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Learning Objectives

At the end of this program, participants will be able to:

- 1- Better understanding of the Urban Development of Jeddah City
- 2- Understanding the problematic development in the unplanned districts of Jeddah city.
- 3- Knowing the proposed design for the urban regeneration of Bani-Malek District
- 4- Knowing the proposed design for the urban regeneration of Al-Boughdadiyah District.



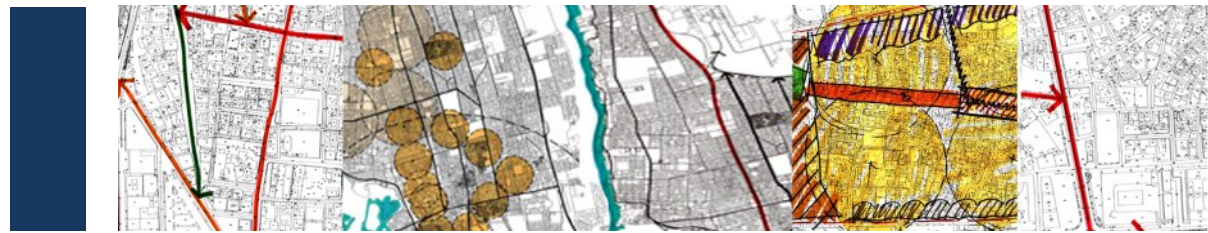
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Urban Development and Upgrading of Unplanned Districts of Jeddah, Saudi Arabia

Bani-Malek

East Al-Boughdadiyah

10th October 2012



Presentation Overview

- Introduction
 - Effat Team
 - Principle of Sustainable urbanism
- Jeddah City Context
- Exploring the options
 - Bani-Malek Area
 - East Al-Boughdadiyah Area

Sustainable Urbanism

“Draws attention to the enormous opportunity to residing the built environment in a manner that supports a higher quality of life and promotes a healthy life style... ” D.FARR

Where Did it Go Wrong?!

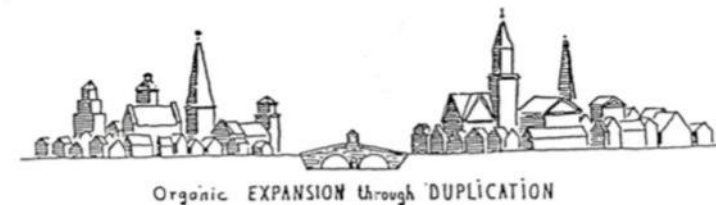
The Problems of Modernism Planning

“Most of the problems of our settlements have a single root cause, namely that, instead of growing organically by means of the multiplication or duplication of autonomous quarters, twentieth-century cities suffer from various forms of monofunctional overexpansion which create chaos in terms of their structure, use and appearance...

...In addition, monofunctional overexpansion causes serious imbalance between centre and periphery”

Leon Krier

Architecture Choice or Fate



Cities within Cities

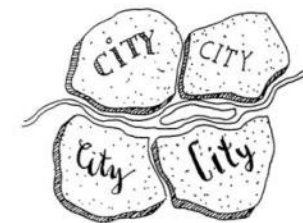
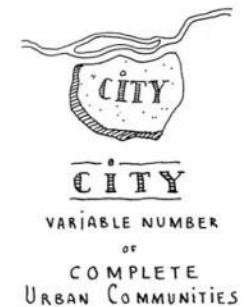
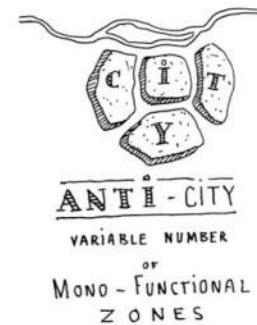
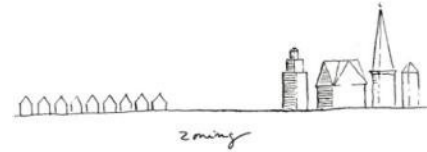
Towards Reforming Our Cities

“...The Ecological challenge lies in the reorganisation of territorial relationships within society’s daily routine”

Leon Krier
Architecture Choice or Fate



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Suburban Sprawl

The Decline of the City Centre

Today our, cities stand witness to the solution we imported in the name of advancement over 50 years ago.



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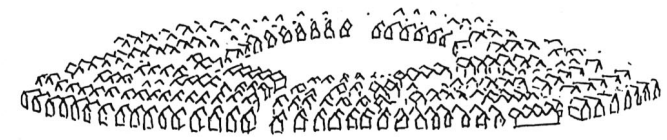
CITY & PARASITE



CITY WITHOUT SUBURB



CITY WITH SUBURB



SUBURB WITHOUT CITY

Urbanization of City Districts

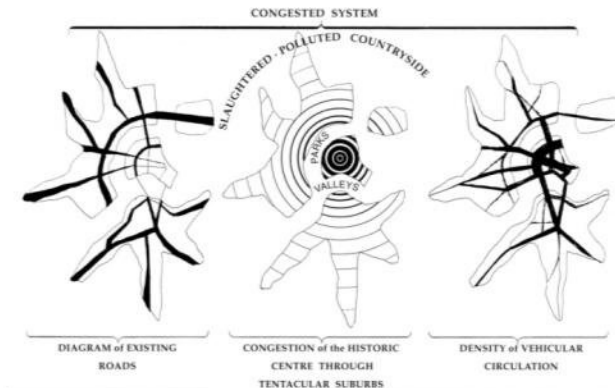
From Monocentric to Ploycentric



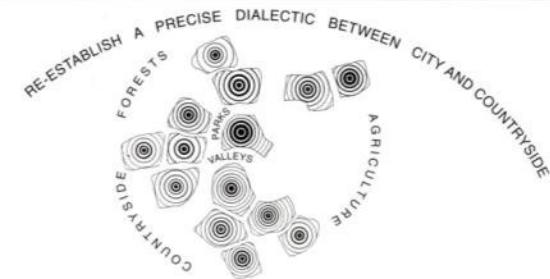
CITIES WITHIN THE CITY



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THE
CITIES WITHIN THE CITY



THE PERIPHERY HAS TO BE TRANSFORMED INTO
MANY
AUTONOMOUS CITIES

From home to everywhere

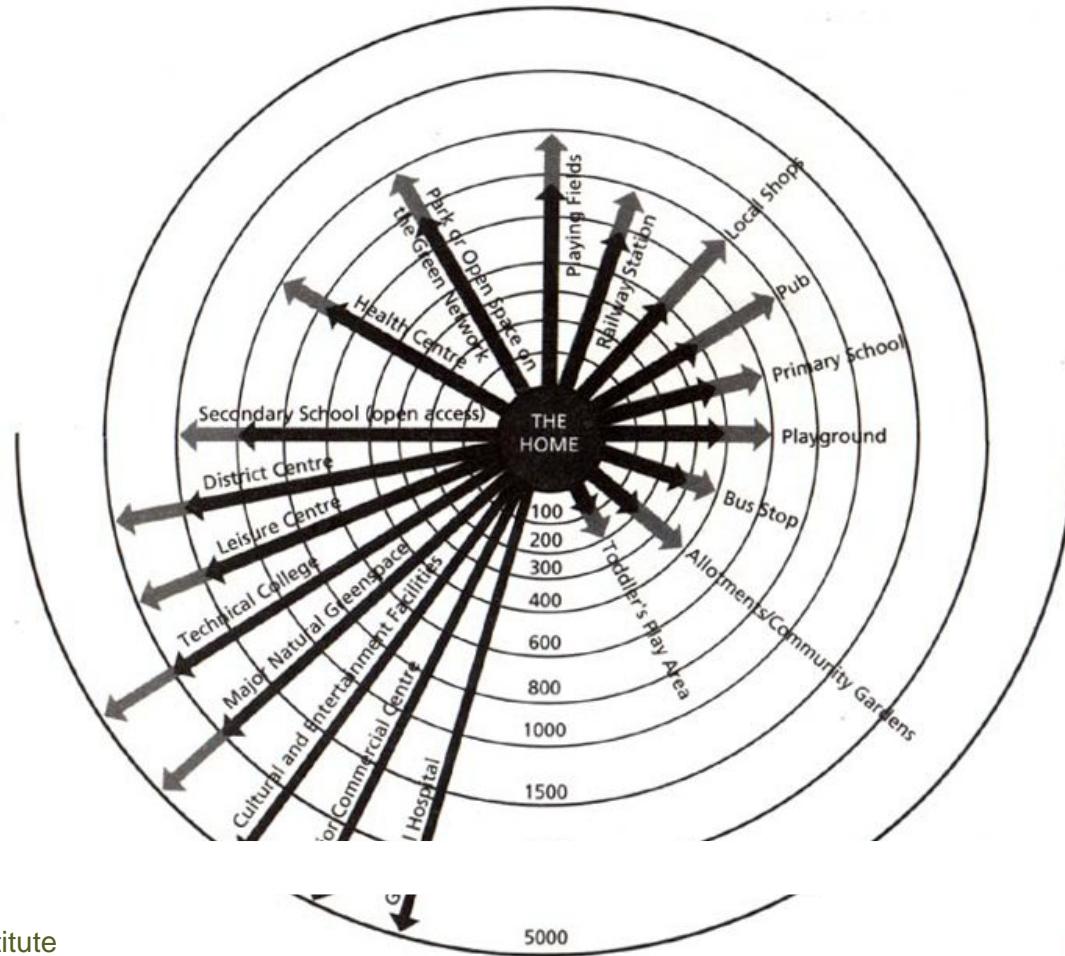
A Strategy for Urban Reform



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5.6(d) Local Facilities in Urban Areas

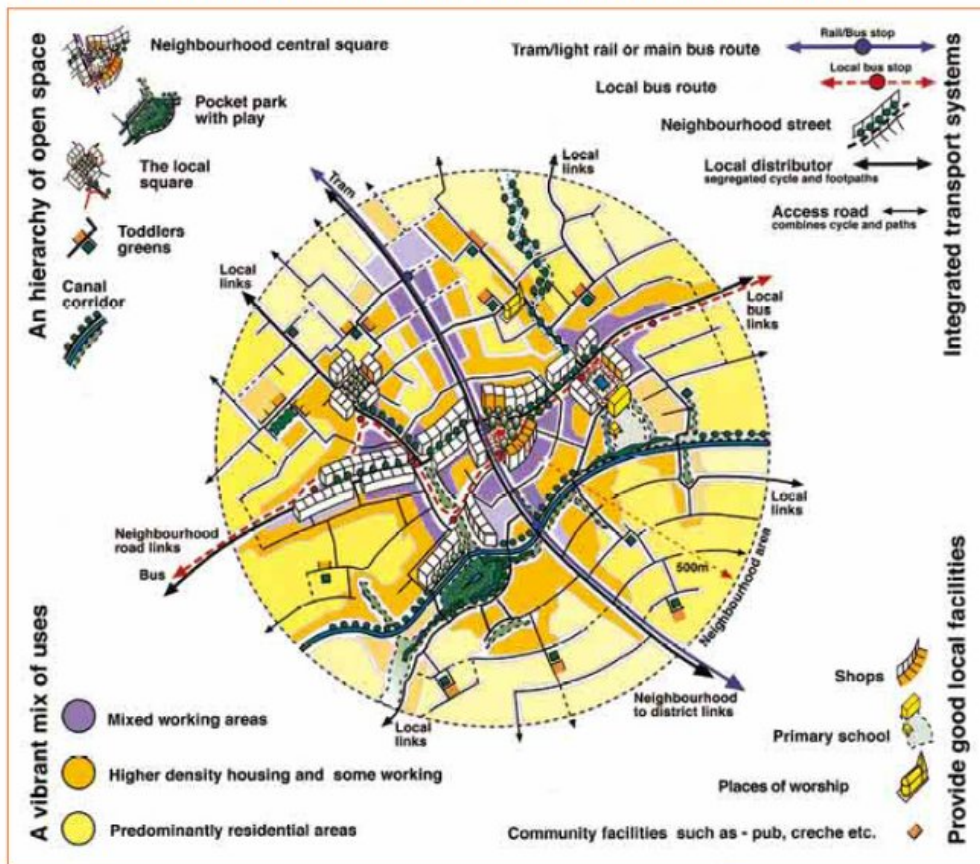
This diagram illustrates some possible standards.



The Neighborhood

Walkable Neighbourhoods: a Core Ingredient of Villages, Towns and Cities

The key components of a mixed use and integrated urban neighbourhood



Source: Andrew Wright Associates, the Urban Task Force, 1999 (Lord Rogers)

Each neighborhood has a center and an edge

- Fine grained streets
- Density increase from edge to centre.
- Rediscovery of local High Streets.
- Public transport at the heart.
- A 5-6 minute walk to the centre
- All daily needs within walking distance



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Our Principles

The Principles of Traditional Urbanism will Offer the bases for our Solutions.

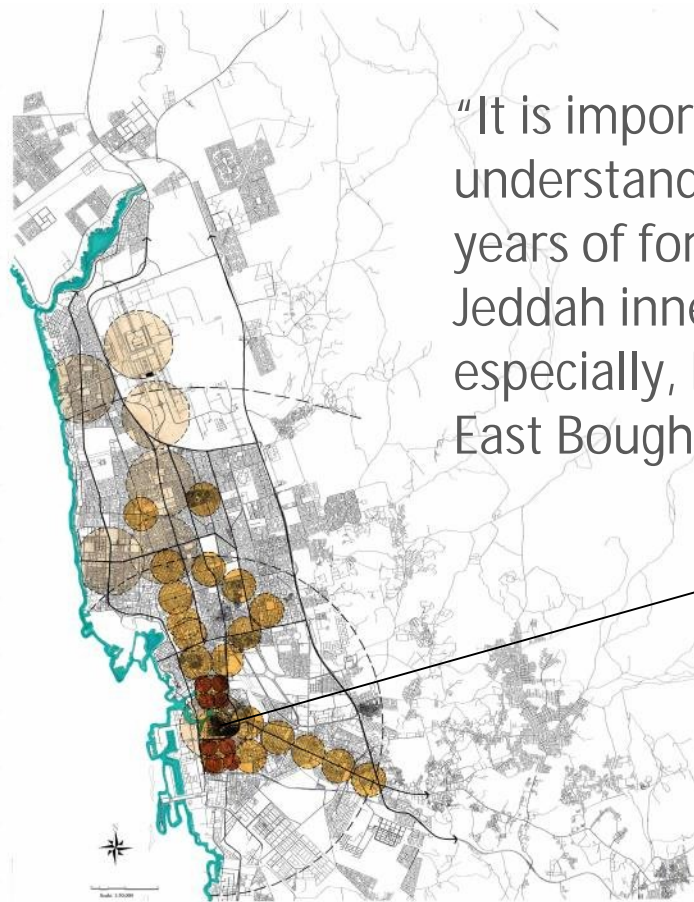
- ❑ The problem of unplanned settlement can only be resolved when considered as part of a city wide context of regeneration master-plan aiming to create sustainable neighborhoods, districts and towns with in the city of Jeddah.
- ❑ The solutions should aim at creating mixed use-mixed income neighborhoods with public amenities, encouraging different modes of public transport, walking and cycling.
- ❑ The renewal and regeneration of the areas will provide a unique economic opportunity for the residents of community, offering new training and employment opportunities.

Jeddah City Context

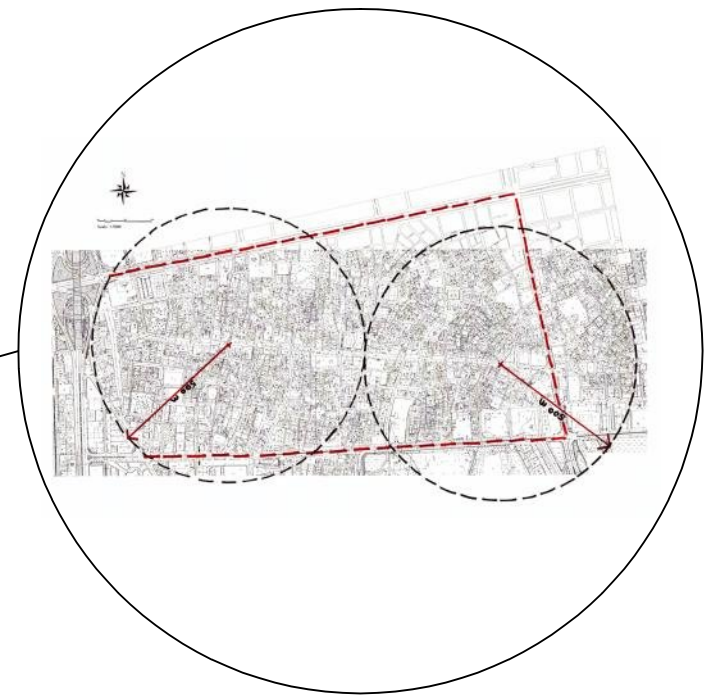
Finding out what's going on, agreeing on the issues and highlighting the potentials.

Understanding the Problem

50 Years of Linear Planning



“It is important to understand the impact of 50 years of formal planning on Jeddah inner city districts, especially, Bani-Malek and East Boughdadiyah”



Jeddah Analysis

Consecutive plans of Jeddah, from concentric to linear growth

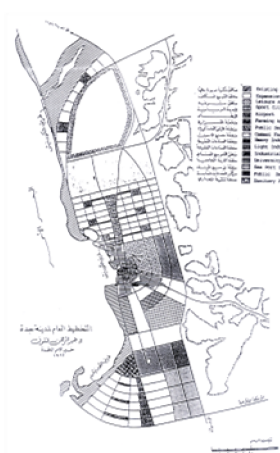


Figure 1 The First Master Plan of Jeddah 1962 by Dr. Abdul Rahman Makholi

Source: Makholi, A. (1985). Al-Darasa Al-Murabitah Al-Shamaliyah Li-Madinat Jeddah, 1345-1383. (The Comprehensive Urban Studies for Jeddah City, from 1368 to 1383, (1959-1965). A report prepared for the Ministry of Municipalities and Rural Affairs, Jeddah Municipality, Vol. II, p.94.

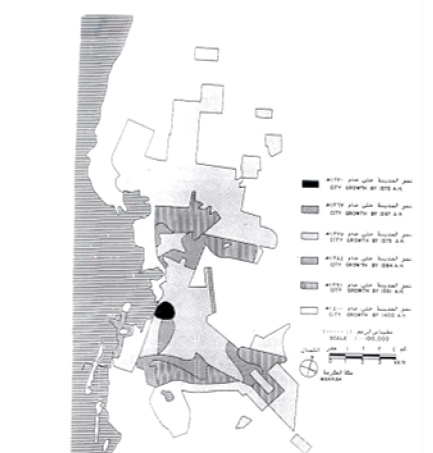


Figure 2 The Second Master Plan of Jeddah

Source: Sirri Jackson International Saudi Consult (SIJSC), (1978) Jeddah Action Master Plan, Technical Report No.9, p.5.

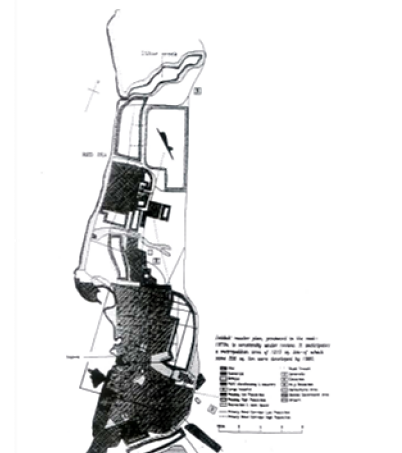


Figure 3 Revised Master Plan of Jeddah in 1977 by Sirri Jackson International Saudi Consult

Source: Khaled Al-Jalali, (2010) Jeddah: A History and New Strategy, International Journal of Urban and Regional Research, 34, 100-110.

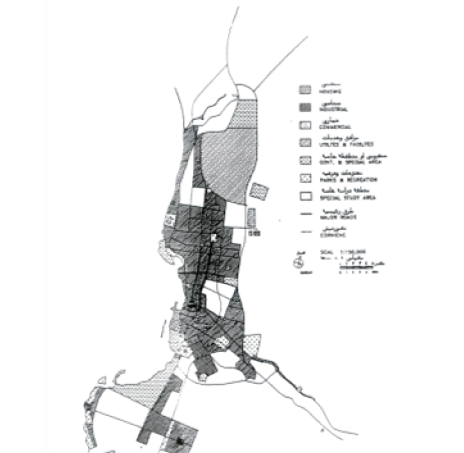


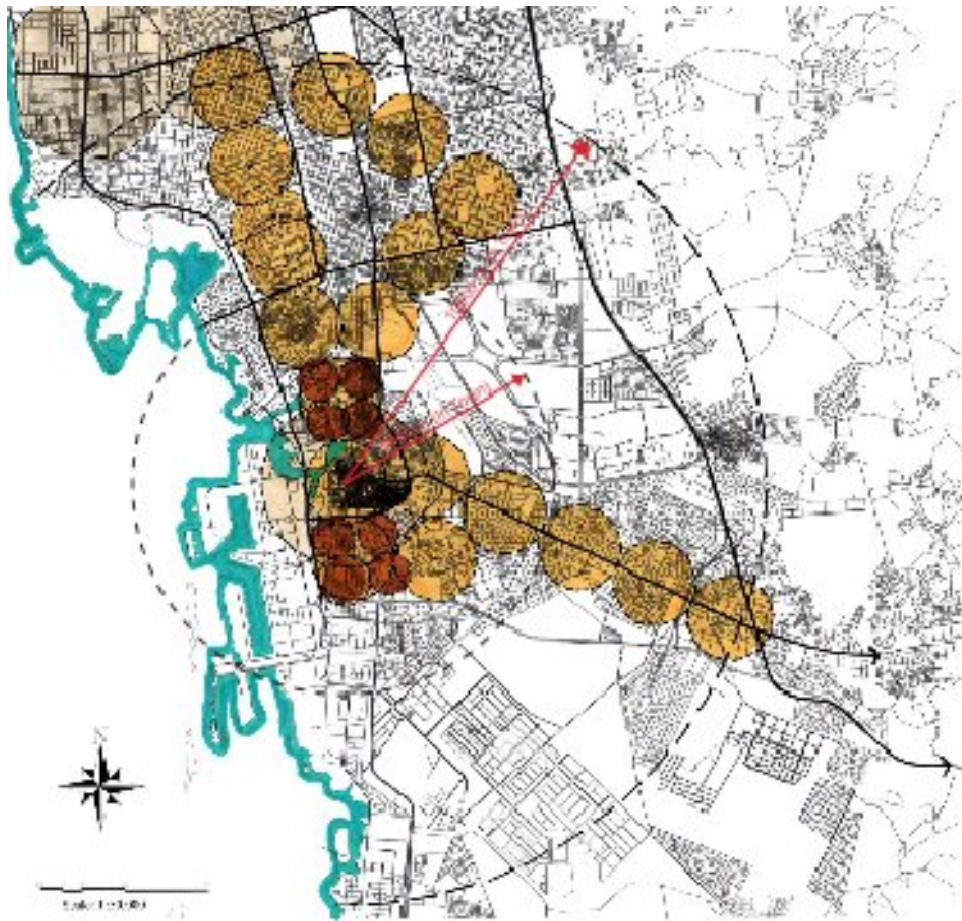
Figure 4 Jeddah Master Directive Plan 1980-2000, by SIJSC.

Source: Sirri Jackson International Saudi Consult (SIJSC), (1978) Jeddah Action Master Plan, Technical Report No.9, p.49.

Consecutive Plans of Jeddah has contributed greatly to the city's success, however shifted its vibrant center to the north.

The Migration of Urban Vitality

The Decline of the City Centre



- ❑ The First Jeddah Plan of 1962 has signaled the shift of urban center to the North.
- ❑ The plan's linear growth strategy and zoning policy signaled a radical change in physical growth pattern of Jeddah.
- ❑ The scale and hierarchy of traditional walkable neighborhoods, districts and towns has radically changed to car-based poorly serviced districts.

Bani-Malek

A thriving, unique - service providing - town reflecting the diversity of its communities and offering the residence of Jeddah the opportunity to enjoy these cultures within their city.

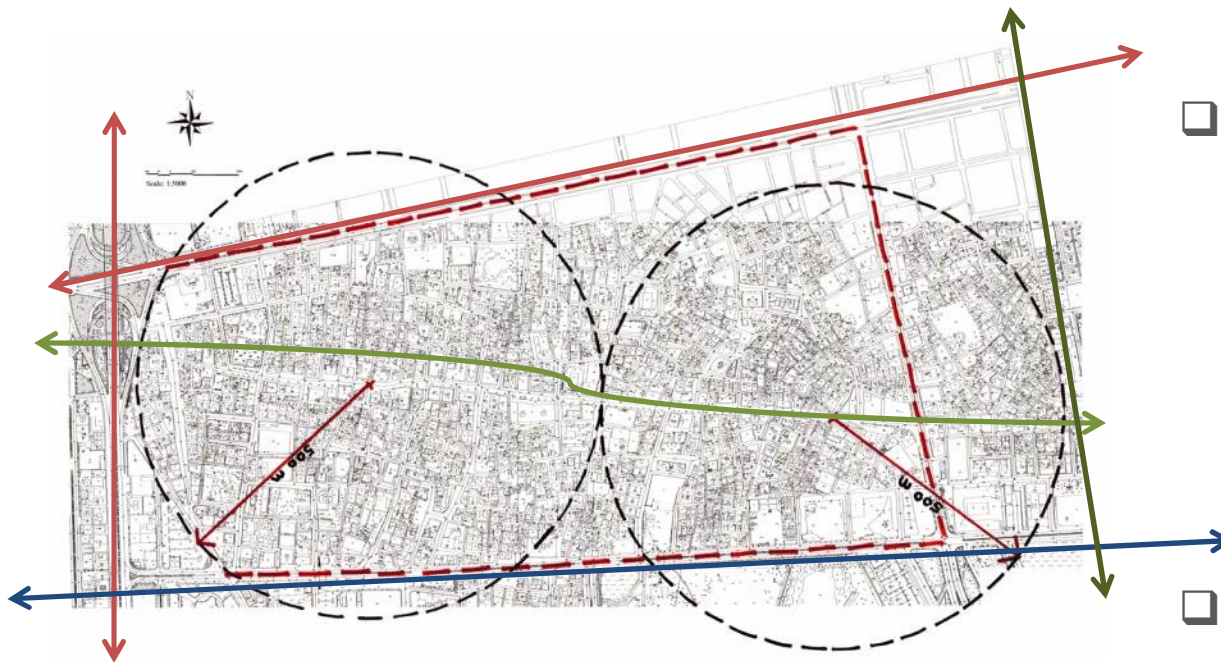
Understanding

Finding out what's going on, agreeing on the issues and highlighting the potentials.

Movement and Urban Vitality

Al Souq Street, From Global to Local High Street

- ❑ Al Souq Street was at the heart of a city-wide urban movement network.
- ❑ The advent of Falasteen street and King Fahad street as part of the the iron grid system isolated Al Souq street from the global movement network and turned it into a village High street.
- ❑ The district is totally impervious to surrounding movement.





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Neighborhood Analysis

What is the suitable Urban Grain?

Streets Hierarchy

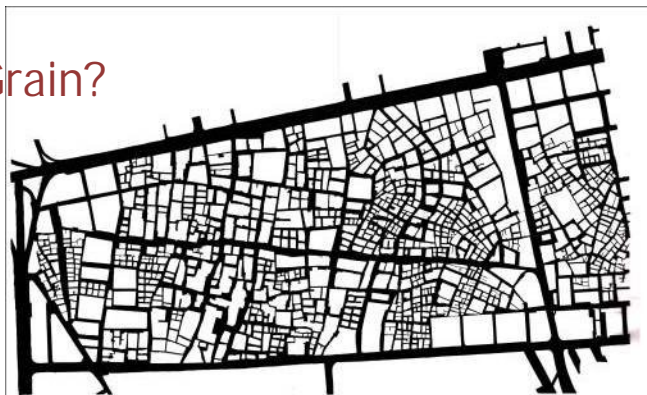
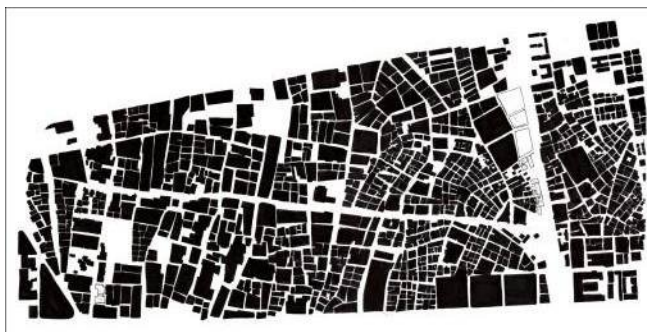


Figure ground



Block Analysis



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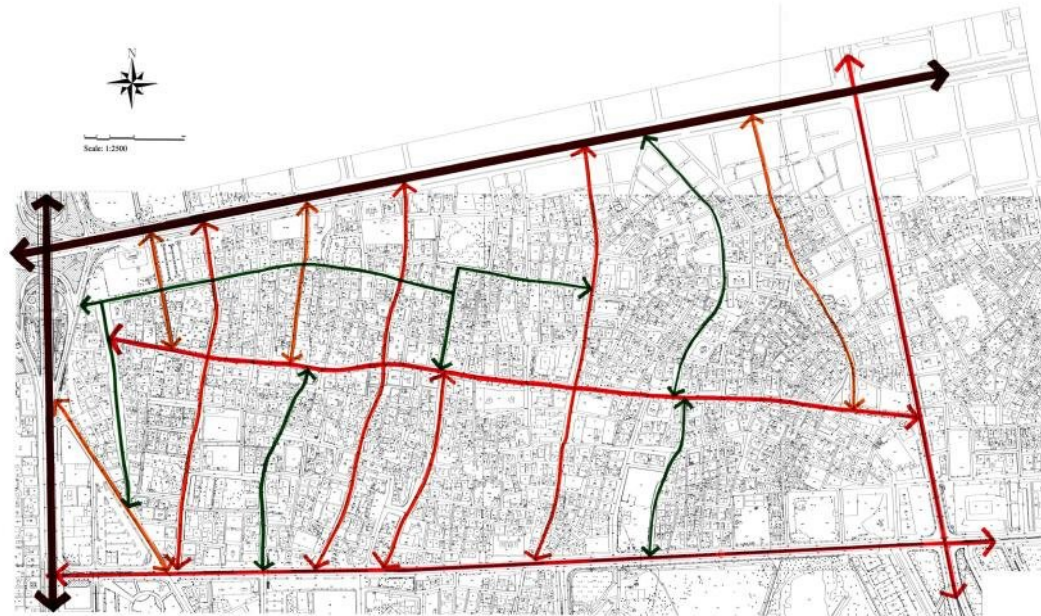


Local Movement

Potential for a new urban structure



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- ❑ Al Souq Street is lacking in urban Character.
- ❑ A wide Street network, but limited vehicular accessibility.
- ❑ The district is totally impervious to surrounding

Exploring

Testing ideas and identifying options.

New Urban Quarters of Bani-Malek

A Strategy for Urban Renewal

URBAN DEVELOPMENT AND UPGRADING OF UNPLANNED DISTRICTS

East Bani-Malek: "We keep Jeddah Moving on"

A truly Sustainable and Diverse Community in the Heart of Jeddah.

Analysis and Proposal Strategy:

Walkable neighborhoods & dense integration of villages, towns and cities.

East Bani-Malek has a unique and vibrant character. It is a truly sustainable and diverse community in the heart of Jeddah. It is a walkable neighborhood with a mix of housing, services and public spaces. It is a community that is truly sustainable and diverse.

Constraints and Opportunities:

- Subsists a Public Building at Intersection of Major Streets.
- Local Squares at the Centre of each Quarter.
- Major Public Spaces.

Walkable Bani-Malek:

Six viable Urban Quarters:

North – South Link Road:

- Minimum Intervention Option:
- Major Intervention Option:
- Optimum Choice Option (optimal network upgrade):

Urban Upgrade Proposals:

- Upgrade Framework Plan:
- Detailed Upgrade Plan:

Souq Street Options – Plan:

Public Realm Strategy:

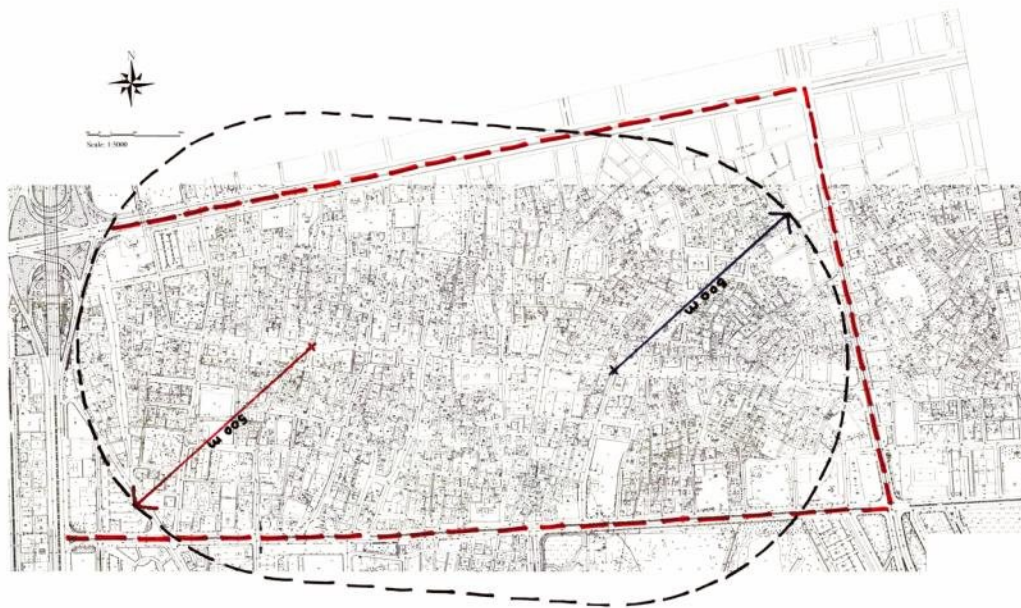
PREPARED BY: EFFAT UNIVERSITY IN COLLABORATION WITH THE SAUDI STRATEGIC STUDIES INSTITUTE & URBAN DESIGN PARTNERSHIPS

Neighborhood Structure

A New Proposition



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- ❑ A potential for unified neighborhood built around a thriving high street.
- ❑ Clear Center and edges.
- ❑ Potential for a successful Urban Village, with distinct Identity, and varied development opportunities

Constraints and Opportunities

From local to global



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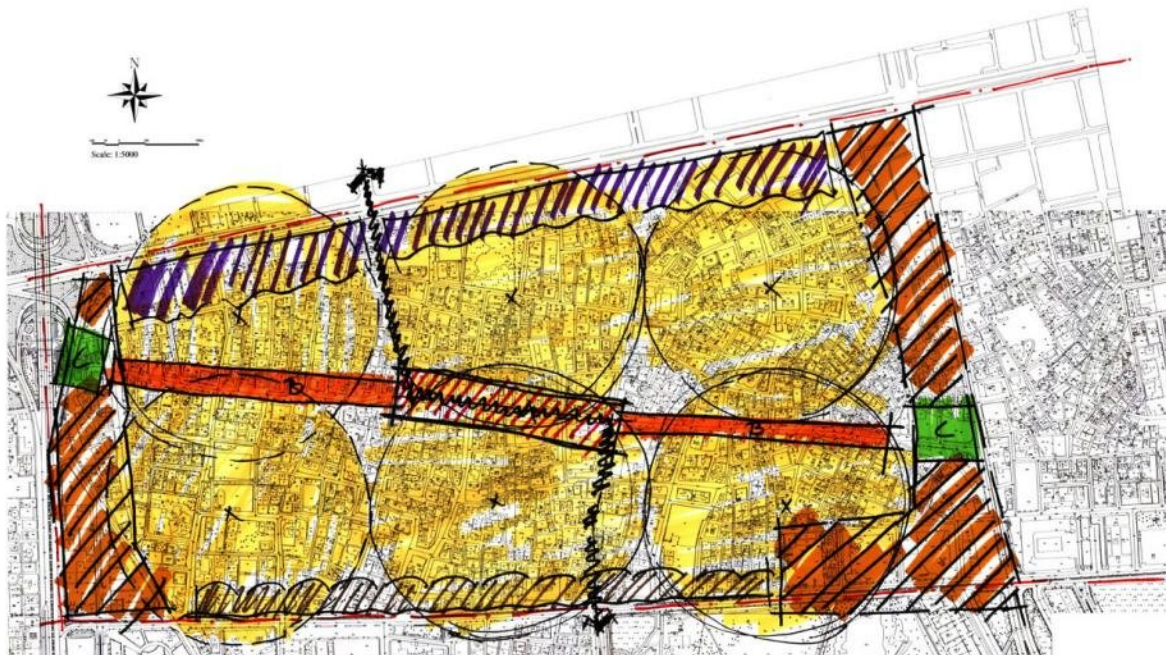
- ❑ A Service Providing – commercially vibrant - culturally diverse quarter of town.
- ❑ The “missing link” in Jeddah North-South movement connection.
- ❑ Potential for new responses to major movement arteries.
- ❑ Great opportunity for a comprehensive regenerative master-plan.

Concept Analysis

Places within the Neighbourhood



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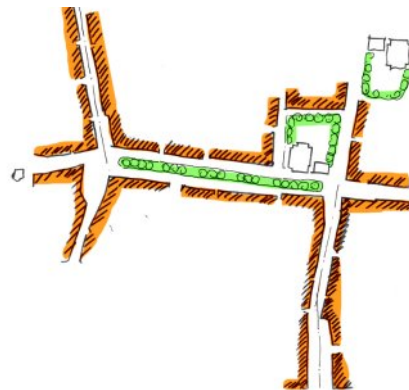


- ❑ A new Urban space to help manage the traffic and provide a new focus for neighborhood.
- ❑ King Fahad Street and Prince Majid street front are ready for development while Falasteen street front has great potentials.
- ❑ A high street with diverse character and new gates to the east and west.
- ❑ New quarters, New offerings.



Master-plan Proposal

Scale: 1:2500



- ❑ The Master-plan proposal needs to build upon the existing neighborhood urban structure, creating a new network of streets, open spaces and public building, and maintaining the unique character of Bani-Malek.
- ❑ The plan will introduce a new north-south movement spine as its key structuring element.
- ❑ Al Souq street will be the key constituent of the neighborhood with upgrade to handle the new movement pattern.
- ❑ The plan will have different responses to different surrounding streets.

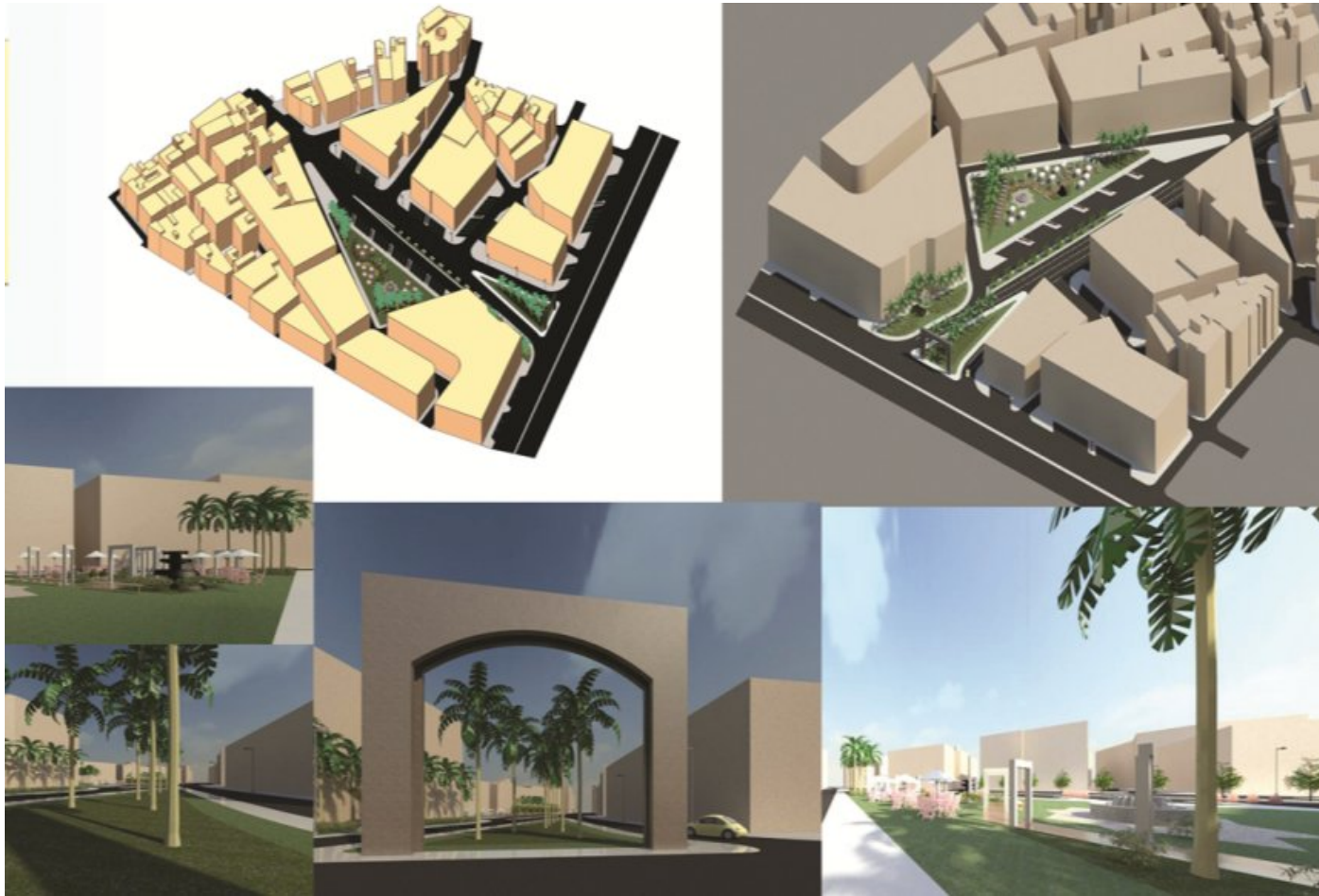


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Proposed Designs



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Bani-Malek main entrances

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Proposed Designs



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Bani-Malek Al-Souq Street

Proposed Designs



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Bani-Malek Al-Souq Street

Proposed Designs



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Bani-Malek Al-Souq Street

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East Al-Boughdadiyah

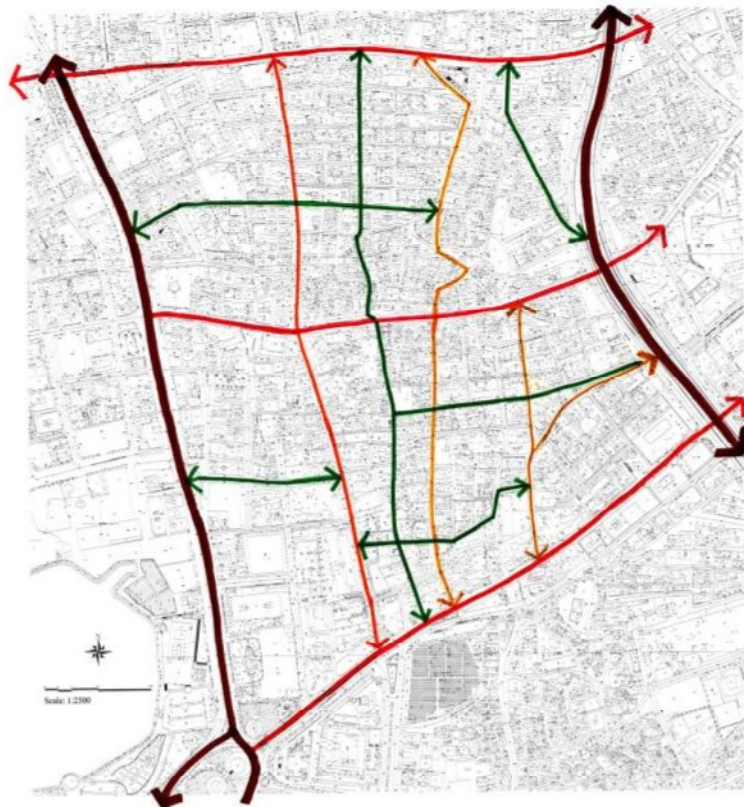
A new cultural quarter of Jeddah with a unique historic core.

Local Movement

An open network will assist the recovery



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Circulation & Movement Map
Scale: 1/2500
Fofema Uman Wajala Awad
Majda Mutwalli Basha Al Aslani
Maha Halaqani Basha Al Aslani
Khadija Fahad 27-2-2019

Neighborhood Analysis

A unique historic core



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Figure ground



Streets Hierarchy



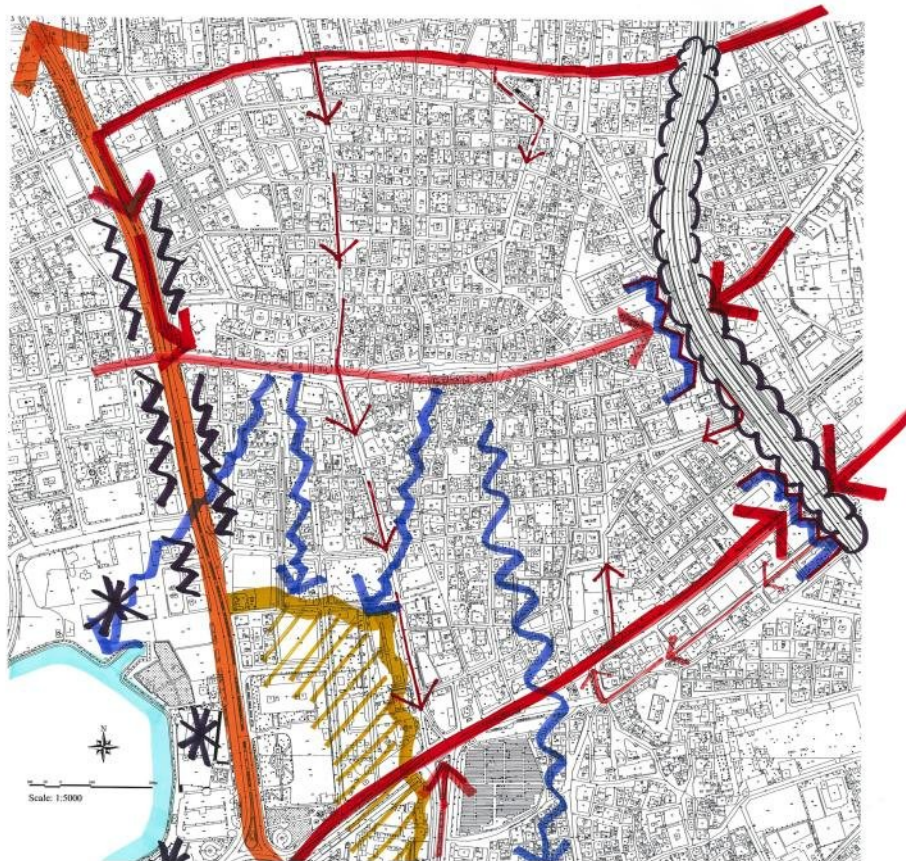
Block Analysis

East Al-Boughdadiyah



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The movement system, from connectivity to severance



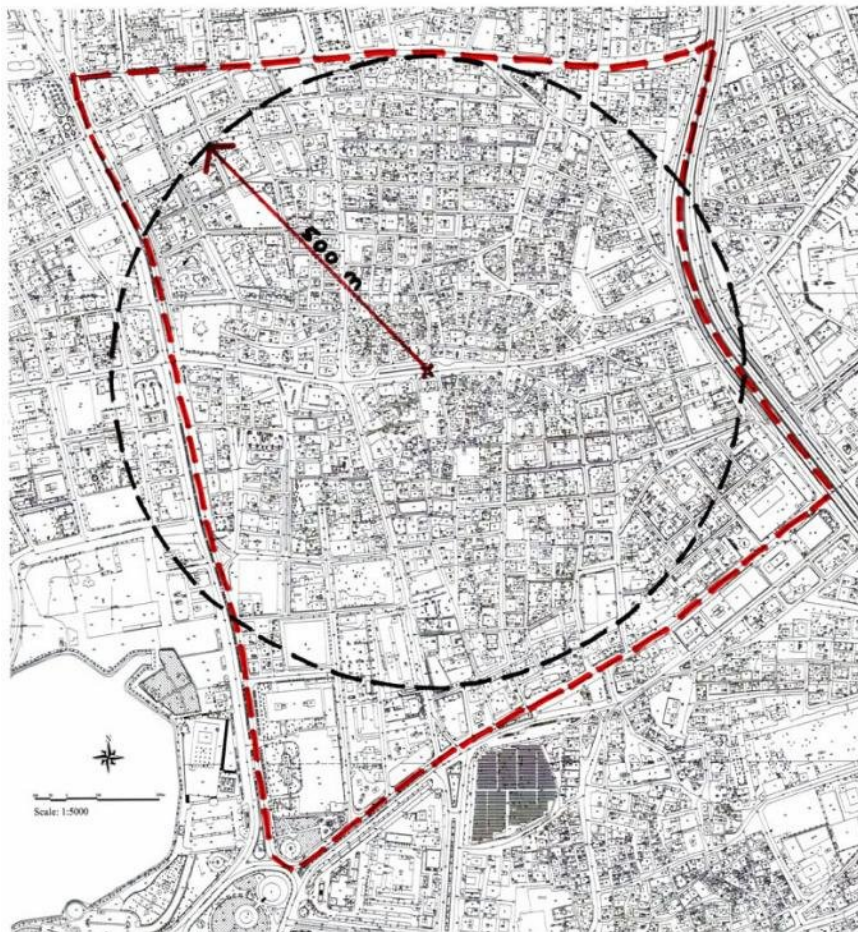
- ❑ The move of the airport has affected Al-Boughdadiyah most.
- ❑ The one-way road system on Matar Street, Madariss street and King Khalid street made East Al-Boughdadiyah inaccessible from the east.
- ❑ King Fahad Flyover and Al Madinah Road formed further physical barriers to East Boughdadiyah.
- ❑ The Administrative quarter – Ministry of Foreign Affair – formed further physical barrier between East Al-Boughdadiyah and Al Balad –Historic Jeddah.

Exploring

Restoring the character of the historic core as a key driver for urban renewal

East Al-Boughdadiyah Neighborhood

A Potential for a unified and sustainable Urban Village

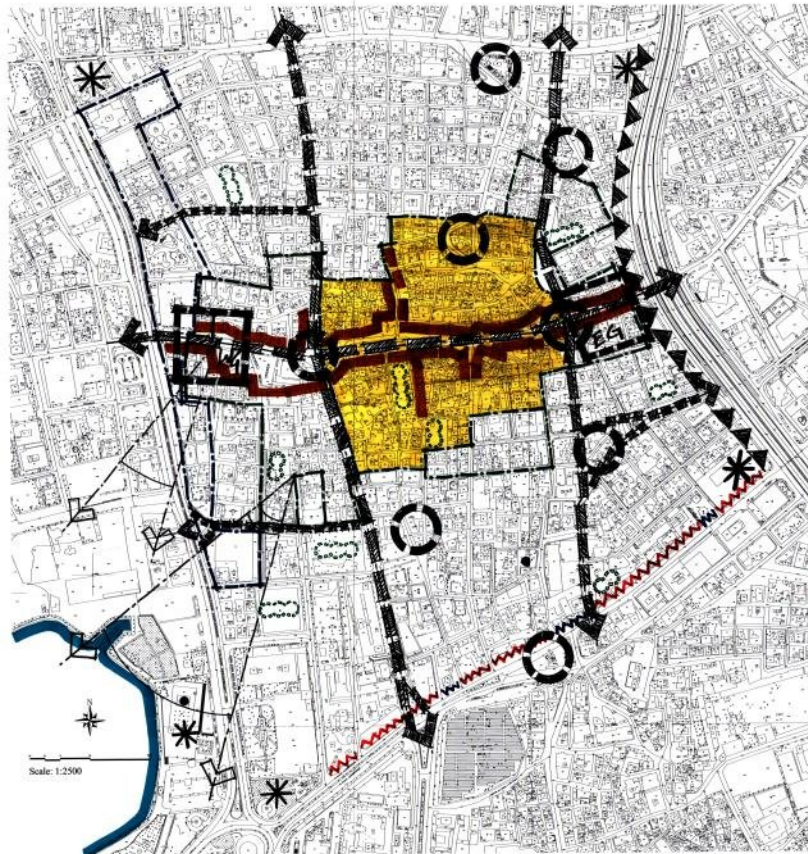


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□ East Al-Boughdadiyah with its diverse facilities – schools, shops, mosques, diverse residential offering, has a great opportunity for becoming a sustainable neighborhood.

Constraints and Opportunities

The Historic Village, Great Potential



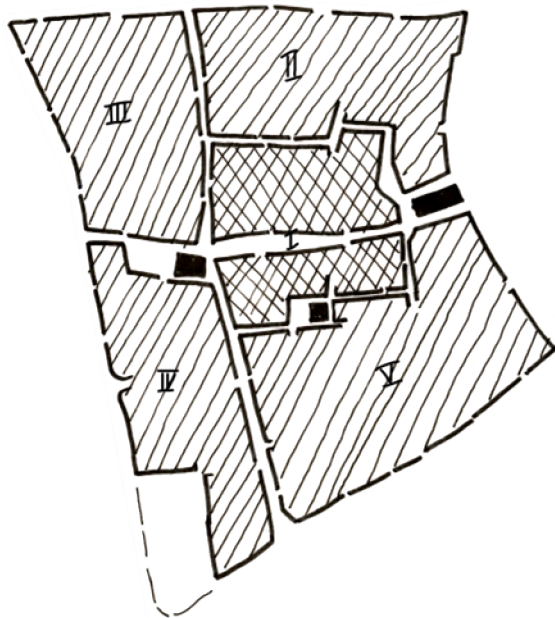
- Maintaining the historic village character.
- New movement spine.
- Enhance the unfortunate frontage towards King Fahad flyover.
- Advance the prospective view south east towards the waterfront
- Special response for development towards Madinah Road

New Urban Quarters of East Al-Boughdadiyah

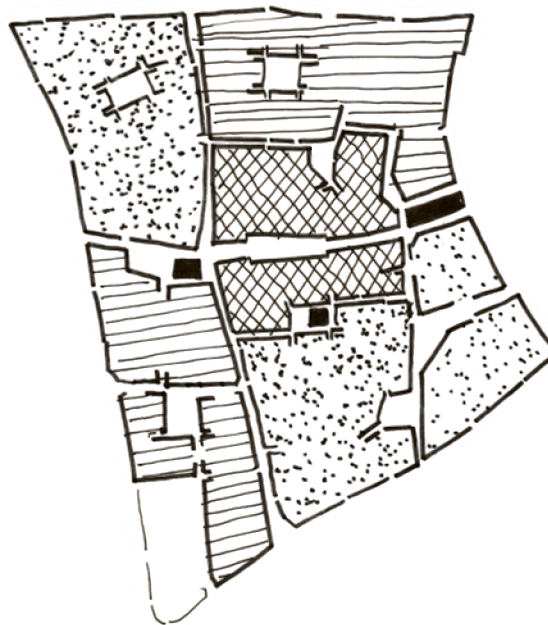
A Strategy for Urban Regeneration



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Schools & Public Building at Intersection of Major Streets



Local Squares at the Centre of each Quarter



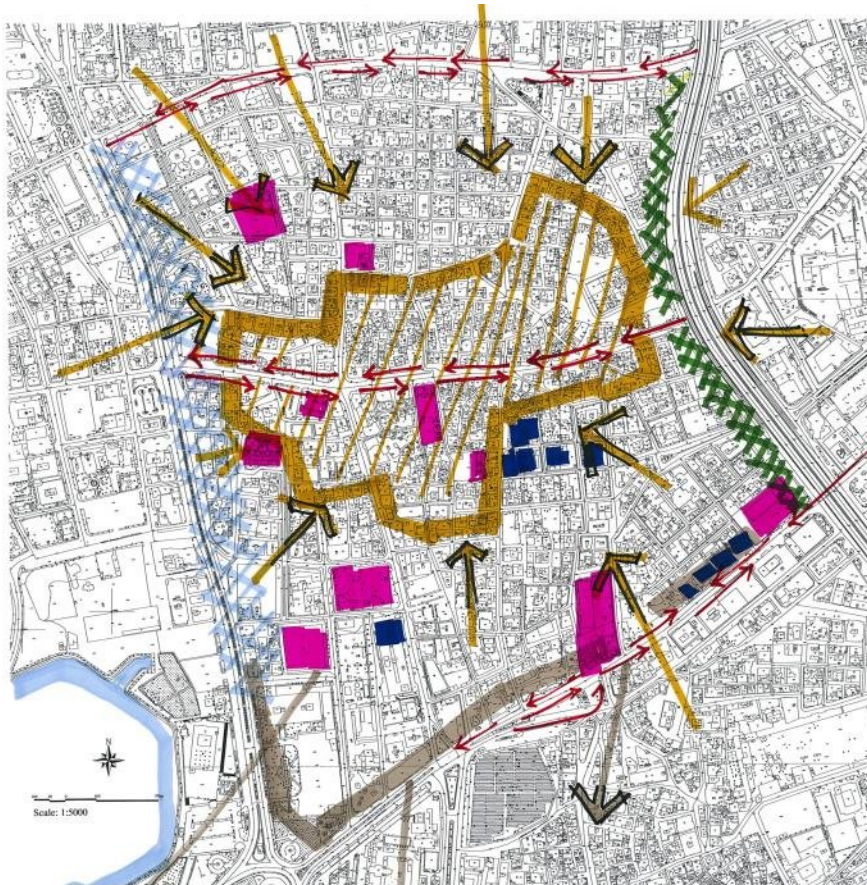
Major Public Realm

East Al-Boughdadiyah

Restoring a Historic Core, a Strategy for Urban Reform



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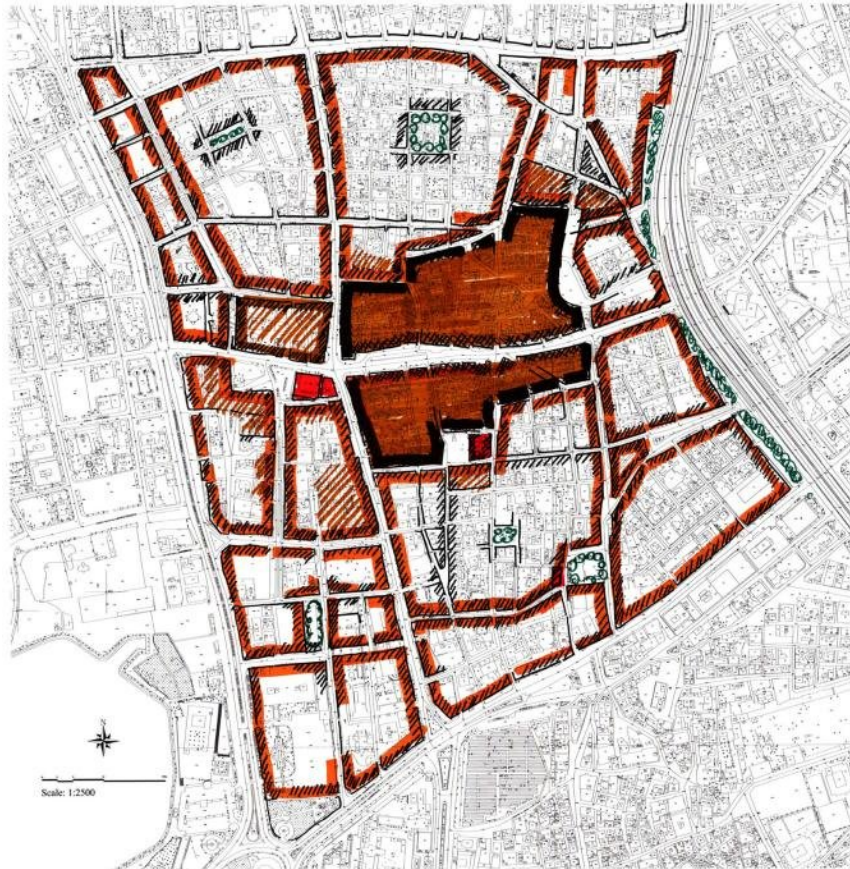
- New Identity that makes it a destination.
- Cultural offering of museums and galleries, and place to stay when visiting historic Jeddah.
- Can contribute to creating the new Madinah boulevard, housing global brands of fashion brands, cafés and restaurants.
- Sensitive response to highway constraints.

A Master-plan Proposition

Its where renewal starts



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□ Western Gate: A Plaza for mosque and public activities

□ A historic core that supports a divers offering of museums, galleries, unique shopping experience and a world class hotel experience.

East Al-Boughdadiyah

Plaza at the West Gate, a Strategy for Urban Reform



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East Al-Boughdadiyah

West Gate Plaza, Design Proposal

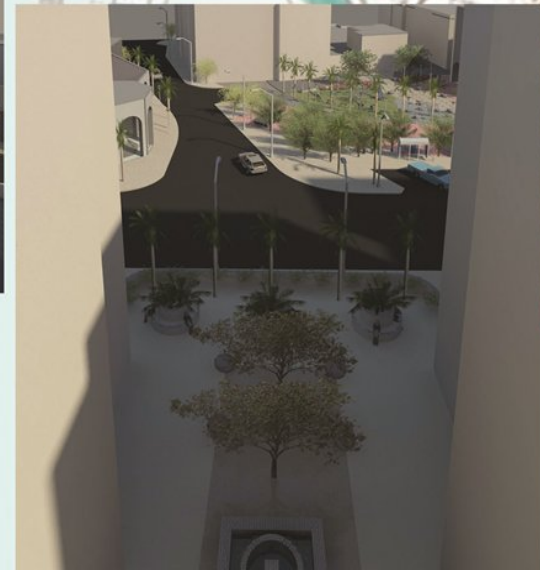


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East Al-Boughdadiyah

West Gate Plaza, Design Proposal



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- ❖ In order for both Bani-Malek and East Al-Boughdadiyah to be thriving communities again, they need to forge new identities and adopt the principles of sustainable communities.
- ❖ The two areas will need to be physically attractive, accessible from all parts of Jeddah by walking, cycling, public transport and by car, in that order, and provide for a diverse and active community.

Conclusion