

# URBAN REGENERATION

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MED-PACT



What are the sectors of potential growth of the micro local economy? how can they be supported?

beirut	el mina	istanbul	oran
<ul style="list-style-type: none"> <li>■ cultural tourism (guides, museums and mosque staff)</li> <li>■ small scale manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>■ tourism</li> <li>■ local handcrafts</li> <li>■ furniture industry</li> </ul>	<ul style="list-style-type: none"> <li>■ new tourist based activities</li> </ul>	<ul style="list-style-type: none"> <li>■ tourism</li> <li>■ small trade</li> <li>■ small scale manufacturing</li> <li>■ craft industries</li> </ul>
<ul style="list-style-type: none"> <li>■ restoration of houses and façades (specialized masonry, craftman, carpenters)</li> <li>■ preservation of area's specificity</li> </ul>		<ul style="list-style-type: none"> <li>■ restoration</li> <li>■ regeneration works</li> </ul>	<ul style="list-style-type: none"> <li>■ restoration</li> <li>■ regeneration works</li> </ul>

tourism, handcrafts and restoration

## A path linking main buildings and sites as a backbone to regenerate the district

beirut	el mina	istanbul	oran
<ul style="list-style-type: none"> <li>path that links together in the old existing fabric</li> <li>- the reinforced green network of public spaces, gardens, fountains</li> <li>- the cultural chain of private and public schools, universities, libraries and the Memory of Beirut Museum</li> </ul>	<ul style="list-style-type: none"> <li>path in the old town linked to</li> <li>- the Khan</li> <li>- the House of Arts</li> </ul>	<ul style="list-style-type: none"> <li>path from Cemberlitas square to Yeni Camii, Eminönü square through :</li> <li>- Nuruosmaniye Mosque, Yeni Camii,</li> <li>- Valide Khan, Büyük Yeni Han...</li> </ul>	<ul style="list-style-type: none"> <li>path from place du 1er Novembre to the harbour (fish restaurants), Santa Cruz &amp; el Murdjajo through :</li> <li>- places Kleber et la Perle,</li> <li>- Baudens (craft village),</li> <li>- mosques</li> <li>- OPGI, banks, postal office, seat of the taxes, swimming pool...</li> </ul>
		<ul style="list-style-type: none"> <li>to link the major buildings and sites and the hidden cultural heritage of Hans and commercial activities</li> </ul>	<ul style="list-style-type: none"> <li>to develop a program of real estate, hotels, small trade, small scale manufacturing ...</li> </ul>

## Is the heritage valued ? is it adaptable to today's life?

beirut	el mina	istanbul	oran
<ul style="list-style-type: none"> <li>housing of 18th and 19th century (ottoman period and french mandate) is the main valuable heritage.</li> </ul>	<ul style="list-style-type: none"> <li>the Khan is used for housing</li> </ul>	<ul style="list-style-type: none"> <li>rich heritage of hans occupied by commercial and crafts activities which do not fit in the historical fabric (housing is not primary land use)</li> </ul>	<ul style="list-style-type: none"> <li>rich residential architecture : arab-moslem, algerian-ottoman, spanish, jewish, french colonial and numerous monuments</li> </ul>
<ul style="list-style-type: none"> <li>some is classified, many in bad condition and threatened by real estate covetousness</li> </ul>			<ul style="list-style-type: none"> <li>some is classified, many in bad condition and could be threatened by real estate covetousness</li> </ul>
<ul style="list-style-type: none"> <li>it could be adapted to today's life without major restoration and offers added value and attractiveness</li> </ul>		<ul style="list-style-type: none"> <li>it requires official intervention because it is beyond the scope and capacity of actual occupants</li> </ul>	<ul style="list-style-type: none"> <li>it requires a structure survey, an architectural assessment (heritage value, adaptation to today's uses?) and a legal status study (owners, occupancy)</li> </ul>

Heritage, a fragile value which has to be strengthened

### What are the public objectives?

beirut	el mina	istanbul	oran
<ul style="list-style-type: none"> <li>■ open and develop the area</li> <li>■ prevent a clash with the neighboring SOLIDERE zone</li> </ul>	<ul style="list-style-type: none"> <li>■ to reach a better social mix through tourism</li> </ul>	<ul style="list-style-type: none"> <li>■ preserve the historic heritage</li> <li>■ maintain and develop commerce</li> <li>■ develop tourism</li> </ul>	<ul style="list-style-type: none"> <li>■ trigger the interest of Oranians for a district marginalized for 30 years</li> <li>■ ensure urban integration the city centre (risk of the western exchanger road project) and link to the sea</li> <li>■ restore stable social situation and eliminate the transit district</li> <li>■ highlight architectural and historical heritage and demolish illicit buildings</li> <li>■ attract investment (real estate, hotels...)</li> </ul>

### What is targeted the population ?

beirut	el mina	istanbul	oran
<ul style="list-style-type: none"> <li>■ white collars</li> <li>■ local and international tourists</li> </ul>	<ul style="list-style-type: none"> <li>■ blend the existing population with middle income families working in the tourism sector</li> </ul>	<ul style="list-style-type: none"> <li>■ new consumers of garment industry</li> <li>■ then tourists</li> </ul>	<ul style="list-style-type: none"> <li>■ population with higher incomes in new or renovated constructions to rise the image of the district</li> <li>■ oranians and algerians in restaurants of the fishing port</li> <li>■ tourists</li> </ul>

A new population mix

### What about existing occupants?

beirut	el mina	istanbul	oran
<ul style="list-style-type: none"> <li>to keep the Bourgeoisie and prevent it from selling its properties</li> </ul>	<ul style="list-style-type: none"> <li>poor inhabitants underprivileged fisherman and their families and families that work in traditional crafts ( furniture)</li> </ul>	<ul style="list-style-type: none"> <li>non residential area</li> <li>daytime population reaches 100000 due to commercial and small scale industrial activities</li> </ul>	<ul style="list-style-type: none"> <li>20% of the population of origin ought to remain on site</li> </ul>
	<ul style="list-style-type: none"> <li>the goal is to balance residential population</li> </ul>	<ul style="list-style-type: none"> <li>given the historic character and the limited resources the future of area users is not confirmed</li> <li>accompany economic change from garment industry to tourism and craftsmanship</li> </ul>	<ul style="list-style-type: none"> <li>the goal is to balance residential population</li> </ul>

Existing occupants, a future to precise

### What are the shared interests of stakeholders?

beirut	el mina	istanbul	oran
<ul style="list-style-type: none"> <li>?</li> </ul>	<ul style="list-style-type: none"> <li>stabilize part of the population and increase their income through tourism and restoration</li> <li>What about the part of the population which may not stay in the district ?</li> </ul>	<ul style="list-style-type: none"> <li>survival in the market (and in the future?)</li> <li>What about the part of the population which may not stay in the district ?</li> </ul>	<ul style="list-style-type: none"> <li>stabilize part of the population and increase their income through tourism and restoration</li> <li>What about the part of the population which may not stay in the district ?</li> </ul>

How can local stakeholders see their interest in the project?

### What resources can be mobilized?

beirut	el mina	istanbul	oran
<ul style="list-style-type: none"> <li>lack of public funds and tax collection</li> <li>cultural sponsors, banks, foundations, celebrities</li> </ul>	<ul style="list-style-type: none"> <li>EU and international funds</li> </ul>	<ul style="list-style-type: none"> <li>subsidies, low cost loans incentives, tax deduction</li> <li>sponsors (private, NGO, charity foundations)</li> <li>State, provincial funds</li> </ul>	
<ul style="list-style-type: none"> <li>mobilization of public gardens, museums, libraries and schools</li> </ul>			<ul style="list-style-type: none"> <li>renovation of public spaces, parks and equipments (pool) by APC</li> </ul>
<ul style="list-style-type: none"> <li>laws and a conservation master plan could be implemented</li> </ul>		<ul style="list-style-type: none"> <li>local municipality preservation plan</li> <li>use rights and lands</li> </ul>	<ul style="list-style-type: none"> <li>comprehensive land development plan ongoing</li> </ul>
<ul style="list-style-type: none"> <li>municipality's and associations concern in heritage</li> </ul>			
	<ul style="list-style-type: none"> <li>land</li> </ul>		<ul style="list-style-type: none"> <li>free transfer of buildings or bids with promoters by the Wilayaon public land</li> </ul>

Lack of money, but a wide range of resources

### Can the process be opened to private sector, associations, actual and new inhabitants?

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<ul style="list-style-type: none"> <li>the private sector plays an important role but needs to be controlled</li> <li>Actual owners have to be convinced of the rightness of safeguard</li> <li>New potential inhabitants (white collars)</li> <li>Associations</li> <li>Foreign universities</li> </ul>		<ul style="list-style-type: none"> <li>restoration works are mainly based on private sector initiatives controlled and financed by Government Authorities</li> </ul>	<ul style="list-style-type: none"> <li>private sector through biddings of state owned ground or buildings with defined programs (urban pockets, la Calère)</li> <li>Associations Santé Sidi Lahouari, Bel Horizon</li> <li>20% of the population of the district to remain on site</li> <li>new population expected to raise the image and build a more balanced district</li> </ul>

A need for a strong public implication to canalize private sector