



"Urban sustainability assessment for the urban renewal project in Al Shawaka a rea"

Asst. Prof. Dr. Areej Khairy Alrawi Asst. Prof. Dr. Amer Shaker Alkinani
University of Baghdad - Center for Urban and Regional Planning for
Graduate Studies.

Dr.Areej@iurp.uobaghdad.edu.iq Dr.amerkinani@iurp.uobaghdad.edu.iq

Abstract :

Sustainability is a major demand and need pursued by cities in all areas of life due to the environmental, social and economic gains they provide, especially in the field of city planning and urban renewal projects that aim to integrate the past, present and future.

The research aims to evaluate the Haifa Street renewal project, and Al-Shawaka district, one of the Baghdad districts located next to Al-Karkh, was elected by comparing the sustainability indicators of urban renewal with the reality of the situation through a field survey and questionnaire form and focusing on the social and economic impacts and environmental for the project on the study area. To reach the most important conclusions and recommendations that must be adopted in the renewal projects to reach sustainability.



The research reached the most important conclusions, represented by weakness Urban interconnectedness of a region Study by social isolation resulting from social inequality and economical for community groups between the traditional region of the region Al Shawaka and the Haifa Street housing project enhanced the spatial alienation of the study area community. Here, two important elements of urban sustainability are weakened, which are the social and economic aspect. Likewise,

the presence of a kind of intercalation of the urban fabric with new forms according to technological techniques led to a dispersion in the awareness of the recipient living in the region and reinforced his feeling of alienation and thus strengthened the social dependence of the old region from its new surroundings.

According to the data of the descriptive analysis of the city, the research concludes that there is an urban disconnection in the general landscape of the study area, and this discontinuity strengthened the isolation of the study area due to the development projects of the area. The research recommends to adhere to the dimensions of sustainability in urban renewal projects to reach a state of balance between the traditional area and the new area through community participation in planning decisions.

Key words: urban renewal, economic dimensions, social dimensions, environmental dimensions, urban fabric, discontinuity and urban connectivity.



"تقييم الاستدامة الحضرية لمشروع التجديد الحضري في منطقة الشواعة"

أ.م.د. عامر شاكر خضير

أ.م.د. اريج خيري الراوي

جامعة بغداد - مركز التخطيط الحضري والاقليمي للدراسات العليا

Dr.amerkinani@iurp.uobaghdad.edu.iq

Dr.Areej@iurp.uobaghdad.edu.iq

المستخلص

تعد الاستدامة مطلب وحاجة رئيسة تنتهجها المدن بكافة مجالات الحياة لما توفره من مكاسب بيئية واجتماعية واقتصادية، ولا سيما في مجال تخطيط المدينة ومشاريع التجديد الحضري التي تهدف الى الدمج ما بين الماضي والحاضر والمستقبل.

يهدف البحث الى تقييم مشروع تجديد شارع حيفا وتم انتخاب منطقة الشواعة احدى مناطق بغداد التي تقع بجانب الكرخ، وذلك من خلال مقارنة مؤشرات الاستدامة للتجديد الحضري مع واقع الحال من خلال المسح الميداني واستمارة الاستبيان والتركيز على الاثار الاجتماعية والاقتصادية والبيئية للمشروع على منطقة الدراسة. للوصول الى اهم الاستنتاجات والتوصيات الواجب اعتمادها في مشاريع التجديد للوصول الى الاستدامة. وقد توصل الي البحث الى اهم الاستنتاجات تمثلت بضعف الترابط العمراني لمنطقة الدراسة بفعل العزلة الاجتماعية الناتجة من التفاوت الاجتماعي والاقتصادي لفئات المجتمع بين المنطقة التقليدية لمنطقة الشواعة ومشروع اسكان شارع حيفا عزز من الاغتراب المكاني لمجتمع منطقة الدراسة، وهنا اضعاف لعنصرين مهمين من عناصر الاستدامة الحضرية وهي الجانب الاجتماعي والاقتصادي. كذلك وجود نوع من الاقحام للنسيج الحضري بالأشكال الجديدة وفق التقنيات التكنولوجية ادى الى تشتت في ادراك المتلقي الساكن في المنطقة وعزز من شعوره بالاغتراب، وذلك عزز العزلة الاجتماعية للمنطقة القديمة عن محيطها الجديد. ووفقاً لمعطيات التحليل الوصفي للمدينة يتوصل الي وجود انقطاع عمراني في المشهد العام لمنطقة الدراسة وهذا الانقطاع عزز من العزلة لمنطقة الدراسة بسبب المشاريع التطويرية للمنطقة. ويوصي البحث بالالتزام بابعاد الاستدامة في مشاريع التجديد الحضري للوصول الى حالة من التوازن بين المنطقة التقليدية والمنطقة الجديدة وذلك من خلال المشاركة المجتمعية في اتخاذ القرارات التخطيطية

الكلمات المفتاحية: التجديد الحضري، الابعاد الاقتصادية، الابعاد الاجتماعية، الابعاد البيئية، النسيج الحضري، الانقطاع والتواصل الحضري.



1- Sustainability in urban renewal

The urban renewal process is a set of complex and interrelated procedures for reaching specific goals towards achieving the goal of communication and continuity (Lamb Omar, 2014, s111).

That regeneration policies are characterized by a predictive and inductive, for what matters will turn out after a while and for the available data that require study and research, and this means that these aspects related to urban renewal policies fall within the essence of the sustainability approach in that it represents communication and continuity. (Makki, Muhammad Shawqi Ibrahim,1986, s14)This means that urban renewal is linked to the three axes of the sustainability components (the environmental, social and economic axis), note Figure (1).

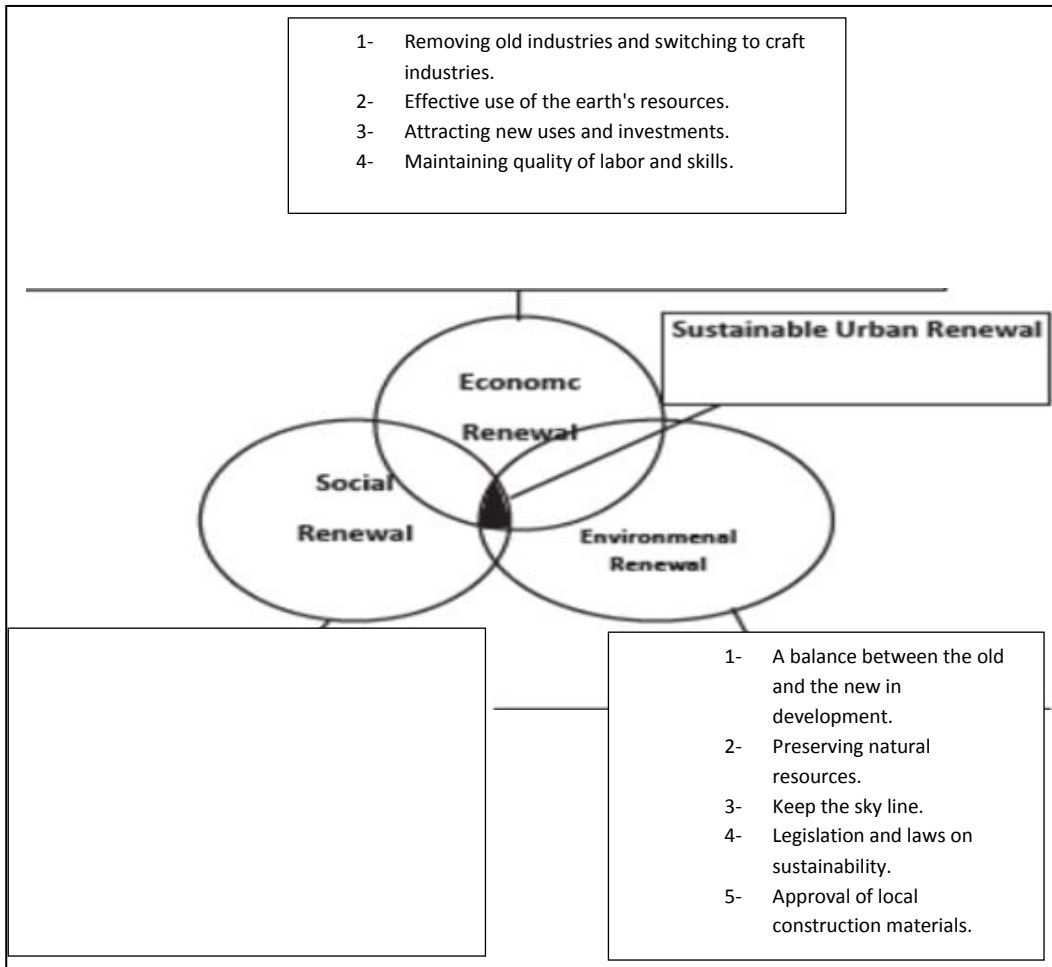


Figure (1) Sustainability in Urban Renewal

Ref: Ali Ghesmi Shah Galdi, Rahmatolah Farhudi, Ezzatolah Ezzati, Factors Affecting the Renewal urban Process from Sustainability View, International Journal of Architecture and Urban Development, Vol. 7, No1, Winter 2017

2- Indicators of the theoretical side.

The three axes elements shown in Figure 1 will be relied on as indicators of sustainability in the renovation projects (LEE, JS 2003)(Palmer, E. 2008) It is as follows:



2-1- The Economic Axis:

- 1- Removing old industries and switching to craft industries.
- 2- Effective use of the earth's resources.
- 3- Attracting new uses and investments.
- 4- Maintaining quality of labor and skills.

2-2-The social axis:

- 1- Providing housing and service facilities.
- 2- Connecting buildings and ease of access.
- 3- Preserving local distinguishing features.
- 4- Improving living conditions.
- 5- Provide jobs.
- 6- Provide privacy.

2-3- The environmental axis:

- 1- A balance between the old and the new in development.
- 2- Preserving natural resources.
- 3- Keep the sky line.
- 4- Legislation and laws on sustainability.
- 5- Approval of local construction materials.

3- Practical side.

After reaching the indicators of sustainability in urban renewal, the extent of their conformity with the urban renewal project for the Shawaka area on the Karkh side of the city of Baghdad will be assessed, after classifying the indicators in a questionnaire that was distributed to specialists from planners and architects, and a field survey.

3.1- Urban Renewal of Haifa Street

From the local experiences of the urban renewal of Haifa Street, the emergence of the Haifa Street development project in 1985 into existence is an important event that can be read as a witness in defining the features of another renaissance for the city of Baghdad, which embodied the organization, formation and enrichment with a vision, multiple models, and integrated and harmonious images of the urban building system of the central region For the city of Baghdad - the Karkh region. That the planning studies within the framework of the "comprehensive development plan for Baghdad 2000"

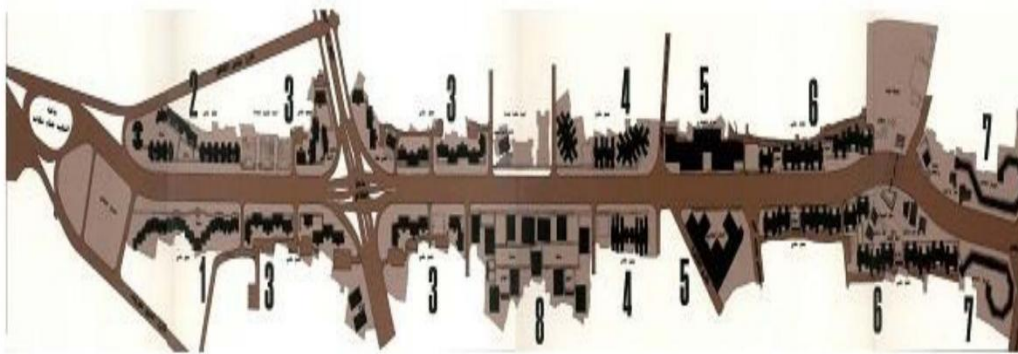


Fig (2)Haifa Street Urban Renewal Project

3-3- The study area, the old Karkh area (Al Shawaka).

The old Karkh area (Al Shawaka), as shown in Figure (2), was chosen for the study through the following reasons:

- 1- It is one of the important historical areas at the level of Baghdad.
- 2- The area's association with the collective memory of the city's inhabitants.
- 3- Bringing about fundamental changes to the urban structure of the region as a result of urban renewal projects.



Fig(3) the case study area

3-4-Selection of the research sample:

The stratified sample method (specialists from planners and architects) was chosen, taking into account that the sample has experience of no less than 10 years in the field of traditional areas development, so the opinion of the sample consisting of 30 specialists was taken.


3-5- The Method of collecting information and methods of treating it:

Two integrated research methods were used to study the policies of urban renewal and sustainability in the traditional area of the old Al-Karkh area, and these two methods:


- 1- Live field survey and in situ observation.
- 2- Comparing sustainability indicators with its three dimensions (environmental, economic and social) and the extent of their achievement in the study area, based on the opinions of specialists through a questionnaire form prepared according to the indicators and field survey of researchers.



The results of the questionnaire and the field survey were as shown in Table (1).

Table (1) results of indicators of sustainability axes through field survey and questionnaire form

			Reality / field survey	The questionnaire				
				Agree strongly	Agreed	neutral	I do not agree	Agree strongly
Economic	Removing old industries and switching to craft industries.		The study area is distinguished by its peculiarity in the handicraft industries and the land uses of the study area, but the ill-considered encroachment of uses as well as the reluctance of the craftsmen to pursue their business has led to a hybrid mixture of land uses.	23	60	10	7	0

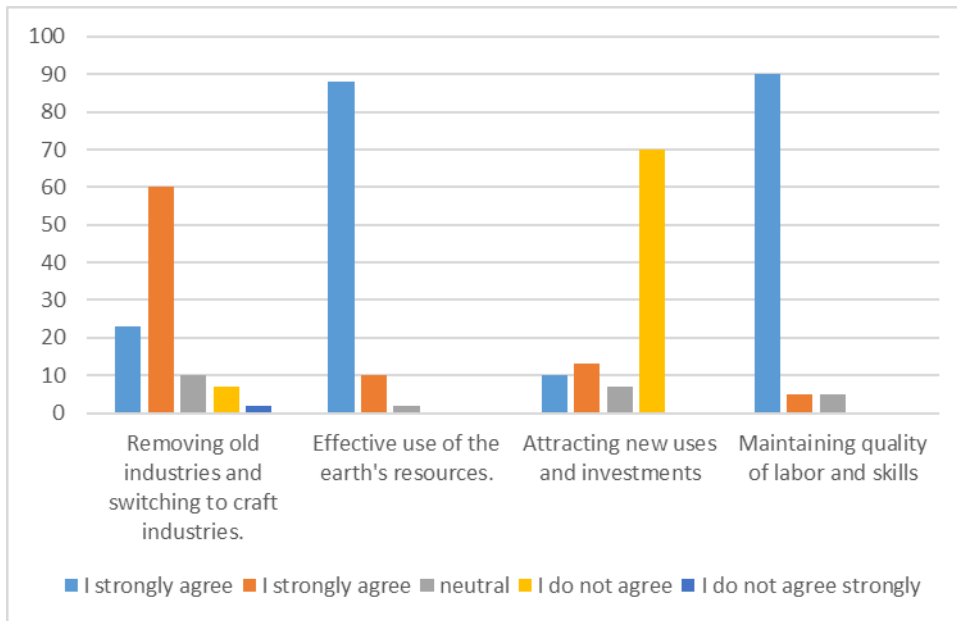


	Effective use of the earth's resources.		Land use change	88	10	2	0	0
	Attracting new uses and investments.		The lack of completion of the basic plan for the city of Baghdad and its implementation since 2000 until now led to a weak distribution of land use in the city in general, and this was reflected in the study area, which was an important commercial center for the old Baghdad.	10	13	7	70	0
	Maintaining quality of labor and skills		Moving workers to other residential areas did not materialize	90	5	5	0	0
Social	Providing housing and service facilities.		Check	82	4	2	5	7
	Connecting buildings and ease of access.		One of the most important problems in the region is the opening of the streets and the demolition of a large part of them, and thus the hierarchy and interconnectedness between spaces of fabric	70	13	10	7	0
	Preserving local distinguishing features		The mass formation of the traditional region is characterized by the human scale and its lack of tendency to rise in blocks, and modern development projects have not taken into account this design feature that helped to lose the local identity and deepen the feeling of alienation.	13	23	57	7	0
	Improving		Changing the type of housing	87	12	1	0	0

	living conditions.		units					
	Provide jobs.		Not available	92	7	1	0	0
	Provide privacy		The loss of spatial privacy reinforced the spatial alienation of the traditional residents of the area, especially after the establishment of multi-story residential complexes.	14	13	70	3	0
Environmental	A balance between the old and the new in development.		The unexamined overlap between the traditional area of an organic planning character with the new area with a checkerboard layout	24	63	7	3	3
	23		The traditional area in the remaining parts of it still conserves its natural resources.	3	6	17	67	7
	Keep the sky line.		The randomness of the heights and the absence of clear laws joining the sky line in the area gave negative dimensions to the behavior of the community of the study area and the effect of enhancing the state of alienation for the study area.	23	60	10	7	0
	Legislation and laws on sustainability.		Lack of planning legislation.	70	13	10	7	0



	Approval of local construction materials		The use of modern building materials, whether in construction or finishing, and in an ill-considered manner in the study area created a kind of visual chaos and distorted its visual scene	70	13	10	7	0
--	--	--	---	----	----	----	---	---



Fig(4)Analysis of the indicators of the axiseconomic For the questionnaire form

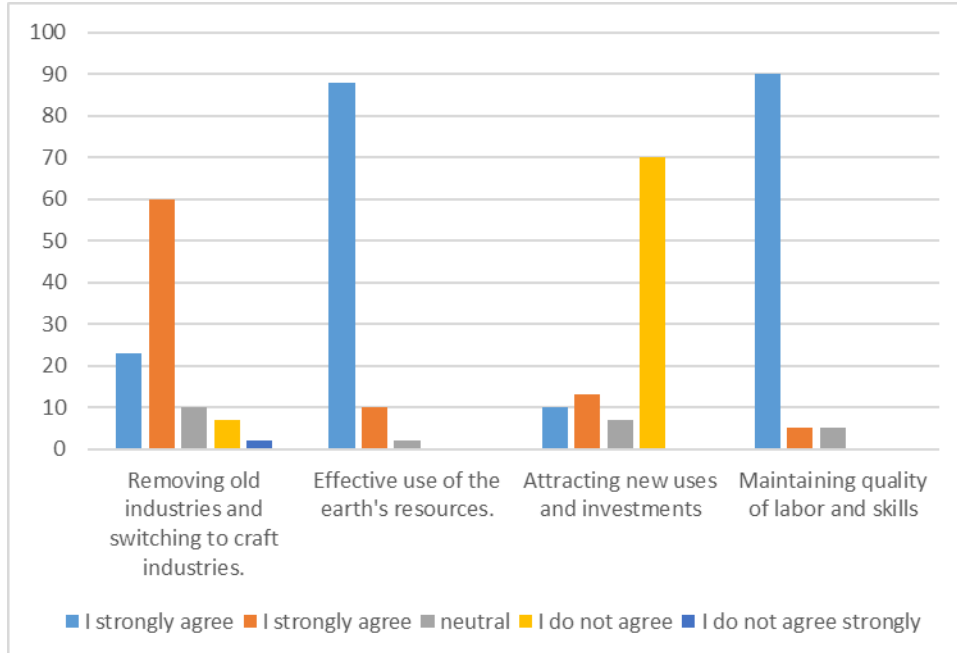


Fig (5) Analysis Indications The social axis

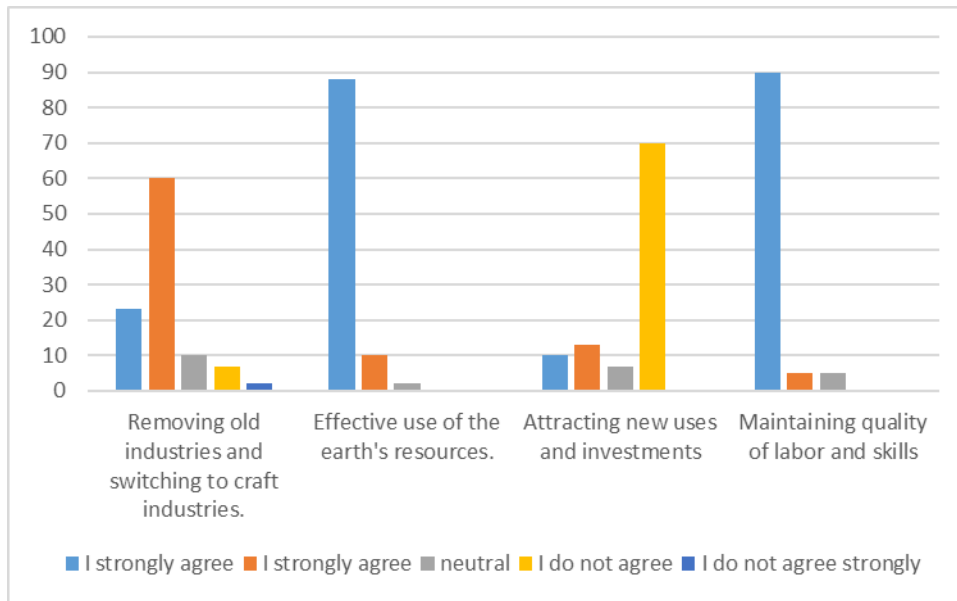


Fig (6) Analyzing the environmental indicator of the questionnaire form

4- Conclusions

- (1) The weakness of the urban interconnectedness of the study area due to the social isolation resulting from the social and economic disparity of the community groups between the traditional area of the Shawaka area and the Haifa Street housing project, which strengthened the spatial alienation of the study area community, and here is a weakening of two important elements of urban sustainability, which are the social and economic aspect.
- (2) The presence of a kind of intercalation of the urban fabric with new forms according to technological techniques, which led to a dispersion in the awareness of the recipient living in the region and reinforced his sense of alienation, and thus strengthened the social dependence of the old region from its new surroundings.
- (3) According to the data of the descriptive analysis of the city, the research concludes that there is an urban disconnection in the general landscape of the study area, and this discontinuity strengthened the isolation of the study area due to the development projects for the area within the Shawaka area and the whole city.



5-Recommendations:

1. Commitment to the dimensions of sustainability in urban renewal projects to reach a state of balance between the traditional area and the new area through community participation in planning decisions.
2. Preserving the heritage area and encouraging the people to live in their areas.
3. Reconsider the laws and regulations that deal with heritage areas.
4. Work on re-designing and planning the river frontage and skyline for the study area.

6- References.

- 1- Sheep, Omar Hazem, "Politics Renewal Urban according to Curricula Sustainability calendar For cities Traditional Mosul A model Al-Qadisiyah Journal for Engineering Sciences, Volume 7, Issue 3, 2014.
- 2- Makky, Mohammed Shawqi Ibrahim, " Entrance to me Planning the cities ", Dar: house Mars To publish, Riyadh, 1986.
- 3- Ali Ghesmi Shah Galdi, Rahmatolah Farhudi, Ezzatolah Ezzati, Factors Affecting the Renewal urban Process from Sustainability View, International Journal of Architecture and Urban Development, Vol. 7, No1, Winter 2017
- 4- LEE, JS (2003), Enhancing Sustainability in Downtown by Triple-Value Adding to Urban Redevelopment Efforts: A Case Study of Seoul, Korea, University of Washington, (unpublished PhD dissertation), USA.
- 5- Palmer, E. (2008). The Social Impacts Of Heritage-Led Regeneration, Architectural Heritage Fund. Report prepared for the Agencies Co-ordination Group, London.



Table (2) questionnaire form

		The questionnaire				
		Agree strongly	Agreed	neutral	I do not agree	Agree strongly
Economic	Removing old industries and switching to craft industries					
	Effective use of the earth's resources.					
	Attracting new uses and investments.					
	Maintaining quality of labor and skills					
Social	Providing housing and service facilities.					
	Connecting buildings and ease of access.					
	Preserving local distinguishing features					
	Improving living conditions.					
	Provide jobs.					
	Provide privacy					
Environmental	A balance between the old and the new in development.					
	Keep the sky line.					
	Legislation and laws on sustainability.					
	Approval of local construction materials					