainable development strategy in urban heritage sites	65
2-3-3. The sustainable tourism development as a strategy in urban heritage sites	80
2-3-3-1. The sustainable tourism development	82
2-3-3-2. The sustainable tourism development as a strategy in urban heritage sites	83
Summary	84

PART 2: ANALYTICAL STUDIES

Chapter III. ANALYTICAL STUDIES Page 88

3-1. The Intermediate city of Izmir -Turkey	89
3-1-1. Izmir as an Intermediate City	89
3-1-2. History of Izmir	91
3-1-3. Archeological and Urban Heritage sites of Izmir	92
3-1-4. The Heritage City Center of Izmir (Kemeralti) as an analytical study	95
3-1-4-1. The History of Kemeralti	96
3-1-4-2. The Threats and Problems that are facing the Heritage City Center (Kemeralti) through ages:	99
3-1-4-3. The previous urban development processes of Kemeralti	101
3-1-4-4. The Sustainable Development Project of Kemeralti	102
3-1-4-5. The Processes of Sustainable Development Strategy that have been applied in Kemeralti Project	108
3-2. The Intermediate city of Beirut -Lebanon	119
3-2-1. Beirut as an Intermediate City	119

3-2-2. History of Beirut.....	121
3-2-3. Archeological and Urban Heritage sites of Beirut.....	122
3-2-4. The Beirut Central District (BCD) as an analytical study.....	126
3-2-4-1. The History of heritage city center of Beirut.....	127
3-2-4-2. The Threats and Problems that are facing Heritage city center of Beirut (BCD) through ages:.....	132
3-2-4-3. The previous urban development processes of BCD.....	136
3-2-4-4. The BCD reconstruction project- Solidere.....	137
3-2-4-5. The Processes of Development Strategy that Have Been Applied in BCD reconstruction Project:.....	145
3-3. Comparison between the experiments of Both Izmir and Beirut....	164
3-3-1. The Comparison study.....	164
3-3-2. The results of the comparison study.....	170
Summary	173

PART 3: APPLIED STUDY

Chapter IV. Mansoura city-Egypt as an applied study Page 176

4-1. The Intermediate city of Mansoura -Egypt.....	178
4-1-1. Mansoura as an Intermediate City.....	178
4-1-2. History of Mansoura.....	181
4-1-3. Archeological and Urban Heritage sites of Mansoura	184
4-2. The Heritage city center of Mansoura as applied study.....	188
4-2-1. The History of heritage city center of Mansoura.....	192
4-2-2. Socio-Cultural and Economic aspects of the heritage city center.....	196
4-3. The analytical studies for the Heritage city center of Mansoura.....	198
4-4. Results of the analytical studies of the heritage city center	214
4-4-1. The Threats and Problems that are facing Heritage city center of Mansoura:.....	214
4-4-2. The SWOT analysis of the Heritage city center of Mansoura:	220
4-5. Sustainability Vision for the Heritage City Center of Mansoura	222
4-5-1. The Processes of the Sustainable Development projects	226
Summary	233

CONCLUSIONS AND RECOMEDNAITIONS Page 234

. Conclusions.....	235
. Recommendations.....	237

REFERENCE LIST	247.
----------------------	------

THE ARABIC SUMMARY

أ. مقدمة البحث.....	أ.
أ. أهداف البحث.....	أ.
ب. الفروض البحثية.....	ب.
ب. منهج البحث.....	ب.
ج. هيكل البحث.....	ج.
هـ. نتائج الدراسات التحليلية.....	هـ.
ط. نتائج الرسالة والتوصيات.....	ط.

LIST OF ILLUSTRATIONS

FIGURE	ILLUSTRATION	Page
	PART ONE	
	CHAPTER 1	
1-1	The number of urban population according to the size of the urban nucleus	7
1-2	The percentage of urban population to the population in the different world's states in 1999 and 2030	8
1-3	The map of Intermediate Cities CIMES	14
1-4	The surveys of CIMES	17
1-5	The first survey on intermediate cities by CIMES	19
1-6	the standard format of Technical Sheet-record of the first survey of CIMES	20
1-7	The Technical Sheet-record of Lleida city (Spain)	21
1-8	The general sectors of the analysis	22
1-9	Some different Models of CIMES plans	23
1-10	Layouts of Franca -Brazil(Grid Pattern)	23
1-11	Layouts of Vic-Spain (Organic Pattern)	23
1-12	The five sub-sectors of the physical and population sector of the survey	24
1-13	The layouts of Sikasso -Mali illustrates low population and long radius of the city	25
1-14	The Layout of Santiago de Cuba-Cuba, illustrates high population and short radius of the city	25
1-15	The working population in intermediate cities.	26
1-16	The classification of examples of monuments and elements that are representative of the cities of CIMES into 9 groups.	30
1-17	The church of Santo Domingo-San Miguel-Argentina	32
1-18	The church of San Martí in Lleida-Spain	32
1-19	The <u>Manueline</u> Church of the Assumption, El-Jadida	32
1-20	Piazza Maggiore-Bologna -Italy	32
1-21	Historic center ofVic-Spain	32
1-22	The historic downtown of Osijek- Croatia	32
1-23	The historic city center of Beirut-Lebanon	33
1-24	The historic city center of Porto Alegre-Brazil	33

1-25	Aristotelous Historic Square of <u>Thessaloniki-Greece</u>	33
1-26	The seafront of Volos-Greece	33
1-27	The seafront of Beirut-Lebanon	33
1-28	The waterfront of Lausanne-Switzerland	33
1-29	The 19th century Train Station in Izmir-Turkey	34
1-30	Old railway station currently being restored into a museum ,Granada-Nicaragua	34
1-31	The Historical bridge of Zargoza-Spain	34
1-32	The city hall of Porto Alegre-Brazil	35
1-33	The town hall of kolin	35
1-34	The Town hall of Murcia-Spain	35
1-35	The municipal palace of Mansoura-Egypt	35
1-36	The palace de los López (the seat of the <u>government of Paraguay</u>)- Asunción-Paraguay	35
1-37	The Grand Serail -Beirut-Lebanon	35
1-38	The Congress Center of Perpignan -France	36
1-39	The museum of Fine Arts in A Coruña	36
1-40	The <u>Hefei</u> Stadium in Hefei-China	36
1-41	The Classification of the urban project in CIMES into 11 general types, with 55 subtypes	37
1-42	Classification of projects by basic types	38
1-43	Parks on the banks of a river in Hefei	41
1-44	Central park in Andorra la Vella .	41
	CHAPTER 2	
2-1	The values of urban heritage sites	51
2-2	The main elements of the urban heritage site	52
2-3	High ground water threatens Cairo's Islamic heritage buildings.	53
2-4	The damage of Santa Marie church after L'Aquila earthquake (April 2009), L'Aquila city-Italy	53
2-5	The Bamiyan Buddha In Afghanistan (left) and after it was destroyed by the Taliban (right).	54
2-6	The Historic city center of Beirut after the Lebanon war (1975-1990)	54
2-7	Transformation some of residential units in heritage buildings to commercial uses led to loss of the values of these buildings	55

2-8	Neglecting the periodic maintenance of the heritage buildings	55
2-9	Mass consumption of Egyptian archeological tombs led to the erosion of their painting walls in a long term.	56
2-10	The Inappropriate shop's signs, which hides the architecture details of the heritage façade of the building.	57
2-11	illustrates the SWOT analysis diagram	58
2-12	A diagram illustrating the three dimensions of sustainability as separate parts	62
2-13	A diagram illustrates the three dimensions of sustainability as related parts	62
2-14	The pillars of the sustainable development	62
2-15	The processes of sustainable development of urban heritage sites	65
2-16	The principles of management of urban heritage sites	66
2-17	The levels of conservation of urban heritage sites	75
2-18	The house where Franklin Delano Roosevelt lived. It is a national historic landmark	75
2-19	Royal Pavilion palace in Brighton, UK.	76
2-20	the heritage building before and after restoration, Knaresborough-UK. ¹	76
2-21	El-Moaz st., after transform it into pedestrians only, old Cairo, Egypt	76
2-22	York minster church-England	77
2-23	Castello sforzesco, Milan-Italy	77
2-24	The Parthenon replica , Centennial Park, Nashville-USA	78
2-25	The stoa of Attalos, Athens-Greece	78
2-26	The tourism density of heritage sites according to the Time.	81
2-27	The sustainable tourism development as a part of both the sustainable development and the sustainable tourism	82
	PART two	
	CHAPTER 3	
3-1	The Izmir city's technical Sheet-record of CIMES	90
3-2	Smyrna ancient city	91
3-3	The foreign women In the water front (kordon) of Izmir	91
3-4	Urban heritage sites of Izmir	92
3-5	Ancient columns at Izmir's Agora	93
3-6	The Basement construction of the West structure in the Agora	93
3-7	The Entrance of Kadifekale castle(Ancient Pagos)	93
3-8	Konak Square 1930s	93
3-9	Konak Square	94

3-10	Konak Pier	94
3-11	Konak Pier view from the sea,	94
3-12	The Map of Kemeralti showing its location	95
3-13	Old inner Harbour of Izmir	96
3-14	Virtual shot of the old Inner Harbor	96
3-15	Comparing 1905s spatial pattern with today's	97
3-16	The great fire of Izmir as seen from an Italian ship, 14 September 1922	97
3-17	The map of the heritage Mosques, Hans and Synagogue in Kemeralti Region.	97
3-18	Kemeralti region in 1900s	98
3-19	The Processes of Kemeralti Project	103
3-20	The main actors in the Kemeralti project	104
3-21	One of the Kestelli's shops-Kemeralti	107
3-22	Sub-projects locations in Kemeralti	110
3-23	Ali Pasha square revitalization process which includes the fountain and the facades of square's buildings	110
3-24	The Financial Resources in the Kemeralti project	113
3-25	The Public Participation in the Kemeralti project	113
3-26, 3-27	One of the heritage buildings of Kemeralti before and after the restoration and regaining its heritage and touristic features which have been lost	115
3-28, 3-29	Yapı Kredi Bank Building in Kemeralti before and after the restoration and modification of its facades to be compatible with the heritage characteristic of the area.	115
3-30	The traditional shopping center in Kizlaragasi Han and a cafeteria in its courtyard	116
3-31	Abacioglu Inn after its transformation into a hotel.	116
3-32	The Beirut city's technical Sheet-record of CIMES	120
3-33	The upper town of Beirut during Ottoman period	121
3-34	The port of Beirut during the 19 th century	121
3-35	Urban heritage sites of Beirut	122
3-36	Rawcheh's rock	123
3-37	The Crusder Castle	123
3-38	The Roman Baths	123
3-39	The Byzantine Portico	124
3-40	The Grand Serail Now	124
3-41	The Grand Serail and ottoman clock tower in the early 1900s	124
3-42	The CDR Building	124
3-43	The New Burj square and the petit Ottoman Serail in the 19th century	125

3-44	The Matyrs' Statue	125
3-45	The Matyrs' square during one of the demonstrations held on 2005	125
3-46	The Aerial view of BCD captured from the Eastern edge of Etoile square	126
3-47	One of the old souks of Beirut	127
3-48	The entrance of Souk Surssock	127
3-49	The Foch-Allenby area in 1905 before the demolished process	127
3-50	The Map of Beirut city in 1841	128
3-51	The Map of Beirut city in 1916 compared to the 1841 map	129
3-52	The implemented and unimplemented sections of the Foch-Allenby and Etoile plan	130
3-53	The Martyrs square during the civil war in 1978	133
3-54	The Martyrs' Statue during the war	134
3-55	Allenby st. during the war	134
3-56	The destruction rate of the city's buildings during the war period (1975-1990)	134
3-57	The dumping site on the shoreline of the city	135
3-58	The rubble of the destroyed buildings on the dumping site on	135
3-59	The APUR plan of 1977 The map shows the new waterfront area and the ring road surrounding BCD.	137
3-60	The three master plan of BCD(1977, 1992 and 1994)	138
3-61	The master plan of 1994	139
3-62	The 3D urban design plan of 1994	140
3-63	The ten sectors of BCD according to 1994 master plan	141
3-64	The visual axes of BCD in 1994 plan	141
3-65	The main actors in the BCD reconstruction project	142
3-66	The Processes of BCD reconstruction Project	142
3-67	The Foch St. after conservation process	146
3-68	The map of new waterfront district of BCD (sector A and sector B)	147
3-69	The Beirut Marina and the marina towers in the new waterfront.	147
3-70	The new waterfront of BCD	148
3-71	The South Beirut souks	149
3-72	Souk Tawila	149
3-73	Jewellery Souk	149
3-74	Sayyour Souk	149
3-75	The Financial Resources in the Solidere project	150
3-76	The Public Participation in the Solidere project	151

3-77	The map of conservation area of BCD	152
3-78	The condition building map of the BCD in 1994 before the conservation process	153
3-79	The west elevation of Allenby street before conservation process	154
3-80	The Allenby's buildings before the restoration process	154
3-81	The Allenby's buildings after the restoration process	154
3-82, 3-83	The Lot 24 before and after the reconstitution	155
3-84, 3-85	The Lot 1142 before and after the completion.	156
3-86, 3-87	The Lot 287 before and after the removal of attic floor	156
3-88, 3-89	The Lot 246 before and after remodeling its upper floors	157
3-90	The Beirut Municipality building and Amir Assaf Mosque in Weygand Street.	157
3-91	Old basalt in narrow pedestrian roads of the Foch-Allenby	158
3-92	Uniformly basalt covers wide pedestrian roads of Foch-Allenby area	158
3-93	Gray concrete tiles use in the sidewalks of conservation area	158
3-94	Open cafes in landscaped sub-roads of Maarad area.	159
3-95	Flowered trees in Foch-Allenby area	159
3-96	Foch Street landscaping	159
3-97	Etoile Square landscaping	159
3-98	Light posts mediate the Foch Street	160
3-99	Wall-mounted lanterns using in narrow passages	160
3-100, 3-101	Exterior and interior name plates signs	160
3-102	Street name panel for heritage center	160
3-103	The archeological columns in the garden of forgiveness	161
3-104	The Roman Baths garden	161
3-105	The Zawiyat Ibn Iraq in Beirut souks	161
	PART THREE	
	CHAPTER 4	
4-1	Mansoura city at sunset	178
4-2	Urology and Nephrology center in Mansoura	179

4-3	The map of Mansoura city	179
4-4	The map of Ad-Dakahlyia Governorate. It illustrates the location of the capital, and the circle of its influence	179
4-5	The Mansoura city's technical Sheet-record of CIMES	180
4-6	Huge painting in Dar Ibn Lokman museum depict the Battle of Mansoura	181
4-7	Huge painting in Dar Ibn Lokman museum depict the capture of the king Louis IX during Mansoura battle	181
4-8	Mansoura municipality palace in 1906	182
4-9	El-Mokhtalat district and Mansoura Bridge for trains in 1938	182
4-10	The development of urban morphology of Mansoura city	183
4-11	Urban heritage sites of Mansoura	184
4-12	The entrance of Dar Ibn Lokman	185
4-13	Dar Ibn Lokman from inside	185
4-14	The statues of the king Louis IX and his servant	185
4-15	The Islamic architectural details of the main façade of El-Saleh Ayoub Mosque	185
4-16	El-Shenawy palace	186
4-17	The certificate stating that "the palace is the most magnificent of its style outside of Italy	186
4-18	The Khedive Ismail palace and its joining bridge in 1903	186
4-19	the prosecution's building (The Northern building of the khedive Ismail palace)	187
4-20,4-21	The southern building of the palace (Mansoura court of appeal) and the marine's building in 2009	187
4-22	Ibrahim Basha El-Shenawy palace	187
4-23,4-24,4-25	Some of Toriel district's heritage villas	188
4-26	The old city center of Mansoura	188
4-27	The Heritage city center of Mansoura	189
4-28	The map of El-Sekka El-Gedida district.(Sector D)	190
4-29	The map of El-Mokhtalt district	190
4-30	El-Sekka El-Gedida st. in 1908	191
4-31	El-Ameryia preparatory school for boys ,It was built in 1835.	191
4-32	El-Sekka El-Gedida st. in 1908	192
4-33	El-Mokhtalt district. at the mid of 20 th century	192
4-34	The southern building of the khedive Ismail palace become the justice palace in 1924	193
4-35	Saint Family School	193

4-36, 4-37	two images of the western entrance of El-Sekka El-Gedida St. from the station Sq. the first was captured in the beginning of 20 th century and the second was captured in Dec. 2010.	194
4-38	El-Mokhtalat district's northern waterfront	194
4-39	Sekka El-Gedida st. in the Mansoura first map of 1887, Mokhtalat district wasn't constructed yet.	195
4-40	Sekka El-Gedida and El-Mokhtalat districts in the map of 1924	195
4-41	Sekka El-Gedida and El-Mokhtalat districts in the map of 1950	195
4-42	Spanish consulate of Mansoura city in 1908	196
4-43	The College Saint-Louis des Christian frères in 1907	196
4-44	Mansoura municipality palace designed by an Italian architect A. Merrely	196
4-45	The Greek School (Now, Mansoura language school) in 1930	197
4-46	Al-Khawagat souk	197
4-47	The life at El-Sekka El-Gedida St.	198
4-48	The map of Sector (D) 's buildings conditions	199
4-49	The chart of the building conditions.	199
4-50	Some of sector (D)'s heritage buildings in good condition	199
4-51	The heritage building of cinema is in partially damaged condition	199
4-52	The map of Sector (D) 's buildings conditions	200
4-53	The chart of the building conditions.	200
4-54,4- 55,4-56	The medium,bad and partially damaged of the sector's heritage buildings	200
4-57	The map of structural systems of the Sector (D) 's buildings	201
4-58	The chart of the structural systems	201
4-59	two buildings have reinforced concrete structure in sector (D)	201
4-60	One of the sector (D)'s buildings that has wall bearing system	201
4-61	The map of structural systems of the Sector (D) 's buildings	202
4-62	The chart of the structural systems	202
4-63 ,4-64	Two of the sector(D) 's buildings have reinforced concrete and wall bearing systems	202
4-65	The map of Sector (D) 's buildings heights	203
4-66	The chart of the sector (D)'s land use.	203
4-67	the commercial use of El-Sekka El-Gedida St.	203
4-68	The map of Sector (D) 's land uses	204
4-69	The chart of the sector's (E) land uses	204
4-70	The God's care school for boys	204

4-71	The Egyptian survey authority's building	204
4-72	The map of Sector (D) 's buildings heights	205
4-73	The chart of the buildings heights.	205
4-74	Two of the heritage buildings have two floors above the ground floor	205
4-75	shows the irregularity of the buildings skyline	205
4-76	The map of Sector (D) 's buildings conditions	206
4-77	The chart of the building conditions.	206
4-78	General view of Farida hassan St. shows the regularity of skyline of the street's buildings	206
4-79	El-Shenawy building has five floors above the ground floor. It is the tallest heritage building in the heritage city center of Mansoura	206
4-80	The map of Sector (D) 's buildings heights	207
4-81	The chart of the heritage value of the district's buildings	207
4-82	General view of the urban heritage site of eastern part of the sector(D).	207
4-83	The map of Sector (D) 's buildings conditions	208
4-84	The chart of the heritage value of the district's buildings	208
4-85,4-86	Two general views of Farida hassan St. show the urban heritage site, its character and atmosphere.	208
4-87	The architectural details of the facades of heritage buildings	209
4-88	Guild lawyers building, its facades have Neo-Baroque style	209
4-89	One of the heritage buildings characterizes by Neo-Islamic style in its facades	209
4-90	Gloria hotel characterizes by eclectic style of its facades, it blends between Neo-classic and Neo-islamic details	209
4-91	The architectural details of the facades of heritage buildings	210
4-92	One of the heritage buildings characterizes by the Mediterranean style of its facades	210
4-93	The prosecution's building characterizes by its Neo-Islamic style of its facades	210
4-94	One of the sector's heritage building, its facades have eclectic style	210
4-95	The map shows high density points, landmarks and the visual Sequence of the sector D	211
4-96	The minaret of EL-Saleh Ayoub in the background as a landmark of the street.	211
4-97	El-Thawra sq. that is occupied by street vendors and El-Maleka stores in the background.	211
4-98	The map shows high density points, landmarks and the visual Sequence of the sector E	212
4-99	A high density point in the area that located between the court de apple and the prosecution's building	212

4-100	A high density point is located in front of the secondary school for girls	212
4-101	The eastern entrance of Farida Hassan St. which is one of the high density points	212
4-102	The high-rise building that is incompatible with the adjacent buildings	215
4-103	One of the heritage buildings that was demolished in 2007, and will replace with new building will raise more than 30 meter	215
4-104	One of the heritage buildings that was demolished in March 2011	215
4-105	The high density and overcrowding traffic point in the area between the apple de court and prosecution buildings	216
4-106	One of the workshops occupies the ground floor of one of the sector(D)'s heritage buildings	217
4-107,4-108	The industrial workshops in the adjacent area of sector (D) [El-Hosanyia district] , that cause air and noise pollutions that have a negative impacts on the urban heritage site of sector (D)	217
4-109,4-110	Some inappropriate modifications and signs on the facades of the heritage buildings	218
4-111	Alexander's palace has been abounded from many years ago	218
4-112	The Inappropriate shop's signs, which hides the architecture details of the heritage façade of the building.	219
4-113	The underground areas of the squares that can be used for commercial uses	224
4-114	The underground parking areas that are located under the pedestrian streets	224
4-115	The sustainability vision of the sector (D)	225
4-116	The sustainability vision of the sector (E)	225

LIST OF TABLES

TABLE	ILLUSTRATION	Page
	PART ONE	
	CHAPTER 1	
1-1	The List of Intermediate Cities CIMES during the Three Phases	14-16
1-2	The Classification of the continents by the number of cities in CIMES	16
1-3	The compactness of intermediate cities by population size (UIA-CIMES)	24
1-4	The intermediate city within its territory - CIMES	26
1-5	% Working population by economic sectors - CIMES	27
1-6	Levels of urban amenities - CIMES	28
1-7	% Coverage of networks of urban services – CIMES	28
1-8	Local government and municipal funding - CIMES	29
	CHAPTER 2	
2-1	Forms of cultural heritage	49
2-2	The steps of conventional documentation	59
	PART THREE	
	CHAPTER 4	
4-1	The SWOT analysis of the heritage city center of Mansoura	220

INTRODUCTION

- During the last decade, the researches mainly focused on the development of the huge cities- megalopolis. In the same time, the studies neglected intermediate and small cities, their development and the problems facing them. Despite these cities are inhabited by 62.5 % of the world population¹, contain most of the housing units. The intermediate cities also constitute more balanced systems and they are related to the surrounding areas by more balanced relations, as well as, they do not suffer from the environmental problems which the huge cities are suffering from.
- Most of the intermediate cities are located in the developing countries. Most of those have urban heritage sites that are suffering from deterioration, negligence, bad investment, non-development and many other problems.
- On the other hand, the intermediate cities in developed countries and some of those that are located in developing countries success for creating solutions for the development and sustainable of their urban heritage sites and making them as a starting point toward achieving a massive sustainable development for the city as a whole.
- So, there is an increasing need to establish international support and co-operation networks among the various intermediate cities, these networks will encourage the exchange of individual experience as well as the new ideas to solve the local problems including that are related to the sustainability and conservation of the urban heritage sites in the intermediate cities.
- The research aims to utilize from the network of intermediate cities program (UIA-CIMES)² to study and analyze the pioneer experiments of two intermediate cities (Izmir and Beirut) that success to develop their cities through their urban heritage sites development projects. Making the benefits of these experiences for the Sustainable of urban heritage in other intermediate cities in the developing countries by applying them through a sustainable development vision on one of the intermediate cities (Mansoura-Egypt) as an applied study which its heritage city center suffering from problems and threatened with extinction.

¹ Llop, J. M & Bellet, C (December 2009),"Looking at Other Urban Spaces: Intermediate Cities", Archcairo 2009 5th international conference -Cairo University, Egypt.p.1

²CIMES: (CI +ME +s) means (CIUTATS INTERMEDIIES) in Catalan language (used in Spain) which mean (Intermediate Cities) in English according to Prof. Josep M^a Llop Torne, the Director of UIA-CIMES program.

▪ **THE MAIN AIMS OF THE RESEARCH**

The study aims to:

Achieve the sustainable development of the urban heritage sites of the intermediate cities as an approach to a massive development of the future of these cities, that's means considering these urban heritage sites as a part of the city's major resources which developing them are a step towards a massive civilized development of the intermediate city.

▪ **SECONDARY AIMS OF THE RESEARCH**

1. To give attention towards the conception of intermediate cities (CIMES), their importance and role.
2. To show the importance of co-operation among intermediate cities (CIMES) throughout the presentation and exchanging of new ideas which help to solve local problems including that are related to the sustainability and the conservation of urban heritage sites.
3. To develop the intermediate cities in order to balance the concentration of population in large cities, decrease the pressure there, and decrease people s immigration to the large cities.

▪ **HYPOTHSEIS OF THE STUDY**

1. The successful experiments of the intermediate cities in the field of the development of urban heritage sites can be partially applied in other intermediate cities which their urban heritage sites are suffering from risks, threats and problems.
2. The development of urban heritage sites is an approach for development their cities.
3. The success of the massive development for the city can be occurred if the strategy takes into consideration the value of a heritage building as a part of the city's urban fabric which has formed through ages.

▪ CURRICULUM OF THE THESIS

In order to achieve the study's purpose, the research followed the method of reading the preceding the theoretical studies and analyzing the experiments of two intermediate cities and comparison between them, making benefit of these experiences in the Sustainable of urban heritage in the other intermediate cities by applying them on one of the intermediate cities (as an applied study) which has recently joined to the UIA-CIMES program.

- Theoretical study:

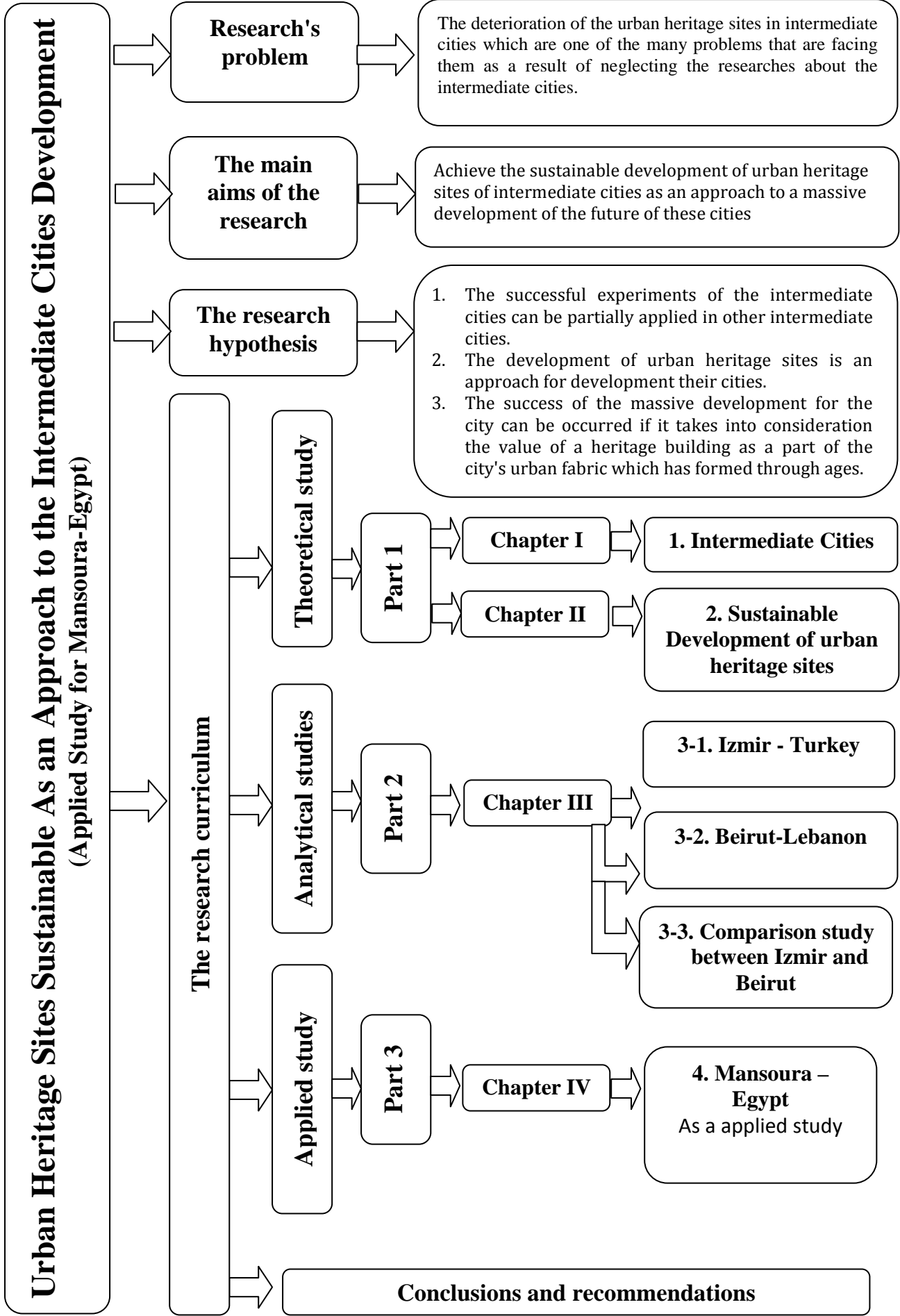
- The theoretical study is presented in **part one** which is divided into two chapters. **Chapter one** includes the presentation of the intermediate cities, their definitions and problems, CIMES program, its role and objectives. **Chapter two** includes the presentation of the concept of the urban heritage sites, their values, threats and problems that are facing them, the definition of the urban heritage sites sustainable strategy, the strategy's processes for managing, documenting, conserving and re-investing them.

- Analytical studies:

The analytical studies are presented in **part two** which comprises the **Chapter three**. This chapter is studying and analyzing the pioneer experiments of the two intermediate cities (Izmir-Turkey and Beirut-Lebanon) about the development projects of their heritage city center, then, the research also comparing between them, making the benefits which are resulted from the comparison study for the sustainable of the urban heritage sites in other intermediate cities which their urban heritage sites suffering from deterioration, problems and risks.

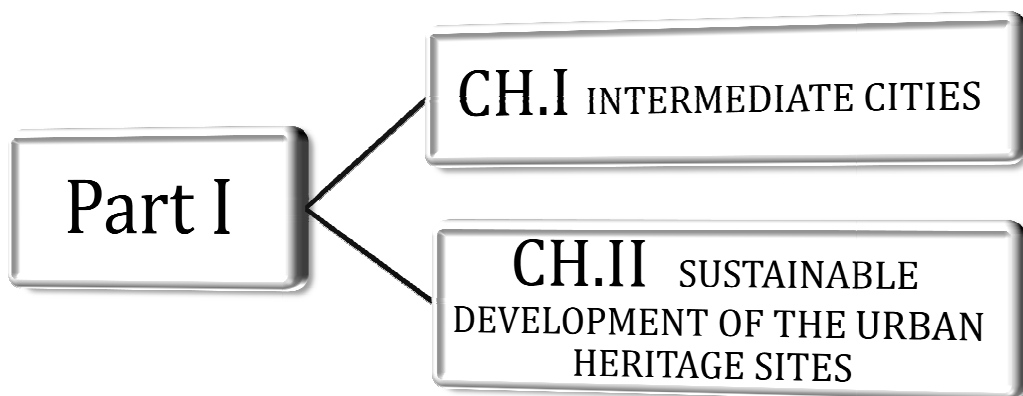
- Applied study:

The applied study is presented in **part three** which comprises the **Chapter four** (the applied study) that selects the Egyptian city (Mansoura) as one of the intermediate cities. The chapter presents the urban heritage sites Mansoura, analyzes the problems of the city's heritage city center which is suffering from, and the positive and negative impacts of the previous development projects. Finally, the research proposes a sustainable development vision for the heritage city center of Mansoura (as an applied study) based on the benefits which are resulted from the previous comparison study of the two pioneer experiments.



PART ONE

THEORETICAL STUDY



CHAPTER I

INTERMEDIATE CITIES (CIMES)

1-1. Emergence of intermediate cities	8
1-2. Definitions of intermediate cities	9
1-3. The CIMES "intermediate cities and world urbanisation " programme	11
1-4. Surveys on intermediate cities CIMES	16
1-5. The first survey of CIMES	17
<i>1-5-1. The analytical studies of the first survey on intermediate cities</i>	22
<i>1-5-1-1. Cities typologies and forms:</i>	22
<i>1-5-1-2. Physical and population size</i>	23
<i>1-5-1-3. Monuments, urban symbols and representative elements in CIMES</i>	29
<i>1-5-1-4. Urban projects:-</i>	38
1-6. The CIMES's Survey Study Recommendations	42
Summary	45

Chapter I.

INTERMEDIATE CITIES

When we use the term “city”, there is a general tendency to refer almost exclusively to the largest urban agglomerations. The fact is that the largest cities are the ones that have been most studied and are the ones that are best known. They are the ones that have been most filmed and featured in the world of cinema, arts and audiovisual media.

During the last decade, the researching studies mainly focused on the development of the largest urban agglomerations (megacities). at the same time, the studies neglected medium-sized and small cities, their development and the problems facing them.

According to data from the United Nations in 2000, there were only 20 cities with over 10 million inhabitants (megacities) which accommodate 7.9% of the world’s urban population, while 31 others had populations of between 5 and 10 million accommodating a further 5.9 % of the world’s urban population, So the largest urban agglomerations have a little weight within the global context urban population of 14 % only.¹

According to the previously cited source, 62.5% of the world’s urban population live in cities with fewer than one million inhabitants and 56 % live in cities with fewer than 500,00 inhabitants .²

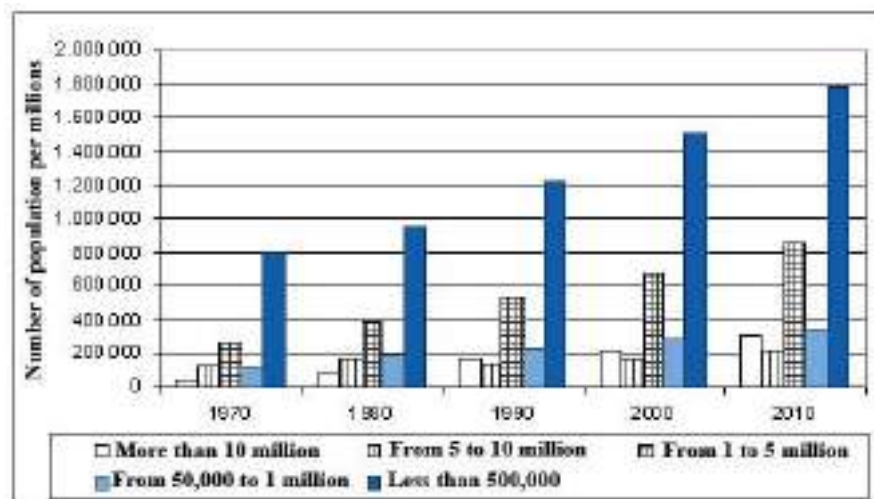


Fig (1-1) The number of urban population according to the size of the urban nucleus

Source: Llop, J. M & Bellet, C (2009)

¹ Llop, J. M & Bellet, C (December 2009), "Looking at Other Urban Spaces: Intermediate Cities", Archcairo 2009 5th international conference -Cairo University, Egypt.p.1

² The growth of large urban agglomerations and concentration processes have been more moderate than anticipated a few years earlier. See, for example, the UN estimates in 1996 (UNITED NATIONS, 1997), when it was noted that, in 2000, in cities of more than 10 million reside on 9'6% of the population (7 ' 9% in the revised 2001).

That means, the majority of the world's urban population lives in small and medium-sized cities, which are also notably more numerous. These are granted access to a more or less specialized range of services, goods and infrastructures to the majority of the world's urban population, and a considerable proportion of its rural population.¹

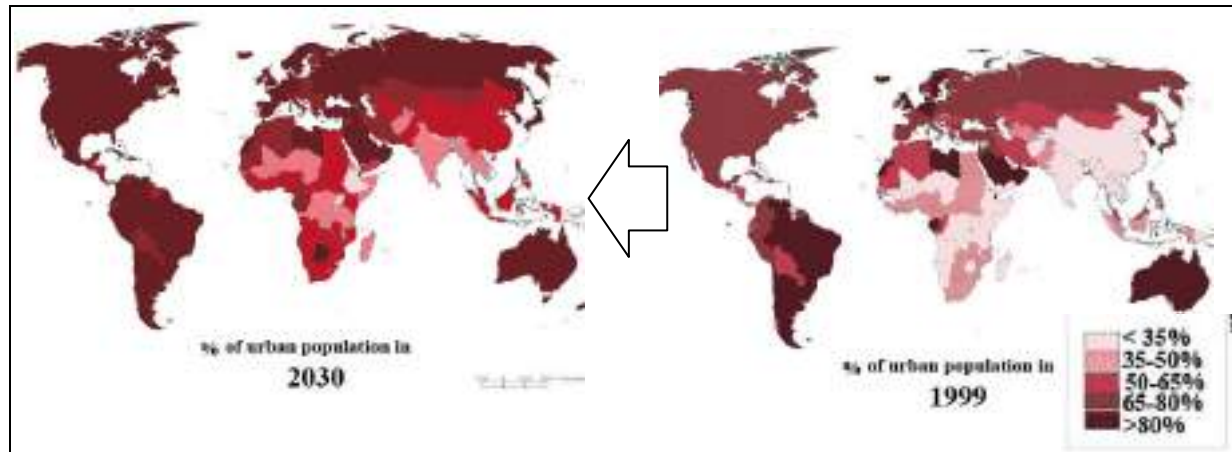


Fig (1-2) The percentage of urban population to the population in the different world's states in 1999 and 2030

Source: Llop, J. M & Bellet, C (2002), "Intermediate Cities. Profiles And Agenda", UIA-CIMES work programme.

1-1. Emergence of intermediate cities

The term "*intermediate/intermediary*" was first registered in the academic circles in the mid-1980s, and it expands on the meaning of the term that it has now all but replaced: *medium-sized city*^{2, 3}

The International seminar on medium-sized cities in the regional context of Europe (Sabadell-Spain, April 1994) had an important role to highlight the characteristics of these cities and the role they play as balancing agents and tools for fixing some of the imbalance caused by the process of urbanization. The declarations made by the Secretary General of the United Nations Centre for Human Settlements (UNCHS) during the process of preparing Habitat II "*we are heading for what will, in terms of town planning, be a completely new century*" one in which there will be "*immense agglomerations and megacities that will concentrate more people than their infrastructures are capable of providing for*". In response to this problem, it will be necessary to establish "*a better administered urban system, with smaller, better distributed, and more decentralized cities*".⁴

¹ Llop, J. M & Bellet, C (1999), "Intermediate Cities and World Urbanization", UIA-CIMES work programme. P. 42

² Gault, M. (1989), "Intermediate cities in Europe", Syros Alternatives, Paris

³ Bolay, J.C. and Rabinovich, A. (2003), "Intermediate Cities in Latin America. Risks and Potential For Urban Development Consistent" in CHARBONNEAU, F. Lewis, P.

⁴ Llop, J. M & Bellet, C (1999) .P. 34

The celebration of the XIX Congress of the UIA (Barcelona, July 1996) which was convened after the United Nations Conference on Human Settlement - Habitat II (Istanbul-Turkey, June 1996), helped to focus attention on what has come to be called "intermediate cities" and their role in the process of "global urbanization".

1-2. Definitions of intermediate cities

From the previous representation, on one side, there are the largest urban agglomerations, on the other, there are the smallest urban nuclei, and in between, occupying an intermediate position, we find the medium-sized cities¹, as these intermediate situations tend to find themselves between two extremes; they are neither too big nor too small.

Here, it is never easy to use the demographic size to define the intermediate cities, because what would constitute a medium-sized, or intermediate city in Europe, may correspond to a small, or even very small city in China or India in which there are many cities with far more than a million inhabitants².

As a result, dimension, demographic size and physical extension were the variables that mainly contributed to the delimitation/definition of the medium-sized city, but these variables are now considered too rigid and static.

Currently, the definitions of intermediate cities depend mainly on the role which should be played on their territorial, the functions that they perform in there, more or less, immediate areas of influence, the nature and degree of influence that they exert over such areas, and the flows and interactions that they generate towards the exterior, all of that help to define the concept of intermediate city, as follows³:

- They are centers that offer more or less specialized goods and services for the population of their own municipality and their areas of influence (whether these are urban or rural settlements).
- Centres associated with infrastructure networks that connect local, regional and national networks, some of which may also have easy access to international networks.

¹ - Llop, J. M & Bellet, C (2009), p.xv

² -With some irony Professor Roger BRUNET (2000) defines' middle town 'as a' Unidentified Object Geography, OGNI "considering the difficulties of the strict definition of that term..

³ Llop, J. M & Bellet, C (2009), p.xxii

- Centres of social, economic and cultural interaction. What Hardoy and Satterthwaite referred to as: “*The economic heart of large rural areas associated with Third World cities*”¹.

The characteristics that are also associated with the intermediate scale and with the relationships that these cities have with larger urban settlements²:

- These cities act as centres that exploit the natural and human resources of their areas of influence; so, these maintain more open, harmonic and have more balanced relationships with their respective territories.
- These are centres that are easier to govern, administer and control.
- They are settlements with more human and understandable scales. This scale makes it easier for citizens to identify themselves with their respective cities. Although this is more difficult in the case of intermediate cities that are within the area of influence of large metropolises).
- They do not have the environmental problems associated with the megacities.
- They are less socially and culturally diverse, that's leading to a certain level of social endogamy.
- They are less economically competitive than the metropolises, that's leading to concentrate the higher level functions in the urban system.
- They have greater difficulties in accessing the main flows of information and capital than the largest cities.

The terms intermediate/intermediary introduce three new dimensions³:

- They add the idea that the potential and importance of the city does not depend so much on its demographic size as on the way in which it interacts with the other elements within its system and its capacity to create relationships, a network and also the characteristics of this network.
- They add value and introduce more dynamic and strategic aspects that will reinforce the city-region and pave the way for consolidating relationships at regional, national and even international levels.
- They imply replacing the static conceptions of the urban system identified in the most classical theories with a new and more open, dynamic and interactive concept⁴

¹ - Hardoy, J. and Satterthwaite, D. (1986), " **Small and Intermediate Urban Centers**", Hodder and Stoughton, London.

² Llop, J. M & Bellet, C (2009), p.xxiv

³ Ibid,p.xvii

⁴ Dematteis, G. (1991), "**Local Systems and Nuclear Network Systems: A Contribution to The Geographical Interpretation of Urban Dynamics**", en Bertuglia, CS, Bell, A. (Ed) (1991), Franco Angeli, Milan.

The intermediate cities also are quieter cities whose characters contrast with the liveliness and frenetic pace of the lifestyle of the global cities and largest urban agglomerations.¹

1-3. The CIMES "intermediate cities and world urbanisation " programme

The CIMES² "Intermediate cities and world urbanisation" programme, which has been organised by the Lleida City Council-Spain, under the auspices of the International Union of Architects (UIA) and UNESCO (Most-programme), originated in 1996 with the following objectives³:

1. To create a specific institutional and professional field in which to debate and carry out work on intermediate cities.
2. To reflect on the role that architecture and urban planning should play in these cities within the framework of globalisation and the accelerated process of urbanisation on a world scale.
3. To establish a network for collaboration on a world scale based on sharing information, experiences, technical criteria and working practices, which are shared by the members of the Programme.
4. To make these cities more visible and to present and indeed highlight their characteristics and their transversal and common elements while at the same time as studying their diversity.

The Programme is organised and developed around three different work groups:⁴

- 1- The programme management team.
- 2- The group is formed from some 240 people from various different fields (architects, urban planning technicians, geographers, sociologists, political scientists, etc.). From time to time, these members are consulted about the methodology, strategy and results relating to the work carried out.
- 3- The present group of up to 96 collaborators (including professionals, technical experts and/or academics), who most actively participate in the Programme and who, as correspondents representing the intermediate cities in which (or with which) they work, provide the information and input that feed the Programme.

¹ Llop, J. M & Bellet, C (2009), p.xix

² **CIMES:** (CI +ME +s) means (CIUTATS INTERMEDIES) in Catalan language (used in Spain) which mean (Intermediate Cities) in English according to Prof. Josep M^a Llop Torne, the Director of UIA-CIMES program.

³ Ibid,p.xx

⁴ Ibid.

The network that has been created by up to 96 collaborators from CIMES round the world aims to¹:

- a) Create an extensive database that is containing all information about the world's intermediate cities at the CIDAU², which will help to produce more precise definitions and analyses, and may be useful for making direct comparisons between CIMES.
- b) Create a database containing the addresses of local correspondents that could serve as the basis for establishing an international network for exchanging experiences and work on intermediate cities.
- c) The networks also can provide information, techniques and results of a development processes that can be done in CIMES that could be useful for professionals working in the planning and administration of CIMES.

- **The first phase (1997-1999)**

During this phase, there was established a series of focus points and a framework within which to begin the debate which referred to all problems facing these cities through a series of general seminars and local/regional meets that were organised, In conclusion to these seminars and meetings which identified the need to establish a cooperation network as a basis for exchanging experiences and information work, then, the network of CIMES was created. Now, it includes more than 400 members³.

The collaborators of this network would be invited to make a survey that included all information about their cities.

The first phase of the program ended with the presentation in Beijing June 1999.

The fruits of the first phase of the programme can be generalized as follows:

1. The two international publications:
(*Intermediate cities and world urbanisation*, June 1999 and *Urbanisation and sustainability*, 2000)
2. 2-A database, graphic and information from various cities that were sent from collaborators, (at March 2001 has received 75 surveys from cities around the world).

¹ Llop, J. M & Bellet, C (1999), p.37

²CIDAU (Center of Information and Documentation on Architecture and Urbanism) of the COAC (College Official d' of Architects of Catalonia) in Lleida.

³ Llop, J. M & Bellet, C (2009), p.xx

- **The second phase (2000-2002):**

The objectives which had been performed in the second phase can be generalized as follows¹:

1. Extended the network, which had 69 collaborators from 38 countries.
2. Analyzed and compared intermediate cities by the data which was obtained from the surveys , graphic documents and photographs which were sent by collaborators who are working in the networks , This analysis examined the characteristics of the different cities in greater detail and identified the problems and key themes that architecture and urban planning needed to work on .
3. The relationship with international organizations: UNESCO² ,IULA³ ,UNCHS⁴ ...etc were strengthened with the CIMES programme.

In the second phase, many regional workshops and seminars were organised, they highlighted the enormous diversity of the reality contained in these cities.

This phase ended with the celebration in Berlin of the 21st Congress of the UIA, from 22nd to 26th July, 2002.

The fruits of this phase were presented in greater detail in the second book of the CIMES programme, " *Intermediate cities: profiles and agenda* " which was published in 2003.

- **The Third phase (2003-until now):**

The programme entered its third phase since 2003 until now, The intermediate cities became 116 cities in the mid of 2010 .fig (1-3)

The Table (1-1) illustrates the cities joined to CIMES during its three phases.

From the table, the research concludes the following:

- CIMES have 116 cities from 41 countries from all over the world
- Spain and Argentina have a greater number of cities in CIMES with 19 cities.

The Table (1-2) illustrates the classification of the continents by the number of cities in CIMES

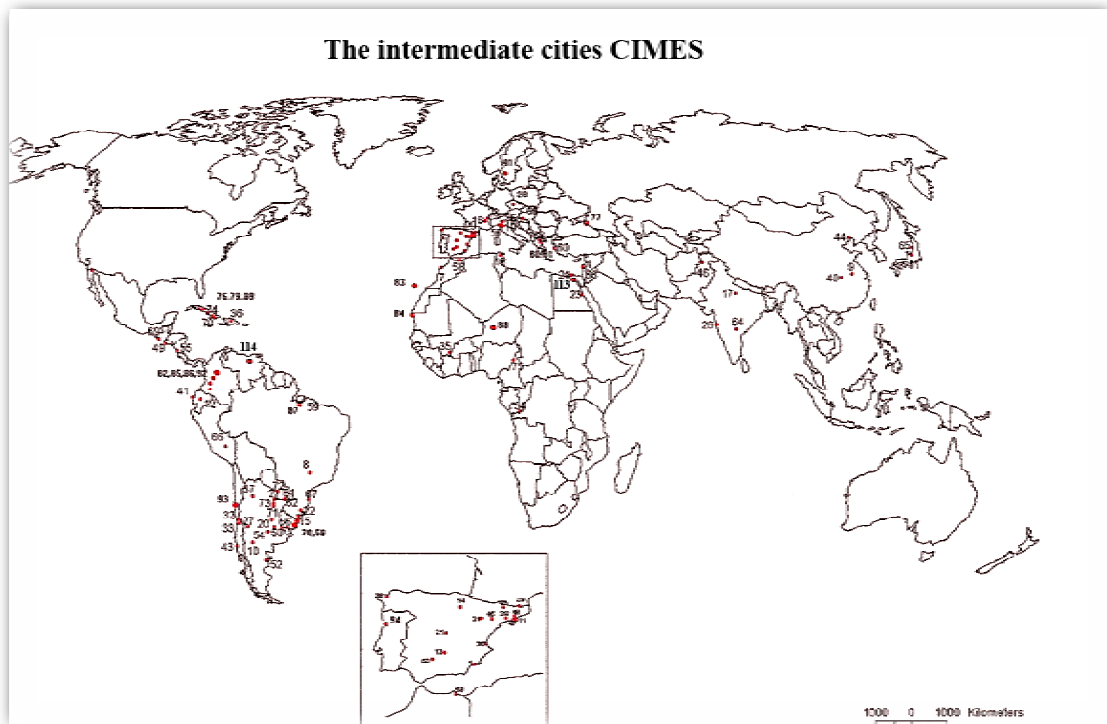
- South America has a greater number of intermediate cities, and Africa has a smaller number of cities.

¹ Llop, J. M & Bellet, C (2009), p.xxi

² UNESCO : The United Nations Educational, Scientific and Cultural Organization

³ IULA: International Union of Local Authorities

⁴ UNCHS : United Nations Centre for Human Settlements – Habitat .



Fig(1-3) The map of Intermediate Cities CIMES

Source: Source: <http://www.ceut.udl.cat> (June 2011)

First and Second phases UIA – CIMES			
(1996 – 2002)			
City	Country	City	Country
01.Beirut	Lebanon	19.San Salvador	Salvador
02. Resistencia	Argentina	20. Chivilcoy	Argentina
03.Monrevideo	Uruguay	21. Nakano	Argentina
04.Murcia	Spain	22. Trelew	Argentina
05.Mexicali	Mexico	23. Cordoba	Argentina
06.Kolln	R.Checa	24.Trenque Lauquen	Argentina
07. Al Jadida	Morocco	25. Granada	Nicaragua
08. Franca	Brazil	26. la Plata	Argentina
09. Hefei	China	27. Reggio Emilia	Italy
10. Neuquen	Argentina	28. Nador	Morocco
11. Mataro	Spain	29. Caixias do Sul	Brazil
12.Ambato	Ecuador	30. Izmir	Turkey
13. Ciudad Real	Spain	31. Posadas	Argentina
14. Logrono	Spain	32.Encarnacion	Paraguay
15.Pelotas	Brazil	33. Sayda	Lebanon
16.Tunis	Tunisia	34. Suriapet	Brazil
17.Lucknow	India	35.Tsuruoka	Japan
18.Chambery	France	36. Cusco	Peru

Table(1-1) The List of Intermediate Cities CIMES during the Three Phases

37. Bologna	Italy	67. Florianopolis	Brazil
38. Rosario	Argentina	68. Thessaloniki	Greece
39. Getafe	Spain	69. Quetzaltenango	Guatemala
40. Porto Alegre	Brazil	70. Santiago de Cuba	Cuba
41. AI-Quasir	Egypt	71. Goya	Argentina
42. Damietta	Egypt	72. Asuncion	Paraguay
43. Vicenza	Italy	73. Bella vista	Argentina
44. Pune	India	74. Holguin	Cuba
45. San Rafael de Mendoza	Argentina	75. Garoua	Cameron
46. Lausanne	Switzerland	76. Trinidad	Cuba
47. Perpignan	France	77. Anapa	Russia
48. Valencia	Spain	78. Rio Grande do Sul	Argentina
49. Zaragoza	Spain	79. Guines	Cuba
50. San Felipe	Chile	80. Volos	Greece
51. San Bernardo	Chile	81. Larissa	Argentina
52. Brazaville	Congo	82. Buga	Colombia
53. Sikasso	Mali	83. Las Palmas de Gran Canaria	Spain
54. Santiago de los Caballeros	Dominican	84. Nouadhibou	Mauritania
55. San Miguel de Tucuman	Argentina	85. Palmira	Colombia
56. A Coruna	Spain	86. Tulua	Colombia
57. Manresa	Spain	87. Belem de Para	Brazil
58. Xiaogan	China	88. Agadez	Niger
59. Manta	Ecuador	89. Moron	Cuba
60. Andorra la Vella	Andorra	90. Osijek	Croatia
61. Valdivia	Chile	91. Goteborg	Sweden
62. Jinzhou	China	92. Manizales	Colombia
63. Lleida	Spain	93. Valparaiso	Chile
64. Mingaora	Pakistan	94. Porto	Portugal
65. Sabadell	Spain	95. Salto	Uruguay
66. Vic	Spain	96. Ferrara	Italy
Total of cities= 69			
Third phase UIA – CIMES			
(2002 – 2008)			
City	Country	City	Country
97. Olot	Spain	103. Mostar	Bosniai-Herzegovina
98. Terrassa	Spain	104. Warangal	India
99. Platja d'Aro	Spain	105. Shiraz	Iran
100. Granollers	Spain	106. Luján	Argentina
101. Reus	Spain	107. Hermosillo	Mexico
102. Balaguer de	Spain	108. Morelia	Mexico

Table(1-1) The List of Intermediate Cities CIMES during the Three Phases

109. Tripoli	Lebanon	111. Querétaro	Mexico
110. Antakya	Turkey	112. Corrientes	Argentina
(2008 – 2010)			
113. Mansoura	Egypt	115. San Juan	Argentina
114. Mérida	Venezuela	116. Ibagué	Colombia
Total of cities= 116			

Table(1-1) The List of Intermediate Cities CIMES during the Three Phases
Last update (16/04/2010)

Source: <http://www.ceut.udl.cat> (June 2011)

Class	The continent	The Number of Cities
1	South America	43cities
2	Europe	37cities
3	Asia	15cities
4	North and Central America	11cities
5	Africa	10cities
Total		116cities

Table (1-2) The Classification Of the continents by the number of cities in CIMES

Source: (Researcher), The classification based on the source's data :

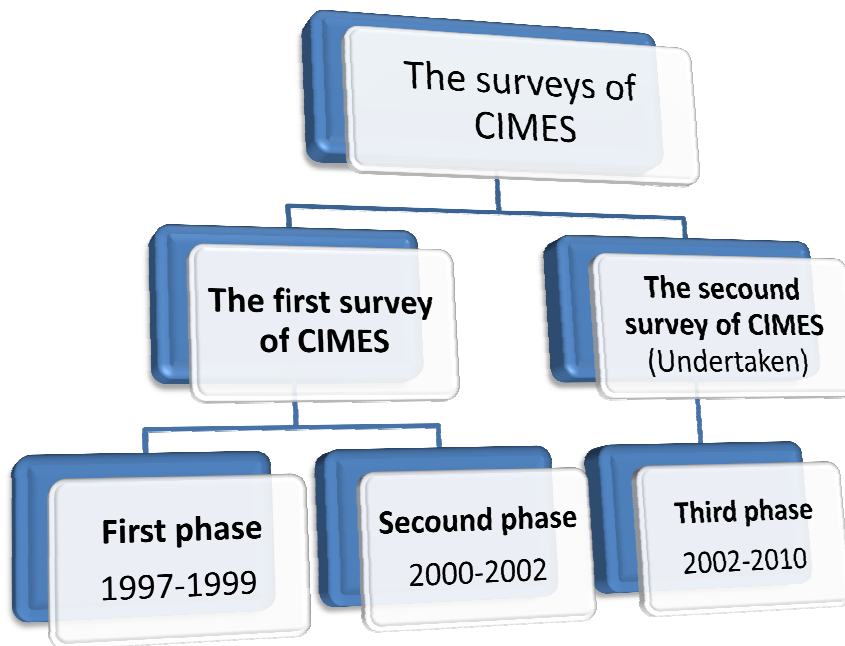
<http://www.ceut.udl.cat> (June 2011)

1-4. Surveys on intermediate cities CIMES

CIMES programme has preformed two surves during its three phases from 1997 to 2010:

- 1- **The first survey** (1999-2002) aimed to examine the characteristics of the different cities in greater detail and to identify their problems.
- 2- **The secound survey** (undertaken) involved work relating to specific themes that caught the eye such as ¹:
 - a- Spaces for worship in the cities of CIMES.
 - b- The market spaces,souks and spaces of exchange in the cities of CIMES.
 - c- Public spaces including (Parks ,Gardens ,Pedistrain zones and Squares)in the cities of CIMES. fig (1-4)

¹ Llop, J. M & Bellet, C (2009), p.1ix



Fig(1-4) The surveys of CIMES
Source: (Researcher)

1-5. The first survey of CIMES

The first phase: after the intermediate cities joining process to CIMES, the first survey on intermediate cities was asked to do from the cities's local collaborators , other architects,town planners and professionals working in the areas . This survey was performed or conducted the definitions of intermediate cities that were commented in point 1-2 and the following points :¹

- 1- The city's population should be between (20,000 and 2,000,000 inhabitants).
- 2- The city has a series of other more qualitative characteristics.
- 3- The city should play a clear territorial role .
- 4- The city should have some territorial administrative function (whether at the national-state, federal, regional or local level) but it should not form part of metropolitan conurbations.

The survey could respond to the following points that are mentioned in fig (1-5), then, the replies were sent to UIA-CIMES programme manager.

¹ Llop, J. M & Bellet, C (1999), p.43

The second phase: the analyzing process of the survey's data was started, this analysis sought to examine the characteristics of the different cities in greater detail and to identify their problems.

By the end of this phase, CIMES published the result of this analysis as follows:

1. "*Technical Sheets-records*", they contain the survey's data of each city in standard form. Fig (1-6) and fig (1-7).
2. "*Intermediate cities: profiles and agenda*", they contain the results of analytic studies on the survey's data.

The first survey was conceived with following objectives:¹

- To obtain both specific data and additional general information in order to identify and analyze most of the important problems facing them, characteristics and projects associated with intermediate cities.
- To establish a direct contact with local collaborators and encourage their integration within a collaboration network.
- To define more specific lines of work and thereby outline the future development of the programme and collaboration network.

¹ Llop, J. M & Bellet, C (1999), p.71

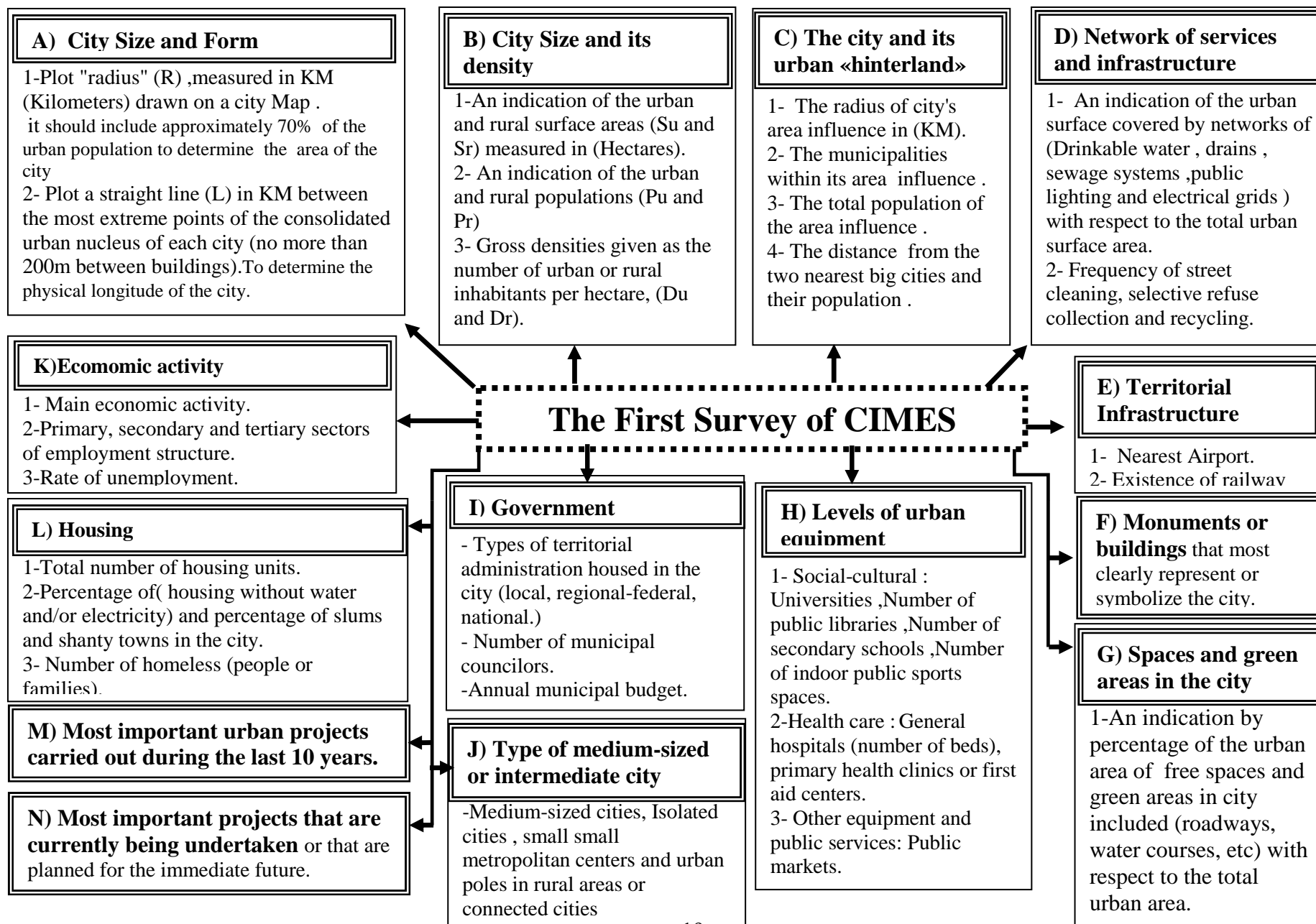


Fig (1-5) The first survey on intermediate cities by CIMES.

Source of data from: Llop, J. M & Bellet, C (1999), p.63-65



Fig (1-6) The standard format of Technical Sheet-record of the first survey of CIMES.

Source: adapted by Researcher based on The Technical Sheets -record of CIMES first survey

1-5-1. The analytical studies of the first survey on intermediate cities

The analysis process of this survey was based on the data that were received to CIMES from 95 intermediate cities.

The Following points are the results of this analysis, which were classified into 4 general sectors: fig (1-8)

1-5-1-1. Cities typologies and forms.

1-5-1-2. Physical and population size.

1-5-1-3. Monuments, urban representative and symbols elements.

1-5-1-4. Urban projects.

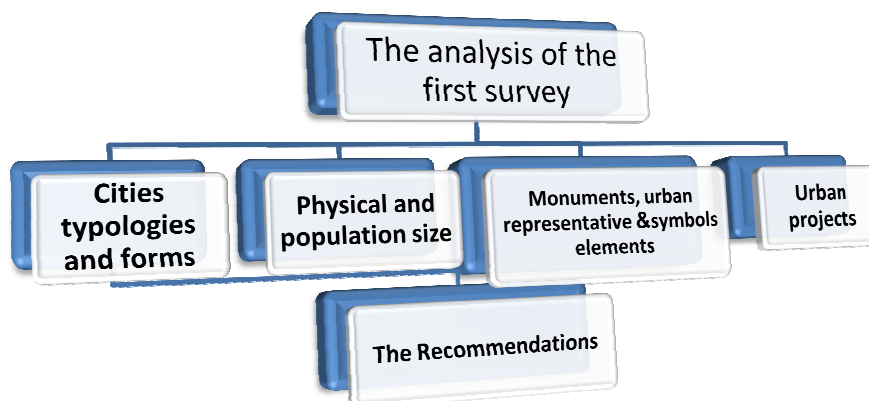


Fig (1-8) The general sectors of the analysis

Source: (Researcher)

1-5-1-1. Cities typologies and forms:

In the models which were analyzed, it is possible to observe the interplay between the configuration of the urban form and the geographic, topographic conditions and historical, cultural and social factors of the specific place.¹ Fig (1-9)

The orthogonal and gridiron patterns appeared clearly in the forms of layouts of Latin American cities, These forms were largely associated with the process of colonization, These patterns were easiest for colonial powers to control.² These patterns develop totally regular forms when local topography allow.

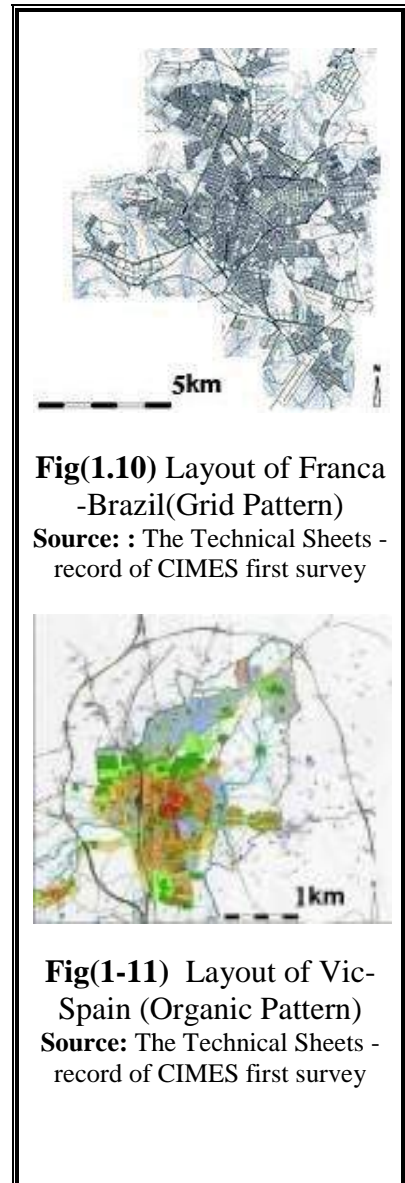
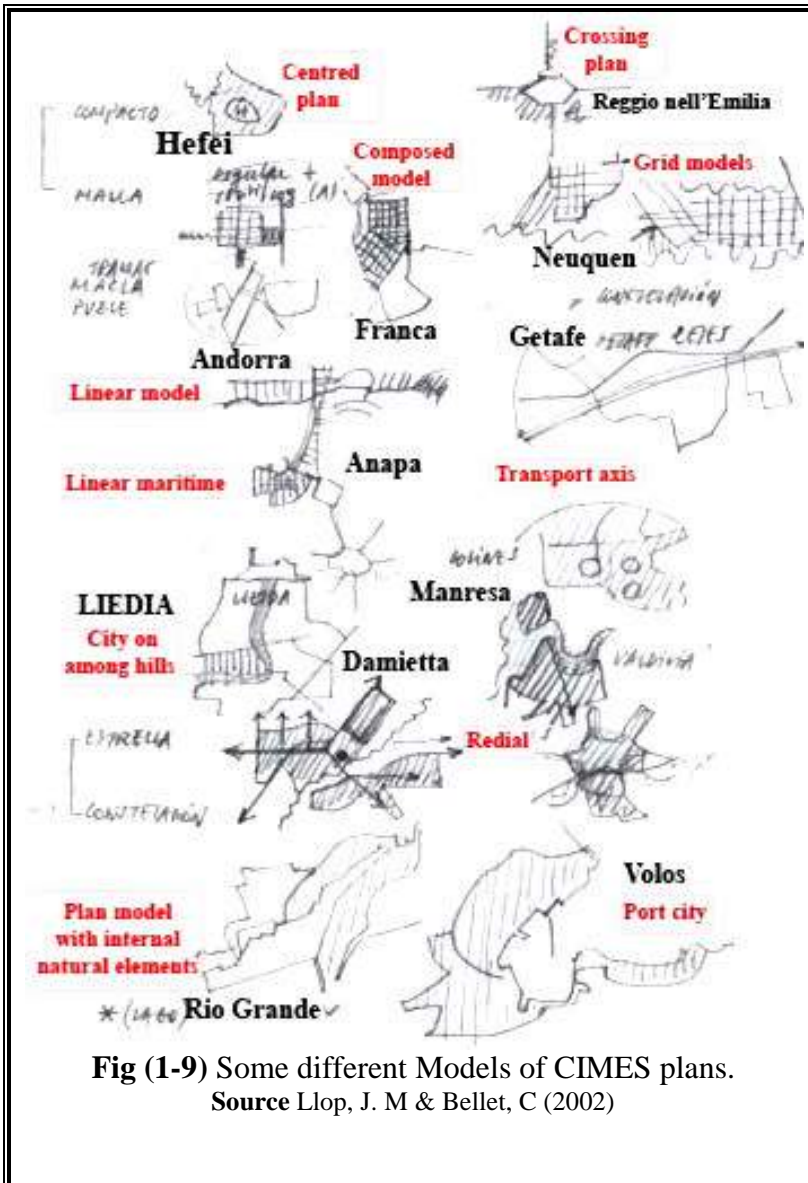
This is perfectly visible in the street layouts of cities such as Resistencia (Argentina), Franca (Brazil). Fig (1-10)

Organic patterns and irregular growth , as typically seen in the cities of Morocco and Asia and also in a good number of European cities such as Kolin (Czech Republic), Vic(Spain) fig (1-11), Nador (Morocco).

There are other patterns in some cities, such as radial pattern and the forms that are affected with structural territory such as (rivers, lakes and sea fronts).

¹ Llop, J. M & Bellet, C (2009), pages.xxxiii,xxxiv

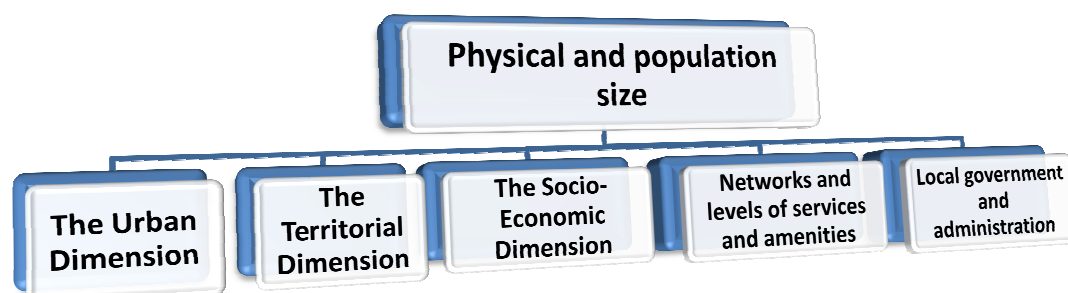
² CAPEL, H. (2002), "The morphology of cities", Volume 1: Society, culture, and cityscape, Rowan ed., Barcelona.



1-5-1-2. Physical and population size

There are five sub-sectors derivea from the physical and population size sector as follows: fig (1-12)

- A. The urban dimension.
- B. The territorial dimension.
- C. The Socio-Economic dimension.
- D. Networks, services and amenities.
- E. Local government and administration.



The Fig (1-12) The five sub-sectors of the physical and population sector of the survey
 Source: (Researcher)

a-The Urban Dimension

From the series of data in the survey, we can define the concept of Human scale with greater precision. It is the physical dimension of the city that allows its citizens to move from place to place on foot without too much difficulty. That means the cities are pedestrian friendly and reasonably useable for all citizens. The factors of human scale are [surface area, population, density, radius of the circle in (km) that would include 70% of the city's population, length of the line in (km), the shape of the city, its characteristics and the urbanization process (densities, ways of occupying space, etc)]. Due to the previous factors, small-sized cities may actually present scales which are not particularly pedestrian-friendly such as linear cities and extensive cities with low population densities. ¹Table(1-3) presents statistical averages of variables which are considered to measure the human scale of the city (surface area, population, radius, line and index of compactness),

Inhabitants	Radius in km (a)	Area of the radius (km) Πr^2 (Ha)	% Area radius/ Municipal surface area(b)	Index of Compactness (c)	Line length in km (d)
Fewer than 140,000	2.2	2,022	103.5	0.47	6.4
From 140,000 to 390,000	3.7	5,259	34.7	0.27	10.4
From 390,000 to 640,000	4.5	7,601	67.7	0.12	17.3
More than 640,000	7.9	24,178	55.0	0.04	26.1
Overall averages	3.8	7,224.1	70.5	0.30	12.5

(a) – Radius in km of the circumference that includes 70% of the urban population

(b) - % of the area of the radius / municipal surface area

(c) - $1 / (\text{Area of the radius} / \text{average number of people per housing unit in the city}) * 100$

(d) – Length in km of the line between the two most distant points in the city

Table (1-3) The compactness of intermediate cities by population size (UIA-CIMES)

Source: Llop, J. M & Bellet, C (2009).

¹ Llop, J. M & Bellet, C (2009), p.xxxvii

The data which are presented show how increases in demographic size increase the length of line and its index of compactness correspondingly decreases. But some cities with population fewer than 390,000 inhabitants, don't follow this general logic, such as Saydâ (Lebanon), Sikasso (Mali) fig (1-13), and Encarnación (Paraguay) which have radius and lines much longer than other cities which have same demographic size.

on the other hand, some metropolitan scale cities have radius and/or line that are shorter than the typical lengths corresponding to their demographic size such as Rio Grande (Brazil), Santiago de Cuba (Cuba) fig (1-14) and Beirut (Lebanon). In these cases, the shape of form, the density, the historical patterns of the process of urbanisation and the occupation of space help to measure the character of urban scale. Many of Latin American Cities have low densities with increasing the radius and the length of cities. Mediterranean cities have traditional compactness and density. Those in North Africa and the Near East, have shorter radius and lines.¹



Fig(1-13) The layouts of Sikasso -Mali illustrates low population and long radius of the city

Source: The Technical Sheets -record of CIMES first survey (1999-2002)



Fig(1-14) The Layout of Santiago de Cuba-Cuba, illustrates high population and short radius of the city

Source: : The Technical Sheets -record of CIMES first survey (1999-2002)

b- The Territorial Dimension

There are 94 cities that are included in the survey with total population = 35,062,498 inhabitants, through their mediating role , If we include the populations of their respective areas of influence ,they serve a much greater population of more than 65,757,852 inhabitants , That illustrates the cities may serve nearly double of their population in the total, including their influence areas.

The radius of their hinterland or direct areas of influence range from 40 km in the case of the cities with smaller populations (fewer than 140,000 inhabitants), to 60 km, in that of metropolitan scale cities and those with larger populations.² Table(1-4)

So, transport and communications infrastructure (rapid communications routes, bus stations,

¹Ibid ,p.xxxix

² Llop, J. M & Bellet,C (2009),p.x1

railways, ports and airports) are basic requirements for these cities to perform mediating functions.

Inhabitants	Inhabitants of the municipal area	Inhabitants of the hinterland	Radius of the hinterland (km)	Distance in km to larger cities (a)	Distance to an airport (km) (b)
Fewer than 140,000	84,628	213,234	39.0	121	83.5
From 140,000 to 390,000	241,339	810,258	51.0	151	24.0
From 390,000 to 640,000	511,791	997,102	45.9	206	7.9
More than 640,000	1,312,177	2,535,857	60.0	223	11.5
Overall averages	389,583	898,299	46.5	156	45.5

(a) – Arithmetic average of the distances in km to the two nearest cities with larger populations.

(b) – Distance in km to the nearest airport

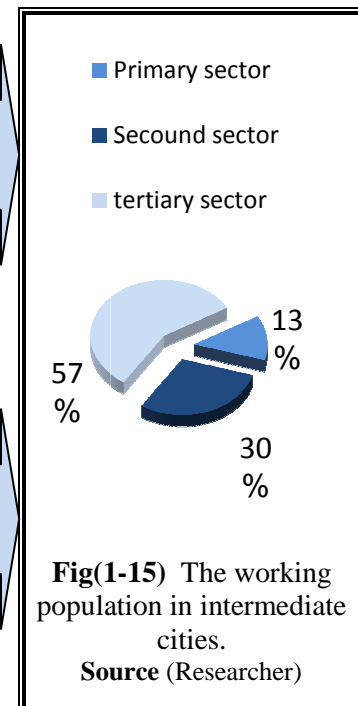
Table(1-4) The intermediate city within its territory - CIMES

Source: LLOP, J. M &, BELLET, C (2009)

c- The Socio-Economic Dimension

Mediating functions that characterizes the intermediate cities are related to the concentration of the specialised activities and services that also reflect the occupational structures of these cities. A large part of working population (50-60%), usually involve in tertiary sector (services)¹. The secondary sector (manufacturing) has 30% and the primary sector (agriculture and fishing) has 13%. Fig (1-15)

From table (1-5) which illustrates that the Primary sector increasing in Africa which has many developing countries, it constitutes 40% of working population, but it constitutes only 4% of working population in Europe which has good numbers of developed countries, where tertiary sector constitutes 64%, but the same sector constitutes only 37% of working population in Africa.



¹ Llop, J. M & Bellet, C (2009), p.xli

Region	% Primary	% Secondary	% Tertiary	% Unemployed
Africa	39.7	21.6	36.9	20.4
Latin America	12.9	27.6	58.2	16.6
Asia	12.3	36.4	48.2	15.1
Europe	3.7	31.7	64	10.3
Overall average	12.8	29.5	56.8	14.4

Table (1-5) % Working population by economic sectors - CIMES

Source: LLOP , J. M &, BELLET,C (2009)

d- Networks and levels of services and amenities

The quality of the networks and services that intermediate cities can offer is perceived when they have a direct effect upon the quality of their citizens .These cities play an important regional role as a result of their influence. This role is largely derived from their capacity to offer certain guaranteed minimum levels of networks and services to their wider population.¹

The data of survey shows this role, The cities tend to house a good number of specialised amenities (universities, hospitals, sports centres, libraries, etc.), which must serve wide areas within the area of influence of their central nuclei. Table (1-6).

The universities in CIMES: The CIMES tend to have a notable presence of university level, an overall average of about 2.2 universities per city. Some cities have become as university cities.The weight of university students in these cities are notable from their total population such as Bologna (Italy) , Chambéry (France) and many of other European cities where university students represent over 20% of the total population, That depends on the importance of university, the capitality of the city and its demographic size.²

The health care centres: The health care services are considered as one of the most important functions within the role that the city plays within territory, Almost all CIMES have at least one general hospital but there are differences between cities when the number of hospitals is related to population (beds per 1000 inhabitants). Similar differences can be observed with respect to the provision of other types of amenities, such as cultural and sports facilities.³

¹ Llop, J. M & Bellet, C (2002),p.256

² Llop, J. M & Bellet, C (2009),p.x1iii

³ Ibid

Region	Universities		Culture services	Health care services		Sports facilities
	The average of number of universities in the city	% university students / population (1)	Libraries / 1000 inhabitants	Hospital beds /1000 inhabitants (2)	General hospitals	Sports centres/ 1000 inhabitants(3)
Africa	0.7	2.1	0.014	4.6	2.8	0.009
Latin America	2.9	3.9	0.047	3.3	8.3	0.036
Asia	3.0	5.4	0.013	6.1	10.9	0.010
Europe	2.0	10.0	0.061	7.5	3.8	0.060
Overall average	2.4	5.4	0.045	5.0	7.3	0.039

1 – Percentage of university students over total population

2 – General hospital beds for every 1000 inhabitants

3 – Covered municipal sports centres for every 1000 inhabitants

Table(1-6) Levels of urban amenities - CIMES

Source: LLOP , J. M &, BELLET,C (2002)

Drainage and sewer systems: The problems of drainage and sewer systems are one of the main problems facing CIMES that must be solved. The data also shows the difference between European cities that are almost 100% coverage, and African cities that are less than 50% coverage of drainage and sewer systems.¹

Similar differences can also be observed CIMES in **the drinking water** and electricity that show how these CIMES are suffering from the problems in this field.

So most of the undertaken and future projects in the developing cities ,especially, those in Africa are involving in the provision of drainage , sewer systems, electricity and water supplies.Table (1-7)

Region	Drinking water	Drainage and sewer services	Energy
Africa	57.1	47.8	70.1
Latin America	85.7	64.7	91.7
Asia	84.6	68.5	83.4
Europe	98.8	94.7	99.4
Overall average	86.0	71.9	90.8

Table(1-7) % Coverage of networks of urban services – CIMES

Source: LLOP , J. M & BELLET, C (2009)

¹ Llop, J. M & Bellet, C (2002),p.256

e- Local government and administration

Table (1-8) presents a clear picture about the differences between the budget of cities, and the differences in the ability of cities to facing the problems facing them through their budget. The most extreme cases were 6,254 dollars (USA) per inhabitant in the case of Lausanne (Switzerland) and 1.6 dollars in the case of Brazzaville (Congo). African cities tend to have the most limited budgets.

The sizes of municipal budgets often contrast quietly with the number of elected local government councillors in many cities. The lower a city's budget meets a greater number of councillors of the city, therefore the greater need to debate how to manage and administer the city.¹

Region	Average of budget (Dollar USA)per city	Budget (Dollar USA)per inhabitant	Number of municipal councillors
Africa	24,420,021.2	27.9	118
Latin America	107,982,707.6	763.8	37.4
Asia	129,161,586.1	210.1	92
Europe	165,693,028.7	1,001.9	32.3
Overall average	120,825,378.1	715.7	50

Table(1-8) Local government and municipal funding - CIMES

Source: LLOP , J. M & BELLET,C (2009)

1-5-1-3. Monuments, urban symbols and representative elements in CIMES

Heritage and monumental elements which are founded in terms of individual buildings, groups of buildings or whole areas of cities, these have a great symbolic importance and have an important role to play in defining city space and urban spatial identity in general.

CIMES possess two dimensions (the symbolic dimension and heritage dimension), and these should be afforded greater attention.

The heritage dimension of the city includes monuments and other minor works and spaces available for public spaces.

In this sense, free, public, and community space all constitute key elements in defining the value of each place.

The cultural and heritage value of the city mainly depended on the old quarters of cities such as their historical centers. The old quarters constitute the points of origin of most contemporary cities, the physical impact of these quarters are reinforced by their more or less central position in the city.²

The history, imagery and identity of contemporary cities are impossible to separate from their historical centers, however the heritage value of the city

¹ Llop, J. M & Bellet, C (2009),p.xliv

²Llop, J. M & Bellet, C (1999),p.55

cannot be limited to its old quarters alone, because these may not contain all the city's monuments that may be located at a number of different sites spreading throughout the city.

The old quarters contain many buildings and non-monumental public spaces which acquire a day to day heritage value and so, taken as a whole, these may be regarded as constituting a heritage group. These buildings and spaces attract numerous workshops and businesses that could increase the touristic value of these buildings and spaces.

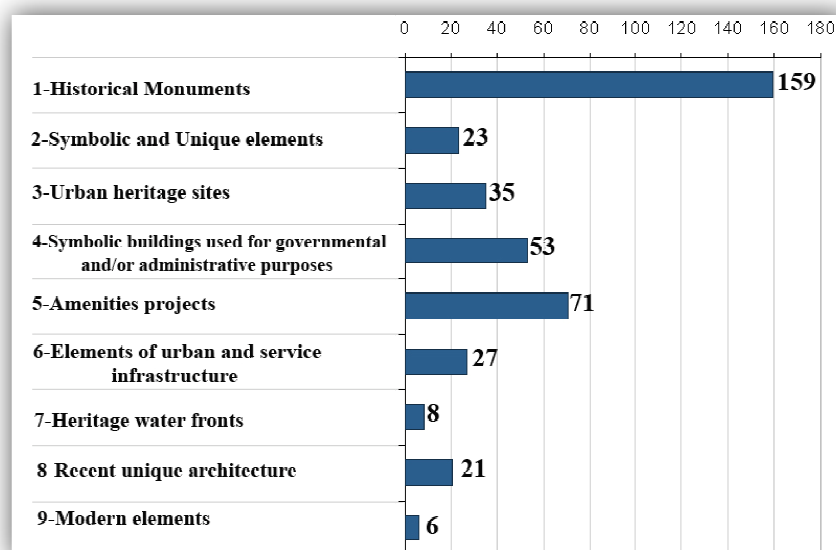
The symbolic dimension depends on the forms and functions of public service and/or community buildings which constitute the most recent types of monumental expression and the main elements of symbolic reference for citizens.

So, more attention should be given to the relationship between architecture and those who use it, in order to ensure that works of art do not merely become elements of formal symbolism.¹

- Monuments, symbols and representative elements in CIMES survey:

One of the points in the survey required from collaborators is to identify the monument and singular/patrimonial elements that were most representative of their respective cities and, whenever possible, to provide the name of the element in question, its date of construction and the functions/uses that it now serves.

The concept of a “representative element” includes not only heritage works, but also other lesser works of historical, architectural and artistic works and also spaces (public works and natural spaces) that according to their distinctive form, exceptional nature or collective form have become urban symbols or landmarks.²



Fig(1-16) The classification of examples of monuments and elements that are representative of the cities of CIMES into 9 groups.

Source: LLOP, J. M & BELLET, C (1999)

¹Ibid

²Llop, J. M & Bellet, C (2009),p.x1v,x1vi

This section of survey included a wide range of examples (403 in total). We divide these into the 9 different groups presented in fig (1-16).

There are a wide range of examples that ranged from example of Santiago de Cuba, where "the whole city is as monument", to example of Suriapet (India), where "there are no important monuments". In between there are a wide range of examples that reflect the historical and cultural value of each city.

In some European cities, after monuments, historical and heritage elements, the idea of modernity which are represented in some specialized amenities such as (media libraries, congress centres, and new railway stations, etc) are representative of these cities as symbolic buildings. The same idea is also found in some Latin American cities and Chinese cities, the second tend to highlight buildings that give the city the sense of modernity such as the telecommunications tower and new rail terminal in Hefei (China).¹

a- Monuments, historical and artistic elements

Most of representative elements of cities were cited in this section (182 in all, 45%). they include urban monuments due to their historic or artistic value (worship, note building of civil character, and archaeological groups, etc.).

The majority of these works are related to the following elements :

- Places of worship (cathedrals, churches, mosques, pagodas, etc.).
- Noble building (old palaces, manors, or merchant's houses).
- Defensive constructions (walls, fortifications and castles, etc.)
- Commemorative elements (tombs, mausoleums, and commemorative sculptures, etc).
- Monumental remains.
- Archaeological sites.

It is important to highlight on **places of worship**, which contribute 92 places of 403 almost 23% of the total, These are as important points and in some cases they are as the main symbol or image of the city. The majority of places of worship have conserved their original use, In certain cases these have changed such as:-

[The church of Santo Domingo in San Miguel de Tucumán (Argentina) is now an educational centre. fig (1-17). The Romanesque church of San Martí in Lleida (Spain) is now an art museum. fig(1-18)]. Other cases are as abandoned such as [The Manueline Church of the Assumption .El-Jadida (Morocco)].fig(1-19)

The majority of noble buildings and buildings of historic and artistic forms are part of the city's urban heritage, so, they aren't only needed to conserve, renovate and maintain them in good condition, but also they should remain alive. The majority of these buildings houses public or community uses, which in many cases have a cultural or administrative character. ²

¹ Ibid

²Llop, J. M & Bellet, C (2002),p.257



Fig (1-17) The church of Santo Domingo-San Miguel- Argentina

Source:

<http://www.panoramio.com/photo/5974008> (Feb 2010)



Fig (1-18) The church of San Martí in Lleida-Spain

Source:

<http://turisme.paeria.es>
(Feb 2010)

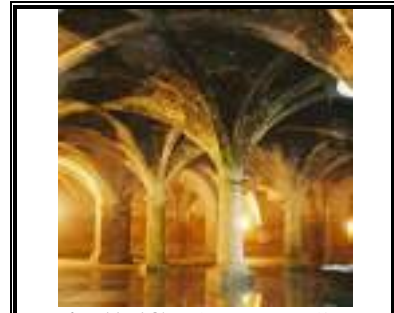


Fig (1-19) The Manueline Church of the Assumption, El-Jadida

Source:

<http://www.legourriec.tk>
(Feb 2010)

b- Historic centres and urban heritage sites

In some cities the concept of monuments and cultural heritage has been extended to include historic centers and urban heritage sites which include (groups of buildings, pedestrian zones, shopping arcades, avenues, parks, squares and gardens), These are deemed to be worthy of conservation due to their historical, heritage or cultural value for the city.

The importance given to **historic centers** is common to such different cities as: Kolín (Czech Republic), Bologna (Italy) fig(1-20), Vic (Spain) fig (1-21), Nador (Morocco), Buga (Colombia), Osijek (Croatia) fig(1-22), Saydâ (Lebanon) and Santiago de Cuba (Cuba).

Urban heritage sites were mentioned in some cities such as whole neighborhood built of stone between 1920 and 1940 in Beirut (Lebanon) fig(1-23), covered walkways dating back to the 1920's in Porto Alegre (Brazil) fig(1-24), and a garden street in Hefei (China).

Other urban heritage sites include (plazas –parks –squares and gardens) are usually presented as significant heritage elements in some cities such as (the Plaza Francia in Trenque Lauquen (Argentina), the Aristotelous square in Thessaloníki (Greece) fig(1-25), the central park in Neuquén (Argentina), the Tsuruoka park (Japan).

Other collectively used and socially valued public spaces were mentioned such as Garden street in Hefei (China), the Main Street of Kolín (Czech Rep).¹



Fig (1-20) Piazza Maggiore- Bologna -Italy

Source:

http://commons.wikimedia.org/wiki/Squares_in_Bologna
(Feb 2010)



Fig (1-21) Historic center of c-Spain

Source:

http://www.flickr.com/photos/j_c/odi/3867193150
(Feb 2010)



Fig (1-22) The historic downtown of Osijek- Croatia

Source:

<http://picasaweb.google.com/lh/photo/rENKft8u4QwfdpzQwhC>
Faw (Feb 2010)

¹Llop, J. M & Bellet, C (2002),p.258



Fig (1-23) The historic city center of Beirut-Lebanon

Source:

www.esiweb.org/rumeliobserver/category/Turkey

(Feb 2010)



Fig (1-24) The historic city center of Porto Alegre-Brazil

Source:

http://en.wikipedia.org/wiki/Porto_Alegre

(Feb 2010)



Fig (1-25) Aristotelous Historic Square of Thessaloniki-Greece

Source:

http://en.wikipedia.org/wiki/File:Looking_down_at_Aristotelous

(Feb 2010)

c- Waterfronts of some maritime cities

The coasts and/or waterfronts of some maritime cities are as significant elements of the cities. These urban facades often constitute one of their most representative images. Good examples of this can be seen in the seafronts of Quseir (Egypt), Volos (Greece) fig(1-26), Beirut (Lebanon) fig(1-27), Manta (Ecuador) and Nador (Morocco) and the freshwater waterfronts of Lausanne (Switzerland) fig(1-28) and the banks of the River Guadalajara in Buga (Colombia).¹



Fig (1-26) The waterfront of Volos-Greece

Source :<http://8dimvolou.mag.sch.gr/vt/1.jpg>

(Feb 2010)



Fig (1-27) The waterfront of Beirut-Lebanon

Source

<http://travel.webshots.com/photo/1354807297010989023uxHqwc>

(Feb 2010)



Fig (1-28) The waterfront of Lausanne-Switzerland

Source:

http://www.flickr.com/photos/olies_senior/306149405

(Feb 2010)

¹Llop, J. M & Bellet, C (2009),p. xviii,xlix

d- Urban amenities

Urban amenities were the next most mentioned elements. Their numbers are 71 with 17.6% of the total.

The majority of urban amenities that were mentioned referred to (educational centers, health centers, museums and markets).

The majority of these elements aren't considered only on account of their historic or artistic value but also due to the functions that they perform as spaces of collective use.

A large number of urban amenities in the survey referred to educational centers including university centers and spaces which tend to occupy buildings of historical and artistic value.

Museums also are cited in many cities. They often have a symbolic value (whether historical or modern). These value also are derived from the value of collections that they house and from their external projection and appeal to tourists.¹

e- Urban services and infrastructure

Some cases in the survey referred to urban services and infrastructure such as railway stations which are urban landmarks in some cities ,the majority of them have the historical ,architecture and artistic value with the symbolism such as [Izmir (Turkey) fig(1-29), Valencia (Spain), Vólos (Greece), Palmira (Colombia)], but some stations are modern (as in Hefei in China).

Some rail stations that were mentioned changed their original functions to public or community-related uses such as [Granada (Nicaragua) fig(1-30), Resistencia (Argentina), Encarnación (Argentina) and Franca (Brazil)].²

Bridges were also often mentioned as well as stations, Some of these have a historical value such as [Manresa, (Spain), Zaragoza (Spain) fig(1-31), Florianópolis (Brazil)) while others are of more recent construction, such as[Hefei(China)].³



Fig (1-29) The 19th century Train Station in Izmir-Turkey

Source

<http://www.skyscrapercity.com/showthread.php?t=707998&page=2>

(Feb 2010)



Fig (1-30) Old railway station currently being restored into a museum ,Granada- Nicaragua

Source

<http://www.downtheroad.org/Photo/a12Nicaragua/4Granada2.htm>

m (Feb 2010)



Fig (1-31) The Historical bridge of Zaragoza-Spain

Source:

<http://img483.imageshack.us/i/zaragoza039fk.jpg>

(Feb 2010)

²Llop, J. M & Bellet, C (2009),p.1

³Llop, J. M & Bellet, C (2002),p.259

¹ Ibid ,p. xlix

g- Symbolic buildings used for governmental and/or administrative purposes

Buildings of governmental and administrative functions were also mentioned in most of the cities, They were mentioned due to the collective symbolism of their functions than the value of the buildings themselves. These cases included the seats of local government institutions, which were referred to by a variety of names including: (centre for municipal government, city council, municipal palace, seat of local government, government house and city hall).¹

Cities that house other types of government administration centers also tend to mention them, especially when these cities are also state or national capitals such as [Porto Alegre (Brazil) fig(1-32), Kolin (Czech Rep) fig(1 33), Murcia (Spain) fig(1-34), Mansoura (Egypt) fig(1-35), Asunción (Paraguay)fig(1-36), Beirut (Lebanon) fig(1-37).²



Fig (1-32) The city hall of Porto Alegre-Brazil
Source
http://en.wikipedia.org/wiki/Porto_Alegre (Feb 2010)



Fig (1-33) The town hall of Kolin
Source
<http://en.wikipedia.org/wiki/Kol%C3%ADn> (Feb 2010)



Fig (1-34) The Town hall of Murcia-Spain
Source
<http://en.wikipedia.org/wiki/Murcia> (Feb 2010)



Fig (1-35) The municipal palace of Mansoura-Egypt
Source (The Researcher)



Fig (1-36) The palace de los López (the seat of the government of Paraguay)-Asunción-Paraguay
Source
http://en.wikipedia.org/wiki/Palacio_de_los_L%C3%B3pez (Feb 2010)



Fig (1-37) The Grand Serail - Beirut-Lebanon
Source:
<http://img145.imageshack.us/i/471897043d5f13cd293oxz4.jpg/> (Feb 2010)

¹Llop, J. M & Bellet, C (2009),p.1

²Llop, J. M & Bellet, C (2002),p.259

h- Recent singular architecture

In the survey, few cities mentioned modern and recent elements as symbolic elements that are representative of these cities, These referred to very specialized urban amenities and modern infrastructure that are related to technological innovation, such as [Congress Centre in Perpignan (France) fig(1-38) and the Museum of Fine Arts in A Coruña (Spain) fig(1-39)], These cases were also mentioned in Chinese cities including (sports stadiums and telecommunication towers) fig(1-40).¹



Fig (1-38) The Congress Center of Perpignan -France

Source

<http://www.congres-perpignan.com/uk/index.php>

(Feb 2010)



Fig (1-39) The museum of Fine Arts in A Coruña- Spain

Source

<http://www.patrimonio.org/catalogo/ben.php?id=115&lg=gal>

(Feb 2010)



Fig (1-40) The Hefei Stadium in Hefei-China

Source:

<http://www.panoramio.com/photo/460599>

(Feb 2010)

¹Ibid

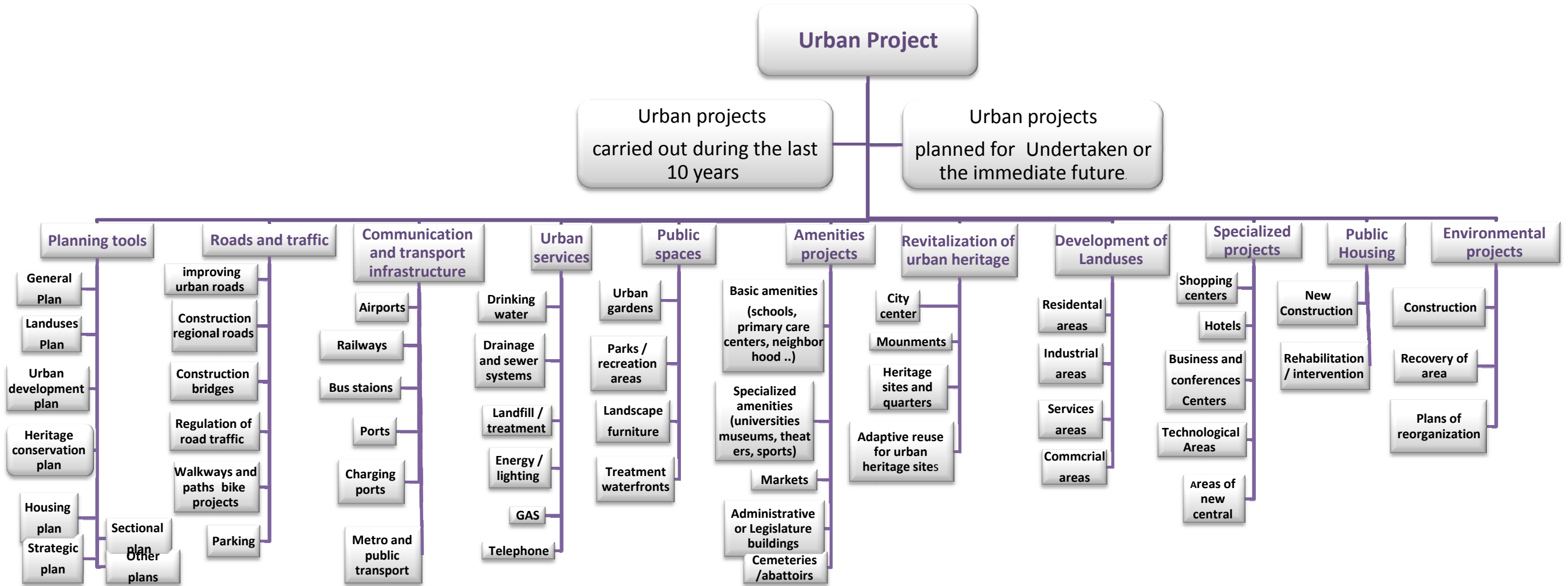
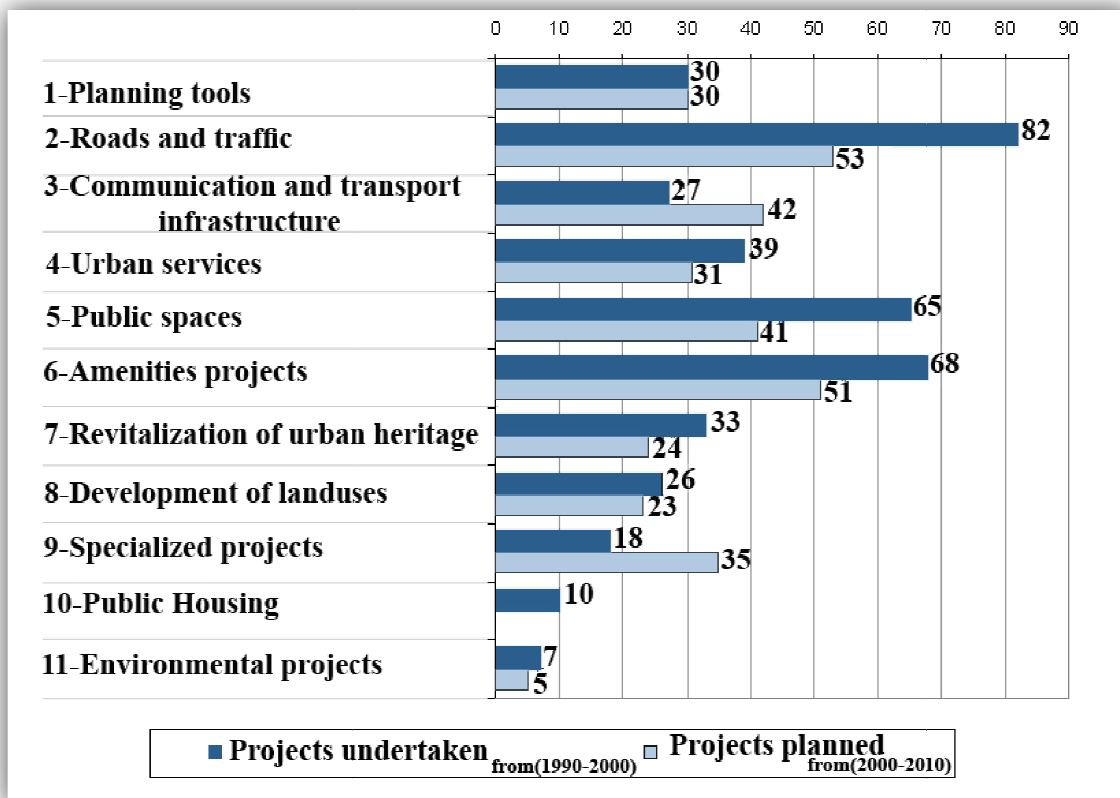


Fig (1-41) The Classification of the urban project in CIMES into 11 general types, with 55 subtypes
 Source: (Researcher)

1-5-1-4. Urban projects:-

In this section, the survey asked collaborators to cite what they considered to be the most important projects undertaken in their cities since 1990s to 2000s and planned from 2000s to 2010s. The replies that related to these projects were classified into **11 general types, with 55 subtypes** based on more detailed descriptions. Fig (1-41)

In total, 740 projects were classified, 405 of which had been undertaken in the ten years since 1990 to 2000 and 335 of which were either underway or planned from 2000 until 2010. ¹



Fig(1-42) Classification of projects by basic types

Source: LLOP , J. M &, BELLET,C (2009)

From the Fig (1-42) , it illustrates that the most frequently cited projects were related to communications and transport infrastructure as 28% of the total ,that help these cities to play the mediating and territorial roles , amenities projects were the second most cited.

In this section of survey, the data showed the differences of the priorities of projects between cities in the developing countries and others are located in the developed countries.

¹ Llop, J. M & Bellet, C (2009),p.1-1ii

In the case of intermediate cities in the developing countries ,we conceive that the priorities for the projects that will make general improvement to living conditions , such as improvement of (drainage and sewer systems, electricity and water supplies) , the construction of basic amenities(schools, health centres, markets, etc...), the facing of growth of population by urbanizing new areas and the construction of new housing.

In the case of intermediate cities in the developed countries, we conceive that the priorities were completely different from the others which are located in the developing countries; the most projects were more specialized services such as

(Auditoriums, theatres, congress centres, technology areas and specialised museums, etc.), and the projects that aim at offering a better quality of life to local citizens through environmental infrastructure projects (waste treatment and water treatment).

The following is a brief description of the general types of urban projects: -

a- Planning tools

In this section, the survey showed a very diverse range of planning instruments. On one hand there is still use of classical urban planning instruments such as local scale planning (general plans, regulations and master plans) , land development plans and urban reforms .

But at the same time there are economic plans, including integral and **sectional development plans** such as (touristic sector plans, transport plans, plans for sanitary services, plans for coastal fringes and plans for improving central areas).

There were six planning projects in total, they were related to reform and/or improve historic centers and central areas. These projects aimed to make these areas more socially and economically dynamic with the rehabilitation and revitalization processes.

There were also some **strategic plans** as future projects from the cities that were not particularly large in dimension (Ambato and Manta, Ecuador; San Miguel de Tucumán, Argentina).

There were smaller numbers of new instruments for managing and controlling urban planning, such as the application of geographical information systems (GIS) in Asunción (Paraguay) and Sabadell (Spain).¹

b- Roads and Traffic

Highway administration, roads and traffic projects were some of the most cited projects. There were 135 projects in total which had been undertaken or planned for the 10 years until 2010, There was a wide range of projects in this section such as (the construction or improvement of the regional roads, establishing walkways and pike paths, etc..)

The regulates of traffic flows by: improving public and collective transport; pedestrian

¹ Llop, J. M & Bellet, C (2002),p.261

schemes and improving the mobility for pedestrians, regulating motor vehicle transport, and/or creating bicycle ways.¹

c- Transport infrastructure

There were 69 projects in total related to the transport and communications infrastructures. In the projects already carried out, priority was given to urban public transport (including bus, underground/tube and tram systems) and regional transport and communications infrastructures (airports, ports and railways).

The same elements were also the main priorities of future projects, along with ports projects and transshipment points for transport and merchandise.

The number of future projects was 42: this number is greater than the number already carried out. This means that intermediate cities desire to be more connected with their territories and the area of their influence that will develop the role of the particular intermediate city as a logistical centre.²

d- Urban Service Networks

Urban services networks projects such as (drainage and sewer systems, drinking water, electricity, and gas and telephone service) were most of priorities projects in these cities that will seek to enhance the quality of urban life, The majority of these projects refer to drainage and sewer system services.

In the case of cities in the developing countries, these projects generally refer to basic considerations such as the construction of sewer system services and rainwater drains, but in the case of cities in the developed countries, the projects refer to improve and extend existing treatment plants, etc.³

d- Public Spaces

Urban open spaces projects were another concern of the priorities of intermediate cities. Over recent years many of these cities have seen many projects related with improvement and revitalization or creation new squares and parks to create public spaces that combine areas for relaxed and meeting points for sports, social contacts and different activities. Some projects were involving in the treatment of waterfronts and water spaces on the banks of rivers or along coasts to turn these spaces into open and public spaces by recovering these places and integrating them into the day-to-day life of the city as areas to be used by local citizens and their activities. These projects could include conditioning riversides or protecting canals and rivers and defending them against floods. Such as [Mexicali,(Mexico), Hefei(China) fig(1-43), Manta (Ecuador), Córdoba(Argentina), Andorra la Vella(Andorra)fig(1-44), and Izmir(Turkey),coastal defenses (Valdivia, Chile)].⁴

¹ Ibid,p.259

² Ibid,p.260

³ Llop, J. M & Bellet, C (2009),p.1vi

⁴ Llop, J. M & Bellet, C (2002),p.260



Fig(1-43) Parks on the banks Ofa river in Hefei .

Source :The first survey of CIMES



Fig (1-44) Central park in Andorra la Vella .

Source: <http://commons.wikimedia.org/> (Feb 2010)

e- Urban Amenities

In this section, the most projects referred to the most specialised amenities (museums, exhibition centres, and auditoriums, etc.) and to cultural and sports facilities.

The number of these projects was greater in the case of future projects. that referred to high level of (universities, regional libraries, general hospitals, local district and regional hospitals ...) or quite specialised (children's hospitals, hospitals, etc.) projects. All of these amenities projects help intermediate cities to play their role within their territories as service centres and providers specialised amenities to the total population of the area of their influence¹. of The amenities projects became more specialized when the cities became regional or capitals such as (the Museum of Modern Art, the Cinema Museum and the Music centre) in Tunis (Tunisia).²

Some of future projects in the cases of the cities in the developed countries related to the external image and projection of the city are (congress centres, airport spaces, technology centres, and communications centres, etc...).

f- Revitalization of Urban Heritage Sites

Urban heritage sites had been targeted as work objectives in all of the different cities in CIMES, There were many projects to reform and improve the characteristics of these heritage sites and also to better citizen's quality of life. These projects also included the economic and social development of these heritage sites. There were plans for conservation projects for heritage centers [Quetzaltenango(Nicaragua)and Pune/Poona(India)], plans for reform ,improvement and reconstruction [La Plata(Argentina), Beirut(Lebanon), Chambéry(France),Valencia(Spain), Mexicali(Mexico), Franca(Brazil)].³

Urban recovery projects of old industrial areas, railways and military installations were targets in some cities, These projects seek to change their functions and convert them into new spaces, such as: the conversion of the old Balcells Factory into an Educational Centre in Manresa (Spain), the transformation of the railway station into a Cultural Centre in Neuquén

¹ Llop, J. M & Bellet, C (2009),p.1iv

² Llop, J. M & Bellet, C (2002),p.260

³ Ibid,p.261

(Argentina) and the conversion of the old industrial area of El Sucre into a new central area in Vic (Spain).¹

g- Development of Land Uses

Intermediate cities also gave attention to the development of land for economic activities, industrial activities and transport and merchandise interchanges.

At the projects scale there were also numerous former projects associated with (commercial centres, hypermarkets, hotel uses). But the latter projects such as (office parks, convention centres, areas of new technology and areas of new economic centrality) were more commonly cited (in the survey) for European cities (whatever their size) and big cities (whatever their context), with a certain degree of international projection [Tunis(Tunisia), Beirut(Lebanon), Porto Alegre(Brazil) and Santiago de los Caballeros(Dominican Republic)].

There were many future projects related to tourism in some intermediate cities such as [the construction of simple hotel utilities in Sikasso (Mali), the construction of theme parks in Ciudad Real and Valencia(Spain), and fully integrated plans for developing tourism in Al-Qusair (Egypt) and Granada (Nicaragua)].²

h- Public Housing

There were few projects which referred to public housing in cities that have undergone notable growth and that have a great need for new accommodation such as El-Jadida(Morocco), Neuquén and Rosario (Argentina), Holguín (Cuba), Buga and Palmira (Colombia). This does not mean that housing is not a high-priority issue for intermediate cities, but this issue relates to a different scale from that of urban projects.³

1-6. The CIMES's Survey Study Recommendations

CIMES put the following recommendations based on the analytic studies of the first survey of CIMES. These were put as proposals to organize the work in intermediate cities⁴:

1. There is a basic need for cooperation between intermediate cities in the face of world-scale urban concentration (urbanisation):

¹ Llop, J. M & Bellet, C (2009),p.1vii

² Ibid,p.lix

³ Llop, J. M & Bellet, C (2002).p.261

⁴ Llop, J. M & Bellet, C (2009).p.xxvii-xxxii

Intermediate cities can and should play a more active role in the face of the process of urban concentration, by balancing the concentration of urban population, which will prevent the excessive growth of the largest urban agglomerations (mega-cities-megalopolises).

2. Medium and long term strategic planning is an essential facet of the city's general strategy:

Medium and long term strategic planning may be beneficial to the type of intermediate cities. The development and management of the city's general strategy should involve the main (public and private) urban agents and all of social agents which are active in the city. It should also be open to public participation.

3. Physical or urban planning is more coherent at the intermediate city scale:

CIMES cities are characterized with the human scale, that makes them easier to physical planning and structure. The population sizes of these cities allow more efficient urban planning than the largest cities.

4. Housing problems should be priorities in CIMES:

To solve the housing problems in CIMES, there is a need to take the following into account:

- Housing should be safe, human and hygienic.
- The housing materials, forms and structure should be traditionally associated with local environment.
- The city should be a place where to live and cohabit, so, the design of shared free space and public space should be taken into consideration.

5. Monuments as a term includes heritage items and should also extend to include new constructions that serve community-related functions:

- We should not only protect the heritage buildings but we should also extend to rehabilitate, reuse to new functions and invest these buildings and the heritage sites as a whole.
- The new public service buildings and those that serve community uses are also part of a community's heritage and/or serve symbolic functions within our cities.
- Nowadays, greater attention should also be given to the relationship between architecture and its users, so that the elements of formal symbolism that are employed are not just the product of the art of building.

6. Urban plans should also take into account sustainable criteria:

Promote the integration of the informal (family) and formal (business) economies; promote sustainable cycles of production and the recycling of

waste, promote the use of local, non-polluting and recyclable materials, and help to conserve natural resources (water and land).

7. The active public participation in the design and administration of CIMES:
The city can only become a space for individual liberty and social cohesion and a place of economic and social progress if certain minimum conditions for civic participation are guaranteed.

8. Guarantee the quality of life of the CIMES's citizens who should be the general objectives of intermediate cities:
The objective of quality of life depends on the basic needs of each settlement:
Dignified housing, running water, drainage and sewer systems, education, health and hygiene. Once the basic needs and services have been covered, it is necessary to focus on more qualitative objectives.

9. Proposals should respond to the basic problems facing each city and each population:
Any proposals should refer to the specific place and society in order to avoid the negative effects of the homogenization of cities, which are usually the result of a poor application of the influence known as globalization. To achieve this, it is necessary to support urban planning and architectural proposals based on elements with a local character.

- **Summary**

The research achieved one of its secondary objectives by giving the attention and highlighting on the conception of intermediate cities, the identification of the UIA-CIMES program, its objectives, importance and role, the recent list of intermediate cities CIMES

Chapter one defined the CIMES's co-operation network, presented its objectives and how we can utilize the network to solve the problems of the intermediate cities. That will help the research (in the next chapters: chapter three and four) to utilize from this network to exchange the pioneer experiments and experiences among the intermediate cities for solving one of the problems that are facing one of these cities.

The chapter also presented the surveys which have been implemented through the three phases, then, it presented the analytical studies of the first survey that help us to be more identify about intermediate cites, their roles, typologies, forms, monuments and heritage assets, as well as their urban projects that have carried out in the last and next ten years.

The research concentrated through the analytical studies of the first survey on the conception of the Monuments, symbols and representative elements in CIMES survey which illustrated that the intermediate cities have a wide range of examples, most of them are culture heritage (with different forms) that represent the symbol of their cities with 93.3% of the total examples, while few cities such as Chinese cities mentioned that their recent unique and modern elements such as (sports stadium and telecommunication towers) represent the symbol of the city.

The urban heritage sites that represent the symbol of the city constitute 11% of the total culture heritage (including the heritage city centers, the urban heritage quarters and districts, and the heritage waterfronts). While 89% of the total constitutes the individual heritage buildings and monuments.

The recommendations of the first survey was presented through the last section of the chapter one.

CHAPTER II

SUSTAINABLE DEVELOPMENT OF URBAN HERITAGE SITES

2-1. The urban Heritage sites	47
2-1-1. <i>The Heritage</i>	47
2-1-2. <i>Types of heritage</i>	47
2-1-2-1. <i>Natural heritage</i>	47
2-1-2-2. <i>Cultural heritage</i>	48
2-1-3. <i>Urban heritage sites</i>	50
2-1-3-1. <i>The values of the urban heritage sites</i>	50
2-1-3-2. <i>The main facets of urban heritage sites</i>	51
2-1-3-3. <i>The threats, problems and risks that are facing urban heritage sites</i>	52
2-2. Strategic planning and the SWOT analysis	58
2-3. Sustainable development of urban heritage sites	59
2-3-1. <i>Sustainable development</i>	59
2-3-1-1. <i>Definitions of Sustainability</i>	60
2-3-1-2. <i>The pillars of Sustainable development</i>	62
2-3-2. <i>Sustainable development of urban heritage sites</i>	63
2-3-2-1. <i>The types of difficulties that are facing the development of Urban Heritage sites</i>	64
2-3-2-2. <i>The successful factors of the sustainable development</i>	64
2-3-2-3. <i>The processes of sustainable development strategy in urban heritage sites</i> ...	65
2-3-3. <i>The sustainable tourism development as a strategy in urban heritage sites</i>	80
2-3-3-1. <i>The sustainable tourism development</i>	82
2-3-3-2. <i>The sustainable tourism development as a strategy in urban heritage sites</i> ..	83
Summary	84

Chapter II.

SUSTAINABLE DEVELOPMENT OF URBAN HERITAGE SITES

With the accelerated development of the architecture and urbanization of the cities, and the increasing of the city's needs from the multi-storey buildings and skyscrapers, the urban heritage sites of these cities are threatened with extinction. In many cities that don't have desert areas to expand, the owners of the heritage buildings acts to demolished their properties in the absent of laws and legislations, and replace them with new multi-storey buildings which can meet the needs of the city and achieve the profit to the owners.

The accelerated development also effects on the development strategies of the urban heritage sites. The concept of sustainability becomes applicable in the recent development strategies of the urban heritage sites. It is considerate as the optimal way for developing these heritage assets, solving their problems, protecting them from deterioration, meeting the needs of their inhabitants, and maintaining and transferring them to the future generation.

2-1.The urban Heritage sites

2-1-1.The Heritage

The heritage or the term "inheritance" refers to the entities that come from the past, it used to indicate objects endowed, these objects may have a value or may not.¹

2-1-2. Types of heritage

Heritage can be represented in two forms: Natural Heritage and Cultural Heritage.

2-1-2-1. Natural heritage

The following are considered as 'Natural Heritage' due to their outstanding universal value from the aesthetic or scientific point of view:²

- Natural features: consisting of physical and biological formations or groups of such formations.
- Geological and physiographical formations and precisely delineated areas which constitute the habitat of threatened species of animals and plants.
- Natural sites or precisely delineated.

¹ Carabelli, Romeo (2005), "Recent Architecture Inheritance in the Mediterranean" ,Editions Publish book ,Paris ,France

² UNESCO World Heritage Convention (November 1972), Article 2, <http://whc.unesco.org/en/conventiontext>. (May 2010)

2-1-2-2. Cultural heritage

UNESCO defined 'Cultural Heritage' as " The entire corpus of material signs either artistic or symbolic –handed on by past to each culture and, therefore, to the whole of humankind"¹, and it is also defined as “The cultural heritage of a people is the memory of its living culture. It is expressed in many different forms, both tangible and intangible; it is our duty to transmit as wholly as possible to our children”²

a. Forms of Cultural heritage

A- Tangible heritage³

It is as a heritage element that can be stored and physically touched; it has wide range of immovable and movable forms as utensils, from traditional clothes and old vehicles to monuments, heritage sites and buildings. Table (2-1) The following are considered as '**Tangible Cultural Heritage**' due to their outstanding universal or national value from the historical, artistic or scientific point of view:⁴

- **Monuments:** architectural works, works of monumental sculpture and painting, elements or structures of features.
- **Group of buildings:** groups of separate or connected buildings which have values due to their architecture, their history, their homogeneity or their place in the landscape.
- **Sites :**Topographical areas ,the combined works of nature or of man and areas including archaeological sites, which are of special value by reason of their beauty or their interest from the archaeological, historical, ethnological or anthropological points of view.

B- Intangible cultural heritage (ICH)

Cultural heritage doesn't include only monuments and heritage elements, it also includes elements that are not physical or tangible as traditions and living expressions inherited by communities from their ancestors and transmitted to their descendants, It reflects the practices and traditions of these communities in respond to their environment.⁵

¹ The Drafts of UNESCO medium term plan 1990-1995 (1989), UNISCO, 25 C/4, page.57.

² UNESCO 2002, "United Nations Year for Cultural Heritage , Information Kit". Message From the Director– General of UNESCO. page 4.

³ http://www.sanculture.org.za/defn_tang%20cultural%20heritage.htm. (May 2010)

⁴ "Convention concerning the protection of the world culture and natural heritage ",UNISCO, Paris, (1972)

⁵ What is intangible cultural heritage?

http://www.ichscotlandwiki.org/index.php?title=What_is_Intangible_Cultural_Heritage%3F . (May 2010)

According to the 2003 Convention for the Safeguarding of the Intangible Cultural Heritage "the intangible heritage or living heritage is the mainspring of our cultural diversity and its maintenance is a guarantee for continuing creativity".¹Table (2-1)

Tangible Cultural Heritage ²	Immovable	1- Built Heritage <ul style="list-style-type: none"> • <i>Monuments: Buildings, sculpture working .etc.</i> • <i>Listed Buildings</i> • <i>Groups of Buildings</i> 2-Sites : as sites under water or on the ground (<i>archaeological ,historical and cultural</i>)
	Movable	1- Artifacts : <i>Photographs- sculpture working- all types of antiquities</i> 2- Media : <i>Books – Documents – visual</i> 3- Consumer and Industrial goods
Intangible cultural Heritage ³	<ul style="list-style-type: none"> • Oral traditions and expressions including languages. • Performing arts such as traditional music, dance and theatre. • Social practice, rituals and festive events such as Traditions and Folklore. • Living cultures. 	

Table (2-1) Forms of cultural heritage

According to the ICOMOS 2000 report, there is another classification of the forms of cultural heritage as follows:

- 1. Archeological Heritage**
- 2. Architectural Heritage.**
- 3. Urban heritage .which are represented in :**
 - Urban sites
 - Vernacular Heritage
 - Industrial Heritage
 - Twentieth Century Heritage
 - Components of Heritage sites
 - Elements and Document of Heritage sites.

¹ <http://www.unesco.org/culture/ich/index.php?pg=00002>. (May 2010)

² Ragheb ,Ghada Ahmed M (2002), " **The Heritage Conservation** ", Master Thesis ,Faculty of Engineering ,University of Alexandria, Egypt.

³ **What is intangible cultural heritage ?**, <http://www.unesco.org/culture/ich/index.php?pg=00002>, (May 2010)

2-1-3. Urban heritage sites

The Planning (Listed Buildings and Conservation Areas) Act 1990 defined urban heritage sites as "Areas of special architectural or historic interest of the character".

The ICOMOS Brazilian committee, Itaipava, July 1987 defined it as "Those spaces where manifold evidence of the city's cultural production concentration". They are comprising the natural and the built environment and the everyday living experiences of their inhabitants. These sites have many values of remote or recent origin and permanently undergoing a dynamic process of successive transformations".

2-1-3-1. The values of the urban heritage sites

Urban heritage sites can be classified according to their values as follows: *Heritage value, Architectural value, Aesthetic value, Environment value and Economic and Functional value*. Fig (2-1)

- **Heritage value** acquired during long decades. This value indicates to the age which urban heritage sites and their building were built or indicates to a historical, national or specific event.
- **Architectural value** represents in the style that the architecture building or monument that has been built with at that time. It could be a new style or a way of building, or built by a famous architect, giving both a character and a landmark to the whole site.¹
- **Aesthetic value** that has been produced from urban heritage sites due to the aesthetics of the past, and being as antiques because they have a scarcity value. Their building facades adorned with sculpture and ornaments, showing the archaic skills of masons and carvers. These sites have picturesque qualities and redolent of a period of genuine craftsmanship and individuality that currently have been lost.²
- **Environmental value** has been resulted from urban heritage sites that represented five elements of urban images (paths, nodes, edges, districts and landmarks), each of these elements represents visual and environmental image of the city.³

¹ Mohareb, Nabil Ibrahim (2003), "The Role of Urban Spaces in The Revitalization of Historic Sites", Master Thesis, Faculty of Engineering, University of Alexandria, Page (2-2)

² Tiesdell, Steven, Taner Oc and Tim Heath (1998), "Revitalizing Historic Urban Quarters", Oxford: Architecture Press .p.13.

³ Lynch, Kevin (1996), "City Sense and City Design", Ed. Tridib Banerjee & Micheal Southworth, London, England: The MIT Press .

- **Economic and Functional value**
 - a) **The economic value** of urban heritage sites acquired a great value when using these sites positively by playing a role in the daily economic life and linking it to the development process.
 - b) **Functional value** of urban heritage sites: Any building in urban heritage site was built to do a specific function, If the building is still doing its original function such mosques and churches, the functional value of the building is high but if a building is not used and has become as a monument only and is being used as a visiting place, the functional value is decreasing¹.

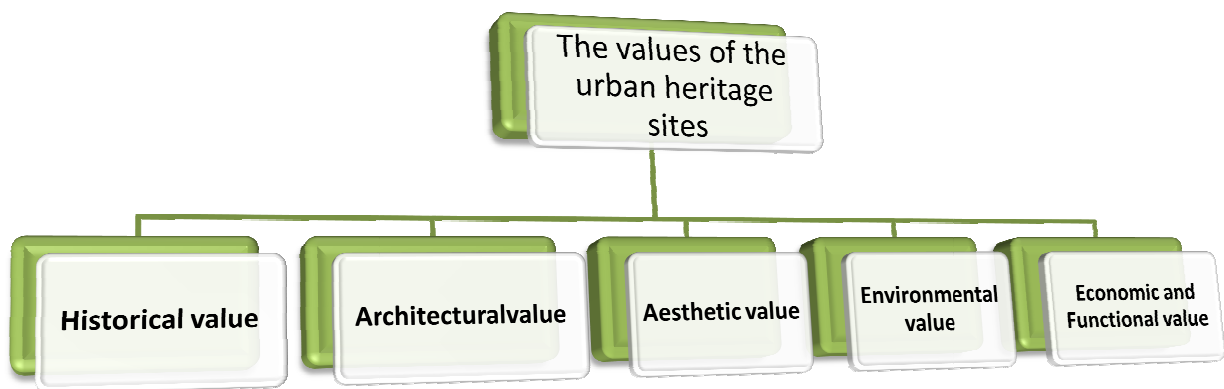


Fig (2-1) The values of urban heritage sites
Source: (Researcher)

2-1-3-2. The main facets of urban heritage sites

The urban heritage site is defined by the presence of architectural quality or historic associations, which give the site a significant historical and social relationship to the rest of the city. The following are the main facets of urban heritage sites:²

- 1- **Townscape**: the visual relationships between groups of building that make up the urban heritage site.
- 2- **Public realm**: path walks, streets, squares and spaces with their character.
- 3- **Social behavior and human needs**
- 4- **Landscape**: it is the natural environment of the site including green and open spaces.
- 5- **Architecture**: the styles of the heritage facades of site's buildings.

¹ El-yazal ,Samir saif (March 1983), "The Ways to Conserving the Architecture Heritage", Alam El-Benaa magazine .p.31.

² Mohareb, Nabil Ibrahim (2003), page (2-10).

6- Functions: the urban heritage sites have acquired various functions over the time.

7- Environment: In urban heritage site, the environment is a natural or man –made setting that influences in static or dynamic way, It is directly linked to the site in space or by social, economic or cultural ties¹.

The environment affects the urban heritage site into scale:

- a) *Micro-scale:* the relationship between the building in the site and its surrounding streetscape and landscape.
- b) *Macro-scale:* the relationship between the urban heritage site and its larger surrounding area.

From the previous, representation we can summarize the facets of urban heritage site in three main categories: fig (2-2)

- 1- **Building of the site:** the architecture typology of the site's buildings, their scales, their conditions.
- 2- **Urban spaces:** the spaces between buildings (Natural, Manmade spaces)
- 3- **People:** The needs of the site's inhabitants and their activities, economic forces and social forces which site's inhabitants produce.

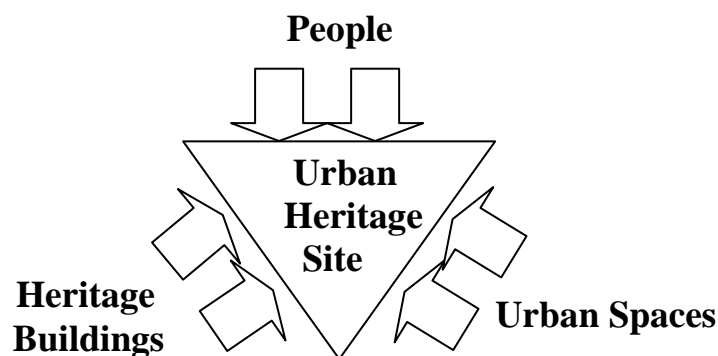


Fig (2-2) The main elements of the urban heritage site

Source: Mohareb, Nabil Ibrahim (2003)

2-1-3-3. The threats, problems and risks that are facing urban heritage sites

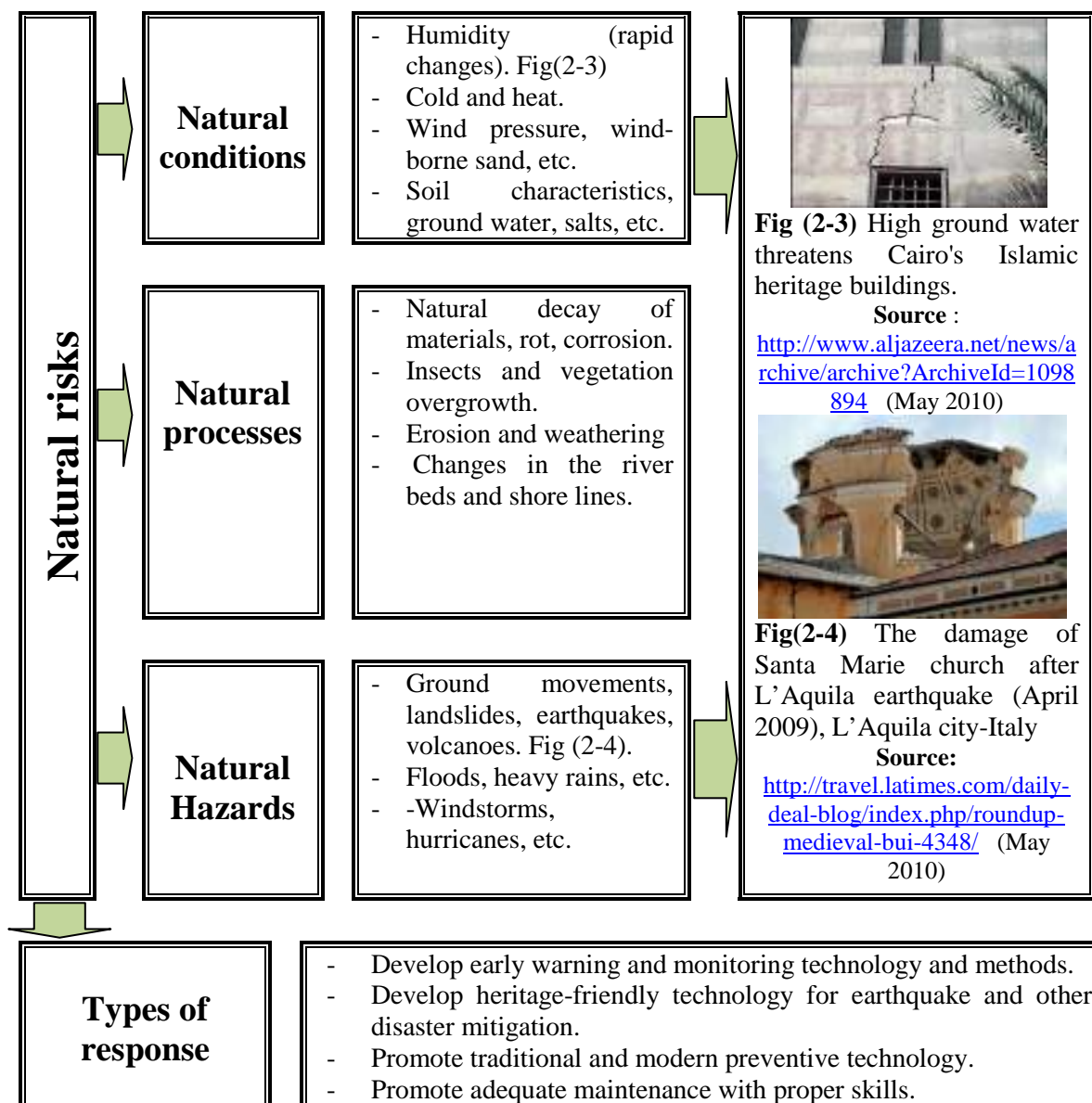
There are many threats and risks facing urban heritage sites. These vary between natural and manmade processes. The following illustrates the types of these risks and the types of responds which can decrease their negative impacts.

¹ UNESCO Recommendation (Historic Areas). Nairobi .26 November 1976, page 21.

a. Risks from natural processes:

There are many types of risks and natural processes that caused the destruction of many archeological and monuments all over the world throughout history.

At present, these are more likely to be predictable depending on appropriate scientific and technological means, and the methods of construction are taking in account of these risks. Natural processes not only threaten heritage through spectacular events or natural catastrophes of great destructive potential, they also act as a permanent state that is a result of the environment of the heritage element or monument, such as weathering or wearing of a building, that can be resisted through maintenance to limit their effects. The following illustrates the list of Natural processes and risks. ¹



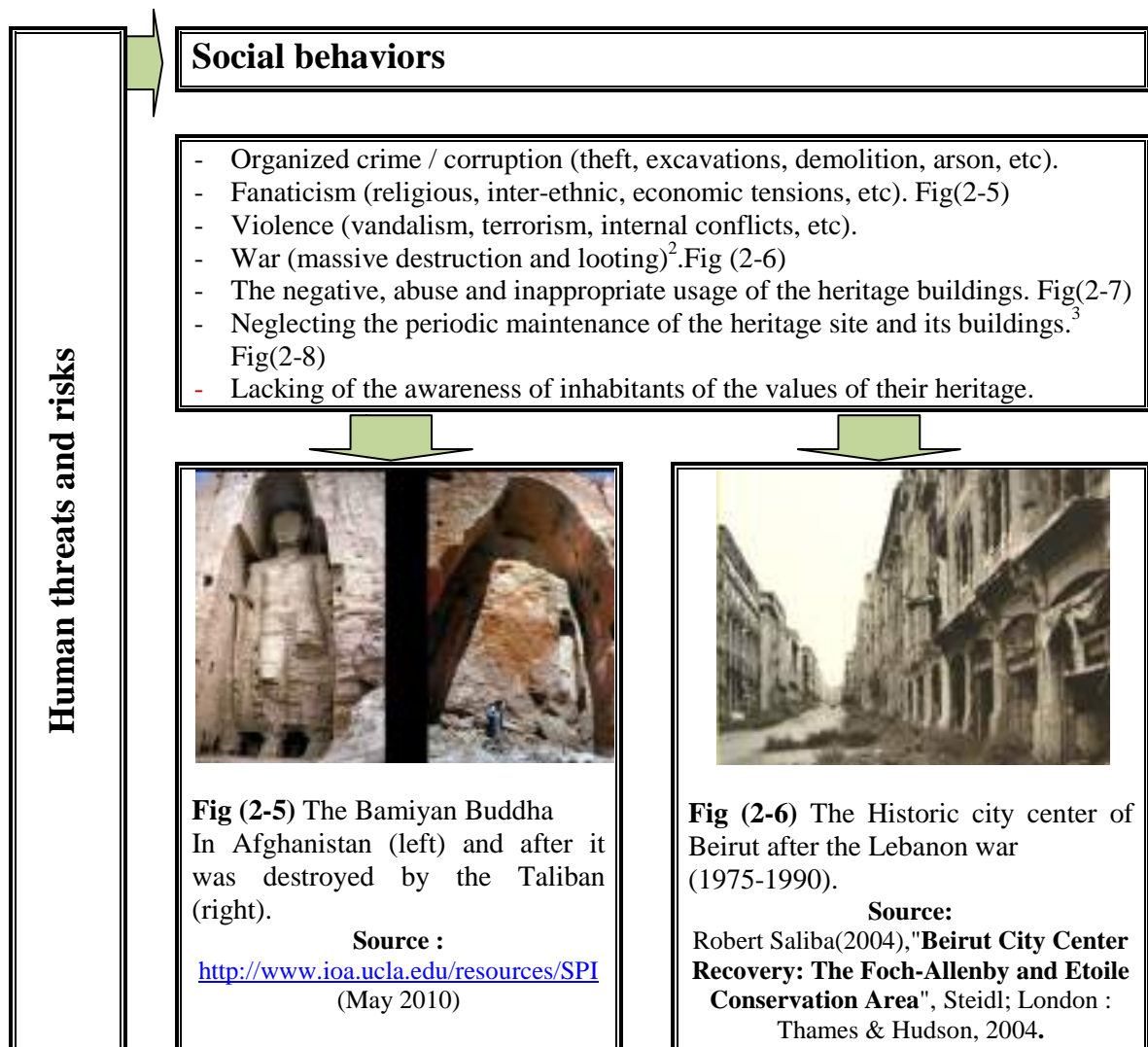
¹ ICOMOS World Report 2000 on Monuments and Sites in Danger (Trends, Threats and risks), http://www.international.icomos.org/risk/world_report/2000/trends_eng.htm . (May 2010)

b. Human threats and risks

Human activities have created the heritage that we are now conserving. Current human activities can also be a source of a great range of threats to that cultural heritage (including urban sites) from locating incompatible functions close to heritage places to their total destruction.¹ The following are the main types of the human risks that threaten the heritage:

1. **Human made threats and risks.**
2. **Economic threats.**
3. **Legislation and regulation threats.**

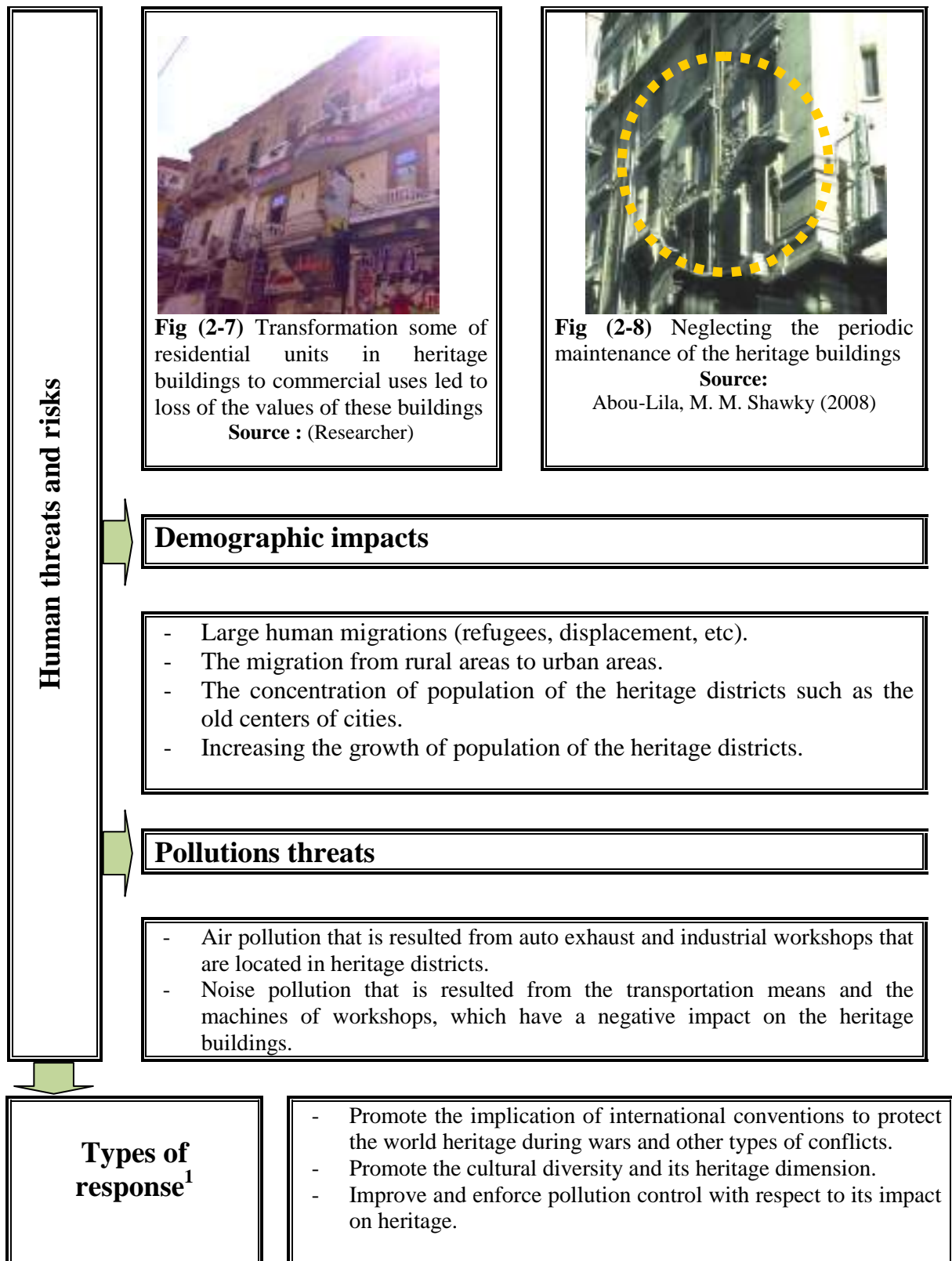
1. Human made threats and risks



¹ ICOMOS World Report 2000

² Ibid

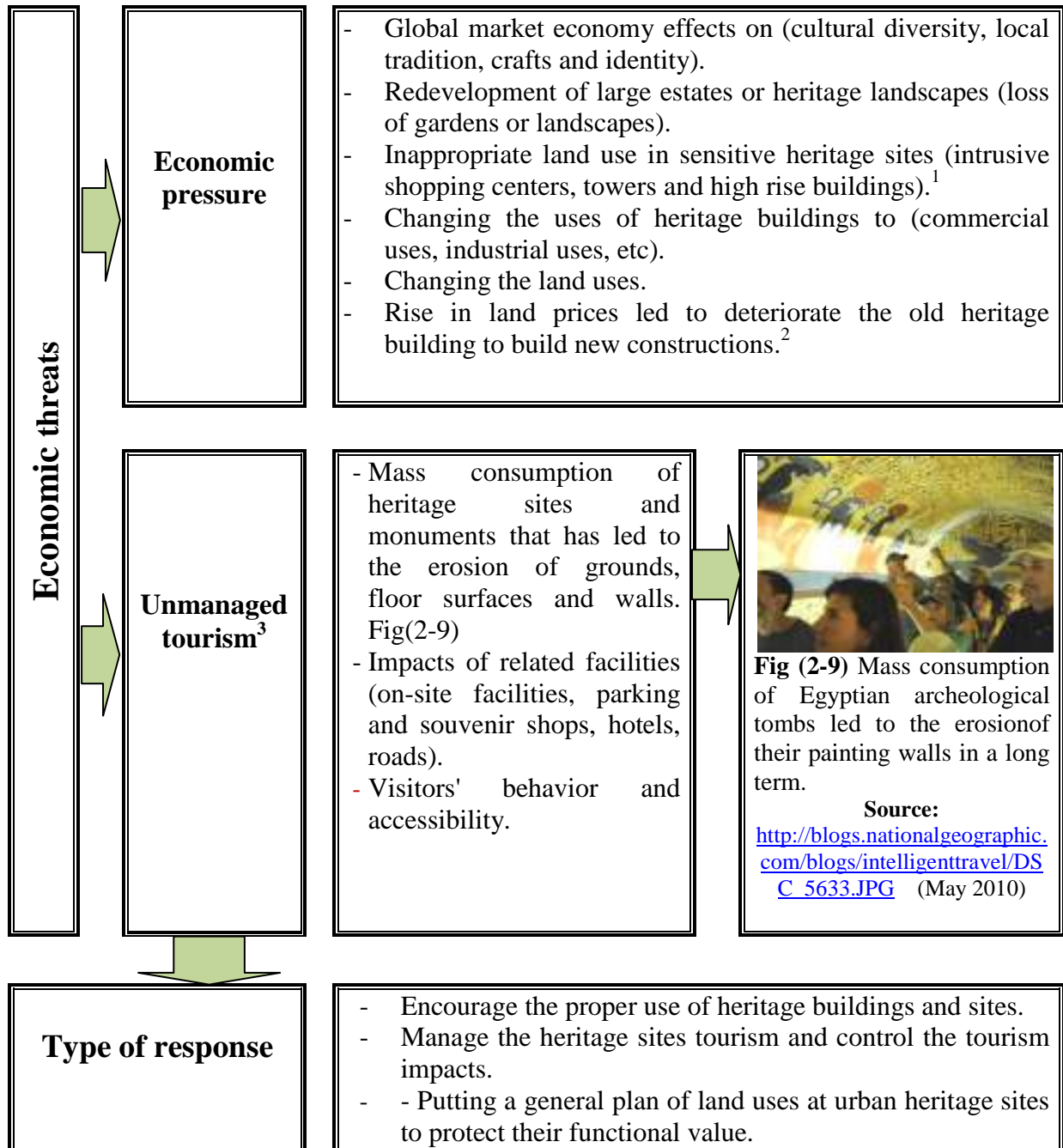
³ Abou-Lila, M. M. Shawky (2008), "**Towards A Sustainable Methodology of Urban Heritage Documentation in Egypt**", P.H.D, Architecture Department, Engineering Faculty, Mansoura University, Egypt. page.29.



¹ ICOMOS World Report 2000

2. Economic threats

Uncontrolled economic growth has led to irreversible damage or losses to our heritage.

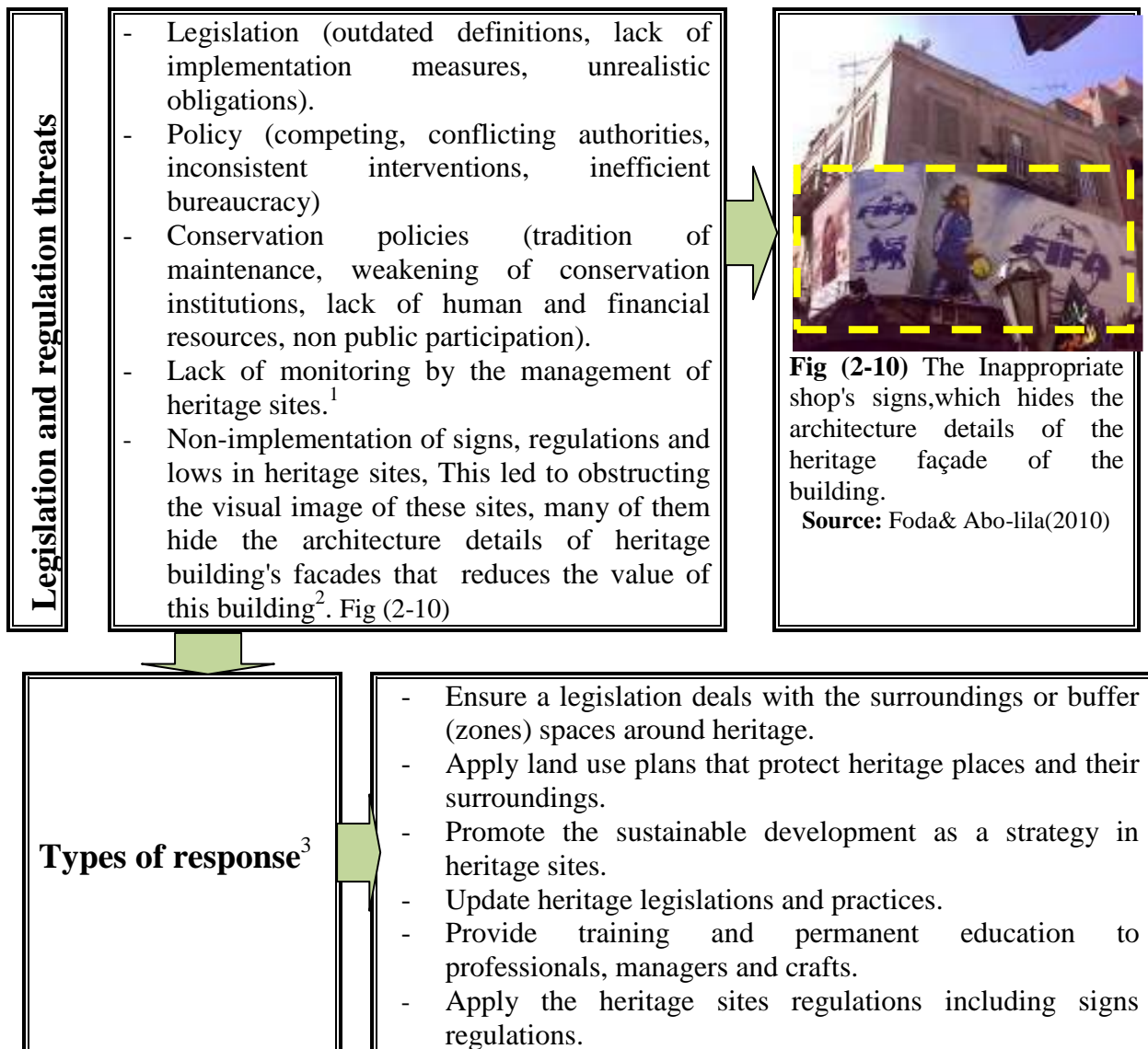


¹ICOMOS World Report 2000

²Abou-Lila, M. M. Shawky (2008), page 31

³ICOMOS World Report 2000

3. Legislation and regulation threats



¹ Ibid

² Foda, Mohanad Ali & Abo lila, Mohammed Sawky (2010), "The Sustainable Economic For Heritage Sites and the Harmony Between the Economic Needs and The Visual Image of Sites", 8th Assuit International Architectural Conference.

³ ICOMOS World Report 2000

2-2. Strategic planning and the SWOT analysis:

Strategic planning is an organized process of defining the strategy and making the different decisions on the available resources including the capital and human resources, setting the objectives and the timetables of the strategies, how to achieve them and follow up.

It is also defined as the scientific technique which is used by the project's management for the optimal use of the available resources (strengths and opportunities) to achieve the desired goals.¹

Various business analysis techniques can be used in strategic planning, including SWOT analysis (Strengths, Weaknesses, Opportunities, and Threats).

SWOT analysis is a strategic planning method used to evaluate the Strengths, Weaknesses, Opportunities, and Threats that are involved in a project. Fig (2-11)

It involves specifying the objective of the project and identifying the internal and external factors that are favorable and unfavorable to achieve that objective.

- **Strengths:** characteristics of the urban site that give it an advantage over other sites in the city.
- **Weaknesses:** are characteristics the urban site, that place it at a disadvantage relative to other sites.
- **Opportunities:** *external* chances in the environment that make profits and benefits to the development project of the urban site.
- **Threats:** *external* elements in the environment that could cause trouble for the project.



Fig (2-11) illustrates the SWOT analysis diagram

Source:

<http://ar.wikipedia.org/wiki/> (july2011)

Identification of SWOTs is essential because subsequent steps in the process of planning for achievement of the selected objective may be derived from the SWOTs.²

¹ Odah, Maha Mogahed (2010), " City Development Strategy of Tubas City and its Reflection on the Physical Planning of the City", Master Thesis, Faculty of Graduate studies, An,Najah University, Nablus, Palestine.

² http://en.wikipedia.org/wiki/SWOT_analysis (July 2011)

2-3. Sustainable development of urban heritage sites

This part of the chapter focuses on how to sustainable development the urban heritage sites, the difficulties that are facing the strategy, the process of the strategy (which is applied in the analytical and applied studies in the next chapters). It also presents the concept of the tourism sustainable development as one of strategies can be successfully applied in urban heritage sites.

2-3-1. sustainable development

The July's Earth day 1970, was the first emergence of the concept of sustainable development, which was a theoretical concept for international strategy for the conservation under the auspices of IUCN¹, It followed the Stockholm declaration in 1972, about the development, environment and the confrontation of the social and environment challenges that are facing humanity.

In 1987, the United Nation commission on environment and development released a report "Our Common Future" which brought the terms "sustainability" "sustainable development into widespread use. In the definition of sustainability, the world commission offered these five key concepts as follows:²

- The needs of the future must not be sacrificed for the demands of the present.
- Humanity's economic future is linked to the integrity of natural systems.
- The present world system is not sustainable because it is not meeting all the needs, especially of the poor.
- Protecting the environment is impossible unless we improve the economic prospects of the Earth's poorest people.
- We must act to preserve as many options as possible for future generations; they shall have the right to determine their own needs for themselves.

Representatives from nearly every nation on Earth adopted these principles in the form of international treaties and agreements at the 1992 United Nation "Earth Summit" in Rio de Janeiro, Brazil. The non-binding agreement signed by the world nations was known commonly as "Agenda 21".

In September 2002, the Earth Summit on sustainable development in Johannesburg –South Africa that was convened after ten years from the first Earth summit 1992, was convened to review " Agenda 21", all that had been

¹ IUCN :International Union for the Conservation of Nature .

² World Commissions on Environment and Development (1987),"Our Common Future", Oxford University Press, New York, page 169.

achieved during these years, and the problems which had faced them, But the Johannesburg Summit failed to implement the promises made by developed countries at the First Summit. The representatives from every nation signed a political declaration that has committed them to implement several programs which can contribute to achieving sustainable development.¹

2-3-1-1. Definitions of Sustainability

The world commission on environmental and development, (Burdtdland commission UN 1987) gave a clear definition of sustainability as "*Development or progress that meets the needs of the present without compromising the ability of future generations to meet their own needs.*"

The Burdtdland commission UN 1987 definition could be noticed as concentrating on facing the present problems and challenges through the development process keeping in mind the needs of future generations quantitatively and qualitatively.²

The definition is based on two concepts as follows:³

1. The concept of needs, comprising the conditions for maintaining an acceptable life standard for all people.
2. The concepts of limits of the capacity of the environment to fulfill the needs of the present and the future , determined by the state of technology and social organizations .

As for "Agenda 21" at the 1992 United Nations (Earth Summit)" the sustainable development is the way of riddance of penury by showing methods for optimum uses of their resources to meet their needs", that can be achieved by governments which should adopt the sustainable development as a national strategy which is depending on a wide participation of international organizations, local authorities, local community and non-governmental national associations⁴.

In 1997, the International Institute for sustainable development in Canada defined it as "*sustainable development is the adoption of business strategies and activities that meet the needs of the enterprise and its stakeholders today, while*

¹Nagieb, Salama Nabel (2002), "**We Are Inviters of the Sustainable Development in Johannesburg Conference**" ,Al-ahram newspaper, N.42265, 2002.

² Kermes ,J.A.(1995), "**Defining Sustainable Architecture**" from Architrone v4n3,page 3.

³ Sam C.M. Hui. (2002), "**Sustainable Architecture and Building Design**",
www.arch.hku.hk/research/BEER/sustain.htm

⁴ El-Abd, Abd-El Manam Ahmed Shokry (1993), "**Sustainable Development Between the Conception and Application**", PHD, Faculty of Engineering, Cairo University, Cairo, Egypt, pages 15-17.

protecting, sustaining and enhancing the human and natural resources that will be needed in the future" .

Sustainability is a term that represents the social and cultural shift in world order, it is another step in the process where society has moved from a nomadic hunting order to an agricultural order to an industrial order and is currently moving to an information based order where sustainability has become a symbol describing this inevitable, ongoing transition¹

There are other definitions of sustainability, some are general and some are specific. The following illustrates the variety of different views that define the term of sustainability.

- " A minimum necessary condition for sustainability is the maintenance of the total natural capital stock at or above the current level" ²
- "Sustainable means using methods, systems and materials that won't deplete resources or harm the natural cycle"
- "Sustainability is defined as a concept and an attitude in development that look at a site's natural land, water, and energy resources as integral aspects of the development "
- "Sustainability can be equated with durability and pleasure that people derive things of quality; Sustainability does not mean lack of comfort and amenity"³

Sustainability is related to a quality of life in a community, if the economic, social and environmental systems that make up the community, are providing for healthy, productive and the meaningful sustainability for all the inhabitants of the community, present and future.

The community has many links with the three systems, if the development strategy is dealing with the community as it was made of three separate parts, they don't overlap as Fig (2-12). The community problems in this case are viewed as isolated issues; solving one problem can make another problem worse.

Therefore, the three systems should be viewed as related parts which are connected, dependent upon, each other, to solve the community problems should take into account the links among its three parts: the economy, the environment and the society.⁴ Fig (2-13)

¹ Kermes ,J.A.(1995), page 3.

² John P. Holdren Gretchen C.Daily .and Paul R . Ehrlich.(1995),"The Meaning of Sustainability , Biogeophysical Aspects", Distributed by World Bank ,Washington D.C.

³ Foster, Norman (2000), "Architecture and Sustainability" .University of Singapore Magazine Vol., 2000.

⁴ "Sustainable Measure: What is Sustainability Any Way?", <http://www.sustainablemeasures.com/sustainability> . (May 2010)

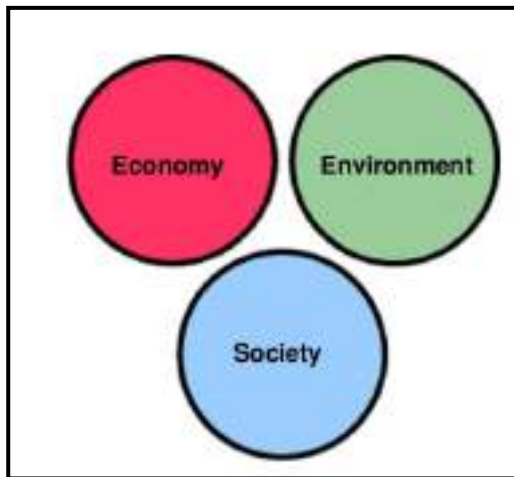


Fig (2-12) a diagram illustrating the three dimensions of sustainability as separate parts.
Source: Sam C. M. Hui. (2002)

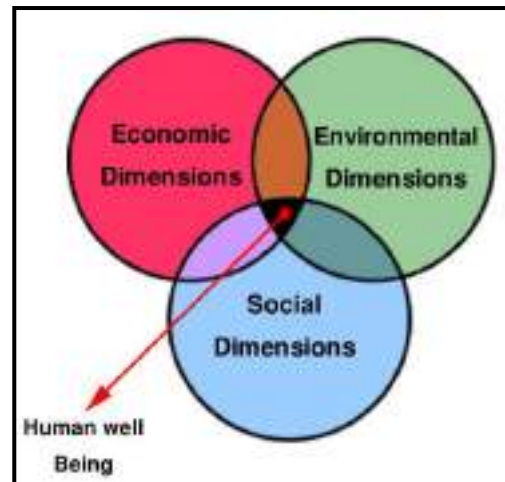


Fig (2-13) a diagram illustrates the three dimensions of sustainability as related parts.
Source: Sam C. M. Hui. (2002)

2-3-1-2. The pillars of Sustainable development

There are six pillars of sustainable development strategy as follows:¹ Fig (2-14)

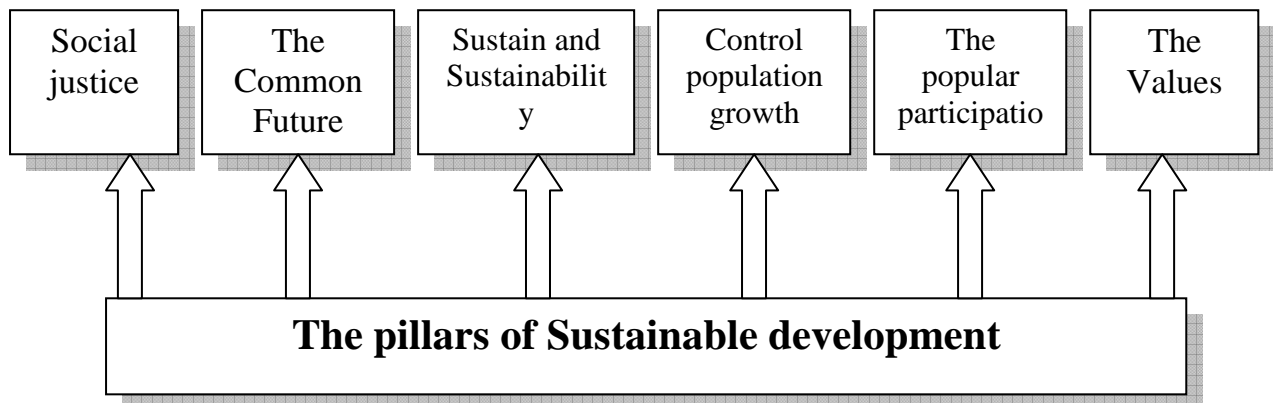


Fig (2-14) The pillars of the sustainable development

Source: (Researcher)

Based on the source of data: El-Abd, Abd-El Manam Ahmed Shokry (1993), page 57-58

- 1. Social justice:** Sustainable development seeks to protect the environmental resources, achieve justice and equity between current and future generations and between developed and developing countries, by the re-distribution of resources, and protecting them from the exhaustion that we are suffering from.

¹ El-Abd, Abd-El Manam Ahmed Shokry (1993), page 57-58

2. **The Common Future:** The environmental pollution doesn't respect any boundaries of countries; Its negative impacts extend to include all countries, so there should be co-operation between them about this issue and others to their common future.
3. **Sustain and sustainability:** the sustainable development projects included that are related to heritage sites shall meet the needs of the current and future generations, That will protect natural resources from exhaustion, deterioration and destruction.
4. **The public participation:** the public shall participate in decision making at all levels (local, national, global...), this participation in the projects of heritage development warrant sustaining the conservation strategy on a long term. Women's participation also is essential and vital in these projects.
5. **Control the population growth:** the population growth affects sustainable development through three factors (number of population, the distribution of population, population aspects).
6. **The values:** justice, equality, humanity and beauty values are essential to achieving sustainable development.

2-3-2. Sustainable development of urban heritage sites

Sustainability as a concept extends to include urban heritage sites besides the natural and environmental resources, considering these sites as part of our resources.

The sustainability of urban heritage sites is maintaining them to meet the current and future needs. That means: the maximum economical and social utilization of the cultural heritage resources, without the deterioration and destruction of these resources or their environmental system.

A city is considerate as an active and changeable organism, I is buildings and spaces always need maintenance to response to the increasing needs and the changeable requirements. So the city should reflect the features of the present, with respecting the heritage fabric of the city which has been formed during long decades. The sustainable development strategy of urban heritage site; including its (buildings, spaces, squares, pathways, etc) aims firstly to document the site's components, then conserving them, and finally, investing them through selecting the best appropriate usages, that will provide benefits to local community, city and state as a whole, rather than being merely monuments of the past.¹

¹ Terry J., A. Radford, H. Bennetts (2005), "Understanding Sustainable Architecture", Taylor & Francis, ISBN 0415283515, 2003, page 58.

2-3-2-1. The types of difficulties that are facing the development of Urban Heritage sites

There are many difficulties facing the sustainable development strategies in the developing countries, especially those which are related to urban heritage sites. The following are some of these difficulties that are facing these strategies:

- They don't have the popular support, public awareness, mechanisms and active management.¹
- The lack of financing resources, or ensuring the continuity of the financing flows over the duration of project.
- The lack of specialist worker hands.
- The conservation process costs aren't known.
- Uncontrolled growth of population has a negative impact on the continuity of sustainable strategy, which will lead to the shortage of meeting future needs.²

Most of the urban heritage sites development and conservation experiments in the developing countries failed due to the abovementioned reasons, and because they didn't target or represent a massive development and their main objective wasn't the society.

Many of these experiments focused only on the heritage building, such as restoring its heritage façades, consolidating its structure or modification of its design to adaptive reuse without the development strategy extended to comprising the local community or urban surroundings areas as a whole.

So, to ensure the success of sustainable development strategy of the urban heritage sites, it should be a comprehensive strategy comprising the heritage resources, their inhabitants, all the life aspects of these sites, and their surrounding areas.

2-3-2-2. The successful factors of the sustainable development

The following are some of the factors that should be taken into account to ensure the success of the sustainable development strategy:

1. Governments and local authorities should adopt the sustainable development as a national policy at all fields, especially, those which are

¹ El-Touney, S. & Abdel-Kader, N.M (1992), " Notes on Housing & Physical Planning", Al-Araby For Publishing and Distributing ,Cairo

² Hamoda, Rawya Aiz-eldin (2001)," The Sustainable Development as an Approach to The Urban Conservation and Development in Urban Areas" Interbuild conference-2001.

related to conserve the city's cultural heritage as its heritage sites, old quarters and city center.

2. Provide legislations and regulations which support the sustainable development strategy at present and in the future.
3. Conserving the identity, traditions and habits of the local community.
4. The surrounding areas of heritage sites should be considered as part of the sustainable strategy.
5. Raising the public awareness about the steps of strategy, the values of their heritage resources, and the benefits of sustainability.
6. Generating a sustaining income from the investing of heritage resources that will ensure the periodic maintenance to maintain these heritage resources to the future generation, (they will become as sustainable resources).

2-3-2-3. The processes of sustainable development strategy in urban heritage sites

The sustainability of urban heritage sites is a step towards a massive civilized development of the cities. It is a comprehensive strategy, which consists of consecutive processes, starting with a documentation process, followed by the conservation process, which is a paving stage to the optimum investment process that is desired for urban heritage sites. All these cannot be achieved without an active management. Fig (2-15)



Fig (2-15) The processes of sustainable development of urban heritage sites

Source: (Researcher)

2-3-2-3-1. Management of urban heritage sites

The urban management is a process of developing, implementing, and coordinating integrated processes with the support of urban actors and local authorities, taking into account the objectives of the private sectors and the interests of citizens in the framework of a high level policy defined by government to achieve the concept of sustainable development.¹

The management of heritage site can be only effective if the general plan succeeds in taking into account the identity, uniqueness and the architectural characteristics of the site.²

. The principles of management of urban heritage sites

To achieve the success of documentation, conservation and investment processes, there are some principles which could be taken into account to be a paving stage of these processes. These principles are summarized as follows: Fig (2-16)

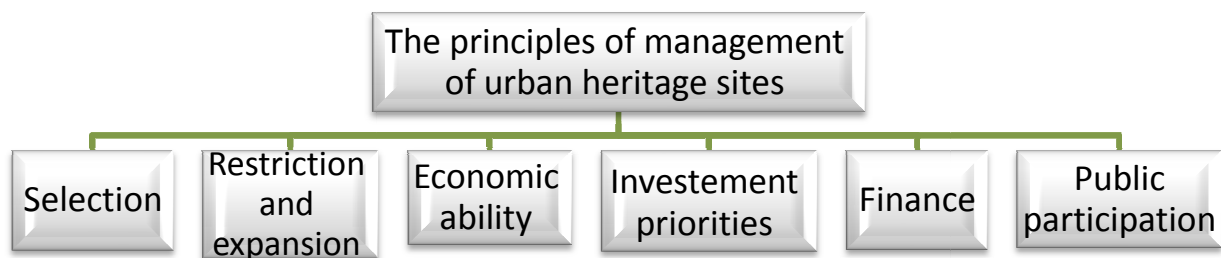


Fig (2-16) The principles of management of urban heritage sites

Source: Abou-Lila, M. M. Shawky (2008), page 32

a. Selection

The selection is an essential stage in the conservation process of heritage sites and the investment process that follows it, The heritage site contains many elements such as buildings and spaces, There is no need to work on all of them at the same time, so, the development project should select some of them according to the priorities which can be defined by the following factors³:

- The economic value of the heritage element.

¹ Bramezza, L. (1996) "The competitiveness of the European city and the Role of Urban Management in Improving The City's Performance", ISBN: 9051703767

² Feilden, Bernard M. (1985) "Architectural and Urban Conservation: A Review of the State of the Art ",The Town Planning Review, Liverpool University Press, page 190

³ Abou-Lila, M. M. Shawky (2008), page 32.

- Comparing the economic cost of the conservation process of the heritage element with the economic returns from investing it through an appropriate use.
- The historical, heritage, symbolic, architectural and aesthetic values of the heritage element.
- The ability to apply the conservation and investment processes on the heritage element.

b. Restriction and expansion

The conservation strategy applied some legislations and regulations in heritage sites such as the restriction of site's urban growth and controlling the size and height of new constructions, the same time, the city is in need of expansion and there is a growth of site's population, which can be only absorbed to a certain limit. Therefore, the local authorities of the city should provide alternative areas which can absorb this growth.¹

c. Efficient use and economic viability

The efficient use of all components of urban heritage sites can be achieved through one of the three following strategies:²

- 1- Replacing fragile old uses and activities with new more efficient uses. The new uses should be appropriate to the nature and identity of the heritage site.
- 2- Keeping and supporting the current old uses and activities to be more efficient and more profitable.
- 3- Providing the current uses in heritage sites with some new uses that can activate and support the economic base of the site.

The economic viability of the heritage building was based on selecting the most appropriate usage for the building, which depended on the following four factors:³

- The suitability of the new usage to the building design.
- The cost of the modification process of the new usage.
- The cost of maintenance to the returning from new usage.
- The accessibility to the building that depends on the location of the building to the site.

¹ Abd-El-Tawab, Ayman Gamal El-Den(1998), "**The Urban conservation and development, Historic City Centers-The Aspects and Attitudes of Urban Development**", Master Thesis, Architecture Department, Faculty of Engineering, Alexandria University, Alexandria, Egypt, page 26.

² El-Laham, Nesrein Rafik(2007), "**Tourism Planning of Heritage Districts, Using the Environmental Impact Assessment Technique**", Dar El-Nile, ISBN:997-8434, page 107

³ Abd-El-Tawab, Ayman Gamal El-Den(1998), page26 .

d. Priorities for investment

The local authorities should define their priorities for investment; They should take the heritage site's problems into account, solving these problems as early as a priority will attract more investments to the site.

The investment should also meet the needs of the heritage site, provided that it should not conflict with the conservation strategy.¹

Most of the investments in urban heritage sites should be adopted by the private sector that leads to reducing the burdens of the public sector which can only get involved in the investments related to the site as improving its physical environment and providing infrastructure, parking areas and alternative routes.

But the processes of maintenance, preservation and conservation including adaptive reuse should be as private sector investments.²

e. Financing

Financing is the most important factor for the conservation and investment projects; so, experts recommend that financing should depend on a variety of resources and several donors, which will ensure the continuity of finance at all the stages of these projects. One or more of the following could be the donors of these projects:³

- Government sector.
- Investors.
- Researching centers and universities.
- Local community: as local and public organizations.
- International aids, grants and organizations as UNIESCO.

Self-financing also is an important success factor of many projects. It depends on the maximum utilization of the heritage site's elements to bring the desired financing, such as:

- Rebuilding the abandoned and no value buildings.
- Selling or rental some of site's buildings and empty lands to investors.

The returns income can be used for the conservation process for heritage site as a whole.⁴

In this type of financing, the project will not be in need of the financing from aids, grants or government financial support.

¹ Abou-Lila, M. M. Shawky (2008) , page 33

² Abd-El-Tawab, Ayman Gamal El-Den(1998), page 27.

³ Abou-Lila, M. M. Shawky (2008), page 34

⁴ El-Laham, Nesrein Rafik(2007), page 107.

f. Public participation

Collaborative management is an important factor to warrant the success of the heritage conservation process, that cannot be achieved unless the inhabitants of the heritage site are involved, because they are the most qualified to appreciate the qualities of their site. Therefore, the public participation of inhabitant regardless of their culture or education should constitute a major component of management process.¹

The public participation has the three following forms:

- 1- The strategies of the development and decisions should take into account the inhabitant's problems and their needs to meet them.
- 2- Explanation to the site's inhabitants the objectives of the development strategy, its stages and the benefits that will come from it.
- 3- The inhabitants can contribute to the project through financial participation.

The benefits of public participation are as follows:²

- Increasing the sense of responsibility and the spirit of cooperation of the inhabitants.
- Increasing the public awareness to the values and qualities of their heritage site.
- Deepening the sense of belonging of the inhabitants which results from their feeling that they are stakeholders when the projects meet their needs.

¹Mohamed, Magdy Mohamed(2005), "**Public Participation and Management of Urban Heritage**", Master thesis, Architecture Department, Faculty of Engineering, Alexandria University, Alexandria ,Egypt, page 60.

²Abou-Lila, M. M. Shawky (2008), page 46.

2-3-2-3-2. The documentation of urban heritage sites

There is a wide range of cultural heritage sizes and forms, from small artifacts to cultural landscape and from heritage buildings to historic city centers.

Our global cultural heritage is always suffering from wars, natural disasters and human negligence. The importance of cultural heritage documentation is well recognized and there is an increasing pressure to document our heritage both nationally and internationally.¹

a. The definitions of the documentation

There are many definitions of the documentation; the following are some of them:

- It is information units acquired over time through a recording process and other research means which constitute the knowledge base for particular sites.²
- The collection, compilation and analysis of different types of records that should complement each other, in order to achieve an assessment of a group of buildings or sites.
- It is a process that seeks to capture information regarding a site and its context including changing over time.³

b. The objectives of the documentation process of urban heritage sites

Generally, the documentation process aims to define and protect the cultural heritage, it also aims to conserve the physical state of all format of cultural heritage whether immovable heritage (monuments, buildings and sites) or movable heritage (artifacts, documents, etc), Due to its importance, it plays an active role in the international conventions on the protection of heritage.

The documentation process of architectural heritage is the most important process of sustainable development strategy. It aims to collect all the data of heritage buildings and record its physical state in a specific time. This should include the history of all maintenance, renovation and other interventions works that were carried out on the buildings, which will become as a reference in any future interventions works or (risks or hazards) that can be accrued.⁴

¹ Patias, Petros (April 2006), "Cultural Heritage Documentation", International Summer School "Digital Recording and 3D Modeling", Aghios Nikolaos, Crete, Greece, page 1.

² Letrillier, Robert (January 2003), "2002 Activities Report", RecordDIM Initiative, page 4.

³ C. Canico, M. Hardy and F. Leblanc (July 2003), "Principles & Guidelines and Handbook Workshop", RecordDIM Initiative, Los Angeles, CA, USA, pages 7-8.

⁴ Abou-Lila, M. M. Shawky (2008), page 12.

Besides the above mentioned the documentation process also aims to achieve the followings:

- Creating an extensive database containing all information about the heritage sites which can be extended to include the heritage of the city or the heritage of the state as a whole.
- Creating an identification of the quality of the national heritage and its values in order to put a general plan to develop it.
- The massive database that is produced from documentation serves a variety of users ranging from decision makers to architects, historians, planners and researchers.¹
- The documentation should answer the three main questions about the heritage element: what it is, where it is, and when it was established.²

The documentation of cultural heritage also aims to make information more accessible to all different users. The following are different reasons as to why it is essential to document cultural heritage³:

- The object is too large or too complicated to be overlooked.
- Such as many archaeological excavations that are visible only for a short period of time in context or at their original location.
- The object cannot be visited by interesting persons. Its location could be so far from them.
- The object is in danger of slow deterioration (from environmental factors) or sudden destruction (from earthquakes or other natural disasters, or wars or vandalism).

c. The types of documentation of the urban heritage sites

There are two types of documentation process, which are used to document urban heritage sites, including their heritage components:

1. The conventional documentation
2. The photographic documentation

¹ <http://www.culnat.org/Programs/Architectural%20Heritage/About/Pages/About.aspx>. (March 2010)

² N. Haddad and T. Akasheh (2005), " **Documentation Of Archaeological Sites and Monuments: Ancient Theatres in Jerash**", CIPA 2005 XX International Symposium, 26 September – 01 October, 2005, Torino, Italy, page 1.

³ Böhler, W.(May2005)," **Comparison of 3D Scanning and Other 3D Measurement Techniques**", Proc. International Workshop on Recording, Modeling and Visualization of Cultural Heritage, (Centro Stefano Franscini, Monte Verità, Ascona, Switzerland, page 89.

1- The conventional documentation

This method of documentation process is still most used in the developing countries that began to rescue their heritage sites a few years ago as part of a comprehensive development plan of their heritage sites.

This method is divided into two main classes, heritage building level and urban heritage site level, through three categories and components (written documents, graphic documents and analytical process). Table (2-2)

2- The photographic documentation

In 1969, the International Committee for Heritage Documentation (CIPA) was established. Its main objective is to provide an international forum and focal point for efforts in the improvement of all methods for the surveying of heritage sites and monuments.

There are different methods which are used in the photographic documentation:

1. The traditional recording method (by using **Total Station and AutoCAD Software**).
2. Photogrammetry
3. 3D laser scanner.

Photogrammetry is a technique that provides accurate, detailed, 3D data in a costly-effective way, so, compared to other techniques, it shows distinct advantages.¹

In many cases of documentation, a combination of methods is used together with each other, such as the documentation of urban heritage sites and monuments that is uses an architectural mapping, regular topographic surveys and laser scanning along with photogrammetric techniques.²

¹Patias, Petros (April 2006), page 2.

² Ibid, page 7

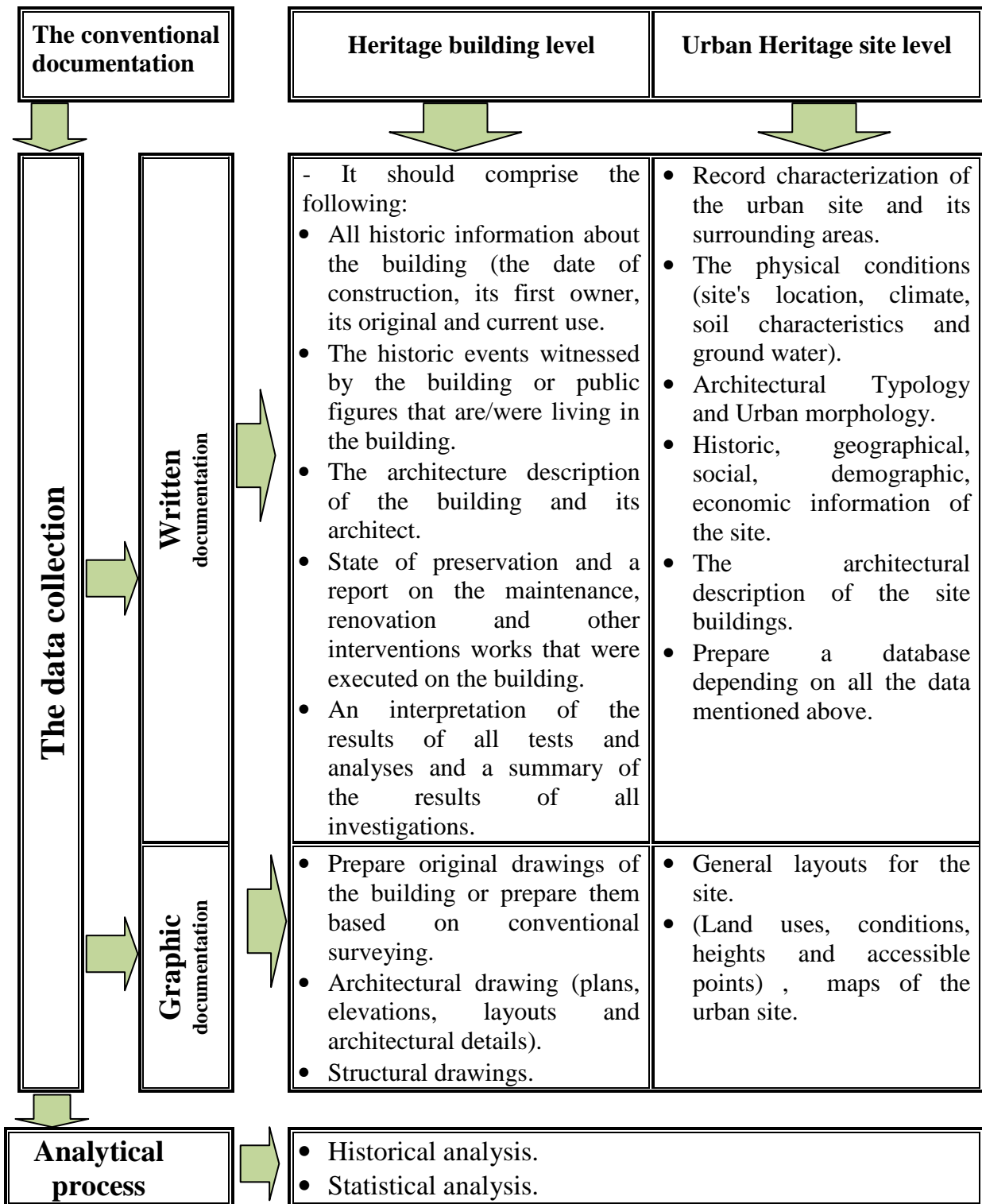


Table (2-2) The steps of conventional documentation

Source: (Researcher), source of table's data from the following:

1- N. Haddad and T. Akasheh (2005), Page 1

2- Mohammed, Amal Abd- ElWareth and Others (March 2005), "**The Architectural Documentation of Historic Buildings in Light of The Digital Revolution**", 6th Assuit International Architectural Conference, University of Assuit ,Egypt, Page 43-46

2-3-2-3-3. The conservation of urban heritage sites

In 1964, Venice charter stated that the conservation aims to use the monuments and heritage buildings for socially useful purposes, without the addition new of constructions, demolition or modification of their layouts or decoration which alter the relations of mass and color.

ICOMOS New Zealand charter 1992 defined the conservation strategy as the process of caring for heritage element to safeguard its cultural heritage value.¹

Conservation is mainly a framework of policies which reflect the cultural attitudes of the society towards the past. It is considered as part of the sustainable development strategy which aims for current and future generations to conserve the historical nature of urban fabric², architectural historic qualities and ensure the continuous viability of its value by supporting current use or allowing building and urban spaces of urban heritage site to be reused for new purposes³.

a. The levels of conservation

There are three levels of conservation on how to deal with urban heritage sites, Fig (2-17). The first and second levels are related to the conservation of heritage buildings individually, each of them contains several polices which can be used alone or depending on each others, according to the degree of intervention needed, .and the effects of the urban areas surrounding the heritage building, which in turn strengthen or weaken the policy.⁴

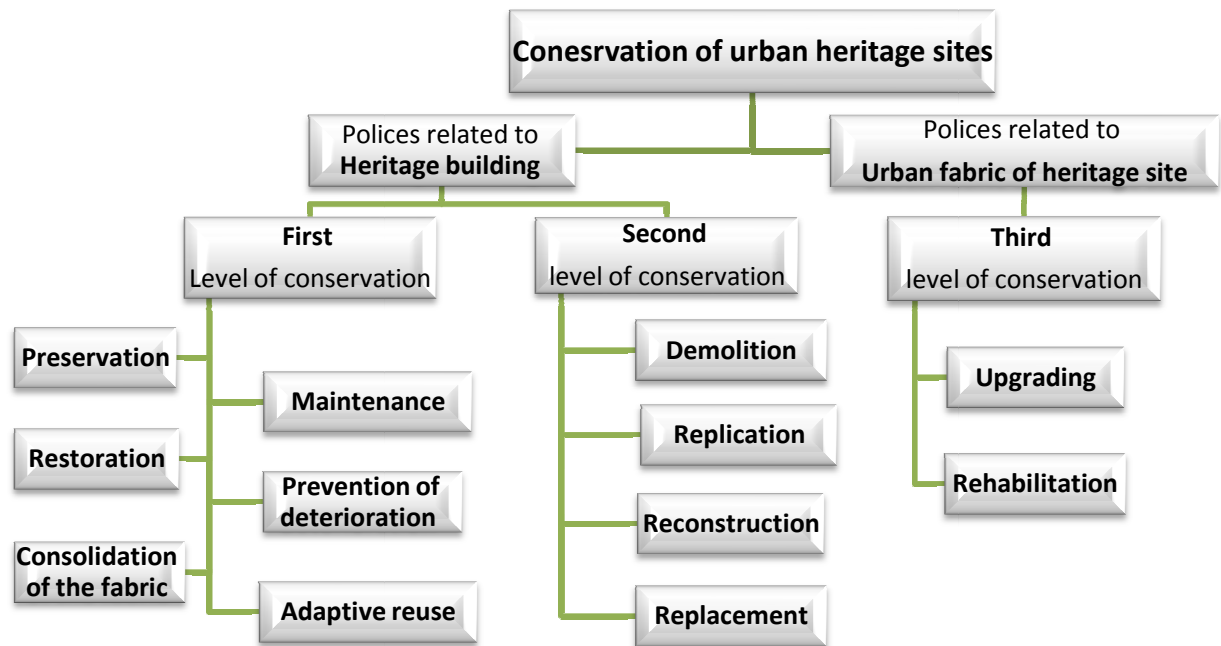
The third level contains polices concerning the conservation of the urban heritage fabric of urban heritage sites including (buildings, spaces, etc), therefore, they may include sub-polices from previous levels, so, this level contains strategies that are considered more comprehensive than the previous ones.

¹ ICOMOS New Zeland charter (1992), http://www.icomos.org/docs/nz_92charter.html . (May 2010)

² Mohamed, Magdy Mohamed(2005), page 57.

³ Punter ,John,and Matthew Carnoma (1997) "**The Design Dimension of Planning**", London :E &FN Spon

⁴ Mohareb, Nabil Ibrahim (2003), pp. 3-12



Fig(2-17) The levels of conservation of urban heritage sites
Source: (Researcher)

1- The first level of conservation

This level is concerned with conserving and maintaining the heritage building through performing some polices as preservation, prevention of deterioration, restoration, consolidation of the fabric and adaptive reuse.

The first level of conservation

The preservation

This policy is concerned with protecting the individual building, structures and other artifacts with a limited change¹, as the **ICOMOS** New Zealand charter 1992 defined the preservation as "Maintaining of a place with little change as possible"²

Fitch defined it as "the maintenance of artifacts in their current physical conditions (mostly for monuments)."³

This policy began to take action very early after the First World War and rapidly after the Second World War as many of the world heritage has been threatened or even destroyed.



Fig (2-18) The house where Franklin Delano Roosevelt lived. It is a national historic landmark

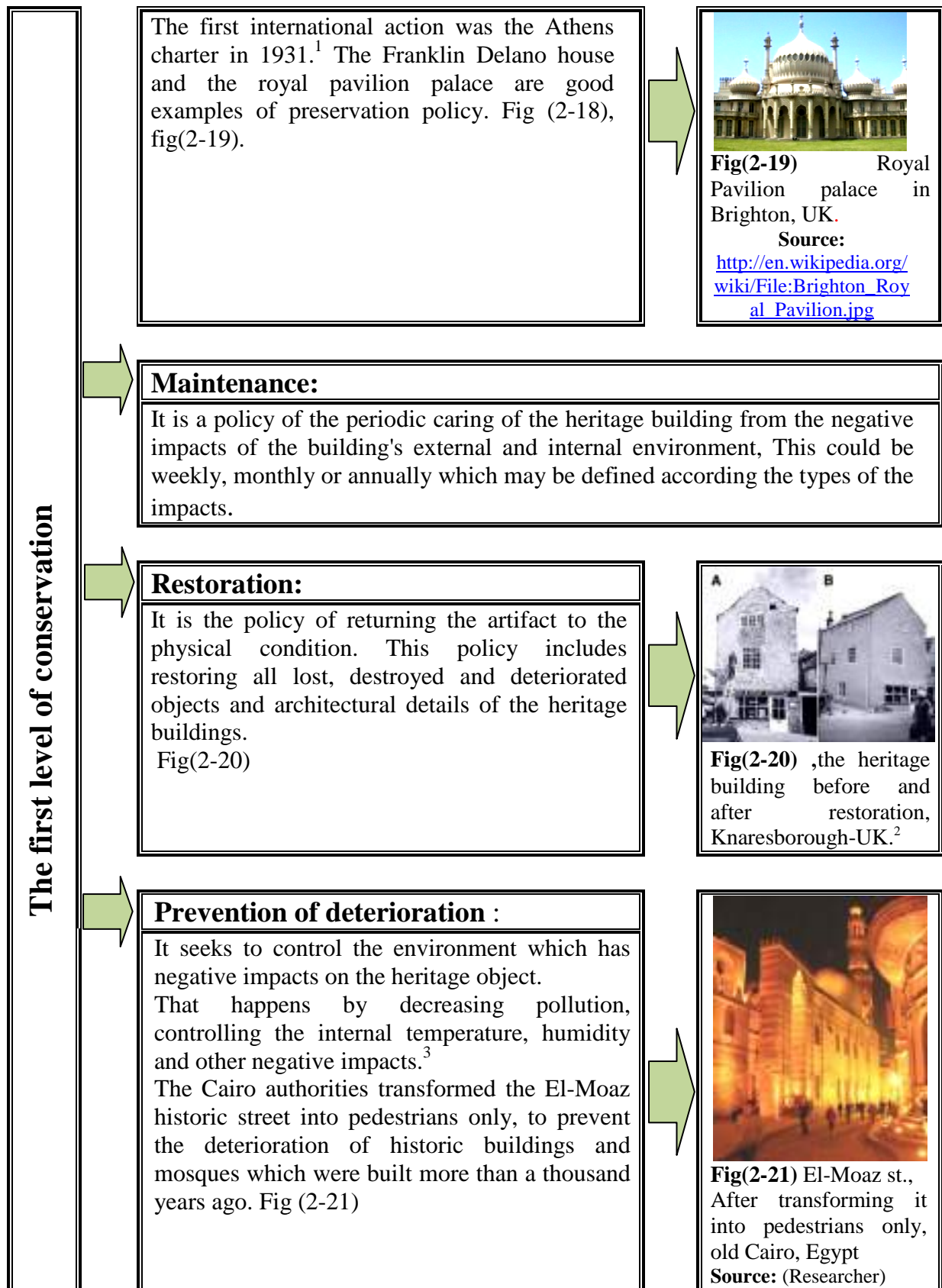
Source:

<http://en.wikipedia.org/wiki/File:FDRhouse.JPG> (May 2010)

¹ Tiesdell, Steven, Taner Oc, and Tim Heath (1998) "Revitalizing Historic Urban Quarters", Oxford: ARCHITECTURAL Press, P.1

² ICOMOS New Zealand charter (1992)

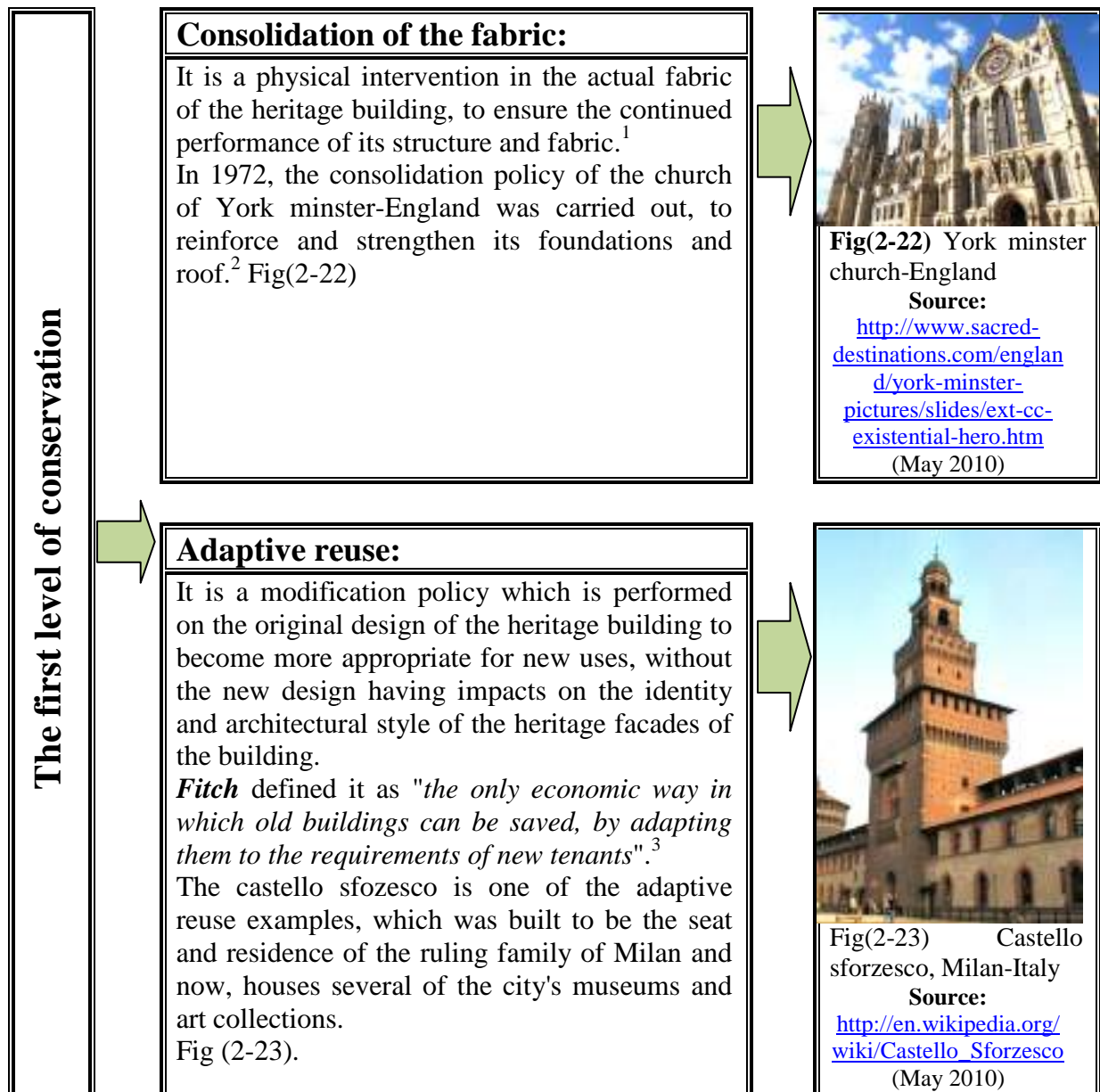
³ Fitch, J.M. (1990), "Historic Preservation: Curatorial Management of the Built Environment", Charlottesville: University Press of Virginia.



¹ Mohareb, Nabil Ibrahim (2003), pages. 3-13.

² Haskell, Tony(1993),"Caring for Our Built Heritage, Conservation in Practice", E& Fn spon, an imprint of chapman & hall, London, page 229

³ Abd-El-Tawab, Ayman Gamal El-Den(1998), page 29.



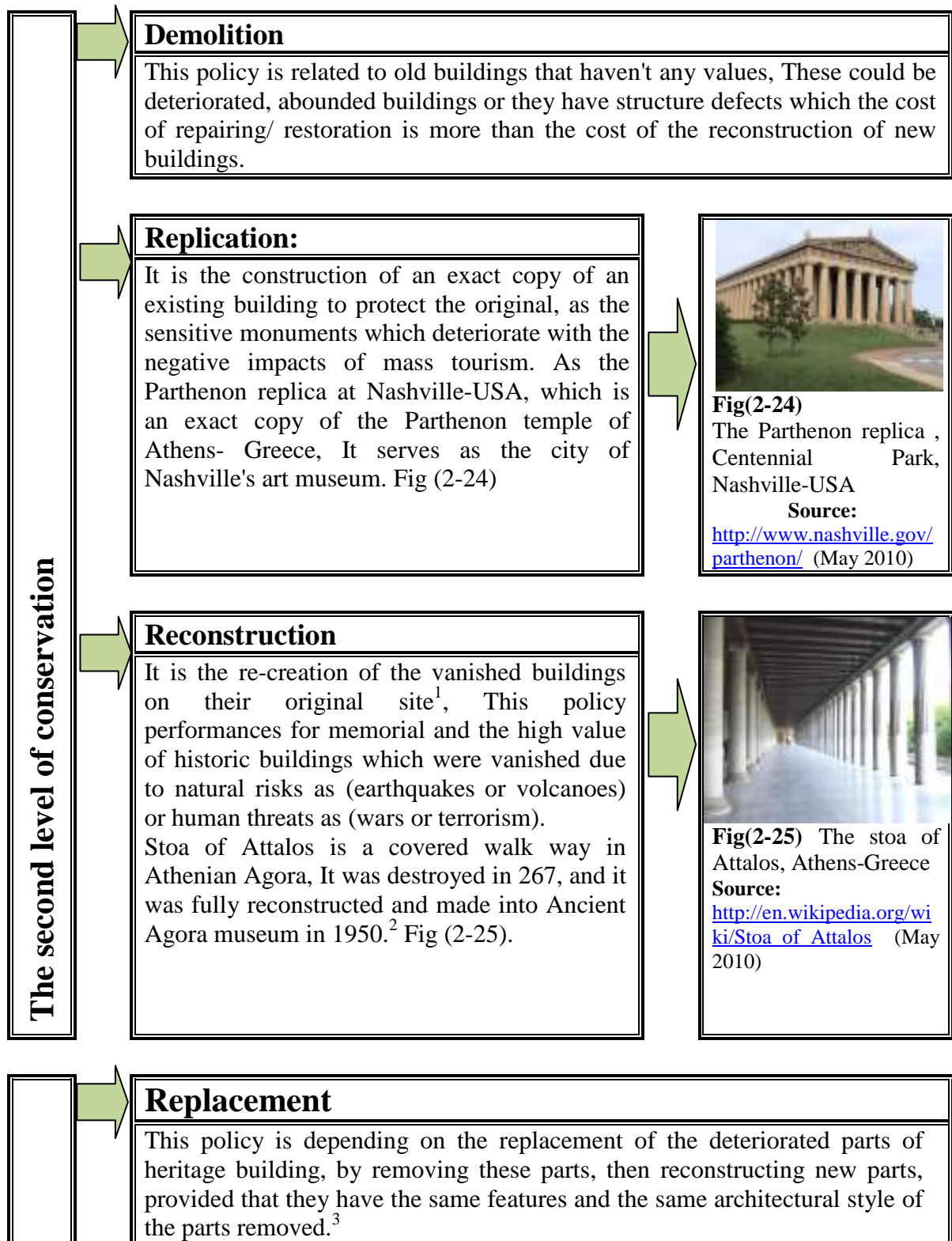
2- The second level of conservation

This level of conservation is a more dynamic activity than the previous polices. This contains polices which lead to changing the physical fabric of the heritage site which is depending on the building situation as demolition, replication, reconstruction and replacement.

¹ Fitch,J.M.(1990) ,Page 46.

²<http://www.sacred-destinations.com/england/york-minster.htm> (May 2010)

³ Fitch,J.M.(1990) ,Page 47.



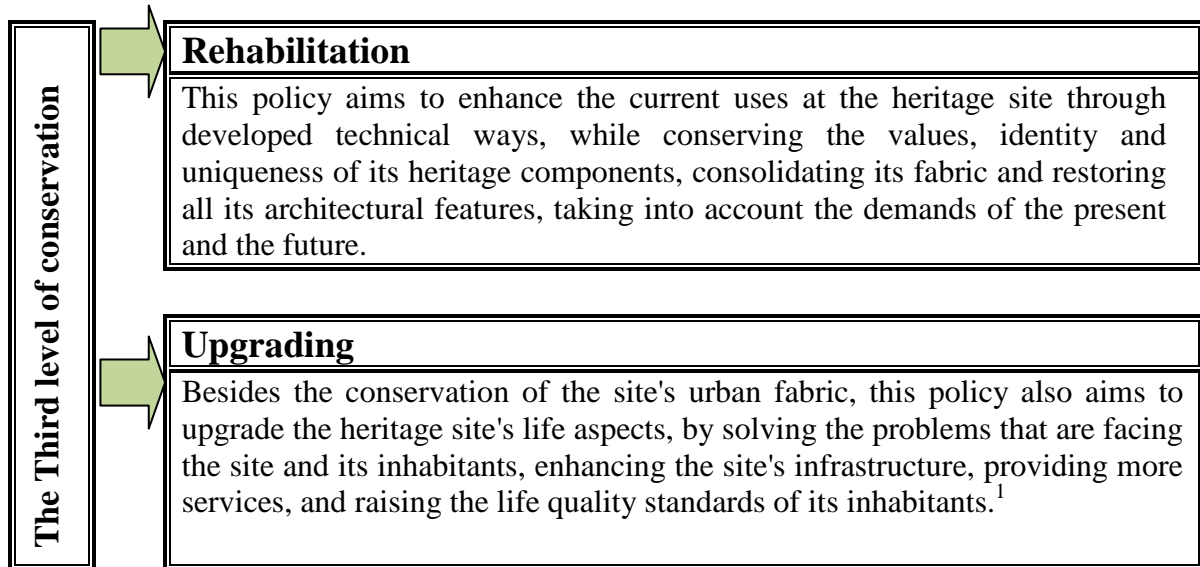
¹ Abo-El-Fadl, Heba Farok (1998), " **Adaptive Reuse of Old Building** ", unpublished, Master of Arch, Faculty of Fine Arts ,Alexandria University PP.4,6

² http://en.wikipedia.org/wiki/Stoa_of_Attalos . (May 2010)

³ El-Laham, Nesrein Rafik(2007), page 105.

3- The Third level of conservation

This level of conservation is related to the urban heritage sites as a whole, including all heritage components (buildings, spaces, squares, path walks, etc). This contains policies which seek to improve the environment of urban heritage site as (rehabilitation and upgrading).



2-3-2-3-3. The investment of urban heritage sites

Generally, investment means the use of money in the hope of making more money. It is also defined as the purchase of a financial product or other item of value with the expectation of favorable future returns,² The investment of urban heritage site is the maximum utilization of the heritage resources, through selecting the most appropriate usage of them and creating related economic activities, to generate favorable returns, provided that it should maintain the characteristics, identity and uniqueness of the site through the environmental impact assessment which is controlling the physical, economic and social impacts of the investment of the site.³

Investing these sites is a process which follows the conservation process. The investment should ensure the sustaining of these sites as natural resources, which is the target of the sustainable development strategy. Urban heritage sites are optimum places for cultural and heritage events, They are attracting the tourists to visit them for their heritage value that is related to

¹ Abd-El-Tawab, Ayman Gamal El-Den(1998), page 32.

² <http://www.investorwords.com/2599/investment.html> (May 2010)

³ Rashed, Ahmed Yehia (2007)"**The Economic and Investment Dimensions in Rehabilitation and Repairing Processes**", The Heritage Conservation Conference, Dubai, UEA.

the nobility of the past, Therefore these are the most important economic recourses for tourism, So, investing these sites in a tourism development is a step towards achieving the comprehensive development strategy for the city as a whole.¹

3-3-3.The sustainable tourism development as a strategy in urban heritage sites

Generally, tourism in cities is a means of obtaining income, employment and urban development.

Developing countries have some common problems such as low levels of income and low levels of industrial development, high levels of unemployment, and high rates of inflation and shortage of foreign exchange.

Tourism provides solutions for the abovementioned problems by using their natural resources, providing an economic base and employment opportunities, It balances the national payment, provides financial resources required for industrialization and also many social benefits. So many developing countries have turned to tourism to achieve economic development.²In many of these countries, tourism development became one of the development sectors as industry and agriculture.

Types of tourists who visit developing countries vary according to their interests, the heritage tourists are some of them, whereas, and heritage attractions form the main part of tourism resources and facilities within many touristic cities which are located in these countries.³

The developing countries which are located in North Africa and the Middle East (the region of origin) which have a larger proportion of the world cultural heritage are always attracting the heritage tourists from developed countries, most of them from Europe.⁴

However, according to a report published in 2004 by the World Tourism Organization (WTO), 88 % of world tourism is a recreational tourism (to holiday and resorts regions), and only 12 % is a heritage tourism.⁵

So, the researches recommended that heritage sites should be more attractive to other types of tourists; they should contain recreational products beside the cultural heritage products, to increase the numbers of tourists to heritage sites

¹Shawky , page 48

² Aref, Yasser Galal El-din(1998),"**Tourism and Urban Conservation: an Approach to Urban Development**", P.H.D, Architecture Department, Faculty of Engineering, Alexandria University page 25.

³ Aref, Yasser Galal El-din(1998), page 36.

⁴Ibid, page 26

⁵"**New vision for Egypt's Tourism**", 2004, Al-Ahram Weekly, 16-22 September 2004, Issue No. 708, Egypt.

until reaching the carrying capacity of these sites, and thus achieving the desired tourism development of those sites.

The urban heritage site as a touristic district is spatially defined by the following elements:

1- **Attractions:** are the cultural heritage tangible products such as monuments, and urban heritage sites, the originality of attraction and the intangible culture and history. Besides the pervious facts, the appearance of the urban landscape, the architecture of the site, the arrangement of urban spaces, the urban image and the sense of place are also essential components of the success of tourism attractions.¹ The re-using of old buildings with care can be an important factor for the tourism marketing of the place.²

2- **Accommodation:** the location of accommodation facilities depending on accessibility, land value, historic value and the relations with other urban functions.

3- **Catering Facilities:** these include cafés, restaurants, entertainment facilities, public spaces and houses, and other facilities that serve both residents and tourists.³

The negative impacts of the tourism

Despite the positive impacts of the tourism on the economics of the developing countries, the industry carries with it the seeds of its destruction. That can occur when the number of tourists who are coming to urban heritage sites exceeds the allowable carrying-capacity limit of the site, its resources begin to exhaust, deteriorate and lose the attractive features, leading to decline in the number of tourists.⁴ Fig (2-26), therefore, tourism has many negative physical, economic, social and cultural impacts beside the positive impacts.

In the developed countries, there are many limitations on the growth of tourism to reduce tourism negative impacts on the

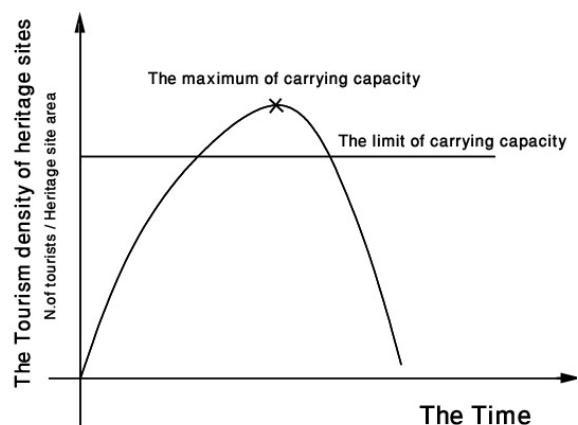


Fig (2-26) The tourism density of heritage sites according to the Time.

The density increasing until reaching to the point limit of carrying capacity, then the density is high, until reaching to maximum point, then the density of tourism starts to decline

Source: El-laham, Nesrein Rafik(2007), page 47

¹ Aref, Yasser Galal El-din(1998),Page 40

² Ashworth, G. and Goodall, B. (1990), "**Marketing Tourism Places**", London: Routledge ,ISBN: 0-415-03810-3, page.133

³ Ashworth, G.J. & Tunbridge, J. (1990), "**The Tourist-Historic City**", Belhaven Press, London. HT151.A7- page 40.

⁴El-Laham, Nesrein Rafik(2007), page 47

heritage sites by applying the sustainable development criteria. On the other hand, in the developing countries, the main target of tourism is the in gaining of the economic benefits regardless its negative impacts on heritage resources and with taking an account in to future generations. Recently, the developing countries began to adopt the sustainable development concept as a strategy for the current and future generations.¹

3-3-3-1. The sustainable tourism development

The concept of **sustainable development** focused on the local community, and meeting their needs but the concept of **sustainable tourism** focused on the tourists, and its main target meets the needs of tourists.

The concept of sustainable tourism development in the urban heritage sites aims to balance the needs between tourists and local community.²

Fig (2-27)



Fig (2-27) The sustainable tourism development as part of both the sustainable development and the sustainable tourism

Source: El-laham, Nesrein Rafik(2007), page 55

The World Tourism Organization (WTO) defined **the sustainable tourism development** as "Sustainable tourism development meets the needs of present tourists and host regions with protecting and enhancing opportunities for the future. It is envisaged as leading to management of all resources in such a way that economic, social and aesthetic needs can be fulfilled while maintaining cultural integrity, essential ecological processes and life support systems"³

¹ Ibid, page 55.

² Ibid

³Cernat. Lucian& Gourdon. Julien (2007), "Is the Concept Of Sustainable Tourism Sustainable?" United Nations Conference on Trade and Development, United Nations, New York and Geneva 2007 .

3-3-3-2. The sustainable tourism development as a strategy in urban heritage sites

The sustainable tourism development can be applied as a strategy in Urban heritage sites, with the following objectives:

1. To utilize the local heritage resources as a foundation of an economic base of this development strategy to meet the local needs.
2. To reach the optimum point of tourism where the positive impacts are the maximum and the negative impacts are the minimum applied to the acceptable standard rates.

The strategy depends on investing the heritage buildings and spaces with an activity rather than being merely monuments of the past, That will ensure the sustained income required to maintain the urban heritage sites as a whole. It also seeks to improve current economic base as traditional handicrafts, and changes the inappropriate uses as small industrial enterprises and workshops to tourism activities such as hotels, motels, reviving local handicrafts, souvenirs etc. This restructuring entails change, which initiates development.¹

3-3-3-2-1. The role of local authorities in sustainable tourism development:

Local authorities play a vital role in the sustainable tourism development. This roles divided into two stages²:

1. Stage one: to reach the carrying –capacity of the heritage site:

Local authorities should promote tourist activities, invest in facilities, stimulate private investment and seek to increase public participation in tourism development.

2. Stage two: after exceeding the limit of carrying –capacity of heritage site:

Local authorities at this stage aim to reduce social costs³ to the minimum and exceed the benefits to the maximum. That can be achieved by regulating the flows of tourists to the heritage site, encouraging overnight tourists and controlling the flow of day-trippers⁴ who contribute less to the economy.

¹ Aref, Yasser Galal El-din(1998), page 49

² Ibid, pp. 37-38

³**Social costs:** that resulted from exceeding the number of tourists than the limit of carrying capacity of the site, that will lead the tourism system and urban heritage resources to decline.

⁴ **Day-trippers:** the tourists who are coming to visit the city from nearby regions, only for several hours, they don't stay overnight in it.

• Summary

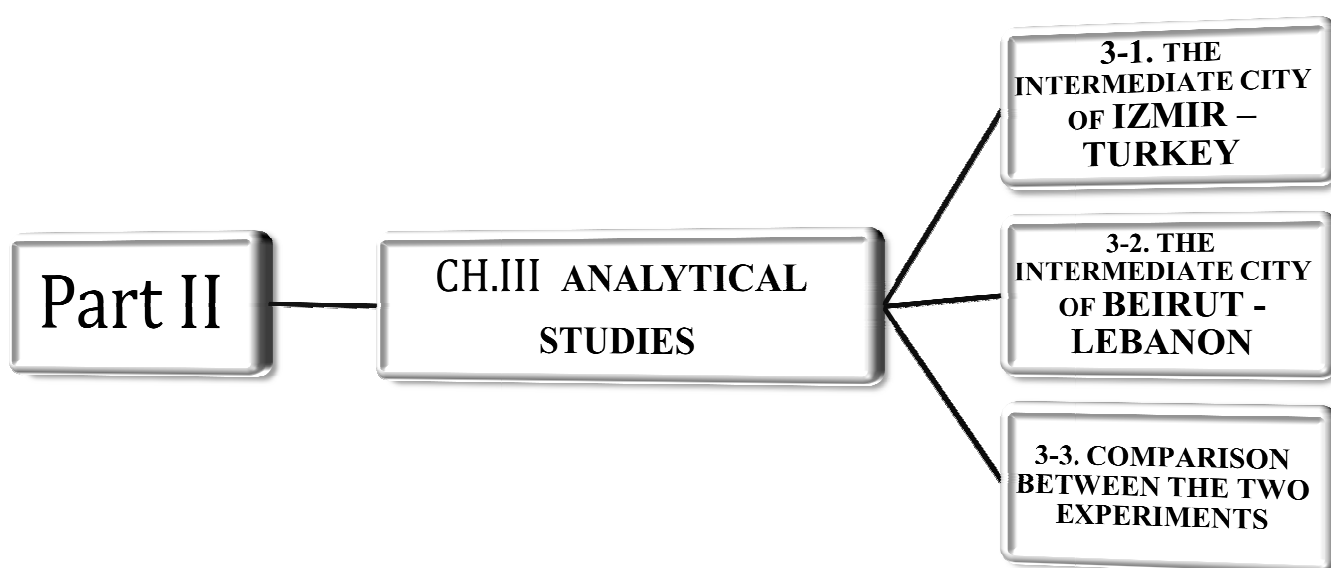
Chapter two presented the concept of the term of " Heritage", its types, the identification and the differences between the natural and cultural heritage, the forms of cultural heritage that including the urban heritage site.

The research mainly aims in this chapter to identify the concept of the urban heritage sites, their values and main facets. The chapter focused on presenting the risks, threats and problems that are facing the urban heritage sites, their main types and types of response to reduce and protect the urban heritage sites from these risks. It presented the concept of the strategic planning and the identification of the SWOT analysis as a method used to evaluate the **S**trengths, **W**eaknesses, **O**pportunities, and **T**hreats that are involved in a development project of the urban heritage site.

The chapter also discussed the concept of sustainable development, its emergence, and pillars. Then, the chapter focused on how to sustainable development the urban heritage sites, the difficulties that are facing the strategy, the process of the strategy (which is applied in the analytical and applied studies in the next chapters) such as the process of management, documentation, conservation and investment. Then, the chapter also presented the concept of the tourism sustainable development as one of strategies can be successfully applied in urban heritage sites, and the role of the local authorities to support the tourism sustainable development through its two stages : before and after reaching the carrying capacity limit of the heritage site.

PART TWO

ANALYTICAL STUDIES





CHAPTER III



ANALYTICAL STUDIES



3-1. THE INTERMEDIATE CITY OF IZMIR – TURKEY

3-2. THE INTERMEDIATE CITY OF BEIRUT - LEBANON

**3-3. COMPARISON STUDY BETWEEN THE TWO
EXPERIMENTS**

Chapter III.

ANALYTICAL STUDIES

According to the first survey of the CIMES (in the chapter one), most of the intermediate cities have culture heritage with different forms, some of them represent the symbol of the city such as the urban heritage sites which constitute 11% of the total culture heritage (including the heritage city centers, the urban heritage quarters and districts, and the heritage waterfronts).

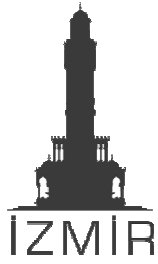
According to the recent list of the intermediate cities/2010¹, most of these cities are located in the developing countries, and most of those have urban heritage sites that are suffering from deterioration, negligence, bad investment, non-development and many other problems. While, the intermediate cities in developed countries and some of those that are located in developing countries success for creating solutions for the development and sustainable of their urban heritage sites and making them as a starting point toward achieving a massive sustainable development for the city as a whole.

In the preparation stage of the analytical studies, the researcher acted to utilize from the CIMES network by making contacts (By e-mails) with the collaborators of some intermediate cities such as (Tunisia-Tunisia, Ferrara-Italy , Izmir-Turkey ,Antakya-Turkey, Beirut-Lebanon) under the auspices of Prof. Josep Maria (the director of UIA-CIMES program). For selecting and analyzing the pioneer experiments in the field of the development the urban heritage sites. Making the benefits of these experiences for sustainable the urban heritage sites of another intermediate city such as (Mansoura city- Egypt).

Finally, the research selected the experiments of both cities (Izmir-Turkey and Beirut-Lebanon) for the analytical studies, for the following reasons:

- The both experiments are recent experiments than the others.
- There are many common features between the two cities and the Mansoura city (the case of the applied study) such as :
 - All of them are located in Mediterranean developing countries, overlooking water resources (sea or river).
 - The heritage city centers of these cities are the most representative symbol of these cities.
 - Their heritage city centers are the city's waterfront.
 - There are some common economic and social aspects in the history of these cities such as (the great effect of the foreign communities on the urban morphology of their cities and their urban heritage sites).

¹ Chapter one, pages 14,15,16.



IZMIR

TURKEY

3-1. The Intermediate city of Izmir -Turkey	89
3-1-1. <i>Izmir as an Intermediate City</i>	89
3-1-2. <i>History of Izmir</i>	91
3-1-3. <i>Archeological and Urban Heritage sites of Izmir</i>	92
3-1-4. <i>The Heritage City Center of Izmir (Kemeralti) as an analytical study</i>	95
3-1-4-1. <i>The History of Kemeralti</i>	96
3-1-4-2. <i>The Threats and Problems that are facing the Heritage City Center (Kemeralti) through ages:</i>	99
3-1-4-3. <i>The previous urban development processes of Kemeralti</i>	101
3-1-4-4. <i>The Sustainable Development Project of Kemeralti</i>	102
3-1-4-5. <i>The Processes of Sustainable Development Strategy that have been applied in Kemeralti Project</i>	108

3-1.The intermediate city Izmir-Turkey

Izmir is an important harbor city of East Mediterranean and the western gate of Anatolia which has preserved its importance through the centuries; it is the third biggest city of Turkey and the biggest city of the Aegean region with population of about four million people / 2010¹.

Izmir is inevitably involved in the competition to be a world city, therefore, there are several regeneration projects on the agenda of the municipality in order to rebuild Izmir's image and preserve its identity. In this context, *Universiade 2005* was organized, for this event, there are many infrastructure services were constructed, built and renewed such (sports halls, pools, hotels, stadiums and main roads). In October 2006, a Kemeralti symposium was held. Nowadays, public and private authorities have been trying for *Expo 2015* to be organized in Izmir.²

3-1-1. Izmir as an Intermediate City

Izmir possesses the features of an intermediate city. It plays a clear territorial role in the western Anatolia region, through its function as a Harbor. The city of Izmir composed of 21 metropolitan districts. Almost these settlements are former district centers or neighborhoods which stood on their own and with their own distinct features.

Izmir has a territorial influence which effects on nearly four million people that live within the Izmir province. The straight line (L) in KM between the most extreme points in the city is **35km**.

The services constitute **22.9%** of employment structure of the city, industrial sector constitutes **30.5%** and the agriculture sector is **7.8%**. The unemployment ratio constitutes 11.8%.³ Izmir covers 1.4% of the whole area of Turkey with 12012 KM² (**1201200 Ha**).

The city characterizes by very good infrastructure and amenities that cover all the city's districts. It has 7 universities and 44 libraries and 67 hospitals with 11311 beds /2010. Fig (3-1).⁴

¹ Izmir Metropolitan Municipality(2010), "2010-2017Strategic Plan ", page 28 (Nov. 2010)

² Taşkın, Ö. ; Güçer, E.; Kompil, E.; Durmaz, B. and Can, I.(2006),"Transformation of Urban Public Space in Reinventing Local Identity", 42nd ISOCARP Congress 2006, page 3.

³ Izmir Economic Profile, <http://www.izto.org.tr/IZTO/TC/IZTO+Bilgi/izmir/ekonomi/> (July 2011)

⁴ Izmir Metropolitan Municipality (2010). pages 25-35.



Fig (3-1) The Izmir city's technical Sheet-record of CIMES

Source of fig: (The Researcher updated the record sheet of Izmir) , Source of data from:

- Izmir Metropolitan Municipality(2010)
- <http://www.izto.org.tr/IZTO/TC/IZTO+Bilgi/izmir/ekonomi/> (July2011)

3-1-2. History of Izmir

The latest historical and archeological excavations which were carried out in 2006 showed that the city has 8000 years of a past; there are some remains from the Neolithic age and the Bronze Age in Brovona and Karsiyaka districts of the city.¹

The name of Izmir comes from an Amazon queen (Symyrna), the city was known as "symrna" until the beginning of 20th century.²

In 333 B.C, Alexander the Great ordered his people to reconstruct the city at the outskirts of a hill named Kadifekale which was named "Pagos" at archaic times.³

Izmir played a significant role in this region during the Roman period and Byzantine period. Fig (3-2). The Turkmen was started to be seen for the first time in the city after the Malazgit war in 1070, the Turkish traces were strengthened around Izmir after 1308, and then, it became a city of the Ottoman Empire in 1425.

The urban development of Izmir speeded up by 17th century; it became the west gate of the Ottoman Empire as a "port city", which was the only export gate of the rich agriculture of Anatolia. The city was named as "small Paris" in all travel diaries of 19th century, which was characterized by different cultures, western life styles and its cafes, theatre buildings and concert halls⁴. Fig (3-3). At that time, its physical structure was characterized with Turkish districts at the skirts of hills on one side and the Levantines, Rum, Armenians, Jewish and other foreign minorities inhabited in flat lands on the other. The majority of the minorities were Ottoman citizens but there were others who have become western citizens or at least under the auspices of the western states for the reasons of acquiring commercial benefits.⁵



Fig (3-2) Smyrna ancient city

Source: Izmir Metropolitan Municipality (2010),
Page 17.



Fig (3-3) The foreign women

In the water front (kordon) of Izmir

Source: Izmir Metropolitan Municipality (2010),Page 19.

¹ Çırak, A. A. and Yörür, Neriman (2007), "Strategic Meaning of The Historical City Center While Designating Future of A City -A Study With Numerous Actors: İzmir City Kemeralti Bazaar Case", 43rd ISOCARP Congress 2007, page 1.

² Izmir Metropolitan Municipality(2010), page 17 .

³ Çırak, A. A. and Yörür, Neriman (2007), page 1.

⁴ Izmir Metropolitan Municipality(2010), pages 18-19.

⁵ Beyru, R. (2005), " Kemeralti During Early 20th Century", UIA 2005 Istanbul, Turkey, Pages 1-2.

3-1-3. Archeological and Urban Heritage sites of Izmir



Fig (3-4) Urban heritage sites of Izmir

Source: (Researcher)

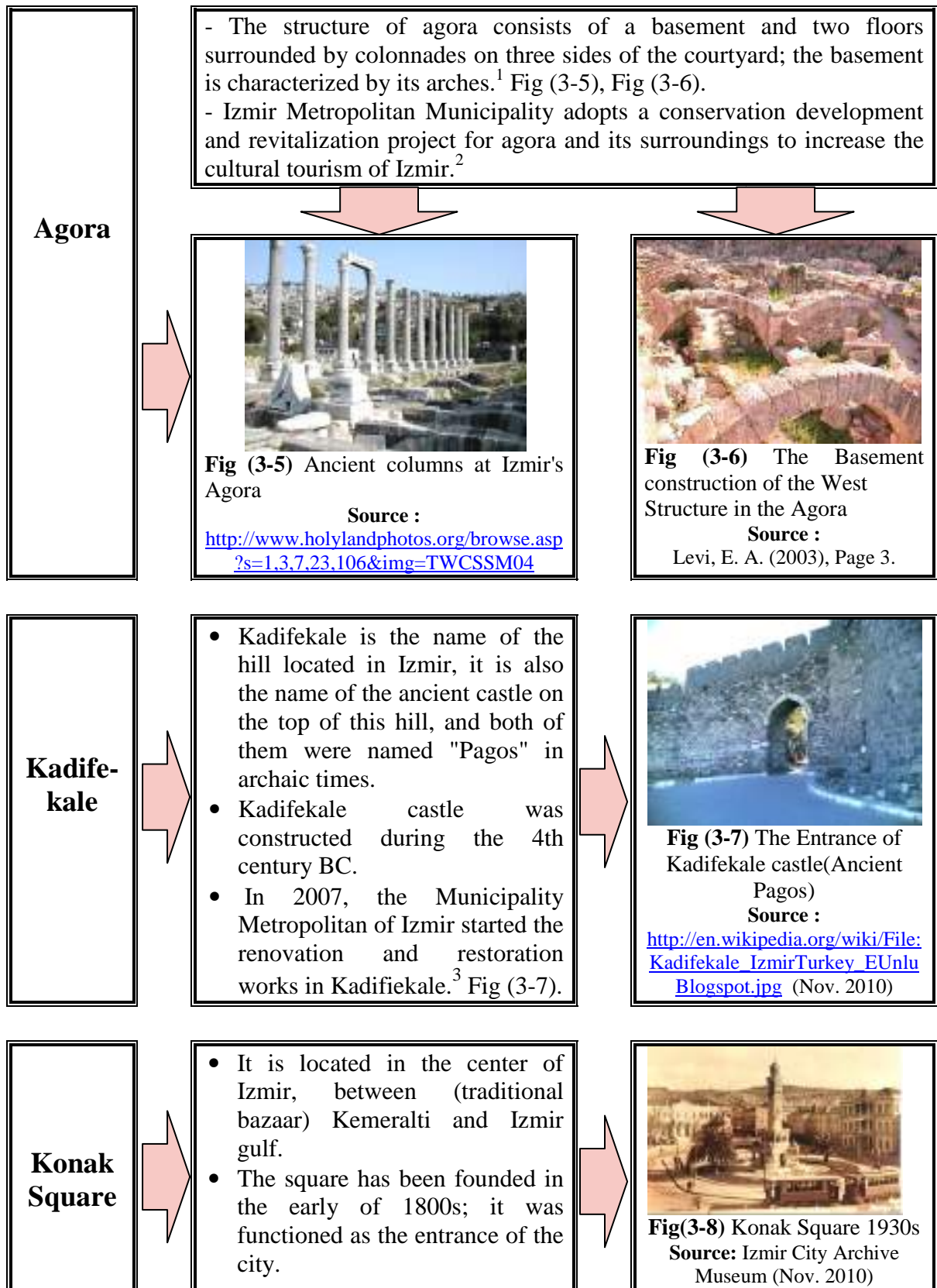
Izmir has a rich built heritage that resulted from different historical periods. The city was formed under the influence of different political, culture and economical structures in five thousand years, therefore, besides the heritage city center of Izmir (Kemeralti) there are many other heritage and archeological sites. Fig(3-4), the following are the most important urban heritage sites in the city.¹

Agora	<ul style="list-style-type: none"> -The agora is one of the most important archeological sites in the city. - The agora of symrna was built during the Hellenistic era; it was rebuilt in the Roman era after a destructive earthquake in 178 AD. The agora continued its use until the Byzantine period. It was the commercial, judicial and political nucleus of the ancient city; its center was used for artistic activities and for teaching.² - The agora was excavated by German and Turkish archeologists between 1932 and 1941, the agora had several statues, many of them were lost, and the remaining statues are on display in the archeological museum of Izmir.³
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¹ Taşkın, Ö.; Güçer ,E.; Kompil, E.; Durmaz, B. and Can, I.(2006), page 2.

² <http://en.wikipedia.org/wiki/Smyrna> (Nov. 2010)

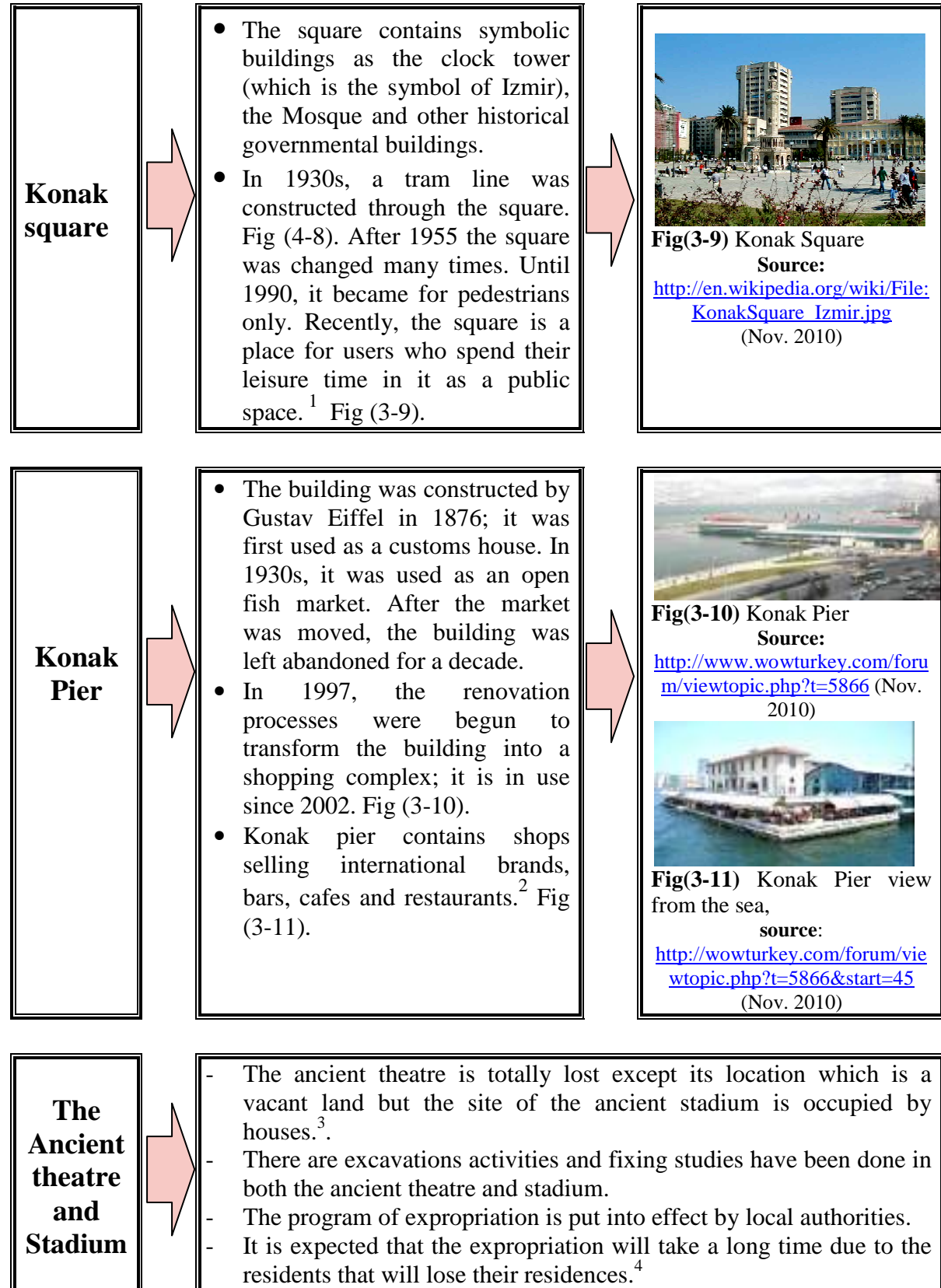
³ "Ancient Agora, Izmir", <http://www.sacred-destinations.com/turkey/izmir-agora.htm> (Nov. 2010)



¹ Levi, E. A. (2003), "The Agora of Izmir and Cultural Tourism", XIX CIPA Symposium - Antalya, Turkey - 30 September - 4 October 2003.(Nov. 2010)

² Izmir Metropolitan Municipality(2002) "Agora and its Surrounding Conservation Development and Revitalization Project Report".

³ <http://en.wikipedia.org/wiki/Kadifekale> (Nov. 2010)



¹ Taşkın, Ö.; Güçer, E.; Kompil, E.; Durmaz, B. and Can, I.(2006), page 4.

² Ibid, pages 7-9

³ Karatas, Neslihana. and Namlı, Ece. (2001), "**Kemeraltı (İzmir) Historical City Center Conservation-Revitalization Project**", VI Seminario International Forum UNESCO, 10/09/2001, page 2.

⁴ Çırak, A. A. and Yörür, Neriman (2007), pages 7,9.

3-1-4. The Heritage City Center of Izmir (Kemeralti) as an analytical study



Fig (3-12) The Map of Kemeralti showing its location

Source: (Researcher)

Kemeralti is a center of Izmir that has 270 Ha. it is a region characterizes by a housing and commercial fabric, Kemeralti's fabric is enriched with heritage elements, most of them located in the Muslim part of Kemeralti such as mosques, hans, fountains, old city walls, covered bazaars, shops and the streets (some of these elements are older than 300-400 years), besides those, there are synagogues in the Jewish quarter which were built 500 years ago¹. Each heritage element in Kemeralti has a different characteristic. The value of this region is not gained by the archeological structures only but through the complement of its elements as a whole. This value of Kemeralti is increasing day by day.²

Kermeralti is located in Konak district and it is defined by Fevzipasa Boulevard at the northwest, Esrefpasa Street at the southeast and Halil Rifat Bashaw Street at the southwest. Fig (3-12).

¹ Karatas, Neslihana. and Namlı, Ece. (2001), page 3.

² Çırak, A. A. and Yörür, Neriman (2007), page 2.

3-1-4-1. The History of Kemeralti

Kemeralti is a historical market (bazaar). It was originally founded in the 17th century around the arc drawn by Anafartalar Street which was located near the old inner harbor of the city, the street constituted the main axis of Kemeralti.

During (1650-1670s), the inner harbor was filled in creating an area where retail and wholesale commerce activities are taking place today. Fig (3-13), Fig (3-14). **Kızlarağası Han** was constructed in 1744 on the new filled land beside **the Hisar mosque** that was the oldest and one of the most significant Ottoman landmarks in Izmir (was built in 1592). **Kızlarağası Han**¹ became as a nucleus of the market with other two old hans, after that, the construction of hans was increased until the beginning of 20th century, The Izmir's 1905 map showed hundred odd hans in Kemeralti region.² These hans with a commerce function, formulated a significant part of Izmir's city center in this period. Fig (3-15). It was the only center supplying the needs of Izmir and its surrounding areas.³ In September 1922, the great fire occurred in Izmir which caused the loss of many heritage elements and aspects of Kemeralti that included the destruction of most of Kemeralti's hans, only ten hans remain. Fig (3-16), Fig (3-17).

After the fire, the local authorities of Izmir prepared a new urban plan to re-plan and reconstruct this zone which was the commercial core of the city.⁴



Fig (3-13) Old inner Harbour of Izmir

Source: (Researcher)



Fig (3-14) Virtual shot of the old Inner Harbor

Source:

<http://www.arkitera.com/yp263-izmir-buyuksehir-belediyesi-kemeralti-carsisi-ust-ortu-ve-kent-mobilyalari-ulusal-fikir-yarismasi.html?year=&aID=1987> (Nov. 2010)

¹ **Han:** A kind of traditional accommodation structure that was used during the Ottoman period for. Today, Many of Hans are used as large commercial and shopping centers.

² <http://en.wikipedia.org/wiki/Kemeralt%C4%B1> (Nov. 2010)

³ Kilic, S. E.(2008), "Preservation Plan Applications for the Historical City Centre, Kemeralti (Izmir, Turkey)", European Planning Studies Vol. 16, No. 2, February 2008, Routledge, page 6.

⁴ Saygi, G. and Hamamcioglu-Turan, M. (2009), "Documentation of A Historical Streetscape With Close Range Digital Photogrammetry", 22nd CIPA Symposium, October 11-15, 2009, Kyoto, Japan, page 2.

- **The Social Aspects of Kemeralti:**

In 17th century, the international trade played a vital role in the rapid development of the city (as a harbor city). It became an attractive point for foreign merchants. The 19th century presented a turning point in the transformation of Izmir's urban space. The levantine¹ investments established the international commerce connections along with the Armenian and Greek merchants that mediated within the region, as well as the Jews and Turks interested in local commerce. They erected their commercial buildings, houses and religious buildings at the north of Kemeralti on the coastal area.²Fig (3-18).

Since 1950, Izmir has been developed largely and become as a metropolis with its port besides developed industries and commerce. At the same time the Levantine, Jewish and Armenian population that lived in the city and its center since the time of the Ottoman Empire began to leave Izmir due to some events as (the war of independence (1915-1923), the declaration of the republic in 1923, as well as the reforms of Ataturk and other events). This has caused a significant change in the social structure of the city.



Fig (3-18) Kemeralti region in 1900s

Source:

<http://en.wikipedia.org/wiki/File:KemeraltiKartpostal.jpg> (Nov. 2010)

At present, after the most of the old users of Kemeralti whether from Turkish population or the foreign minorities left it, there are new groups which have settled down in it, They have emigrated from the southeast Anatolia , Roman citizens and others.^{3,4}

- **The Economical Aspects:**

In Kemeralti, commercial life has been vivid at all ages. Starting from 20th century and before the grand fire of Izmir, there were many hans, inns and small shops which helped Kemeralti to become a shopping center for the city and its surroundings.

At present, Kemeralti is an attractive bazaar containing modern businesses, stores, movie theatres and cafeterias, all that besides Turkish handicrafts, ceramic, wooden objects and other specialized shops selling all kinds of goods as clothing, leather, klims, jewelry, shoes ,foods, fishes.⁵ . It was more attractive mainly for middle class, due to its reasonable prices.

¹ The term 'Levantine' used in the research refers to the Western people who came to dwell in Izmir for trading purposes, they used to speak French in social activities, and Russian as a secondary language with themselves, they played a vital role in the development of Izmir in the past.

² Kilic, S. E.(2008), page 6.

³ Çırak, A. A. and Yörür, Neriman (2007), page 3.

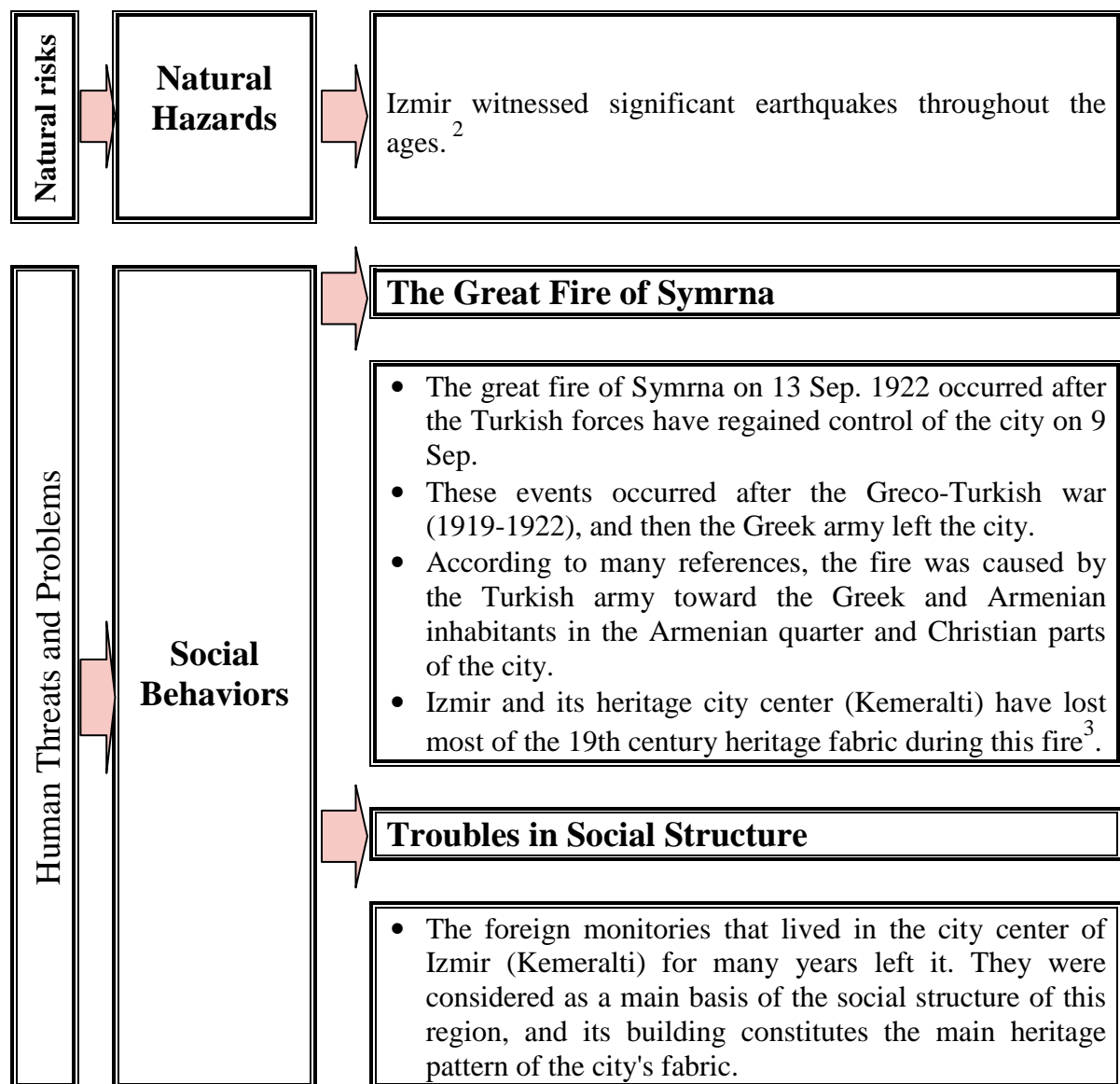
⁴ Karatas, Neslihana. and Namlı, Ece. (2001), page 2.

⁵ Sunsai, Burak "Highlights of Izmir", http://www.allaboutturkey.com/izm_site.htm (Nov. 2010)

According to Kemeralti association of tradesmen at 2007, there are 11700 business establishments in the area.¹

In spite of all the above features, Kemeralti has lost its charm due to some threats and problems that are facing its archeological and heritage elements throughout the ages until today. These caused a deterioration of its heritage fabric. We are listing those in the next point.

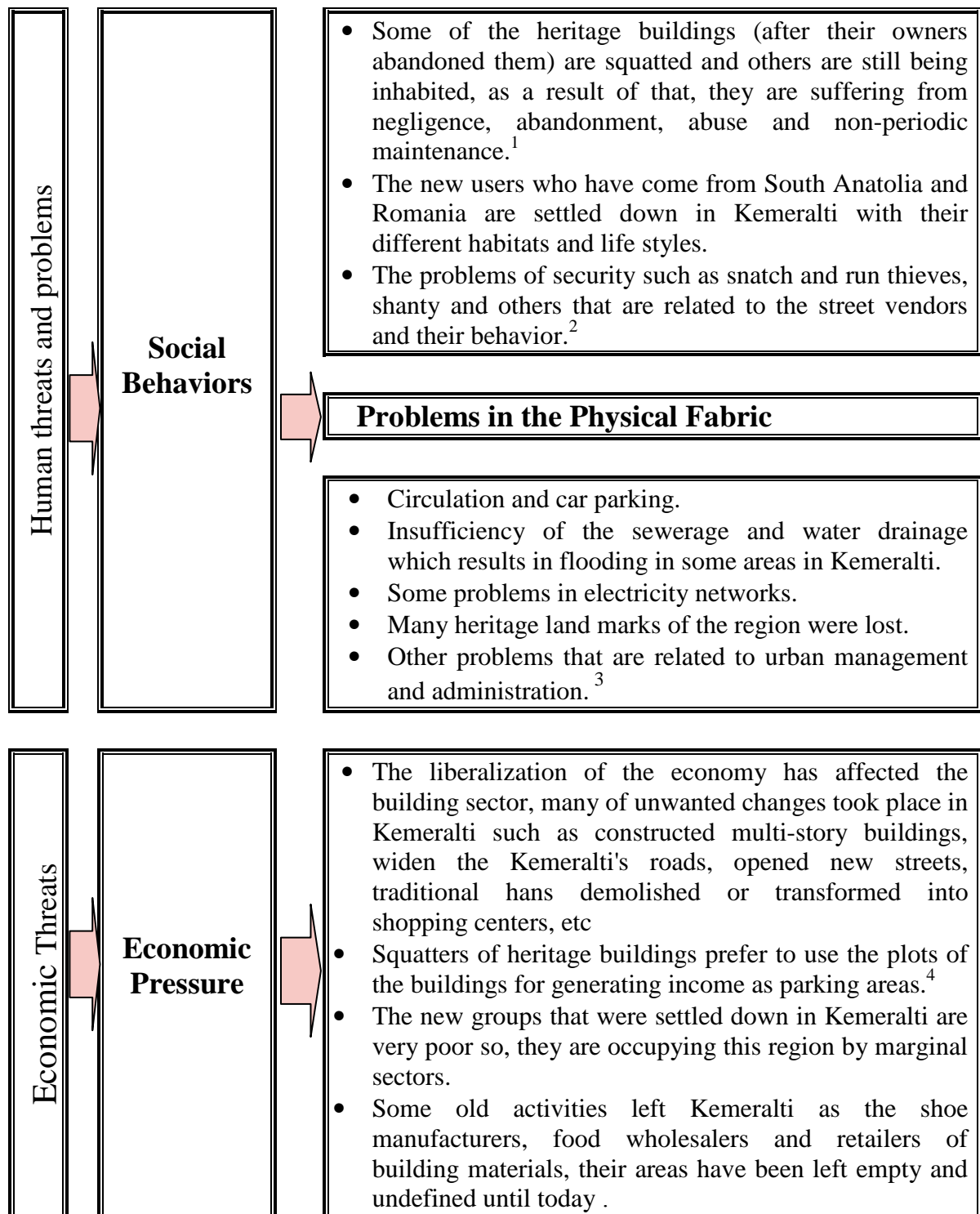
3-1-4-2. The Threats and Problems that are facing the Heritage City Center (Kemeralti) through ages:



¹ Çırak, A. A. and Yörür, Neriman (2007), page 2.

² Taşkın, Ö.; Güçer, E.; Kompil, E.; Durmaz, B. and Can, I. (2006), page 2.

³ http://en.wikipedia.org/wiki/Great_Fire_of_Smyrna (Nov. 2010)

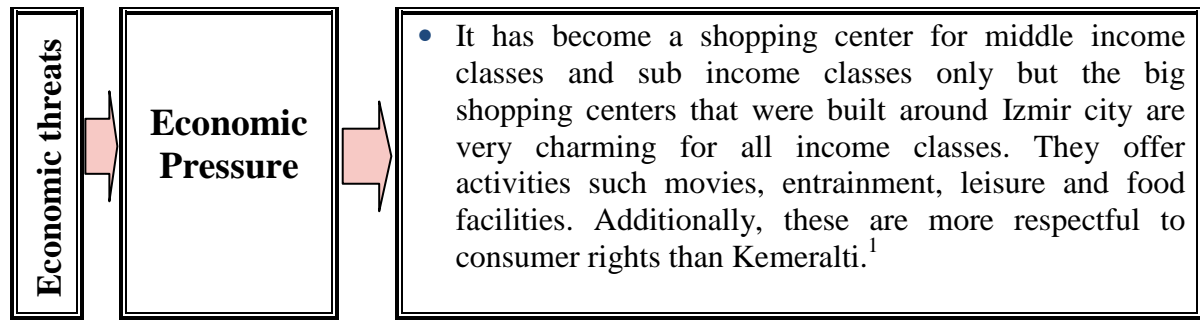


¹ Karatas, Neslihana. and Namlı, Ece. (2001), page 4.

² Çırak, A. A. and Yörür, Neriman (2007), pages 4,11.

³ Karatas, Neslihana. and Namlı, Ece. (2001), page 4.

⁴ Ibid, page 3



3-1-4-3. The previous urban development processes of Kemeralti

As mentioned previously, after the late nineteenth century, the physical assets of Kemeralti have changed drastically due to the modernization movement and the liberalization of the economy. Furthermore, the multicultural that characterized this region began to weaken due to the decrease of the population of foreign minorities that left Izmir due to various reasons².

In 1978, the studies were focused for first time on the heritage center of Izmir (Kemeralti). It has been targeted in the top- scale plans of Izmir to move the business and administration city center of Izmir to Bayrakli-Turan Region, to create a modern city center meeting the business needs of the city, to prevent the pressure of multi-stores rent buildings in the heritage center which has been planned to be a center for touristic and cultural activities. But this vision, at that time was unable to materialize since such public investments and business volume were unable to materialize such a great modern center in the city.³

Preparations of Kemeralti plan were completed finally in 1982 and approved in 1984. The plan was completed before the law was passed in 1983 which stated that local administration had to prepare the preservation plans for such areas within two years.

After the law, the 1984 Kemeralti plan became incompatible with it. The plan was prepared without having a preservation objective. It didn't take into consideration the heritage value of this region or its heritage fabric. The plan allowed multiple storey and massive structuring, widening the streets, constructing multi-storey parking buildings.⁴

¹ Çırak, A. A. and Yörür, Neriman (2007), page 3.

² Kilic, S. E.(2008), page 6.

³ Bal, E.; Altınörs, A. and Dođmuş, O. (2005),“On The Base of The Conductor Actors: The New City Center Master Plan of Izmir City” Aegean Architecture Periodical 2005/1 53, Turkish Chamber of Architects Agency of Aegean Publishers, Izmir City.

⁴ Kilic, S. E.(2008), pages 6-7.

3-1-4-4. The Sustainable Development Project of Kemeralti

The Sustainable Development Project of Kemeralti (that included 88 hectares within 270 hectares of the Kemeralti urban heritage site) began after the protocol signed between Dokuz Eylul University- faculty of Architecture and the Izmir Konak Municipality in 2000.

The Kemeralti project was the first phase of the development plan for the conservation of the old city center of Izmir. It extends in the second phase to include the region in and around the Ancient agora of Izmir.¹

The authorities of the project believed that the success of the final product of not only the planners, but also of those living and working in the region as well as the citizens of Izmir, their participation as a public participation that will ensure the final product is a consensus plan. In the context, the project is already a nominee to be the greatest attempt in Turkey to deal with issues of public participation and simply physical planning.²

The project which aims for the heritage city center of Izmir (Kemeralti) to be a center can meet the current needs of the inhabitants of Kemeralti and the Izmirans and transform it to the future generations as one of the continuing resources of the city.

The implementation of the project was delayed, due to some reasons such as detail analyses, participation efforts and other problems. Finally, it was approved in March 2004. Fig (3-19).

The analyses of the studies demonstrated that the original heritage structure of the site is getting bad.

The main concept of the Kemeralti project is preserving the urban heritage site, making the urban identity more outstanding and seeking to make the heritage city center as a cultural and touristic center.³

This project has main objectives as follows:

- Showing both the problems of the processes and the previous plan and attempts to solving them.
- Adopting the sustainable development as a strategy in the plan.
- Seeking to increase the awareness of the owners of the real states in the Kemeralti about the strategic importance of the site.
- Conserving the identity and characteristics of this heritage center.
- Involving the owners and Kemeralti's inhabitants in the implementation of processes.⁴

¹ Çırak, A. A. and Yörür, Neriman (2007), page 5.

² Karatas, Neslihana. and Namlı, Ece. (2001), page 1.

³ Kilic, S. E.(2008), page 8.

⁴ Çırak, A. A. and Yörür, Neriman (2007), page 5.

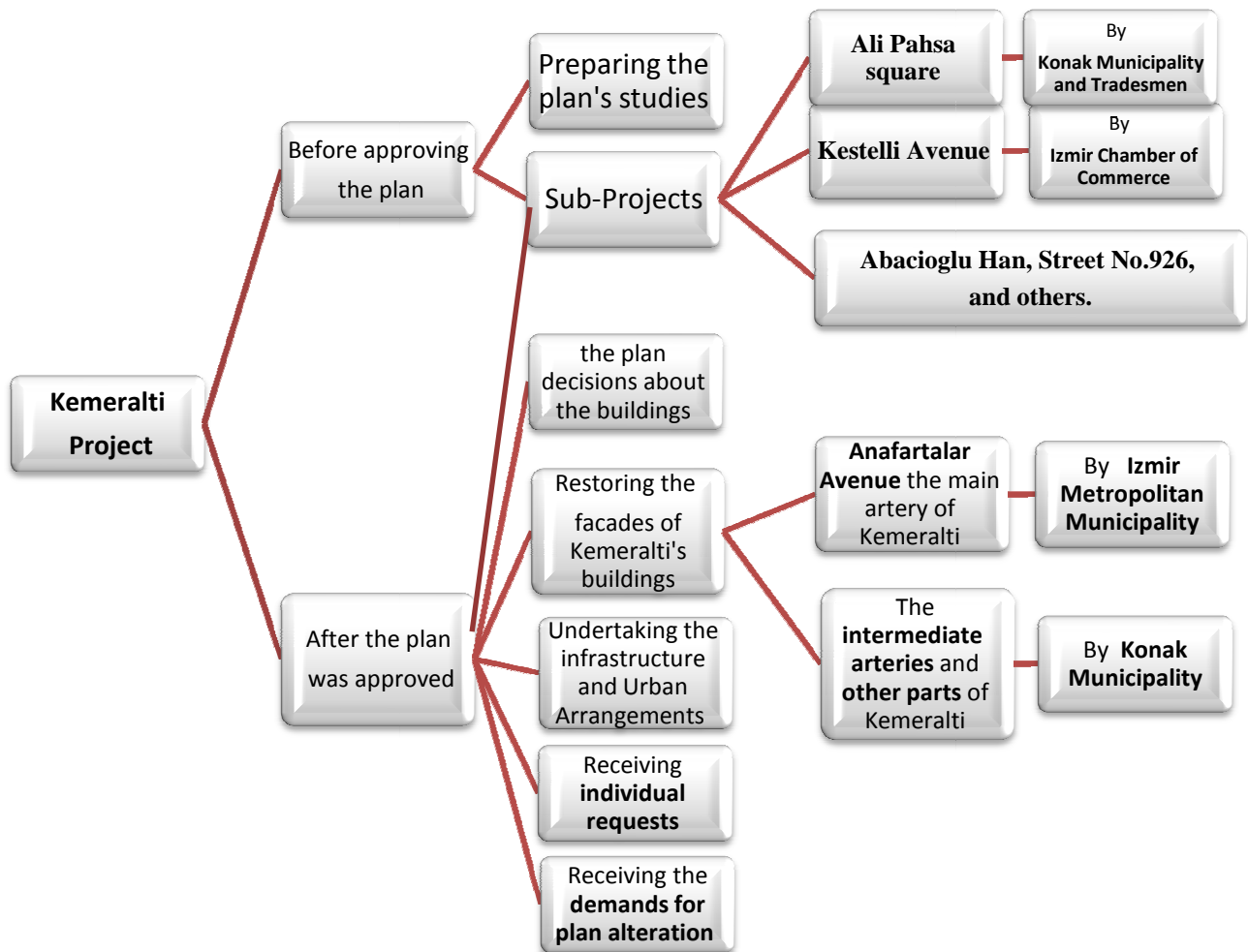


Fig (3-19) The Processes of Kemeralti Project
 Source: (Researcher)

The Kemeralti project depended mainly to achieve its objectives on the participation of multi-actors such as (local administration, professional chambers, universities and civil and public organizations), all of them contributed to the project activities and applications that increased the value of the activities.

It can be observed that many actors participated in the project positively, but there are only five actors who are the most active actors in the processes within the project¹ as the following: Fig (3-20)

- 1- Local Administrations:** A- Konak Municipality
 B- Izmir Metropolitan Municipality.
- 2- Professional Chambers** - Izmir chamber of Commerce.
- 3- Civil Organization** - Kemeralti Association of Tradesmen.
- 4- University Support** - Dokuz Eylul University, Faculty of Architecture.

¹ Ibid, page 6.

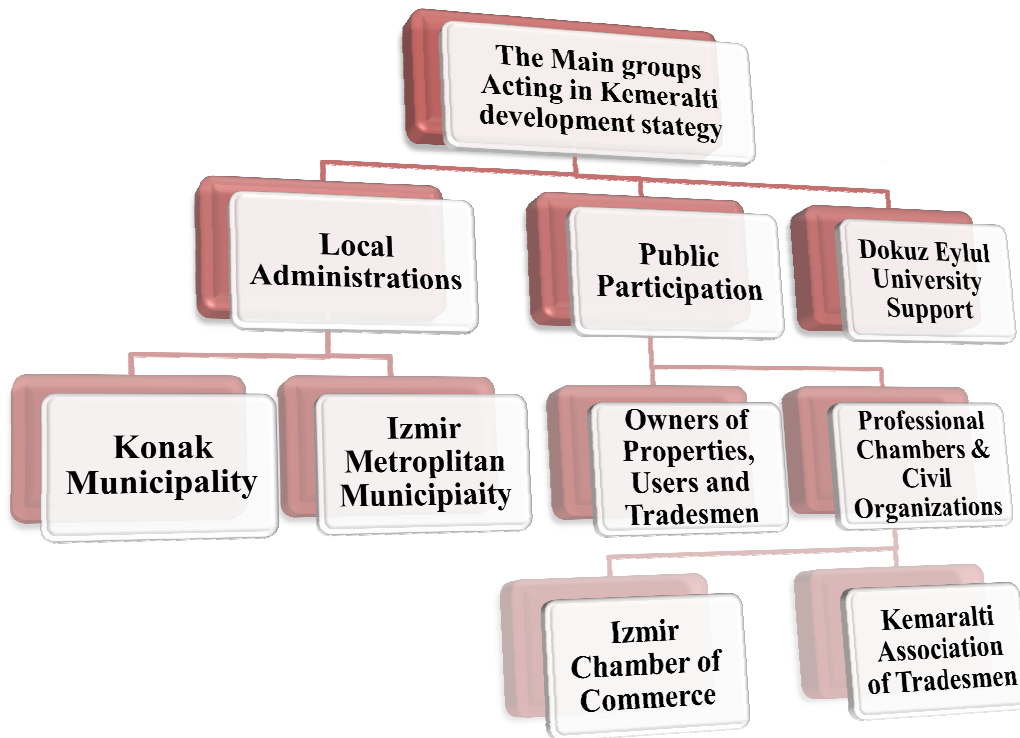
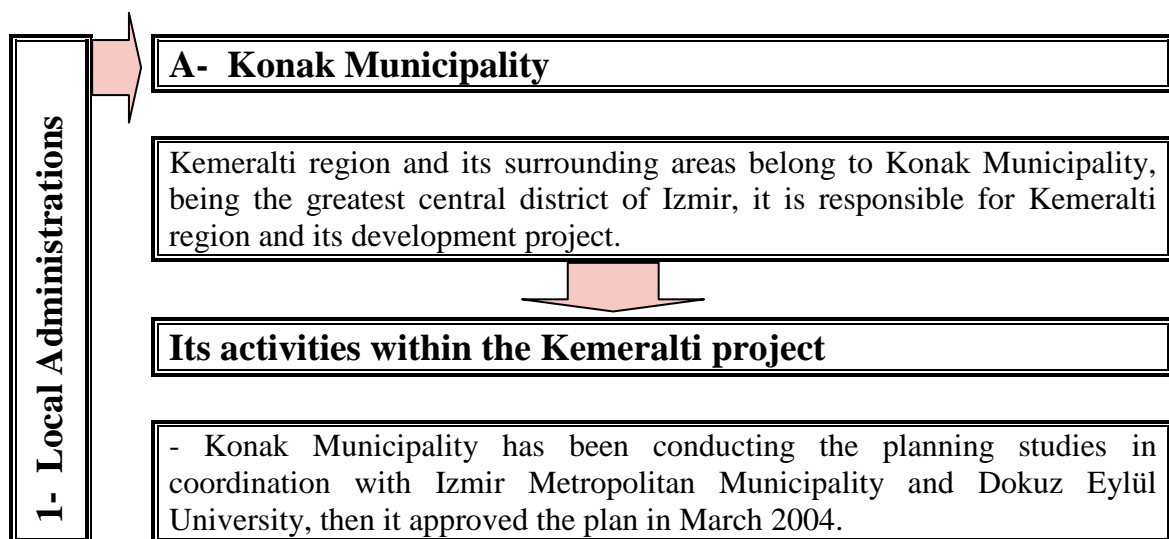


Fig (3-20) The main actors in the Kemeralti project

Source: (Researcher)

The following is a brief on every actor and its role and activities in the Kemeralti project:



1- Local Administrations

- Konak Municipality is responsible for Kemeralti region and its arteries except Anafartalar avenue (responsible to Izmir Metropolitan Municipality), both of the implementations of Konak and Izmir Municipalities were integrated toward developing the heritage city center of Izmir to be more attractive and a cultural and touristic center.
- Its activities are as follows:
 - It began with the sub-projects which achieved many advantages when they were completed. They brought to attention to the Kemeralti development project, increased the public awareness and encouraged them to participate.
 - It supervised the renovation and restoration processes of the facades of the buildings in the region which were executed by the owners who carried out the works by their own skilled workmen; this caused some problems in the quality of the facades.
 - It has undertaken the applications which aimed to improve the infrastructure and urban arrangements of the Kemeralti region.
 - It has received the demands or proposals for plan alteration from the owners, and taken a decision about them.
 - It has given the structure and construction permissions to the owners of properties according to the zones which are defined by the plan.

B- Izmir Metropolitan Municipality

Recently, the local administration of Izmir became more concerned with the heritage assets and their preservation, therefore, Izmir metropolitan municipality established the "**Historical Environment and Culture assets Directorate**" on 2 January 2002, It consists of two urban planners, four architects and one restorative architect.¹

The metropolitan municipality pays a special attention to Kemeralti. It aims at transforming it into a heritage and culture tourism center. The directorate also involves the activities related to Agora, the ancient theatre and Kadifekale.

Its activities within the Kemeralti project

-The directorate concentrated its activities on Anafartalar avenue which is the main artery of Kemeralti. It carried out its activities in the avenue with a belief that the activities would affect the whole Kemeralti. Its activities have been as follows²:

¹ Kilic, S. E.(2008), page 9.

² Çırak, A. A. and Yörür, Neriman (2007), pages 7-9.

1- Local Administrations

- Restored the heritage facades of the street's buildings¹ and return it to their original forms as much as possible. These facades are one of the potential touristic features for culture tourism.
- Improved the avenue's infrastructure and urban arrangements.
- Planning to carryout projects that make the avenue active all over the day and over the night by providing it with resting- amusement places, culture centers and museums.
- It was a mediator between demands of the committee² and the tradesmen.
- Conducted the process of persuasion of tradesmen and owners of properties to participate to the project.
- Prepared detailed cost analyses and detailed specifications for the tender and for having a good contractor.
- It was a mediator between the contractor and the tradesmen during the implementations.

2-Professional Chambers

Izmir Chamber of Commerce(IZTO)

It was established in 1885. Recently, it has many projects and activities on its agenda, especially those related to urban problems. It sponsors the excavations in Agora and Smyrna Tepekule. It has also other activities to develop Kadifekale as a touristic place.³

Its activities within the Kemeralti project

- The chamber sponsored the façade renovation process and the urban arrangement activities of Kestelli Street in Kemeralti as one of the sub-projects. Fig (4-21).
There are some problems occurred in the implementation of the process due to the bad contractor who was worked in Kestelli. He used inappropriate material and stones which were paved in the site. The stones were broken and all wrong works in the sites was repaired. This was a good experience for the chamber.
- IZTO also supporting the tradesmen association's activities in Kemeralti.
- IZTO adopts a project for including the historic center of Izmir (Kemeralti) in UNESCO World Heritage List with the participations of the inhabitants of Kemeralti.

¹ The facades of the street's buildings can be regarded as the public property according to the municipality laws.

² The committee is the supervisor of the plan modification process; the committee aims to return the heritage elements to their original forms.

³ Çırak, A. A. and Yörür, Neriman (2007), pages 12,13.

2-Professional Chambers



Fig (3-21) One of the Kestelli's shops-Kemeralti
 Source : <http://www.panoramio.com/photo/4220528> (Nov. 2010)

3- Civil Organization

Kemeralti Association of Tradesmen

The Association is the 4th Association established in Kemeralti region. It has 450 members until 2007, but it carries activities in the name of 11700 businesses, including street vendors.

The projects and activities of the association that are related to Kemeralti are supported by EU funds; it finances them with 80 thousand euro.¹

Its activities within the Kemeralti project

- Increasing the ability of Kemeralti to be more attractive for the groups going to the hypermarkets by:
 - a- Planning to establish a consumer rights office in Kemeralti.
 - b- Providing the region with the amusement, entertainments, services and leisure places and hotels.
- Training the tradesmen.
- Planning to prevent the street vendors.
- Defining an outside limit for shops about showing their goods, to decrease the occupation of the roads.
- Supporting the traditional industries and professions that are beginning to disappear.
- Made a questionnaire about providing Kemeralti with X-raying.
- Organizing 4 to 5 small events and grand shopping festivals yearly in the region.

¹ Ibid, pages 6,11-13

Dokuz Eylül University Support

Dokuz Eylül University was founded on 20 July 1982 in Izmir city. Its academic units became 41 until 1992. Now, the university has 10 faculties, 5 schools, 5 vocational schools, 5 graduate schools and 5 institutes. These activities are distributed on 11 sites on the city.¹

In December 2000, a protocol signed between Dokuz Eylül University-faculty of Architecture and the Izmir Konak Municipality, after which, the planning studies of Kemeralti project were begun by the university in coordination with the Municipality.²



Its role to support the Kemeralti Project

- In the preliminary stage, the university prepared the planning studies of the project, physical master plan (1/5000) for the whole area of Kemeralti, a conservation plan (1/1000-1/500) and urban design projects. It has collected expansive data and information related to the problems of the region and the existing buildings and their uses.
- The planning team took, in this stage of project, a short period to complete the desired studies when compared with similar previous examples.³
- The University was directing the studies and researches within it and the faculty of architecture to this area.
- Giving the continued support to the Konak municipality in the implementation stage.
- Evaluated the demands of plan alteration which came from the owners of properties and the demands that are not specified in the plan but emerge during the implementations.⁴

3-1-4-5. The Processes of Sustainable Development Strategy that have been applied in Kemeralti Project:

As we mentioned previously in the point (2-3-2-3), the sustainability of the heritage center of Izmir can be achieved through consecutive processes, which can be a paving stage to attract the capital accumulation for investment into Kemeralti.

¹"The History of Dokuz Eylül University", <http://www.deu.edu.tr/DEUWeb/English/Icerik/Icerik.php?KOD=4428> (Nov.2010).

² Çırak, A. A. and Yörür, Neriman (2007), pages 4-5.

³ Karatas, Neslihana. and Namlı, Ece. (2001), pages 2,6.

⁴ Kilic, S. E.(2008), page 9.

3-1-4-5-1. The Management Process of Kemeralti Project

The management of the Kemeralti project depended mainly on the participation and the support of the urban actors and local administration. It is believed that the success of the project can be achieved by directing positively their contributions, coordinating their implementations to be integrated toward the objectives of project, all the processes implemented by management within the framework of the concept of sustainable development while taking into account the identity and heritage characteristics of the region in the processes. The management also took into account the inhabitants of the region, their problems, their interests and how to participate in the processes.

The following are the principles of management that were applied in the project:

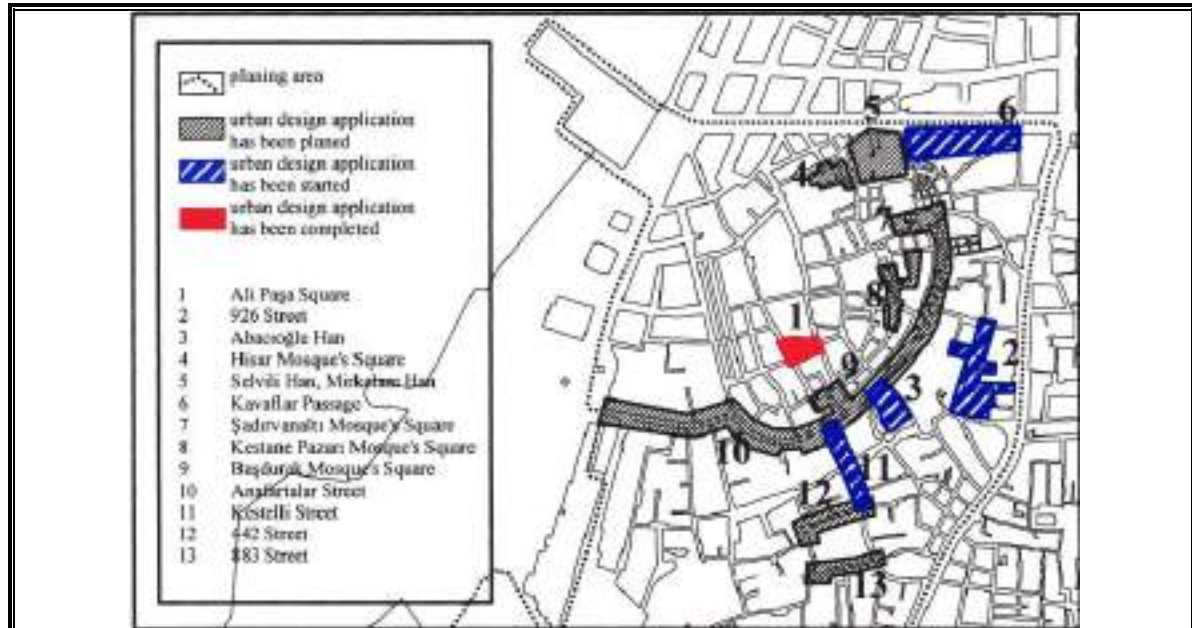
a. Selection

Due to the fact that the applications of preservation are of high cost, the financial support often is limited, and they take a long time, therefore, it may be impossible to work on the whole Kemeralti at the same time. So Kemeralti project was focused on the beginning with such small areas which are more understandable and imaginable to the general public. It aimed through these projects to display the economic advantages of spatial arrangements before the preparations of the plan covering the whole area of Kemeralti are completed. Observing the positive effects led to increase of the level of participation of the Kemeralti's inhabitants in the plan applications.

- The sites were chosen in this stage, where they have the original texture, original functions of use and have potential places which are brought to attention when the applications were finished. Fig (3-22).
- These projects began with Ali Pasha square, to give an opportunity to be implemented with the optimistic thought that improvement created in this area will trigger other areas. Fig (3-23).
- The other sites of sub-projects were: Kestelli Avenue, Street No.926 and Abaciglu Han. They were composed of the traditional squares, streets and old hans.
- All of the sub- projects aimed to revitalize the unique parts of the traditional texture and they also attempted to regain deteriorated areas and modify the parts conflicting with the texture.^{1,2}

¹ Ibid, pages10,12-13

² Çırak, A. A. and Yörür, Neriman (2007), page 5.



Fig(3-22) Sub-projects locations in Kemeralti

Source: Kilic, S. E.(2008), page 13.



Fig(3-23) Ali Pasha square revitalization process which includes the fountain and the facades of square's buildings

Source: Kilic, S. E. and Aydoğan, M. (2006), "Katılımcı Bir Kentsel Koruma Projesi: İzmir - Kemeralti Tarihi Kent Merkezi", Aegean Geographical Journal, 15 (2006), 61-71, İzmir—Turkey, <http://cografya.ege.edu.tr/15-2-1-%20ECEMIS.pdf> , page 67

b- Restriction and expansion

The increasing of the demand for multi-storey buildings in Kemeralti region has a negative impact on the heritage texture of the heritage center of İzmir. The local administration of İzmir plans to move the administrative and business center of the city to Bayraklı-Turan Region which is located behind the Port of İzmir with a view to preventing the multistorey rent pressure at Kemeralti and to create a great modern center which can meet this demand by constructing multi-storey skyscrapers in the new center.¹

- There were some processes executed which aimed to evacuate the old city center by moving various functions such (judicial buildings, depots, manufacturing, accommodation and bus terminals) to other places in the city.¹

¹ Bal, E.; Altınörs, A. and Doğmuş, O. (2005).

- The two centers would include very different functions; therefore no competitions would take place between the centers.
- Kemeralti would be the traditional, authentic cultural, commercial and touristic center of the city, continuing in the future its active role in the urban life and attracting national and even international interests and capitals to Izmir.²

c- Efficient use and economic viability

- The local administration planning to reoccupy the evacuated areas in Kemeralti, with such suggestion of IZO to occupy them by the jewelers while Izmir Municipality suggested private weekend and the accommodations for students. All suggestions are studied and balanced according to the financial potentials and the owners of the real states.
- Preventing the street vendors through the cooperation among (municipality-governorship-police-nongovernmental organizations), their goods are mostly dominated in Kemeralti and characterize it more than other features of the heritage site, therefore, the project seeks to address the Kemeralti's characteristics to the every section in the heritage site.
- After the conservation process, the heritage and authentic assets will gain more value in the fields of commerce and tourism which is regarded as an opportunity also for heritage city center of Izmir. It is expected that the income of the tradesmen in Kemeralti will increase if the region depends on the basis of tourism.³
- The project seeks to make Kemeralti more attractive for the groups that are attracted to the shopping malls and hypermarkets, this can occur by increasing the number of socio-cultural facilities, providing services, entertainments and leisure places, establishing a consumer rights office.⁴
- The project supports the diversity of commercial usage rather than the standardization. It also supports the traditional industries and professions for cultural tourism.⁵
- Planning to spread the events and shopping festivals during the year in Kemeralti to attract tourism and the inhabitants of Izmir.

d- Priorities for investment

The local administrations of Kemeralti (Konak Municipality and Izmir Municipality) have defined their priorities for investment, they responsible for the investments that are related to improve the infrastructure and urban arrangement of the site.

¹ Kilic, S. E.(2008), page 6.

² Çırak, A. A. and Yörür, Neriman (2007), page 10,15.

³ Ibid, pages 14-15.

⁴ Ibid, pages 11-13.

⁵ Kilic, S. E.(2008), page 11.

e- Financing

The Kemeralti project's financial resources depended on: Fig (3-24)

1- The budget allocated for preservation (by the Real Estate Tax Law No. 1319-Turkey) which stated that **the 10% of the real estate tax** is addressed to preserve and conserve the cultural and heritage assets). It is collected by the relevant municipality along with the real estate tax; the collected amount is saved by the province administration, then transferred by the governor to the municipalities within the province. It is used under the supervision of the governor for the **expropriation, prepare the conservation projects and their studies and the applications are executed by municipalities.**¹

2- The Ministry of Culture that supplies the individual projects with nearly of 70% of estimated cost.²

3- European Union (EU) funds: EU supported the activities of Kemeralti Association of Tradesmen in the region by receiving 80 thousand Euros³.

4- The Owners of Properties are exempted from all kinds of taxes on the areas where structuring is prohibited as these areas are considered to be a fixed cultural heritage asset or natural or archeological sites. That will not burden the owners of properties.

5- The Public Funding:

a- The owners of properties financed the renovation process of the facades of their buildings which were executed according to the facades arrangements under the supervision of the local administrations.

b- The public and civil organizations and professional chambers financed some applications in some areas in Kemeralti such (Izmir commerce chamber in Kestelli st. and tradesmen supplied 40% of the applications funding in Anafartalar Avenue).⁴

¹ Ibid, pages 9, 12, 13.

² Ibid, page 9.

³ Çırak, A. A. and Yörür, Neriman (2007), page 12.

⁴ Ibid, page 7.

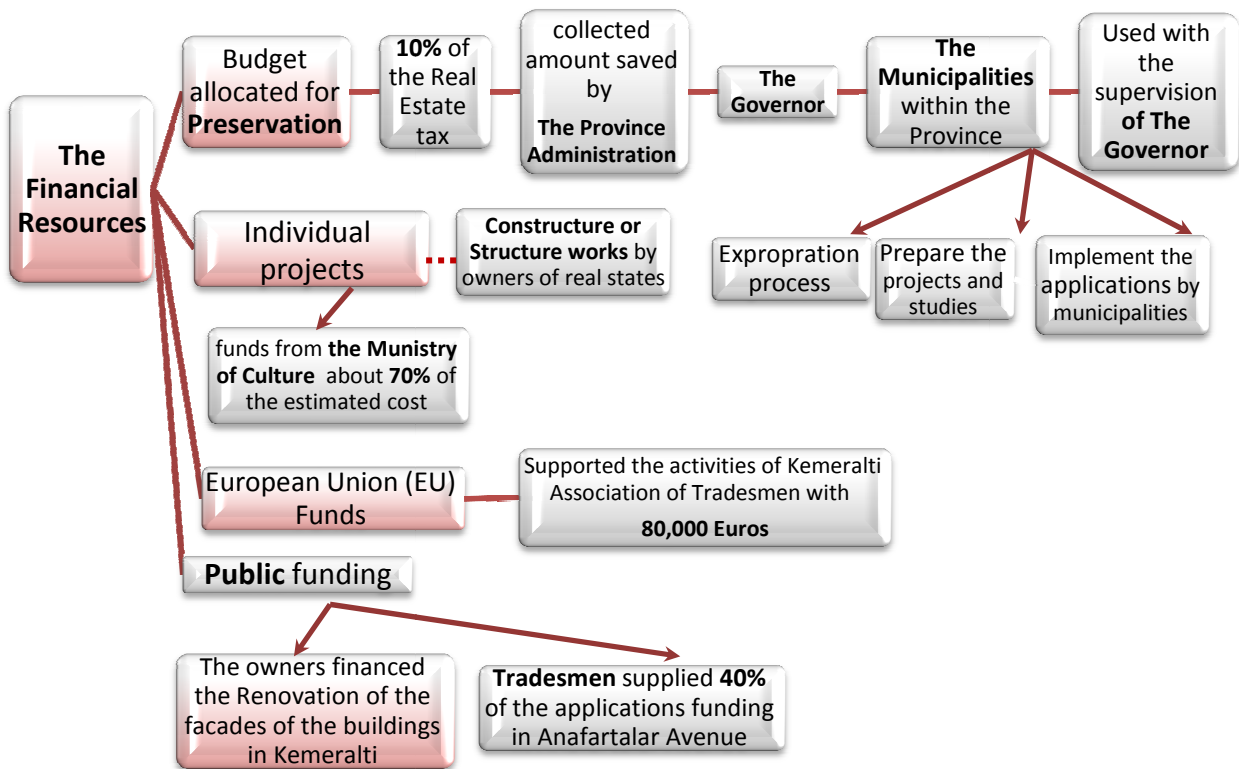


Fig (3-24) The Financial Resources in the Kemeralti project

Source: (Researcher)

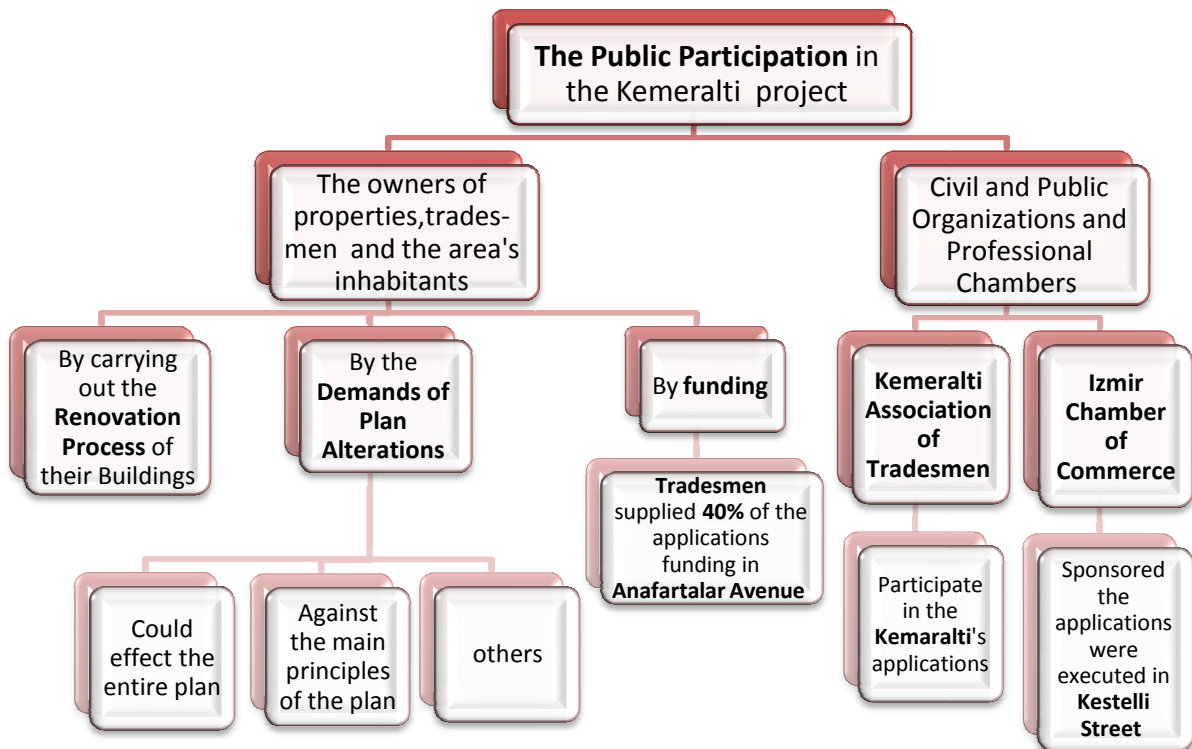


Fig (3-25) The Public Participation in the Kemeralti project

Source: (Researcher)

f- Public participation

The Kemeralti project was actually established on principle for increasing the awareness of the public about the strategic importance of the site and being able to include them in the implementation.¹

The public participation of the Kemeralti project has a variety of forms. It could be individually or collectively, by the owners of the properties, tradesmen, tenants and the civil and public organizations. Fig (3-25).

- After the plan had been approved, the owners were informed about the plan decisions that are related to their properties. The local administration allowed them to object to the decisions through sending to the administration the demands or proposals for plan alteration. The proposals had been studied by the planning team, and taken their opinions, then, the positive proposal was approved by local administration.²
- The owners of the buildings in Kemeralti had an active participation in the project. They were responsible for the renovation process of their heritage facades. They carried out and funded this application according to the facades arrangements under the supervision of the local administration.
In some cases, the participation of the owners and users was a voluntary participation, but in other cases they have been involved through the statements of threats by the local administration about legal sanctions.³
- The professional chambers such as Izmir chamber of commerce played an active role in the project. It sponsored the applications that were executed in **Kestelli Street**.
- The civil and public organizations such as **Kemeralti Association of Tradesmen** which contributed through its activities to improve and develop the life in Kemeralti.
- There are some actions which were performed to increase the public awareness about the project and encourage them to participate in it. This occurred through the meetings which were organized with various interest groups, TV programs and the local national press.⁴

3-1-4-5-2. The Conservation Process of Kemeralti Project

According to the levels of conservation previously classified and mentioned in the point (2-3-2-3-3), we can define Kemeralti's conservation process as an upgrading policy. Its main tasks are:

- Upgrading the Kemeralti's life aspects.
- Solving its problems.

¹ Çırak, A. A. and Yörür, Neriman (2007), page 5.

² Kılıç, S. E.(2008), page1 6.

³ Çırak, A. A. and Yörür, Neriman (2007), page 5.

⁴ Karatas, Neslihana. and Namlı, Ece. (2001), page 6.

- Reviving its heritage features.
- Providing more services and activities in order to be a more attractive center.

The Kemeralti Upgrading Policy

The upgrading policy is a comprehensive policy, which contained also besides the tasks mentioned previously sub-policies from the other levels of conservation.

The **sub-policies** included the components of the Kemeralti site as (its buildings, , archeological mosques, synagogues, churches, traditional hans and other heritage elements)

Restoration and remodeling:

This policy is applied in the façades of the buildings, by retrieving their old texture and returning them to the physical condition. This policy aimed to regain Kemeralti as a center of attraction. Fig (3-26), Fig (3-27), Fig (3-28) , Fig (3-29).



Fig (3-26), Fig (3-27) One of the heritage buildings of Kemeralti before and after the restoration and regaining its heritage and touristic features which have been lost.

Source:

<http://www.izmir.bel.tr/en/projelerb.asp?pID=59&psID=0> (Nov. 2010)



Fig (3-28), Fig (3-29) Yapı Kredi Bank Building in Kemeralti before and after the remodeling and modification of its facades to be compatible with the heritage characteristic of the area.

Source:

<http://www.izmir.bel.tr/en/projelerb.asp?pID=59&psID=0> (Nov. 2010)

Sub-policies of the Kemeralti upgrading policy

Adaptive reuse

This policy is applied in some heritage buildings in Kemeralti to invest them in new uses which generate more income than old uses, the transformation into new use needs some modification in the old design of the building.

- This policy was applied previously in **Kizlaragasi Han** that was transformed from storage of the goods into handicrafts shopping center in 1993. It also contains a small cafeteria in open-air courtyard where visitors can relax and have Turkish tea or coffee.¹ Fig (3-30)
- After more than ten years, the Kemeralti project aimed to repeat the case in other places such as: **Abacioglu Inn**, which was turned into a hotel. This process achieved good results and became a motivational example for the public to apply the concept to their properties.² Fig (3-31)
- **Many researchers have recommended reusing the abandoned synagogues of Kemeralti.** The **synagogues** such as (Herva, Portekiz and Beit Hillel) can be transformed into museums, but the Hamhane synagogue can be transformed into a Jewish community house.³



Fig(3-30) The traditional shopping center in **Kizlaragasi Han** and a cafeteria in its courtyard

Source:

<http://forum.kusadasi.biz/thread11905.html> (Nov. 2010)



Fig(3-31) Abacioglu Inn after its transformation into a hotel.

Source:

<http://www.panoramio.com/photo/34266029> (Nov. 2010)

¹ http://www.allaboutturkey.com/izm_site.htm (Nov. 2010)

² Çırak, A. A. and Yörür, Neriman (2007), page 12.

³ Kiray, Mine T.(2005), "A Renovation Proposal For Sustainability Of A Historic City Center- Jewish Quarter Of Izmir ", the 22nd congress of the UIA 2005, Turkey. pages 5-6.

3-1-4-5-3. The Investments in Kemeralti

- The Investments into infrastructure and urban arrangements by local administrations that will encourage and attract more investments to the site from the private sector, especially those related to the tourism and services sectors.
- Investments by the owners and tradesmen to their properties by:
 - a- Carrying out individual projects (structure or construction works) in accordance with the plan decisions about the defined zones. These works require the following permissions:
 - **Structure permission** for modifying or structuring on the top of the building.
 - **Construction permission** for new construction, additional structure or large scale renovation work.
But the demands of the structure and construction permits are very limited because there are very few available vacant lands in Kemeralti, and the structure on the top of existing building is not granted.¹
 - b- Restoring or renovating the facades of the buildings, which will increase the income to their owners on a long term.
- The enlivenment of the heritage center of Izmir has affected the whole city. It has attracted the capital accumulation for investment not only to Kemeralti, but also to its surrounding areas.

¹ Kilic, S. E.(2008), page 14.



BEIRUT

LEBANON

3-2. The Intermediate city of Beirut -Lebanon	119
3-2-1. <i>Beirut as an Intermediate City</i>	119
3-2-2. <i>History of Beirut</i>	121
3-2-3. <i>Archeological and Urban Heritage sites of Beirut</i>	122
3-2-4. <i>The Beirut Central District (BCD) as an analytical study</i>	126
3-2-4-1. <i>The History of heritage city center of Beirut</i>	127
3-2-4-2. <i>The Threats and Problems that are facing Heritage city center of Beirut (BCD) through ages:</i>	132
3-2-4-3. <i>The previous urban development processes of BCD</i>	136
3-2-4-4. <i>The BCD reconstruction project- Solidere</i>	137
3-2-4-5. <i>The Processes of Development Strategy that Have Been Applied in BCD reconstruction Project:</i>	145

3-2. The Intermediate city of Beirut -Lebanon

Beirut is the capital and largest city in Lebanon. Its harbor is defined as a largest and main seaport in the country. The city is located on a peninsula at the midpoint of the coast of Lebanon with the Mediterranean Sea¹, its population is about two million people /2007².

The city witnessed great events and wars through its history; the great one is the Lebanese civil war which has caused great destruction on the city and its center. After the war, the city underwent major reconstruction projects, especially, the ones that are related to the heritage city center.

Now, Beirut returns to its position as a focal point of the region's cultural life and an attractive touristic destination in the Middle East. The city was named the top place to visit in 2009 by the New York Times.³ It was also listed as one of the ten greatest comeback cities in the world by Lonely Planet in 2010.⁴

3-2-1. Beirut as an Intermediate City

Beirut possesses the features of an intermediate city, it plays a clear national role, through its administrative function as a capital of Lebanon, it comprises the grand Serail which is the headquarters of the prime minister and a seat of government, the parliament's buildings, all's state ministries and all foreign embassies and consulates. Its territorial influence is extended indirectly to all of Lebanon, and directly influence within a circle with radius **30 km** and Beirut is its center.

The total city's area is **1980 Ha**. The radius of Beirut city is **2.5 km** (whose circumference inscribes approximately 70% of the urban population). While the straight line is **12 km** between the two most extreme points of the consolidated urban nucleus of the city. Fig (3-32).

The services constitute **65.4%** of employment structure of the city, industrial sector constitutes **33.1%** and the agriculture sector is **1.5%**.⁵The unemployment ratio constitutes 9.2 % /2007.⁶

The city characterizes by very good infrastructure and amenities that cover all the city's districts. It has 16 universities and 2 institutes/2011¹ and 21 hospitals with 1912 beds/2006.²

¹ <http://en.wikipedia.org/wiki/Beirut>. (March-2011).

² Encyclopedia of the Nations, <http://www.nationsencyclopedia.com/Asia-and-Oceania/Lebanon-POPULATION.html> (july-2011).

³ http://www.nytimes.com/interactive/2009/01/11/travel/20090111_DESTINATIONS.html?scp=1&sq=%20%22The%2044%20Places%20to%20Go%20in%202009&st=cse. (March-2011).

⁴ <http://www.lonelyplanet.com/lebanon/beirut/travel-tips-and-articles/76179> (March-2011).

⁵ The Technical Sheets -record of CIMES first survey (1999).

⁶ Central Administration of statistics, Presidency of the council of Ministers, Lebanon, <http://www.cas.gov.lb/> (July 2011).



Fig (3- 32) The Beirut city's technical Sheet-record of CIMES/2011
Source of fig: (The researcher updated the record sheet of Beirut) , Source of data from:

- The Technical Sheets -record of CIMES first survey/1999
- <http://www.cas.gov.lb/> (July 2011).
- <http://www.higher-edu.gov.lb/> (July 2011).
- <http://www.localiban.org/spip.php?rubrique42> (July 2011).

¹ The Ministry of Higher education, Lebanon, <http://www.higher-edu.gov.lb/> (July 2011).

² The center of the resources about the local development(Localiban), <http://www.localiban.org/spip.php?rubrique42> (July 2011).

3-2-2. History of Beirut

The latest archeological excavations in the city center of Beirut showed the stages of Beirut's growth since the Bronze and Iron Ages¹. The city functioned as a major harbor since Phoenician age in 550 BC for its strategic location for maritime trades which gained it a main role as a trading crossroads between Europe and the East.

The city gained more importance during Roman and Byzantine times but its importance declined as a result of a series of earthquakes in 551 which killed about 30.000 of the inhabitants of Beirut. In the 7th century, the city became under Umayyad Islamic Dynasty the military port of Damascus. Later, the city was occupied by the crusaders in 1110, until the Mamluks took over the city from 1291 to 1516. In this period, the city walls and port fortifications were extended. The Ottomans came in 1516 and made Beirut just a small city in their big Empire.^{2,3}

During the second half of the 19th century, the city started its ascent as a late-Ottoman colonial gateway city at the same time of the Beirut-Damascus road has been opened with the upgrading of port's facilities.⁴ Fig (3-33), Fig (3-34).

In 1920, after the withdrawal of Ottoman troops in 1918, the city became the capital of the seat of the French mandate for Syria and Lebanon, its port has been enlarged and modernized.

By the early of 1930s, Beirut's population reached to 180, 000 inhabitants, the residential districts doubled in



Fig (3-33) The upper town of Beirut during Ottoman period

Source:

Hanssen, Jens (2005), "*Fin De Siecle Beirut*", Clarendon Press, Oxford University, New York, USA. Page 242



Fig (3-34) The port of Beirut during the 19th century

Source:

Saliba, Robert (2003), Page 65

¹ Nardilala, Bianca Maria and Abbas, Yasmine, "**Conservation and Reconstruction in the Beirut Central District**", <http://web.mit.edu/akpia/www/AKPsite/4.239/beruit/beirut.html> , page 2. (March.2011).

² <http://en.wikipedia.org/wiki/Beirut> (March-2011).

³ Nardilala, Bianca Maria and Abbas, Yasmine, page 2.

⁴ Saliba, Robert (2000), "**Deconstructing Beirut's Reconstructing: 1990 – 2000, Coming to Terms with the Colonial Heritage**", an essay on a public lecture, Amman on April 19, 2000, <http://www.csbe.org/saliba/essay6.htm> , Page 2. (March-2011).

size, the infrastructure was improved and its city center was redeveloped.¹ In 1943, Lebanon gained its independence, and in the following years the newly republic succeeded in transforming Beirut into a major tourist destination for the Arab world, and the modern financial center for the Middle East.

In 1975, The Lebanon civil war broke out throughout the country which left the country after fifteen years in a ruinous state and its capital had a great destruction in its fabric, especially, its city center. The reconstruction process of Beirut and its heritage center started in 1991 to return the city's role as a capital of Lebanon and reestablish through its city center the cultural and economic role in the Middle East.²

3-2-3. Archeological and Urban Heritage sites of Beirut

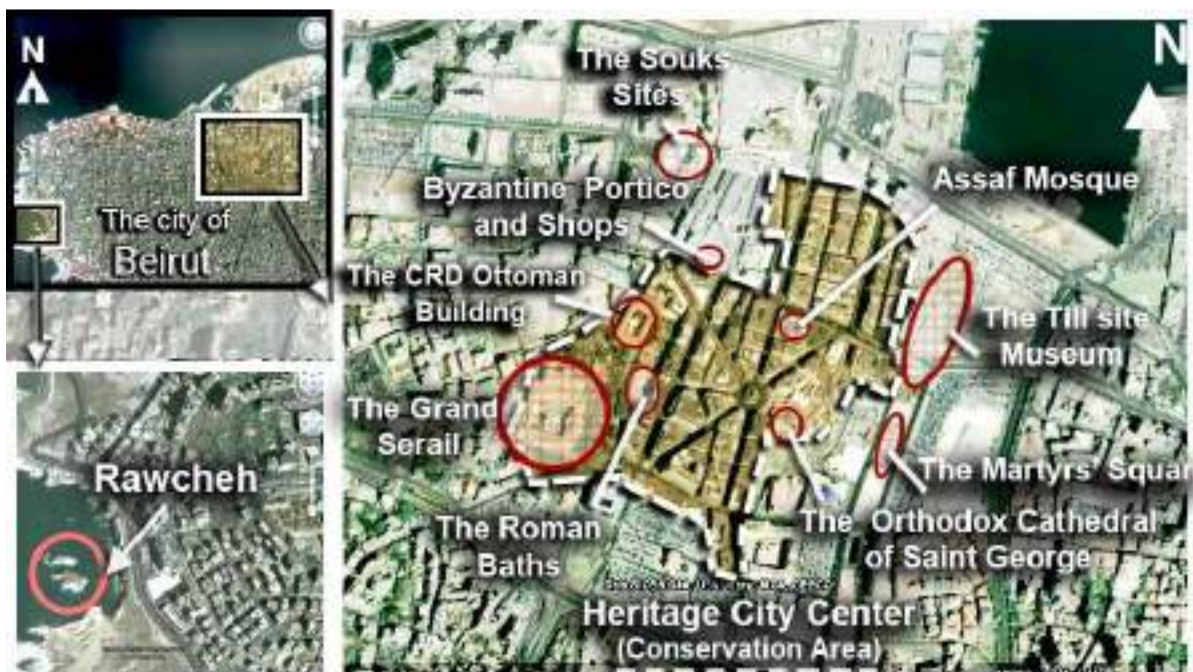


Fig (3-35) Urban heritage sites of Beirut

Source: (Researcher)

Beirut has a rich built heritage that resulted from different historical periods.

Before the war, archeological excavations discovered the important Hellenistic and Roman remains. Extensive postwar excavations confirmed that the Roman and Hellenistic have left their imprints on the old city's urban fabric which has been buried under the contemporary layout of Beirut that has been formed through Ottoman, French Mandate and independence periods.³ As a result of that, the city has many heritage and archeological sites, most of those are located

¹ Saliba, Robert (2003), "Beirut City Center Recovery: The Foch-Allenby and Etoile Conservation Area", Steidl / Edition7L, ISBN: 3-88243-978-5, page 75.

² Nardilala, Bianca Maria and Abbas, Yasmine, page 2.

³ Saliba, Robert (2003), page 55.

around and within the boundary of heritage city center of Beirut (the conservation area). Fig (3-35). The following are the most important natural and built heritage sites in the city:

Rawcheh's rock

- It is two huge formations considered as natural landmark of Beirut.
- It is located on Beirut western most tip, off the coast of Rawcheh, also known as "Pigeon rocks". Fig (3-36).
- This popular destination attracts the locals and visitors of Beirut, with numerous restaurants and Hotels located in this area.¹



Fig (3-36) Rawcheh's rock

Source:
<http://en.wikipedia.org/wiki/File:BeirutRaouche1.jpg> (Jan 2010)

The Till Site Museum

- It is located in the north of the Matyrs' square, the ancient Till and other adjacent archeological sites integrated as an open museum, It includes preserved parts of Canaanite wall and gate, the Phoenician and Hellenistic Remains, the foundations of the Crusaders castle and the remains of Ottoman citadel.² Fig (3-37).

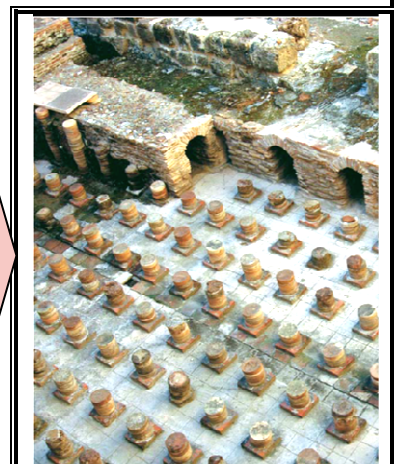


Fig (3-37) The Crusader Castle

Source:
<http://www.panoramio.com/photo/2362070> (March- 2010)

The Roman Baths

- The Roman baths are located behind Bank Street. They were discovered in 1968-69.
- The vault bricks of the baths allowing hot air to circulate and heat the warm rooms. Fig (3-38).
- They underwent a clearance and landscaping with terraces reconstituting the sights and scents of the ancient and Mediterranean gardens.
- The Roman baths garden has served the city's population as important public and social meeting places. It is also the favored place for many open air concerts and plays.^{3,4}



Fig(3-38) The Roman Baths

Source:
http://www.solidere.com/soliderere/pdf/brochure_the_heritage.pdf (March- 2011)

¹ <http://en.wikipedia.org/wiki/Raouch%C3%A9> (March-2011).

² http://www.solidere.com/soliderere/pdf/brochure_the_heritage.pdf (March-2011).

³ http://www.ikamalebanon.com/national_heritage/beirut_nh/beirut_dv/beirut_t_sites.htm (March-2011).

⁴ <http://www.solidere.com/thecity/romgard.html> (March-2011).

The Byzantine Portico and Shops

- It was a wide public colonnaded street paved with mosaics, it was located along Weygand street.
- The shops with mosaic floors opened on the colonnaded street .
- The Byzantine Portico was discovered in the AUB¹- British souks excavations 94-95. Fig (3-39)



Fig(3-39)The Byzantine Portico

Source:

http://www.solidere.com/solidere/pdf/brochure_the_heritage.pdf
(March- 2011)

The Grand Serail^{2,3}

- The Grand Serail is one of the most important three Ottoman monuments on the Serial hill. It is located in the top of the hill. Fig (3-40).
- It was built by the Ottomans in the 1853 as the seat of the Wali. In 1920, it became the headquarters of the French Mandate. In 1926, it became the seat of government.
- Now, the Serail is the headquarters of the prime Minister of Lebanon and his residence and offices for his staff.
- The Serail partially was affected by the Lebanon war. After the war, it has been restored and an additional floor was added to the building.
- The other Ottoman monuments are:
 1. The Hamidiyyeh clock tower is located on the front of the Serail. Fig (3-41).
 2. The council for Development and reconstruction (CDR) which was built by the Ottomans as a hospital then transformed into a courthouse. Fig (3-42)



Fig(3-40)The Grand Serail Now

Source :

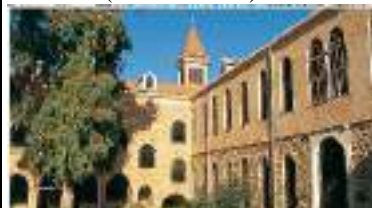
http://en.wikipedia.org/wiki/File:Serail_Hill.jpg (Jan. 2011)



Fig(3-41)The Grand Serail and the ottoman clock tower in the early 1900s

Source :

http://en.wikipedia.org/wiki/File:Grand_Serail_solidere.jpg
(March. 2011).



Fig(3-42)The CDR Building.

Source :

<http://www.solidere.com/heritage/> (March. 2011)

¹ ABU: American University of Beirut.

² http://en.wikipedia.org/wiki/Grand_Serail (March-2011).

³ <http://www.geocities.com/CapitolHill/Parliament/2587/bcd.html> (Dec 2010)

The Martyrs' Square

- In the 18th century, the square was known as Burj square, until 1916 when it was renamed as the Martyrs' Square after the Ottoman ruler hanged many Lebanese nationalists. Fig (3-43).
- In 1960, the Bronze Martyrs' statue was sculptured by an Italian sculptor, and settled in its position in the center of the square. Fig(3-44)
- Now, after the great destruction of the square due to the Lebanon civil war, and the clearance process from its buildings which led to the major archeological discoveries, the square has only some remains left from the old Martyrs' square as the old cinema and the statue.
- The square with its rich heritage and its symbolic value will be restored and redesigned through an international urban design competition that aims to regain it as a public and commemorative space for the all Lebanese and their nation.^{1,2} Fig (3-45).



Fig(3-43) The New Burj square and the petit Ottoman Serail in the 19th century

Source :

Hanssen, Jens (2005), page 258



Fig(3-44) The Matyrs' Statue

Source :

[http://en.wikipedia.org/wiki/File:3133_\(3ff.jpg\)](http://en.wikipedia.org/wiki/File:3133_(3ff.jpg)) (March- 2011)



Fig (3-45) The Martyrs' square during one of the demonstrations held in 2005

Source:

<http://www.smh.com.au/news/World/Beirut-street-rally-draws-800000/2005/03/15/1110649166042.html>
(March-2011)

¹ Gavin, Angus (November 1998), "Heart of Beirut: Making the Master Plan for the Renewal of the Central District", Book title: "Projecting Beirut: Episodes in the Construction and Reconstruction of a Modern City", Prestel, ISBN: 3-7913-1938-8, page 231.

² http://en.wikipedia.org/wiki/Martyrs%27_Square,_Beirut. (March-2011).

3-2-4. The Beirut Central District (BCD) as an analytical study

The city center of Beirut which is also known in Lebanon and the academic researches as Beirut Central District (BCD) has been inhabited for more than 5000 years, with civilizations from Canaanite to French mandate passing with The Ottomans, all of them have left their imprints on the urban fabric of BCD and its growing, these led to increase the value of the district and became culturally rich. The Beirut city center traditionally was the focus of the national and regional activities for the capital of Lebanon as: Banking, commercial offices, government, offices, leisure and hotels.¹

The BCD houses the Parliament , the grand Serail , a number of ministries, the Beirut Municipality building, the central Post Office, , the heritage Foch-Allenby, Etoile-Maarad and banking streets, the grand houses of worship and the city's most celebrated public squares.²

The Urban fabric of BCD was deteriorated and partially destroyed during the Lebanon Civil War (1975-1990) due to its role as an isolated district between the two divided parts of Beirut.

The BCD enjoys a privileged location at the heart of Beirut, as it slopes down towards the sea. Fig (3-46). It is characterized by fine views of the Mediterranean with a picturesque landscape of hills and mountains across the bay. The city center is easily accessible from all parts of the city including the adjacent port and the international airport.

The city center is defined³ by Fakhr El-Din St. at the West, Gada Shehab St. at the South, George Hadad St. at the East and the Mediterranean Sea in the north.

Through the ages, BCD was traditionally home of all Lebanon's communities. Its revival was critical to the healing process necessary to consolidate the peace process.⁴



Fig (3-46) The Aerial view of BCD captured from the Eastern edge of Etoile square

Source: Saliba, Robert (2003), page 60

¹ <http://www.solidere.com/solidere.html> . (March-2011).

² UN-Habitat (1998), "The Development and Reconstruction of the City Center of Beirut Lebanon", <http://www.unesco.org/most/mideast5.htm> . (March.2011).

³ According to the Government Decree No. 4830-1994 issued by the President of the Republic.

⁴ UN-Habitat (1998)

3-2-4-1. The History of heritage city center of Beirut

Old Beirut (the present area of the heritage city center) underwent the two phases of the first wave of modernization, while the second wave is the Beirut's current reconstruction process which has started after the civil war with its scars and impacts on the city center.

The Beirut's first wave modernization with its two phases led to the destruction of the city's medieval fabric.¹

The first phase from the beginning of the 19th century to 1918:

- In the beginning of the 19th century, the Beirut city consisted of two towns as follows:

The lower town of Beirut including its waterfront and port area (the present Foch-Allenby sector) was functioned as a link

connecting the port to the upper town. It is characterized by wider streets than the streets of lower town. Most of its land uses were related to the port activities as (health offices, customs, the ware houses, khans, coffeehouses and hostels)

.Souk Al Fashkha (the present Weygnad St.) was an East-West axis which separated upper and lower towns, and a main collector of north-south alleyways. Fig (3-50).



Fig (3-47) One of the old souks of Beirut

Source:
Saliba, Robert (2003). Page 62.



Fig (3-48) The entrance of Souk Sursock

Source:
Saliba, Robert (2003), Page 68



Fig (3-49) The Foch-Allenby area in 1905 before the demolished process

Source:
Saliba, Robert (2003), Page 68

¹ Saliba, Robert (2000), page 3.

The upper town (the present Etoile square sector) contained the city's administration, crafts and markets. Fig (3-47). It was characterized by narrow and winding alleyways with some squares. These squares were varied among the following:

- Those equipped with fountains or Hammams (public baths).
- Those located around religious buildings or near city gates.
- Those functioned as souks which sell retail and local goods.¹ Fig (3-48), Fig (3-49).

- In beginning of the 20th century, the Ottomans modernized the city urban fabric through applying one of the western urban concepts which had been first imported to Istanbul and then were applied in the Ottoman cities such as Beirut.² They built four axes: East-West axis (later Weygand St.) in 1900, while the three north-south axes (later Foch, Allenby and Riad El-Solh) were built between 1915 and 1916.³ Fig (3-51).

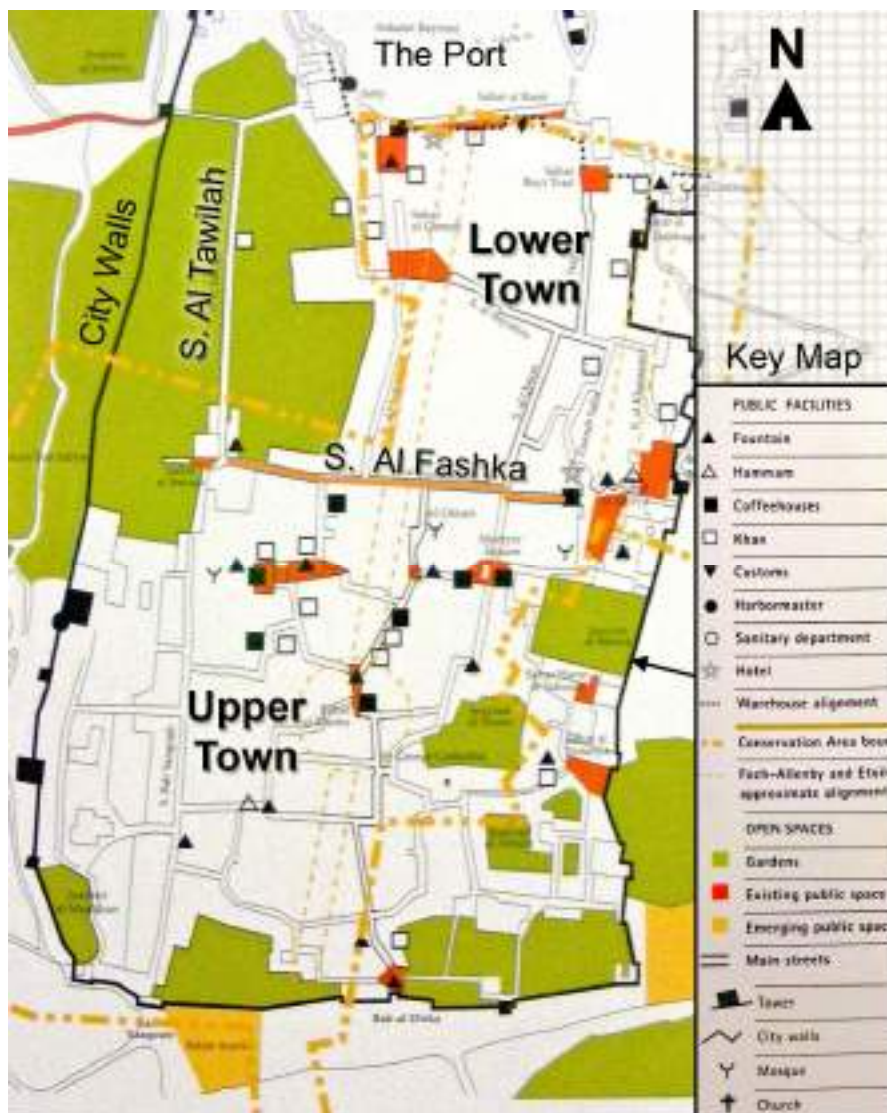


Fig (3-50) The Map of Beirut city in 1841

Source:
Saliba, Robert (2003),
page 67

¹ Saliba, Robert (2003), page 65.

² Saliba, Robert (2000), page 3.

³ Saliba, Robert (2003), page 69

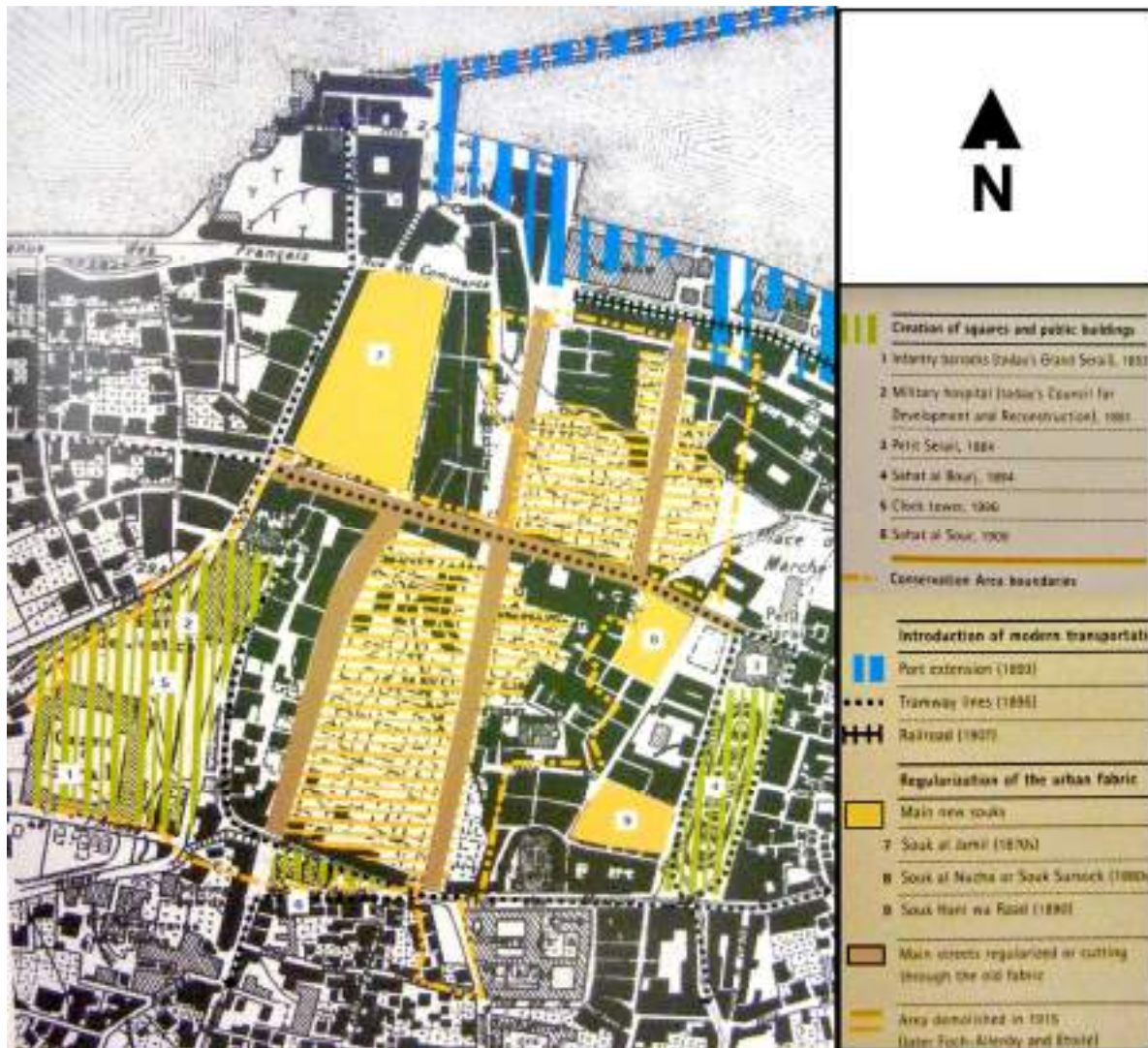


Fig (3-51) The Map of Beirut city in 1916 compared to the 1841 map

Source:

Saliba, Robert (2003), page 67

The second phase from 1918- 1940 (Beirut under the French Mandate):

The second phase took place under the French mandate whose authorities directly applied and implemented the French urban models in the city.¹ The city's urban fabric was transformed from the medieval organic pattern to a Beaux-arts geometric pattern.²

The urban scheme depended on opening the old city center to the port in two phases:

A- In 1920s³: Creating Foch and Allenby streets as the entrance gate of the city from the sea and as a new port and a wholesale trade district.

¹ Saliba, Robert (2000), page 3

² Saliba, Robert (2003), page 37.

³ Ibid, page 75

- In 1921, The two streets were cleared with the area behind the petit Serail to make a space for the Beirut fair (Maarad). In 1923, the construction process got started on Foch, and the works were completed by 1927.
- For the first time, the urban scheme used a new type of building containing the shops on the street level, the storages on the basements and the offices on the upper floors.
- The Municipality of Beirut has planned for the new buildings of Foch-Allenby to show up to date ornamented frontages. In the context, it launched architectural competitions for designing the new buildings.

B- In 1930s: Creating Etoile as a new administration and retail trade district. The urban schemes aimed to:

- Make the Etoile square as a radical circulation center, linking port to [the city center, the expanding city's periphery areas and the Martyrs' square]. Its star shape with the eight radial streets with focal point has a symbolic value for housing the parliament building, radiating its political primacy for the all Lebanon.¹ The urban form of the Etoile square was inspired from the Place de l'Etoile in Paris.



Fig (3-52) The implemented and unimplemented sections of the Foch-Allenby and Etoile plan

Source: Saliba, Robert (2003), page 36.

- Extend the Allenby-Maarad vertical axis to the forest in the city's southern edge.
 - In 1927, an architectural competition was held for selecting the designs of the Etoile's buildings. Another one was held in 1932 for the Etoile clock tower which was implemented in 1934.² While the western section of Etoile area gradually shaped and developed in the same period.

Finally, the modernization plan for the Etoile and the martyrs' areas weren't partially completed due to three factors as a follows:³ Fig (3-52)

¹ Gavin, Angus (November 1998), page 219

² Saliba, Robert (2003), page 80.

³ Ibid, page 37.

1. The eastern section of Etoile area couldn't be implemented due to some of the Waqfs properties and the significant religious places which were interrupting the two radial arteries which would have directly linked Etoile sq. to Martyrs' sq.
2. The extension of the Allenby-Maarad to the southern edge of the city which was interrupted by the building of the grand theatre.
3. The connection of the Martyrs' square to the sea failed to materialize due to the difficulty facing the demolition of the cinema Rivoly. If linking the square to the sea had been implemented, it would have created a formal space for the city.

From 1943 to 1975:

After Lebanon gained its independence in 1943, Beirut' port became the prime port in the east Mediterranean and the region as the gateway for transit and re-export trade. The city was rapidly developed as a regional financial center. The western section of Etoile area (Riad El Solh St.) became the prime location for financial headquarters and was supported with other activities as post and telecommunication buildings. Foch-Allenby continued its function in the port-related activities as warehousing and the wholesale trade.

The continued growth of the city with the decentralization of the commercial and financial activities led some activities as parliament and the government's offices to move from the city center to the city's periphery areas and new districts. Before the outbreak of Lebanon civil war in 1975, the Etoile area was declined and its fabric lost its features and became overcrowded by the car and pedestrians traffics. The waterfront section also started acquiring a negative urban image.¹

- **The social Aspects:**

Beirut is characterized through ages by its religious diversity, with a greater portion from Christians and Muslims which are sub-divided into nine religious communities (Maronite Catholics, Greek Orthodox, Greek Catholics, Armenian Apostolics, Armenian Catholics, Protestants, Sunni Muslims, Shiite Muslims, and Druze). Until the mid of 20th century, the Jewish community constituted part of the demographic structure of Beirut, the majority of them concentrated in Wadi Abou- Jamil neighborhood.

Before the war, the demographic structure of Beirut was heterogeneous; the eastern part was characterized by the Christians with a small Muslim minority. On the contrary, the Christians were a small minority in the west part of Beirut where the majority is for the Muslims. Both minorities of the two parts move to other parts after the Lebanon civil war breakout in 1975. During this period, Beirut became largely separated by religion and its city center became uninhabited and an isolated part between eastern and western parts of the city.²

¹Ibid, page 40

²<http://en.wikipedia.org/wiki/Beirut#Demographics> . (March-2011).

After the war, the separation was over, and Beirut returns to its demographic aspects and all parts of the city house a variety of communities with a dominant community of each district of the city.

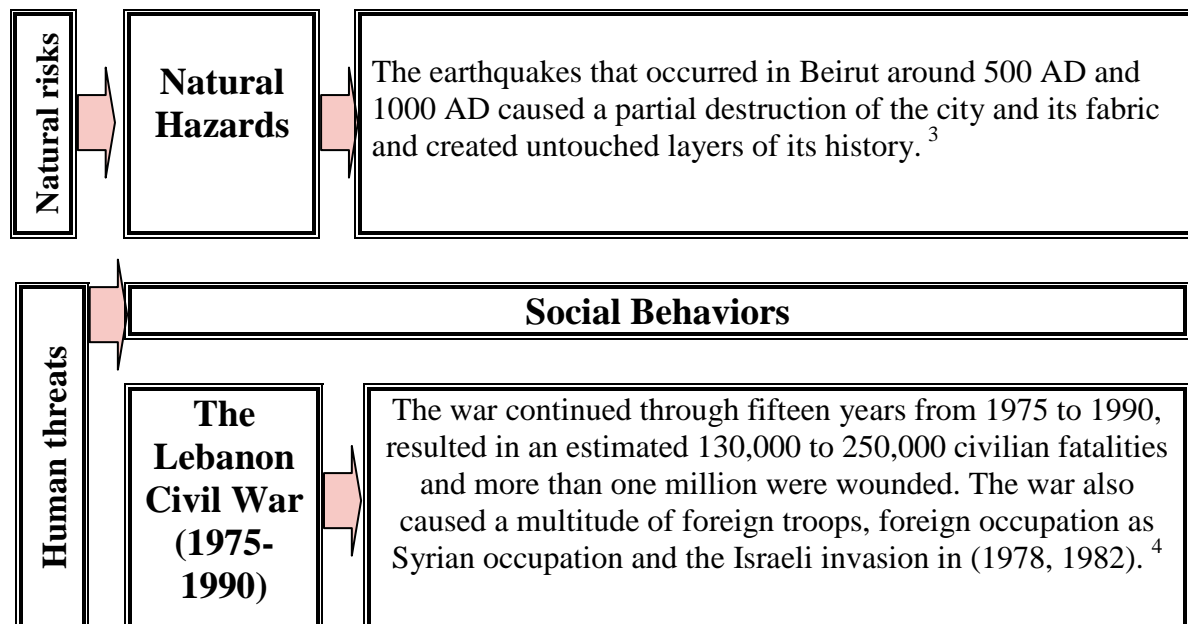
- **The economic aspects**

The area of the city center of Beirut has been vivid since the 19th century; at that time it comprised the Beirut's souks and the port-related activities, therefore, it attracted bankers, money changers and affluent merchant families who controlled the trade with other Mediterranean ports. The establishment of the Ottoman bank as well as constructing the wharf with low import duties in the middle of this century attracted also the investors and foreign entrepreneurs that had a positive impact on the city's economy which became more developed and extended to play a regional role after the construction of the Beirut-Damascus road.

From the 1950 to the start of the conflict in 1975, Beirut was the region's financial services center.

At present, the economy of Beirut is diverse, ranging from publishing, banking, and trade to a diverse industry. The recovery of the city center of Beirut plays an essential role in the city's economy by its great contribution through its features and activities in the commercial and tourism sectors.^{1,2}

3-2-4-2. The Threats and Problems that are facing Heritage city center of Beirut (BCD) through ages:

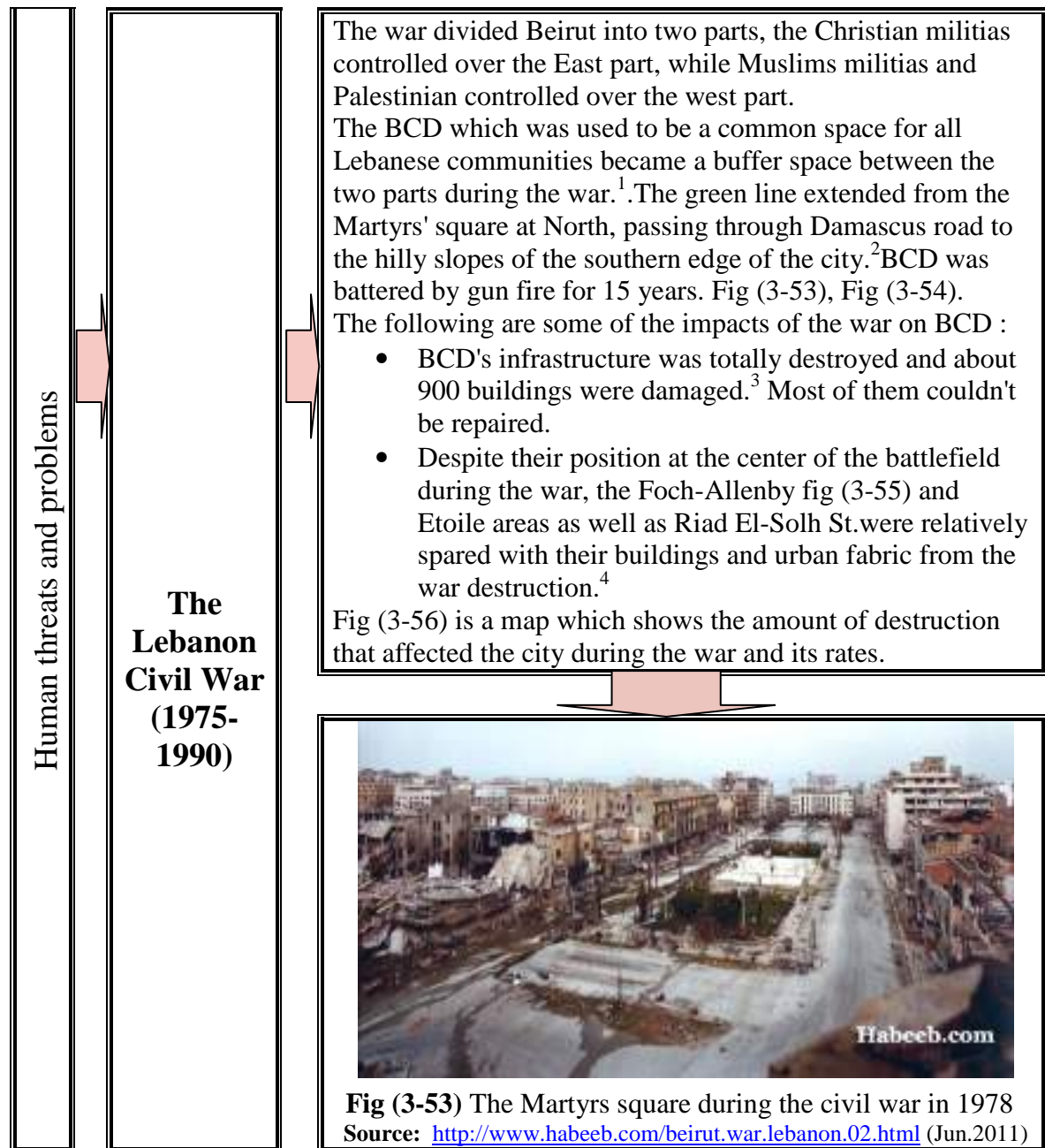


¹Ibid , page 65

²<http://en.wikipedia.org/wiki/Beirut#Demographics> . (March-2011).

³http://www.ikamalebanon.com/national_heritage/beirut_nh/beirut_dv/beirut_t_sites.htm . (March-2011).

⁴http://en.wikipedia.org/wiki/Lebanese_Civil_War (March-2011).

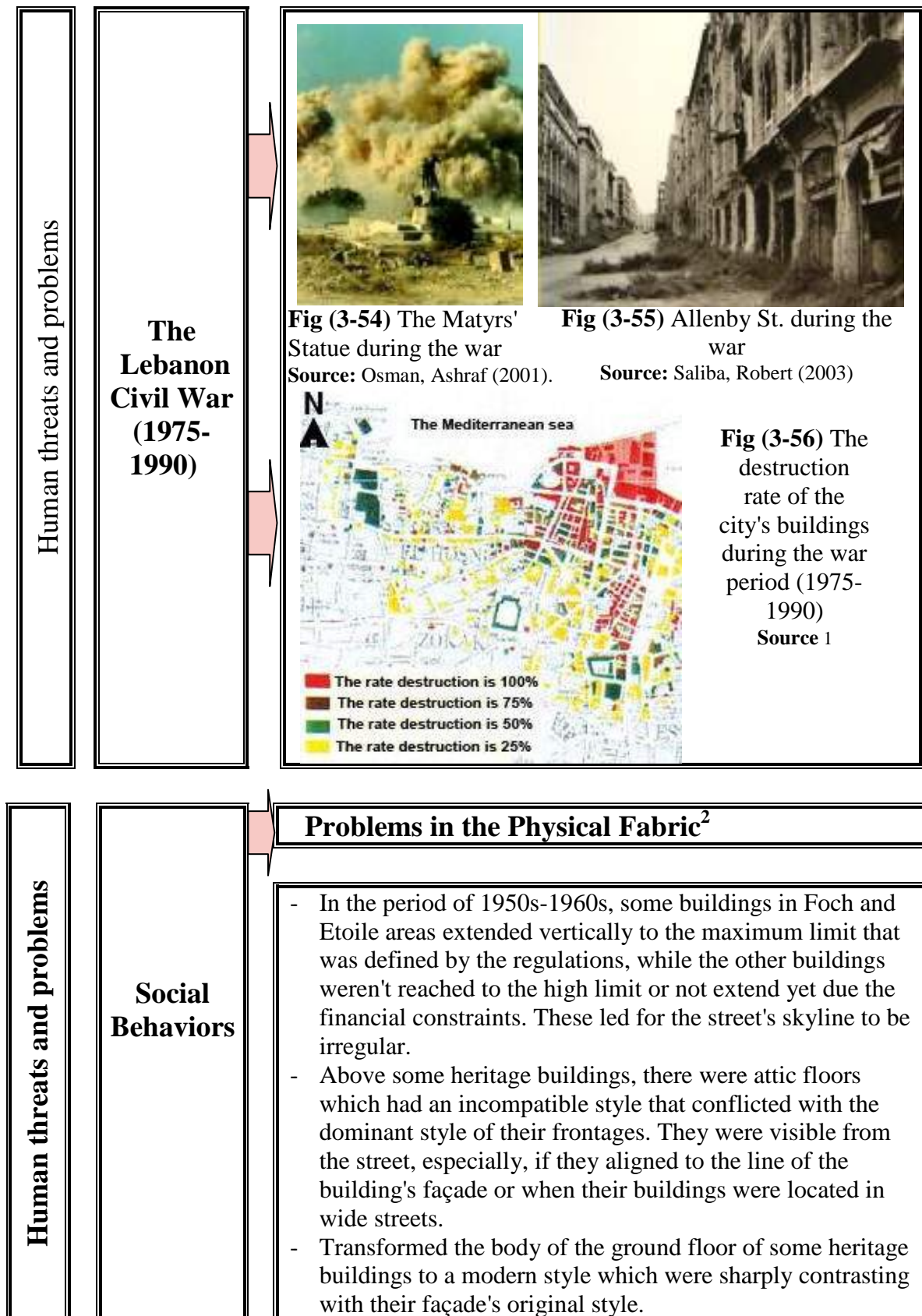


¹ Nardilala, Bianca Maria and Abbas, Yasmine.

² Osman, Ashraf (2001), "**Memory for Forgetfulness: Registering/Effacing the Memory of the Lebanese War (1/2)**", Thesis Preparation Book, School of Architecture, Syracuse University.

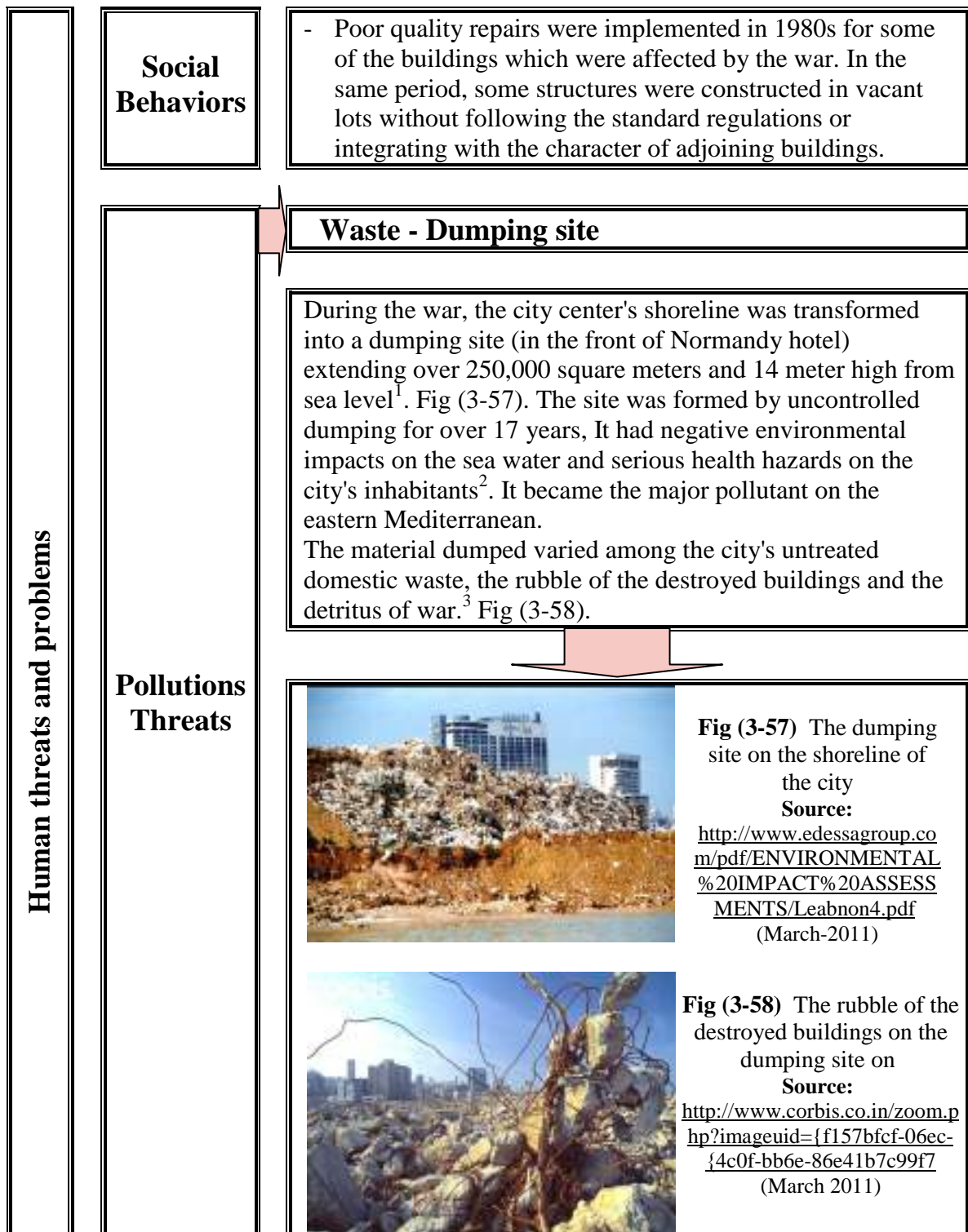
³ UN-Habitat (1998) .

⁴ Saliba, Robert (2003), pages 40,45.



¹ Yazigi, Serge(july2007)," Beirut CBD Belt" ,Archimedes
[.http://www.comune.venezia.it/flex/cm/pages/ServeAttachment.php/L/EN/D/D.4f31a08ee10d18edb229/P/BLOB%3AID%3D8112](http://www.comune.venezia.it/flex/cm/pages/ServeAttachment.php/L/EN/D/D.4f31a08ee10d18edb229/P/BLOB%3AID%3D8112), (Jan.2011)

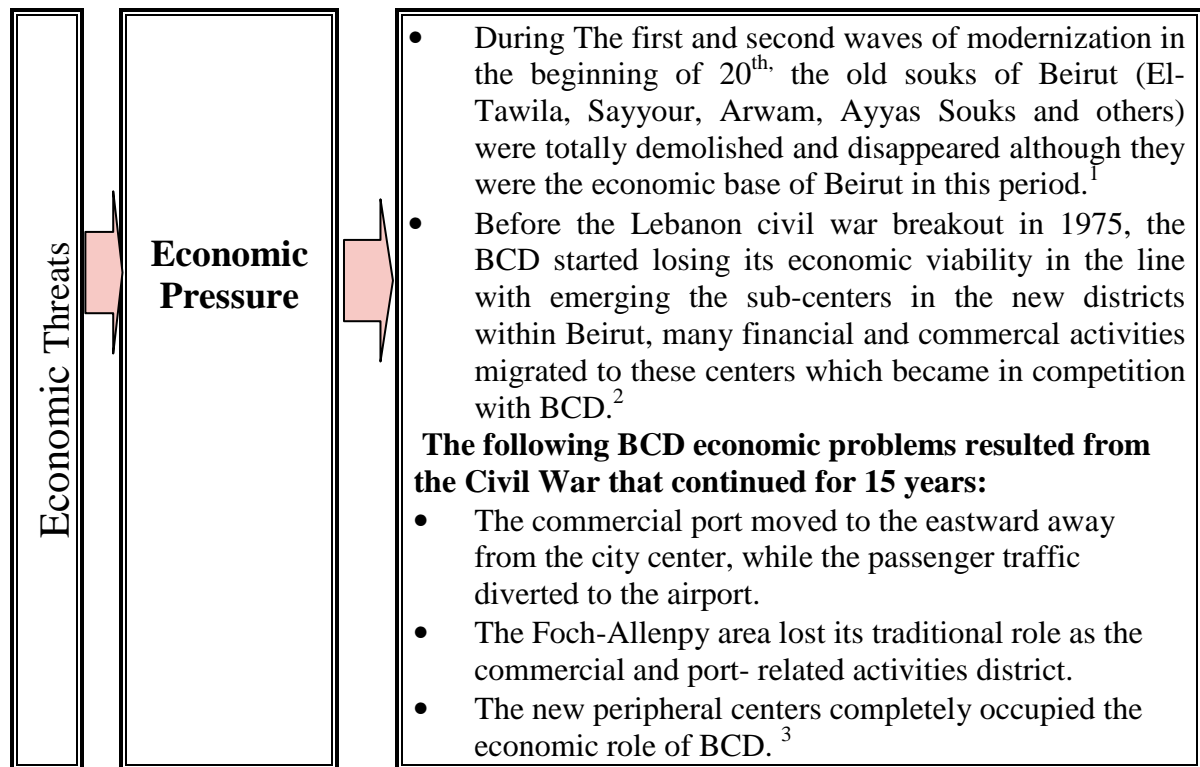
² Saliba, Robert (2003), page 155.



¹ UN-Habitat (1998) .

² <http://www.edessagroup.com/pdf/ENVIRONMENTAL%20IMPACT%20ASSESSMENTS/Leabnon4.pdf> .
 (March-2011).

³ Gavin, Angus (November 1998), page 218.



3-2-4-3. The previous urban development processes of BCD

The plan of 1977 (APUR):

It was commissioned by the Beirut Municipality and undertaken by the Atelier Parisian d' Urbanism (APUR) after two years of fighting, the war seemed to be over and the destruction of BCD was still limited. The idea of the plan based on recentralization of BCD and regained its central role for the city and the nation by modernizing its infrastructure with preserving the heritage value of its urban fabric. Unfortunately, the war wasn't over yet and the plan was never implemented.⁴

The plan aimed to modernize the infrastructure, Preserve the heritage fabric by the owners of the buildings for the medium and small scale destruction and with the participation of the real estate companies for the large scale destruction areas⁵, adopt partially the pedestrian approach in the heritage center, Extend the Foch –Allenby area over the first port basin area, this will create a new international waterfront for the city and a new quarter with a high density zone and underground parking, and Solve the crowded traffic overflows in BCD

¹ Saliba, Robert (2003), pages 69,75.

² Ibid, page 40

³ Ibid, page 45 .

⁴ Nardilala, Bianca Maria and Abbas, Yasmine.

⁵ Saliba, Robert (2000) .

by creating the ring road with new links to the existing highways and the major arteries of BCD.¹ Fig (3-59).



Fig (3-59) The APUR plan of 1977

The map shows the new waterfront area and the ring road surrounding BCD.

Source:

Saliba, Robert (2003), page 48

The plan of 1983:

The plan of 1983 was based on updating the APUR to accommodate later war damaged in BCD², It was commissioned by OGER LIBAN Company³ to consultancy group of Dar El-Handasa. Without any control, the demolitions of the buildings started on BCD comprising the most significant parts of its urban heritage fabric as the heritage souks.⁴

The plan of 1987:

It was a comprehensive development plan for the city of Beirut, the developing of BCD was part within the context of the greater Beirut. For consolidating the position of Beirut as a capital and regional center, the plan supported the decentralization and created sub-centers around BCD For wholesale business and trades to be in competition with the BCD.⁵

3-2-4-4. The BCD reconstruction project- Solidere

After the end of the war in 1990, Beirut and its center suffered from heavy destruction. The Lebanon's government during 15 years of the war was financially exhausted. The post-war government wasn't able to begin the reconstruction or the rehabilitation of BCD in line with the potential of the district which is considered as a unique district, the heart of Beirut and the state, and it represents the home for all the Lebanese communities at home or abroad.

¹ Saliba, Robert (2003), page47

² Ibid

³ A private company, owned by Rafik El-Harir- a Lebanese billionaire.

⁴ Nardilala, Bianca Maria and Abbas, Yasmine

⁵ Saliba, Robert (2003), page 47.

The post-war government had a long list of priorities in such areas as infrastructure, services, relocation of hundreds of thousands of refugees, reconstruction of hospitals, schools and other necessities resulting from a long war.¹

In 1990s, with emerging the global trends in privatization, the Lebanese government entrusted the reconstruction process of BCD to the private sector.

In 1992, the government decided establishing private real estate holding companies to speed reconstruction. Dar El-Handasa Company started preparing a master plan compatible with this approach.

In 1994, the 1992 master plan was modified, developed, and taken its final configuration, then, SOLIDERE² company was founded based on a law that regulated the real estate companies which were involved in the reconstruction of damaged areas, in accordance with an approved master plan of 1994.³ Fig (3-60)

The reconstruction project of the city center of Beirut is considered as one of the top ten great reconstruction projects in the world today.⁴

The following highlights on the master plans commissioned after the war, their developing to the final configuration of master plan were approved and have been implemented by Solidere project:

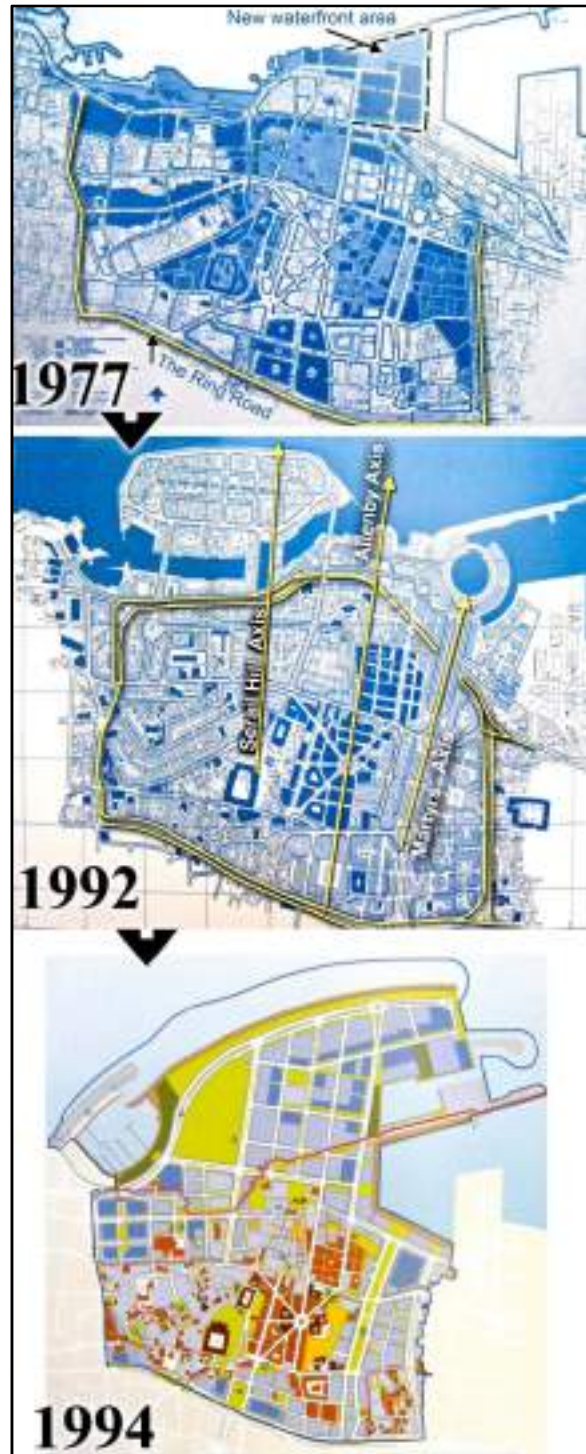


Fig (3-60) The three master plans of BCD (1977, 1992 and 1994)

Source:

Saliba, Robert (2003), pages 48,52

¹ UN-Habitat (1998).

² SOLIDERE: The Lebanese Company for the Development and Reconstruction of the Beirut Central District.

³ Khoueiry, Victor A. (2000), "Rebuilding Central Beirut", http://www.architectureweek.com/2000/1220/building_1-2.html (March.2011).

⁴ Gavin, Angus (November 1998), page 233.

The plan of 1992:

After the end of the war in 1990, the BCD reconstruction plan was prepared by Dar El-Handasa. The proposal of plan was modified after it faced a harsh opposition and public debate. Then, it was approved in 1992.

The new plan continued in the line of APUR plan. **It emphasized** on the urban high ways round and through BCD and the importance of the conservation of Foch-Allenby and Etoile areas as the heritage center of the city.

The plan of 1992 aimed to transform the dumping site after the reshaping and reclaiming into an island, transform the first port basin into a wide circular land along the martyrs' square axis, create an expressway as a northern edge of the ring road which surrounds the heritage city center, and integrate the city with its waterfront through three visual axes.¹

The final master plan of 1994:

The final master plan of 1994 is a modification of the plan of 1992, It is a more comprehensive and contextual approach which adopted the heritage identity, mixed used development strategy for BCD to be 24-hours active downtown , the protection of visual axes of sea and mountains, and responsiveness to market forces.² Fig (3-61). Fig (3-62).

The plan was prepared in consultation with the French company (Stato et Associes).

The master plan aims to achieve the following objectives^{3,4}:

- Finding solutions for the critical issues of the 1992 plan as follows:
 - Reducing the amount of urban highways conflicting with the heritage fabric of BCD.
 - Increasing the number of the preserved building from 110 to 300 buildings.

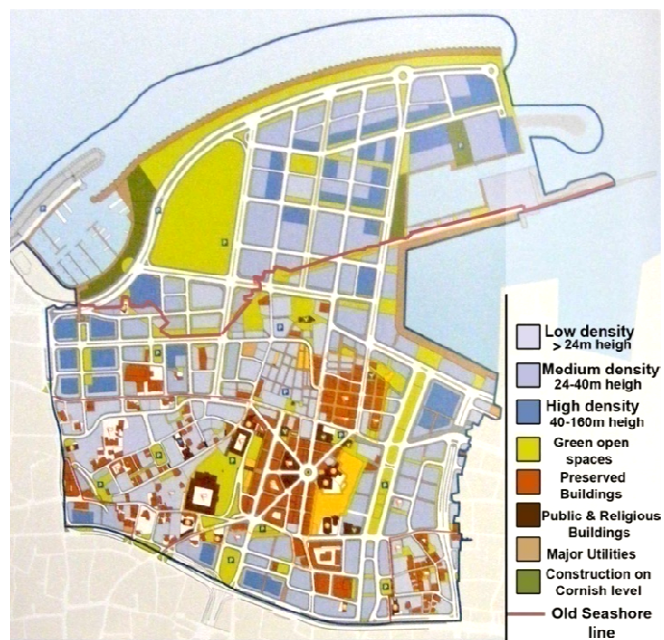


Fig (3-61) The master plan of 1994

Source:

Saliba, Robert (2003), page 52

¹ Saliba, Robert (2003), page 49.

² Ibid, page 189.

³ http://www.ikamalebanoon.com/national_heritage/beirut_nh/beirut_dv/beirut_bcd.htm . (March-2011).

⁴ Saliba, Robert (2003), pages 49, 189.

- Transforming the proposal of Waterfront Island with high density into a peninsula protected by sea defense system and comprising a large park and a seaside Cornish.
- Restricting high rise tall buildings which obstructed the visual permeability toward the sea, and locating them only in the edges of BCD as landmarks.



Fig (3-62) The 3D urban design plan of 1994

Source:

Gavin, Angus (2004)

- Adopting the mix-uses approached for BCD by raising the residential ratio to offices space.
- Enhancing some heritage remains as the Ottoman seashore line and jetty.
- Enhancing and integrated the archeological excavation and giving a great attention for the archeological finds.
- Creating a new reclaimed land which extended with more than half a million square meters and allocated for the financial and leisure activities.
- Improving and extending the green areas and creating more public spaces, gardens and parks.
- Rebuilding the old souks.

The Master plan is subdivided BCD into ten sectors according to their characters. Fig(3-63). The plan subdivision set regulations for each sector taken into consideration several factors:

- The density of each sector was defined in accordance with some factors such as: its land uses, functioned, urban fabric and its position from the visual axes to the sea toward the north and to mountains toward the East.¹ Fig (3-64).
- Defined maximum building heights, frontages, setbacks and the identification of "key sites" at the some sectors that have a special character and significant architecture features as the Martyrs' square sector (sector H).²

The master plan divided the implementation of the reconstruction project works into two phases: phase one (1994-2004) and phase two (2005-2030).

¹ <http://www.solidere.com/project/mastaxes.html> . (March-2011).

² Gavin, Angus (November 1998), page 229.



Fig (3-63) The ten sectors of BCD according to 1994 master plan
 Source: Saliba, Robert (2003), page 48



Fig (3-64) The visual axes of BCD in 1994 plan
 Source: Saliba, Robert (2003), page 48

According to Solidere /2011^{1,2}, the Beirut reconstruction project covers 1.91 million m² that comprises the original city center and the new water front district including 0.6 million m² of the new reclaimed land from the sea. The project offers a mix of activities totaling 4.69 million sq² of floor space.

From the total build area of BCD, **the total development area** is 48.6% and **the total public space area** is 51.3%.

The BCD reconstruction project depended mainly to achieve its objectives and tasks on Solidere Company, with the supervision and the monitor of the local administrations. Developers and Recuperators also contribute to the projects by implementing the development processes which are related to their properties under the supervision of both Solidere and the local administrations.

The following four actors are the most active actors in the processes within the project as the following: Fig (3-65), Fig (3-66).

1- Solidere Company.

2- Local Administrations:

A- The Directorate General of Urbanism (DGU).

B- The Beirut Municipality.

3- Developers/ Recuperators.

¹ <http://www.solidere.com/project/overview.html> . (March-2011).

² http://www.ikamalebanon.com/national_heritage/beirut_nh/beirut_dv/beirut_bcd.htm . (March-2011).

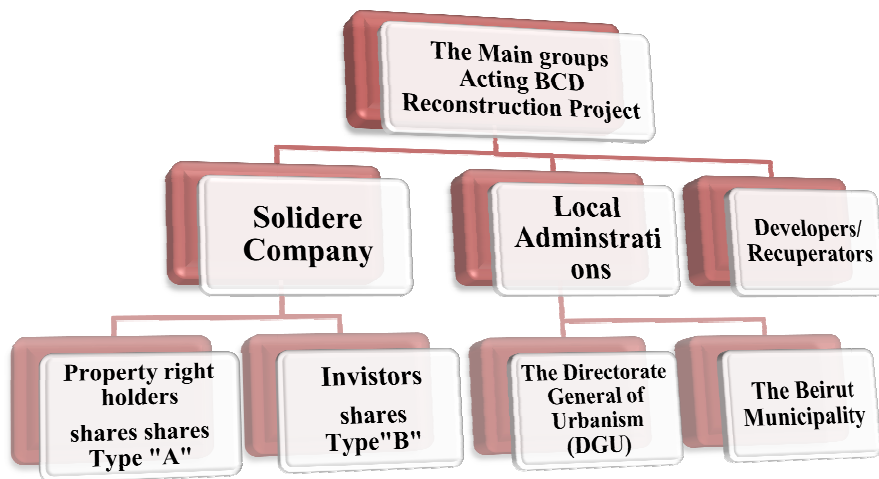


Fig (3-65) The main actors in the BCD reconstruction project

Source:
(Researcher)

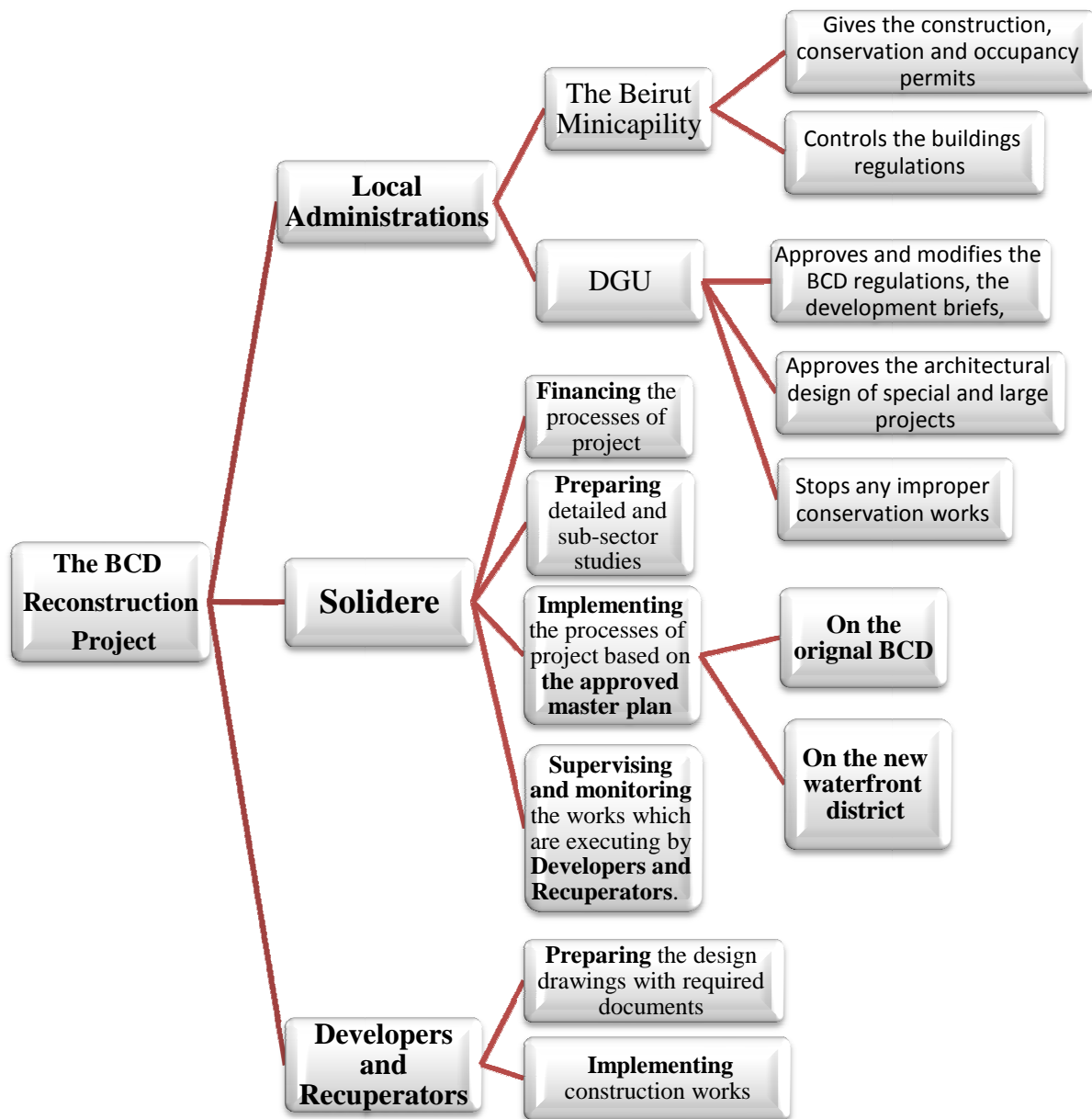


Fig (3-66) The Processes of BCD reconstruction Project
Source data based on: Saliba, Robert (2003), page 192.

1- The Solidere company

Solidere Company

- It is a joint-stock company founded in 1994 based on the law 117 of 7 December 1991 which gave the Beirut municipal administration the authority to create a reconstruction company and providing the legal framework for the constitution of the company. The government decree No. 4830/1994 was issued to regulate the reconstruction operations in BCD.^{1,2}
- The legal framework of Solidere enabled it to expropriate all the land of the city center and control the rebuilding process.³ The expropriate process ensuring the continuity of the reconstruction process of BCD because the obtaining permissions from the owners of BCD's buildings was a very complex task. Most of them unable to meet, decide or having set their residence aboard.⁴
- Solidere is an association of two types of shareholders:
 - Type (A) share:** is a property right holders (owners, tenants and leaseholders)
 - Type (B) share:** is associated with investors who would offer the cash component to make sure the project moved forward.⁵

Its activities within the BCD reconstruction project

The government entrusted Solidere with financing and implementing tasks and operations for the whole 2 million square meters of BCD land (that comprises original BCD and the new development land), these being done at no expense at all to the government.

Solidere aims through its project to provide Lebanon an opportunity to regain its historical and regional role as a financial, commercial and touristic center. It has encouraged the substantial capital inflows and provided direct and indirect thousands of jobs.

The tasks of Solidere were defined as follows^{6,7,8}:

- Implementation of the approved master plan.
- The preparation of detailed sector and sub-sector studies.
- Installing the entire infrastructure of BCD.
- Treating the dumping site and reclaiming it as a new development land.
- Building sea defense lines and developing seaside promenades and marinas

¹Nardilala, Bianca Maria and Abbas, Yasmine.

² Khoueiry, Victor A. (2000).

³ Nardilala, Bianca Maria and Abbas, Yasmine.

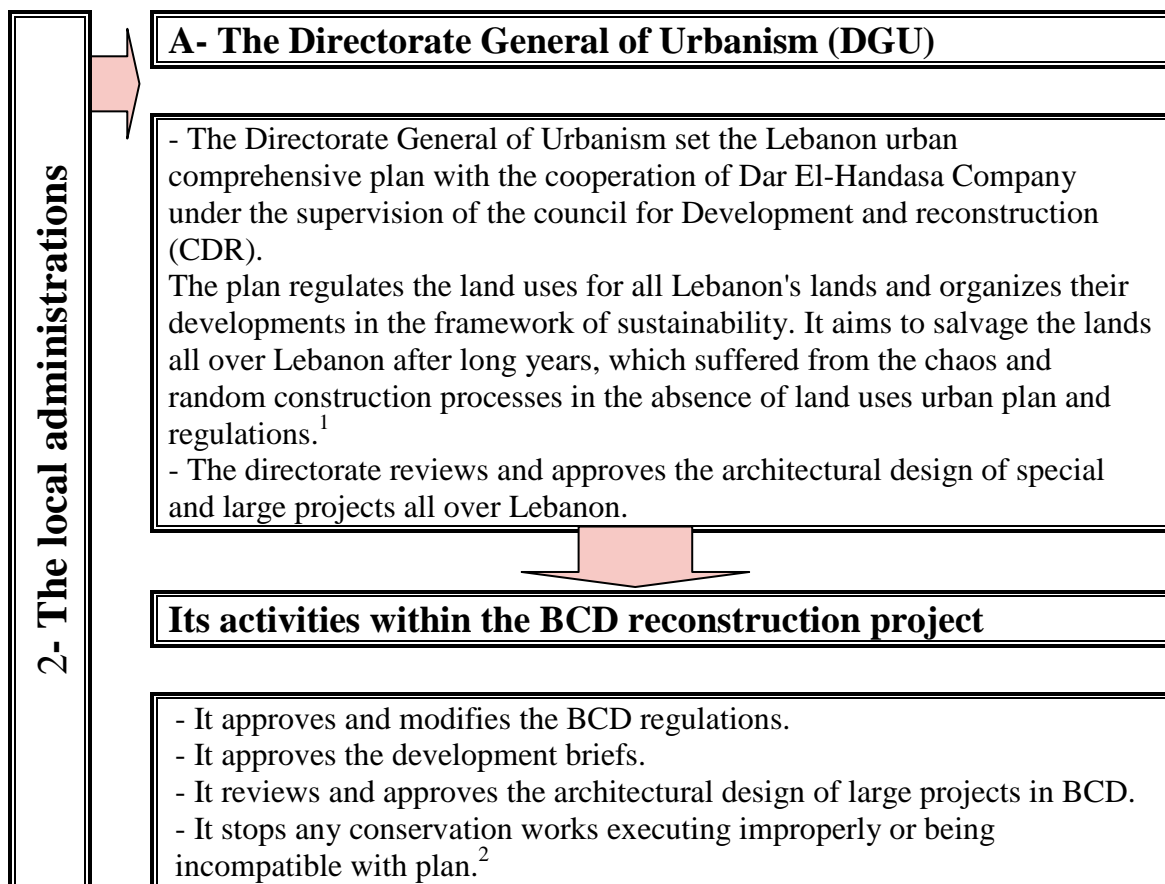
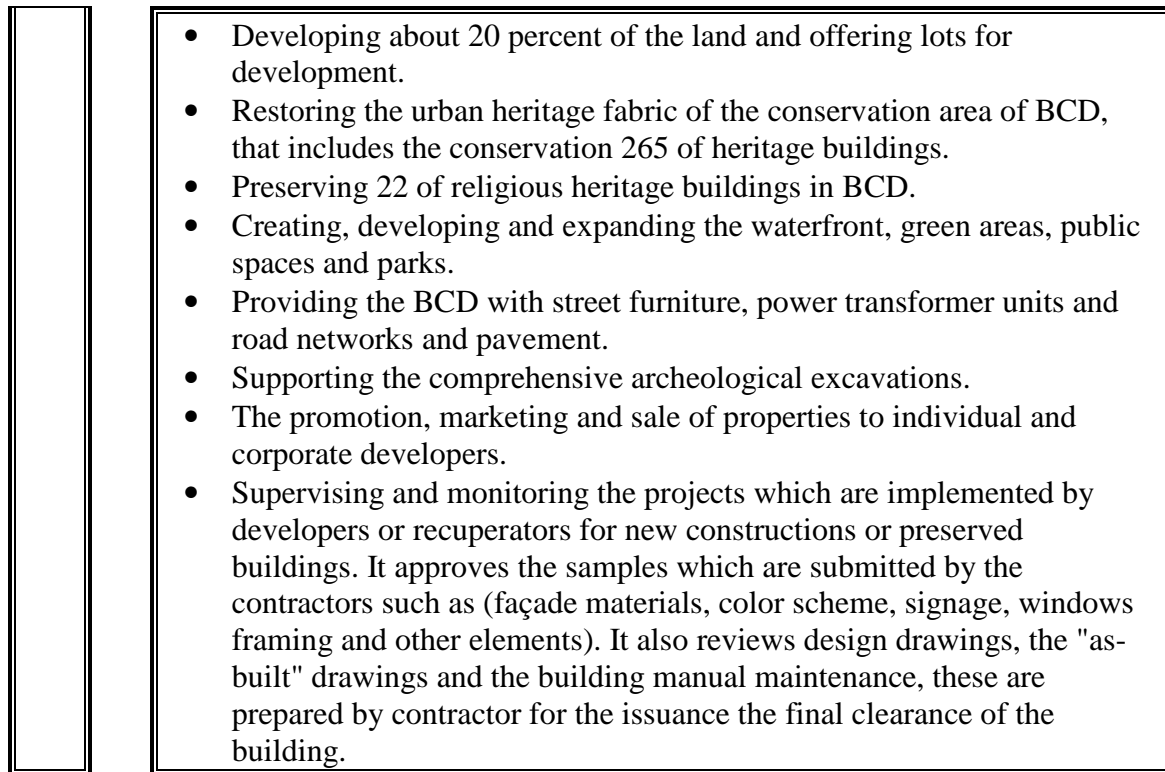
⁴ UN-Habitat (1998).

⁵ Ibid

⁶ Stanton, Michael (2005), " **Real E (State): Potential and catastrophe in the redevelopment of downtown Beirut**", The 22nd congress of the International Union of Architects, Istanbul-Turkey.

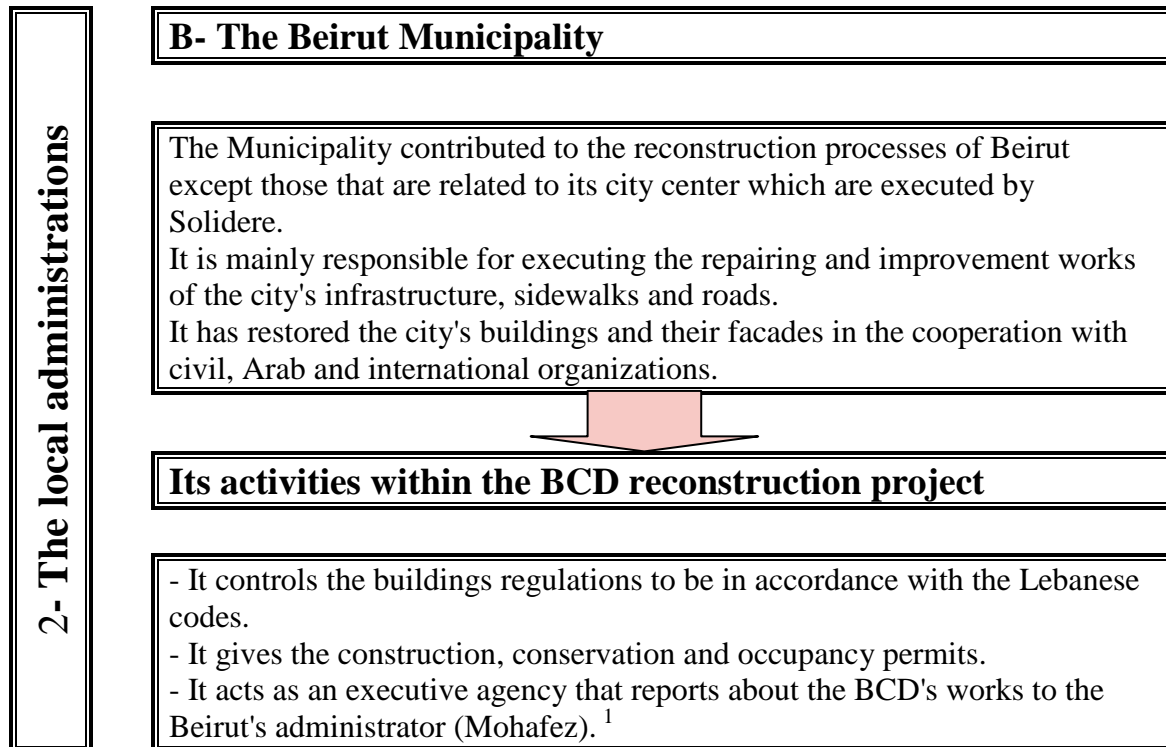
⁷ UN-Habitat (1998).

⁸ Saliba, Robert (2003), pages 193, 194.



¹ Saad, Bassem (2005), " Abd El-Ahad: We Insuring the Sustainable Development Strategy in All Districts", Issue 2130, Economic section, Al-Mustaqbal Newspaper, page 17, 18 Dec. 2005.

² Ibid.



3-2-4-5. The Processes of Development Strategy that Have Been Applied in BCD reconstruction Project:

The reconstruction project of BCD attempts through executing its tasks to attract again the capital accumulation for investment for the Beirut and regain its national and regional role which was lost through 15 years of the war. The following present the consecutive processes of the development strategy of the BCD reconstruction project.

3-2-4-5-1. The Management Process of BCD Project

Due to the severely limited capacities of the public sector following the war, the Lebanese post-war government entrusted private sector (Solidere Company) with managing the BCD reconstruction project as well as financing and implementing the project's processes. That's shifted the responsibility for the first time in Lebanon from public to the private sphere. The project management implemented all the processes within the framework of the approved master plan and its concept, taking into consideration the balance between meeting the contemporary needs and the conservation of the heritage identity of BCD.

¹ Saliba, Robert (2003), page 193.

a. Selection

After the establishment of Solidere company, it faced a harsh opposition and public debate, due to the concept of the preliminary plan which aimed to build a modern city center for the capital by removing all damaged areas including the heritage ones and preserve only the religious buildings. The project finally responded to the pressure of opposition by repairing and conserving 265 of heritage buildings which represent the heritage city center of Beirut.¹ For that, the project put the conservation and development of the heritage center as a priority for gaining the sympathy and support of the Beirut's people toward the project by the revitalization of the image of the center of their city which was absented for 15 years. This vision succeeded, achieved its objectives and attracted more investors and developers to the project. Fig (3-67).

The selection of priorities by the project also comprised the installation of the original city center's infrastructure, the construction of underground parking areas, the renovation of the bank district and the execution of the landscape works.



Fig (3-67) The Foch St. after conservation process

Source:
Gavin, Angus (2004)

b- Restriction and expansion

The master plan defined the heritage center of BCD with its heritage fabric and buildings by boundaries as a **conservation area** which has a special character. For that, The plan restricted and defined some criteria for the construction of its vacant plots such as a specific density with limit heights, architecture frontages style and their material.

The conservation area constitutes more than 35% of developed land in the original BCD.² With the increasing of the demand for multi-storey buildings, the area of original BCD was un able to meet the needs of Beirut as a center of the Lebanon's capital.

For that the master plan gave an extension over the sea to the original BCD, the project treated, reclaimed the dumping site (250,000 m²) and transformed it into a development land which has extended in the final form to 730,000 m² and represented a new modern waterfront for Beirut with an international character.

¹ Khoueiry , Victor A. (2000),

² Gavin, Angus (2004), "**Renewal of Central Beirut: the BCD Master Plan and the Shaping of Architectural Form**", the Aga Khan award for architecture, https://archnet.org/library/documents/one-document.jsp?document_id=9446 , page 36. (March.2011).

The new waterfront is formed as a peninsula which consists of sector A and sector B. It provides an uninterrupted 3.5 km extension of the existing shoreline of Beirut, It also provides as mix uses (commerce, offices, recreations, residential and culture). The district comprises large development projects such as (Beirut marina including breakwater and two line defense structures, Eastern marina, seaside promenades, yacht club, a 78,000 m² public park, four seasons hotel and marina luxury tower residential complex, etc. Fig (3-68), Fig (3-69), Fig (3-70).

The development project of the eastern part of the waterfront district hasn't begun yet, therefore, it is currently used in temporary uses such as exhibits and other cultural events, for that, it has been equipped by temporary roads and parking areas.

The project aims to the waterfront district to be as a model of sustainable development by applying its international guidelines and green architecture technology concept.¹



Fig (3-68) The map of the new waterfront district of BCD (sector A and sector B)

Source:
Solidere (2008)



Fig (3-69) the Beirut Marina and the marina towers in the new waterfront.

Source:
Duedi, Mounir (2008), "Solidere: the pioneering project of city center of Lebanon regionally and internationally", <http://www.iktissad.com/files/events/aef/16/presentations/aef08-mounir-duedi.ppt> (March-2011).

¹ <http://www.solidere.com/waterfront/waterfront.html> . (March-2011).



Fig (3-70) The new waterfront of BCD

Source:
Solidere (2008)

c- Efficient use and economic viability

After the war, The master plan and the project faced a challenge which was how to regain the economic viability to BCD. Three actions regained the economic viability to BCD as follows :

1. The Beirut souks reconstruction project which consists of two main parts (south souks and north souks), The project aims to regain the old souks to the heart of Beirut, the South souks (has opened from 2009) derives its identity, urban plan and architectural character and atmosphere from the site of the old souks on which it is built, at the same time it is using the modern technology in its design. Fig (3-71). It contains archeological features and historical squares and monuments, which gained the souk a heritage value. It is subdivided into sub-parts which have the same names of old souks, some of those covered such as Tawila, Jamil and Arwam, while others open to sky such as Ayyas, Bustros and Sayyour.¹ Fig(3-72), Fig(3-73), Fig(3-74).
The North souk is still being under construction, it will be an entertainment complex.
2. Foch-Allenby and Etoile areas were involved in the port-related activities before the war. They were transformed through the Solidere project into a most interesting shopping and business destination in Beirut. Behind that, there are business, banks and professional services the heritage center is rich with shops , fashion boutiques, department stores, art and handicrafts galleries as well as restaurants, bars, clubs and sidewalks cafes.²
3. The new waterfront district is developed to be an attractive touristic pole in Beirut; it is allocated for the financial, commercial and recreations activities.³

¹ Solidere,(2008),"Solidere Annual Report 2008", <http://www.solidere.com/solidere/annual2008.html> (March.2011). page 55.

² <http://www.solidere.com/thecity/shopping.html> (March-2011).

³ <http://www.solidere.com/waterfront/waterfront.html> . (March-2011).

e- Financing

The capital of the Solidere company is based on two types of shares as follows: Fig(3-75)

Type (A) shares: are allocated for over 80,000 people (according to some estimates), they are the property owners of 900 old buildings were expropriated by Solidere in BCD. They were given shares according to an appraisal of their property. Their association is a contribution in kind. The shares (A) were totally estimated about 1170 million US\$/1994 which represents the majority of shareholders (two-third of capital).^{1,2}

Type (B) shares: are allocated for the Financial contributors as investors, they contribute to the reconstruction project and its operations with 650 million US\$/1994. In the context, a subscription offer for 650 million US\$ (6.5 million shares of 100 US\$ each) was made from 10 October 1993 to 10 January 1994.

The shares are publicly traded on the Beirut stock exchange. The subscription resulted in the association of nearly 20,000 Lebanon investors in the project.

The total capital of Solidere's shares was 1820 million US\$, and 100,000 people are belonging to this private-sector company.^{3,4}

The Sales revenue of BCD's plots and Real-estates units to the investors and developers are another financial resource for the project besides the shares (B) which are the main financial resource for project as a cash component to make sure the project moved forward.

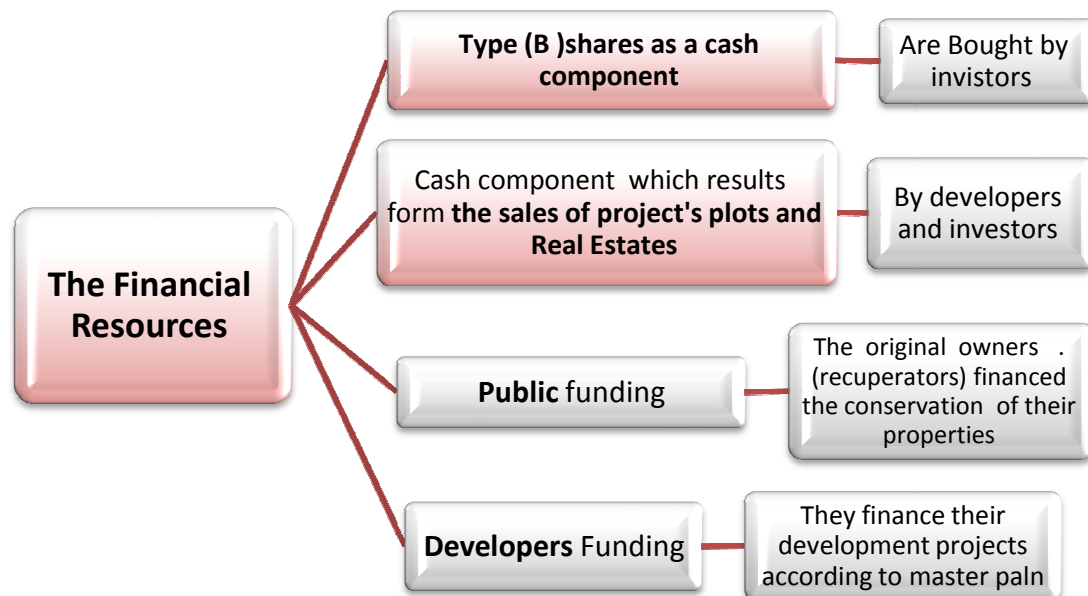


Fig (3-75) The Financial Resources in the Solidere project

Source: (Researcher)

¹ UN-Habitat (1998)

² Saliba, Robert (2000), page 8

³ Nardilala, Bianca Maria and Abbas, Yasmine

⁴ UN-Habitat (1998)

f- Public participation

The public participation in the Solidere project has only two types of participation as follows: Fig(3-76)

1. The property owners of 900 old buildings (were expropriated in BCD) participate in the Solidere project as right holders through the type (A) shares.
2. Solidere encouraged the original owners or tenants of the heritage properties to recuperate and execute the conservation process on their properties according to the conservation briefs and a predetermined completion timetable, under the supervision of Solidere and local administrations. The recuperation of the properties could be occurred by relinquishing the A shares for a period of two years followed the establishment of the company.

According to Solidere annual report 2002, there are 146 heritage buildings which have been recuperated. Some recuperators had sold or leased their buildings while the conservation process was implemented by the buyers or the users of these buildings.¹

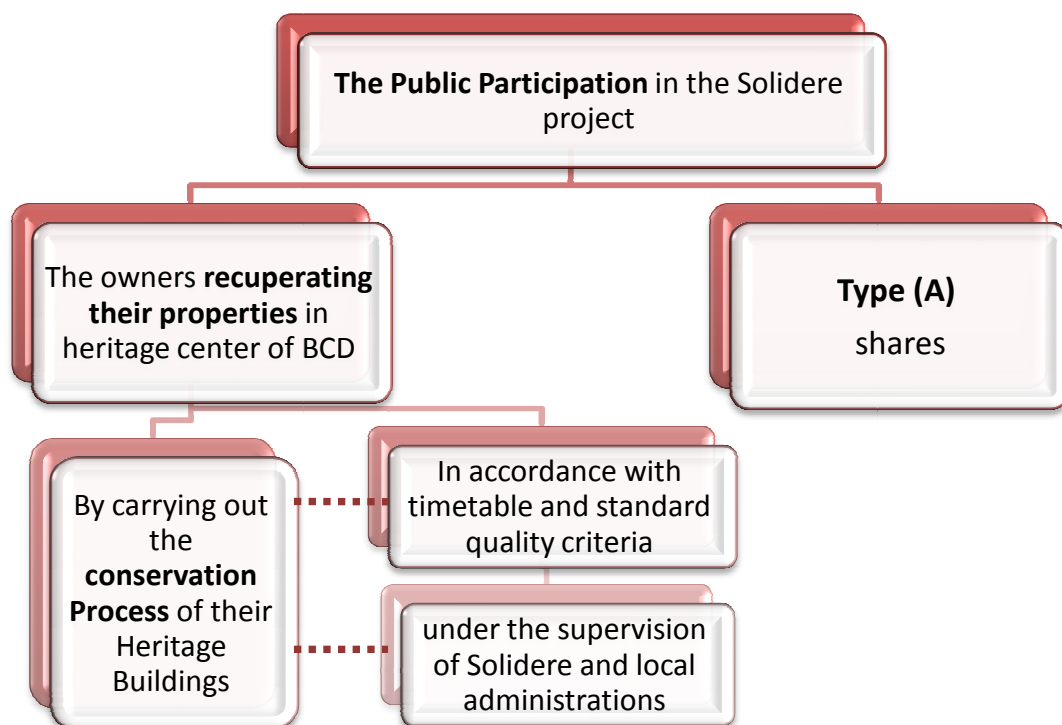


Fig (3-76) The Public Participation in the Solidere project

Source: (Researcher)

¹ Solidere,(2002),"Solidere Annual Report 2002", <http://www.solidere.com/solidere/annual2002.html>, page 37-39. . (March-2011).

3-2-4-5-2. The Conservation Process of BCD reconstruction Project

The heritage city center of BCD (the conservation area) represents the heritage memory of the city, with its rich architectural, urban and archeological heritage sites as well as monuments, religious and public buildings. Fig (3-77).

It has survived its features from twelve layers of history (Some of archeological remains dating back to the Bronze Age) that contribute to define its identity.¹

For the importance of the heritage center and its physical and symbolic values, the post-war government aimed through Solidere to recover the heritage center of Beirut to be a symbol of its heritage identity and a catalyst of the city's development.

In 1994, Solidere carried out an extensive survey covering about 800 buildings, their states had a range of damages.² Fig (3-78). From those, only 265 heritage buildings and 27 religious and public buildings have been preserved, the selection process was based on the historic or architectural value of the building or because some buildings gained their value in gathering as a group, or for other reasons.³ The conservation strategy has been applied to the urban heritage sites of BCD through three approaches:⁴

- **The first** is the conservation from both the inside and outside, it was applied to the religious buildings and the public buildings which conserve their exterior facades and partially modernize their interiors as the parliament building.
- **The second** is the conservation from outside and modernization from inside, it was applied to the majority of office buildings in the conservation area.
- **The third** is the infill building, either its design is compatible with the heritage style of the surrounding buildings or has a contemporary design

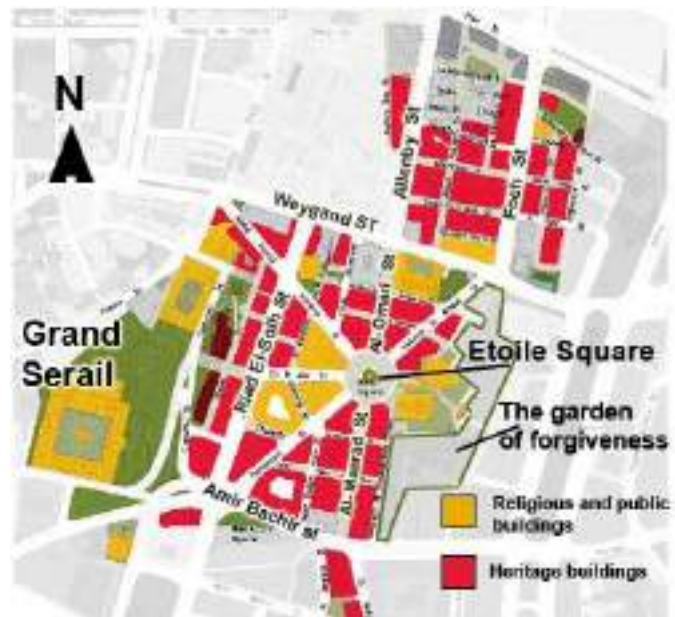


Fig (3-77) The map of conservation area of BCD

Source:

<http://www.solidere.com/conserv/conserv.html/>

(March-2011).

¹ Gavin, Angus (November 1998), pages 222,223

² Ibid

³ Saliba, Robert (2003), pages 61, 191

⁴ Saliba, Robert (2000), page 31

and it is compatible only with the scale of the surrounding areas without their styles.

Any conservation works were executed in the conservation area according to the conservation briefs which comprise regulations, the schematic drawings, the types of repairs and the specifications required. They were prepared by Solidere based on (the photometric and architectural surveys, damage assessments and the research on the original design of the buildings and materials).¹

Under the supervision of DGA and Solidere the conservation process goes through phases of preliminary design approval, conservation permit, site inception, façade's materials approval and final occupancy permit. Solidere also monitors the implementation for ensuring the efficient work progress.²

According to the levels of conservation previously classified and mentioned in the point (2-3-2-3-3), we can define the project of BCD reconstruction as a rehabilitation policy. Its main tasks are:

- Reviving the heritage features of BCD from the scares of the war. Fig (3-79).
- Solving the other problems of the area's heritage buildings which suffered from an irregular skyline, attic floors, incompatible style of ground floors, substandard new structures and others.
- Enhancing its infrastructure.
- Providing more services and activities in order to be a more attractive center.

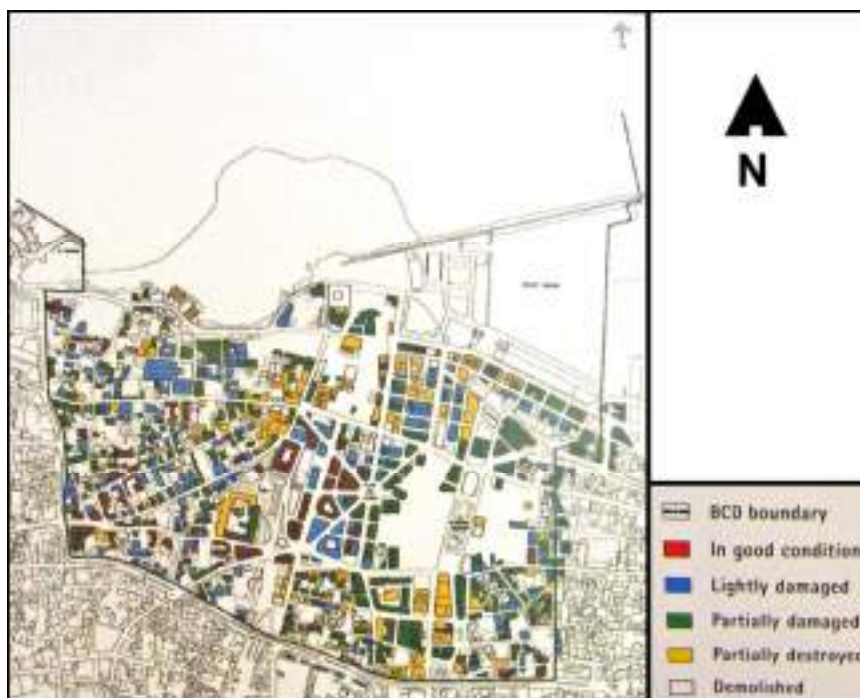


Fig (3-78) The condition building map of the BCD in 1994 before the conservation process

Source:
Saliba, Robert (2003), page 134

¹ Saliba, Robert (2003), page 191

² Solidere,(2002).



Fig (3-79) The west elevation of Allenby street before conservation process

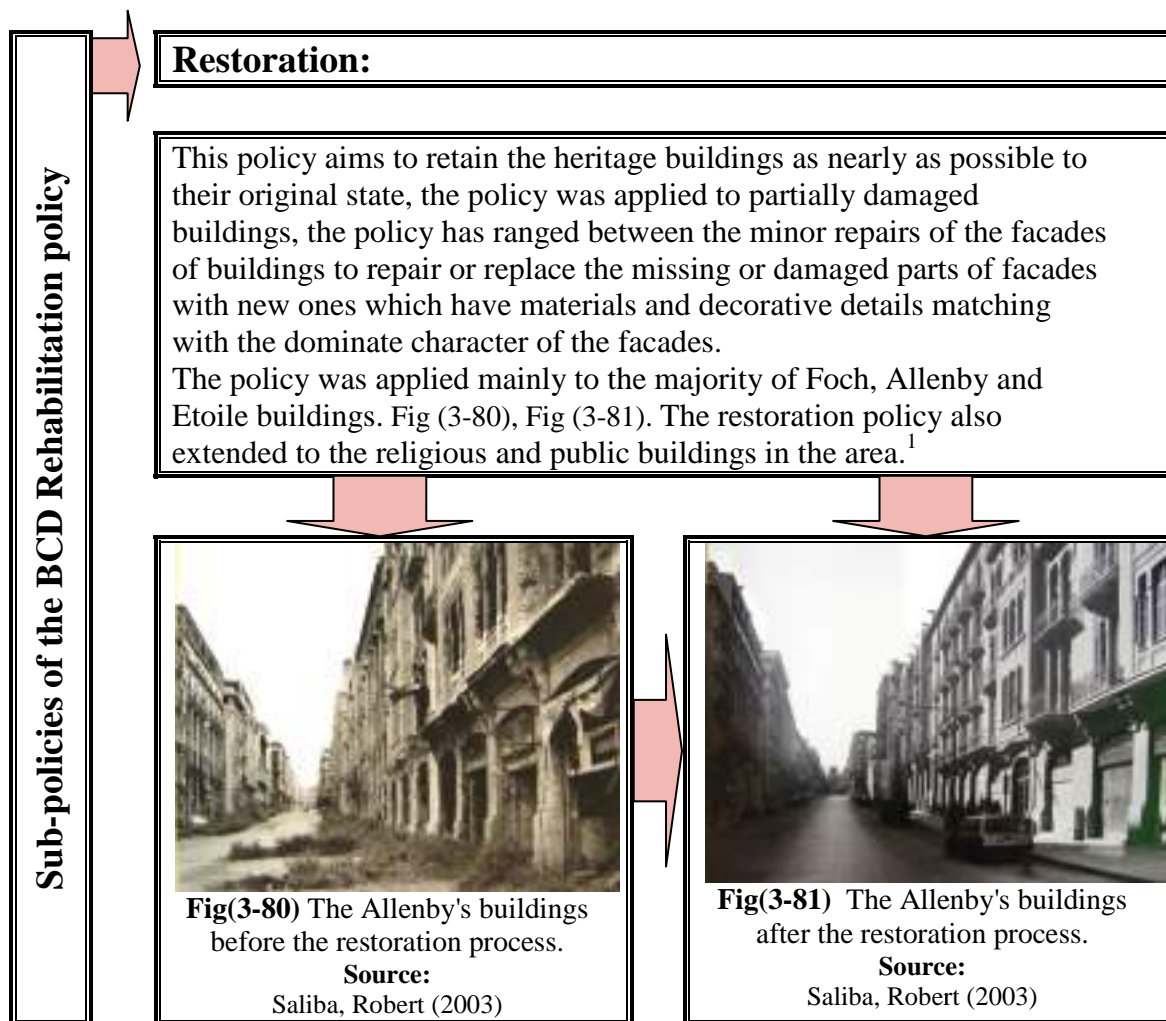
Source:

Saliba, Robert (2003)

The BCD Rehabilitation Policy

The rehabilitation policy is a comprehensive policy, which comprises also besides the tasks mentioned above sub-policies from the other levels of conservation.

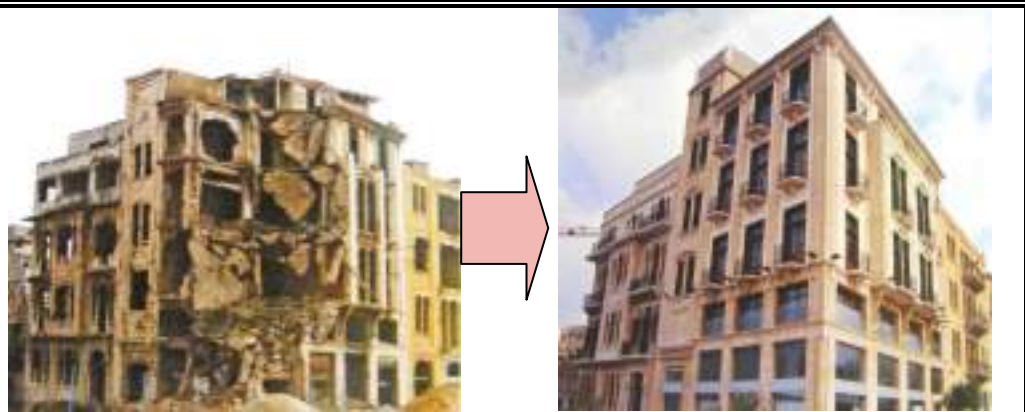
The **Sub-Policies** comprise the components of the heritage fabric of conservation area as (its buildings, mosques, churches, public buildings, roads, sidewalks and other heritage elements).



¹ Saliba, Robert (2003), page 158

Reconstitution

This policy is applied on a limited number of severe damaged, partially or totally destruction buildings, the reconstitution policy is based on the archival materials or recording drawings of the building which help to retain the building's facades into their original state, any modification could occur within the confines of the building's original style. Lot 24 (located in Fakhry Bey st.) is an applied case of the reconstitution. It was partially destroyed during the war, then, after the reconstitution, it has been retained to its original state and become integrated with its adjoining buildings.¹ Fig(3-82), Fig(3-82)



Fig(3-82), Fig(3-83) The Lot 24 before and after the reconstitution process

Source:

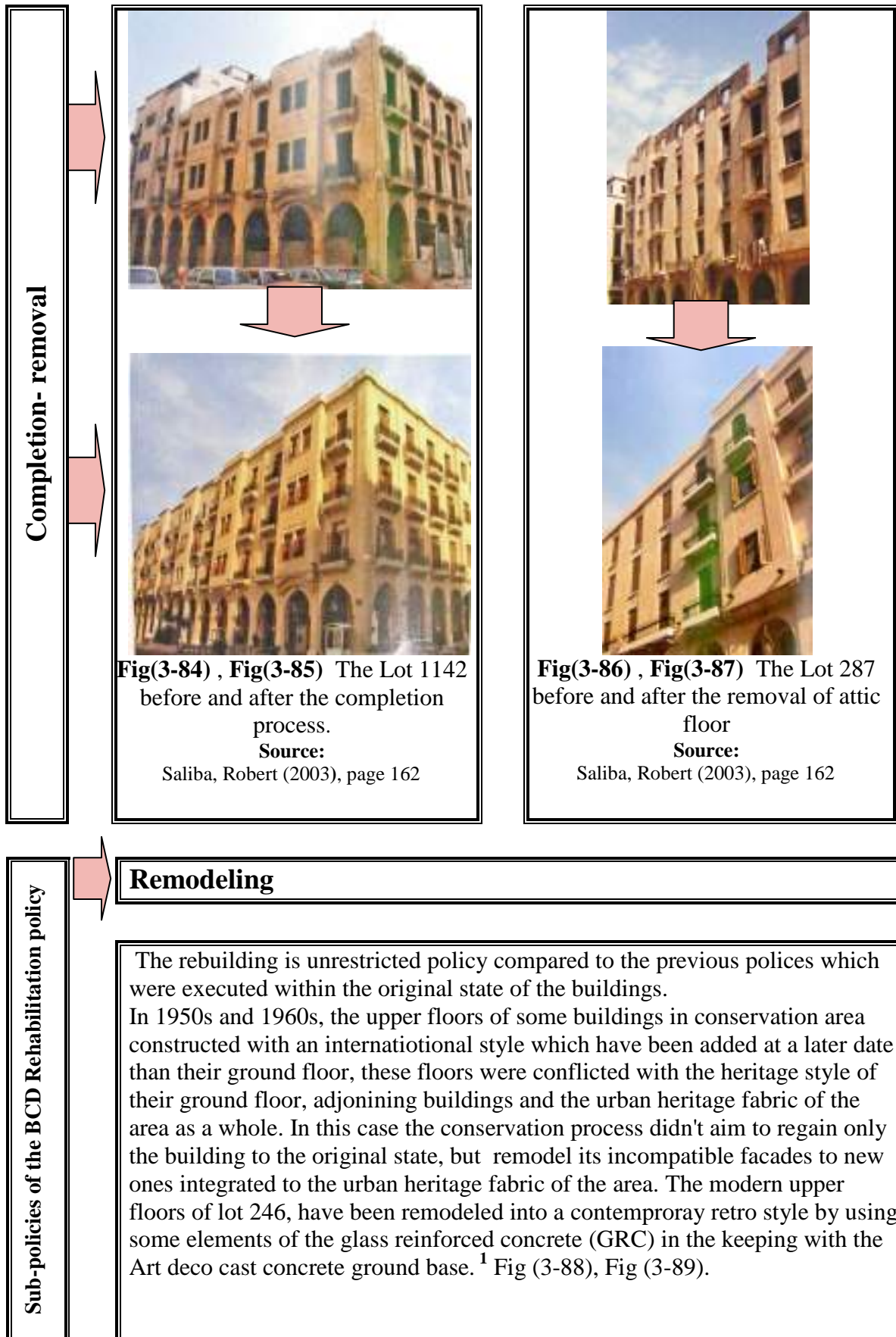
Saliba, Robert (2003), page 160

Completion- removal

Some buildings in Maarad st. and Foch st. hadn't been completed to reach to the maximum height permitted. The construction was interrupted after the first, second or third floor. For that, the project acted to vertically extend these buildings to ensure the streetwalls visual continuity and the regularity of the buildings skyline. Lot 1142 has been extended to the permitted height by adding one floor. Fig (3-84), Fig (3-85). But Lot 287 had an incomplete attic floor which was aligned to the line of the building's façade and conflicted with its character, The project demolished it and has executed other modifications on the façade to be more compatible with the style of its adjoining buildings.²Fig (3-86), Fig (3-87).

¹ Ibid, page 161

² Ibid, page 162



¹ Ibid, page 165



¹Ibid, page 141

Hardscaping:

The project aims at the paving scheme to be compatible with the rich stonework on the heritage building elevations and the French mandate character of the area. It used three types of paving materials as follows:

- **Old basalt cobblestones** recycled from city center to cover the narrow pedestrian streets and crossings. (Fig3-91)
- **New uniformly cut basalt** covers the vehicular and wide pedestrian streets. (Fig3-92)
- **Granite, striped bands of granite and concrete with its natural gray color or mixed with fine black gravel to cover the sidewalks of heritage center.** ¹(Fig3-93)



Fig (3-91) Old basalt in narrow pedestrian roads of the Foch-Allenby

Source:
Saliba, Robert (2003), page 142



Fig (3-92) Uniformly basalt covers wide pedestrian roads of Foch-Allenby area

Source:
http://www.flickr.com/photos/hazy_jenius/2273901085/
(March-2011).



Fig (3-93) Gray concrete tiles used in the sidewalks of conservation area

Source:
<http://www.solidere.com/conserv/conserv.html/>
(March-2011)

Landscaping:

The theme of "city memory" has been extended into the landscaping design. The landscaped pedestrian roads have become as a social arena and exciting places for cafes, restaurants and other open area activities. Fig (3-94). The choice of landscaping varies among flowering trees, non-flowering trees and palms.² Fig (3-95).

In Foch-Allenby, the flower planters adorn the pedestrian roads in addition to landscape green area mediate the roads Fig (3-96), while using ficus trees such as (*ficus nitida* and *ficus austalis*) was the final choice of Etoile square instead of using the plam trees whose roots interfere with the infrastructure. Fig (3-97). There are three small gardens in conservation areas distributed along Weygnad street which integrates the landscaping of streets and square.³

¹ Ibid

² Gavin, Angus (November 1998), page 230

³ Saliba, Robert (2003), page 141



Fig (3-94). Open cafes in landscaped sub-roads of Maarad area.

Source:

Saliba, Robert (2003), page 143



Fig (3-95) Flowered trees in Foch-Allenby area

Source:

<http://www.solidere.com/conserv/conserv.html> (March-2011).



Fig (3-96) Foch Street landscaping

Source:

<http://www.solidere.com/conserv/conserv.html> (March-2011).



Fig (3-97) Etoile Square landscaping

Source:

<http://www.travelblog.org/Photos/1108104> (March-2011).

Street lighting:

In line with restoring the heritage character of the area, the project replicated the heritage street lighting of the French Mandate period at the original manufacturer to be used along main and secondary streets of Foch-Allenby and Etoile. These are varied among lanterns, brackets and decorative lampposts. Fig (3-98), Fig (3-99).

Street furniture:

The project using street furniture with a high quality specifications and style compatible with the area's character. It consists of bollards, trash bins, newsstands, benches, bus shelters and others. ¹

¹ Ibid, pages 144,145.



Fig (3-98) Light posts mediate the Foch Street.

Source:

<http://www.panoramio.com/photo/8993121/>
(March-2011).



Fig (3-99) Wall-mounted lanterns using in narrow passages

Source:

<http://www.solidere.com/conserv/conserv/h/>
(March-2011).

Public and private signage:

Solidere set detailed guidelines for **private signage** in BCD such as the position, allowable signage types, size, lighting, materials and colors. The external signs aren't allowable above the base of buildings. The shop signs at the conservation area are integrated into the shop frontage. The projecting signs and luminous signs boxes are prohibited. The names of occupant's signs are confined to the main entrance of the buildings. Fig (3-100), Fig(3-101).

Public signage such as the directional signs at conservation areas are characterized with a heritage style. Street names are engraved on rectangular granite plates with bronze fixation clamps.¹ Fig(3-102)



Fig (3-100), Fig (3-101) Exterior and interior name plates signs

Source:

Saliba, Robert (2003), page 138



Fig (3-102) Street name panel for heritage center

Source:

Saliba, Robert (2003), page 146

¹ Ibid, page138,146.

The Preservation of the Archeological finds and remains

After the war, and during executing the demolition process of the heavily damaged buildings, the bulldozers uncovered historic layers from the Hellenistic and Roman periods that had been long forgotten and erased from the city's memory.¹

For that, the project supported archeological excavation in BCD which became later one of "the world's largest urban archeological excavation sites".²

The master plan aims to preserve the archeological sites and reintegrate them into the urban fabric of BCD under UNESCO protocol. **The garden of forgiveness" Hadiqt as-samah"** is one of its fruits. Its design was a theme of an international landscaping competition held in 2002. Implementation started in 2003 with the construction of the west terrace wall and upper pedestrian street overlooking the heritage garden. In 2007, the garden was opened, It has 23000 m2 surrounded by several places of worships and including many of archeological treasures from different periods.^{3,4} Fig (3-103)

The Roman Baths garden is another archeological garden created in BCD behind the Serail hill. The garden depends on the archeological context of the Roman Baths which date back to the Roman period. Fig (3-104)

The project's concern of the archeological context extended to include the archeological remains and monuments which have been preserved and displayed within the recovered fabric such as **the heritage Zawayat Ibn Iraq** adjacent to the jewelry Souk and **the medieval wall and moat** behind Souk Jamil in Beirut Souks.⁵ Fig (3-105)



Fig (3-103) The archeological columns in the garden of forgiveness

Source:

<http://www.solidere.com/conserv/conserv.html/> (March-2011).



Fig (3-104) The Roman Baths garden
Source:

<http://www.solidere.com/conserv/conserv.html/> (March-2011).



Fig (3-105) The Zawayat Ibn Iraq in Beirut souks

Source:

<http://www.solidere.com/beirut-souks/gallery/> (March-2011).

¹ Osman, Ashraf(2001).

² Yegenoglu, H.H. (Jan.2000), "De verscheurde metropool: Verkenningen in Beirut (The Torn Metropolis: Explorations in Beirut)", Archis (2000)1, page 73.

³ Barmaki , Michel (2008),"Intervention of the Architect in Historical Cities Beirut Central District", www.danek.gr/wp-content/uploads/2008/10/michel-barmaki.doc (March-2010)

⁴ <http://www.solidere.com/garden/> . (March-2011).

⁵ <http://www.solidere.com/beirut-souks/gallery/Landmarks/> . (March-2011).

3-2-4-5-3. The Investment in BCD reconstruction project

Solidere offers to invest into BCD reconstruction project as follows:

1. Purchasing (B) type of Solidere shares by investors.
2. Purchasing the finished property from Solidere by developers or investors such as shops, offices, residential units either for using as occupiers or for leasing as income-generate assets.
3. Leasing vacant plots for activities through holding temporary structures.
4. Purchasing development lands for investment through constructing development projects for commercial, retail, tourist or other services, their process implemented according to master plan, market demand and the development briefs. Solidere and local administrations supervise and monitor the implementations of these projects as follows¹:
 - Reviewing the design drawings and ensuring their compliance with master plan and the design regulations which deal with esthetic, environmental and functional considerations.
 - Monitoring the adherence of the development briefs which ensure the quality efficient of implementations and work progress.
 - Approving the samples of facades materials, color schemes, signage, shop rolling shutter, windows framing and glazing and other elements required for the building.
 - Approving as-build drawings, the preliminary design file, the building maintenance manual, the building's final clearance form, fire safety precautions, and final occupancy permit.

Solidere offers for buyers and investors the possibility facilities of sale price payment, This enables them to better plan their investments.²

¹ Saliba, Robert (2003), pages 193,194.

² <http://www.solidere.com/invest/property.html> . (March-2011).



COMPARISON BETWEEN THE EXPERIMENTS OF BOTH IZMIR AND BEIRUT



3-3. Comparison between the experiments of Both Izmir and Beirut....	164
3-3-1. <i>The Comparison study</i>	164
3-3-2. <i>The results of the comparison study</i>	170
Summary	173

3-3. COMPARISON BETWEEN THE EXPERIMENTS OF BOTH IZMIR AND BEIRUT

In this part of chapter three, the research compares between the previous analytical studies of the experiments of Izmir and Beirut to conclude their benefits to make a sustainable vision for one of the intermediate cities which its urban heritage sites are suffering from problems and threatened with extinction.

3-3-1. The Comparison study

	Izmir	Beirut
The city		
Its area	1201200 Ha	1980 Ha
The location	At the East Mediterranean and the west of the Anatolia in Turkey.	located on a peninsula at the midpoint of the coast of Lebanon with the Mediterranean Sea
Its importance	It is the third biggest city of Turkey and the biggest city of the Aegean region.	It is the capital and largest city in Lebanon.
The population	about four million people / 2010	about two million people /2007
The economic sectors	The services constitute 22.9% The industrial sector constitutes 30.5% The agriculture sector is 7.8% .	The services constitute 65.4% The industrial sector constitutes 33.1% The agriculture sector is 1.5%.
The unemployment	11.8%	9.2 %
Its history and construction	Dates backed to 8000 years ago to the Neolithic and the Bronze Ages.	Dates backed to the Bronze and iron Ages.
The city center		
The area of the project	The area of Kemeralti 270 Ha, but the project includes (88 Ha) from the total area, that constitutes 0.00007% of the total city's area.	The Beirut reconstruction project covers (191 Ha) that comprises the original city center and the new water front district including (60 Ha) of the new reclaimed land from the sea.
The location of the city center	At the west of the city in the front of Aegean sea, at Konak Municipality	At the north of the city in the front of the Mediterranean sea
Land uses	The commercial use is the dominate usage in Kemeralti.	The Mix uses
The Threats and problems		
Natural Threats	Earthquakes	Earthquakes

	Izmir	Beirut
Human Threats		
Social behavior	<ul style="list-style-type: none"> • The great fire of Symrna which caused losing most of the 19th century heritage fabric during this fire • Troubles in Social Structure due to the immigration of the foreign minorities from city center to Izmir that caused the Kemeralti's heritage buildings to be squatted, inhabited, abused and non-periodic maintenance. • Problems in Physical Fabric: Circulation and car parking, Insufficiency of the sewerage and water drainage and some problems in electricity networks. 	<ul style="list-style-type: none"> • The Lebanon Civil war (1975-1990) which caused the total destruction of BCD's infrastructure and buildings, so it lost the role as a city center of Lebanon's capital, the migration of the inhabitants, governmental buildings and economic activities from BCD. • Problems in physical fabric: the irregularity of the street walls, incompatible modifications on heritage facades and attic floors, poor quality repairs, and substandard structures.
Pollutions Threats	_____	<ul style="list-style-type: none"> • Waste-dumping site extending over 250,000 square meter and 14 meters high from sea level. it had negative environmental impacts to the sea water and serious health hazards on the city's inhabitants.
Economic Threats		
Economic pressure	<ul style="list-style-type: none"> • The liberalization of the economy. • Squatters of heritage buildings prefer to use the plots of the buildings for generating income as parking areas. • Poor class is occupying Kemeralti by marginal sectors. • Immigration of the old activities from Kemeralti, their areas became empty until today. • The shopping malls and supermarkets that were built round Izmir have a negative effect on Kemeralti which became attractive only for middle and low- income classes. 	<ul style="list-style-type: none"> • All the old souks of BCD that were the economic base of BCD for ages were demolished and disappeared. • The BCD lost its economic viability in line with the emerging of the sub-centers and the beginning of migration of the economic activities from BCD. • During the war, the commercial port moved to the eastward away from the city center, while the passenger traffic was diverted to the airport. • The Foch-Allenpy area lost its traditional and port- related activities district.
The project		
Its concept and objectives	<p>The public participation is the concept of the project.</p> <p>The project's main objectives are:</p> <ul style="list-style-type: none"> - Preserving the urban heritage site. - Making the urban identity more outstanding and seeking to make the heritage city center as a cultural and touristic enter. 	<p>The government entrusted the private sector with the construction process for the first time .</p> <p>-The project was based on the investment vision, It adopted a comprehensive and contextual approach: the heritage identity, mixed used development strategy for BCD to be 24-hours active downtown.</p>

	Izmir	Beirut
Its concept and objectives		-The protection of visual axes to sea and mountains, and responsiveness to market forces). - It divided the BCD into ten sectors including the original city center and new reclaimed development.
The main responsible	Public sector-Multi actors	Private sector : Solidere (a joint-stock company)
The other actors	1- Local administrations: a. Konak Municipality b. Izmir Metropolitan Municipality. 2- Owners of properties, users and tradesmen. 3- Professional chambers: Izmir chamber of Commerce 4- Civil organizations: Kemeralti Association of Tradesmen 4- Dokuz Eylul University, faculty of Architecture.	1- Local administrations: a. The directorate General of Urbanism (DGU). b. Beirut Municipality. 2- Developers/ Recuperators
1- Management process		
Its concept /objectives	- Implemented all the project's processes within the framework of the concept of sustainable and heritage identity of the site. - Directed positively the contributions of the Multi-actors of the project and coordinated their implementations to be integrated toward the objectives of the project.	- Implements all the project's processes within the framework of the approved master plan. - Balance between meeting the contemporary needs and the conservation of the heritage identity of BCD.
a- selection	Due to the high cost of the applications of conservations, the lack of financial resources and the long time of the implementation, the project focused in the beginning on such small areas which have the original texture and potential places to bring to attention the importance of the project, display the economic advantages of spatial arrangements and increase the level of public participation in the project's applications. The vision was successful.	Due to the harsh opposition and public debate that faced the project at the beginning which aimed at that time to build a modern city on the ruins of the heritage old center, the project has selected, repaired and conserved 265 heritage building which represent the old heritage city center for gaining the sympathy and support from the Beirut's people toward the project by the revitalization of the image about the center of their city which was absented for 15 years. The vision was successful and still attracts more investors and developers to the project.

	Izmir	Beirut
b- Restriction And expansion	<p>Due to the increasing of the demands for multi-storey buildings in the heritage city center, the local administration planned to the following:</p> <ol style="list-style-type: none"> 1. Prevent construction of multi-storey buildings at Kemeralti. 1. Create a modern city center at (Bayrakli-Turan) region. 2. Move the administrative and business center of Izmir from Kemeralti to this new center which can meet this demand by constructing multi-storey skyscrapers. 3. Evacuate Kemeralti by moving some functions to other places in the city as (judicial buildings, bus terminals, manufacturing activities..etc) <p>The two centers would include very different functions; therefore no competitions would take place between the two centers.</p>	<p>Due to the increasing of the demands for multi-storey buildings in the heritage city center, the master plan:</p> <ol style="list-style-type: none"> 1. Defined the heritage center of BCD by boundaries as a conservation area. 2. Restricted the construction at the heritage city center by defining some criteria for the construction of vacant plots. 3. Created a development land over the sea as a new modern waterfront for Beirut with an international character which can meet the city's demand by constructing multi-storey skyscrapers.
c- Efficient use and economic viability	<p>The project aimed to the following:</p> <ol style="list-style-type: none"> a. Make Kemeralti more attractive for the shopping malls and hypermarkets' clients by adding socio-cultural activities, providing services, entertainments and leisure places, and establishing a consumer right office. b. Support the diversity of commercial usage rather than the standardization. c. Prevent the street vendors whose goods are mostly dominated in Kemeralti more than other features in heritage sites. d. Adopt the tourism approach for developing the efficient use of Kemeralti's activities. e. Reoccupy and invest the vacant plots to generate more income to the site. f. Plan to spread the events and shopping festivals during the year in Kemeralti. 	<p>The project has taken three actions to regain the role and the economic viability to the BCD that were lost during the 15 years of the war:</p> <ol style="list-style-type: none"> a. Regained the old names of Beirut's souks to the heart of Beirut through the Beirut souks reconstruction project which combines between the heritage character and the modern technology of its design. b. Transformed the Foch-Allenby and Etoile Area to a most interesting shopping and business destination in Beirut. c. Developed the new water front as a touristic pole in Beirut.

	Izmir	Beirut
d- Priorities for investment	The project began with the investments that are related to improving the infrastructure and urban arrangement of the site, and restoring the facades of heritage buildings.	The project began with the investments that are related to installing the infrastructure of BCD, completing the demolitions process of damaged buildings, and preparing the plots for marketing and selling to the developers and investors.
e- Financing	<p>1- The budget allocated for preservation: 10% of the real estate tax is addressed to preserve and conserve the cultural and heritage assets.</p> <p>2-The Ministry of culture supplies the individual projects with 70% of their estimated cost.</p> <p>3- European Union (EU) funds.</p> <p>4-The heritage properties are exempted from all kinds of taxes, their owners financed their renovation processes.</p> <p>5- The public and civil organizations and professional chambers financed some applications in the heritage site.</p>	<p>1. Type (B) shares as a cash component, the shares are bought by investors.</p> <p>2. Cash component which results from the sales of project's plots and real estates.</p> <p>3. Original owners (recupertors) financed the conservation of their properties.</p> <p>4. Developers financed their development projects.</p>
f- Public participation	<p>The Kemeralti project was established on the principle of public participation, It could be individual or collective participation by the owners of properties, tradesmen, and the civil and public organizations.</p> <p>1. The objection to the plan, the demands or proposal for plan alteration.</p> <p>2. The owners of properties are responsible for the renovation process of their heritage facades.</p> <p>3. The professional chambers and civil and public organizations such as Izmir chamber of commerce, and Kemeralti Associations of tradesmen sponsored and funded the applications that were executed in some areas in heritage site.</p> <p>4. TV programs, local press and meetings increased the public awareness about the project and encouraged them to participate in it.</p>	<p>1- Type (A) shares: The original owners of the properties that were expropriated in BCD participated in the project. Their association is a contribution in kind.</p> <p>2- The original owners of properties can participate in the implementations of the project by recuperating and executing the conservation process on their properties.</p>

	Izmir	Beirut
	2- The conservation process	
Policy	<p>Upgrading policy Its main tasks are:</p> <ul style="list-style-type: none"> • Upgrading the Kemeralti's life aspects. • Solving Kemeralti's problems. • Reviving its heritage features. • Enhancing its infrastructure. • Providing more services and activities in order to be a more attractive center. 	<p>Rehabilitation policy Its main tasks are:</p> <ul style="list-style-type: none"> • Reviving the heritage features of BCD from the scars of the war. • Solving the problems of the conservation area. • Enhancing its infrastructure. • Providing more services and activities in order to be a more attractive center.
Sub-polices	<p>- Restoration and remodeling: It was applied in the heritage facades of the Kemeralti's buildings.</p> <p>- Adaptive reuse: It was applied in some cases in Kemeralti to invest them in new uses which generate more income than old uses, the transformation into new use needs some modification in the old design of the building. Such as (Abacioglu Inn) which was turned into a hotel.</p>	<p>- Restoration : It was applied to the majority of partially damaged facades of Foch-Allenby and Etoile area.</p> <p>- Reconstitution: It was applied to a limited number of severe damaged, partially or total destruction buildings in conservation area of BCD.</p> <p>- Completion-Removal: This policy has added floors to some buildings that didn't reach to the maximum height permitted,. This policy also removed any incompatible modifications on the heritage facades and attic floors.</p> <p>- Remodeling: It was the modification and remodeling of the facades of some buildings whose upper floors conflicted with the heritage style of urban heritage fabric of the area.</p> <p>- Improving the features of the urban heritage fabric: The project adopted the pedestrian approach for the conservation area, for that, it gave a special importance to improve the urban fabric of the area by the design, choice and use of a high quality of landscaping objects, paving materials, street furniture, lighting, and signs.</p>
3- The investment process	<p>- Investments into infrastructure and urban arrangement by local administrations will encourage and attract more investments to the site from the private sector.</p> <p>- Investments by the owners and tradesmen by carrying out individual projects and restoring or renovating the facades of the buildings.</p>	<p>- Purchasing type (B) shares.</p> <p>- Purchasing the finished property from Solidere for using as occupiers or for leasing as income-generating assets.</p> <p>- Leasing vacant plots for activities.</p> <p>- Purchasing development projects for investment through constructing development projects for commercial, retail, tourist or other services.</p>

3-3-2. The results of the comparison study

- The BCD reconstruction project is based on the investment vision as an approach for the development of the city center of Beirut, while the development project of Kemeralti is based on the public participation as an approach for the development of the heritage site, as one of the pillars of sustainability, through the civil society's organizations and the owners of properties that participated in the decision making process of the plan and carried out the conservation process of their properties, while the public participation is confined to the type "A" shares or recuperating their properties and then carrying out the required conservation process according to the conservation briefs without taking into considerations the needs or the opinions of the inhabitants of BCD.
- The investment vision of the BCD's project is adopted by the private sector . This vision led to demolishing and destroying most of the heritage buildings of BCD; Saliba said "*the structures that were destroyed after the war are more numerous than what was destroyed during the war*"¹. Only 265 heritage buildings and 27 religious and public buildings have been preserved. This is contrary to the principles of sustainability which aims to preserve and repair the heritage assets as one of the city resources which should be maintained and transferred to future generations.
- Limited public participation in the BCD's project due to the BCD was abounded after the war. Meeting or obtaining permissions from the owners was a very complex task. Most of them unavailable to meet, decided or having set their residence aboard. While the public participation in Kemeralti was easier and wider than the other at Beirut due to the different circumstances of each of the two cities. The expropriation process of BCD's project led to its processes to execute more quickly without obstacles.
- The deterioration of the urban heritage fabric of BCD was due to the great destructions of the war, while, the deterioration of the urban heritage fabric of Kemeralti was due to negligence, abuse, non-periodic maintenance and troubles on social structure.
- Both of the projects defined boundaries for their heritage areas, the BCD's project divided the city center into ten sectors and set regulations for each sector according to their natures, density, location and character. The sector G represents the conservation area (the heritage city center of Beirut). Kemeralti's project also defined heritage city center by three main streets.
- The Lebanese government has totally entrusted the private sector with financing, planning, executing, marketing and supervising the tasks of the project, this is due to the weakness of the government that was financially

¹ Saliba, Robert (2000), page 6

exhausted after the 15 years of the war. But the tasks of Kemeralti project totally depended on the public sectors either the local administrations, professional's chambers, civil organizations or the owners of properties.

- Kemeralti project is characterized by Multi-actors, each one of them had an active role in the development process of the heritage site, as well as the **Dokuz Eylul University** that directed its studies and researches to this area, prepared the planning studies, master and conservation plans for the whole area of Kemeralti, and evaluated the demands of plan alteration that came from the owners of properties. In contrast, the BCD's project was entrusted to Dar El-Handasa (Private Company) for preparing the master plan and Solidere (private company) for implementing all the tasks and process of the project.
- The role of both municipalities of Konak and Izmir in the supervision and monitoring of the implementations of Kemeralti's project was more effective than the role of Beirut Municipality in the BCD's project.
- There are Some problems which occurred in the implementation of some processes in Kemeralti project that have been carried out by owners or other actors, due to bad contractor, or using inappropriate materials. The demands of structure and construction permissions are very limited. This situation indicated that it is early to leave attempts on conservation of urban heritage sites only to the owners of property. In contrast, the processes carried out by recuperators or developers was implemented according to a predetermined completion timetable, and conservation or development briefs, under the supervision of Solidere and local administrations.
- Both of the two projects defined their priorities and selected their beginning of projects to bring to attention the importance of the project, display the economic advantages, gain sympathy and support from the inhabitants and city's citizens about the project as well as encourage them to participate to its applications.
- Both of the projects acted to prevent the multi-storey pressure at the area of heritage city center and create an extension or new center that can be able to meet this demand by constructing multi-storey skyscrapers in a new center such as developing land at BCD and Bayrakli- Turan at Izmir
- The local administration of Izmir selected the location of a new center at (Bayrakli- Turan) which is relatively far from Kemeralti, while the local administration of Beirut planned for a new extension of BCD to be over the sea in front of the heritage city center. This caused a negative effect on that heritage city center by interrupting the historic linkage between it and the sea as the city's waterfront for more than a century.
- Both of the projects acted to make the heritage city center more attractive for the shopping malls and hypermarkets' clients by adding socio-cultural activities, providing services, entertainments and leisure places, that's can

regain the economic viability to the heritage center. The BCD's project revived the old souks of Beirut through the Beirut souks reconstruction project and transformed the Foch-Allenby and Etoile areas into most interesting street's shopping malls and business destinations in Beirut. While Kemeralti project prevented the street vendors, supports the diversity of commercial usage, has established a consumer right office and planned to spread the events and shopping festivals over the year.

- Both of the projects have defined their priorities for investment with installing the infrastructure of the urban heritage site.
- The financial resources of Kemeralti's project were diversity from the real-Estate tax, Ministry of Culture, EU funds, civil organizations and professional chambers, this is due to the fact that the project was non-profit and was implemented by the public sector. In contrast, the financial resources of BCD's project depend on type (B) shares and the sales revenue of BCD's plots and real-Estates units.
- The conservation policy of the BCD's project was defined as a rehabilitation policy, due to the great destruction of BCD after 15years of war, for that, this policy comprises many sub-polices such as (restoration, reconstitution, completion-removal, remodeling, and improving the features of the urban heritage fabric) while the conservation policy of the Kemeralti's project was defined as an upgrading policy which comprises limited sub-policies such as (restoration, remodeling and adaptive reuse).
- The BCD's development project has a great role through the demolition process for exposing historic layers from the Hellenistic and Roman period, for that, the project supports, preserves and reintegrates archeological excavation in BCD.
- The BCD's project gives a special attention to improve the visual image of the urban heritage site by the design, choice and use of a high quality of (landscaping objects, paving materials, street furniture, lighting, and signage) which are compatible to the heritage style and atmosphere of the urban heritage site.
- Both of the projects have a positive impact for the development the city as a whole by raising the economic and tourism growth indicators that's attracting the investments and the capital flows to the city. For example, the reconstruction project of BCD has a positive contribution in the tourism, investment and real-estate sectors of Beirut and Lebanon as a whole, as well as the contribution of Solidere through its A and B shares in the market capitalization of shares listed on Beirut's Stock Exchange at the end of the year 2004 about 57%, and the value of shares traded increased by 51%¹.

¹ "The Lebanese Economy in 2004", the chamber of the Chamber of Commerce, Industry and Agriculture of Beirut and Mount Lebanon. <http://www.lebarmy.gov.lb/article.asp?ln=ar&id=12058>

• Summary

This chapter met one of the aims of this research by applying and utilizing from the CIME's networks to present, study and analyze the experiments of two intermediate cities (Izmir-Turkey and Beirut-Lebanon) about the development projects of their heritage city centers, how the projects can solve the problems of the centers, achieve development of them, and make them as a point toward a massive development for the city as a whole.

The first two parts of the chapter started with presenting the history background of each city, its role in its territorial as an intermediate city. The identification of the archeological and urban heritage sites in the city. There is essential in this section of the chapter to give a background about the city which the heritage city center is the analytical study of the research and it is considered a part of the urban morphology of the city and its history.

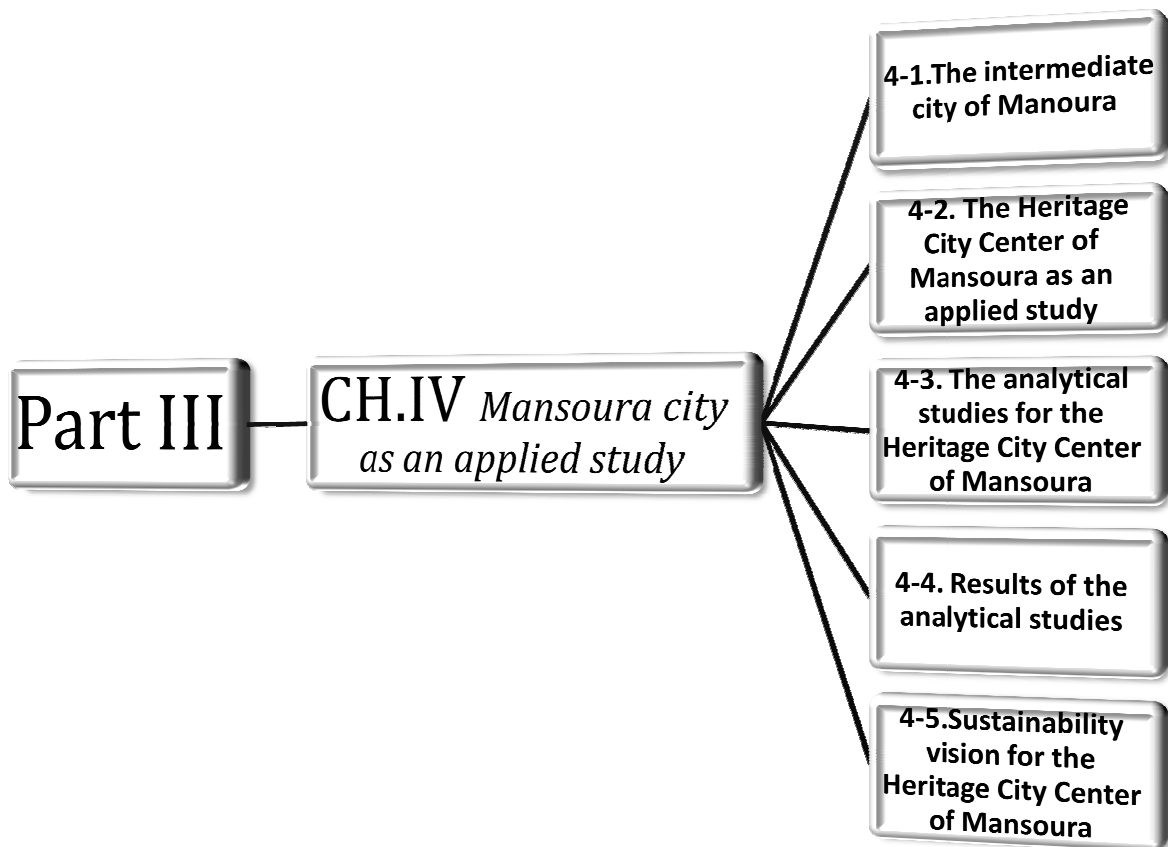
Then, the research focused on the heritage city center as an analytical study by presenting the geographical, social and economic aspects, the problems and threats that faced these urban heritage sites, the previous urban development projects, the concept, objectives and processes of the recent development project of the heritage city center.

The third part of the chapter, analyzed the two experiments through a comparison study. It finally concluded the results of the study. The benefits of these experiments will help the research to make a sustainability vision which can be applied in another intermediate city which its urban heritage sites are suffering from problems, threats or risks.

It can be concluded that the successful experiments of the intermediate cities aren't related to the location of the city in developing or developed countries. It may be located in developing country, but have a great developed experience resulted from successful experiment in any field, such as Beirut and Izmir, both of them are located in developing countries but have pioneer experiments in the field of the conservation and development their heritage city centers. On the contrary, the experiences of some of intermediate that are located in developed countries may be less developed than the others in developing countries in some fields due to their implementations which dates backed to many decades ago such as (Ferrara-Italy) which its experience of the development of the urban heritage sites dates backed to the 1970s when it implemented a conservation development project in its heritage city center.

PART THREE

Applied Study





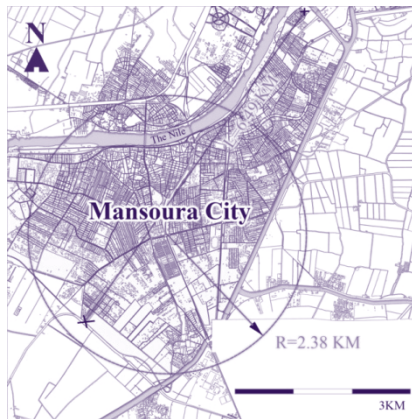
CHAPTER IV



APPLIED STUDY



- 4-1. THE INTERMEDIATE CITY OF MANSOURA- EGYPT**
- 4-2. THE HERITAGE CITY CENTER OF MANSOURA AS AN APPLIED STUDY.**
- 4-3. THE ANALYTICAL STUDIES FOR THE HERITAGE CENTER OF MANSOURA.**
- 4-4. RESULTS OF THE ANALYTICAL STUDIES.**
- 4-5. SUSTAINABILITY VISION FOR THE HERITAGE CITY CENTER OF MANSOURA**



MANSOURA CITY - EGYPT

AS AN APPLIED STUDY

4-1. The Intermediate city of Mansoura -Egypt.....	178
4-1-1. <i>Mansoura as an Intermediate City</i>	178
4-1-2. <i>History of Mansoura.....</i>	181
4-1-3. <i>Archeological and Urban Heritage sites of Mansoura</i>	184
4-2. The Heritage city center of Mansoura as applied study.....	188
4-2-1. <i>The History of heritage city center of Mansoura.....</i>	192
4-2-2. <i>Socio-Cultural and Economic aspects of the heritage city center.....</i>	196
4-3. The analytical studies for the Heritage city center of Mansoura.....	198
4-4. Results of the analytical studies of the heritage city center	214
4-4-1. <i>The Threats and Problems that are facing Heritage city center of Mansoura:</i>	214
4-4-2. <i>The SWOT analysis of the Heritage city center of Mansoura:</i>	220
4-5. Sustainability Vision for the Heritage City Center of Mansoura.....	222
4-5-1. <i>The Processes of the Sustainable Development projects</i>	226
Summary	233

4. Mansoura city –Egypt as an applied study

Mansoura city is an Egyptian intermediate city. It has joined to CIMES since 2006. It is one of the intermediate cities that are located in developing countries and has several problems in its urban heritage sites that are suffering from many threats and risks that are threatened them with extinction.

The development projects of the urban heritage sites in the developing countries always faces many obstacles such as the absent of conservation policies at the levels of local, governorate, national governments, the lack of financial resources, the weakening of conservation institutions.

This chapter aims to apply the benefits that are resulted from the comparison study of the chapter three, for making a sustainability vision for the heritage city center of Mansoura, for solving its problems, meeting the needs of the citizens and its inhabitants and making the center as a point toward a massive development for the city as a whole.

In this chapter, the research seeks to achieve the main objective of the research to achieve the massive development of the city through the sustainability of these urban heritage sites.

4-1. The Intermediate city of Mansoura -Egypt

Mansoura one of the largest cities in the delta region that is located in the north of Egypt, it lies on the east bank of Damietta branch of the Nile. Fig (4-1). It is located about 120 Km northeast of the Egyptian capital "Cairo". It is the capital of Ad-Dakahlyia Governorate (Province) with population about 439,348 people/2006.¹



Fig (4-1) The Nile Cornish of Mansoura city
Source: www.3emara.net (July2011)

Mansoura characterizes by its history which dates back to nearly one thousand years ago, it witnessed the Famous two battles, the first occurred in 1250 (Mansoura Battle), and the other was the Mansoura air battle occurred over the city in 1973.

The city characterizes by its architectural style and the heritage value of its urban heritage sites including the heritage city center area and other city's districts.

4-1-1. Mansoura as an Intermediate City

Mansoura city has joined to CIMES since 2006², it possesses the features of an intermediate city, it plays a clear territorial role, through its administrative function as a capital of Ad-Dakahlyia governorate and the residence of the governorate building and the governor, its territorial influence is represented as a circle with radius **63 km** and Mansoura is its center.fig(4-4).

The city is considerate as a service, commercial and medical center for its territorial including the city's surrounding rural villages and cities. The services' sector constitutes **53.5%** of the employment structure of the city, the commercial sector is **17.2%** and the industrial sector constitutes **14.1%**. The rate of unemployment is **11.6%** due to the increasing of the rate of immigration from the rural areas to the city.³

The total city's area is **1663 Ha**. The radius of Mansoura city is **2.38 km** (whose circumference inscribes approximately 70% of the urban population)

¹ <http://www.citypopulation.de/Egypt.html>

² Mansoura city joined to intermediate cities programe (CIMES) after, Dr. Ahmed Rashed, (Head of the Architecture department –Mansoura University) was signed protocol with Prof. Josep Maria Llop-Torné (Director UNESCO CHAIR UdL and & UIA-CIMES Work) Program.

³ Mekawy, Mohamed Abd-El-Rahman (2009)," **Towards A Strategy For Development Of The Urban Communities In Egypt- The Case Of Al-Mansoura City In Dakahlyia Province**", Engineering Magazine of Mansoura University-Egypt.

fig(4-3), while the straight line is **6.5 km** between the two most extreme points of the consolidated urban nucleus of the city. Fig (4-5).

The University of Mansoura was founded in 1962, initially as a branch of Cairo University. According to the university estimates/2011, the number of students in academic year (2010-2011) is 94,694.¹ The most of its students are Egyptian from Mansoura, rural and urban surrounding areas, adjacent cities and governorates.

The university also attracts foreign students from Arab, Africa and Far East countries for studying especially in the medicine and engineering faculties. The university hosts many international conferences, especially, in the medical field. It has an Olympic village which hosts many national and Arab championships.

Mansoura is known as the medical capital of Egypt, it comprises of five General hospitals and nine specialized Medical centers with total beds more than 3300. In additions, the city contains a great number of clinics that concentrates in the heritage city center area of Mansoura.

The Urology and Nephrology center of Mansoura University is considered to be the best kidney center in the Middle East and Africa. The center treats its patients free of charge.² Fig (4-2).



Fig (4-2) Urology and Nephrology center in Mansoura

Source:

<http://www.mans.edu.eg/univphoto/sites/sites.htm> (July2011)



Fig (4-3) The map of Mansoura city
Source: (Researcher)

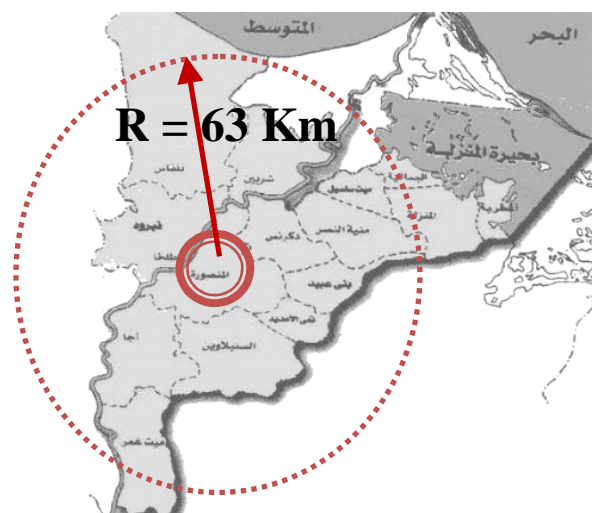


Fig (4-4) Map of Ad-Dakahlyia Governorate and the location of the capital, and the circle of its influence

Source: <http://mansouranews.net/home/wp-content/uploads/2010/09/osama101.jpg>
(July2011)

¹ <http://home.mans.eun.eg/general/arabic/>

² Abul-Geit, Zeinab(1999), "Meandering Around Mansoura", Al-Ahram Weekly, 20 - 26 May 1999, Issue No. 430.



Fig (4- 5) The Mansoura city's technical Sheet-record of CIMES

Source : (Researcher) , Source of data from:

- Mekawy, Mohamed Abd-El-Rahman (2009).
- Ministry of health, <http://www.mohp.gov.eg/> (July 2011)
- <http://www.citypopulation.de/Egypt.html> (July 2011)
- <http://home.mans.eun.eg/general/arabic/> (July 2011)

4-1-2. History of Mansoura

The city dates back to more than one thousands of years according to the oldest mosque of the city "El-Mwafy mosque" which built in 998, at that time, the city was just a small village overlooking the Nile and surrounding with farmlands, it was named Geziret El ward means "Rose Island" ¹. In 1219, El-Malik El-Kamed Ayoub constructed the city as a defensive city after the crusades occupied Damietta city during the seventh crusade. The city



Fig (4-6) Huge painting in Dar Ibn Lokman museum depict the Battle of Mansoura
Source: (Researcher)

gained both the great fame and its name which means "the victorious" after the Egyptians defeated the crusaders in the main battle of Mansoura in 1250 which led to capture Louis IX of France and two of his brothers and imprison them in the house of Ben Lokman.²Fig (4-6), Fig (4-7). In this period, the defective concept affected on the urban morphology of the city, that was clear through its streets which were narrow and winding. The city continued its growth slowly until the reign of Mohamed Ali



Fig (4-7) Huge painting in Dar Ibn Lokman museum depict the capture of the king Louis IX during Mansoura battle
Source: (Researcher) captured from Dar Ibn Lokman Musuem at Mansoura.

Basha in the beginning of the 19th century.³ In this period, the city started its ascent through its role as a capital of Ad-Dakahlyia governorate and as an important

commercial center mediates the delta for agriculture products such as cotton, rice and wheat. This had the effect for attracting the foreign communities to live in the city especially those from Greece, Italy and France.⁴ The foreign communities had a great effect on the urban fabric of the city by constructing schools which adopted the western method in the education, constructing their

¹ El-Dyasty, Saleh(1960), " **Ad-Dakahlyia and Its Glories**", the Mansoura culture palace's library.

² http://en.wikipedia.org/wiki/Mansoura_Egypt

³ El-Aishy, Alaa M.Shams El-Din(2006),"**The Aesthetical Values in Heriatge Architecure in Egypt**", P.H.D, Architecture Department, Faculty of Engineering, Mansoura University, Egypt, page 95

⁴ El-Kerdany, Dalila.; Rashed, Ahmed; Abo-Lila, Mohamed and Abdallah , Mahmoud(2005),"**The Internationality of The Architectural and Urban Heritage of The City of Mansoura- Is Actually or Fantasy?**", the international conference for managing the common heritage of the Mediterranean basin's countries, Alexandria-Egypt , page 1.

houses and buildings with western architecture styles, and adding new uses which appeared for first time in the city such as bars, theatres, cafes..etc.

For that, the second half of 19th century was the turning point in the city's history and urban morphology which transforming the city from traditional character to global figure with western character.¹ By the end of the 19 century, the city characterized by its souks , palaces, buildings and public baths as well as the new street "El-seka El-Gedida"² that was built over the ottoman organic urban fabric as one of the applications of western urban concepts that have been imported to Egypt.

The city's area became 1.1 km Sq . It was defined by the Nile in the north and the railway line in the east.³

In the beginning of the 20 century, the city more expanded through two axes, the east-west axis aligned

the Nile by expanding slowly toward the west axis, rapidly toward the east surpassing the railway line , the city's urban fabric also expanded toward the south axis with 1.05 km in length and its total area became 4.7 km sq . It exceeded over than 6.0 km sq in the mid of the century. fig(4-8),fig(4-9)

The western urban concept began to apply in new districts of the city such as the linear pattern in Mokhtalat district and geometric grid pattern in Hosaneyia and Toriel districts. In this period, the city gained more squares, avenues, palaces and commercial streets.⁴

In the 1970s, the city witnessed a great event "the Mansoura Air Battle" in 14 October 1973, it occurred over the city of Mansoura, Israeli jet fighters battled with the Egyptian air force planes for 53 minutes, 18 Israeli planes were downed, the rest retreated and Egypt only loss six planes despite the numerical



Fig (4-8) Mansoura municipality palace in 1906

Source:

<http://www.egyptedantan.com/mansourah/mansourah2.htm>
(July2011)



Fig (4-9) El-Mokhtalat district and Mansoura Bridge for trains in 1938

Source:

<http://www.egyptedantan.com/mansourah/mansourah2.htm>
(July2011)

¹ Ibid

² Mobarak, Ali(2002), "Tawfikeya Schemes For Egypt: Cairo and Famous and Old towns", part 15, Second edition, Cairo, page 260-261.

³ El-Aishy, Alaa M.Shams El-Din(2006), page 98.

⁴ Ibid, page 99, 100.

and qualitative superiority of the Israeli warplanes.¹ This battle was one of the large air battles of the October war.²

By the end of 1970s, the city had 10.2 km sq. , the city's urban fabric expanded and merged with nearest villages and became as new districts within the city such as Sandob in the south and Gedila in the east., the city's old districts became high density at the time with filling the city's canals. The slums became widespread over farmlands in the south-west axis.³ Fig(4-10).

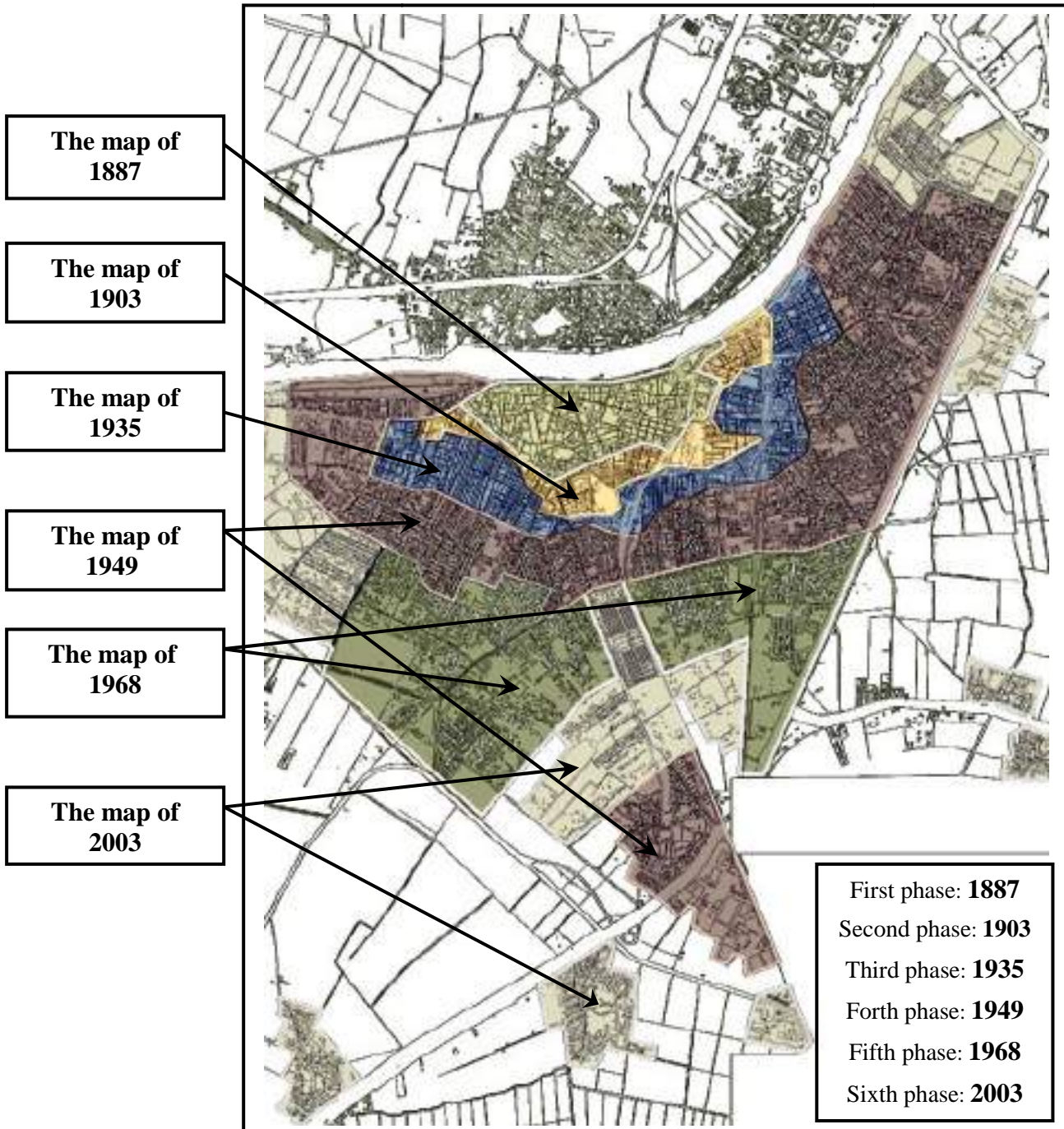


Fig (4-10) The development of urban morphology of Mansoura city

Source: Abou-Lila, M. M. Shawky (2008),page 107, based on the maps of Egyptian survey authority

¹ http://en.wikipedia.org/wiki/Mansoura,_Egypt

² http://en.wikipedia.org/wiki/Air_Battle_of_El_Mansoura

³ El-Aishy, Alaa M.Shams El-Din(2006), page 102

4-1-3. Archeological and Urban Heritage sites of Mansoura



Fig (4-11) Urban heritage sites of Mansoura
Source: (Researcher)

Mansoura has a rich built heritage that resulted from different periods, started from Ayobi era to the rich period between the mid of 19th century and the mid of the 20th century which characterized by merging of Egyptians and foreign communities that resulted an unique urban heritage fabric mixed the Islamic styles and the Western styles of the European architecture.

For that, the city has many archeological, heritage buildings and sites some of them dates back to 750 years ago. They ranged between the heritage city center of Mansoura which comprises El-Sekka El-Gedida area (the city commercial center) and Mokhtalat area (the city administration center), and the individual buildings that are distributed all over the city.

Besides the heritage city center, the following are the most important archeological and heritage buildings, and urban heritage sites in the city: fig (4-11)

Dar Ibn Lokman

- It was built at the same time of the city's construction in 1219 as a house of the chief justice of the city Ibrahim Ibn Lokman.¹ At that time, it was located on the shore line of the Nile, but over time the Nile moved away from it, a distance of about 500 meters.²
- The Dar gained its fame when Louis IX, King of France and his brothers Charles and Alfonse imprisoned in it, after the seventh Crusade was defeated by Kamal El-Ayoubi, the nephew of the hero Salaheddin El-Ayoubi in 1250.³
- The architecture of the Dar belonging to the old Arabian style with two floors and a court, Fig(4-12),fig (4-13), it has now been turned into a museum containing some the king's personal items, a huge chair, ceramic water container that he used for drinking as well as the statues of the king and his servant with normal scale, the suits of mail and swords of the crusaders, collections of maps and huge painting depict the Battle of Mansoura. Fig(4-14)



Fig (4-12) The entrance of Dar Ibn Lokman
Source: (Researcher)



Fig (4-13) Dar Ibn Lokman from inside
Source: (Researcher)



Fig (4-14) The statues of the king Louis IX and his servant
Source: (Researcher)

El-Saleh Ayoub Mosque

The mosque of El-Saleh Ayoub El-Kebir was constructed by the sultan himself in 1243⁴ or by a loyal servant (according to some references),⁵ it consists of two floors, the prayer area located in the first floor. The mosque has an archeological masterpiece minaret with Mumluk architecture style, and it had a rest for the visitors from Mumluks. Fig (4-15).



Fig (4-15) The Islamic architectural details of the main façade of El-Saleh Ayoub Mosque
Source: (Researcher)

¹ Abd El-Hamid, Abd Elsatar Mahmoud "An Historical and archeological study for Ad-Dakahlia Governorate during the Islamic period", P.H.D, the arts and sciences faculty, Ain Shams University, Egypt. Page 224, 225.

² Abd-Elrahman, Haydi(2009)," Dar Ibn Lokman ...and The Victory's Story In Egypt", The archeological Magazine, <http://www.archaeologic.net/cmds.php?action=newsopen&id=2047>

³ Abul-Geit, Zeinab(1999).

⁴ http://ar.wikipedia.org/wiki/%D8%A7%D9%84%D8%B5%D8%A7%D9%84%D8%AD_%D8%A3%D9%8A%D9%88%D8%A8

⁵ Abul-Geit, Zeinab(1999).

**El-Shenawy palace
(Mansoura National Museum)**

The palace was built by Mohamed Basha El-shenawy (a member of the Wafd Party, and of the Upper House of Parliament) in 1928 by an Italian architect, elite of Italian workers and engineers. Fig (4-16). It was taken a certificate stating that "it is the most magnificent of its style outside of Italy".¹ Fig(4-17)

Its facades have a European architecture style, it consists of two floors and basement, it also characterizes by its interior designs with magnificent columns, paintings, and the wooden stairs between the two floors as well as decorated doors and the gypsies ornaments.

The palace hosted King Farok and other famous politicians such as saad Zaghoul and Mostafat El-Nahas basha, so it was known of Kasr El-Omma (nation's palace).²

Recently, it has been registered as an archeological monument and the ministry of culture carrying out the implementations to transform it into a national museum for Mansoura.



Fig(4-16) El-Shenawy palace
Source: (Researcher)



Fig(4-17) the certificate stating that "the palace is the most magnificent of its style outside of Italy
Source: (Researcher)

Khedive Ismail Palace

The Khedive Ismail Palace was built by Khedive Ismail in 1866, it comprises of three buildings: the palace with two parts (northern and southern buildings) and the palace's extension (the marine's building).

a) The two parts of the palace was joined by a bridge for a long time. It was transformed into the Mixed Tribunal in 1878. The original architecture style of its facades was modification several times by the government. Now, it is the Mansoura court of appeal. Fig (4-18), fig(4-19), fig (4-20).

b) The marine's building: was allocated for receipting the



Fig(4-18)The Khedive Ismail palace and its joining bridge in 1903
Source:

<http://www.egyptedantan.com/egypt.htm> (July2011)

¹ Ibid

² "El-Shenawy Palace Tells the History Of Ad-Dakahlyia", an article, El-Shabab Magazine ,Issue No.313, August 2003.

Khedive Ismail Palace

personages of the state when they visited the city. In 1870, it was transformed into Ismalila Tribunal. Later, it was a seat of the Democratic National Party and library of heirtage documents, Now, it is abounded and ruined after fire that was breakout in it during the 25 january revolution in 2011. Fig (4-21).



Fig(4-19) the prosecution's building (The Northern building of the khedive Ismail palace)
Source:
(Researcher)



Fig(4-20),Fig (4-21) The southern building of the palace (Mansoura court of appeal) and the marine's building in 2009
Source: (Researcher)

Ibrahim Basha El- Shenawy Palace

The palace was built by Ibrahim basha El-Shenawy in 1928, at that time, it was surrounded by two canals from the west and the south. Later, it transformed into the old security directorate. The palace characterizes by two towers surmounted by two domes and the European architecture style (Neo-Baroque) of its facades. Fig (4-22).



Fig(4-22) Ibrahim Basha El-Shenawy palace
Source: (Researcher)

Toriel District

It was ranked as the third urban heritage site in the city, following the El-Mokhtalat and El-sekka El-Gedida districts. It was built at time later than the other two districts.
- Its construction dates back to 1920s, it was built in the east of the city by a company. 80% of its shares were owned by Jewish community.

Toriel District

The name of Toriel district is derives from Elie Toriel (belonging to the French community) the head of the company.¹

- At the time of its construction, the new district's location characterized by surrounded the Nile from the north and the canals from south and west and joined to city through two bridges. Due its location, the new residential district allocated for luxurious villas and palaces, so, it was the preferred residence for rich from Egyptians and foreigners.²
- The urban morphology of Toriel designed in grid pattern concept with taken into account the spaces and garden, it contains a small zoo in its eastern edge.

During the ten years ago, the urban heritage fabric of Toriel has lost many of its aspects by demolitions of many heritage villas and gardens, and replacing them with new buildings, most of them suffering from the absent of the aesthetic values. Fig(4-23), Fig(4-24), Fig(4-25).



Fig(4-23), Fig(4-24), Fig(4-25) Some of Toriel district's heritage villas

Source : (Researcher)

4-2. The Heritage city center of Mansoura as applied study

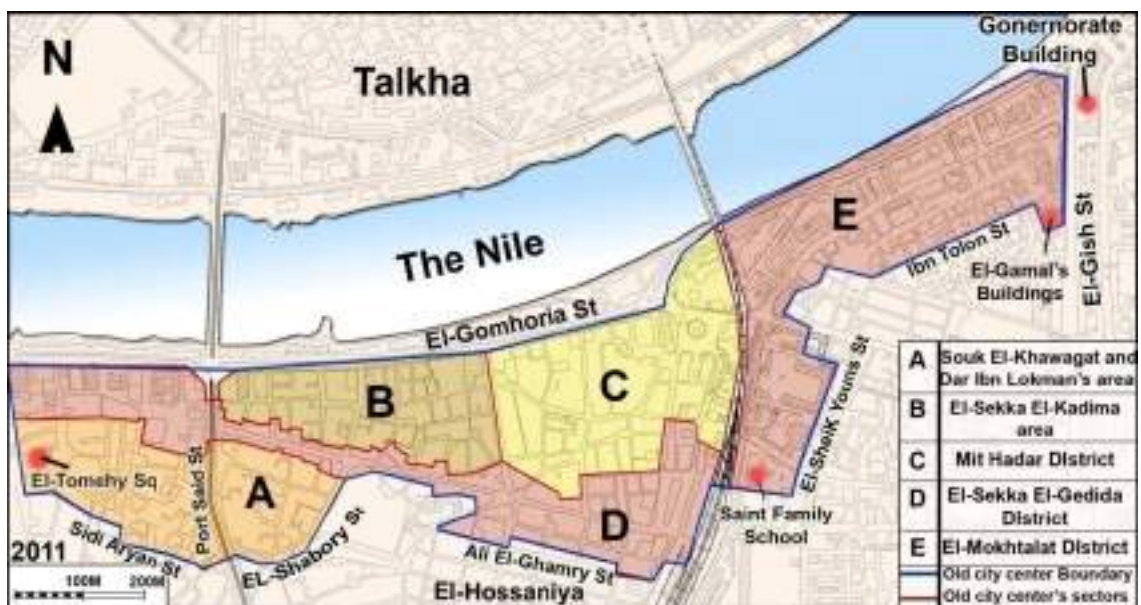


Fig (4-26) The old city center of Mansoura

Source: (Researcher)

¹ El-Aishy, Alaa M.Shams El-Din(2006), page 8.

² Abd-El-Hamid, Wasem (1971), "The City of Mansoura as a Civil Study", Unpublished Master thesis, Faculty of Arts, geographic Department, Cairo University, page 37-38.

The old city center of Mansoura:

It is the area which most of the city activities (commercial, medical, services, institutions and city and governorate's administrations) are concentrated since the date of the city's construction until today. This area is not represented only the center of the city, but as a regional center of Ad-Dakahlyia governorate and Delta region as a whole.¹

The research defined the old city center by El-Gomhoria St. and the Nile at north, El-Geish St. and El-Sheik Youns St. at East, El-Tomehy Sq. at west, and Saint family school, El-Gamal's buildings, Ibn Tolon St, Ali Ghamry st, El-Shabory and sidi Aryan st. at south. Fig (4-26)

The research divided the old city center of Mansoura into five sectors according to their character and their urban morphology. Fig (4-26)

The sector A and D, despite their pattern were interrupted by Port said street in a later period for their construction and divided each of them into two parts; the research defined them according to the original urban morphology.

This area represents the old Mansoura and its first nucleus that was formed from nearly one thousand years ago. It comprised the most of city's heritage assets which were diversified among their heritage, architecture, aesthetic values.

Recently, this area lost most of its heritage assets during demotions processes were acted in the absence of the laws and the monitoring of the local administrations.

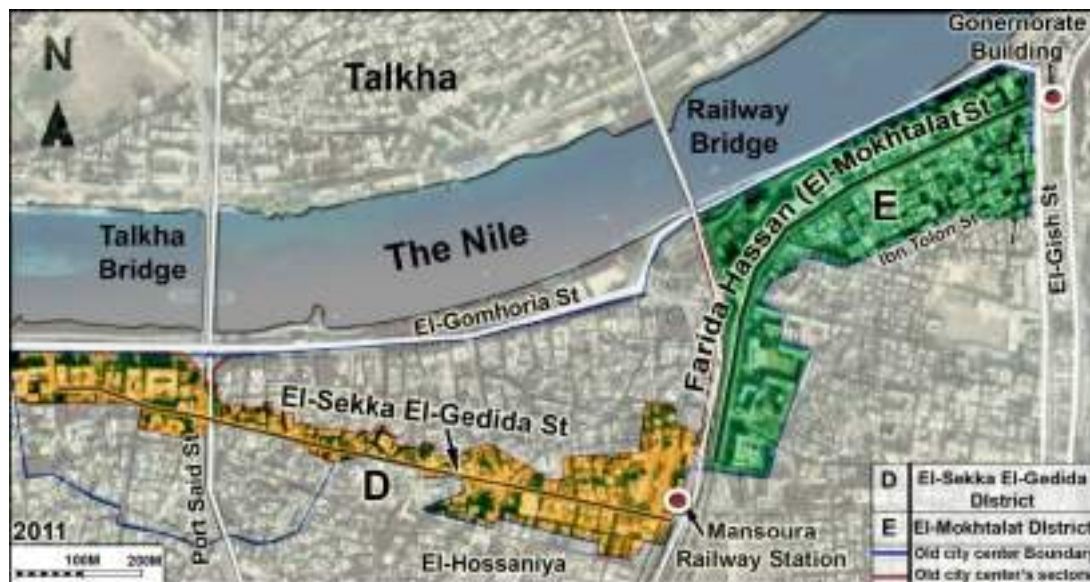
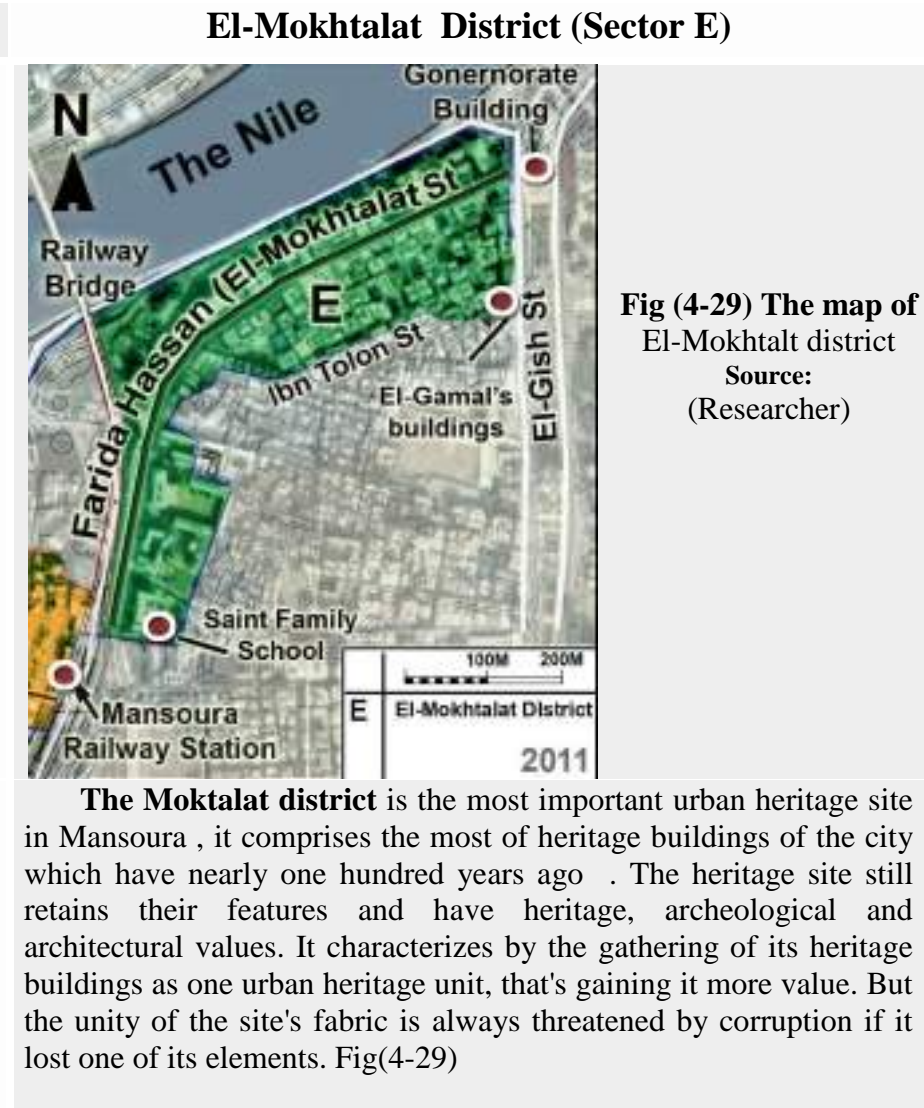
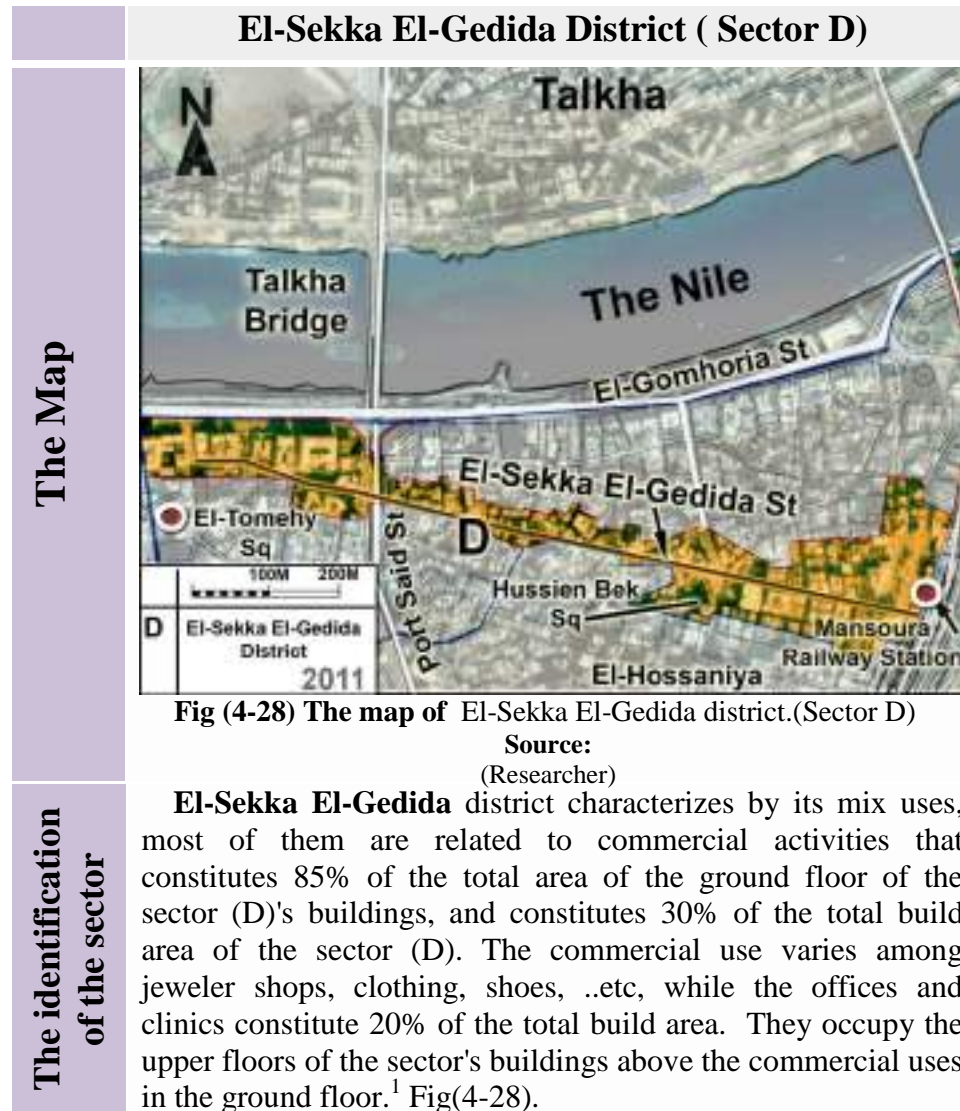


Fig (4-27)
The
Heritage
city center
of
Mansoura
Source:
(Researcher)

Currently, only the D and E Sectors at the old city center still retain their heritage characteristics including their heritage fabric, assets and characters. The both of these sectors (El-Sekka El-Gedida and El-Mokhtalat districts) which are the focus of the research's applied study are known as the heritage city center of Mansoura. Fig (4-27)

¹ El-Aishy, Alaa M. Shams El-Din (2006), page 172.



¹ According to the analytical studies that are executed by the researcher in the following points in this chapter.

El-Sekka El-Gedida District (Sector D)

The district comprises many heritage buildings (whether they are commercial, residential uses or mix of both) which their original owners were foreigners (now are owned by the Egyptian citizens). Some of these buildings housed new uses that were imported for the first time from the west to this Egyptian city as (theatres, hotels, cinemas, bars and cafes), the foreign owners also imported and used European styles in their building's facades. ¹ fig (4-30). For a long time, the El-Sekka el-gedida st. has been considered by the citizens of the city and region as the city commercial center.



Fig (4-30) El-Sekka El-Gedida st. in 1908

Source:

<http://www.egyptedantan.com/mansourah/mansourah2.htm> (July 2011)

El-Mokhtalat District (Sector E)

Fig (4-31) El-Ameryia preparatory school for boys.
It was built in 1835.

Source:

(Researcher)

For a long time, El-Mokhtalat district has been considered by the citizens of the city as the city's administration center for comprising: the apple de court ,prosecution's building, survey Authority, two catholic churches, and a number of historical and the most important schools in the city (Catholic school [the god's care] and El-Ameryia preparatory school for boys fig(4-31), the saint family and the secondary school for girls , and the Islamic school, as well as the Ad-Dakahlyia Governorate buildings which is located in the end of the east axis of the street.

Besides the residential, educational and offices uses, the District has some other activities such as Bazaars, galleries, cafes and restaurants.

¹ El-Gezawy, Lamis; Abo-Lila, M. Shawky and Foda, Mohand(2010)," **The Effect of the Urban Heriatge Sites Sustainable On The Development Of Intermendiate Cities**", the 7th interneational engineering conference , Mansoura university,Egypt, page 308.

4-2-1. The History of heritage city center of Mansoura

El-Sekka El-Gedida District

El-sekka El-gedida district and its surrounding area (sector A,B and C) dates back to the construction of the city for one thousand years ago. It had two nucleuses that played a great role for developing the urban morphology of the city, and became the starting point for shaping it to its current urban form, these nucleuses were as follows:

a- Dar Ibn Lokman:

For its importance role followed the Mansoura Battle during the first years of the age of the city, it motivated for the growth of the city's urban fabric surrounding it as a semicircle form and its center was the Dar⁴. It was characterized by narrow and winding alleyways, and incompatibility of its buildings whether their styles or heights. Later, some of the area's buildings were demolished and replaced by new ones.⁵ Now, it characterizes by the old and modern styles of its buildings within the heritage



Fig (4-32) El-Sekka El-Gedida st. in 1908

Source:

<http://www.egyptedantan.com/mansourah/mansourah2.htm>

(July 2011)

El-Mokhtalat District

El-Mokhtalt district dates back to the Khedive Ismail era in the end of the 19 century. At that time, he built his palace at an unique place overlooking the Nile on the east of the city.¹ The construction of palace was completed in 1866. At that time, it was surrounded by gardens with 40 acre.² fig (4-34)

In 1878, the palace was transformed to the Mixed Tribunal ,that had a great role to re-plan the area into a geometric urban pattern which fruited by the beginning of 20th century a new district characterized by its residential and schools buildings with its western styles (Neo-classic and Mediterranean), the district's inhabitants varied between foreign communities and Egyptians. Fig (4-33)



Fig (4-33) El-Mokhtalt district. at the mid of 20th century

Source:

Unknown

¹ Ahmed, Hany saad(2001), "The Observation and Analysis of Archeological Buildings Have an Architectural Value in the City of Mansoura and Its Surroundings Areas", Master Thesis, faculty of engineering, Al-Azhar University, Egypt.

² Mobarak, Ali(2002),page 260-261

⁴ Abou-Lila, M. M. Shawky (2008), page 108.

⁵ Abd-El-Hamid,Wasem (1971), page 171-172.

atmosphere of the site (Al-Khawagat souk) with the traditional, flashy-colored and cheap products which are selling in its narrow alleyways.

b- Old marine: it was located in the point of the narrower width of the Nile. The old marine with its boats were the main transport that linked the city to the other regions and rural areas through the river, it was a city's northern gate that receipted the visitors of the city from the traders and farmers for long time until the construction of the Talkha bridge at the same point in the beginning of the 20th century. For that, this area (Later El-Sekka El-gedida) was an attractive point for the commercial and services activities which led to build an urban fabric with an organic pattern similar to the other that is located round Dar Ibn Lokman.¹

In the era of Khedive Ismail at the end of the 19th century, El-Sekka El-Gedida street became the first application of the western concepts that has been applied in the city, the urban fabric of this area transformed from the Ottoman organic pattern to a new geometric linear pattern by build a linear street extends from the Mansoura station's square in the East to the El-Tomehy Square in the West² with length of 1 km and width of 11 m. It is a main collector of north-south alleyways and arteries linking the street to the Nile in the North ,and the El-Togar souk and El-Hosaneya District in the south.

The street characterizes by three inner squares: Hessien Bek sq. El-Thawra sq. and El-Abbasi square. Fig (4-32), fig (4-36), fig(4-37).

Since its construction. El-Mokhtalat characterizes by the diversity of its land uses among residential uses, the Egyptian and foreign schools such as (Saint family school for

girls which was affiliated to the French Government) and the lawyers offices that have related to the location of the tribunal in the district. Fig (4-35).



Fig (4-34) The southern building of the khedive Ismail palace become the justice palace in 1924

Source:

<http://www.egyptdantan.com/egypt.htm>

(July 2011)



Fig (4-35) Saint Family School

Source:

(Researcher)

¹ El-Aishy, Alaa M. Shams El-Din (2006), page 169.

² Foda, Mohamad Ali & Abo lila, Mohammed Sawky (2010), pages 3-109, 3-110.

The street was firstly named Ismail St. After the revolution of 1952, it was renamed to El-Thawra (the revolution) St , but it has been known through the ages as El-Sekka El-Gedida st.⁶



Fig (4-36), (4-37) show two images of the western entrance of El-Sekka El-Gedida St. from the station Sq. the first was captured in the beginning of 20th century and the second was captured in Dec. 2010.



Source of the first image: unknown, **the source of** the second is the researcher

In 1920s, the northern waterfront of the district was built. It characterizes by the facades of its residential buildings that have a unique architectural styles belonging to the Mediterranean architecture. Fig (4-38)



Fig (4-38) El-Mokhtalat district's northern waterfront

Source:
(Researcher)

El-Mokhtalat St. firstly was named as El-Malek El-Kamel Street. In 1930s, it was renamed to Farouk I St., but after the revolution of 1952, the street was renamed to Nahdet-Masr St. Now, it is Farida Hassan St. but it has been known through the ages as El-Mokhtalat St. (Mix tribunal St.).¹

¹ El-Aishy, Alaa M.Shams El-Din(2006), page 188

⁶ El-Aishy, Alaa M.Shams El-Din(2006), page 173.

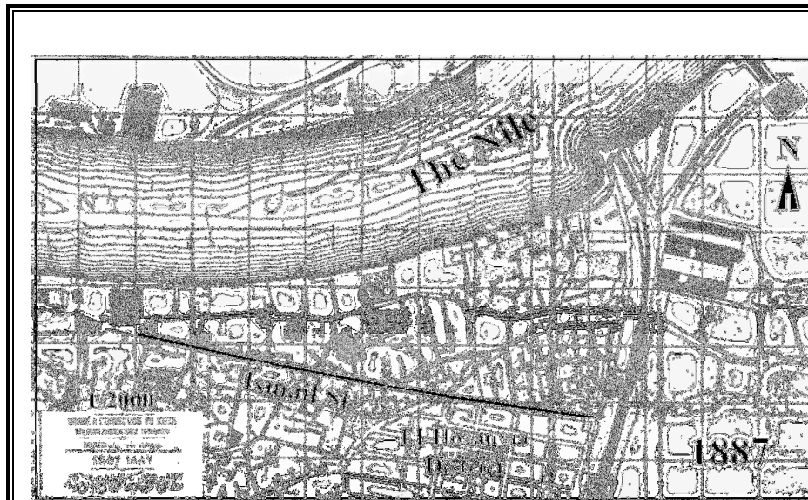


Fig (4-39) Sekka El-Gedida st. in the Mansoura's first map of 1887, Mokhtalat district wasn't constructed yet.

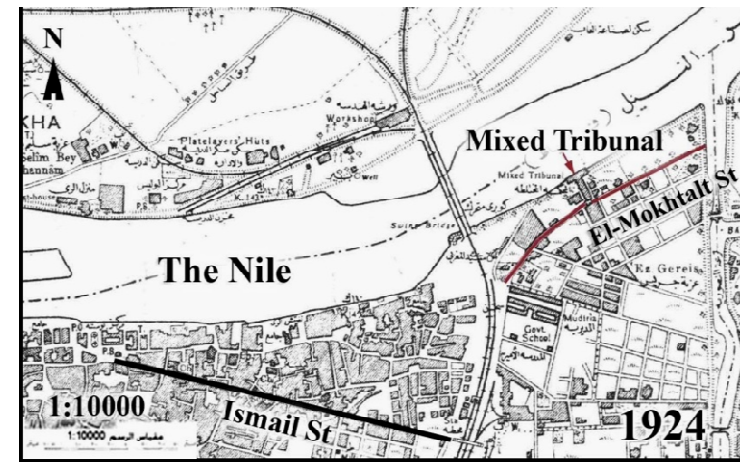


Fig (4-40) Sekka El-Gedida and El-Mokhtalat districts in the map of 1924

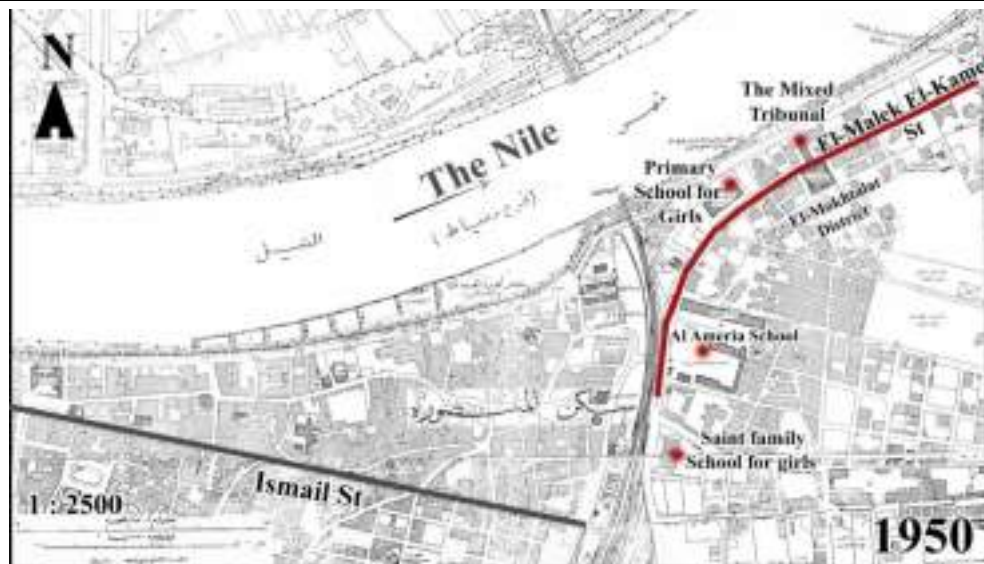


Fig (4-41) Sekka El-Gedida and El-Mokhtalat districts in the map of 1950

Source of maps : Egyptian survey Authority

4-2-2. Socio-Cultural and Economic aspects of the heritage city center

a- The social Aspects:

In the beginning of 19th century, Mansoura became an attractive point for foreign communities that came to Egypt due to its economic prosperity or other reasons related to political or difficult economic circumstances in their countries. At that time, the city characterized by its demographic structure which varied between the Egyptians and foreign communities (Greeks, Italians, Belgians, Germans, Spanish, Brazilians, Iranians, Norwegian, Portuguese, and French, Swiss, British and Spanish nationals). For that, the city contained many foreign consulates to take care of the interests of their nationals, such as the French, Greek, Spain and Italy consulates. fig (4-42)

Some of these communities such as the Greek community were integrated and interactive with the Egyptian society, on contrary many of them lived separated to the local society such as the British community.

All of those contributed at different rates to develop the life aspects of the city as a follows¹:

- The Italian communities contributed in the development the city's urban fabric. Italians given the city the best of its heritage buildings and palaces which have designed by Italian architects such as (Del corey who designed the Alexandria bank's building and Italian lycee school, and A. Merrely who designed the city metropolitan council building and its theatre). The El-Shenawy palace is the most magnificent Italian building not only in the city but outside



Fig (4-42) Spanish consulate of Mansoura city in 1908

Source:

<http://www.egyptedantan.com/mansourah/mansourah.htm> (July 2011)



Fig (4-43) The College Saint-Louis des Christian freres in 1907

Source: (Researcher)



Fig (4-44) Mansoura municipality palace designed by an Italian architect A. Merrely

Source: (Researcher)

¹ El-Kerdany, Dalila.; Rashed, Ahmed; Abo-Lila, Mohamed and Abdallah , Mahmoud(2005).page 3-6.

Italy. Fig (4-17). It was built by elite of Italian workers and engineers.

- The French community built Talkha Bridge in the beginning of the 20th century; they also supported the culture life and education in the city such as the College Saint-Louis des Christian frères. Fig (4-43), and the Sant-family school (was affiliated to the French Government) educated the Egyptian students besides the foreign students according to the French method through the Franciscan nuns.
- Most of the Greek community (the greater foreign community in the city) worked in the commercial activities. They built a Greek school in Mansoura to educate the sons of community at the city and adjacent areas. Fig (4-45)
- The Swiss and Belgium communities supervised the railways implementation in the city and its surrounding areas.



Fig (4-45) The Greek School (Now, Mansoura language school) in 1930

Source:

<http://www.egyptedantan.com/mansourah/mansourah2.htm> (July 2011)

Since 1952, the foreign communities have begun to leave the Egyptian cities and backed to their nations due to some events as (the revolution of July 1952, the declaration of the republic 1953, nationalization laws in 1960s, and the 1956 and 1967 wars). This has caused significant change in the social structure of the city. However, there are a few of Greek families who continued to live in Mansoura until today. Many of the older and best established shops and businesses around the city still bear their original Greek names.

b- The economic aspects:

Since the mid of 19th century, Mansoura has played a great role as a main trade center for agriculture products (Cotton, rice and Wheat) in the delta, that led to the economy prosperity for the city, therefore, it attracted foreign traders and merchants who controlled the trade and commercial exchange with their nations. The trade and commercial activities were a main activity for Greek, French, British communities and others, the

British Jewish traders concentrated in the El-Kekhia Souk, while Italians from Napoli concentrated in El-Hosoneyia district.



Fig (4-46) Al-Khawagat souk

Source:

Abul-Geit, Zeinab(1999).

Since that time to the 1960s, commercial life at the city center has been vivid, it characterized with goods and traders from different countries. The old city center area comprises the most of city's souks such as Al-Khawagat souk. fig(4-46), souk El-Togar, Al-sagha souk (Abbasi area), El-Hossonyia district and El-Sekka El-Gedida street which contained besides the commercial activities, other activities such as: hotels, cinemas, theaters, cafes and bars, that helped the city center to become the main center for the citizens of the city, adjacent cities, villages and the delta as a whole.

At present, the old city center including its five sector has still been an attractive center for selling all kinds of goods as gold products and jewelries, shoes, and clothing (at El-sekka El-Gedida) fig (4-47), traditional products and electronics (at Al-abbasi district and Al-Khawagat souk). It is more attractive mainly for middle class, due to its reasonable prices.

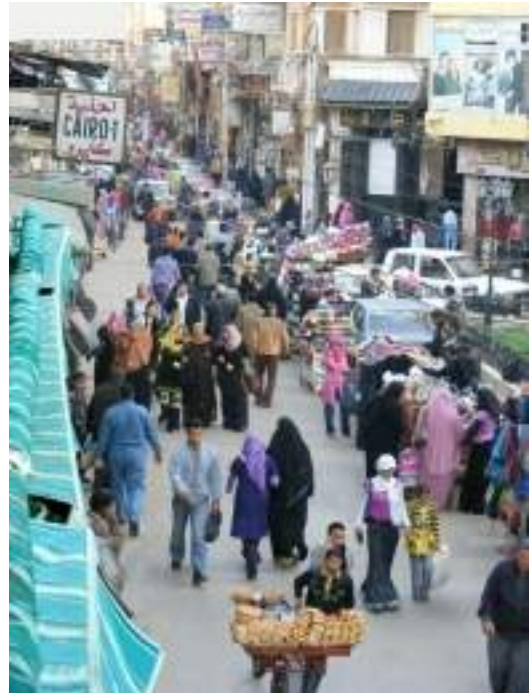


Fig (4-47) The life at El-Sekka El-Gedida St.

Source: (Researcher)

4-3. The analytical studies for the Heritage city center of Mansoura

In this section, the research acts to analyze the characteristics of the urban heritage sites and their urban morphology (street pattern, urban fabric, spaces) of the heritage city center of Mansoura [Sector (D) and (E)] through the following studies:

- a. The conditions of the sectors' buildings.
- b. The structural systems of the sectors' buildings.
- c. The land uses of the heritage city center.
- d. The heights of the sectors' buildings.
- e. The heritage values of the sectors' buildings.
- f. The architectural styles of the heritage buildings.
- g. The landmarks and the visual sequences of the heritage city center.
- h. The previous urban development processes of heritage city center.

Through these analyses studies, the research can conclude the problems of the urban heritage sites that will help the research to create a proposal that can meet the current and future needs of the sites, and solving the sites' problems based on a sustainability vision.

a- The conditions of the Heritage city center's buildings

- El-Sekka El-Gedida District (Sector D)



Fig (4-48) The map of Sector (D) 's buildings conditions
Source: (Reasearcher)

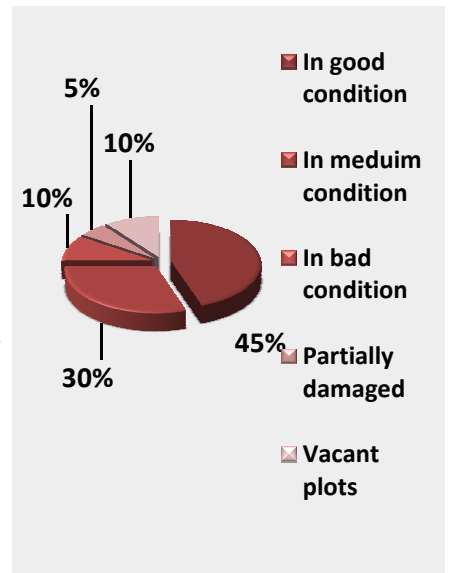


Fig (4-49) The chart of the building conditions.
Source: (Researcher)

- From fig (4-48) and fig (4-49) which illustrate that:
- Most of the buildings of the sector (D) are in good condition with 45%. Most of this proportion for recent buildings (52 buildings), while the heritage building that are in good conditions are 9 buildings only. Fig (4-50)
 - There are 10% of the sector's buildings are in bad condition for the absent of the periodic maintenance and the problems are related to sewerage systems. Fig (4-51)
 - The partially damaged or destroyed buildings are 5 % from the total, most of them are uninhabited and abounded.



Fig (4-51) The heritage building of cinema Riex is in partially damaged condition
Source: (Researcher)



Fig (4-50) Some of sector (D)'s heritage buildings in good condition
Source: (Researcher)

a- The conditions of the Heritage city center's buildings

El-Mokhtalat District (Sector E)

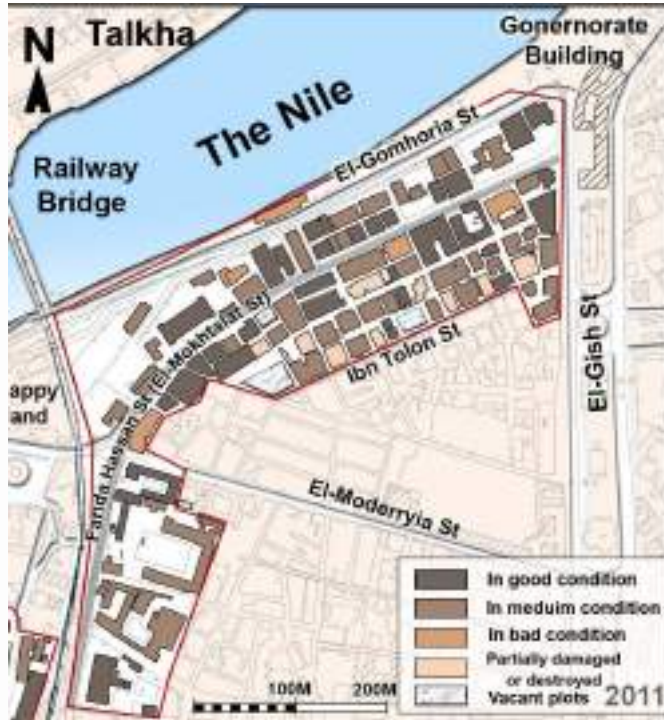


Fig (4-52) The map of Sector (D) 's buildings conditions

Source: (Reasearcher)

Fig (4-54) ,(4-55),(4-56) the meduim,bad and partially damaged of the sector's heritage buildings

Source: (Reasearcher)

From fig (4-52) and fig (4-53) which illustrate that:

- Most of the buildings of Sector (E) are in medium condition with 43%. While the buildings in good condition constitute 39%, most of this proportion for recent buildings (35 buildings), while the heritage building that are in good conditions constitute 5 buildings only.
- 48% of the heritage buildings are in medium condition (19 buildings) from the total (39 buildings). fig (4-54).
- There are only 5% of the sector's buildings are in bad condition, while the partially damaged or destroyed buildings constitute 11 % of the total, most of them are uninhabited and abounded.fig (4-55), fig (4-56).

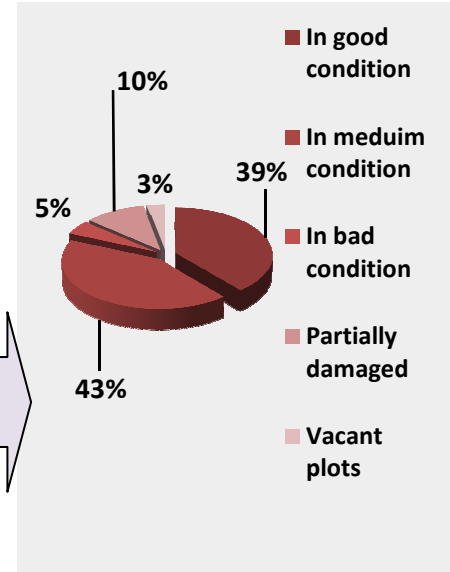


Fig (4-53) The chart of the building conditions.

Source: (Researcher)



b- The structural systems of the Heritage city center's buildings

- El-Sekka El-Gedida District (Sector D)



Fig (4-57) The map of structural systems of the Sector (D) 's buildings
 Source: (Researcher)

From fig (4-57) and fig (4-58) which illustrate that:
 - Most of the sector's buildings structure are reinforced concrete system with 67% fig (5-59). Most of them are new buildings that were constructed in recent time than the other old buildings of the sector which have wall bearing system, they constitute 34 % of the total building and dates backed to the date of the El-Sekka El-Gedida street construction in the era of Khedive Ismail at the end of the 19th century.fig (4-60).

Fig (4-59) shows two buildings have reinforced concrete structure in sector (D)
 Source: (Researcher)

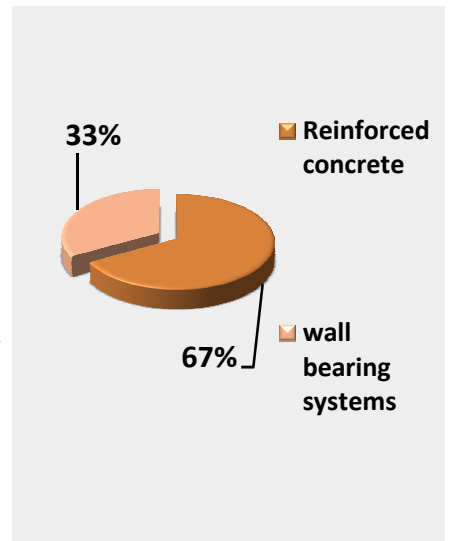


Fig (4-58) The chart of the structural systems
 Source: (Researcher)

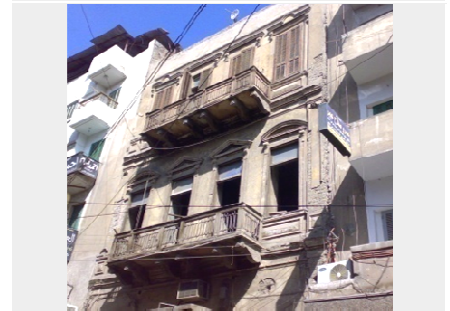


Fig (4-60) One of the sector (D)'s buildings that has wall bearing system
 Source: (Researcher)

b- The structural systems of the Heritage city center's buildings

El-Mokhtalat District (Sector E)

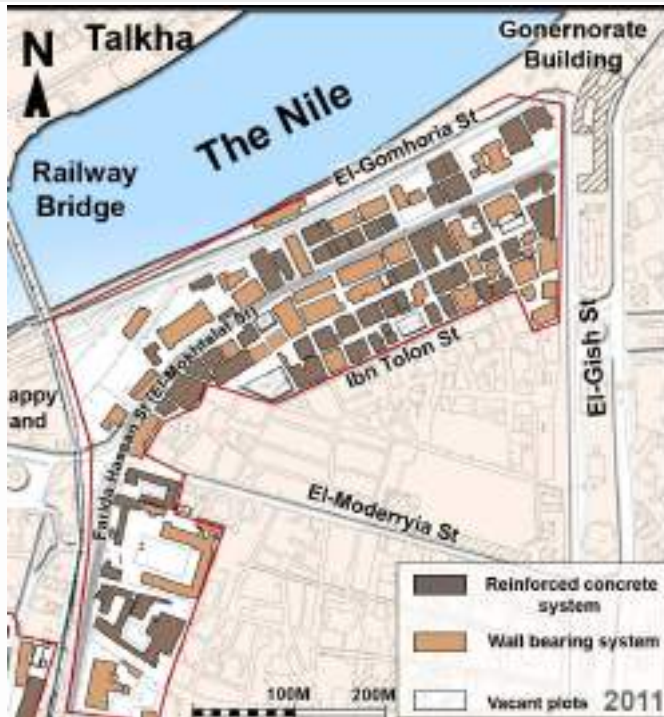


Fig (4-61) The map of structural systems of the Sector (D) 's buildings
Source: (Researcher)

Fig (4-63) ,(4-64) two of the sector(D) 's buildings have reinforced concrete and wall bearing systems
Source: (Researcher)

From fig (4-61) and fig (4-62) which illustrate that:

- 56% of the structures of sector's buildings are reinforced concrete system fig (4-36), most of them are new buildings that were constructed in recent time than the other old buildings of the street which have wall bearing system that constitute 44 % of the total buildings and dates backed to the beginning of the 20th century.fig (4-64).

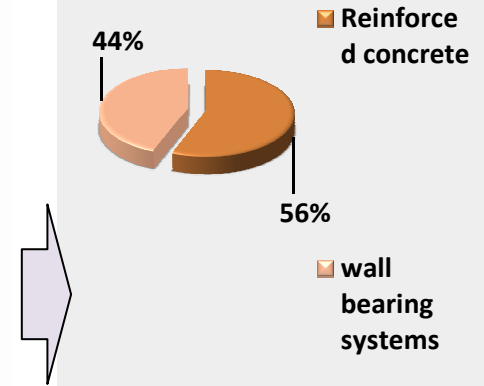


Fig (4-62) The chart of the structural systems
Source: (Researcher)



- El-Sekka El-Gedida District (Sector D)



Fig (4-65) The map of Sector (D) 's buildings heights

Source: (Researcher)

From fig (4-65) and fig (4-66) which show the land uses of the total build area of the sector (D).

The research illustrates the following:

- The sector (D) characterizes by its mix uses that vary among commercial, offices and residential uses and others.
- The commercial use constitutes 30% of the total build area of the sector (D), while it becomes the dominate activity that occupies 85% of the total area of the ground floor of the sector (D) 's buildings. It is varies among jeweler shops, clothing, shoes, ..etc. (This proportion not includes the street vendor's activities). Fig (4-67)
- The governmental uses, offices and clinics constitute 20% of the total build area. They occupy the upper floors of the sector's buildings above the commercial uses in the ground floor.
- The residential use interferes with the other uses in the sector, it constitute 35% of the total build area. There are small proportions for hotels, religion uses, industrial and cultural activities.

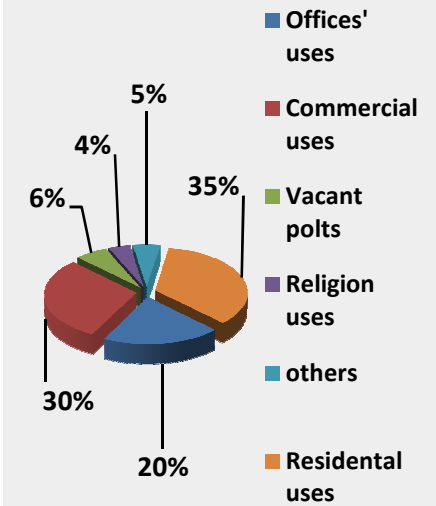


Fig (4-66) The chart of the sector (D's) land use.

Source: (Researcher)



Fig (4-67) the commercial use of El-Sekka El-Gedida St.

Source: (Researcher)

d- The Land uses of the Heritage city center

El-Mokhtalat District (Sector E)

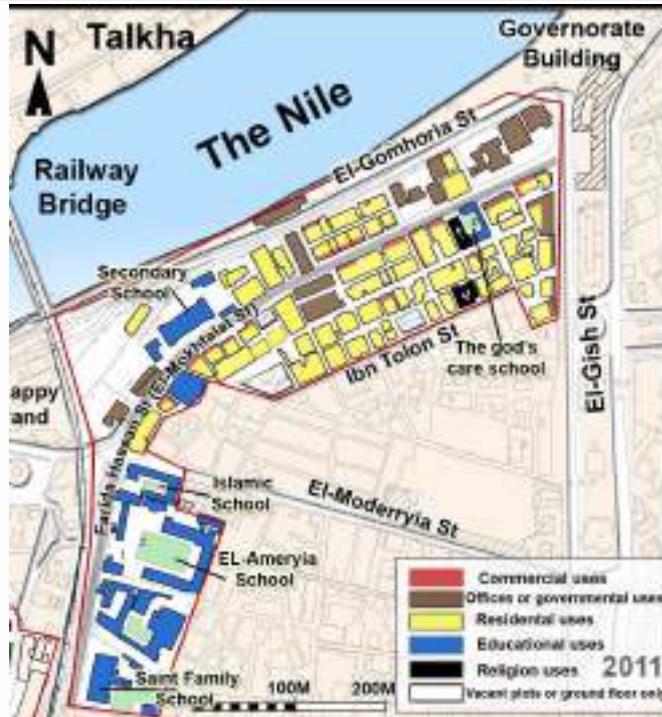


Fig (4-68) The map of Sector (E) 's land uses
Source: (Researcher)



Fig (4-70) the God's care school for boys
Source: (Researcher)

From fig (4-68) and fig (4-69) which show the land uses of the total build area of the sector (E). The research illustrates the following:

- The residential use is the dominate usage in the sector (E) with 60% of the total build area.
- The sector comprises the oldest and the most important schools in the city. The educational uses constitute 15% of the total build area. Fig (4-70)
- The governmental uses such as the Mansoura's court de apple, prosecution, the Egyptian survey authority fig (4-71), the communications and electricity's buildings as well as, the lawyers' offices, all of them constitute 15% of the total build area.
- The commercial use only constitutes 5%. Many of them are related to the educational supplies, as well as bazaars, antics' shops, galleries and cafes.
- The previous proportions of the sector's (E) land uses show that El-Mokhtalat district has retained its structure of land uses since its construction from nearly one hundred of years, that is confined among the residential, educational and offices uses.

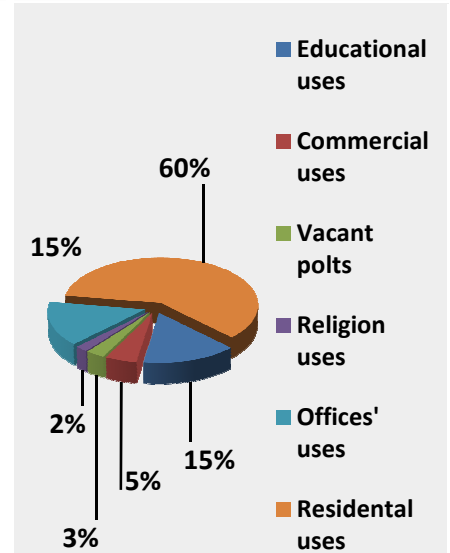


Fig (4-69) The chart of the sector's (E) land uses
Source: (Researcher)



Fig (4-71) the Egyptian survey authority's building
Source: (Researcher)

- El-Sekka El-Gedida District (Sector D)



Fig (4-72) The map of Sector (D) 's buildings heights

Source: (Researcher)

From fig (4-72) and fig (4-73) which illustrate that:

- Most of the sector (D)'s buildings have heights ranged between 1:4 floors above the ground floor with 80% of the total.
- There are 9 recent and substandard multi-storey buildings have heights more than 21 meters with 7% of the total. Most of them overlooking on the sector (D)'s squares.
- 43% of the sector's heritage buildings have heights less than 9 meters (2 floors above the ground floors) fig(4-74). While 10% of them have ground floor only, some of these cases have been resulted from the demolitions of the upper floors, but the others still retain their original height since their construction.
- This contrast of the heights El-Sekka el gedida St's buildings led to the discontinuous of the visual of the street walls and the buildings' skyline is irregular.fig (4-75).

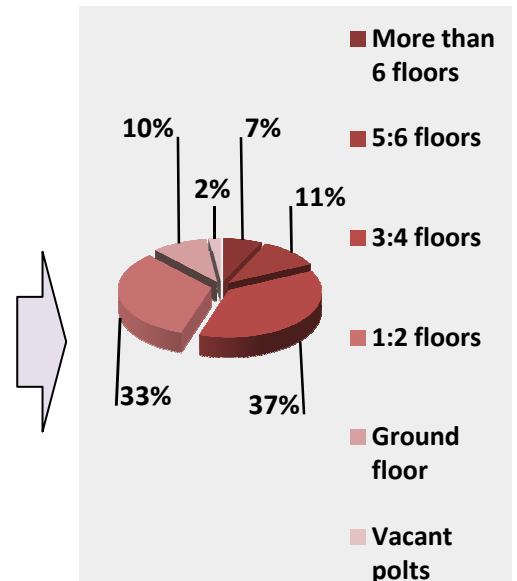


Fig (4-73) The chart of the buildings heights.

Source: (Researcher)



Fig (4-75) the irregularity of the buildings skyline

Source: (Researcher)



Fig (4-74) Two of the heritage buildings have two floors above the ground floor

Source: (Researcher)

d- The heights of the Heritage city center's buildings

El-Mokhtalat District (Sector E)

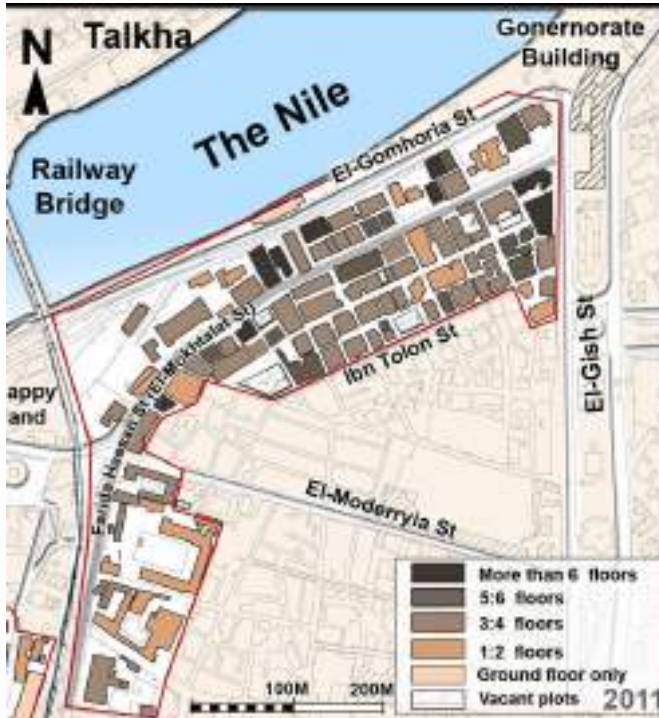


Fig (4-76) The map of Sector (D) 's buildings conditions
Source: (Researcher)

Fig (4-78) General view of Farida hassan St. shows the regularity of skyline of the street's buildings.
Source: (Researcher)

Fig (4-79) El-Shenawy building has five floors above the ground floor. It is the tallest heritage building in the heritage city center of Mansoura.
Source: (Researcher)

From fig (4-76) and fig (4-77) which illustrate that:

- Most of the buildings of Sector (E) have 3:4 floors above the ground floor with 56 %.
- Most of the multi-storey buildings that have more than 6 floors that constitute 9 % of the total are located on the sector (D)'s northern waterfront or overlooking on El-Gish St. fig (4-79)
- 48% of the sector's heritage buildings have 3:4 floors above the ground floors, while 23% of them have 1:2 floors.
- 75% of Farida Hassan St.(El-Mokhtalat St) range between 2:4 floors above the ground floors, for that, the skyline of the street's buildings is regularly. Fig (4-78)

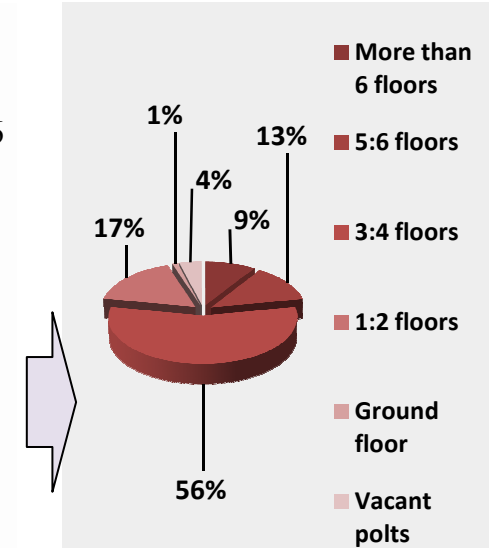


Fig (4-77) The chart of the building conditions.
Source: (Researcher)



- El-Sekka El-Gedida District (Sector D)



Fig (4-80) The map of Sector (D) 's buildings heights
Source: (Researcher)

From fig (4-80) and fig (4-81) which illustrate that:

- The heritage buildings of sector (D) constitute 34% (45 buildings) from the total buildings (136 buildings) of the sector.
- These heritage buildings have nearly one hundred of years, only 21 of those characterizes with their high value (heritage, aesthetic and architectural values) or gaining their value in gathering as a group.
- Most of the sector (D)'s heritage buildings are concentrated in the eastern part of the sector D (extend from Hessian Bek Sq. to Mansoura railway station). It also includes 44% of the total of high value of the sector's heritage buildings, for that, this part still retains its heritage fabric and atmosphere than the other parts of the sector. Fig (4-82).
- The western part of the sector D follow the eastern part, it still retains its original and heritage fabric. It comprises 33% of the total heritage buildings of the sector including the oldest building in the city (El-Saheh Ayoub mosque) that was built from 700 years ago.

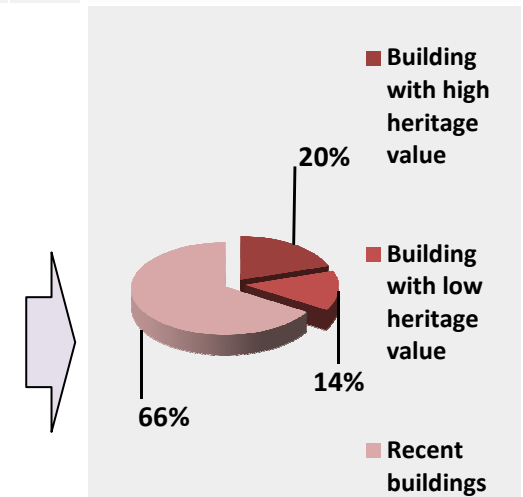


Fig (4-81) The chart of the heritage value of the district's buildings
Source: (Researcher)



Fig (4-82) General view of the urban heritage site of eastern part of the sector(D).
Source: (Researcher)

e- The heritage value of Heritage city center's buildings

El-Mokhtalat District (Sector E)

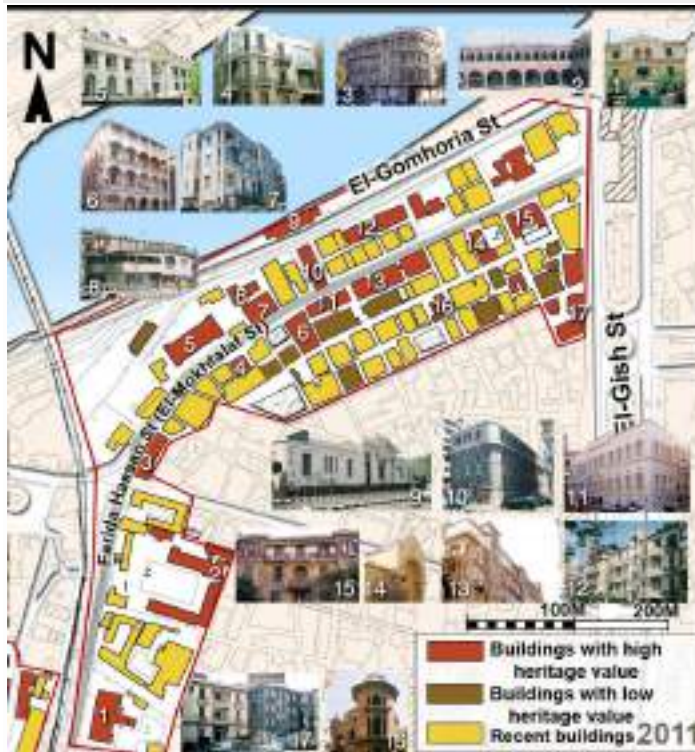


Fig (4-83) The map of Sector (D) 's buildings conditions

Source: (Researcher)

Fig (4-85), fig(4-86) two general views of Farida hassan St. show the urban heritage site, its character and atmosphere.

Source: (Researcher)

From fig (4-83) and fig (4-84) which illustrate that:

- The heritage buildings of sector (E) constitute only 38% (49 buildings) from the total buildings (103 buildings) of the sector.
- Most of the sector's heritage buildings are located at Farida Hassan St. with 34%, followed by the northern waterfront which comprises 20% of the total heritage buildings.
- The buildings that have high heritage value (heritage, aesthetic and architectural values) constitute 55% (26 buildings) of the total heritage buildings of the sector.
- The sector (E) still retains its features and original pattern that date backed to the 1920s, it gaining its value in gathering its heritage buildings as a one urban heritage unit. Fig (4-85), fig (4-86)

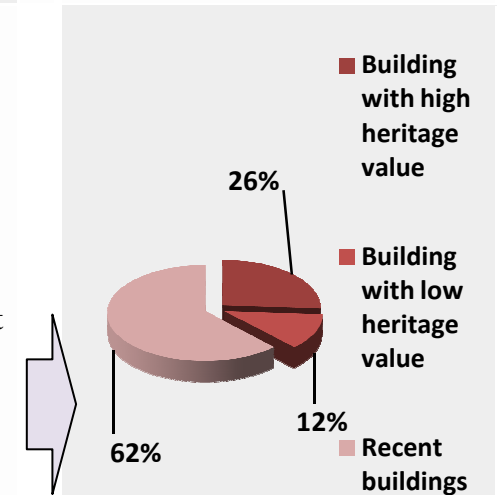


Fig (4-84) The chart of the heritage value of the district's buildings

Source: (Researcher)



f- The architectural styles of the facades of heritage buildings

-El-Sekka El-Gedida District (Sector D)



Fig (4-87) The architectural details of the facades of heritage buildings
 Source: (Researcher)

Fig (4-88) Guild lawyers building, its facades have Neo-Baroque style
 Source: (Researcher)



From fig (4-87) which illustrates that:

- The Sector (D)'s heritage buildings characterizes by :

- a) The architecture styles of their frontages that are vary among (Neo-classic- neo baroque - Neo-Islamic, eclectic and Neo-renaissance styles). fig (4-88), fig (4-89), fig (4-90)
- b) The different styles of frontages that have rich details of (corbels, balconies, handrails,) which have different material such as (wood, metal, and gypsum)
- c) The different forms and sizes of windows and crowns. Fig (4-87)



Fig (4-89) One of the heritage buildings characterizes by Neo-Islamic style in its facades
 Source: (Researcher)



Fig (4-90) Gloria hotel characterizes by eclectic style of its facades, it blends between Neo-classic and Neo-Islamic details.
 Source: (Researcher)



f- The architectural styles of the facades of heritage buildings

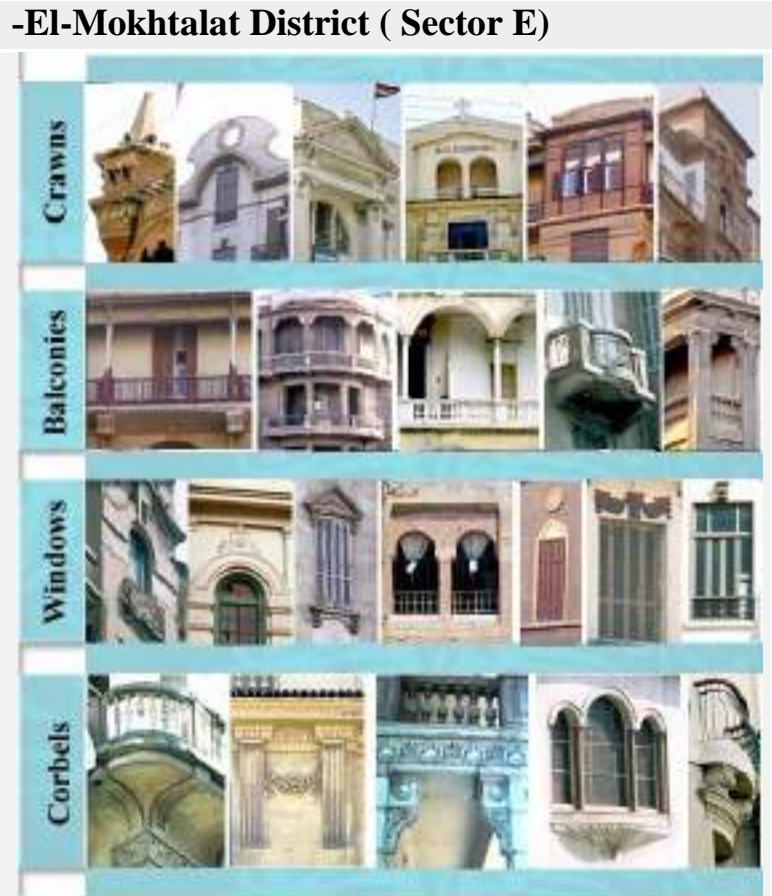


Fig (4-91) The architectural details of the facades of heritage buildings
 Source: (Researcher)

Fig (4-94) one of the sector's heritage building, its facades have eclectic style
 Source: (Researcher)

From fig (4-91) which illustrates that:

- The Sector (D)'s heritage buildings characterizes by :

- a) The Mediterranean and Neo classic styles that are the dominant architecture styles of the sector's frontages. There are few cases have different styles such as (Neo baroque- –Neo-Islamic, gothic and eclectic) fig (4-92), fig (4-93).fig (4-94)
- b) The rich details of the facades of the buildings (corbels, balconies, handrails,) which have different material such as (wood, metal, and gypsum)
- c) The different forms and sizes of windows and crowns.fig (4-91).



Fig (4-92) One of the heritage buildings characterizes by the Mediterranean style of its facades
 Source: (Researcher)



Fig (4-93) The prosecution's building characterizes by its Neo-Islamic style of its facades
 Source: (Researcher)

g- The Landmarks and Visual sequence of the Heritage city center

- El-Sekka El-Gedida District (Sector D)



Fig (4-95) The map shows high density points, landmarks and the visual Sequence of the sector D
Source: (Researcher)

From fig (4-95) which illustrates that:

- El-Sekka El-Gedida st. has four main spaces (Hessian Bek square, El-Thawra square and El-Abbasi square and Station square), the first three spaces interrupt the straightness of El-Sekka El-Gedida street that extents for one kilometer, and create high density points and places for street vendors, merchandise, and buyers.
- The north-south alleyways and streets are access points to the street (from the el-Gomhoryia st and El-Sekka El-kadima at the north and El-Hosenaya district at the south) besides the main entrances from port-said street and El-Tomehy square from the west, and El-Mahata square from East.
- Besides the street's squares, the street characterizes by landmarks such as Church of the Virgin Mary Orthodox, El-Saleh Ayoub Mosque and its minaret, and El-Maleka stores at El-Thawra Sq. Fig (4-96) and Fig (4-97).

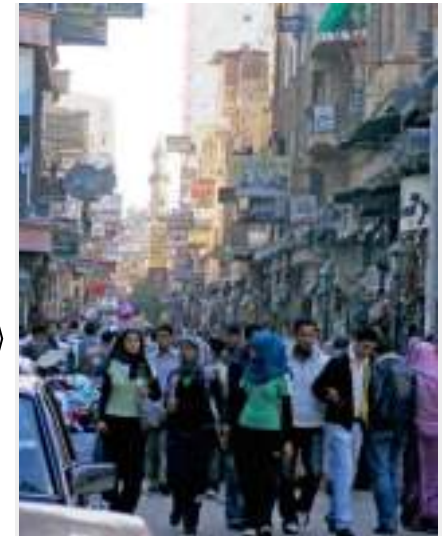


Fig (4-96) The minaret of EL-Saleh Ayoub in the background as a landmark of the street.
Source: (Researcher)



Fig (4-97) El-Thawra sq. that is occupied by street vendors and El-Maleka stores in the background.
Source: (Researcher)

El-Mokhtalat District (Sector E)



Fig (4-98) The map shows high density points, landmarks and the visual Sequence of the sector E
 Source: (Researcher)

Fig (4-99) show a high density point in the area that located between the court de apple and the prosecution's building
 Source: (Researcher)

From fig (4-98) which illustrates that:

- The sector (E) have five high density points, all of them are located at Farida Hassan St as follows. :
 1. The most high density point that are located between the court de apple and the prosecution's building, especially at the morning and afternoon periods.fig (4-99)
 2. In the front of the secondary school for girls and saint family school.fig (4-100)
 3. In the front of the trains' Barrier.
 4. In the eastern entrance of the street.fig (4-101)
- The sector (E) characterizes by its landmarks such as (Saint Family school, secondary school, Mansoura's apple de court and the Alexander's palace).



Fig (4-100) A high density point is located in front of the secondary school for girls
 Source: (Researcher)



Fig (4-101) the eastern entrance of Farida Hassan St. which is one of the high density points.
 Source: (Researcher)

h. The previous urban development processes of heritage city center

El-Sekka El-Gedida district -Sector (D):

By the end of 2003, the governorate started the project for developing the El-Sekka El-Gedida Street sector (D). The concept of the project was based on the public participation of the traders, the owners of the buildings and their inhabitants.

They contributed only to the project by financial contribution without taken the opinion of the street's inhabitants about the project's objectives and implementations, each one paid 180 US\$.

The implementations were confined to add sidewalks with two meter in the street's width as well as the light posts and paved the street.

From the questionnaire that was completed by some inhabitants and owners of the shops of the street. It acted in 2008 (after the completion of the project) about their opinions of the development project of the street.

The results of the questionnaire were as follows¹:

- In the beginning of the project, they were optimistic about the implementations of the project, they thought that the project would meet their needs from upgrading the street's services and infrastructure such as (telephones, sewerage systems, gas and provision of parking areas).
- After the completion of the project, their responses in the questionnaire illustrate the following:
 - a) Most of them are annoyed from didn't care about their interests or taken their needs into considerations despite they are the inhabitants and the first users of the street and their financial contributions, such as non-provision of parking areas, fire fighting unit or guards over the night.
 - b) The length of duration of the implementations of drill and reclamation for infrastructure, which had a negative effect on the trade activity in the street at this period.
 - c) The continuing of the interference between the pedestrian and vehicle flows in the street, that's lead it to be overcrowding over the day.
 - d) The development strategy wasn't a comprehensive strategy. It didn't deal with the area as an urban heritage site which comprises spaces, squares and buildings besides the road and sidewalks.
 - e) The development applications did not include the heritage facades of the buildings that have heritage and architectural values.

¹ El-Gezawy, Lamis; Abo-Lila, M. Shawky and Foda, Mohand(2010), page 311,312.

- f) They considerate the heritage value of the street and its heritage buildings gaining their activities more value, and can generate more income for them in long term if they are conserved, invested and transformed as a heritage trade route with special character.

El-Mokhtalat district -Sector (E):




In 2009-2010, the Mansoura Municipality acted an urban development process for the district, it installed and renovated the infrastructure for the El-Mokhtalat district such as "Gas, water and sewerage networks", then, it followed with the re-paving process for its streets.


4-4. Results of the analytical study of the heritage city center

From the researcher's field study and the previous analytical studies and urban development projects of the heritage city center, the research can illustrate the physical, economic, social and legislation problems that threat these urban heritage sites. These problems with the benefits of the previous of the comparison study of the two experiments (Beirut and Izmir) that success to develop their cities through the development projects of their urban heritage sites, the research can propose a sustainability vision for the heritage city center of Mansoura.

4-4-1. The Threats and Problems that are facing Heritage city center of Mansoura:

From the previous analytical studies, the research can conclude the problems and threats that are facing the heritage city center of Mansoura as follows:

<p>Human threats and problems</p>	<p>Social Behaviors</p>	<p>Problems in the Physical Fabric</p>
		<p style="text-align: center;">El-Sekka El-Gedida District (Sector D)</p> <ul style="list-style-type: none"> - The urban heritage site of the district has lost many of its values and features which has gained for ages by the demolitions of its heritage buildings and rebuild substandard buildings which are incompatible with the style and height of adjacent buildings.fig(4-102). - Above some heritage buildings, there are attic floors which have an incompatible style conflicted with the dominate style of their frontages. - The irregularity of the street skyline due to some buildings that aren't reaching to the maximum height permitted, they have one or two floors. Some of recent buildings are high-rise with more than six floors. - The first floor of some heritage buildings is suffering from the abuse and inappropriate usage. Their original facades have been destroyed for transforming them into show windows for commercial uses.
 <p style="text-align: center;">Fig (4-102) the high-rise building that is incompatible with the adjacent buildings Source: (Researcher)</p>	 <p style="text-align: center;">Fig (4-103) A heritage building was demolished in 2007, and will replace with new building will raise more than 30 meter Source: (Researcher)</p>	 <p style="text-align: center;">Fig (4-104) one of the heritage buildings that was demolished in March 2011 Source: (Researcher)</p>

		El-Sekka El-Gedida District (Sector D)	El-Mokhtalat District (Sector E)
Human threats and problems	Social Behaviors	<ul style="list-style-type: none"> - Neglecting the periodic maintenance of the heritage site and their buildings, especially, the treatment of the problems that are related to sewerage systems, for that, 15% of the street's buildings are in bad and very bad conditions, and 26% of buildings are in medium conditions. Most of these buildings have heritage value. - The interference between the pedestrian and vehicle flows that's lead to the street to become overcrowding by cars and pedestrian traffics all over the day. <p>According to another research that illustrates the street's problems²:</p> <ul style="list-style-type: none"> - 65% of El-Sekka El-Gedida district's heritage buildings suffering from hidden the architectural details or destruction the original style of their ground floor's facades by transforming the body of ground floor to modern style for commercial use. - 18% of the heritage buildings suffering from modifications that effect negatively on the original heritage style of upper floors facades. - All the district buildings suffering from the chaos of the signs (their sizes, locations, lights, and numbers), these are sharply contrasting with the heritage character of the street and its facades. 	<ul style="list-style-type: none"> - Neglecting the periodic maintenance of the heritage site and their buildings, especially, the treatment of the problems that are related to sewerage systems. For that, 38 % of the heritage buildings are in bad, partially or damaged conditions. This threatens keeping and transferring the urban heritage site to the future generations. - Besides the educational uses, the governmental uses especially, the apple de court and prosecution buildings causing the interference between the vehicle and pedestrian flows (especially the schools' students). That's lead to the Farida Hassan St. to become overcrowding by cars and pedestrian traffics in the morning and afternoon periods. Fig (4-105) <div style="text-align: right;">  <p>Fig (4-105) the high density and overcrowding traffic point in the area between the apple de court and prosecution buildings Source: (Researcher)</p> </div>

² Foda, Mohanad Ali& Abo lila ,Mohammed Sawky (2010).

El-Sekka El-Gedida District (Sector D)

- Air pollution is resulted from auto exhaust, and industrial workshops in the adjacent areas (El-Hosanyia district at southern edge of El-Sekka El-Gedida district).
- The sector is suffering from noise pollution that is resulted from the transportation means and the machines of workshops, which have a negative impact on the heritage buildings.fig (4-106), (4-107), (4-108).
- The city as a whole including its heritage city center is suffering from the weakness of the waste collection system and its tools. The frequency of street cleaning and refuse collection (once per day) inappropriate with the amount of waste, most of the waste results from the street vendors.



Fig (4-106) one of the workshops occupies the ground floor of one of the sector(D)'s heritage buildings
Source: (Researcher)



Fig (4-107), fig (4-108) the industrial workshops in the adjacent area of sector (D) [El-Hosanyia district] , that cause air and noise pollutions that have a negative impacts on the urban heritage site of sector (D)
Source: (Researcher)

El-Mokhtalat District (Sector E)

- Air pollution is resulted from auto exhausted that has a negative effect on the heritage buildings.
- The city as a whole including El-Mokhtalat district is suffering from the weakness of the waste collection system and its tools. The frequency of street cleaning and refuse collection (once per day) inappropriate with the amount of waste.
- The district is suffering also from the noise pollution that is resulted from the overcrowding traffic in the morning and afternoon periods.



Economic threats



Economic pressure

El-Sekka El-Gedida District (Sector D)

- The rise of the lands and commercial units prices (9100 US\$ per meter in 2011) that's lead to deteriorate and demolish the heritage buildings. This has caused losing of the most of the heritage assets in the sector. They have replaced with new high-rise buildings or using their vacant plots for generating income as parking areas.
- Transforming the residential uses of the upper floors of the heritage buildings into (commercial uses, offices and clinics). The transformation process sometimes extends to include the exterior facades such as (windows, inappropriate painting, closure of balconies..etc).Fig (4-109)
- For economic considerations and the issues of marketing and advertising of the services, activities and products, the all types and sizes of signs spread out extensively over the district, they covered the facades of street walls and extend to upper floors, roofs and light posts. Fig (4-110)
- The spread of the street vendors and their goods over the street, they occupy the sidewalks, roads and squares.

Fig (4-109), fig (4-110) some inappropriate modifications and signs on the facades of the heritage buildings
Source: (Researcher)



El-Mokhtalat District (Sector E)

- Despite that the sector include the most important heritage assets of the city, it suffering from the weakness of the economic base and the non-investment of its heritage assets, the that's led to the lack of the financial resource that is required for the conservation and the periodic maintenance which should maintain them to the future generations.
- The sector is inactive all over the night, because the governmental and educational uses confined in the morning periods.
- There are many units, buildings and vacant plots are unused, inhabitant or abounded, due to many reasons. Alexander's palace is one of abounded and inhabited buildings in the sector that has been unused and noninvestment for many years, despite its high architectural and heritage values. Fig (4-111).



Fig (4-111) Alexander's palace has been abounded from many years ago
Source: (Researcher)

El-Sekka El-Gedida District (Sector D)

- Despite that the state had established the National Organization for Urban Harmony in 2001 that aims at improving the visual image of cities and their urban spaces, especially, those that have heritage value as heritage city centers, and it also entitled to remove any ugliness and any visual pollution, and preserve the architectural and urban features specific to every area. The Egyptian's urban heritage sites suffering from the absent of conservation policies at the levels of local, governorate, national governments (weakening of conservation institutions, not activating the law of urban harmony No.144 / 2006 , non-implementation of the regulations of signs and the lack of the financial resources). The chaos of the signs on the sector led to obstruct the visual image of these sites, many of them hide the architecture details of heritage building's facades that reduces the value of these buildings. Fig (5-60) shows one of the heritage buildings in El-Sekka El-Gedida St. that has inappropriate sign in its size and form in violation of the manuals of sign regulations of the organization of urban harmony.
- Lack of the monitoring of the implementations of the urban heritage site by the local administrations, and the absent the concept of the management of these urban heritage sites.
- The cheapness and inadequate returns of the rental units at the heritage buildings which have been fixed and invariable to the market prices for many years ago (due to the defects in the old rent law that is still applied in the old rental units) that's led to the owners of these buildings to neglect both of the periodic maintenance and the required restoration and act to deteriorate and demolish their buildings and replacing them with new one can achieve profitability.

El-Mokhtalat District (Sector E)

Fig (4-112) The Inappropriate shop's signs, which hides the architecture details of the heritage façade of the building.
Source: Foda& Abo-lila(2010)

4-4-2. The SWOT analysis of the Heritage city center of Mansoura:

From the previous analytical studies, the threats and problems of the heritage city center and the field visit of the site by researcher, the following is the SWOT analysis about the heritage city center including its two sectors (D and E).

		El-Sekka El-Gedida District (Sector D)	El-Mokhtalat District (Sector E)
Internal factors	<u>Strengths</u>	<ul style="list-style-type: none"> - The strength of the economic base of the sector. - The mix uses and the economic viability of the sector uses. - The sector has features that attract the citizens of the city and the adjacent cities and governorates. - The rise of the lands and commercial units' prices. - There are many vacant plots in the sectors. - The possibility of the utilization of the underground areas of the squares and the intersection of roads. - The sector has good infrastructure (water, telephone, sewerage and electricity networks). - The sector's inhabitants have a previous experiment about the development of their heritage site and they have awareness about the concept of public participation. 	<ul style="list-style-type: none"> - Most of the sector's buildings are in good and medium conditions. - The sector still retains the features and original pattern of its heritage fabric. - Its heritage buildings still retain their original functions such as the governmental, educational and residential uses. - The sector comprises few numbers of Bazaars, antics' shops, galleries, restaurants and cafes. - There are many units, buildings and vacant plots are unused, inhabitant or abounded. - The sector has good infrastructure (water, telephone, sewerage and electricity networks).
	<u>Weakness</u>	<ul style="list-style-type: none"> - The urban heritage site of the district has lost many of its values and features through the demolitions process of its heritage buildings. - The irregularity of the street skyline. - The destruction the original facades of the ground floors and some upper floors to transform it into show windows for commercial uses. - The interference between the pedestrian and vehicle flows. - All the sector's buildings are suffering from the chaos of the signs. - There are industrial workshops in the site and the adjacent areas which cause pollution threats to the site. 	<ul style="list-style-type: none"> - The weakness of the economic base. - Losing some of its heritage component through the demolition processes of the heritage buildings. - The interference between the vehicle and pedestrian flows and the traffic is overcrowding in the morning and afternoon periods. - The sector is inactive all over the night. - The parking areas are inadequate.

Table (4-1) the SWOT analysis of the heritage city center of Mansoura. **Source**(Researcher)

		El-Sekka El-Gedida District (Sector D)	El-Mokhtalat District (Sector E)
	<u>Weakness</u>	<ul style="list-style-type: none"> - The spreading of the street vendors on the sector's sidewalks, roads and squares. - The parking areas are inadequate. - The sector attracts only the mid and low classes. 	
External factors	<u>Opportunities</u>	<ul style="list-style-type: none"> - The law of urban harmony No.144 / 2006 that prohibits the demolition of the registered heritage buildings which have high value. - The manuals of the national organization for urban harmony that organize all the works in the urban heritage sites, their signs, the construction and modification work. - The establishment of the urban harmony organization that is responsible for supervising the conservation projects of the urban heritage sites all over the state. - The architecture department at the Mansoura University that possesses the human resources from the researches, urban planners and architects, and has many researches that focused on the sustainability issues and how to develop the urban heritage sites of the city and solve their problems. - The city attracts the Arab and foreign students and patients. - There is a need of the entertainment, recreational and tourism activities and the hotel apartments. 	
	<u>Threats</u>	<ul style="list-style-type: none"> - The city as a whole suffering from the weakness of the waste collection system and its tools. - The lack of financial resources of the local administrations. - Non-implementation of the regulations of signs, and laws in the heritage sites - The absent of conservation policies at the levels of local, governorate, national governments. - The defects in the old rent law that is still applied in the old rental units. - Governmental constraints and taxes that hinder investment in general. - The weakness and the absent of the concept of the management of the urban heritage sites including (the marketing, monitoring....etc). - There are no extension or alternative areas for the city center which can meet the needs of the city. - The lack of the awareness of the city's citizens about the value of their heritage assets. - The lack of the civil organizations and the associations that care about the heritage issues. - The ignorance and negligence of the role of the University for solving the local problems of the city by the local authorities. 	

Table (4-1) the SWOT analysis of the heritage city center of Mansoura

Source:
(Researcher)

4-5. Sustainability vision for the heritage city center of Mansoura

From the results of the comparison between the pioneer experiments of both Izmir and Beirut in chapter 3, the previous results of the analytical studies of the heritage city center (sector D and E), and the SWOT analysis that illustrates to us the strengths, weakness, opportunities and threats of the heritage city center of Mansoura, the research acts to propose a sustainability vision for the heritage city centers (sector D, sector E). The following proposal deals with each sector individually due to their different circumstances, land uses and problems.

The sustainability vision for the Heritage city center

Sustainability Vision for the Heritage City Center of Mansoura

The proposal defines the area of the old city center of Mansoura by main arteries in the south, west and east. Divide the old city center into five sectors, and define the heritage city center as two sectors (D and E) as it was mentioned previously in the analytical study.

Sustainability Vision for the heritage city center has main objectives as follows:

- Preparation a master plan for development the old city center by the local university (Mansoura University) with the co-operation of the local administrations. The heritage city center of Mansoura (sector D and E) will be the first phase for the development the old city center of Mansoura. It will extend in the second phase to include the other three sectors of the old city center.
- Adopting the sustainability strategy according to each sector, its problems and aspects.
- Adopting the public participation as the main principle of the sustainability vision for the heritage city center. it will not be only confined to the participation of the owners and the inhabitants of the sectors with financing and executing the application but it also extend to include the citizens of the city, the students of the schools that can be participated in any of the project's applications. This will increase their sense of the belonging toward their heritage city center and the heritage assets as a whole.
- Reviving the identity and characteristics of the heritage center.
- Seeking to upgrade the life aspects of the heritage center and its urban heritage fabric.
- Solving the problems of each sector.
- The heritage city center's major projects such as the Multi-storey and underground parking areas, and underground commercial areas should be entrusted to the private sector with financing, building and operating through the B.O.T system³, that is not burden the government .
- Besides the preparation of the master plan, conservation plan, conservation and development briefs, and the urban projects, the local administrations should be entrusted to the Mansoura University with supervising and monitoring all the implementations of the projects at the heritage city center.

³ B.O.T system: Build Operate transfer, is a form of project financing, wherein a private entity receives a concession from public sector to finance, design, construct, and operate a facility stated in the concession contract that is usually between 30 or 40 years. After the end of the concession period the project is transferred to the State

- Restricting the high rise tall buildings in the heritage city centers, any new construction or conservation works within the area of the old city center should be implemented according to master plan, development or conservation briefs and the supervision and monitoring of the local administrations and the Mansoura university.

El-Sekka El-Gedida District (Sector D)

The proposal adopts **the sustainable development strategy** for the sector (D), based on the previous SWOT analysis.

This strategy aims to upgrade the urban heritage site, solve the sector's problems to ensure the efficient and economic viability of the sector's uses. Fig(4-115)

The strategy based on :

- **The mix uses approach** by increasing the numbers of socio-cultural facilities, providing services, entertainments, leisure places and raising the efficient of the current hotels.
- **The pedestrian approach** by transforming some parts of the El-Sekka El-gedida St. for pedestrians only, At specific times throughout the day.

This strategy aims to:

- Establish el-Sekka El-Gedida association of tradesmen, it register and organize all the commercial activities of the sector, it should be supported by the chamber of commerce and play a mediate role between the tradesmen and the chamber.
- Revive the heritage features, removing any modifications on the heritage facades that are incompatible or conflicted with the heritage styles,
- Restore the cultural uses of the heritage buildings such as cinema Riex and Mansoura National Theatre and provide more services. That adds more functional value

El-Mokhtalat District (Sector E)

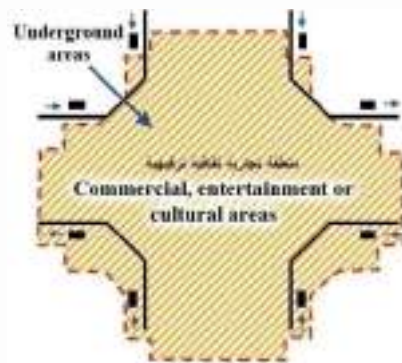
The proposal adopts **the tourism sustainable development strategy** for the sector (E), based on the previous SWOT analysis. It aims to meet the both of needs of the sector's inhabitants and tourists, and attracting the Arab and foreign tourists or Egyptians that visit or reside in the city for educational or treatments purposes. Fig (4-116). **The strategy based on:**

- **The mix uses approach** for the sector (E) by raising the hotels and tourism activities such as (cafes, restaurants, bazaars, galleries, and cultural uses).
- **The pedestrian approach** for the sector (E) after the end of working hours of the governmental and educational uses. It aims for the sector to be 24-hours active area.
- **The public participation** in all process. If the owners of the residential units want to investment their units into tourism by transforming them to hotels apartments or tourism activities (if the units are located in the ground floors).

This strategy aims to:

- Utilize the local heritage assets as a foundation of an economic base of this development strategy to generate income for ensuring the continued the conservation and maintenance works of these assets, and maintaining them to the future generation.
- Establish a company that manages and organize all the implementations in the sector (E), such as the construction, the restoration processes. The company also is entrusted with preparing and furnishing, marketing and leasing the abounded and inhabitant residential units as hotel apartments by the owners of these units to the Arab and foreign tourists or Egyptians that visit or reside in the city for educational or

- to the sector and helps it to be more attractive.
- Improve the visual image of the sector by removing the chaos of the signs, and unite their size, numbers, colors, locations and lights, and providing high quality of landscape objects, street furniture, lighting, signs, and paving materials that should be compatible to the heritage character of the site and don't cause vibrations of the vehicles during the traffic.
- **Finding solutions of the sector's problems such as:**
 - Provide Multi-storey parking buildings for the sector, it is preferred to be located in places that are mediate the sector such as (Hussien Bek Sq. and Portsaid St.).
 - Defining specific areas for the activities of the street vendors in the adjacent areas of sector (D).
 - Utilize the underground areas of the sector's squares for entertainment or cultural areas (on the level of not less than -5 m) which can make the sector (D) more attractive, it should take into consideration to naturally



lit and ventilate those areas as much as possible.⁵

Fig (4-113) the underground areas of the squares that can be used for commercial uses

Source: Urban harmony(2009), page 19

treatments purposes.

- Remain the original functions of the heritage buildings such as the educational and governmental uses, to keep the high functional value of these buildings.
- **Finding solutions of the sector's problems such as:**
 - Moving some of the governmental uses that are caused the traffic overcrowding and high density points at the climax periods per day, such as the apple de court and the prosecution's building from the sector (E) to new districts in the city, and transform their heritage buildings into cultural or tourism uses which support the tourism sustainable strategy of the sector.
 - Constructing the underground parking areas along the Farida Hassan St. Its Entrances and exits from the sub-streets. Fig (5-113) illustrates the utilization of the underground area of the main roads including that are allocated for pedestrian only for creating underground parking areas.⁴

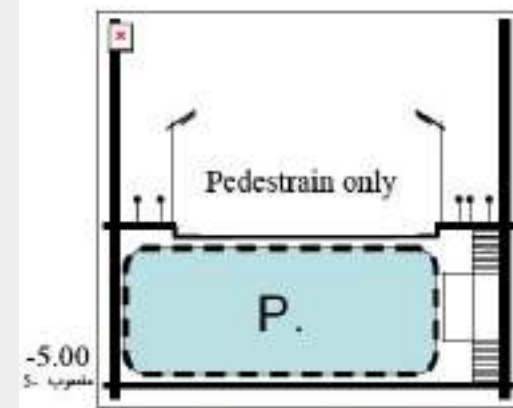


Fig (4-114) the underground parking areas that are located under the pedestrian streets
Source: Urban harmony(2009), page 15

⁴ Urban harmony(2009), "The Bases and Criteria For the Urban Harmony of the City Centers", The National Organization for urban harmony, Ministry of Culture-Egypt, page 19.

⁵ Ibid, page 15

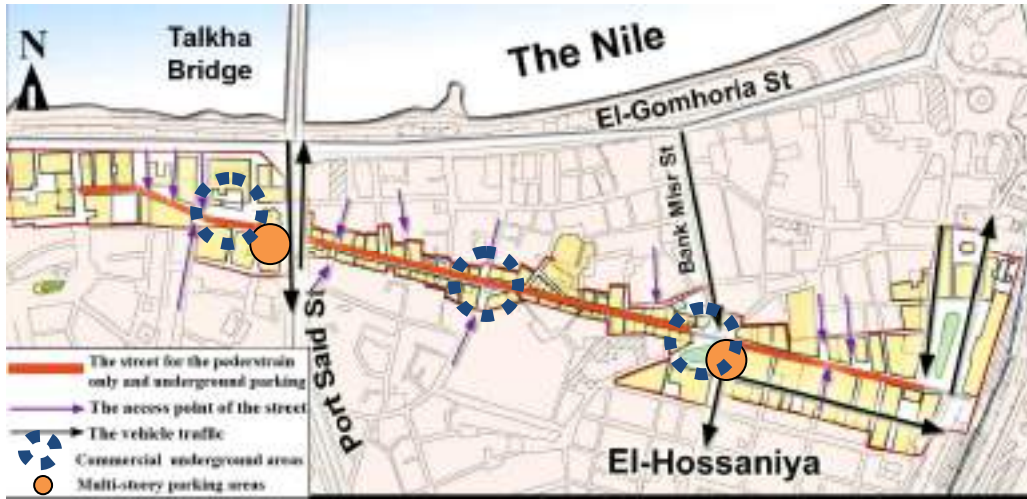


Fig (4-115) The sustainability vision of the sector (D), it illustrates the proposed locations of the underground commercial areas, Multi storey parking areas, and the paths of the pedestrian in the main street

Source:
(Researcher)

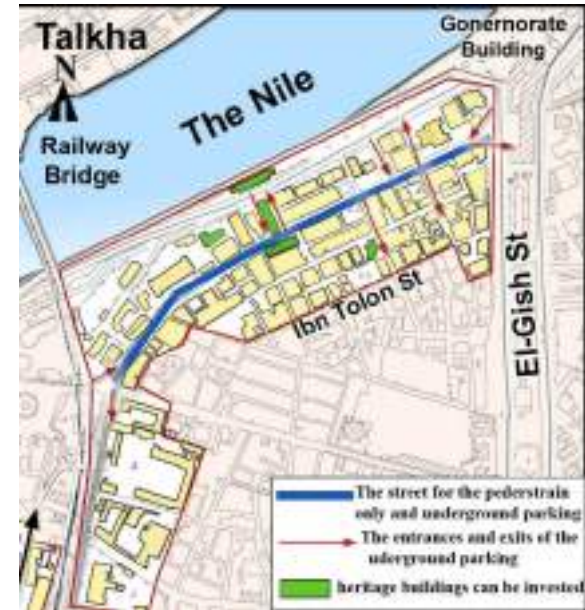


Fig (4-116) The sustainability vision of the sector (E), it illustrates the proposed locations of the underground parking areas that are located under the Farida Hassan St. which will transform for pedestrian only, and the heritage buildings that can be invested.

Source:
(Researcher)

4-5-1. The Processes of the Sustainable Development projects :

a- The Management Process of the Vision

1- selection

El-Sekka El-Gedida District (Sector D)

The process aim in this stage to display the project's economic benefits and aesthetic impacts to the sector's inhabitants and the owner's of the buildings that will gain the sympathy and support of them as well as increase their level of participation in the vision application.

For that, the process should be based on improving the urban arrangement and solving some of the most important problems of the sector such as the parking areas and street vendors. The project can be started with the followings:

- a. The conservation and improving the features of the urban heritage fabric of the western sector of El-Sekka El-Gedida St.(from Station's Sq to Hessien Bek Sq.) that still have original fabric and original functions, that is brought to attention when the application will be finish.
- b. The construction one of the Multi-storey parking's buildings, and creation an underground areas down one of the sector's squares.

El-Mokhtalat District (Sector E)

- The process aim in this stage to display the project's aesthetic impacts on the urban heritage site, attract investors and developers to the project and gain the sympathy and support of sector's inhabitants, civil organizations and others.
- The selection of priorities by the project comprises the restoration of the heritage facades of the buildings, the construction of the underground parking areas, and the installation of the infrastructure.
- Transforming some of the residential units that are located in the buildings' ground floor into tourism activities as a motivational example for the other owners to apply the concept to their properties.

2- Restriction and expansion

El-Sekka El-Gedida District (Sector D)

- The local administration should plan to create a new commercial and business center for the city, which can meet the demand of from offices, clinics and commercial uses, and the construction of the multi-storey buildings. and decrease the high density of the heritage city center of Mansoura, especially, the sector (D).

El-Mokhtalat District (Sector E)

- Evacuate the sector (E) from governmental uses which cause the traffic overcrowding such as Mansoura apple de court and prosecution's building, and move them to new districts in the city, that help to facilitate traffic flows and decrease the high density in the sector at the morning and afternoon periods.

- Restrict and define some criteria for the construction of the new buildings in the sector such as specific density with limit heights, architectural frontages style and their materials that are compatible with their adjacent buildings.
- Prevent the construction of Multi-storey buildings which rise more than the high limit permitted.
- the demolition of the sector (D)'s buildings is prevented for the building with high heritage value and restricted and implement for the other heritage buildings according the decisions of the master plan about the heritage buildings in the sector, and the evaluation of the Ad-Dakahlyia's urban harmony committee and its decisions about the values of the buildings.

- Restrict and define some criteria for the construction of the new buildings in the sector such as specific density with limit heights, architectural frontages style and their materials that are compatible with their adjacent buildings.
- Prevent the construction of Multi-storey buildings which rise more than the dominate heights of the sector buildings (15 meter). To keep the regularity of the buildings' skyline.
- the demolition of the sector (E)'s buildings is prevented for the building with high heritage value and restricted and implement for the other heritage buildings according the decisions of the master plan about the heritage buildings in the sector, and the evaluation of the Ad-Dakahlyia's urban harmony committee and its decisions about the values of the buildings.



3- efficient use and economic viability

El-Sekka El-Gedida District (Sector D)

- Preventing the street vendors which their goods are mostly dominated in the sector (D) by moving them from the sidewalks, streets and alleyways to underground areas and register their activities and supporting them by the Ad-dakahlyia chamber of commerce.
- The conservation process of the sector, the heritage assets and their urban heritage site will gain more value in the fields of commerce and tourism. The sector's activities will gain more income in the medium and long term.
- Establish el-Sekka El-Gedida association of tradesmen that register and organize all the commercial activities of the sector. The chamber of commerce should support it. The association should play a mediate role between the tradesmen and the chamber. It should support the traditional industries and plan to spread the events, shopping festivals and sales all over the years to attract tourism from adjacent cities and the city's citizens.

El-Mokhtalat District (Sector E)

- The mix uses approach aims to develop the economic base of the sector (E), by developing its feature to be more distinctive and able to compete with the other city's districts.
- Keeping and supporting the current commercial uses such as bazaars, antic's shops, galleries, cafes and restaurant by providing them with some new tourism and cultural activities to be more efficient and more profitable.
- Encourage the owners of the residential units to invest their properties to generate more income to them and the sector as whole by transforming their properties into tourism activities (hotel use or cafes, restaurants...etc) according to the master plan, land uses plan, and the suitability to apply the new usage to the building design.
- Support the tourism activities in the sector by providing the investors financial grants, incentives and facilities, or some exemptions from taxes.

- The vision seeks to make the sector (D) more attractive for the citizen that are attracted to the shopping malls that are located in Cairo and Alexandria by increasing the numbers of socio-cultural facilities (restoring the cinema Riex, constructing cinemas complex and reactive the Mansoura National theatre), providing services, entertainments, W.Cs, leisure places and international brands.
- Support the commercial uses that are related to the tourism industry such as traditional industries and Bazaars by providing financial grants, incentives and facilities, or some exemptions from taxes.



3- Priorities for investment

El-Sekka El-Gedida District (Sector D)

The local administrations should begin with solving the major problems of the site such as the street vendors and providing parking areas. For that, the local administrations starts with the followings:

- The investments that are related to install the infrastructure and improve the urban arrangements.
- Preparing and marketing the development plots for the investment, to attract investors which can finance, construct and operate the development projects (Multi-storey parking areas or underground commercial areas) through the B.O.T system.

El-Mokhtalat District (Sector E)

- The local administrations should begin with provision the financial resources for the project, solving the major problems of the site such as providing parking areas and moving the apple de court and prosecution activities from the sector to new city's districts.

For that, the local administrations starts with the followings:

- Establish the company that will manage and organize all the implementations in the sector, prepare, furnish, market and lease the abounded and inhabitant residential units as hotel apartments.
- Marketing and put up the underground project for the investment through the B.O.T system.
- Put up the heritage buildings for investment such as apple de court and prosecution and other partially damaged and inhabitant heritage buildings to adaptive reuse and investment, after the consent of their owners.
- Put up the vacant plots in the sector (E) for investment by selling or leasing them to the developers and investors to construct their development projects according to the master plan under the supervision of the local administration and Mansoura University.

4- Financing

El-Sekka El-Gedida District (Sector D)

El-Mokhtalat District (Sector E)

The financial resources of the sectors (D) and (E) projects depended on:

1- The public funding :

- a- The owners and the users of the properties can finance the conservation process of the facades of their buildings with a certain percentage of not less than 50% (for example).
- b- The city's citizens and companies can participate with the owner and users of the heritage building to finance the remaining percentage from the cost of the conservation process.
- c- The public and civil organization, professional chambers and associations can finance or execute some project's applications that are related to improving and upgrading the features of the urban heritage site such as (Paving , landscapes , street lighting and furniture) works. According to the master plan under the supervision of the local administration and the university.

2- The local administrations:

They will finance the installation of the infrastructure and urban arrangements applications.

3- The investors or developers:

They will finance the development projects totally or with the participation of the public sector according to master plan.

4- For the weakness of the economic base of the sector (E) which the residential use is the dominate usage in the sector. the rental and sales revenue of the sector's vacant plots would be one of the main financial resources for the development project of sector (E) as a whole besides the above financial resources,

5- The returns from the fees of the demolition process of the buildings which have low heritage value (after they are evaluated by Ad-Dakahlyia's urban harmony committee which has formed in this regard, it comprises the specialists, architects, planners, historians).

5- public participation

El-Sekka El-Gedida District (Sector D)

El-Mokhtalat District (Sector E)

The sustainable vision of the heritage city center is actually established on the principle of the public participation which has a variety of forms:

- **The Participation in decision making :**

- Procedure questionnaire to the heritage city center's inhabitants, the owners of properties, tradesmen ...etc, that aims to

a- The Management Process of the Vision

- identify their problems, their vision about the solutions.(that will help to take the needs of the inhabitants into consideration when planning the master plan).The inhabitants of the heritage city center are allowed to express their opinions about the preliminary master plan and its decisions through the second questionnaire.
- **The participation in the conservation of the facades of the buildings :**
 - The owners and users of the buildings will have an active participation in the project. They responsible for the conservation process of their heritage facades (according to conservation briefs), they carry out and finance the application with a certain percentage of not less than 50% of the total cost. (For example).
 - The citizens of the city, businessmen and companies can also participate in the project by financing the remaining percentage from the cost of the conservation process. That will increase the sense of the belonging of the citizens toward their heritage city center and the city's urban heritage sites.
- **The participation in upgrading the features of the urban heritage fabric:**
 - The public and civil organizations, professional chambers and associations can participate in the project by totally or partially financing the upgrading process of the urban heritage fabric (spaces, squares, alleyways..etc) . they can carry out the applications in some areas with the participation of the public sector and according to master plans and under the supervision of the local administrations and the university.
- **There are some actions will should be performed to increase the public awareness** about the project and encourage them to participate in it by meeting which are organized with various interest groups, TV programs and the local national press.

b- The documentation

b- The documentation process**El-Sekka El-Gedida District (Sector D)****El-Mokhtalat District (Sector E)**

The documentation process aims to conserve the physical state of all the components of the urban heritage sites before , during , after the conservation process, that includes all the interventions works will be carried out on the heritage object.

The conventional documentation was only undertaken for the buildings which have high value at Mansoura including those that are located at heritage city center (the inventory and register of the heritage building⁶, the documentation and analysis of its

⁶ The researcher was entrusted by "the commission of the inventory of the buildings with high heritage value at Ad-Dakahlyia governorate that affiliated to the urban harmony organization and the Ministry of culture" with inventory and register the heritage buildings with high heritage value at Mansoura city in (2007-2010).

architectural style and details⁷). For that, the conventional documentation should be completed and included all the buildings in the heritage center area for creating an extensive data base which containing all information about them. That will become as a reference in any future intervention works or (risks or hazards) that could be occurred.

The photographic documentation was applied in limited heritage buildings in Mansoura city by the CULNAT⁸ project. The photographic documentation should be extended to included only all the heritage buildings at the city and its old center.

c- The conservation process

c-The conservation process

El-Sekka El-Gedida District (Sector D)

El-Mokhtalat District (Sector E)

According to the levels of the conservation previously classified and mentioned in the point (2-3-2-3-3),the research can define the conservation process of the heritage city center of Mnasoura as an upgrading policy. Its main tasks are the followings:

- Upgrading the life aspects of the urban heritage sites.
- Reviving the heritage features of these sites and solving their defects and problems.
- Providing more services and activities in order to make the center more attractive for the tourists and the city's citizens.

The upgrading policy of the heritage city center of Mansoura:

The upgrading policy is a comprehensive policy, which contains also besides the tasks mentioned previously sub-policies from the other levels of conservation. The sub-policies include the components of the urban heritage sites as (their buildings, spaces, squares, streets and alleyways ,and other heritage elements)

a-Restoration :

This policy will be applied in the facades of the heritage buildings, by retrieving their old texture and returning them to their original states after the removal all the modifications that are incompatible with façade's style.

b- Remodeling :

This policy will be applied in the facades of the new buildings that have styles which are conflicted with the heritage style of the adjoining heritage buildings. The policy aims to remodel the incompatible facades to new ones that are integrated to the urban heritage fabric of the area.

⁷ the researcher was entrusted by CULTNAT with documenting and analyzing the architectural style and details of 70 of the city's buildings that have high heritage value in (2008).

⁸CULTNAT : Center for the documentation of cultural and natural heritage. <http://www.cultnat.org/>

c- Adaptive reuse :

This policy will be applied in some heritage buildings in the heritage city center to invest them in new uses which generate more income than old uses such as (transforming the residential units to hotel apartments, cafes, restaurants or touristic activities). The transformation into new uses needs some modification in the old design of the buildings.

d- Improving the features of the urban heritage fabric

This policy comprises the other components of the urban heritage fabric than the buildings such as (squares, spaces, sidewalks, gardens, vehicular and pedestrian roads).

The project should give a special importance to improve the visual image of the urban fabric of the sites by the design, choice and use of high quality of landscape objects, street furniture, lighting, signs, and paving materials that should be compatible to the heritage character of the site and don't cause vibrations of the vehicles during the traffic.

d- The investment process

d-The investment process

El-Sekka El-Gedida District (Sector D)

- The local administrations can entrust investors with financing, building and operating the Multi-storey parking areas and underground commercial areas through the B.O.T system.
- Restoring or renovating the facades of the sector's buildings will increase the income to their owners on a long term, and attract the citizens and tourists to the site that will attract the capital flows and investments not only for the heritage center, but also to the city as a whole.

El-Mokhtalat District (Sector E)

- The owners of the residential units can transform their units into hotel apartments or tourism activities such as (cafes, restaurants, bazaars..etc) after adaptive reuse process if they are located in the ground floors. This process should execute under the supervision of the local administrations.
- The local administration can entrust investors with financing, building and operating the underground parking areas through the B.O.T system.
- The investors can purchase or lease the vacant plots for the development projects (hotels, tourism activities...etc).
- The investors can purchase or lease the inhabited heritage buildings .They can transform them to tourism activities after the repairing and adaptive reuse processes.
- The government can put into invest its heritage assets (that are used in governmental uses after moving them to other district in the city) by leasing them to developers or investors.

• Summary

The chapter four applied the benefits that are resulted from the comparison study of the experiments of the two cities (Izmir and Beirut) on the heritage city center of Mansoura throughout a sustainability vision. **The chapter was divided to five parts, the part one** started with presenting the history background of the city, its role towards its territorial as intermediate city, the identification of the archeological and urban heritage sites in the city. **The part two of the chapter** focused on the heritage city center as an analytical study by presenting the geographical, social and economic aspects. **The part three of the chapter** analyzed the characteristics of the urban heritage sites and their urban morphology (street pattern, urban fabric, spaces) of the heritage city center of Mansoura , and the previous urban development projects. **The part four** concluded the problems and threats that has resulted from the analytical studies of the heritage city center, it analyzes them through the SWOT analysis to define the strengths, weakness, threats and opportunities of the heritage city center, that will be taken into consideration when the research make the sustainability vision for the heritage city center in **the last part** of this chapter. The research proposed a sustainable strategy for each sector according to the previous SWOT analysis. The positive impacts of the vision will lead to a massive development of the city as a whole, especially in the economic and internal tourism sectors.

The research illustrated through this chapter the importance of the co-operation among the intermediate cities. The research has achieved the main objective of the CIMES program and its network by the exchanging the new ideas and the experiments among intermediate cities. This has helped the research for making a sustainability vision for solving the problems of the heritage city center of Mansoura that are suffering from the deterioration and its heritage assets are threatened with Extinction.

The research also concluded through this chapter that the application of the successful experiment of an intermediate city in the field of the development of urban heritage sites cannot be completely applied on the other cities, due to the different circumstances and factors of each city that are related to (political, social, geographical, problems and threats, legislations and laws, financial resources, economic considerations) factors. But the experiment can be partially applied by its concept, strategy, framework or tools.



CONCLUSIONS AND RECOMEDNAITIONS



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- **CONCLUSIONS**
 - **RECOMMENDATIONS**

CONCLUSIONS AND RECOMEDNAITIONS

This chapter presents the general results and conclusions of the theoretical, analytical and applied studies of the research.

• Conclusions

The research concludes from the analytical and applied studies the followings:

- The analysis of the both experiments of Izmir and Beirut illustrates that the development of their urban heritage sites especially, the heritage city center was an approach for a massive development of the city, the projects had positive impacts for developing the city in the tourism and economic sectors and attracting the investments and capital flows to the city, that has generated more income to the city and its citizens, and decreased the immigration of the citizens of those intermediate cities to large cities.
- The success of the massive development of the both of Izmir and Beirut has occurred due to their local administrations have taken into consideration the heritage value of their urban heritage sites, and considerate these sites as a major resource of the city and a main part of the urban fabric of the city which has formed through ages.
- Adopting the sustainability as a strategy in the development projects ensuring the successful of these projects, the protection the city's major resources and meet the current and future needs.
- The application of the successful experiment of an intermediate city in the field of the development of urban heritage sites cannot be completely applied on the other cities, due to the different circumstances and factors of each city that are related to (political, social, geographical , problems and threats, legislations and laws, financial resources, economic considerations) factors. But the experiment can be partially applied by its concept, strategy, framework or tools.
- The research illustrated through its studies the importance of the co-operation among the intermediate cities. The research has achieved the main objective of the CIMES program and its network by the exchanging the new ideas and the experiments among intermediate cities. This has helped the research for making a sustainability vision for solving one of the local problems faced by other intermediate city.

- The successful experiments of the intermediate cities aren't related to the location of the city in developing or developed countries. It may be located in developing country, but have a great developed experience resulted from successful experiment in any field, such as Beirut and Izmir, both of them are located in developing countries but have pioneer experiments in the field of the conservation and development their heritage city centers. On the contract, the experiences of some of intermediate that are located in developed countries may be less developed than the others in developing countries in some fields due to their implementations which dates backed to many decades ago. Such as Ferrara-Italy which its experience of the development of the urban heritage sites dates backed to the 1970s when it implemented a conservation development project in its heritage city center.
- The exchanging of the successful experiments through CIMES's network can be extended to include other fields as (Housing, infrastructure, traffic, social problems, environment...etc).
- The ignorance and negligence of the concept of intermediate cities recently become more decrease due to be the focus of several researches and international conferences such as (the BUE's conference "*Future Intermediate Sustainable Cities: a message to future generations*" Nov.2010 in EGYPT).
- The importance of evacuating the heritage center from administration and governmental buildings that cause traffic overcrowding and high density points, and creating a new city center can accommodate the increasing needs for the construction of high-rise buildings instead of the heritage city center area, that's will meet the current and futures needs of the city's citizens and protect the heritage center from the deteriorate and extinction.
- The pedestrian and mix uses approaches are very important and more appropriate for the development the urban heritage sites especially, the city centers. The pedestrian approach lead to protect the site from air and noise pollutions, create a social arena can the people interactive, meet, walks and exercise many activities freely, decrease the high density of the site and the interference between pedestrian and vehicle flows. The mix uses approach lead the heritage sites and city center to be more active and vibrant all over the day, instead of being abounded and inhabitant all over the night.
- The public participation is an important factor for ensuring the successful of the development and conservation projects of the urban heritage sites. It increases the inhabitant's sense of belonging toward their heritage sites and their cities. This will ensure the continued of the preservation of the heritage sites for long time which ensures transferring them to the future generations.

- The Beginning with the sub-projects in such small and important areas as a priority for the major development projects of urban heritage sites is essential to be more understandable and imaginable to the general public, the project will gain more sympathy and support from the site's inhabitants by displaying the economic advantages of the project as motivated examples. That's lead to increasing the level of participation of the inhabitants in the next applications.
- Giving more importance to improve the features the urban heritage fabric by design, choice and use landscape objects, paving materials, street furniture, lighting and signs has a great role to improve the visual image of the heritage site and attracting the investments and capital flows to the sites.
- The participation between the public and private sectors in the development of the urban heritage sites ensures the balance between the profitability, public interest and the protection of the city's heritage assets.
- Regardless of its name, the sustainable development project of Kemeralti at Izmir can be described as a sustainable project for acting to apply the pillars and the principles of sustainable development such as :
 1. The Protection, sustaining and maintaining the urban heritage assets to meet the needs of current and future generations.
 2. The Public participates in the processes of making decisions, financing and implementing the applications of the project.
 3. Raising the public awareness about the importance of the project and its applications through local press and TV programs.
 4. The diversity of financial resources ensuring the continuity of the financing flows over the duration of project.
 5. Control the growth of the population by restricted the new constructions in the heritage site, and create a new center can meet the city's demands from multi-story skyscrapers.

• Recommendations

The research recommends the following for intermediate cities and their urban heritage sites:

About Intermediate cities CIMES:

- There is a need to make use of the CIMES's network in similar problems facing intermediate cities, by presenting them, exchanging the successful experiments, and finding solutions for their problems.
- It is essential to support researches related to intermediate cities and resulted from CIMES's networks by making the CIMES's data more accessibility for researchers, publishing these researches and send them constantly to the all collaborators of the intermediate cities.

- There is a need to update periodically the data of the CIME's cities their technical Sheet-records, the data and addresses of the collaborators (e-mails, telephone no...etc) and the recent cities that has joined to CIMES.
 - Activation the role of the universities (that are located in CIMES) by directing their researches and studies toward solving the local problems of their cities and exchanging the experiments and experiences among other CIMES's universities.
 - The CIMES program should seek to expand the number of its cities especially those are located at developing countries in Africa and Asia. That will help them to present their problems and finding new ideas and solutions for solving them through the CIMES's network.
- **About the urban heritage sites in intermediate cities:**
- The research recommends that the research's sustainable vision of the heritage city center of Mansoura (that was concluded from the research) should be presented to the local authorities of Mansoura for invest the heritage city center and its urban heritage sites, that will generate the required income for the periodic maintenance process, generate more income for the city and its citizens, and raise its development indicators.
 - The governments should support the conservation projects of their urban heritage sites by allocating a proportion from the real estate tax which is addressed to conserve the cultural and heritage assets. It should be used under the supervision of the governor, for the expropriations process, conservation projects and their studies.
 - Activation and execution of the laws that are related to protect the urban heritage sites, such as the urban harmony law of 144/2006 in Egypt, and the bases and criteria manuals of the urban harmony of (the heritage buildings and sites, the city centers, and the signs).
 - The Egyptian government should modify and update the old rental law that is still applied on the old rental units. It should balance between the market prices and the financial circumstances of the tenants that should participate with the building's owners for providing a financial resource that is required for periodic maintenance.
 - The universities that are located in intermediate cities program should play an active role in the development projects of the urban heritage sites, they should supervise all the implementations and applications in

the sites, prepare the master and conservation plans, detailed drawings, review demands and alteration proposals from the owners.

- Delimitation of the urban heritage sites in CIMES by boundaries, and establish regulations and conservation briefs that organize all the implementations that are carried out in these sites, such as the construction, structure, demolitions and facades' modification works as well as defining a criteria of signs, windows, lights...etc. All applications are implemented under supervision of the local authorities.
- The importance of the periodic maintenance of the urban heritage site after the completion of conservation project that will ensure the sustainability of these sites and transferring them to future generations.
- Make the urban heritage site which have commercial uses (such as souks or local markets) more attractive for the groups that are attracted to the shopping malls and hypermarkets by providing the socio-cultural facilities, services, entertainments and leisure places, and establishing a consumer right office.
- Planning to support the urban heritage sites with events and shopping or cultural festivals to attract tourists and citizens to the sites.
- Provide specific areas for the activities of the street vendors in the adjacent areas of heritage site.
- Create underground parking areas under the main roads of the urban heritage sites or construct multi-story parking areas in the adjacent area of the urban heritage sites. This helps to transforming these sites for pedestrian only without causing problems for the sites' inhabitants about the accessibility to their houses, and finding parking areas for their vehicles.

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REFERENCES LIST

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ARABIC SUMMARY

مقدمة البحث

- خلال العقد الماضي تركزت الدراسات البحثية بصورة أساسية على تطور وتنمية المدن الضخمة megalopolis. بينما أهمل توجيه الدراسات نحو المدن المتوسطة والصغيرة وتطورها والمشكلات التي تواجهها والتي يسكن بها أغلب سكان العالم ٦٢.٥% وتحتوي على معظم المساكن، وذلك بالرغم من تشكيل المدن المتوسطة نظماً أكثر توازناً وترابطها بالمناطق المحيطة بها علاقات أفضل توازناً. ولا تعاني من المشكلات البيئية التي تعاني منها المدن العملاقة .
- وتقع معظم هذه المدن المتوسطة في الدول النامية، وقد تحتوي على بيئات تراثية تعاني من التدهور والإهمال وسوء الاستثمار وعدم التنمية والعديد من المشاكل التي سيشرحها البحث .
- بينما يوجد على الجانب الآخر ، عدد من المدن المتوسطة في الدول المتقدمة وبعض الدول النامية نجحت في تقديم حلول في سبيل تنمية بيئاتها التراثية وجعلها بمثابة نقطة انطلاق نحو تنمية مستدامة لها بشكل شمولي.
- لذلك نتضح لنا الحاجة إلى إنشاء شبكات دعم وتعاون دولية بين مختلف المدن المتوسطة، من شأن هذه الشبكات تشجيع تبادل الخبرات الفردية و تبادل أفكار جديدة لمعالجة المشاكل المحلية بما فيها مشكلة الاستدامة والحفاظ على البيئات التراثية في المدن المتوسطة ككل .
- يهدف البحث من خلال شبكة التعاون الخاصة ببرنامج العمل للمدن المتوسطة (UIA-CIMES)^٢ من الاستفادة من تجارب مدن متوسطة نجحت في إعادة إحياء واستدامة بيئاتها التراثية وما كان له الأثر في تنمية تلك المدن وجذب مزيد من الاستثمارات إليها وكذلك تدفق رؤوس الأموال وما يؤدي إليه ذلك من زيادة دخل المدينة وارتفاع المستوى المعيشي لسكانها ، ويقوم البحث بدراسة وتحليل كل من تجربتي المدينتين المتوسطتين (أزمير وبيروت) في مشروع إعادة إحياء مركز المدينة التراثي، ومن ثم محاولة تطبيق إيجابيات تلك التجارب على البيئات التراثية بمدينة المنصورة والتي تعاني من تدهور ومشاكل، كما أنها مهددة بالفناء نتيجة تزايد معدل هدم المباني التراثية لتلك البيئات في الآونة الأخيرة.

أهداف البحث :-

والهدف الرئيسي لهذا البحث هو :

- السعي نحو استدامة البيئات التراثية في المدن المتوسطة كمدخل لتنمية مستقبل تلك المدن المتوسطة، (أي محاولة الوصول إلى استدامة البيئات التراثية للمدن المتوسطة باعتبار أن بيئاتها التراثية جزء من مواردها الأساسية كخطوة نحو التنمية الحضارية الشاملة للمدن المتوسطة).

^١ Llop, J. M & Bellet, C (December ٢٠٠٩), "Looking at Other Urban Spaces: Intermediate Cities", Archcairo ٢٠٠٩th international conference -Cairo University, Egypt.p.١

^٢ CIMES: (CI +ME +s) means (CIUTATS INTERMEDIAS) in Catalan language (used in Spain) which mean (Intermediate Cities) in English according to Prof. Josep M^a Llop Torne, the Director of UIA-CIMES program.

كذلك فإن للبحث أهدافا ثانويا :

- ١ - جذب الانتباه إلى مفهوم المدن المتوسطة (CIMES) ، وأهميتها ودورها .
- ٢ - إبراز أهمية التعاون بين المدن المتوسطة من خلال عرض وتبادل الأفكار المبتكرة والتي تساعد على حل المشاكل المحلية لتلك المدن بما فيها تلك المشاكل المتعلقة بالاستدامة والحفاظ على البيئات التراثية.
- ٣ - تنمية المدن المتوسطة لموازنة تركيز السكان في المدن الكبرى وتخفيف الضغط عليها وتقليل هجرة السكان للمدن الكبرى.

الفروض البحثية:-

- ١ - التجارب الناجحة للمدن المتوسطة في مجال تنمية البيئات التراثية تصلح للتطبيق (بشكل جزئي) في المدن المتوسطة الأخرى والتي تعاني بيئاتها التراثية من مشاكل وأخطار تهدد بفنائها ، (حيث أن دراسة تجارب المدن المتوسطة في مجال استثمار وتنمية التراث ، تسهم بشكل فعال فيوضع تصور لكيفية استثمار وتنمية مثيلاتها التي تعاني مشكلات في هذا المجال).
- ٢ - البيئات التراثية مدخل تنموي للمدن المتوسطة .
- ٣ - لتحقيق التنمية الشاملة في المدن المتوسطة لابد من التركيز على شمولية التراث العمراني والمعماري ككل، (حيث أن المبنى جزء لا يتجزأ من النسيج العمراني لا يمكن النظر لقيمته دون اعتبار وزنه بالنسبة لذلك النسيج المكون عبر العصور، ومن ثم المدينة ككل).

منهج البحث:-

- اتبع البحث المنهج النظري الوصفي التحليلي والمقارن والتطبيقي، من أجل تحقيق أهداف الدراسة، أعتمد البحث بصفة أساسية على منهج استقراء الدراسات النظرية السابقة وعلى تحليل تجارب المدن المتوسطة والمقارنة بينها والتطبيق على إحدى المدن المتوسطة المصرية التي مازالت في نطاق التجريب والتطوير.

الجزء الأول: مرحلة البحث النظري :-

- وأفرد البحث لهذا الجزء باين : حيث خصص الباب الأول منها في استعراض مفهوم المدن المتوسطة وبرنامج العمل للمدن المتوسطة ودوره وأهدافه والمراحل الثلاث التي مر بها البرنامج وإنجازاته خلال تلك المراحل. أما الباب الثاني فيقوم باستعراض مفهوم التراث وأنواعه و مفهوم البيئات التراثية ومكوناتها وأنواعها والمخاطر والمشاكل التي تتعرض لها وسبل حلها، وكذلك مفهوم استدامة البيئات التراثية وسبل وخطوات إدارة مشاريع تنمية البيئات التراثية وتوثيقها والحفاظ عليها واستثمارها.

- الجزء الثاني : مرحلة الدراسات التحليلية :-

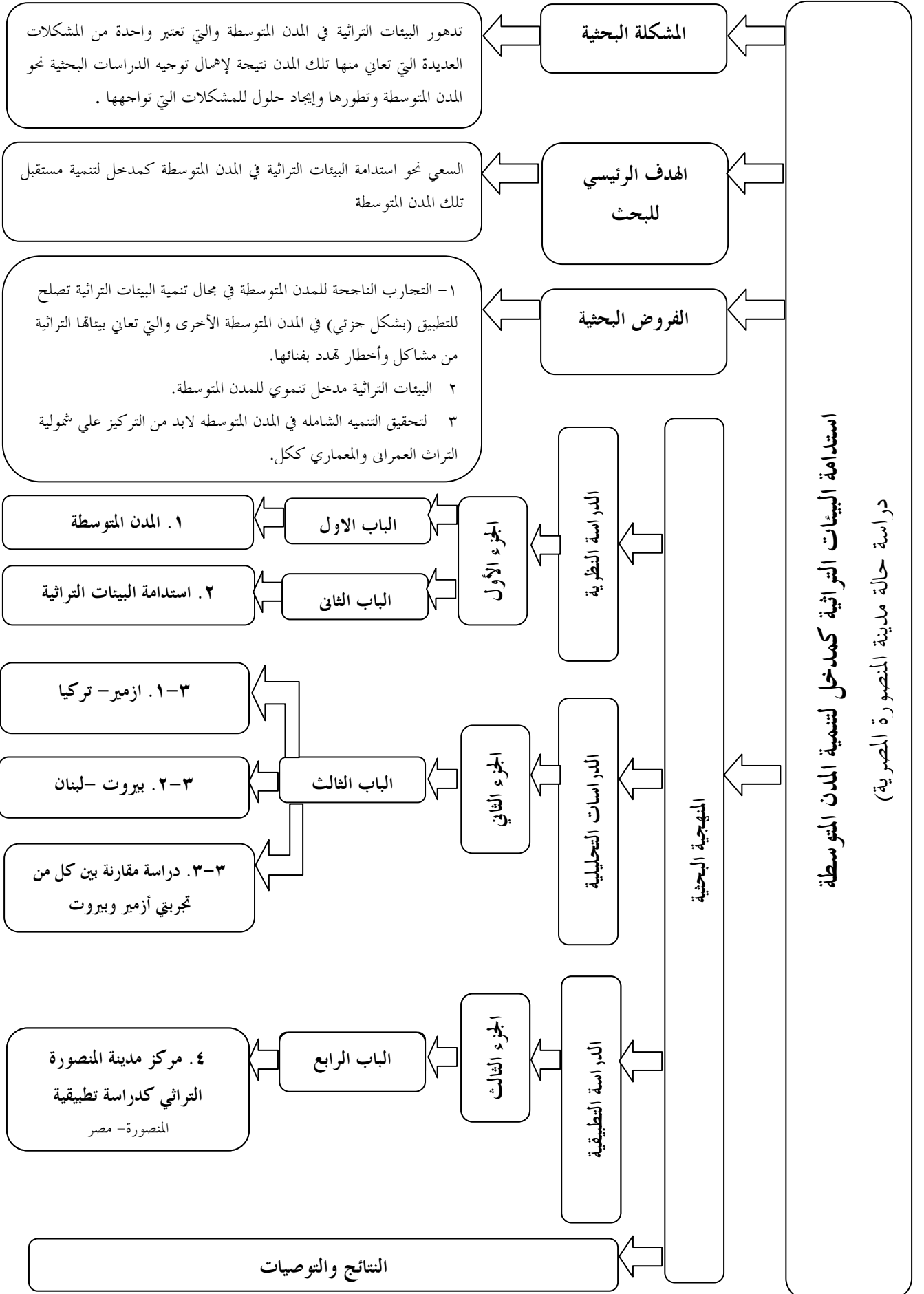
- ويتناول من خلال **الباب الثالث** دراسة تحليلية لمدينتين من المدن المتوسطة لها تجارب ناجحة في مجال التنمية والحفاظ على البيئات التراثية (مدينة أزمير-تركيا ومدينة بيروت بلبنان)، حيث يتم استعراض مشروع تطوير مركز المدينة التراثي لكل منها وتأثيره على تنمية المدينة في كافة المجالات ، ثم يعقد البحث مقارنة بين كلاً من التجريبتين ليستخلص إيجابيات وسلبيات كل منهما محاولاً من خلال النتائج تطبيق إيجابيات التجريبتين على مدن متوسطة أخرى تعاني من تدهور ومشاكل في بيئاتها التراثية.

- الجزء الثالث: مرحلة الدراسة التطبيقية:

- ويتم تناول الجزء التطبيقي في **الباب الرابع** و يتناول دراسة تطبيقية على مدينة المنصورة المصرية "وهي إحدى المدن المنظمة حديثاً لبرنامج العمل للمدن المتوسطة" والتي تعاني من مشاكل ومخاطر في بيئاتها التراثية قد تهددها بالفناء، حيث يسرد البحث البيئات التراثية في مدينة المنصورة ، ويقوم البحث بتحليل المشاكل التي يعانيها مركز المدينة التراثي " وعرض مشاريع التنمية السابقة وكل من إيجابيتها وسلبياتها ، لينتهي هذا الباب باقتراح تطبيقي من خلال رؤية للتنمية المستدامة لمنطقة مركز المدينة التراثي.

- النتائج والتوصيات.

هيكل البحث :-



نتائج الدراسات التحليلية :

نتائج الدراسة التحليلية

- بنيت فكرة مشروع إعادة إعمار وسط بيروت "BCD"¹ على أساس مبدأ الفكر الاستثماري كمدخل لتنمية وسط المدينة التراثي ، بينما بني مشروع التنمية المستدامة لمركز مدينة ازمير التراثي "كيميرلي"² على اساس مبدأ الشراكة المجتمعية كمدخل لتنمية البيئة التراثية وكأحد ركائز الاستدامة ويتم ذلك من خلال مشاركة منظمات المجتمع المدني وملاك العقارات والتجار والغرف المتخصصة والجمعيات في عمليات صناعة القرارات والمشاركة بالرأي في المخطط العام وكذلك تولي تنفيذ وتمويل أعمال الحفاظ اللازمة للعقارات. في المقابل ، تقتصر المشاركة في مشروع وسط بيروت على ملاك العقارات فقط من خلال مشاركتهم في رأس مال المشروع من خلال النسبة المخصصة لهم من الأسهم (أ)³ أو من خلال إتاحة إمكانية استعادة الملاك الراغبين لأملاكهم ومن ثم تولي تنفيذ ما يلزم من عمليات الحفاظ طبقاً لمخططات الحفاظ الإرشادية ودون أن تمتد تلك المشاركة لتشمل عمليات صنع القرار أو الأخذ في الاعتبار آراء سكان منطقة وسط بيروت واحتياجاتهم .
- يرجع تبني مبدأ الفكر الاستثماري في مشروع وسط بيروت إلى تولي القطاع الخاص تنفيذ كافة المهام والأعمال بالمشروع، وقد أدى ذلك إلى هدم وتدمير معظم المباني التراثية بمنطقة الوسط ، يقول صاليبا " إن المباني المهتمة بعد الحرب تفوق عدداً تلك التي تهدمت أثناء الحرب"⁴ ، فعدد المباني التي تم الحفاظ عليها يبلغ ٢٦٥ مبنى تراثي فقط وعدد ٢٧ مبنى ديني وحكومي، وهذا ما يتناقض مع مبادئ الاستدامة والتي تهدف إلى الحفاظ وإصلاح وصيانة الأصول التراثية باعتبارها واحدة من موارد المدينة التي يجب الحفاظ والإبقاء عليها للأجيال المستقبلية.
- محدودية الشراكة المجتمعية في مشروع وسط بيروت يرجع إلى إن منطقة وسط بيروت تحولت لمنطقة مهجورة وخالية من ساكنيها بعد خمسة عشر عاماً من الحرب الأهلية . لذلك فإن عملية إجراء مقابلات والحصول على موافقات من الملاك والسكان الأصليين كان أمراً في غاية الصعوبة ، ويرجع ذلك إلى أن الكثير منهم هاجروا إلى الخارج و منهم من تعذر الوصول إليهم ومن ثم كان قرار الحكومة اللبنانية بترع الملكية في منطقة وسط بيروت وهو الذي ساعد على

¹ BCD : Beirut central district

² Kemeralti : the name of the heritage city center of Izmir-Turkey

³ ينقسم رأس مال مشروع إعادة إعمار وسط بيروت إلى الأسهم (أ) وهي أسهم نوعية تعادل قيمة الوحدات والعقارات التي كان يمتلكها الملاك الأصليين قبل عمليات نزع الملكية لكافة العقارات بوسط بيروت، بينما الأسهم (ب) فهي أسهم مادية يتم شراؤها من قبل المستثمرين في البورصة اللبنانية.

⁴ Saliba, Robert (٢٠٠٠), page ٦

إنجاز مهام المشروع بسرعة أكبر ودون وجود عوائق تعيق تقدم المشروع بالمقارنة. بمشروع الكيميرلي الذي كان تطبيق مبدأ الشراكة المجتمعية فيه أكثر سهولة و بنطاق أشمل من مشروع وسط بيروت وذلك لاختلاف ظروف كل من المشروعين.

- تدهور النسيج العمراني التراثي لوسط بيروت يرجع إلى الدمار الهائل الذي خلفته الحرب الأهلية، بينما تدهور النسيج العمراني للكيميرلي يرجع إلى الإهمال وإساءة الاستخدام والإفتقار إلى الصيانة الدورية للمباني التراثية بالإضافة إلى تغير حاد في الهيكل الاجتماعي للمنطقة التراثية.
- كلاً من المشروعين اهتم بوضع حدوداً للمنطقة التراثية. مشروع وسط بيروت قام بتحديد وتقسيم منطقة وسط المدينة إلى عشر قطاعات ووضع تنظيمات واشتراطات لكل قطاع بما يتناسب مع طبيعة وكثافة وموقع وخصائص كل قطاع، مشروع الكيميرلي بإزمير حدد أيضاً منطقة المركز التراثية من خلال ثلاث شوارع رئيسية .
- عهدت الحكومة اللبنانية بشكل كامل إلى القطاع الخاص تنفيذ ، تمويل ، تخطيط، تسويق والإشراف على كافة مهام المشروع ويرجع هذا إلى عدم مقدرة الحكومة على تحمل الأعباء المادية لمشاريع إعادة الأعمار خاصة بعد استنزافها مالياً بعد خمسة عشر عاماً من الحرب الأهلية. بينما تم إسناد كافة مهام وعمليات مشروع الكيميرلي بأزمير للقطاع العام متمثلاً في السلطات المحلية، الغرف المتخصصة "مثل غرفة أزمير للتجارة" ، منظمات المجتمع المدني وملاك العقارات.
- فبالإضافة إلى تميز مشروع الكيميرلي بأزمير بتعدد المشاركين في تنفيذ تطبيقاته، فإن للجامعة المحلية بأزمير " **Dokuz Eylul University** " وبخاصة كلية العمارة دور فعال في عملية تنمية البيئة التراثية لمركز المدينة ، حيث قامت بإعداد المخطط العام ومخططات الحفاظ لكامل منطقة المركز "الكيميرلي" وكذلك كانت تقوم بتقييم كافة الطلبات المقدمة من الملاك بخصوص تعديل الخطة ، بالإضافة إلى قيامها بتوجيه كافة الأبحاث و الدراسات البحثية إلى حل مشاكل البيئات التراثية بالمدينة. بينما تم إسناد عملية إعداد المخطط العام في مشروع وسط بيروت لشركة دار الهندسة الاستشارية (قطاع خاص).
- كان لكل من بلدية أزمير وبلدية كوناك (التابع لها منطقة الكيميرلي) دور فعال في عملية المراقبة والإشراف على عمليات المشروع ، بينما كان دور بلدية بيروت أقل فاعلية في مشروع وسط بيروت.
- هناك بعض الصعوبات التي واجهت تنفيذ بعض الأعمال في مشروع الكيميرلي مثل تلك الأعمال التي تم تنفيذها من قبل الملاك أو المشاركين في المشروع والتي لم تكن على مستوى عالي من الجودة المطلوبة ويرجع ذلك إلى استخدام مواد رديئة أو لعدم كفاءة المقاول القائم بتنفيذ الأعمال، وكذلك محدودية الطلبات المقدمة من الطلاب للحصول على تصاريح البناء أو

استكمال الأدوار للوصول إلى الارتفاعات المسموح بها طبقاً للخطة. وهذا يشير إلى انه من المبكر ترك أعمال تطبيق خطة الحفاظ في البيئات التراثية للملاك دون قيود و بشكل مطلق. في المقابل، تم الانتهاء من كافة أعمال الحفاظ التي نفذت من قبل الملاك الأصليين أو أعمال البناء التي نفذت من قبل المستثمرين في مشروع وسط بيروت طبقاً للجدول الزمني محدد وطبقاً للمخططات الإرشادية للحفاظ أو التنمية تحت إشراف السوليدير والسلطات المحلية.

- قام كلا من المشروعين بتحديد واختيار بعض الأعمال كبداية للمشروع، واختيرت تلك الأعمال بحيث تحقق جذب الانتباه لأهمية المشروع، وتروج للمزايا الاقتصادية له، ولكسب التعاطف والدعم من قبل سكان البيئة التراثية ومن مواطنين المدينة ككل، مما يحفزهم على المشاركة في تطبيقاته.

- قامت كلا من السلطات المحلية لأزمير وبيروت بسن قوانين تحظر بناء المباني متعدد الطوابق في منطقة مركز المدينة التراثي في مقابل توفير منطقة بديلة او مركز مدينة جديد يكون قادراً على تلبية احتياجات المدينة المتزايدة من الأبراج وناطحات السحاب مثل منطقتي التنمية المستحدثة والواجهة البحرية الجديدة بوسط بيروت ومركز المدينة الجديد في منطقة Bayrakli-Turan في أزمير.

- قامت السلطات المحلية في أزمير بمراعاة اختيار موقع المدينة الجديد في مكان بعيد نسبياً عن مركز المدينة التراثي ، بينما خططت السلطات المحلية في بيروت لعمل الامتداد الجديد في مواجهة مركز المدينة التراثي "من خلال عمليات ردم البحر"، وكان لاختيار ذلك الموقع الأثر السلبي على المركز التراثي حيث قطع الصلة التاريخية بين المركز و البحر ، حيث كانت يمثل واجهة المدينة البحرية لما يزيد عن مائة عام .

- سعى كل من المشروعين في رفع الكفاءة الاقتصادية وإعادة الحيوية الاقتصادية للمركز التراثي وجعله أكثر جاذبية لزبائن مراكز التسوق والمراكز التجارية الضخمة عن طريق اتخاذ بعض الإجراءات و إضافة أنشطة اجتماعية-ثقافية ، تقديم المزيد من الخدمات ، وسائل ترفيهية ، أماكن للراحة والاستجمام . فعلى سبيل المثال : قام مشروع وسط بيروت بإعادة احياء أسواق بيروت القديمة برؤية عصرية متطورة من خلال مشروع إعادة إنشاء أسواق بيروت ، كما قام بتحويل مناطق الفوش- اللني والنجمة إلى مناطق تسوق مفتوحة جعلت من منطقة وسط بيروت التراثية المقصد التجاري والاعمال الأكثر جذباً وشهرة في العاصمة اللبنانية. وكذلك قام مشروع الكيميرلي في أزمير بإتخاذ إجراءات لمنع الباعة الجائلين ودعم التنوع في الاستخدام التجاري، انشاء مكتب حماية حقوق المستهلك ، والتخطيط لإقامة احتفالات ومهرجانات تسوق على مدار العام.

- حدد كلاً من المشروعين أولويات الاستثمار في البيئة التراثية في تجهيز وانشاء وتحديث البنية التحتية.
- تنوعت مصادر التمويل لمشروع الكيميرلي في أزمير من مصادر عديدة مثل التمويل المخصص من قبل وزارة الثقافة، و الدعم المالي من الاتحاد الأوروبي وتمويل من قبل منظمات المجتمع المدني والغرف المتخصصة والنسبة المخصصة من الضرائب العقارية للحفاظ على الأصول التراثية. في المقابل، اعتمدت مصادر التمويل في مشروع وسط بيروت على الأسهم "ب" المدرجة بالبورصة اللبنانية وكذلك على عائد بيع الأراضي الفضاء ووحدات المشروع العقارية.
- يمكن وصف سياسة الحفاظ المستخدمة في مشروع وسط بيروت بإعادة التأهيل نظراً لحجم الدمار الهائل الذي خلفته الحرب الأهلية للنسيج العمراني لوسط بيروت ، ولهذا اشتملت سياسة إعادة التأهيل على سياسات حفاظ فرعية مثل (إعادة البناء، الترميم ، إعادة التشكيل ،استكمال الادوار، وإزالة المخالفات ، تحسين سمات النسيج العمراني للبيئة التراثية)، بينما يمكن وصف سياسة الحفاظ في الكيميرلي بإزمير بالإرتقاء وتحتوي أيضاً على سياسات حفاظ فرعية محدودة مثل (الترميم وإعادة التشكيل وإعادة الاستخدام).
- كانت لعمليات الإزالة التي تمت في وسط بيروت دور كبير في الكشف عن طبقات تاريخية عديدة مدفونة تحت الارض يعود بعضها لحقبات تاريخية من العصر الهلنسي والروماني ، وهو ما أضاف لمهام المشروع مهمة الحفاظ واستكمال الاستكشافات الأثرية بمنطقة الوسط .
- أعطى مشروع وسط بيروت اهتماماً خاصاً بتحسين الصورة البصرية للبيئة التراثية من خلال اختيار وتصميم واستخدام عناصر (تنسيق الموقع ، الإضاءة ، مواد الرصف، اللافتات و فرش الموقع) بجودة عالية وبما يلائم طابع وخصائص الموقع التراثي.
- كان لكل من مشروع وسط بيروت و الكيميرلي الأثر الإيجابي في تنمية المدينة ككل من خلال رفع مؤشرات النمو الاقتصادي والسياحي ومن ثم جذب مزيد من الاستثمارات وتدفق المزيد من رؤوس الأموال للمدينة ، فعلى سبيل المثال كان لمشروع إعادة اعمار بيروت مساهمة إيجابية في تنشيط قطاعات الاستثمار والعقارات في مدينة بيروت ولبنان ككل كذلك بلغت نسبة مساهمة شركة سوليدير بسهميها (أ و ب) في قيمة الأسهم السوقية للأسهم المدرجة في البورصة ككل في نهاية العام ٢٠٠٤ نحو ٥٧% وبذلك ارتفعت قيمة الأسهم المتداولة إلى ٥١%.

١ "الاقتصاد اللبناني عام ٢٠٠٤"، غرفة التجارة والصناعة والزراعة في بيروت وجبل لبنان.

النتائج العامة والتوصيات :

النتائج العامة للرسالة :

- من خلال تحليل كلا من تجرّبي مدينتي أزميز وبيروت يتضح لنا أن مشاريع تنمية البيئات التراثية كانت مدخلاً للتنمية الشاملة للمدينة ككل ، فلقد نجحت تلك المشاريع في تحقيق تنمية للقطاعات السياحية والاقتصادية للمدينة ، وأدى ذلك إلى جذب مزيد من الاستثمارات ورؤوس الأموال للمدينة ومن ثم زيادة دخل المدينة ومواطنيها ومن ثم تقليل هجرة مواطنين تلك المدن إلى المدن الكبرى.
- يرجع تحقيق التنمية الشاملة لكل من أزميز وبيروت إلى إن السلطات المحلية لكل من المدينتين اعتبرت أن تلك البيئات جزء من موارد المدينة الرئيسية وإنها جزء لا يتجزأ من النسيج العمراني للمدينة لا يمكن النظر لقيمتها دون اعتبار وزنه بالنسبة لذلك النسيج المكون عبر العصور.
- تبني سياسة الاستدامة في مشاريع التنمية يضمن نجاح تلك المشاريع وحماية الموارد الرئيسية للمدينة وكذلك تلبية احتياجات الأجيال الحالية والقادمة.
- التجارب الناجحة للمدن المتوسطة في مجال تنمية البيئات التراثية لا تصلح للتطبيق بشكل مطلق على المدن المتوسطة الأخرى نظراً لاختلاف ظروف كل مدينة تبعاً للعوامل (السياسية، الاجتماعية، الجغرافية ، المشكلات، التشريعات والقوانين ، الموارد المالية ، والاعتبارات الاقتصادية)، ولكن يمكن تطبيق تلك التجارب بشكل جزئي مثل (المفهوم ، السياسات، آلية العمل والأدوات).
- أبرز البحث أهمية التعاون بين المدن المتوسطة، حيث سعى البحث للاستفادة من شبكة التعاون للمدن المتوسطة (CIMES) في تبادل الخبرات والتجارب والأفكار الجديدة كمحاولة لطرح حلول لمشاكل تلك المدن حيث قام البحث بنقل إيجابيات بعض التجارب الناجحة لمدن متوسطة وحاول تطبيقها بشكل جزئي في مدينة متوسطة أخرى بما يتلائم مع خصائصها. (حيث قام البحث بدراسة وتحليل كل من تجرّبي المدينتين المتوسطتين (أزميز وبيروت) في مشروع إعادة إحياء مركز المدينة التراثي ومن ثم محاولة تطبيق إيجابيات تلك التجارب على البيئات التراثية بمدينة المنصورة والتي تعاني من تدهور ومشاكل، كما أنها مهددة بالفناء نتيجة تزايد معدل هدم المباني التراثية لتلك البيئات في الآونة الأخيرة).
- لا تقتصر عملية تبادل الخبرات والتجارب الناجحة للمدن المتوسطة بين تلك الواقعة في دول متقدمة والأخرى الواقعة في دول نامية فقط، فقد تمتلك مدينة متوسطة نامية خبرة كبيرة ناتجة عن تجربة رائدة أكثر تطوراً من مثلتها الواقعة في دولة متقدمة، ومن ثم يكون نقل تجربتها وخبرتها لمثلتها التي تعاني من نفس المشكلات أكثر نفعاً وفائدة. (فعلى سبيل المثال تقع مدينتي أزميز وبيروت في دول

- نامية ورغم ذلك تمتلك كل منهما تجربة ناجحة ورائدة في مجال الحفاظ وتنمية مركز المدينة التراثي ، بينما تعود خبرة مدينة فيرارا بإيطاليا في مجال تنمية البيئات التراثية إلى السبعينات من القرن الماضي).
- تبادل التجارب الناجحة من خلال شبكة التعاون (CIMES) يمكن أن يمتد ليشمل مجالات أخرى مثل (الإسكان، البنية التحتية ، مشكلات المرور ، المشاكل الاجتماعية والبيئية..الخ).
 - مؤخراً، أصبح تداول مفهوم المدن المتوسطة في الدوائر الأكاديمية أكثر انتشاراً وأصبحت المدن المتوسطة عنواناً للعديد من المؤتمرات والحلقات البحثية التي تناولت مفهومها وماهية المشاكل التي تواجهها والتوقعات لمستقبل تلك المدن مثل مؤتمر الجامعة البريطانية بالقاهرة-مصر ،الذي أقيم في نوفمبر ٢٠١٠ بعنوان "مستقبل المدن المتوسطة المستدامة: رسالة إلى اجيال المستقبل".
 - أهمية تفرغ مركز المدينة التراثي من المباني الحكومية والإدارية التي تسبب ازدحام مروري ومناطق تجمع ذات كثافة عالية، وإنشاء مركز مدينة جديد كبديل للمركز القديم يكون قادراً على استيعاب الطلب المتزايد على إنشاء الأبراج والمباني عالية الارتفاع ويبي الاحتياجات الحالية والمستقبلية لسكان المدينة ويحمي مركز المدينة التراثي من التدهور وهدم أصوله التراثية.
 - أهمية تبني كل من المدخلين التنمويين: تحويل المنطقة التراثية للمشاة فقط (for pedestrian only) والتنوع الوظيفي (Mix uses) لتنمية البيئات التراثية ، فالمدخل الأول يهدف إلى حماية البيئات التراثية من التلوث بأنواعه، خلق مساحات للتجمع والتفاعل الاجتماعي وتقليل الكثافات العالية والتداخل بين حركة المشاة والسيارات، أما المدخل الثاني فيهدف لجعل البيئات التراثية أكثر جذباً للزوار وأن تكون نابضة بالحياة على مدار ساعات اليوم، بدلاً من أن تتحول إلى أماكن مهجورة وخالية من السكان طوال ساعات الليل.
 - تعتبر المشاركة المجتمعية من العوامل الهامة التي تضمن نجاح مشاريع الحفاظ وتنمية البيئات التراثية فهي تزيد من إحساس انتماء سكان تلك البيئات نحو بيئاتهم التراثية ولدينتهم و تضمن استمرارية وبقاء عملية الحفاظ على البيئات التراثية ومن ثم انتقال تلك الموارد للأجيال المستقبلية.
 - في مشاريع تنمية البيئات التراثية الضخمة يجب إعطاء أولوية للبدء بمشاريع فرعية في بعض المناطق المهمة في البيئات التراثية . هذا يساعد على تفهم العامة لأهداف المشروع وإلى كسب مزيد من الدعم والتعاون من سكان تلك البيئات من خلال إظهار المميزات الاقتصادية لتلك المشاريع (كأمثلة محفزة لهم) وذلك من شأنه زيادة المشاركة المجتمعية للسكان في عمليات وتطبيقات المشروع.
 - الاهتمام بارتقاء وتحسين سمات ومكونات النسيج العمراني للبيئة التراثية من خلال اختيار وتصميم واستخدام (عناصر تنسيق وفرش الموقع ، مواد رصف الطرق وممرات المشاة ، عناصر الإضاءة واللافتات) يؤدي إلى تحسين الصورة البصرية للبيئة التراثية وجذب مزيد من الاستثمارات ورؤوس الأموال إلى هذه البيئات.

- الشراكة بين القطاع العام والخاص في مشاريع التنمية للبيئات التراثية تضمن التوازن بين متطلبات الربحية والمصلحة العامة وحماية الأصول التراثية.
- مشروع التنمية المستدامة لمركز مدينة أزميز التراثي "الكيميرلي" (بغض النظر عن مسماه) يمكن اعتباره مشروع مستدام حيث سعى إلى تطبيق ركائز ومبادئ التنمية المستدامة التالية :
 - الحفاظ وحماية الأصول التراثية لتلبية احتياجات الأجيال الحالية والمستقبلية.
 - تبني المشاركة المجتمعية بصورها المختلفة في عمليات اتخاذ القرارات والتمويل وتنفيذ تطبيقات المشروع.
 - زيادة الوعي المجتمعي بأهمية المشروع وتطبيقاته من خلال وسائل الإعلام المحلية والبرامج التلفزيونية.
 - التحكم في زيادة الكثافة السكنية في البيئات التراثية عن طريق وضع قيود صارمة على بناء المباني الجديدة في المنطقة التراثية، وخلق مناطق ومركز مدينة جديد قادر على استيعاب تلك الزيادة ويسمح ببناء الأبراج وناطحات السحاب.

- التوصيات العامة للرسالة :

عن المدن المتوسطة : يوصي البحث بالاتي :

- يجب الاستفادة من شبكة التعاون للمدن المتوسطة (CIMES) في طرح جميع المشكلات التي تعاني منها المدن المتوسطة وتبادل أفكار التجارب الناجحة ومن ثم إيجاد حلول لتلك المشكلات.
- يجب رعاية ودعم الأبحاث التي تتناول المدن المتوسطة وخاصة تلك التي تكون من نتاج شبكة التعاون (CIMES) ويتم ذلك من خلال :
 - توفير المعلومات اللازمة عن المدن المتوسطة أثناء الدراسة البحثية للباحثين.
 - نشر تلك الأبحاث وإرسالها بصفة دورية لكل المتعاونين في المدن المتوسطة.
- يجب إن يتم تحديث كافة المعلومات الخاصة بالمدن المتوسطة بصفة دورية وكذلك تحديث وسائل الاتصال بالتعاونين في شبكة التعاون وتحديث قائمة المدن الجديدة المنضمة لبرنامج العمل للمدن المتوسطة.
- تفعيل دور الجامعات المحلية في المدن المتوسطة بأن توجه الأبحاث والدراسات البحثية بتلك الجامعات نحو حل المشاكل البيئية المحلية لتلك المدن وتبادل الخبرات والتجارب مع الجامعات في المدن المتوسطة الأخرى.

- يجب أن يسعى برنامج العمل للمدن المتوسطة لتوسيع قاعدة المدن المنضمة للبرنامج وخصوصاً تلك الواقعة في الدول النامية في أفريقيا وآسيا ، وذلك من شأنه طرح المشكلات التي تعاني منها وإيجاد أفكار مبتكرة وحلول لها من خلال شبكة التعاون.

عن البيئات التراثية في المدن المتوسطة : يوصي البحث بالاتي :

- تقديم ورقة عمل عن الرؤية المستدامة لمركز مدينة المنصورة التراثي (المستخلصة من البحث) إلى السلطات والجهات المعنية بمدينة المنصورة لاستثمار المركز التراثي واستغلاله سياحياً بما يدر العائد اللازم لصيانة بيئاته التراثية وحمايتها من التدهور وإنقاذها من الفناء. بالإضافة إلى زيادة دخل المدينة ومواطنيها وبالتالي رفع مؤشرات التنمية وإنعاش القطاعات الاقتصادية بالمدينة ككل.
- يجب على الحكومات أن تدعم مشاريع حفاظ وتنمية البيئات التراثية ومن ضمن الآليات التي يقترحها البحث تخصيص نسبة من الضرائب العقارية توجه لدعم تلك المشروعات ولعمليات نزع الملكية وإعداد الدراسات والأبحاث الخاصة بتلك البيئات ويتم صرف تلك المخصصات تحت إشراف المحافظ/ الحاكم.
- تفعيل وتنفيذ التشريعات والقوانين الخاصة بحماية البيئات التراثية مثل قانون التنسيق الحضاري رقم ١٤ لسنة ٢٠٠٦ في مصر، وكذلك ضرورة تطبيق الأدلة الإرشادية لجهاز التنسيق الحضاري وبخاصة تلك التي تناول أسس ومعايير التنسيق الحضاري للمناطق التراثية ومراكز المدن واللافتات^١.
- يجب على الحكومة المصرية أن تسعى إلى تعديل وتحديث قانون الإيجارات القديم الذي مازال مطبقاً في الوحدات السكنية التجارية القديمة ولاسيما تلك الواقعة في مباني تراثية ، فيجب أن يراعي القانون الموازنة بين مصالح الملاك وأسعار السوق والظروف المادية للمستأجرين وكذلك يجب أن يراعي مشاركة المستأجرين والملاك في توفير مورد مالي للإنفاق على أعمال الصيانة الدورية وأعمال الحفاظ اللازمة لتلك المباني التراثية.
- يمكن للجامعات في المدن المتوسطة أن تلعب دوراً فعالاً في مشاريع تنمية البيئات التراثية من خلال الإشراف على كافة الأعمال بها، وإعداد المخطط العام ومخطط الحفاظ والرسومات التفصيلية.
- يجب على السلطات المحلية تحديد حدوداً للبيئات التراثية كمناطق ذات طابع خاص ، ووضع تشريعات وتنظيمات وأدلة إرشادية تنظم كافة الأعمال بداخل تلك البيئات مثل أعمال البناء، والتعليق والإزالة وتعديل الواجهات وكذلك يجب تحديد معايير تفصيلية لأشكال وأحجام الفتحات والارتفاعات واللافتات والارتدادات و طرز الواجهات الخاصة بالمباني الجديدة. كما يجب على كافة الأعمال داخل حدود البيئات التراثية أن تتم تحت مراقبة وإشراف السلطات المحلية.

^١ الجهاز القومي للتنسيق الحضاري، <http://www.urbanharmony.org> (يوليو ٢٠١١)

- يجب الاهتمام بالصيانة الدورية للبيئات التراثية بعد الانتهاء من مشاريع الحفاظ وذلك من شأنه أن يضمن استدامة وبقاء وانتقال تلك البيئات إلى الأجيال القادمة.
- السعي لجعل البيئات التراثية ذات الاستخدامات التجارية (مثل الأسواق) أكثر جاذبية لزبائن مراكز التسوق والمراكز التجارية الضخمة من خلال دعمها بأنشطة ثقافية ومجتمعية وإضافة خدمات ووسائل ترفيه وأماكن للاستحمام وتأسيس مكتب لحماية حقوق المستهلك.
- ضرورة دعم البيئات التراثية باستضافة الأحداث الهامة بالمدينة وإقامة احتفالات ومهرجانات للتسوق أو مهرجانات ثقافية ، مما يؤدي إلى جذب مزيد من السياح والمواطنين لتلك البيئات.
- أهمية تخصيص أماكن للباعه الجائلين في مناطق قريبة من البيئة التراثية ومنع انتشارهم داخل حدود البيئة التراثية ، ويجب تسجيل أنشطتهم ودعمها من قبل غرف التجارة ومنظمات المجتمع المدني وجمعيات التجار.
- ضرورة توفير مساحات انتظار للسيارات في البيئات التراثية سواء بإنشاء ساحات انتظار أسفل الطرق الرئيسية أو إنشاء جراجات متعددة الأدوار في أماكن قريبة من تلك البيئات ، مما يساعد على تحويل تلك البيئات كمناطق للمشاة فقط دون التسبب لمشاكل واعتراضات من قبل سكان تلك المناطق مثل صعوبة الوصول إلى مساكنهم أو عدم وجود أماكن كافية لانتظار سياراتهم.

الإهداء

إلى من الهمني أسمى معاني العطاء والصبر وحب العلم... إلى أبي حفظه الله

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الباحث

مهند فوده

يوليو ٢٠١١

الشكر والتقدير

الحمد لله عز وجل على عظيم نعمته وفضله على أن أعاني ووفقي ويسر لي إتمام هذا البحث ، أسأله سبحانه وتعالى أن يجعل هذا العمل في ميزان حسناتي وأن تجد فيه أمتي ومدنيتي ما ينفعها ويصلح حالها.

أتقدم بخالص الشكر والعرفان والامتنان إلى الأساتذة المشرفين:

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د. محمد محمد شوقي ابوليلة مدرس بقسم الهندسة المعمارية-جامعة المنصورة

لما بذلاه من كل جهد وعون لي لإنجاز هذا البحث.

كما أتقدم بأسمى آيات الشكر والتقدير إلى أعضاء لجنة المناقشة الأفاضل

أ.د/ دليلة الكـرداني أستاذ العمارة-كلية الهندسة- جامعة القاهرة

و د. شريف أحمد شتا الأستاذ المساعد بقسم الهندسة المعمارية -جامعة المنصورة

وأدين بالشكر والفضل والعرفان إلى الأستاذ الدكتور/ أحمد يحي راشد أستاذ العمارة بالجامعة البريطانية على رعايته لي خلال مرحلة الإعداد للبحث وتوجيهه لي نحو تنمية المدن المتوسطة وتراثها الثقافي.

كذلك اتوجه بالشكر والتقدير إلى الأستاذ الدكتور/محمد عصمت رئيس قسم العمارة بجامعة المنصورة

واشكر كل من عاونني على إنجاز هذا العمل من الأساتذة الأفاضل و الزملاء

أ/ نعيم رستم

م/ أسماء حسن

م/ أحمد الطنطاوي

د/ منى عوض الوزير

م/ أحمد عبد الكريم رشوان

شكر خاص

يتقدم الباحث بجزيل الشكر والتقدير لرئيس برنامج العمل للمدن المتوسطة ولأعضاء شبكة التعاون بالمدن المتوسطة المختلفة من الأساتذة والباحثين الذين لم يدخروا جهداً في تقديم يد العون لي وإمدادي بالمعلومات والأبحاث اللازمة عن مدتهم المتوسطة رغبة منهم في تحقيق الهدف الرئيسي لبرنامج العمل للمدن المتوسطة **UIA-CIMES** وهو تبادل التجارب والخبرات بين المدن المتوسطة لحل مشاكلها

أسماء الأساتذة والباحثين الذين ساعدوا على إنجاز هذا البحث

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يوليو ٢٠١١



جامعة المنصورة
كلية الهندسة
قسم الهندسة المعمارية

المشرفون

عنوان الرسالة : استدامة البيئات التراثية كمدخل لتنمية المدن المتوسطة
(دراسة حالة مدينة المنصورة المصرية)

"Urban Heritage Sites' Sustainable as an Approach to
the Intermediate Cities Development"

(Applied Study for Mansoura - Egypt)

اسم الباحث : مهند علي محمد فوده
الدرجة العلمية المطلوب الحصول عليها : الماجستير

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جامعة المنصورة
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قسم الهندسة المعمارية

اعضاء لجنة المناقشة والحكم

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وكيل الكلية للدراسات العليا والبحوث

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ملخص البحث

خلال العقد الماضي تركزت الدراسات البحثية بصورة أساسية على تطور وتنمية المدن الضخمة megalopolis ، بينما أهمل توجيه الدراسات نحو المدن المتوسطة والصغيرة وتطورها والمشكلات التي تواجهها والتي يسكن بها أغلب سكان العالم ٦٢.٥%^١ وتحتوي على معظم المساكن. وتقع معظم هذه المدن المتوسطة في دول نامية وتعاني من عديد من المشكلات بسبب نقص الإمكانيات ، وقد تحتوي على بيئات تراثية تعاني أيضا من التدهور والإهمال وسوء الاستخدام ، وقد تم إنشاء برنامج العمل للمدن المتوسطة تحت رعاية منظمة اليونسكو وبالتعاون مع الاتحاد الدولي للمعماريين بهدف إنشاء شبكة تعاون بين المدن المتوسطة لتبادل الخبرات والتجارب مع بعضها وإتاحة إمكانية عرض مشاكلها ومن ثم إيجاد حلول مبتكرة لتلك المشاكل. ويهدف البحث إلى الاستفادة من شبكة التعاون في حل واحدة من المشكلات التي تعاني منها إحدى المدن المتوسطة (مدينة المنصورة المصرية) التي تعاني بيئتها التراثية من التدهور والإهمال وسوء الاستخدام، حيث يقوم البحث من خلال شبكة التعاون بعرض وتحليل ومقارنة تجربة كل من مدينتي أزмир وبيروت في مشاريع تنمية بيئاتهم التراثية وجعلها بمثابة نقطة انطلاق نحو تحقيق تنمية شاملة لمدنهم، ويقوم البحث بتطبيق إيجابيات تلك التجارب الرائدة من خلال رؤية مستدامة لتنمية مركز مدينة المنصورة التراثية.

الكلمات المفتاحية : المدن المتوسطة - الاستدامة - البيئات التراثية - أزмир - بيروت - المنصورة- مركز المدينة التراثية

وينقسم البحث في تناوله هذا الموضوع إلى ثلاث أجزاء رئيسية حيث يتم تناول جزء الدراسة النظرية في الباب الأول والثاني وجزء الدراسة التحليلية في الباب الثالث وجزء الدراسة التطبيقية في الباب الرابع . وينتهي البحث باستعراض للنتائج والتوصيات.

الباب الأول : المدن المتوسطة

ويتناول تقديم معرفة تفصيلية عن مفهوم المدن المتوسطة وتعريف برنامج العمل بالمدن المتوسطة ودوره وأهدافه وشبكة التعاون الخاصة به واستعراض أحدث قائمة للمدن المتوسطة المشتركة بالبرنامج وتصنيفها، وكيفية الاستفادة من تلك الشبكة في حل مشكلات تلك المدن (وهو ما سيطبقه البحث في الجزء التحليلي في الباب الثالث)، و استعرض البحث أيضاً المراحل الثلاثة التي مر بها البرنامج ونتائج الاستبيان الأول الخاص بالمدن المتوسطة والذي يوضح لنا ماهية تلك المدن وماهية الدور الذي تؤديه في إقليمها ، طبوغرافية تلك المدن، وأثارها وأصولها التراثية . كما قام البحث بإلقاء الضوء على نتائج الاستبيان الخاصة بمفهوم التراث وأهميته لدى كل مدينة . حيث اتضح أن ٩٣.٣% من المدن المشاركة في الاستبيان تحتوي على عناصر تراثية تشكل رموزاً للمدينة وتنوعت تلك العناصر

^١ Llop, J. M & Bellet, C (December ٢٠٠٩), "Looking at Other Urban Spaces: Intermediate Cities", Archcairo ٢٠٠٩ ٥th international conference -Cairo University, Egypt.p.١

مايين أثار فردية بنسبة ٨٩% و بيئات تراثية بنسبة ١١% تشمل مراكز المدن التراثية ، واجهات المدن البحرية، مناطق تراثية. بينما اختارت بعض المدن مثل المدن الصينية المنشآت الحديثة مثل الملاعب الرياضية وأبراج الاتصالات كرموز تمثل المدينة بدلاً من التراث. لينتهي الباب باستعراض للتوصيات التي أوصى بها البرنامج بناءً على نتائج الاستبيان الأول.

الباب الثاني : التنمية المستدامة للبيئات التراثية

فيتم في البداية استعراض مفهوم "التراث" وأنواعه والاختلاف بين التراث الثقافي والطبيعي وأنواع التراث الثقافي الذي يشمل البيئات التراثية. ثم يتم تعريف مفهوم البيئات التراثية وقيمها ومكوناتها ويقوم البحث بإلقاء الضوء على المشاكل والتهديدات التي تتعرض لها تلك البيئات بأنواعها وطرق علاجها ويتم كذلك استعراض مفهوم التخطيط الاستراتيجي وتعريف تحليل SWOT كأحد طرق تقييم عناصر القوة والضعف والإمكانيات والتهديدات في البيئات التراثية. ليناقدش الباب بعد ذلك، بداية ظهور فكر الاستدامة ، ثم يناقدش مفهوم الاستدامة وركائز التنمية المستدامة. ثم يقوم البحث خلال هذا الباب بإلقاء الضوء على كيفية استدامة البيئات التراثية والصعوبات التي تواجه تلك السياسة ، ومن ثم استعراض العمليات التي تتألف منها سياسة استدامة البيئات التراثية مثل (الإدارة، التوثيق، الحفاظ ، الاستثمار) وهي العمليات التي سيتم تطبيقها على الأمثلة التحليلية والتطبيقية في الأبواب التالية، لينتهي الباب باستعراض لمفهوم التنمية السياحية المستدامة والتي تعتبر واحدة من السياسات التي تم تطبيقها بنجاح في بعض البيئات التراثية.

الباب الثالث : الدراسات التحليلية

ويعتبر ذلك الباب تطبيق لأحد أهم أهداف البحث، ويتم ذلك من خلال الاستفادة من شبكة التعاون للمدن المتوسطة في دراسة وتحليل كل من تجرية مدينتي أزميز وبيروت في تنمية مراكز مدغم التراثية، وكيفية نجاح تلك المشاريع في حل مشاكل تلك البيئات التراثية وجعلها نقطة انطلاق نحو تنمية شاملة لمدغمها ككل. حيث يقسم البحث دراسة كل مثال تحليلي إلى جزأين ، الجزء الأول يقوم فيه البحث باستعراض خلفية تاريخية عن تاريخ المدينة ودورها في إقليمها كمدينة متوسطة (حيث يعتبر البحث البيئات التراثية جزء لا يتجزأ من النسيج العمراني والتاريخي والاجتماعي والاقتصادي للمدينة)، الجزء الثاني : يقوم فيه البحث بإلقاء الضوء على مركز المدينة التراثي باعتباره منطقة الدراسة التحليلية ، حيث يقوم البحث باستعراض السمات المميزة لمنطقة المركز، ثم يتم استعراض مشاكل وتهديدات التي كانت تواجه البيئات التراثية قبل المشروع ، ثم يقوم البحث بدراسة تفصيلية لمشروع التنمية وأهدافه ومفهومه وعمليات (الإدارة، الحفاظ، الاستثمار) للمشروع. لينتهي الباب بدراسة مقارنة بين كلا من التجريبتين ومن ثم استنباط إيجابيات وسلبيات تلك التجارب من خلال نتائج دراسة المقارنة. ويتم من خلال الإيجابيات وضع تصور لحل مشكلات البيئات التراثية لإحدى المدن المتوسطة في الباب التالي. وقد تأكد للبحث خلال هذا الباب أن نجاح تجارب المدن المتوسطة في مشاريع التنمية لا يتوقف على وجود تلك المدن في دول متقدمة، فرما توجد مدينة متوسطة في دولة نامية ولكن تملك تجربة وخبرة متطورة في أي من المجالات بالمقارنة بمدينة

متوسطة تقع في دول متقدمة ولكن خبرتها في ذات المجال محدودة أو قديمة وربما يرجع ذلك إلى أنه تم تنفيذ تلك التجارب منذ عقود مضت ، ومن ثم تكون عملية نقل خبرة وتجربة تلك المدينة النامية عبر شبكة التعاون للمدن الأخرى التي تعاني من مشكلات في هذا المجال أكثر نفعاً وإفادة لها.

الباب الرابع : الدراسة التطبيقية

حيث يقوم البحث في هذا الباب بالاستفادة من إيجابيات التجارب التحليلية في الباب السابق في وضع رؤية مستدامة لمركز مدينة المنصورة التراثي، وينقسم هذا الباب إلى خمسة أجزاء، الجزء الأول يقدم خلفية تاريخية عن المدينة ودورها في إقليمها كمدينة متوسطة، ومن ثم يتم إلقاء الضوء على السمات الجغرافية والتاريخية والاجتماعية والاقتصادية لمركز المدينة التراثي باعتباره منطقة الدراسة التطبيقية في الجزء الثاني. ويقوم البحث في الجزء الثالث بإجراء الدراسات التحليلية اللازمة عن المركز. أما الجزء الرابع من الباب فيقوم باستخلاص نتائج تلك الدراسات من خلال استنباط وتحديد المشكلات التي تعاني منها منطقة المركز وكذلك عوامل القوة والضعف والفرص والتهديدات لها ، ثم يقوم البحث بوضع رؤية مستدامة لمنطقة المركز التراثي بناءً على الدراسات السابقة في الجزء الأخير من الباب. ومن خلال هذا الباب توصل البحث إلى أنه يصعب تطبيق التجارب الناجحة للمدن المتوسطة في مشاريع التنمية على المدن الأخرى بشكل مطلق نظراً لاختلاف ظروف كل مدينة من حيث العوامل (السياسة ، الاجتماعية ، الجغرافية، والمشاكل والتهديدات، التشريعات والقوانين، الموارد المالية. ولكن تصلح تلك التجارب للتطبيق بشكل جزئي من خلال تطبيق (مفهومها، السياسات المطبقة، إطار العمل والأدوات).

ويتهي البحث باستعراض لنتائج الدراسة البحثية والتوصيات العامة للرسالة.



جامعة المنصورة
كلية الهندسة
قسم الهندسة المعمارية

استدامة البيئات التراثية كمدخل لتنمية المدن المتوسطة

(دراسة حالة مدينة المنصورة المصرية)

**Urban Heritage Sites Sustainable as an Approach to the
Intermediate Cities Development**
(Applied Study for Mansoura - Egypt)

بحث مقدم إلى

قسم الهندسة المعمارية

كجزء من المتطلبات للحصول على

درجة الماجستير في الهندسة المعمارية

الباحث

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