

# AL NASSIRIYA DEVELOPMENT PLAN

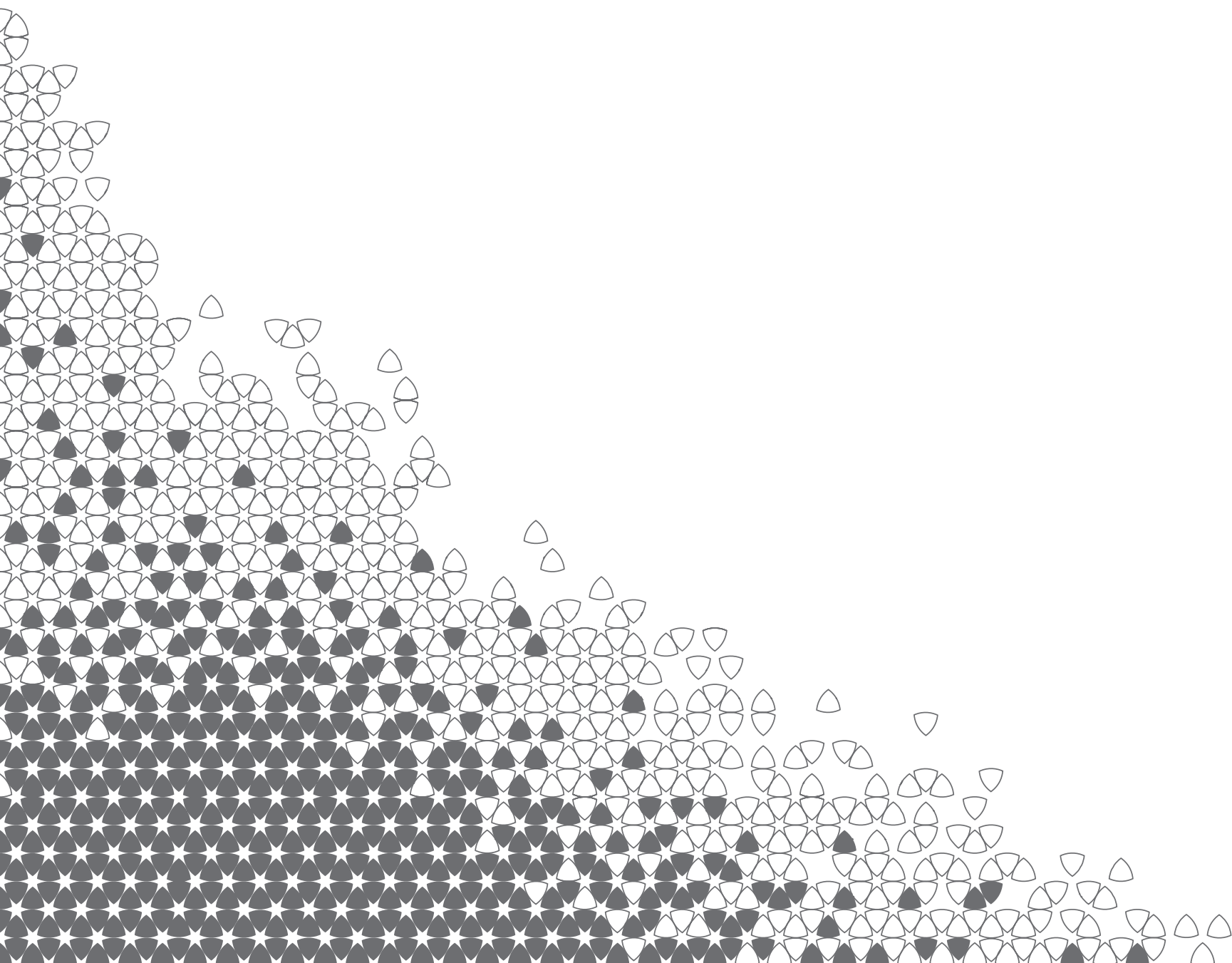
## 2020-2035

2020.05.18

MAISA JARJOUS

AMERICAN UNIVERSITY OF SHARJAH





**2020**  
**AMERICAN UNIVERSITY OF SHARJAH**  
**ALL RIGHTS RESERVED**

Printed: May 18, 2020



EXECUTIVE SUMMARY

The success of the Dynamic Urban Address for a Cultural Community programs, agendas and regulations depnds on actions taken by the local government through their urban policies. It is a conversation I hope we can broaden and use to prioritize our actions and lead to even bolder political commitments.

In January 2020 Al Nasiriyah development plan was commissioned by the Department of Urban Planning in AUS to develop a detailed planning document used when making decisions that may alter the future of Al Nasiriya Site in Sharjah, UAE. The rapid rate of change in Sharjah, combined with the high aspirations of the Emirates’ leadership, has influenced the creation of the world’s most ambitious Dynamic Urban Address for a Cultural Community for the year 2020-2035.

Al Nasiriyah development plan calls for restoring existing infrastructure, retrieving public spaces, renovating heritage commercial space, and providing a living experience that is highly desirable set within a park environment to align with Sharjah’s economic, social, cultural, and environmental context. These forces and issues were identified during the development of the Master Plan and have been integrated into the Plan Components.

The debate should not stop here. This publication will stimulate further critical thinking on the key challanges of our rapidly evolving urban world and inspire policy making. It draws on a rich, ongoing dialouge I have had the pleasure of taking part in over the last months with my learning circle.

CONTENTS

Acknowlegments Planning Team	1 Context Site Analysis Infrastructure Analysis Built Environment Natural Environment Economic Analysis	2 Forces & Issues Positive & Negative Forces	3 Past & Present Forecasting & Backcasting	4 Components Vision Decisions Planning Components	5 Appendix Appendix A-01 to A-05 X-Ray Maps & Narratives Appendix B-01 to A-05 Forecast Maps Appendix B-06 to A-10 Backcast Maps Appendix C-01 SWOT Analysis	6 Index
---------------------------------	--	--	--	--	--	---------

ACKNOWLEDGMENTS

Finally, I must also aknowledge friends and colleagues who provided useful feedbak at multiple stages throughout the Spring semester, including Marwan Saksouk, Osama Jamil, Sarah Khan, Fatima Al Ameer, Raghad Mohammad, Bushra Taheri, Jinan El Hajjar, Rayya Al Nuaimi, Aysha Al Hashmi, and Sherine AbdulSamad.

Over the past four months, a vast number of people and institutions have helped bring this planning document to completion. I begin by expressing my deepest gratitude to the faculty memebers of the Department of Urban Planning at the American University of Sharjah, who have been constant source of inspiration as the planning process has taken shape. In particular, my deepest respect and appreciation goes to Dr. Varkki Pallathucheril for his support, mentorship, and guidance over the several years of teaching, writing, drawing, and teaching UPL 625 Plan Making Communication and Processes. I would also like to acknowledge the course teaching assistant planner Heba Hammad for her continuous support.

In addition, I was fortunate to work with an exceptional team that throughout the course of a Spring 2020 spent endless days and nights producing the graphic material for this planning document. This work was made possible thanks to:

- Alaa Dunawi
- Dania Ajlan
- Salmaa Murad
- Zulfa Al Aghbari



Dr Varkki Pallathucheril  
Professor of Urban Planning



Maisa Jarjous



Alaa Dunawi



Zulfa Al Aghbari



Dania Ajlan

A decorative geometric pattern composed of a grid of triangles and stars, rendered in a dark gray color, located in the bottom right corner of the page.

# 1.0 CONTEXT

**SITE ANALYSIS**  
**INFRASTRUCTURE ANALYSIS**  
**BUILT ENVIRONMENT**  
**NATURAL ENVIRONMENT**  
**ECONOMIC ANALYSIS**

## INFRASTRUCTURE ANALYSIS

### PEDESTRIAN NETWORK

Al Zahra street and Al Nasiriya St. has a high pedestrian density since they are the main commercial roads that serves the area. In addition to Al Kuwait St. and Abu Saeed Al Khudari St. which are the most used path for pedestrians.

Looking at the residential part of the neighborhood, the houses are within very close proximity of each other and as a result alleyway or sikkas are stretched across the maze of traditional houses, creating different purposes and activities for the residents such as narrow pedestrian route at approx. 3m wide corridors, back of house areas, kids playing area, and seating areas and vegetation

In conclusion, the main roads surrounding the neighborhood have a very high density of cars while residential streets have a very low density. In addition, the speed of the vehicles in the neighborhood such as Al Nasiriyah street is fast and dangerous for pedestrian's movement and cyclists. Therefore, pedestrian safety and security are major concerns in the current infrastructure conditions in Al Nasiriya site

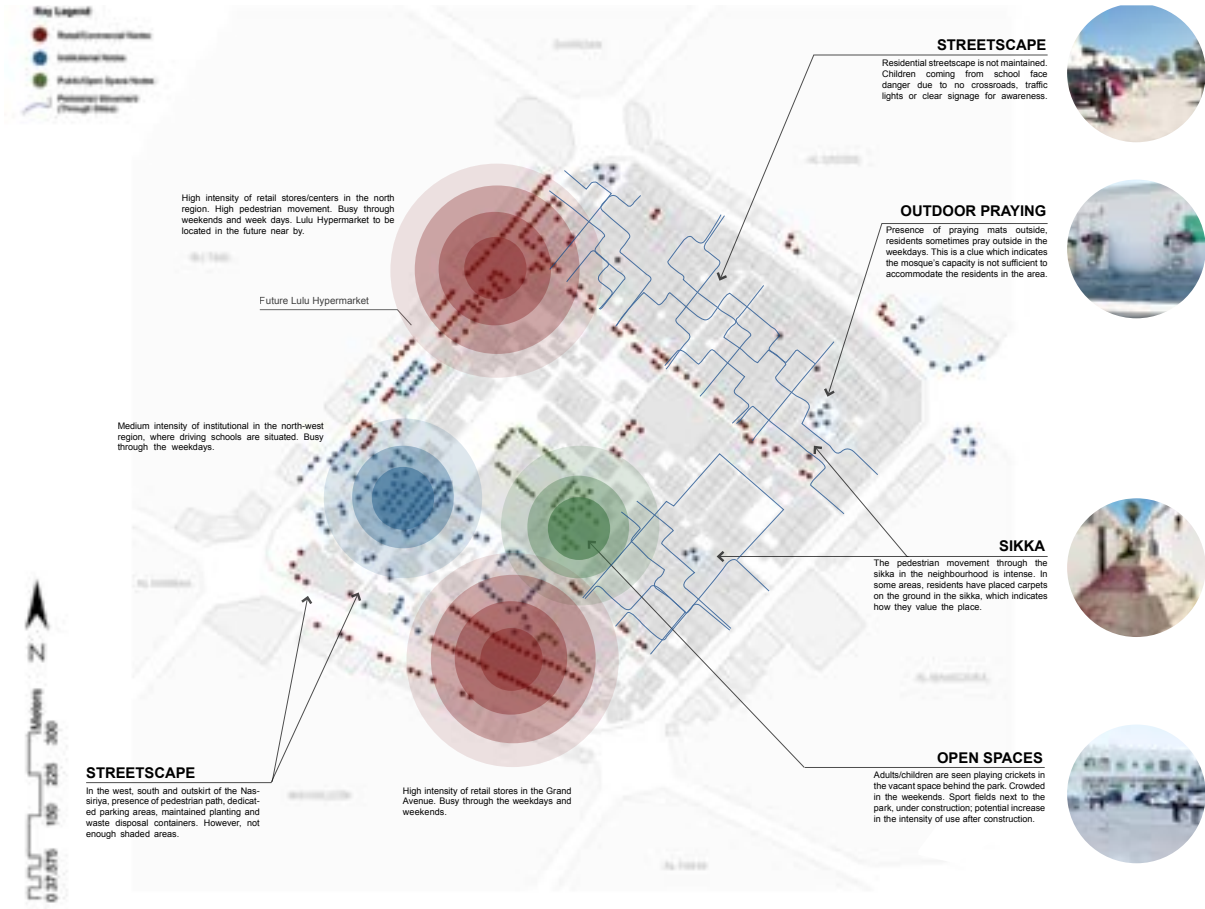




PSYCHOSOCIAL ANALYSIS

BEHAVIORAL & EXPERIENCE

Al Nasiriyah built environment encompasses places and spaces created or modified by people to serve their needs of accommodation and these spaces are categories into high intensity, medium intensity, streetscape, open spaces, and sikas. The high intensities were highlighted in the big gradient red circles; these were the retail stores located in the north and south region of the neighborhood. Another high intensity of use is found in the south region, where small retail stores are lined up with dedicated free parking areas and a small pocket park nearby. The medium intensities were highlighted in blue and green gradient circles, which represents the driving schools and the vacant space behind the Al Nasiriyah park. The streetscapes in the north and south-east region, where the residential areas allocated were not maintained and the streets were not paved; hence children face danger after school due to no crossroads or traffic lights.



NATURAL ENVIRONMENT

GREENERY

When one thinks of a park, one usually imagines a large plot full of trees in the center of the community with routes for walking or jogging, and shaded sitting areas where residents can enjoy the fresh breeze during the hot summer days. But the existing AL Nasiriya side is lacking green spaces which are vital and there is no such use. There are few groups of trees scattered around the site edges and some are seen around the hospitals and the institutional buildings. As we go towards the center of the site the trees become less scattered and more evident in the vacant lands, and in the small park. There are different types of trees planted along the ROW but are clearly not the right species as they require additional setbacks, so proper studying and alternative design considerations are required to avoid pavement heave and improve pedestrian footpath.

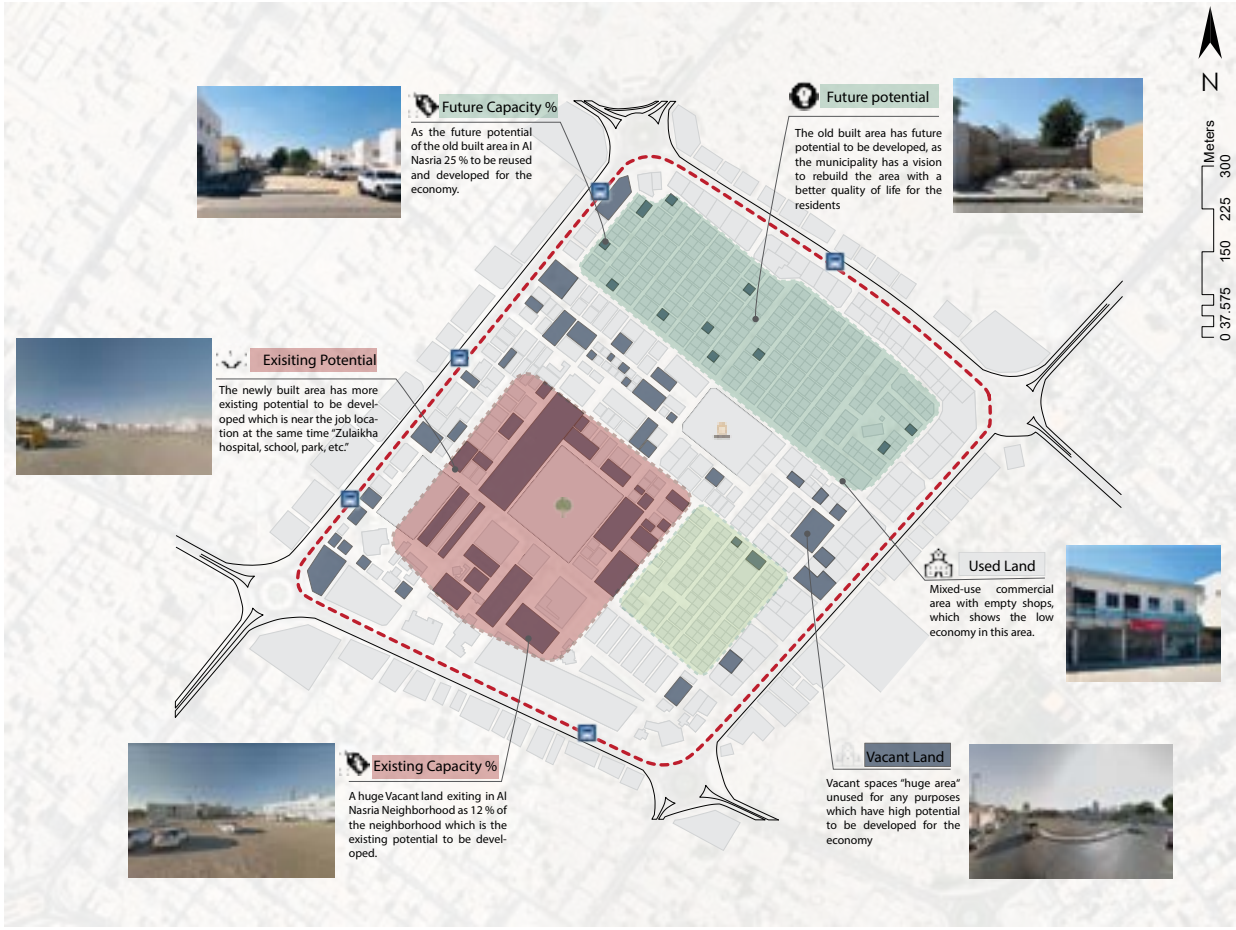




# ECONOMIC ANALYSIS

## POTENTIAL DEVELOPMENT

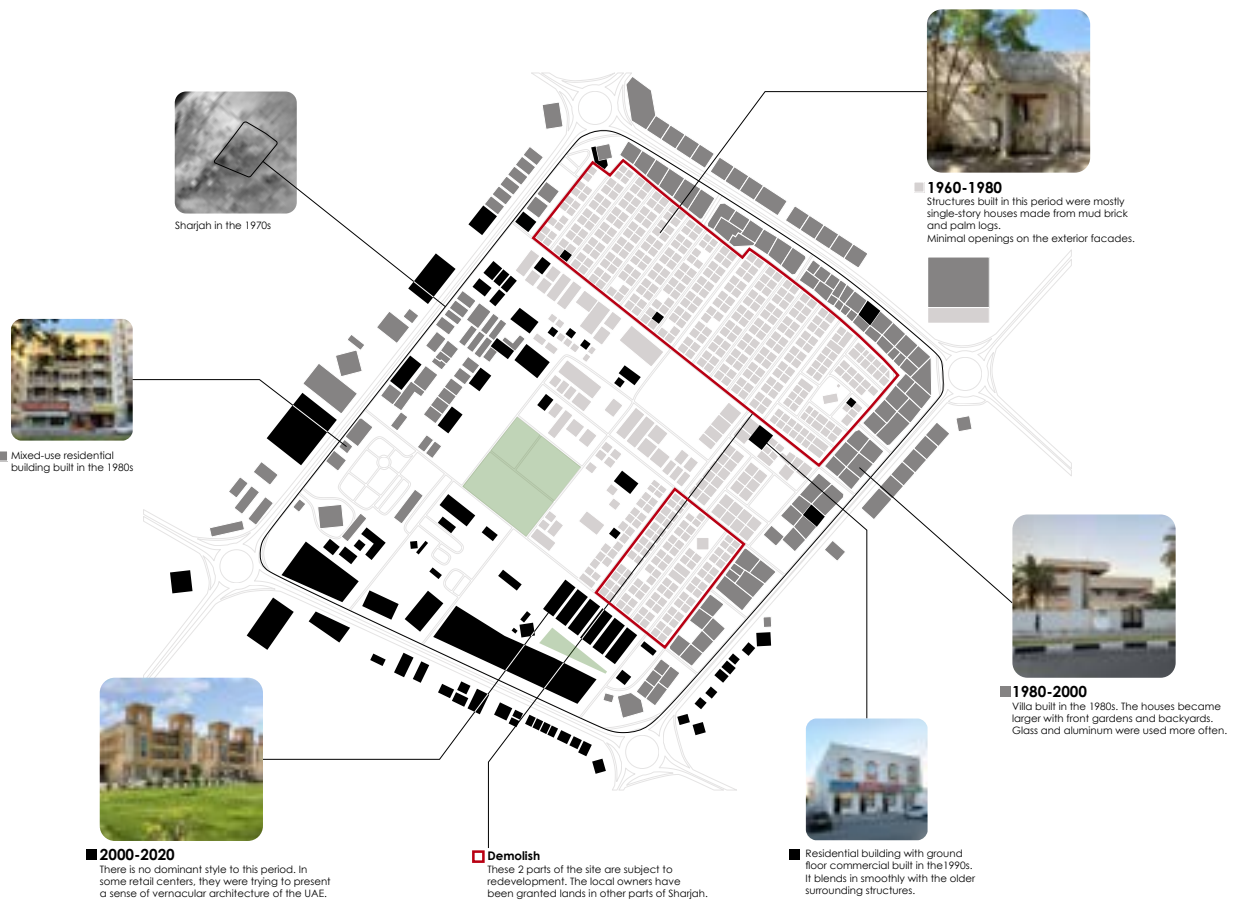
There are two potential economic developments in Al Nasiriya, existing and future potential developments. The existing potential development is shown through the existing vacant land which is 12 % of the neighborhood, mostly distributed around Al Nasiriya park, Al Nasiriya school, Zulaikha hospital, and the governmental buildings while it is a huge vacant area used for informal random parking by the residents, workers, and for the school buses. The future potential development is due to Sharjah plan and vision through demolishing the old buildings which are above 35 years that does not serve the standards of living for the residents of Al Nasiriya neighborhood to build a new infrastructure facilities with a good quality of life that serve the people needs which is 25 % of the neighborhood. Therefore, Al Nasiriya neighborhood has high potential economic development through the existing vacant land and the future potential vision.



# BUILT ENVIRONMENT

## AGE & ARCHITECTURE STYLE

An architectural style is characterized by the features that define a building such as its form, materials, and construction method. The style also reflects the lifestyle values of the community, its economic development over time, which can be also attributed to the changes that occurred with the emersion of new local regulations that helped define and characterize the area. Al Nasseriya has witnessed interesting transformations of styles throughout the years that show its willingness to adapt to the changes in the region. In the course of its evolution, Al Nasseriya's style can be defined as a combination of modernized traditional architecture, as we can clearly see the fading touches of the Emirati history fighting to stand out amongst the modern architecture of the eighties and nineties that reflect the economic boom the region has witnessed in that time.



# 2.0 FORCES & ISSUES

---

POSITIVE &  
NEGATIVE FORCES



# FORCES & ISSUES

This brief identifies a set of forces and issues that stand out as important pathways that connect Al Nasiriyah neighborhood to personal outcomes. Although our collective research has not yet reached a consensus about the relative contribution of each of these forces and issues, an agreement is emerging that these factors do have considerable influence.

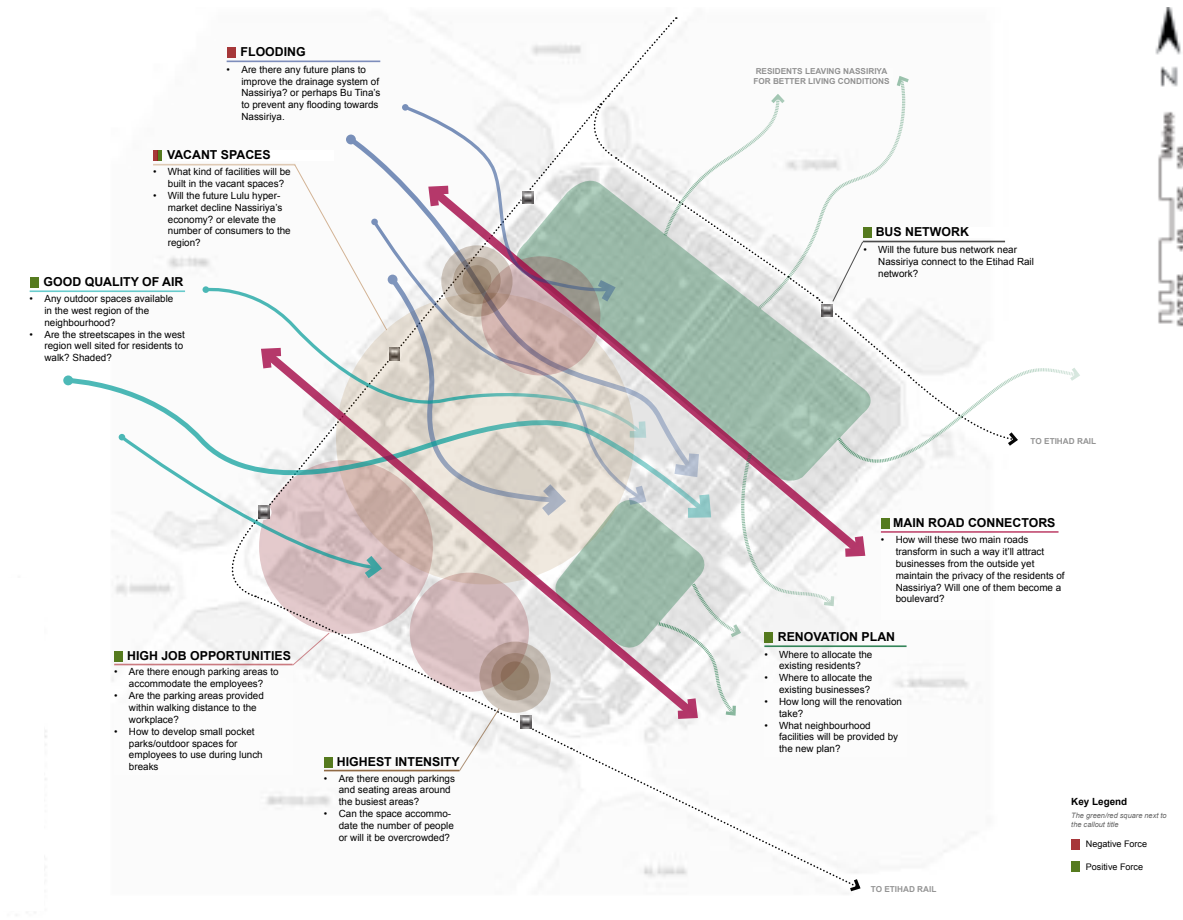
Positive Forces:

- 1.Buss Network
- 2.Main Road Connectors
- 3.Renovation Plan:
- 4.Highest Intensity
- 5.High Job Opportunities
- 6.Good Quality of Air

Negative Forces:

- 1.Vacant Space
- 2. Flooding

However, to advance our understanding of Al Nasiriyah neighborhood effects, research must turn to more nuanced methods, including longer-term horizons and a broader palette of neighborhood measures such as constructing forecasting and backcasting scenarios. Without better studies and more definitive answers, policies risk misdirecting already scarce resources





# 30 PAST & PRESENT

---

FORCASTING &  
BACKCASTING



FORECASTING

INTRODUCTION

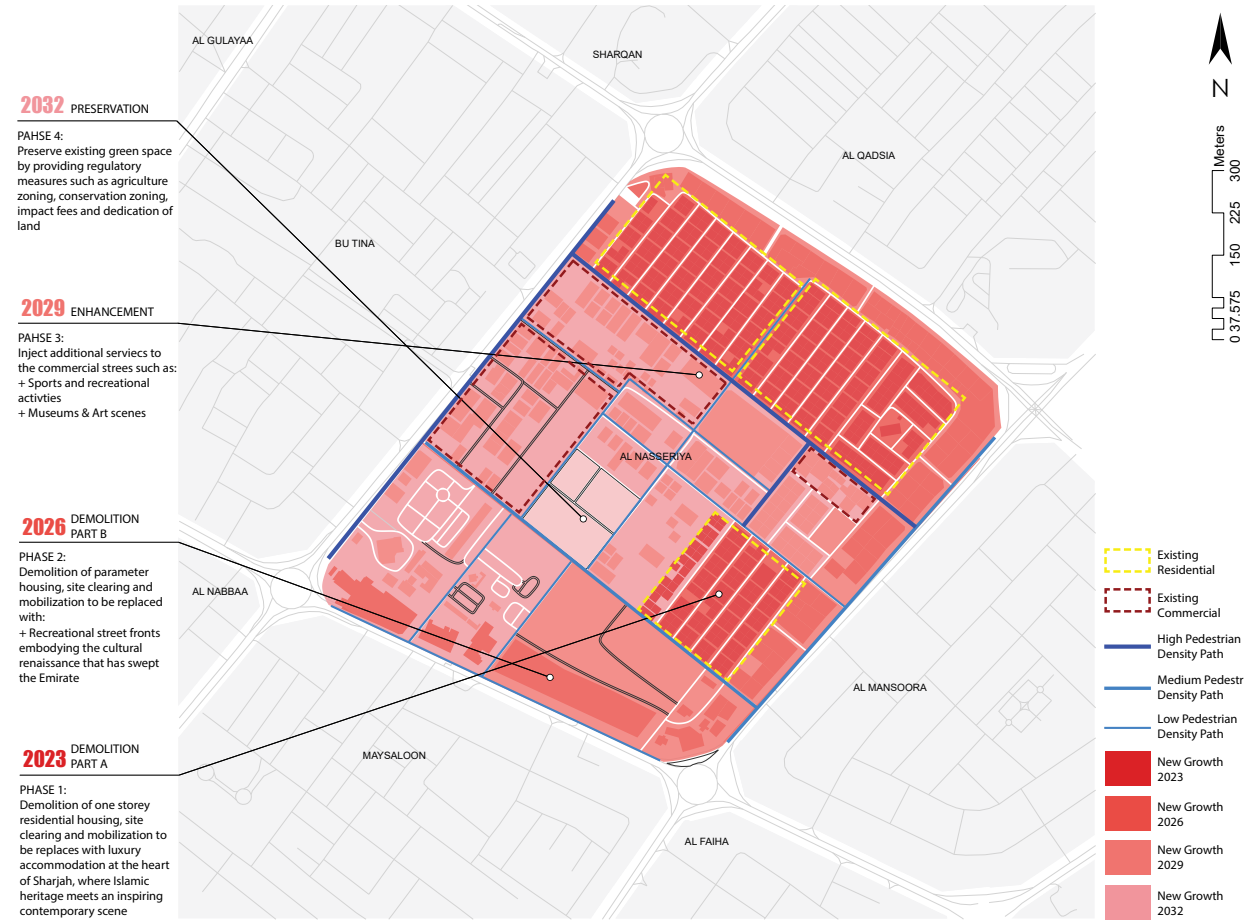
This section aims to identify effective aspects of forecasting on Al Nasiriyah Neighborhood in order to illustrate opportunities and discover the advantages of scenario making as a decision support system.

Models of urban change were applied to different hospitality, socioeconomic, revivification, and gentrification scenarios to forecast future urban growth. Some forecasts explore different future scenarios of demolition, preservation, regulatory measures, and investment. Other methods use features of topography, population density, and existing infrastructure as primary drivers of land change. All forecasts rely on consistent measurements of current urban coverage, which facilitates accumulation of data across Al Nasiriyah Neighborhood at specified future dates of 2026, 2029, 2032, & 2035.

HOSPITALITY DEVELOPMENT

FORECASTING

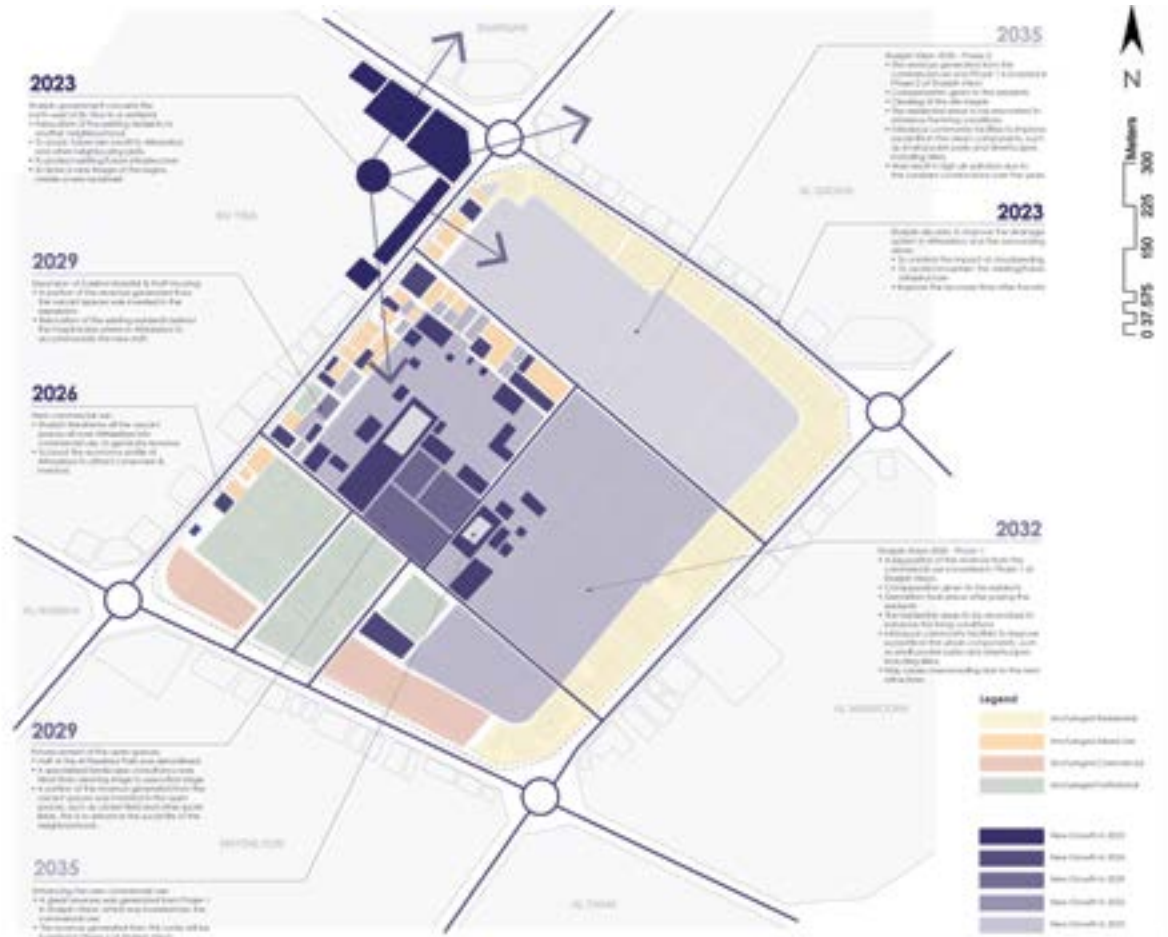
Hospitality generates revenue for the local economy directly when tourists spend money in hotels, restaurants and entertainment venues. The ultimate objective of hospitality development in Al Nasiriyah is to bring about sustained improvement in the built and natural environment to the community at large. It also involves demolishing and replacing of one-story residential housing to create a luxury accommodation at the heart of Sharjah, where Islamic heritage meets as inspiring contemporary scene. In addition, enhancing existing commercial streets by injecting additional services such as sports and recreational activities, museums and art scenes to promote the community pride while preserving existing green space and providing additional regulatory measures such as agriculture zoning, conservation zoning, impact fees and dedication of land.



SOCIO-ECONOMIC DEVELOPMENT

FORECASTING

Socio-economic development incorporates public interest in developing social policies and economic initiatives. The ultimate objective of social development in Al Nasiriyah is to bring about sustained improvement in the well-being of the existing residents, and community at large. It also involves sustained increase in the economic standard of living, accomplished by improving drainage system, transforming the vacant spaces to commercial use, enhancing open spaces, renovate residential areas to enhance the living conditions, introduce community facilities. The revenue generated from the commercial use in phase 1 is invested in phase 2 which will elevate the living conditions and boosts the economic growth as part of Sharjah vision 2035.

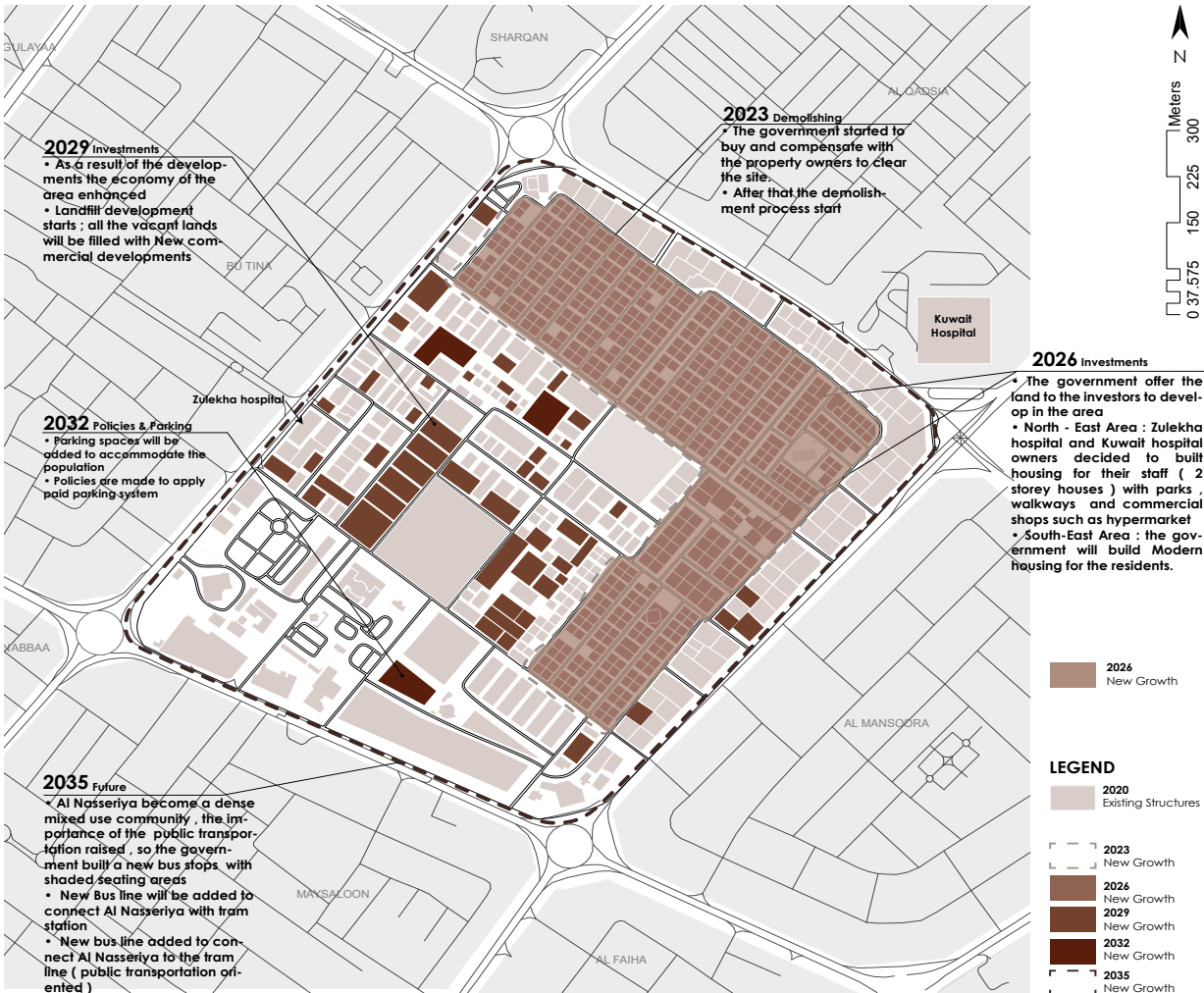




# REVIVIFICATION

## FORECASTING

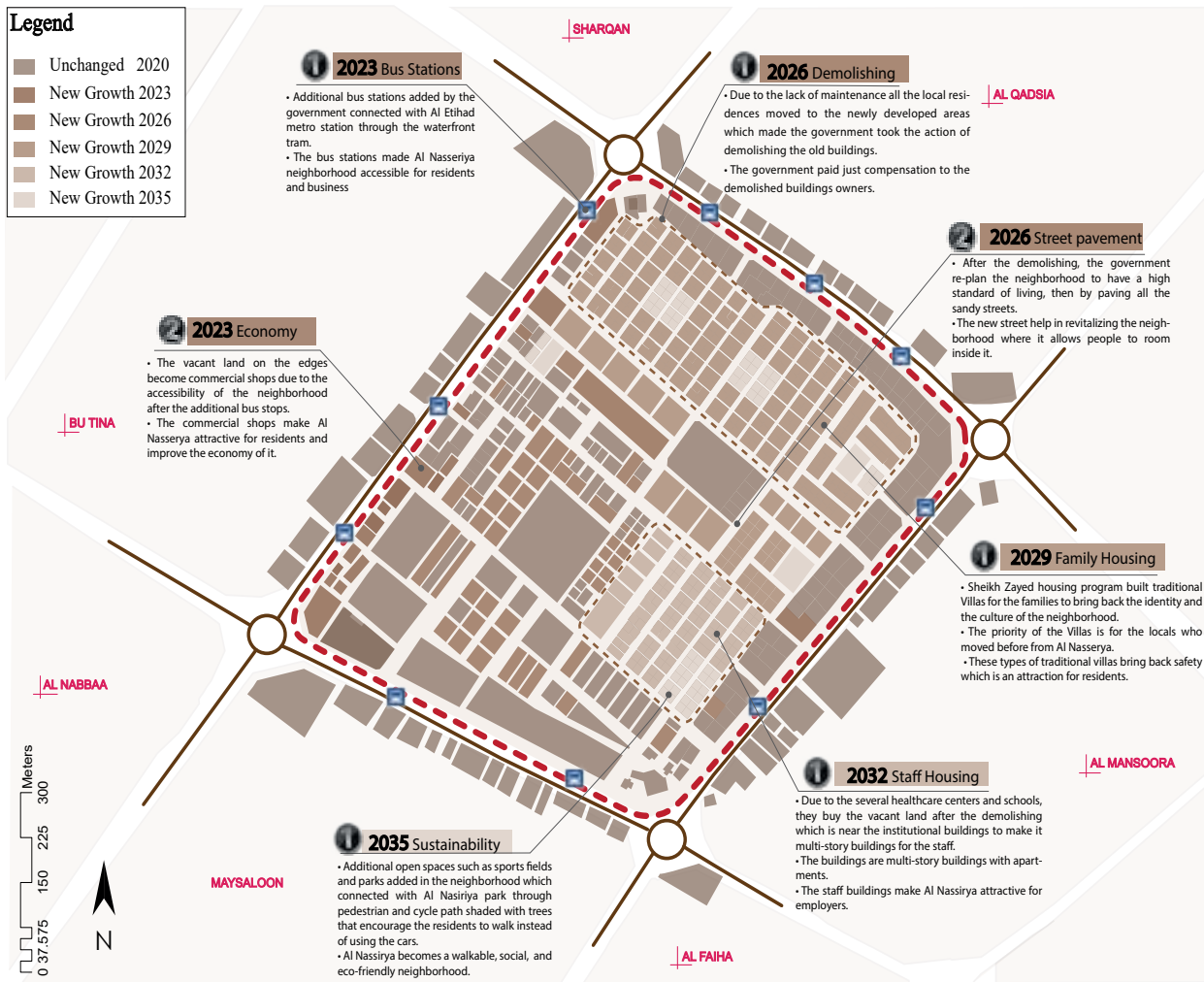
Revivifying a neighborhood is borrowing from the concepts of acupuncture, it advocates a targeted (small-scale) approach to “healing” the (large-scale) specially when municipal budgets are tight. The ultimate objective of revivification of Al Nasiriyah is to relieve stress in the built environment by producing small-scale but for public interest related interventions. For example, the local government compensates some property owners at the North-East area in Al Nasiriyah and offer the same land to private investors to build housings for Zulekha hospital and Kuwait hospital staff with parks, walkways and commercial shops such as hypermarket. The same compensation of other property owners at the South-East area in Al Nasiriyah for the government to build modern housing for residents. As a result of these developments, the economy of the area will flourish and Al Nasiriyah will become a dense mixed-use community, which will cause further investments in enhancing transportation by adding new bus lines to connect Al Nasiriya to the tram line and becomes a public transportation oriented community.



# GENTRIFICATION

## FORECASTING

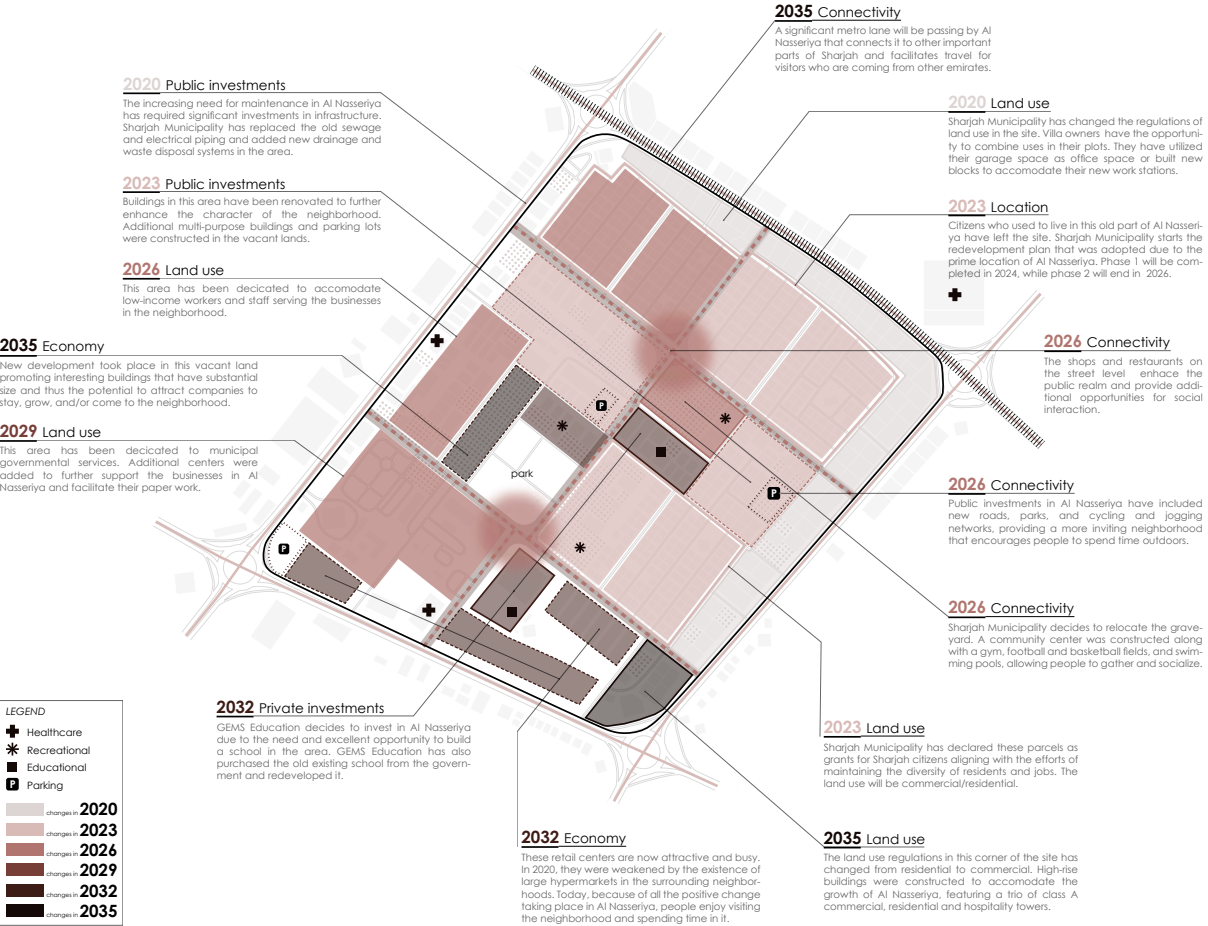
Gentrification is the process of renovating and improving a house or district so that it conforms to better living conditions. The ultimate objective of gentrification in Al Nasiriyah is to bring back residents who moved out of the neighborhood by building traditional villas maintaining the identity and culture of the neighborhood through Sheikh Zayed housing program. It also involves providing additional bus station to connect with Al Etihad metro station through the waterfront tram and therefore Al Nasiriyah neighborhood becomes accessible for residents and business. In addition, several health centers and schools invest in vacant land and build a multi-story staff housing, which attracts additional employees and their families and additional open spaces such as sports field, parks and cycle path are added to encouraging walkability. Al Nasiriya, therefore, becomes a walkable, social, and eco-friendly neighborhood.



LIVE/WORK/PLAY

FORECASTING

The new urban model of mixed-use community is becoming popular in cities large and small. The ultimate objective of the new urban model in Al Nasiriyah is to enhance the public realm and provide additional opportunities for social interaction by adding shops, restaurants, and community centers. It also involves providing new roads, parks, cycling and jogging networks, offering a more inviting neighborhood that encourages people to spend time outdoors. In addition, the land use regulations will be commercial and residential to support the mixed-use development strategy, which will start encouraging public investments in infrastructure, renovation, and additional multi-purpose buildings and parking lots will be constructed in the vacant lands.



BACKCASTING

INTRODUCTION

This section aims to identify effective aspects of back-casting on Al Nasiriyah Neighborhood in order to illustrate (desirable/undesirable) working backwards from a particular future end-point to the present to determine what policy measures would be required to reach that future.

Models of urban change were applied to different land contamination, desert hub, livable community, and ghost city scenarios to backcast the desirable/undesirable future of Al Nasiriyah. Some backcasts explore different future end-point scenarios of demolition, evacuation, contamination, migration, and infrastructure investments. Other methods use features of land use, population density, and existing transportation as primary drivers of land change. All backcasts rely on consistent measurements of current urban coverage, which facilitates accumulation of data across Al Nasiriyah Neighborhood at specified future dates of 2020, 2023, 2026, 2029, 2032, & 2035.

LAND CONTAMINATION

BACKCASTING

Land contamination is a land that is potentially hazardous to health or the environment. Part of land degradation in Al Nasiriyah is caused by unpaved roads and water runoff. The main cause of land contamination in Al Nasiriya occurred gradually as a result of families living in single and multi-story housings due to poor infrastructure maintenance negligence and cost impact, which caused economical crisis and potential liability for cleanup costs and environmental contamination. In addition, Due to hazardous substances, pollution and contamination, Al Nasiriyah site becomes a brownfield site causing deteriorating roads and buildings, deterioration of health conditions owing to waterborne diseases, and an economic depressed area.

AUS | الجامعة الأمريكية في شتات  
American University of Shat

COLLEGE OF ARCHITECTURE ART AND DESIGN  
Environmental and Land Use Planning  
UPL621

Land Contamination  
Maisa Jarjous  
April 9<sup>th</sup>, 2020



THE GHOST CITY

BACKCASTING

Due to the lack of maintenance, all the residents moved to the newly developed areas which made the government demolish the old buildings and pay just compensation to the demolished building owners. After demolishing all old buildings, the other residents moved out of Al Nasiriya because of lack of safety, which encourages the investors to hold a business instead of the residential buildings on the edges to make it as a commercial zone. The existing institutional building encourages investors to expand another institutional building next to them especially around the park, they consider it a good view and ventilation for the health-care centers while the governmental buildings expand to the other side. After the residential movement toward developed areas such as Al Rahmania and Al Mamsha, Al Nasiriyah lost its identity which makes it a business zone rather than a residential neighborhood, which encourages the beginning of the industrial building land use in the neighborhood.

The Ghost City

Animation Map  
UPL 625 | Plan Making

Alaa Omar  
09 - 04 - 2020





FLAMINGO ISLAND

BACKCASTING

The pressure on the old infrastructure of Al Nasiriyah kept on increasing and poor maintenance, residents who live in these parts of Al Nasiriya have left the site triggering Sharjah Municipality to clear the parcels and start redevelopment project. The continuous deterioration of pipes eventually led to breakage at the intersection of main sewer lines. The leaking started to come up and appear on the surface. In the same year, heavy rain has flooded the site causing septic waste pooling in Al Nasiriyah. As a result, the saltwater lakes became home to the greater flamingo’s prime food source. The migration of flamingos felt attracted to the bird-friendly environment of Al Nasiriya and decided to settle and the land became fertile due to underground leakage causing lush patched to appear in the different parts of the site. Sharjah municipality realize the significance of this natural habitat. Al Nasiriya was declared a protected area by his highness and became and eco-tourist destination with more than 100 species of birds and 20 species of plants.



# 4.0 PLAN COMPONENTS

---

**VISION**

**DECISIONS**

**PLANNING COMPONENTS**





## VISION

### “A DYNAMIC URBAN ADDRESS FOR A CULTURAL COMMUNITY”

The Enclave residential development has the opportunity to create a community within Al Nasiriyah that is centered on providing direct access to usable open spaces, promoting a pedestrian orientated environment, and encouraging interaction and integration within the community. The development focuses on restoring existing infrastructure, retrieving public spaces, renovating heritage commercial space, and providing a living experience that is highly desirable set within a park environment.



DECISION 1

PLAN COMPONENTS

PROGRAM

Maintenance program for potable water network

SUMMARY

Maintenance program for potable water network is a regular leakage detection to ensure a reliable supply of clean and safe water that citizens require.

RATIONAL

To identify if there is a need to repair or replace existing potable water network, avoid potable water contamination and health risks, protect the supplied water network from being contaminated by aged water supply network and preserve the potable water from being wasted and ensure sustainable service provision. Evidence for waterborne diseases can be traced by the Increasing number of residents reporting for health issues such as stomach cramps and pain, diarrhea, vomiting and dehydration.

DETAILS

Regular potable water maintenance program is regulated by the authorities, which could involve daily, weekly, monthly, annually, and as needed inspections of the main distribution network and source of the portable water, for example:

- Take appropriate monthly water quality samples
- Inspect and clean chlorine solution feed lines and solution tanks

AGENDA

Invest in wastewater Infrastructure Network

SUMMARY

To invest in wastewater infrastructure network means investing in systems of wastewater being generated, conveyed, treated, stored, reused and discharged.

RATIONAL

To inspect the existing wastewater network, identify the aged wastewater section, and detect of infiltration and exfiltration from a damaged or broken pipeline in the network, rehabilitate or replace the aged pipelines in the network, and detect the structural collapse in the network. Groundwater contamination, cross contamination, and leakage is traced in the presence of invasive plant species due to excessive microbiological nutrients and Visual observation of the failure can be traced due to car accidents reported due to settlements in the network.

DETAILS:

- Summary description of agenda: Conducting community surveys and environmental impact assessment to assess the existing health and safety conditions
- Summary description of program: Prepare regular maintenance programs for potable water network, irrigation network, storm water network, and underground network

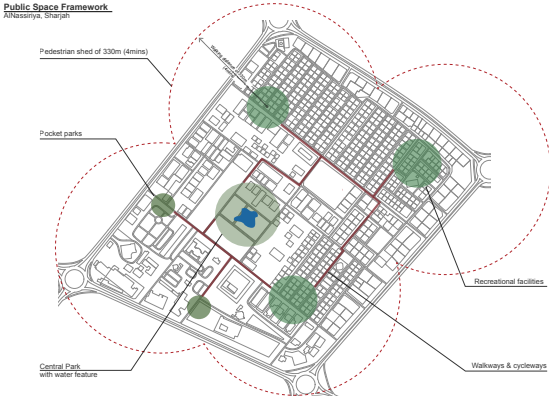


Figure 1: Conceptual Public Space Design in Al Nasiriya by Zulfa Al Aghbari

AGENDA

Characteristics of Public Spaces (CPS)

SUMMARY

Various types of public spaces, such as a central park, pocket parks and walkways & cycleways must be built to enhance the quality of the neighbourhood. In addition, recreational areas will be built to accommodate activities in the residential areas, such as sports park, kid’s swimming pool, gardens and farming fields.

RATIONALE

It is beneficial to provide various types of public spaces, such as the different size of parks to formal outdoor lounge areas since every district in the neighbourhood consists of different interest groups. Moreover, various public spaces will improve the quality and usability of the space. In addition, generate a diverse set of activities in the neighbourhood, which will promote the area to be attractive and welcome other residents and investors into the neighbourhood.

DETAILS

In AlNassiriya, there are 3 main types of public space: central park, pocket parks and recreational areas. Since every public space operates differently, there are a different set of agenda presented under each type:

- Central park agenda
- Pocket park agenda
- Recreational space agenda

DECISION 2

PLAN COMPONENTS

POLICY/ REGULATION/

DESIGN:

The Impact of Public Spaces (IPS)

SUMMARY

An adequate number of public spaces must be built to improve public welfare in the neighbourhood. In addition, regular maintenance must be conducted to preserve the quality and safety of the public spaces in the long term.

RATIONALE

It is environmentally beneficial to have sufficient public spaces and maintain them with a set of regulations since the public spaces help to provide a reduction of an urban heat island effect, due to the use of less dark surfaces; asphalt. In addition, the use of trees helps to remove pollutants from the air, improving anyone with underlying respiratory problems. In terms of social benefits, public spaces are designed to provide a place for community to gather to enhance social interaction. Moreover, public spaces also encourage residents to walk and undertake any physical activities.

DETAILS

There are a set of regulations and design outcomes, which support the policy of providing sufficient number of high-quality parks and maintaining them.

### DECISION 3

#### PLAN COMPONENTS

### PROGRAM

Al Nasiriya Cultural Center Program

#### SUMMARY

The program seeks to preserve part of the existing buildings (around 40 %) and covert it to heritage commercial space and redeveloped the remaining part to build modern houses follow the traditional Emirati architecture and public spaces and creating a sustainable neighborhood.

Al Nasiriya will be turned into a cultural center that held seasonal events.

#### RATIONALE

We believe that by integrating the history in the community will allow Emirati families to re-connect with their culture, to improve the sense of community, to reactivate the economy in Al Nasseriya ,to promote cultural values , to be more attractive neighborhood and to preserve local identity.

#### DETAILS

The program is supported by Regulations, Incentives and Agenda

A.Regulation:

- The government will either offer compensation or partnership to the property owners
- The new developed Area will follow the Tradition Emirati Architecture

### REGULATION

Tradition Emirati Architecture and Sustainable standards

#### SUMMARY

This regulation supports the program by creating Houses and public open spaces that follows the Tradition Emirati Architecture and sustainable developments in modern ways.

#### RATIONALE

We believe by following the Traditional Emirati Architecture will maintain the cultural values of Emiratis families, and to reunite the community with their history and culture

By using the modern technologies with the traditional Architecture will increase the quality of life and lead to Sustainable neighborhood

#### DETAILS

Regulation: The new developed Area will follow the Tradition Emirati Architecture and Sustainable standards. However, this regulation has been supported by various specifications:

- Using local materials for the houses
- Maximum height of the villas should be 10 m
- Front setback must be 5 m and 3 m from the sides and back
- Shaded Sikkas must be provided each 24 m

### DECISION 4

#### PLAN COMPONENTS

### REGULATION

Sidewalks Development Plan

#### SUMMARY

The purpose of this regulation from the Mobility Investment Program is to “improve the sidewalks of Al Nasiriyah Neighborhood”. Which will follow UAE standards that supported by RTA and Estidama.

#### RATIONALE

The reason behind this regulation is “To make Al Nasiriyah walkable, and sustainable community” to improve the quality of life, to encourage communication between residents, and to encourage people to walk and have a healthy and sustainable life.

#### DETAILS

The following requirements should be considered in the design of the sidewalks to achieve Sidewalks Development Plan:

- Sidewalks should have pedestrian, cycle paths, and seating area.
- Sidewalks must have lights and signs that guild people.
- Sidewalks must have sustainable elements in its design.
- Sidewalks should be connected visually for the pedestrian.

DECISION 5

PLAN COMPONENTS

PROGRAM

Live/ Work Housing Program

SUMMARY

The Live/Work Housing Program encourages the notion of living and working in the same property. This program will be supported by the following plan components: an agenda, regulations and incentives.

RATIONALE

Al Nasseriya should adopt this Live/Work Housing Program since this will increase commercial activity, reduce carbon footprint, retrofit existing building and enhance the neighborhood’s sense of place. Live/work housing will also create potential for a more balanced social life since it will activate the frontages on buildings and enhance the social interaction between neighbors.

DETAILS

Agenda

- Simplify the permitting process.
- Distinguish between the different types of live/work types.

Incentives

- Sharjah government offers business assistance services such as grants and loans.
- The program provides multiple options including maintaining and expanding residential or commercial space as per policies and standards.

REGULATION

Live/ Work Housing Regulations

SUMMARY

The Live/Work Housing Program encourages the notion of living and working in the same property. This program will be supported by a set of regulations ensuring that live/work premises are functional, livable, and safe.

RATIONALE

It is essential to abide by the set of regulations provided for the live/work housing program since they contribute to the residents’ well-being, enhance quality of life, and ensure safety and privacy. Given the rule that regulations protect our general safety, ensure our rights as citizens and uphold fairness in society.

DETAILS

Live/work separation requirements

- Vertical separation. The Live-Above Type has the commercial component below the residential space. The commercial component is committed to be not more than 50% of the total built up area.
- Horizontal separation. The Live-Behind Type has the commercial component in front of the residential space. The workplace is committed to be not more than 25% of the total property area.

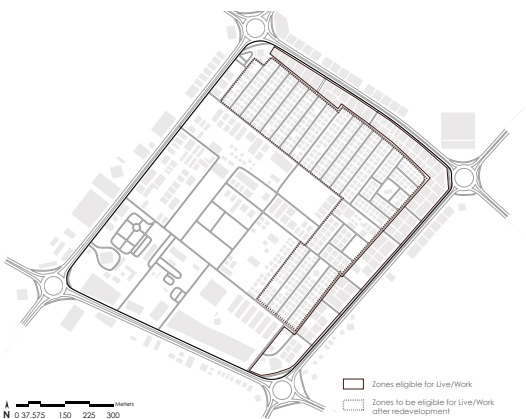


Figure 2: Live/ Work area in Al Nasiriya by Salma Muraad

## 5.0 APPENDIX

**APPENDIX A-01 TO A-05**  
X-RAY MAPS

**APPENDIX A-06 TO A-10**  
X-RAY NARRATIVE

**APPENDIX B-01 TO A-05**  
FORECAST MAPS

**APPENDIX B-05 TO A-10**  
BACKCAST MAPS

**APPENDIX C-01**  
SWOT ANALYSIS



APPENDIX A

- A-01. Appendix Context / Infrastructure Analysis
- A-02. Appendix Context / Psychosocial Analysis by Zulfa Al Aghbari
- A-03. Appendix Context / Natural Environment Analysis by Dania Ajlan
- A-04. Appendix Context / Economic Analysis by Alaa Dunawi
- A-05. Appendix Context / Built Environment Analysis by Salmaa Murad
- A-06. Appendix Forces & Issues by Zulfa Al Aghbari

APPENDIX B

- B-01. Appendix Forecast / Hospitality Development
- B-02. Appendix Forecast / Socio-Economic Development by Zulfa Al Aghbari
- B-03. Appendix Forecast / Revivification by Dania Ajlan
- B-04. Appendix Forecast / Gentrification by Alaa Dunawi
- B-05. Appendix Forecast / Live/Work/Play by Salmaa Murad
- B-06. Appendix Backcast / Land Contamination
- B-07. Appendix Backcast / The Ghost City by Alaa Dunawi
- B-08. Appendix Backcast / Flamingo Island by Salmaa Murad

APPENDIX C

- C-01. SWOT Analysis



# APPENDIX A-01 CONTEXT

## INFRASTRUCTURE ANALYSIS

### BUS STOPS

Al Nasserya is accessible by buses from three sides as there are two bus routes. One route pass by Al Zahra street and Sheikh Mohammed Bin Saqer Al Qasimi street. The second one passes by Sheikh Sultan Bin Saqer Al Qasimi Street. However, there are only three bus stops in Al Nasserya located in Al Zahra Street and Sheikh Mohammed Bin Saqer AlQasimi Street. There are three additional bus stops located on the same streets but on the other side.

### PEDESTRIAN PATH:

AlZahra street and Al Nasserya St. has a high pedestrian density since they are the main commercial roads that serves the area. In addition to Al Kuwait St. and Abu Saeed Al Khudari St. which are the most used path for pedestrians.

### SIKKAS

Looking at the residential part of the neighborhood, the houses are within very close proximity of each other and as a result alleyway or sikkas are stretched across the maze of traditional houses, creating different purposes and activities for the residents such as:

- Narrow pedestrian route at approx. 3m wide corridors.
- Back of house area
- Kids playing area
- Seating areas and vegetation

### THE MAIN CONCLUSIONS TO BE DRAWN FROM THE FINDINGS

The main problems or issues of the neighborhood are the inadequate and missing infrastructure such as the lack of:

- Paved roads and safe pedestrian routes and right of way
- Pedestrian bridges connecting pedestrians to buss stops that are located on the other side of Al Zahra Street and Sheikh Mohammed Bin Saqer AlQasimi Street.
- Proper sidewalks.
- Pedestrian crossings.
- Pedestrian signals.
- Proper safe paths for cyclists.

In conclusion, the main roads surrounding the neighborhood have a very high density of cars while residential streets have a very low density. In addition, the speed of the vehicles in the neighborhood such as Al Nasseriyah street is fast and dangerous for pedestrian’s movement and cyclists. Therefore, pedestrian safety and security are major concerns in the current infrastructure conditions in Al Nasserya site



Figure 3: Infrastructure Analysis

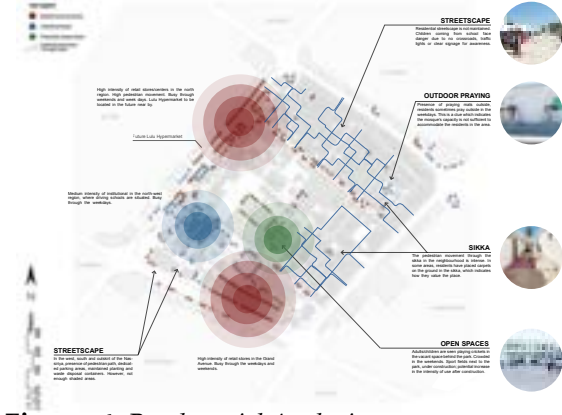


Figure 4: Psychosocial Analysis

### FINDINGS

During the site analysis, interesting discoveries were formulated on the two sub-themes; behavioural & experience. Multiple visits to AlNassiriya were made to measure the different intensities of use in the neighbourhood – on weekdays and weekend. Below are the significant observations on the two sub-themes, which are also summarized on the map:

### BEHAVIOURAL

**High Intensity of Use:** The high intensities were highlighted in the big gradient red circles, these were the retail stores located in the north and south region of the neighbourhood. The north region of AlNassiriya consists of high retail store nodes, high retail nodes were also seen in the adjacent neighbourhood. This has made the region to be more attractive for the consumers. Most of the consumers come by walking to the area since there is a limited amount of parking areas. Lulu hypermarket to be built in the near future in the Bu Tina neighbourhood and this could either result in higher intensity of use in the region or attract all consumers to Bu Tina and decline economy in AlNassiriya.

**Medium Intensity of Use:** The medium intensities were highlighted in blue and green gradient circles, which represents the driving schools and the vacant space behind the AlNassiriya park. Children were seen playing

# APPENDIX A-02 CONTEXT

## PSYCHOSOCIAL ANALYSIS

crickets in the weekdays and adults at the weekends. The weekends were the most active days of the week. In the east and south-east region of the neighbourhood was quiet, however heavy pedestrian movement was traced through the sikkas. Often, in most sikkas, some residents had placed carpets on the ground, since the sikkas are not paved and they use it very often, residents wish to feel comfortable while walking from neighbour to another. Residents treated the sikkas as if it’s part of their home, where they’ve furnished it to value it.

### EXPERIENCE

**Streetscape:** The streetscapes in the north and south-east region, where the residential areas allocated were not maintained. The streets were not paved; hence children face danger after school due to no crossroads or traffic lights. No streetlights to see during the night nor shaded areas and seating areas in the day. Some residents would sit on a manhole or would take out one of their furniture to sit outside. However, the streetscapes in the west, south-west and outskirt region were well maintained, well-paved streets, streetlights and dedicated parking areas. Few seating areas were presented, however no shaded areas.

## APPENDIX A-03 CONTEXT

## NATURAL ENVIRONMENT ANALYSIS

## KEY FINDINGS

Overall, the site is lacking in the greenery features, the site is dead in terms of the greenery, no flowering, no colors, no production plants.

There were few groups of trees in the site that are scattered randomly without an order, however, some ordered trees are seen at the edges around the site at the edges, around the hospitals and the institutional buildings.

As we go inside the site the trees become less and scattered randomly, most of the high intense trees are in the vacant lands, and in the park, were the most breezy and shady areas there.

Most of the trees were “Neem tree” known as “Azadirachta Indica” its medium-size tree grew up to 15 meters height with wide-spreading branches.

Neem tree provide shade and cooling while its act as aesthetic decoration tree, but it needs big space since it's a huge tree, there were some trees affects the structure of the pavements due the huge roots, so I think the trees are planted without proper studying about the effects of the roots to the structure, so the pavement cannot withstand the roots of the tree.

Also, there are no clear buffer trees at the edges, so the site was noisy due to the busy roundabouts around the site, at the same time the air quality was a bit dusty.

There are no producing trees inside the public realm, I noticed that the people planted their trees inside their property lines, they were date palms for producing dates, it's interesting to note that the date palms are placed in the central median around the site, they are used as a decorative plant, which I see as useless, the date palm produce dates so locating them within the site would be more useful for the residents.

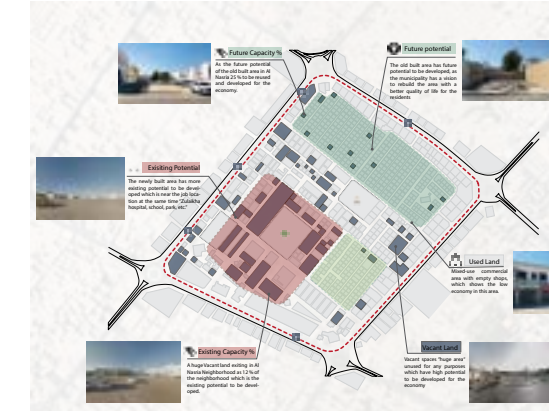
Furthermore, most of the site, there were grasses are grown from the walls it's most likely due to lack of maintenance.

## CONCLUSION

This study will help us as planners to resolve the problem and identify design opportunities for locating new features, the site needs more variation of the trees types, relocate of some trees, flowering shrubs, and more streets greenery to make the community livable



### Figure 4: Natural Environment Analysis



### Figure 5: Economic Analysis

Cities around the world developed faster when they have an economic plan or vision which led them to develop proportionally with the economic circumstances because the most powerful cities are those with greater innovation and economy which reflect on the resident through improving the standard of living. As focusing on Al Nasiriya neighborhood in Sharjah, this narrative will focus on the potential economic development relating to the vacant land in Al Nasiriyah neighborhood.

## FINDINGS

Due to the economic analysis of Al Nasiriya neighborhood in concerning the vacant land that showed in the attached X-Ray map of Al Nasiriya neighborhood, there are two potential economic development; existing and future development:

- The existing potential development is shown through the existing vacant land which is 12 % of the neighborhood, mostly distributed around Al Nasiriya park, Al Nasiriya school, Zulaikha hospital, and the governmental buildings while it is a huge vacant area used for informal random parking by the residents, workers, and for the school buses.
- The future potential development is due to Sharjah plan and vision through demolishing the old buildings which are above 35 years that does not serve the standards of living for the

## APPENDIX A-04 CONTEXT

## ECONOMIC ANALYSIS

residents of Al Nasiriya neighborhood to build a new infrastructure facilities with a good quality of life that serve the people needs which is 25 % of the neighborhood.

## CONCLUSION

To conclude the analysis of the findings, Al Nasiriya neighborhood has high potential economic development through the existing vacant land and the future potential vision. Also, the existing vacant land distributed in a good location ( around the park and between the institutional facilities) which allow it to be used in a way that increases the economy of the neighborhood, besides the future vision will increase the economy of the neighborhood by attracting more residents to live in Al Nasiriya neighborhood.



# APPENDIX A-05 CONTEXT

## BUILT ENVIRONMENT ANALYSIS

Sharjah’s first community existed by the coastline or what is called today, Heart of Sharjah, and conBnued to grow depending largely on natural resources. Al Nasseriya is located two blocks away from the coastline; hence, it is recorded as one of the oldest parts of Sharjah where early development took place. In this narraBve, I will be discussing how Al Nasseriya has changed over Bme, with its structures, styles and physical expansion transformed within itself to shape the way it is today – surviving history, modernism and sudden wealth that accompanied the area aMer the union and discovery of oil.

### 1960-1980

The earliest structures built in the site are residenBal single-story houses. The houses were small and close to each other. Similar to other old neighborhoods in the UAE, Al Nasseriya was served by an extensive network of narrow winding alleyways (sikkas). Such narrow passageways helped intensify the movement of air through them, allowing for shade and enhancing comfort on hot humid days.

### 1980-2000

Buildings that were constructed up unBl the 1990s remained within the tradiBonal styles. The dwelling units have become more westernized but sBl retained elements of the tradiBonal EmiraB culture. Structures that were built at this period were residenBal as well,

in addiBon to a couple of mixed-use buildings and government enBBes. The plots were bigger; hence the houses became larger. The single-story homes became two-story villas, someBmes three, with front gardens and backyards. The courtyard has disappeared, and privacy wasn’t as much of a concern. Glass became used more oMen on the facades of the villas and the mixe-duse buildings.

### 2000-2020

The introducBon of glass curtain walls represented the beginning of a movement where glass was used extensively on all types of buildings. Similarly, in Al Nasseriya, which became busier with retail centers and add-iBonal mixed-use residenBal structures, glass facades became the norm. The ornaments that were evident in the earliest two periods were no longer used. There is no specific architectural style to this period. However, some structures were trying to represent the vernacular architecture of the UAE through the introducBon of wind towers as a design element. Some residenBal villas were also built in this period. It is worth noBng how the building regulaBons have changed overBme. At earlier periods, the building setback was as small as one meter from all sides. Today, the building setback is more restricted, limiBng the building area and enlarging the pathways and areas surrounding the structures.

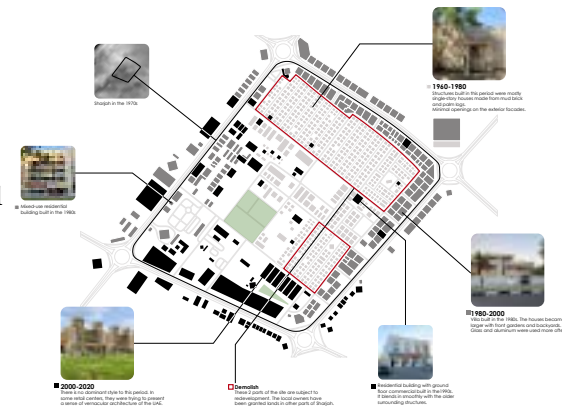
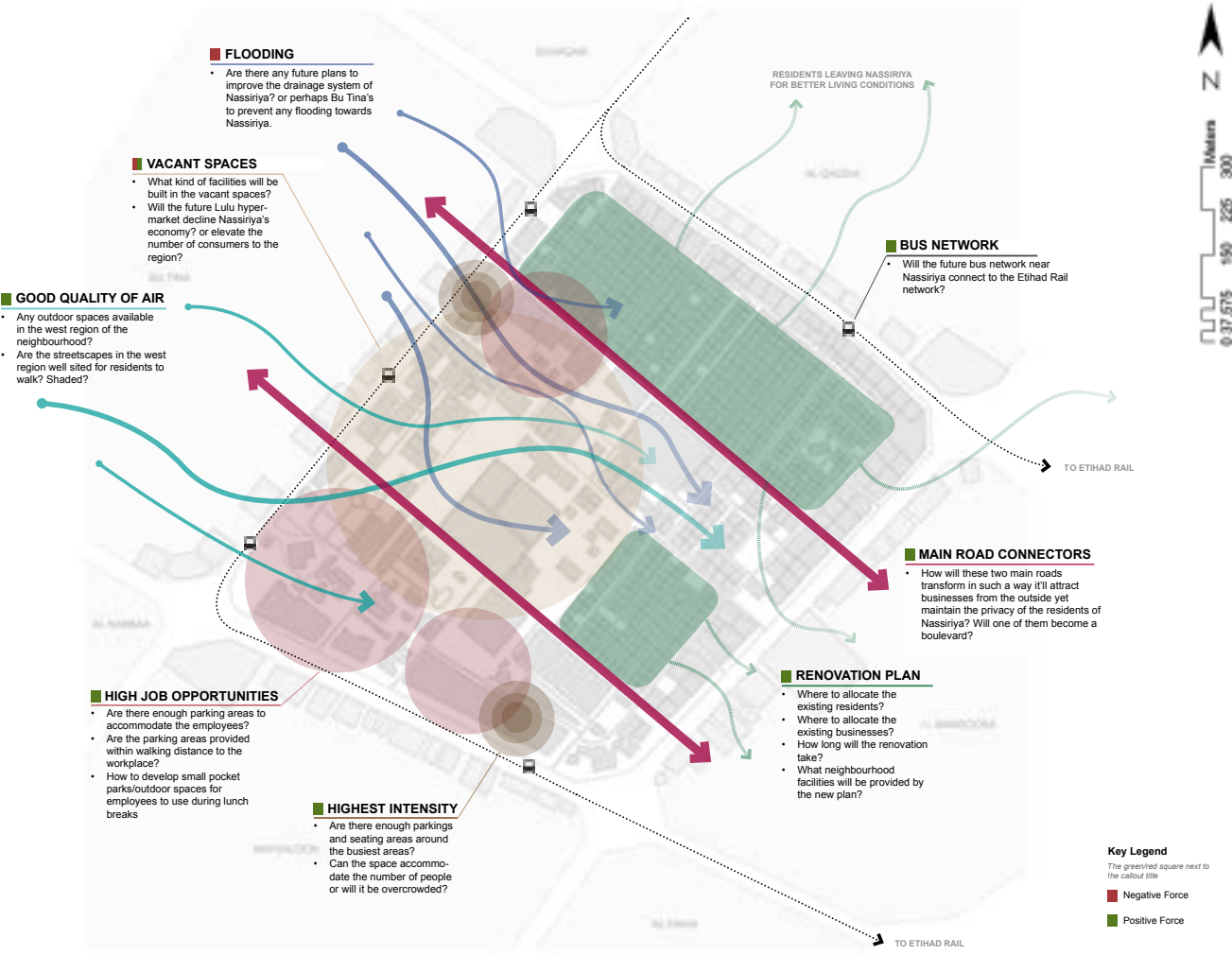
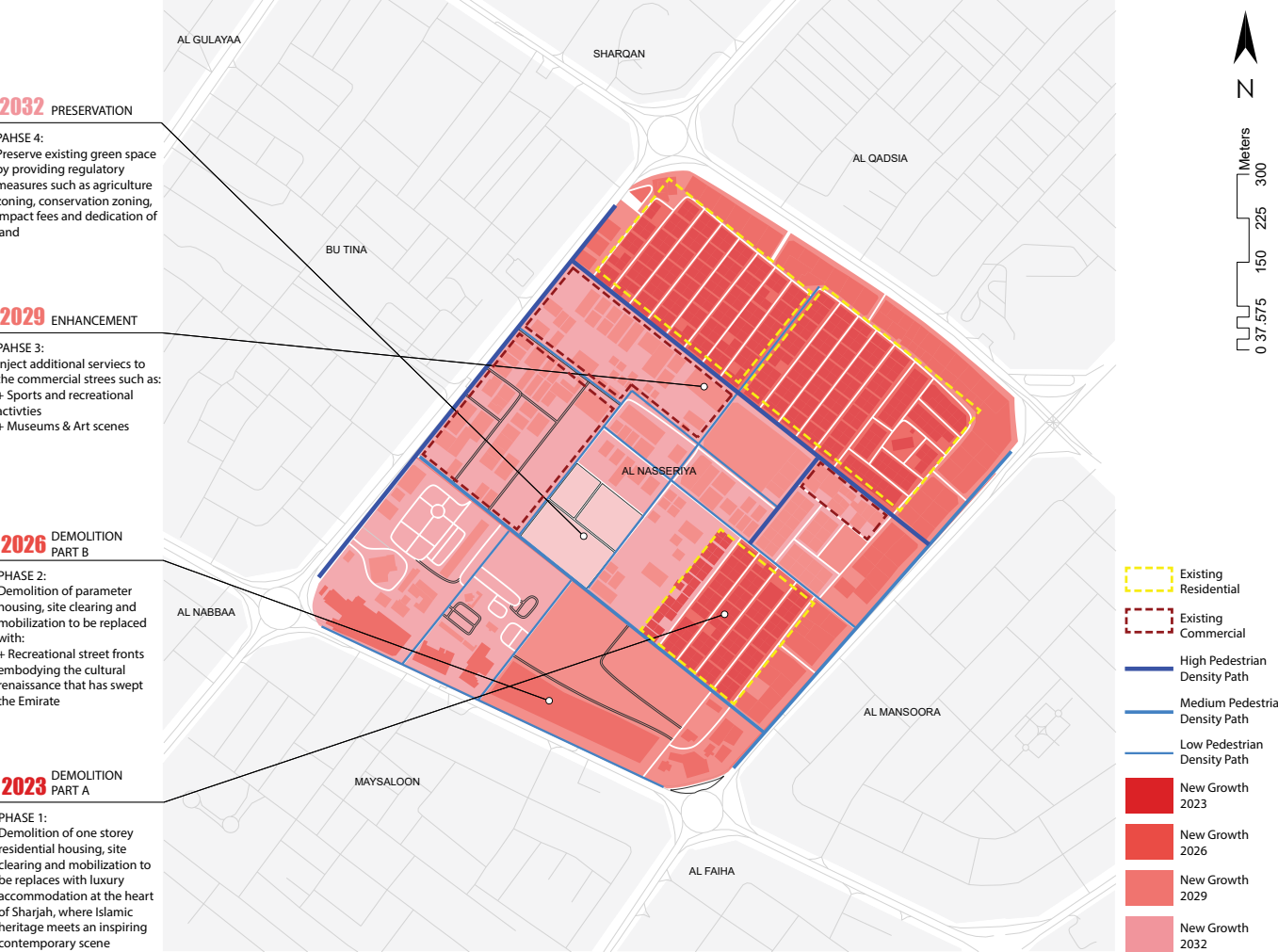


Figure 6: Built Environment Analysis

# APPENDIX A-06

## FORCES & ISSUES

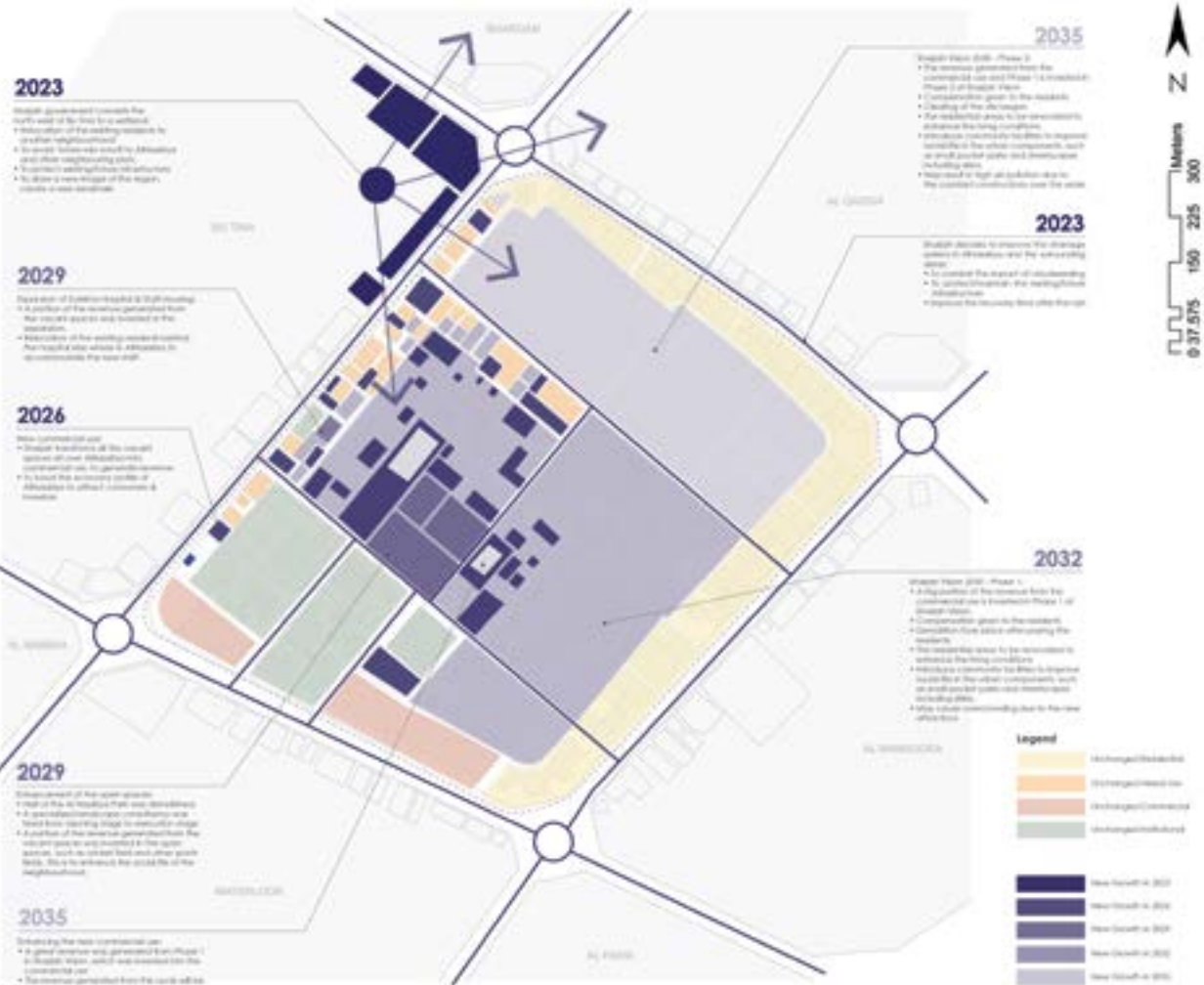






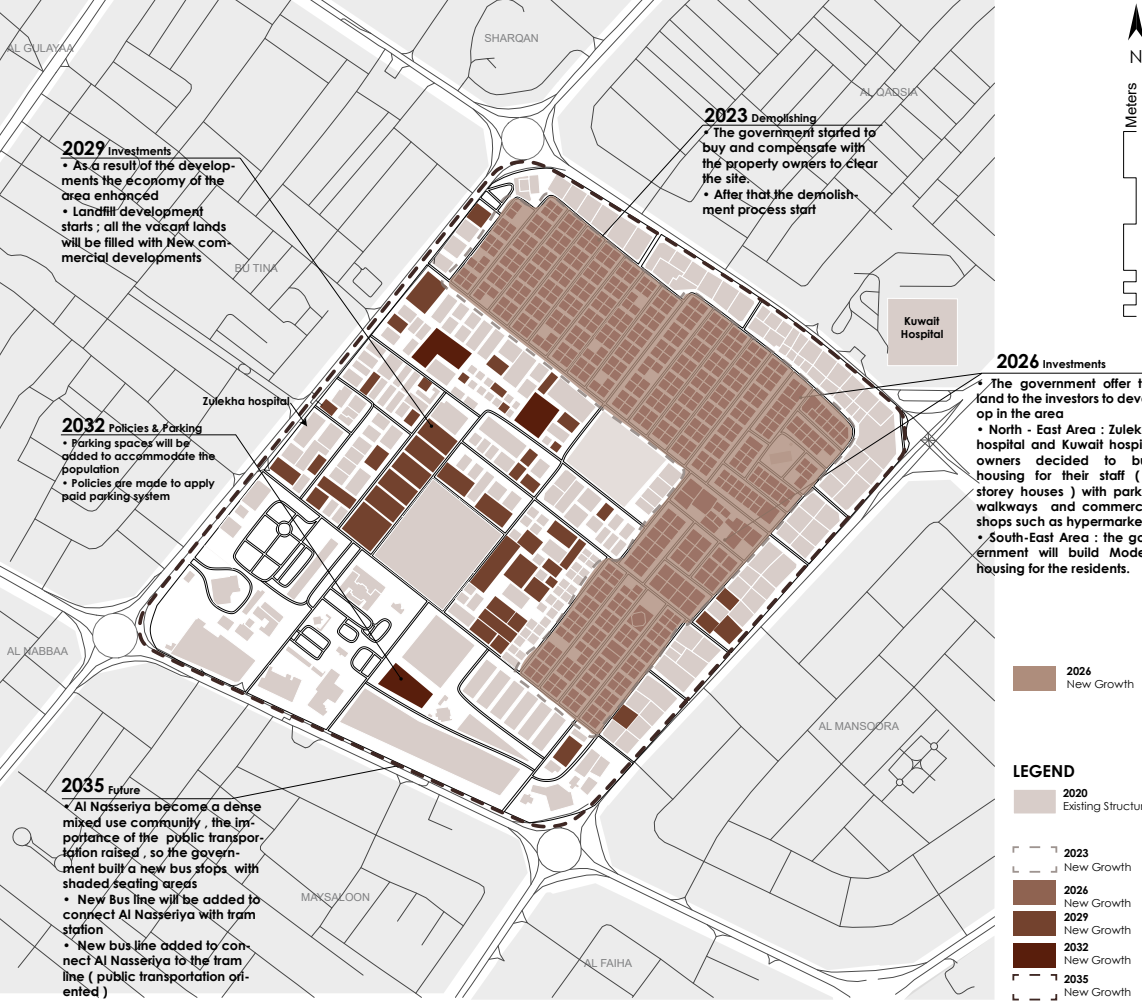
APPENDIX B-02 FORECAST

SOCIO-ECONOMIC DEVELOPMENT



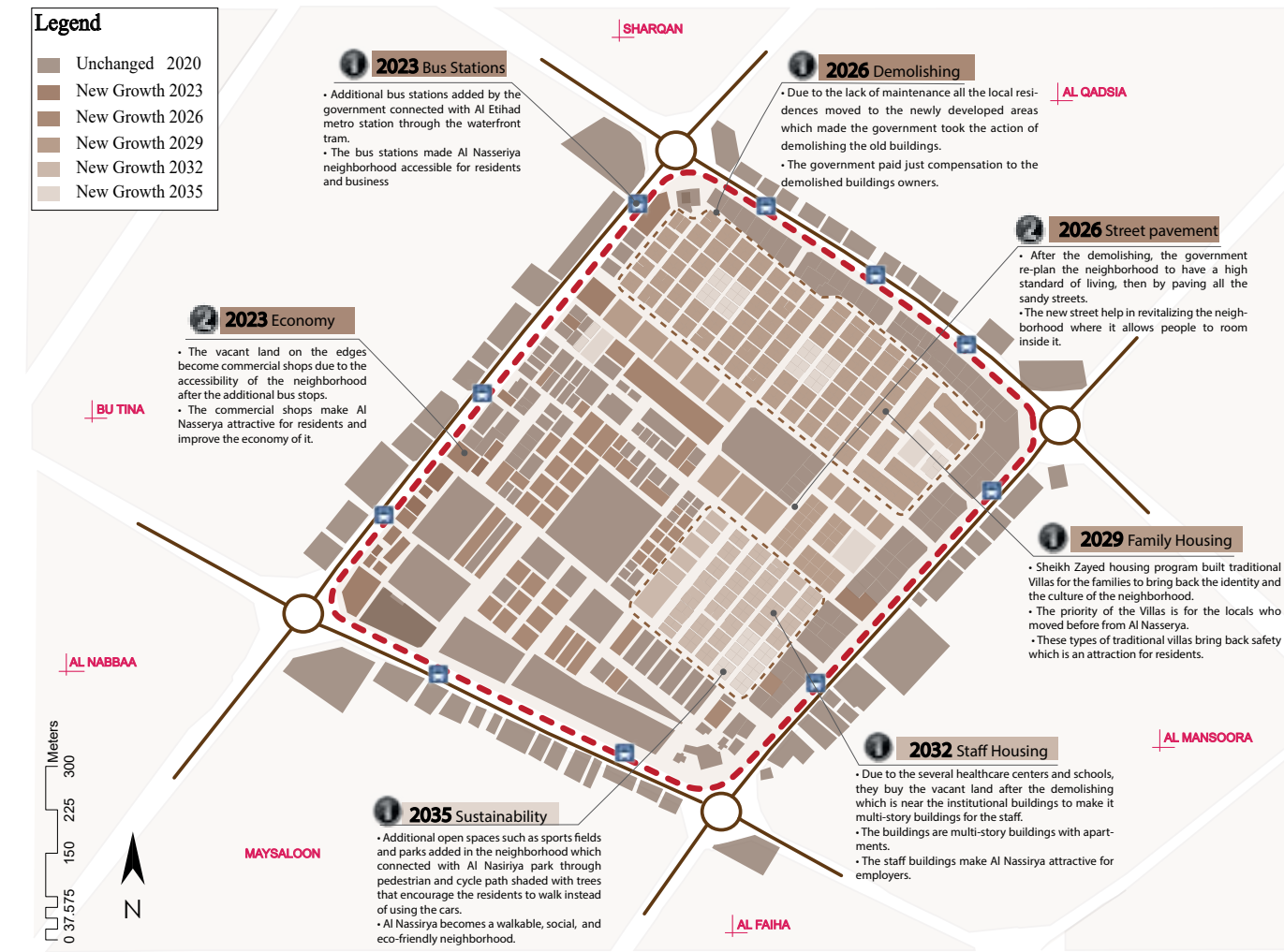
APPENDIX B-03 FORECAST

REVIVIFICATION



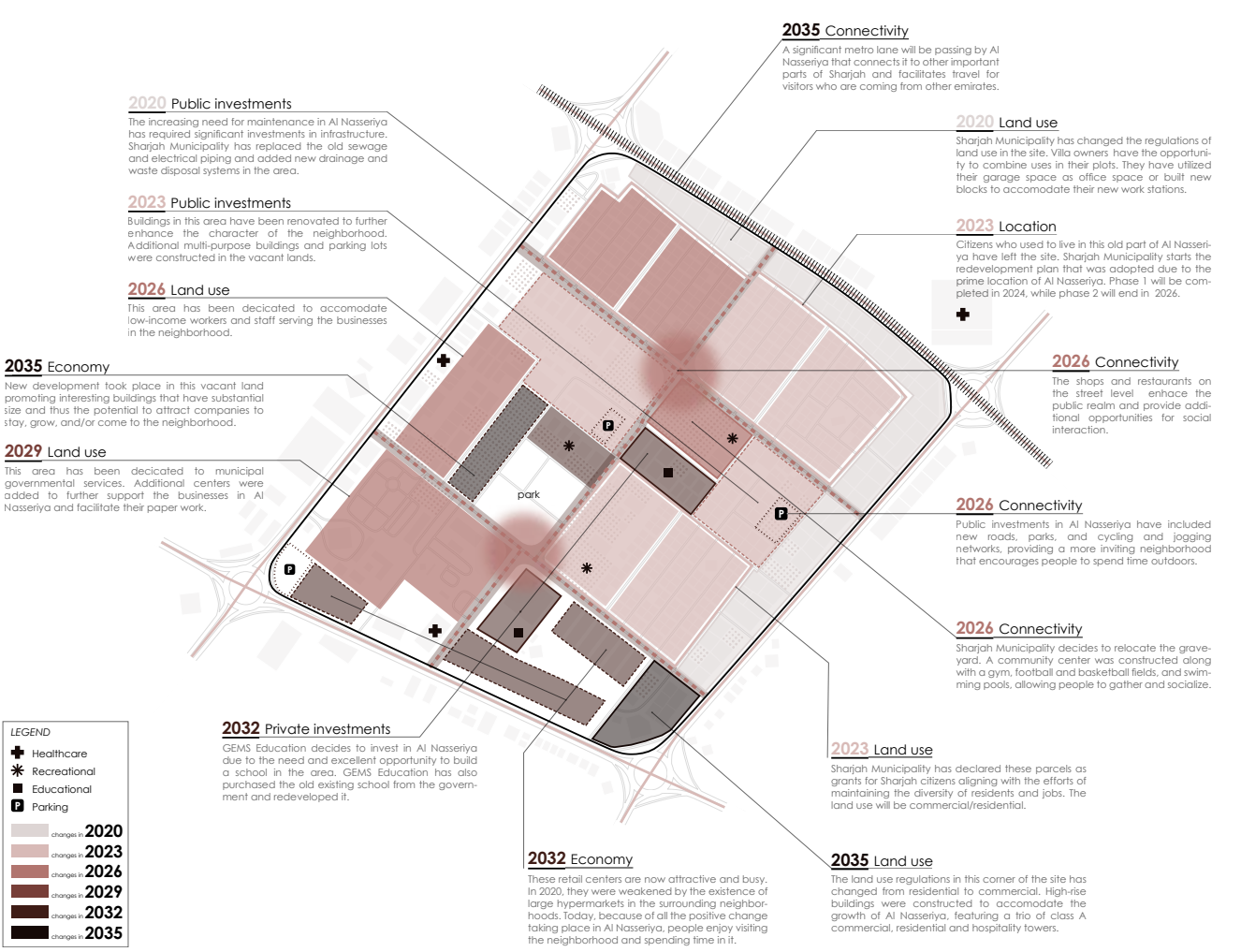
APPENDIX B-04 FORECAST

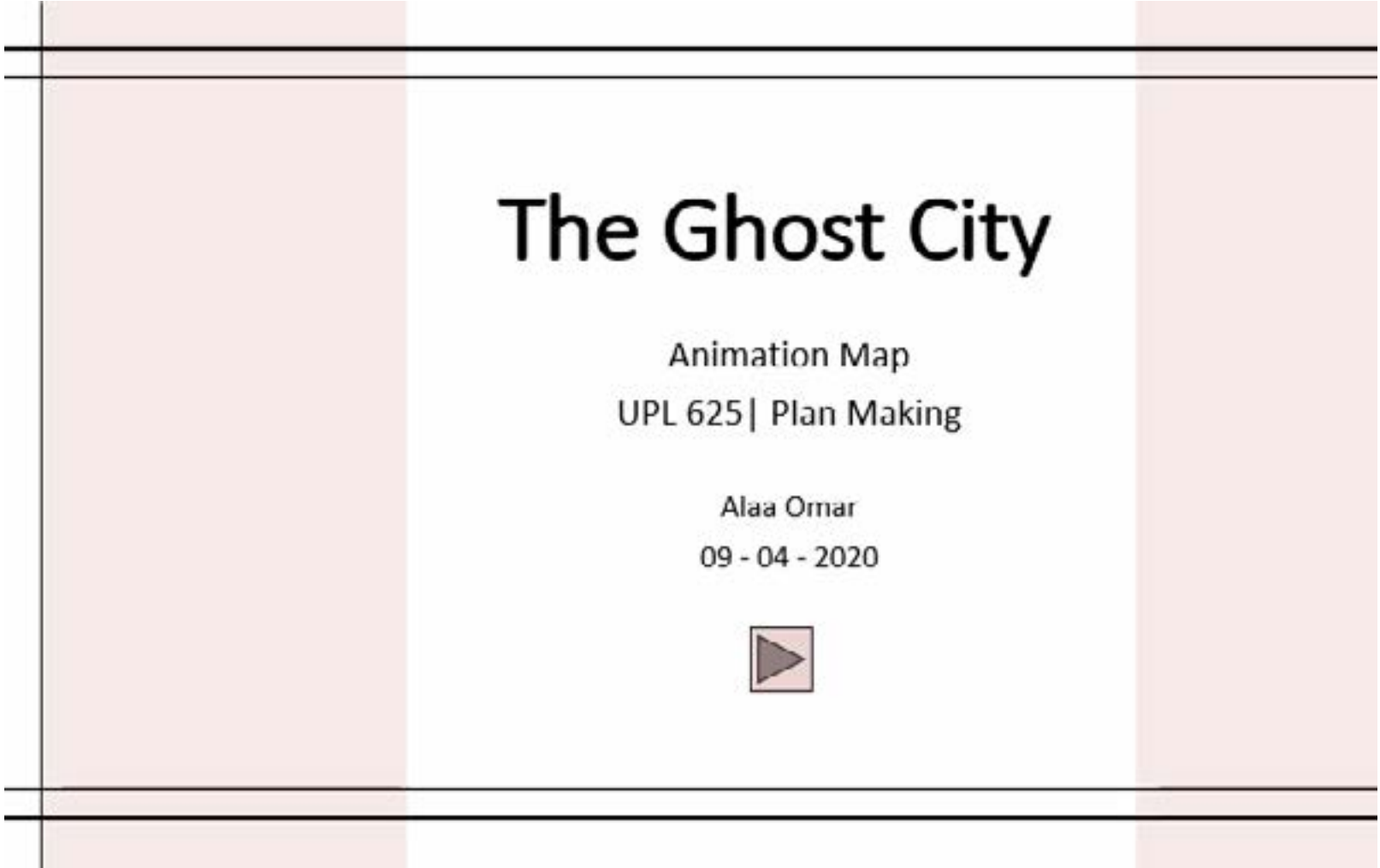
GENTRIFICATION



APPENDIX B-05 FORECAST

LIVE/WORK/PLAY





FLAMINGO ISLAND





APPENDIX C-01

SWOT ANALYSIS

		Strength	Weakness	Opportunity	Threats
SWOT ANALYSIS	Maisa	<ul style="list-style-type: none"><li>- Strong pedestrian network</li></ul>	<ul style="list-style-type: none"><li>- Low employment rate</li></ul>		<ul style="list-style-type: none"><li>- Deterioration of health conditions owing to waterborne diseases.</li></ul>
	Alaa		<ul style="list-style-type: none"><li>- Lack of maintenance</li><li>- Limited spending power</li></ul>	<ul style="list-style-type: none"><li>- Neighbourhood becomes a financial district</li></ul>	<ul style="list-style-type: none"><li>- High land price, identity loss, lack of culture, air pollution, noise</li></ul>
	Dania	<ul style="list-style-type: none"><li>- High accessibility of health care services</li></ul>		<ul style="list-style-type: none"><li>- New renovation plan to enhance the living conditions</li></ul>	
	Zulfa	<ul style="list-style-type: none"><li>- High intensity of commercial/institutional use on the north west of the neighbourhood</li></ul>	<ul style="list-style-type: none"><li>- Low number of open spaces</li></ul>		
	Final Pick	<ul style="list-style-type: none"><li>- Strong pedestrian network</li></ul>	<ul style="list-style-type: none"><li>- Low number of open spaces</li></ul>	<ul style="list-style-type: none"><li>- New renovation plan to enhance the living conditions</li></ul>	<ul style="list-style-type: none"><li>- Deterioration of health conditions owing to waterborne diseases.</li></ul>
	Decision	<ul style="list-style-type: none"><li>- Local government Investments in Urban Mobility and Pedestrian Movement (Alaa)</li></ul>	<ul style="list-style-type: none"><li>- Private/Public Investments in public spaces to achieve a liveable neighbourhood (Zulfa)</li></ul>	<ul style="list-style-type: none"><li>- Local government preserving heritage buildings for a sustainability environment (Dania)</li></ul>	<ul style="list-style-type: none"><li>- Private/Public investments in disaster risk reduction plan for resilience (Maisa)</li></ul>

## 6.0 INDEX

---



A

Acknowledgments 9

Appendix A-01 Context Infrastructure Analsysis 52

Appendix A-02 Context Psychosocial by Zulfa Al Aghbari 53

Appendix A-03 context Natural Environment Dania Ajlan 54

Appendix A-04 Context Economic Analysis by Alaa Dunawi 55

Appendix A-05 Context Built Environment Analysis by Salma Muraad 56

Appendix A-06 Forces & Issues by Zulfa Al Aghbari 57

Appendix B-01 Forecast Hospitality Development 59

Appendix B-02 Forecast Socio-Economic Development by Zulfa Al Aghbari 60

Appendix B-03 Forecast Revivification by Dania Ajlan 61

Appendix B-04 Forecast Gentrification by Alaa Dunawi 62

Appendix B-05 Forecast

Live/Work/Play by Salma Muraad 63

Appendix B-06 Backcast Land Contamination 64

Appendix B-07 Backcast The Ghost City by Alaa Dunawi 65

Appendix B-08 Backcast Flamingo Island by Salma Muraad 66

B

Backcasting Introduction 33

Built Environment Age & Architecture Style 17

C

Contents 7

D

Decision 1 Plan Componenets 42

Decision 2 Plan Componenets 43

Decision 3 Plan Componenets 44

Decision 4 Plan Componenets 45

Decision 5

Plan Componenets 46

E

Economic Analysis Potential Development 16

Executive Summary 5

F

Firgure 1: Conceptual Public Space Design in Al Nasiriya by Zulfa Al Aghbari 43

Firgure 2: Live/ Work area in Al Nasiriya by Salma Muraad 46, 52, 53, 54, 55, 56

Firgure 3: Infrastructure Analysis 52

Firgure 4: Natural Environment Analysis by Dania Ajlan 54

Firgure 4: Psychosocial Analysis by Zulfa Al Aghbari 53

Firgure 5: Economic Analysis by Alaa Duwani 55

Firgure 6: Built Environment Analysis by Salma Muraad 56

Flamingo Island Backcasting 36

Forces & Issues 21

Forecasting Introduction 25

G

Gentrification

Forecasting 29

H

Hospitality Development  
Forecasting 26

I

Infrastructure Analysis  
Pedestrian Network 13

L

Land Contamination  
Backcasting 34

Live/Work/Play  
Forecasting 30

N

Natural Environment  
Greenery 15

P

Psychosocial Analysis  
Behavioral & Experience 14

R

Revivification  
Forecasting 28

S

Socio-economic  
Development  
Forecasting 27

T

The Ghost City  
Backcasting 35

V

Vision 41



