

Place Attributes and Place Preference

The case of Lagar Railway Station–Beherawi Theatre area
And
Captain H/G/Sellassie Street



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Faculty of Technology/South/
Department of Urban and Regional Planning
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**ADDIS ABABA UNIVERSITY
POST GRADUATE STUDIES**

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And
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Zewdu Tesfaye,
December 2010

DEDICATION

To My Mother

Abstract

Addis Ababa has been subjected to different kinds of urban developments which are undertaken at different times: past and present. The city is now witnessing the product of these two kinds of urban developments. The places created by these two urban development activities vary significantly; some places in the past developments arguably, to a certain level, have good place attributes which can be prototypes. They have good physical setting, activities and impart strong meanings. On the other hand the present developments lack strong place attributes. They have problems in the physical setting, in the activities that take place in these areas and in the meanings they impart.

This requires proper investigation in to which places do people prefer, to what extent the past urban development areas are having the place attributes and recent urban development areas are lacking them.

The investigation was made by studying two places selected from the rapidly growing urban areas in Addis Ababa and the other from the past developments. That is, Captain H/G/Sellassie Street (CHAGS) and Lagar Railway Station-Beherawi Theatre (LRS-BT) areas respectively.

The study was made by measuring the two places with place preference (attachment) indicators and place attributes or urban design qualities which are collected from different sources. These were further refined in to two pillars of evaluation. The first was questionnaires for users of place in each location and the second was the expert evaluation format with which an expert evaluation was made in the two places. The target of questionnaires was to find out important components of places as answered by respondents in the two case study areas: the place preference of respondents and their opinions on place attributes (urban design qualities). The place preference component targeted to find out place preference, reason for place preference and the level of attachment. On the other hand the place attributes component of the questionnaire dealt with the level of place attributes as indicated by respondents. As to investigation on place attachment, questions were that deal with place preference, reason of preference, level and kind of place attachment were added to the questionnaires.

The result of the measured urban place attributes showed that the place in past urban development areas of Addis Ababa, that is, Lagar Railway Station-Beherawi Theatre (LRS-BT) area has good place attributes and thus more people are attracted to it. The other place of Captain H/G/Sellassie Street (CHAGS) was found at fair level with majority of the place attributes being unsatisfactory.

The details of the results showed that there are significant differences in the physical setting, activities and meanings between the past and present urban developments. In the physical setting the case of past urban development has good level in public areas, views and very good level of reference points which the present developments lack significantly. The street furniture and green areas in case of past development though not in good level are significantly better than the case of present developments. Both of them showed fair level of qualities in buildings/built form and streets which showed that there are also some drawbacks of the past developments in the physical setting.

Significant difference is also observed in some components of activities place attribute. The case in past developments is by far more eventful than that of present developments. In addition, there are special functions that contribute to the peculiarity of the case in past development.

The results also showed differences between the past and present developments in the meanings they impart up on place users. The past development showed good level of this place attribute while the case in recent development showed fair level.

To ameliorate these differences, it is recommended that there should be multidisciplinary comprehensive approach. This involves actors in place making such as policy makers, developers and professionals who have the biggest stake in shaping the city. New developments should be guided by giving priority to place making with the acknowledgement of place attributes of physical setting, activities and meaning in all aspects starting from policy making, plan development and implementation.

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List of Acronyms

LRS –Lagar Railway Station

BT-Beherawi Theatre

LRS-BT- Lagar Railway Station to Beherawi Theatre

CHAGS-Captain Haile Gebre Sellassie Street

ESL-Ethiopian Shipping Lines

EIC-Ethiopian Insurance Corporation

CBE-Commercial Bank of Ethiopia

PH-Plaza Hotel

CHAB-Captain Haile Gebre Sellassie Building

AATHO-Addis Ababa Traffic Head Office

PVC- Poly Vinyl Carbonate

Chapter 1: Study Background

1.1 Problem statement

The existence of places with good place attributes or urban design qualities is the towering quality which cities should strive for. Specially, in a city like Addis Ababa which is endowed with diverse social, cultural, historical and natural assets, the presence of different places with good place attributes or urban design qualities within its built up area make it easily perceivable, livable, unforgettable, worth visiting and hence better level and kind of place attachment. This emerges from the physical setting of the place, the activities it has and the meanings that the place evokes in the minds of the people.

Addis Ababa is now witnessing different places with different place attributes (urban design qualities) which are results of two major distinct types of urban developments: past and present. The past developments undertaken in the past many decades have distinct place attributes. They have good physical setting which are public oriented, activities which are varied , eventful , unique and impart strong meanings which are bold and of great symbolic value.

On the other hand Addis Ababa's present developments in general and its new corridors in particular are now subject to fast growth which resulted in new kind of places. These emerging places have physical settings that are private developer oriented, with activities usually not eventful, unique and meanings which are weak and of local level significance.

In parts of Addis Ababa that were developed in the past one finds places such as Churchill Avenue, Piassa and Arat Kilo to Sidist Kilo areas that have different place characteristics and urban design qualities that are distinguished from the rest of the city.

The past urban developments are characterized by physical settings that are public oriented, better green areas, street furniture, views and reference points. In these developments are found Addis Ababa's major public parks such as LRS Park, BT Park. The major squares and plazas such as Maskal Square, Adwa Square, Tewodros Square, Yekatit 12 Martyrs square etc are found in the past development parts of the city. Moreover the past urban developments in Addis

Ababa are centers of historic and cultural heritage. This goes to the Exhibition Center, BT, and National Museum. They are also places of modernity. The BT, Cinema Ethiopia, Cinema Empire are found in these developments. The past developments are vibrant in their activities. They are places where diverse uses are found. They are eventful and have unique functions. For example the events at Maskal Square and BT are few of the many events that take place in past developments. Their streets are filled with people strolling from one point to the other. They have strong meanings that emerge from the physical settings and the activities they have.

On the other hand, the recent developments which are taking place in different parts of the city have different place characteristics and urban design qualities. They lack good place attributes. These places have physical settings that are private developer oriented and usually filled with commercial activities. They have problems in the physical setting which establishes the public realm. Recent urban development areas lack public areas and gathering places, green areas, street furniture and thus the views and vistas which are results of these mentioned qualities are not satisfactory. Besides lack of strong landmarks and reference points is one problem. The activities in these areas are not diverse and vibrant. They lack eventful and unique activities. Similarly, the meanings that the recent developments impart are not strong. These also affect the type of place attachment people have to these present urban developments..

With aggressive developments being undertaken, the city is now facing a problem to choose which development is good enough in its qualities as place so that it becomes easily perceivable, livable, and unforgettable, worth visiting and hence strong people place attachment.

The purpose of this paper is to probe deep in to this problem by measuring the place attributes of the two urban development types the city is witnessing with the place attributes or urban design qualities that are collected from different readings.

1.2 Research Question

Based on the background statements the following are the research questions that this paper tries to answer

1. What is the level of place preference in past and recent urban development areas?
 - 1.1. Which place do people prefer from past and recent urban development areas?
 - 1.2. What is the peoples' reason of place preference?
2. What is the level of place attributes (urban design qualities) in past and recent urban development areas?
 - 2.1. What is the level of physical setting in past and recent urban development areas?
 - 2.2. What is the level of activities in past and recent development areas?
 - 2.3. What is the level of meaning in past and recent urban development areas?

1.3 Objectives of the study

i. General objective

The general objective of this research is to investigate the level of place attributes or place qualities in the past and recent urban developments in Addis Ababa, and based on this, to forward recommendations on the future urban development activities.

ii. Specific objectives

- to explore what places are preferred by people from the past and recent development areas and their reason of preference
- to explore what place attributes past and recent urban developments have and to investigate the good and bad components of the places as measured with place attributes
- to explore possible directions in creating places with attributes (urban design qualities) in Addis Ababa

1.4 Research Methods

1.4.1 Conceptual approach of the Research

Part 1- Theoretical background: literature review covering important aspects on place and place attributes is done. Definition of place, the concept of place attachment and place attributes of physical setting, activities and meaning according to different authors are reviewed in this part.

Part 2- contextual background: brief introduction to the selected case study areas both in past and recent developments of Addis Ababa is discussed. However, in this regard it is worth mentioning that contextual review on place making is not done as it is difficult to find literature which has direct relation with the subject matter in local context.

Part 3-Case study: selected cases are studied in detail. Data collection (both primary and secondary) and interpretation pertaining to each case study is done in this part of the research.

Part-4- Discussion, conclusion and recommendation: findings on the subject matter re briefly discussed; conclusion drawn up and proper recommendations is given.

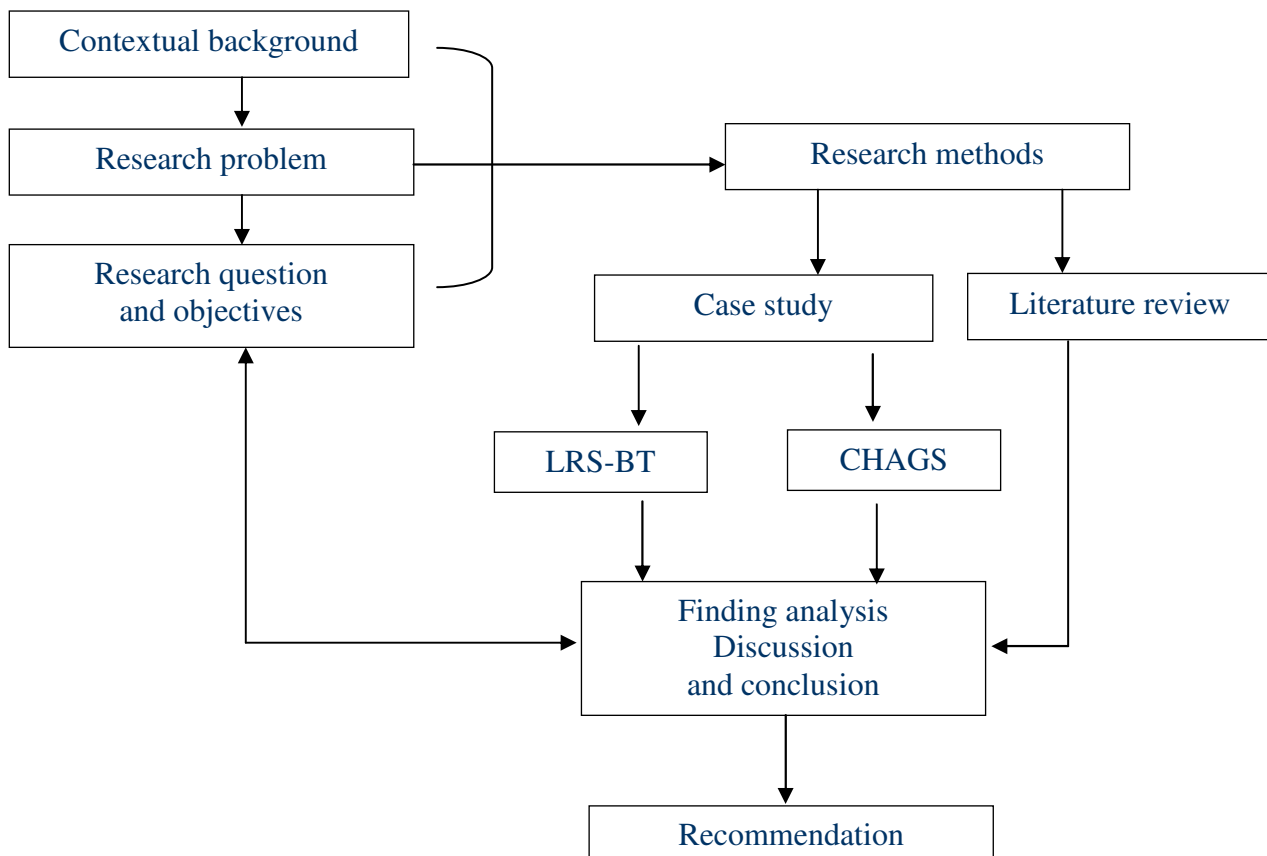


Fig. showing research flow

1.4.2 Detail methods of the research

Literature review is made at the start of the research in order to find general ideas on place and detail indicators on place attributes or urban design qualities.

Since the research deals with identifying the urban design qualities of two different urban development areas it was found out that it is easy to apply the case study method; cases which epitomize the features of the two kinds of urban development areas.

Therefore, after the indicators were found out from the literature review questionnaires and expert evaluation forms were developed to collect data in the selected case study areas. The expert evaluation form needed to be supported by grading points for each parameter. Then the data collection was done in two parts. The first part is done by filling questionnaires respondents in the presence of data collectors while the second part was done by the researcher. The expert evaluation of the urban design qualities is done by dividing each case study area in to segments of 90m or one ideal block length.

Finally, all the data were coded and analyzed by using SPSS and ECXEL softwares. The findings of the two parts are comprehended to form a result that shows the level of urban design qualities in the respective areas.

1.4.3 Selection of Case study area:

Cases in past urban development areas are selected based on the following criteria

- located the old part of Addis Ababa
- many years of development and historic significance
- different kinds of physical setting (areas in which significant urban development has been undertaken in public areas, buildings, streets, street furniture, green areas, having good views and vistas, having different types of reference points)
- having different kinds of functions
- an urban corridor

Cases in recent urban development areas are selected based on the following criteria

- located in the newly developing part of Addis Ababa
- areas in which significant urban development has been undertaken
- having different kinds of functions
- an urban corridor
- having potential for further development (to accommodate injections of new place attributes)

Based on the above criteria the following comparison was made to select the case study areas that represent the past and recent urban development areas.

Table 1 Case study areas evaluation and selection in past development part of Addis Ababa

Cases	Location in old part of Addis Ababa	Urban corridor	Many years of development and historic significance	Different kinds of physical setting	Different kinds of functions	Average Score
Arat Kilo to Sidist Kilo	Good (4)	Good (4)	Good(4)	Fair(3)	V.Good(5)	20/5=4
Maskal square area	Good (4)	Bad(2)	Good (4)	Fair(3)	Fair(3)	16/5=3.2
Piassa to Arat kilo	Good (4)	Good(4)	Good (4)	Fair(3)	Good(4)	19/5=3.8
Lagar Railway Station to Beherawi Theatre	V.Good(5)	V.Good(5)	V.Good(5)	V.Good(5)	V.Good(5)	25/5=5

As can be observed in Table 1 among the four candidates for the case study area that represents past urban development areas, Lagar Railway Station to Beherawi Theatre area from now on called LRS-BT has better score on the average and is selected for further study. On the other hand Table 2 shows the two candidates for the recent urban development areas of which Captain H/G/Sellassie road with slightly higher score was selected for further study.

Table 2 Case study areas evaluation and selection in recent development part of Addis Ababa

Cases	Location in new part of Addis Ababa	Urban corridor	Significant urban development	Different kinds of functions	potential for further development	Average Score
Africa Avenue (Bole Road)	V.Good (5)	V.Good (5)	V.Good (5)	Fair(4)	Fair(3)	22/5=4.4
C.H/G/Sellassie Road	V.Good (5)	V.Good (5)	V.Good (5)	Fair(4)	V.Good (5)	24/5=4.8

1.4.4 Data source and collection technique

The data used in this research are both primary and secondary data.

Primary data

- Distribution of questionnaires to users of the selected case study areas.
- On site Expert evaluation

Secondary data

- Maps and planning documents
- Google earth Satellite images

1.4.5 Sampling technique

In order to make the data collected by questionnaire appropriate, the sample size was decided by making some assumption. Assuming that about 1600 people are using the particular areas at the same time, randomly selected 160 respondents which are 10% the assumed number of users were asked. Though it has its own drawbacks, random sampling was taken as a good way of collecting data. This is because it was found it requires more time to make stratified sampling according to gender, cultural back ground, religion, past experience.

1.5 Scope and limitations

Scope:

This research focuses on the exploration of level of place attributes and place attachment in two cases of past and recent urban development areas of Addis Ababa. It tries to identify the characteristics of places in these areas as tested by place attributes.

Limitations:

- Shortage of material for literature review (absence of some books led to the importing)
- Financial constraints during data collection: for importing of books related to the subject, payment for web resources, for duplication and per diem for data collectors
- shortage of time

1.6 Significance of the study

Places are results of the directions and approaches of planning, design and implementation which on the highest level are results of policies. This research is significant in that it investigates the existing situation both in past and recent urban development areas and finds out what problems prevail in both cases and which type of urban development has good trends in place attribute context. Based on the findings from the investigation it recommends general direction to policy making, planning and design approaches as it deals with the ultimate role of urban design: making places within urban areas.

Chapter 2: Literature Review

2.1 Defining place

2.1.1 General

Place has a wide range of definitions. For instance, Oxford Advanced Learner's Dictionary has fourteen definitions of place as noun. It gives multiple definitions that range from geographic location to social status all emphasizing its particularity: a particular area or position, a particular building, room or outdoor site, a particular spot in a book, play or music etc. In describing the difficulty of defining place Creswell Writes:

Place is not a specialized piece of academic terminology. It is a word we use daily in English-speaking world. It is a word wrapped in common sense. In one sense this makes it easier to grasp as it is familiar. In another sense, however, this makes it more slippery. Place, then, is both simple (and that is part of its appeal) and complicated. (Creswell 2003, pp 1)

Creswell further explains the meaning of place as used in different forms of speech; he observes the dimensions of place as sense of belonging and social hierarchy which also refer to particularity:

Think of the ways place is used in everyday speech. Would you like to come round to my place? This suggests ownership or some kind of connection between a person and a particular location or building. It also suggests a notion of privacy and belonging.' My place 'is not' your place'-- you and I have different places. 'Brisbane is a nice place. 'Here 'place' is referring to city in a common sense kind of way and the fact that it is nice suggests something of the way it looks and what it is like be there. 'She put me in my place' refers to more of sense of position in a social hierarchy. (Creswell 2004, pp 7)

2.1.2 Place as meaningful location

Coming to the subject matter at hand, the definition of place in the context of urban design many writers attach it with the values and meanings that differentiate one place from another. For instance Tuan relates place with meaning and value as '*Places are centers of felt value where biological and psychological needs... are satisfied.*' (Tuan 2002, pp 4) Tuan further elaborates this by saying that '*What begins as undifferentiated space becomes place as we get to know it better and endow*

it with value. Architects talk about the spatial qualities of place; they can equally well speak of the locational (place) qualities of space'. (Tuan 2002, pp 6)

On the other hand Creswell, after giving some examples of place making, looks into the overriding theme that they have: the creation of meaningful location where people are attached.

... So what links these examples: a child's room, an urban garden, a market town, New York City, Kosovo and the Earth? What makes them all place and not simply a room, a town, a world city, a new nation and an inhabited planet? One answer is that they are all spaces which people have made meaningful. They are all spaces people are attached to in one way or another. This is the straightforward and common definition of place—a meaningful location. (Creswell 2004, pp 7)

In their famous book public places Urban Spaces Carmona and co-authors quote Relph who says that places were:

...essentially centers of meaning constructed out of lived –experience. By imbuing them with meaning, individuals, groups or societies change 'spaces' into 'place': for example, as the epicenter of the velvet Revolution, Wenceslas square is particularly meaningful to the citizens of Prague. (Carmona et.al, 2003,pp97)

2.1.3 Place as material construction

There is further definition of place as related to the material characteristics of place which gives it its physical dimension:

Human beings not only discern geometric patterns in nature and create abstract space in the mind; they also try to embody their feelings, images, and thoughts in tangible material. The result is sculptural and architectural space, and on a large scale, the planned city. Progress here is from inchoate feelings for space and feeling discernments of it in nature to their public and material reification (Tuan 2002, pp17)

Creswell adds to this idea further giving details of the aspects of materiality of place

...It is clear that places almost always have a concrete form. New York is a collection of buildings and roads and public spaces including the community gardens which are themselves material – made of plants and statues and little sheds and hoses with fences around them. The child's room has four walls, a window, a door, and a closet. Places then, are material things: even imaginary materiality of room, staircases and tunnels that make the novel work. As well as

being located and having a material visual form, places must have some relationship to humans and the human capacity to produce and consume meaning. (Creswell 2004, pp7)

At this particular point it is worth mentioning the idea of Agnew who outlines three fundamental aspects of place as meaningful location.

1. Location:

The word place is often used in everyday language to simply refer to location. When we use place as a verb for instance (where should I place this?) we are usually referring to some notion of location – the simple notion of where of ‘where’. But place are not always stationary. A ship, for instance, may become a special kind of place for people who share it on a long voyage, even though its location is constantly changing.

2. Locale

By ‘locale’ Agnew means the material setting for social interrelations -- the actual shape of place within which people conduct their lives

3. Sense of place

By ‘sense of place’ Agnew means the subjective and emotional attachment people have to place. Novels and films (at least successful ones) often evoke a sense of place – a feeling that we the reader/viewer know what it is like to ‘be there’. We often have a sense of place about where we live, or where we lived when we were children. (Agnew quoted in Creswell 2004, pp9)

2.1.4 Place identity (sense of place)

Place and its sense are two sides of the same coin. While place is a general term that (as discussed above) denotes a particular portion of space endowed with meaning, sense of place refers to the particular values and meanings that differentiate one place from another. It is one aspect of place and hence produces subjective and emotional attachment. The function of places in this case is that they *‘provide an anchor of shared experiences between people and continuity over time’*. (Crang quoted in Carmona et.al, 2003, pp7) This means that places are the stages where the sense of places is experienced and they also support its persistence. Discussing the concept of

sense of place in their book Carmona and co-authors bring the concept of ‘genius loci’ which suggests that *‘people experience something beyond the physical or sensory properties of places, and can feel an attachment to a spirit of place’*. (Jackson quoted in Carmona et.al, 2003, pp98) They further explain that *‘concepts of place often emphasize the importance of a sense of belonging, of emotional attachment to place’*. (Carmona et.al, 2003, pp97)

While discussing imageability, Lynch raises the issue of identity as one component in the analysis of environment *‘...a workable image requires first the identification of the object, which implies its distinction from other things, its recognition as a separate entity’*. (Lynch 1964, pp8)

This idea of Lynch also relates to sense of places since place is typical form of environment which has its own meaning (in this case image). Quoted in the Guidebook of Broward County Lynch correlated ‘sense of place ‘with identity’ stating that...*sense of place is “the extent to which a person can recognize or recall a place as being distinct from other places” and possesses “a character of its own.”* (Lynch quoted in Broward County County-Wide Community Design Guide Book, ppA-5.4)

This idea is also supported by Bentley et.al. Who say that...*what matters in the construction of people’s identities is not the hardware of buildings streets and green spaces in themselves. So much as what these mean to people. This depends on what the events and artifacts concerned are seen as representing. To summarize the multi – sensory process of inhabiting a place’s structures and open spaces landscapes modified by human intervention which geographers call “cultural landscapes” generates a complex of meanings in which patterns use and form are both involved. If we want to understand why place-identity matters to so many people then, we have to focus on the links between meanings of cultural landscapes on the one hand and human identities on the other.* (Bentley and Watson 2003, pp4, 6)

2.1.5 Categories of places

In the broadest sense there are two general categories of place: local and global. While both natural and man-made environments are manipulated to serve the needs of the community, the natural and man-made conditions peculiar to a specific region or community can be emphasized, sublimated, or eliminated by design. Consider the difference between experiencing driving through a town on the highway, versus the experience of going through an authentic town street

of square on foot. Consider your perception of going through an authentic town street of square on foot. Consider your perception of the local franchise outlet architecture, versus architecture of a building adapted to the local climate. The global place is determined by convention: national and international standards that tend toward uniformity and predictability, while the local place is determined by invention” adaptations informed by deeper understanding of the local context tend toward creative solutions and diversity of responses to a common set of conditions. (*Broward County County-Wide Community Design Guide Book, PpA-5.2*)

2.1.6 Approaches to place

Through the history of the idea of place it is possible to see (at least) three levels at which place is approached.

1. **A descriptive approach to place:** This approach most closely resembles the common-sense idea of the world being a set of places each of which can be studied as a unique and particular entity. This ideographic approach to place was the one taken by regional geographers but continues to the present day. The concern here is with the distinctiveness and particularity of places.
2. **A social constructionist approach to place:** This approach is still interested in the particularity of places but only as instances of more general underlying social processes. Looking at the social construction of place involves explaining the unique attributes of a place (say the docklands of London or the Baltimore harbor) by showing how these places are instances of wider processes of the construction of place in general . (*Anderson, Clayton, Forest, Till quoted in Broward County County-Wide Community Design Guide Book*)
3. **A phenomenological approach of place:** This approach is not particularly interested in the unique attributes of particular places nor is it primarily concerned with the kinds of social forces that are involved in the construction of particular places. Rather it seeks to define the essence of human existence as one that is concerned with places and more interested in place. (*Sack, Malpas, Casey, Tuan quoted in Broward County County-Wide Community Design Guide Book*).

2.1.7 Naming places

Naming, in particular can draw attention to places and locate them in wider cultural narratives (Creswell 2004). To call a feature in the landscape a 'mount' is already to impart to it a certain character, but to call it 'Mount Misery' is to significantly enhance its distinctiveness, making it stand out from other. *'...Naming is power- the creative power to call something in to being, to render the invisible, visible to impart certain character to things. (Tuan quoted in Creswell 2004, pp 98)*

2.1.8 Placelessness

After the World has taken a big leap in areas of manufacturing, transportation and communication the fate of place is now posed with the question that Creswell asks 'The end of place?' (Creswell 2004, pp43)

Placelessness refers to the state of being without place: loss or erosion of place and the prevalence of non-distinctive and meaningless landscapes. The humanist geographer Relph put this as 'the casual eradication of distinctive places' and 'the making of standardized landscapes' (Relph quoted in Carmona et.al 2003, pp101)

The concepts of placenessness and non-place are now becoming widespread (at least in the developed world where the society is characterized by mobility). Referring to this Creswell states that

...a combination of mass communication, increased mobility and a consumer society has been blamed for a rapidly accelerating homogenization of the world. More and more of our lives, it has been argued, take place in spaces that could be anywhere- that look, feel, sound and smell the same wherever in the globe we may be. Fast food outlets, shopping malls, airports high street shops and hotels are all more or less the same wherever we go. These are spaces that seem detached from the local environment and tell us nothing about the particular locality in which they are located. The meaning that provides sense of attachment of place has been radically thinned out. (Creswell 2004, pp43)

The other main reason which is coupled with and inherent to the above is the loss of real involvement of people which Relph calls inauthentic attitude to place which:

...is essentially no sense of place, for it involves no awareness of the deep and symbolic significances of places and no appreciation to their identities. It is merely an attitude which is socially convenient and acceptable – an uncritically stereotype, an intellectual of aesthetic fashion that can be adopted without real involvement. (Relph quoted in Creswell 2004, pp 44)

This loss of authentic attitude towards places, on the other hand, Creswell identifies is due to

- i. *Ubiquity of mass communication and culture as well as business*
- ii. *Mobility*
- iii. *Introduction of superhighways which separate places and people (Creswell 2004, pp 43)*

In similar manner Carmona et.al (2003, pp101) summarize the causes of placelessness that were identified by other authors:

- i. *Globalization which resulted in homogenization of and loss of, meaning in places*
- ii. *Mass culture: that emerged from mass production, marketing and consumption which homogenize and standardize ...cultures*
- iii. *Loss of attachment ...because people do not feel they belong, they no longer care for their environment.*

2.1.9 Non-place

Auge, the author of No-places: Introduction to anthropology of Super modernity (1995) was the first to use the term non-place. The word stands for specific kinds of spaces dominated by mobility:

The multiplication of what we may call empirical non-places is characteristic of the contemporary world. Spaces of circulation (freeways, airways), consumption (department stores, supermarkets), and communication (telephones, faxes, television, cable networks) are taking up more room all over the earth today. They are spaces where people coexist or cohabit without living together. (Auge quoted in Creswell 2004, pp45)

As Carmona et.al noted, non-place are dominated by ‘contractual solitariness’ where individuals or small groups relate to wider society through specific, limited interactions. (Carmona et.al 2003,pp102).

2.1.10 Invented places

Invented places are places which are designed and put in place as finished products (commodities). Contrary to the traditional way of place construction (process oriented), they

...spring from the creative minds of author, artist or architect... their inspiration is the world we inhabit. Authors and artists freely borrow from the crafts, technology and architecture of ancient civilizations, recent history and contemporary society. They blend cultures and imagery creating new, credible versions of place...

(Sircus quoted in Urban Design Reader, Carmona et.al 2007, pp126)

The emergence of invented places is, as Carmona et.al (2003, pp102) note related to the ‘response to standardization of place as deliberate manufacturing of difference’. A typical example is Disney land which Sircus describes it as ‘quintessential.’

The foundations of invented place are theme and story: where *the theme is the overriding big idea and the story is told. The theme establishes the context. The story provides the content.* (Sircus quoted in Urban Design Reader, Carmona et.al 2007, pp126). Invented places are criticized for their ‘superficiality, other-directedness and lacking authenticity.’ However, Sircus contends that *‘place has meaning and memories. Place is not passive. Place is not bad or good simply because it is real vs. Surrogate, authentic vs. pastiche.* (Carmona et.al 2003, pp102)

2.1.11 Place attachment

a. Definition

Place attachment according to Hidalgo and Hernandez (Hidalgo and Hernandez quoted in Ujang, 2004) is the affective bond or link that develops between people or individuals and specific place. Similarly Moore and Graefe (Moore and Graefe quoted in Norsidah Ujang ,2004, Maria Lewika 2008) define place attachment as the degree of perception held by individuals how strongly they are associated with and are dependent in a particular place. On the other hand

Altman and Low indicate that place attachment is a positive emotional bond that grows between individuals and their environment. (Altman and Low quoted in Gerard T.Kyle et.al,2003 , Nicolene Van Loggenberg , 2007)

According to Hidalgo and Hernandez (Hidalgo and Hernandez quoted in Norsidah Ujang ,2004, Maria Lewika 2008) the expression of place attachment is observed through the interplay of affects, emotions knowledge and beliefs, behaviors and actions.

Another manifestation of place attachment comes through the functional bonding between peoples and places described as place dependence (Stokols and Shumaker quoted in Gerard T.Kyle et.al,2003 , Nicolene Van Loggenberg , 2007)

b. Types of place attachment

There are two types of place attachment depending on the individual attitude and bond to a place. Different authors referred to types of place attachment as Emotional place attachment (Place Identity) and Functional place attachment (or Place Dependence).

Emotional place attachment (place identity) is a type of place attachment resulting from emotional feelings that exist in a person – place relationship. It contributes to the individuals' self – identity. It results from user's engagement and identification with places through activities and people that are associated with it (Williams and Roggenbuck quoted in Loggenberg , 2007).

Functional place attachment (place dependence) is Type of place attachment that people establish for functional reasons. It is related with the ability of resources a place has to meet the needs or goals of individuals (Stokols and Shumaker, Williams and Roggenbuck quoted in Kyle et.al,2003 , Loggenberg , 2007)

There are two factors that affect functional place attachment: the quality of place how well it satisfies user needs and how it compares with other place (Shumaker and Taylor quoted in Ujang, 2004, Lewicka 2008)

2.2 Place Attributes

There are various attributes and dimensions which different authors have related to successful places. Relph (1976), Canter (1977), Punter (1991) and Montgomery (1998) as they are quoted in Carmona et.al (2003) are the key personalities that tried to give the interrelated ideas of successful places and their identities. Standing out from the different notions of places is that of Relph. According to him 'physical setting', 'activities' and 'meanings' constitute the three basic elements of the identity of places. Canter and Punter's ideas are developments of these notions of Relph. (Carmona et.al, 2003)

The idea of Montgomery is not far from that of Relph. In his diagram of place and its attributes, he also looks at the three attributes of place as 'activity', 'form' and 'image' which actually overlap with the idea of Relph.

Another view concerning place attributes came from the project for Public Spaces which identified four key attributes: 'comfort and image', 'access and linkage', 'uses and linkage', 'uses and activity' and 'sociability', (PPS Quoted in Carmona et.al, 2003). Table 3 shows the summary of these attributes.

If we critically look in to the above mentioned ideas of attributes of successful places, they fall within the three key attributes mentioned by Relph (1976).

Carmona et.al stress on the necessity of human interaction with these attributes. *'Sense of place does not, however, reside in the elements but in the human interaction with these elements'*. (Carmona et.al; 2003, pp98)

Table 3 showing the place attributes by different authors

Key attributes according to Relph		Details of Key attributes according to different authors			
		John Punter	Montgomery	Project for Public Spaces	Carmona et.al. (dimensions of urban design)
	Physical settings	• Townscape • Built form • Permeability • Landscape • Furniture	• Scale • Intensity • Permeability • Landmarks • Space to building ratios, stock • Vertical grain • Public realm (space systems)	• Comfort, Access and Linkage	• Morphological • Visual • Functions • Perceptual
	Activities	Townscape • Pedestrian flow • Behavior patterns • Noise and smell Vehicle flow	• Diversity, vitality • Street life • Events and local traditions • Opening hours • Transaction base	• Uses and activity	• Temporal • Functional
	Meaning	• Legibility • Cultural associations • Perceived functions, attractions • Qualitative assessments	• Symbolism and memory • Imageability and legibility • Sensory experience • Knowledgibility • Receptivity • Psychological access	• Image Sociability	• Perceptual • Visual

As discussed above, the summary of key attributes to place was indicated by Relph (1976). In his famous book "Place and Placelessness" Relph argues that we should not consider places as 'abstractions' or 'concepts'. They rather are directly experienced phenomena of the lived-world and hence all filled with meanings, with real objects, and with ongoing activities (Relph quoted in Larice and Macdonald 2007, pp, 120)

Table 4 showing the place attributes , components , qualities , indicators and their source

Place Attributes	Component	Quality	Indicators	Source
Physical setting	Public areas/ gathering places/	Imageability	• Number of courtyards, plazas and parks	ALRP
		Comfort	• Number of outdoor dining , cafeterias	
		Active engagement and disengagement		
		ambience		
	Districts	Imageability/ Expression	• Number of users	Kevin l.
			• Number of areas of distinct features	ALRP
			• Proportion of historic buildings frontage	
			• Buildings with identifiers/symbolic differentiation/ entrances	
	Enclosure and closure		• Number of buildings of unique shape	ALRP, Sergio P. & Luciono R. (UDI)
			• Number of long sight lines	
			• Proportion of street wall/	
			• Sky proportion (sky exposure)	
	Human scale		• Number of long sight lines	ALRP
			• Proportion of windows at street level	
			• Average building height	
			• Number of small planters	
	Buildings and built form	Transparency /Natural surveillance/	• Number of pieces of street furniture	ALRP
			• Proportion of windows at street level	
			• Proportion of active building frontage/ facade continuity	
			• Proportion of street wall	
	Complexity		• Proportion of active uses	ALRP, Sergio P. & Luciono R. (UDI)
			• Number of buildings/ variety of forms	
			• Number of detail of buildings	
			• Number of colors	
	Order and unity		• Number of pieces of public art	
			• Variety of Street pavement/ floorscape	
			• Number of people	Carmona et al.
			• Number of buildings of similar volume	
	Green areas		• Number of buildings of similar architectural style	
		Comfort	• Area covered	
		Relaxatioin	• variety	
		Enclosure and closure	• Number of people satisfied	
	Human scale		• Length of road covered with	
			• Number of Pedestrian	Sergio P. & Luciono R. (UDI), Kevin L.
			• Size and Continuity of sidewalks	
			• Topographic slope	
	Walkability/ paths		• Aesthetics /pavement quality	
			• Protection from rain and sun	
			• Number of buildings that generate Pedestrian traffic	
			• Number of intersections by type	
	Streets/boulevards	Accessibility / Permeability	• Areas where humans cannot stand and interact	
		Social width	• Number of seating opportunities visible	
		Sedibility/ Sittability	• Number of sculptures, monuments	
		Public art	• Number of fountains	ALRP, Graeme Ev.
	Street furniture and Public art		• Number of distinct views	
			• the type of attributes people attach to views	
			• Number and type of landmarks	
			• the type of attributes people attach to landmarks	
	View	Imageability	• Area of blank walls	Sergio P. & Luciono R. (UDI)
		Passive engagement	• number and area of automobile facilities	
			• Quality and number of rejecting objects	
	Reference points	Legibility, Imageability		
	Detractors	Imageability		

Table 4 showing the place attributes , components , qualities , indicators and their source

Place Attributes	Component	Quality	Indicators	Source
Activities	Useful activities	Usefulness	Number and type of activities for social cohesion, daily use	
	Events	Eventfulness	Number and type of events	
	Diverse functions	Diversity	- Number of uses both horizontal and vertical - Number of people/ density	Sergio P. & Luciono R. (UDI)
	Special functions	Uniqueness	Number and kind of special functions	
	Street activities	Ambience	- Number of small Shops - Number of market stalls /kiosks - Number /length of fence - Number of vacant shop fronts	Transportation Carmona et al. Pp262
		Passive engagement	- Type of streets liked by people - Type of streets disliked by people	
	Open-close hours	continuity	time of opening and closing	
Meaning	Lifestyle	Attachment	- Opinion of individuals - Variety of functions, open close hours	
	Cultural connections	Cultural value	- Number of cultural centers - Number of cultural restaurants and night clubs - Number of Shops, galleries for arts and crafts	
	Special memories	Memorable	Number of individuals with memories	
	Symbolic value	Representation	Value held by individuals	
	Identity	Distinctiveness	Identity perceived by individuals	

2.2.1 Physical setting

Observation on table 4 reveals that the physical setting of the a place can comprise public areas / gathering place/, Building and built from , green areas, streets, street furniture of public art , views(vistas) and reference points.

a. Public areas/ Gathering places)

According to Parfect and Power public areas which are usually termed as ' the public realm ' are *'those elements of the built environment that are common to the general public's collective use and enjoyment'* (Parfect and Power, 1997, PP.148) Similarly Larice and Macdonald give detailed elements of the public realm as 'street rights of way, public parks urban plazas, public building, and other public holdings (Larice and Macdonald, 2007pp.347)

Similarly Tibbalds explains the public realm ‘is where the greatest amount of human contact and interaction takes place. It is all the parts of the urban fabric to which the public have physical and visual access ‘thus' he says ' it extends from the streets, parks and squares of a town or city in to buildings which enclose and line them (Tibbalds 2001, pp.1)

There is another view of the public realm which gives it two dimensions: physical and social public realm. According to Carmona et.al :

the public realm has ' physical' (space) and 'social' (activities) dimensions. The physical public realm is understood here to mean the spaces and settings – publicly or privately owned – that support or facilitate public life and social interaction. The activities and events can be termed the ‘socio cultural public realm’. (Carmona et.al 2003, pp, 109)

The function of the public realm is manifold. It provides a ground for contacts which Gehil describes as ‘see and hear contacts’. (Gehil quoted in Urban Design Reader, 2007, pp.366) Gehil says that opportunities related to merely being able to meet, see and hear others include:-

- contact at a modest level
- a possible starting point for contact at other levels
- a possibility for maintaining already established contacts
- a source of information about the social world outside
- a source inspiration , an offer of stimulating experience

Based on these points he further defines the level of contact and the resulting social attachment which is shown on the table below

Table 5 showing the level of relationship between level of contact and strength of social relations

High intensity	↑	Close friendship
		Friends
		Acquaintances
		Chance contacts
low intensity		Passive contacts (see and hear contacts)

In another episode Sideris and Bamerjee describe the function of the public realm:

...the public realm functions as...a 'neutral' or common ground for social interaction, _ intermingling and communication and as stage for social learning, personal development and information exchange.(Sideris and Bamerjee quoted in Carmona et al, 2003,pp. 109)

There are authors like Simonds who speak about the quality of the public realm as landscape feature and civic art. Concerning the landscape quality of the public realm Simonds says:

...the defined space, open to the sky, has the obvious advantages of flooding sunlight, shadow patterns, air, sky color, and the beauty of moving clouds ...open space will transform the city in to a refreshing environment for vibrant urban life
(Simonds 1998, pp.254, 280-81)

As to the qualities of the public realm he refers to the old cities which are such large store of public places that they receive praise these days. According to Simonds *'the old cities had, and still have to their credit and memorable charm, their plazas, piazzas, courts, squares and fountains and their distinctive, indefinable, uplifting spirit of Joie de vivre. These cities were conceived as three dimensional civic arts and in terms of meaning full patterns of form and open spaces'*. (Simonds 1998, pp.278)

b. Buildings and Built form

The built environment around us and the buildings from which it is composed of is such a sensitive part that if constructed and handled properly it satisfies the people. In this regard Nascar (quoted in Carmona et al 2003, pp- 130) notes that *'in their daily activities people must pass through and experience the public parts of the city environment...city and its appearance must satisfy, the broader public who regularly experience it'*.

In describing the relationship between the built environment and its image Lynch (Lynch,1964) has attached the word *'imageability'* with *'that quality of in a physical object (in this case the building and built form) which gives it a high probability of evoking a strong image in any given observer'*. He says *'it is that shape, color, or arrangement which facilitates the making of vividly identified powerfully structured, highly useful mental images of the environment.'* Lynch (1964) further explains the important of this image ability as generator of symbols and corrective memories' which play social role. This visual environment is also a source of security and deep human experience as Lynch put it:

indeed, a distinctive and legible environment not only offers security but also heightens the potential depth and intensity of human experience ... if visually well set forth, it can also have strong expressive meaning. (Lynch, 1964, pp 5)

The built environment functions as a room or enclosure for the public by framing the street and public spaces. Stressing in this function of the built environment Tibbalds explains *'the enclosure of urban space to make out door rooms is important not only to the achievement of human scale but also to a general sense of protection and well being.'* (Tibbalds 2001, pp 45) Simonds indicates that *'...to have significant spaces you must have definitive enclosure and that the size, shape and character of the enclosure determine the quality of the space.'* (Tibbalds, 2001, pp 151). He also links the endorsing function of the built environment with failure of quality of places. He stresses that 'lack of effective enclosure is the key to most unsatisfactory spaces or places'. (Tibbalds 2001, pp 164)

In general, it is natural for human being to feel as if we are in room as Simonds puts it *'...we like to live in rooms. The cities of history are full of such rooms, planned and furnished with as much concern as were the surrounding structure. (Simonds, 1998, pp 278)*

The human scale is one dimension related to buildings and the built environment. The relationship established between the buildings and built environment with human beings can be expressed in terms of 'it is in human scale' and 'it is not in human scale' based on the details of introduced elements. Simonds (Simonds, 1998, pp 165) describes this relationship as:

...a great plaza for example, may be overwhelming to a person who enters or wanders through. If, say a small bench was to be placed within the space, the volume by contrast would seem overpowering. A person seated on the bench would sense only the relationship to the plaza. If, however, near the bench we were to place a honeylocust tree a stone fountain or a decorative screen, our intimidated friend would first sense being seated under the tree, beside the fountain or near the screen and only incidentally would sense the dimensions of greater volume. One would relate oneself to the scale of introduced objects. (Simonds, 1998, pp 165, pp.163)

In this context, there is also an idea from Carmona et al which further elaborates the above idea. 'Small scale details' they say 'is especially important at ground floor level to provide visual interest for pedestrians while large – scale details is important for viewing over large distances. (Carmona et al 2003, pp.152)

The buildings and built environment have great contribution to the safety of the environment depending on the degree to which they are transparent to the outside /the public realm/. This

quality of the buildings and built environment is termed as 'transparency' which according to Clemente and Ewing refers to *'the degree to which people can see or perceive, what lies beyond the edge of a street or other public space'* (Clemente and Ewing, 2006, pp. 24). 'The degree of transparency is dependent on the physical element- walls, windows, doors, fences, landscaping and openings to mid block spaces'. The various details that buildings and the built environment present to the people enrich their visual perception. The more complex these elements are, the more people like them. At this particular who say:

...as detail is what holds the eye, lack of detail impoverishes architecture and deprives of us a layer of experience that bring us into close contract with a building where we can admire the beauty of the materials and the skill of the crafts men or engineer' (Cantacuzino quoted in Carmona et al. 2003)

Clemente and Ewing gave concise definition of complexity of buildings and built environment. They indicate that complexity refers to *'the visual richness of place'* which they say *'depends on the variety of the physical environment, specially, the members and kinds of buildings, architectural diversity and ornamentation, landscape element, street furniture, signage and human activity.'* (Clemente and Ewing, 2006)

In addition to complexity, the order within the built environment plays a crucial role in giving it a coherent form which is essential to the legibility of the environment. According to Moughtin city order is related to:

...the ways in which people perceive or read and understand the environment, this perceptual order is relate to the legibility of the environment or the ease which its parts can be recognized and organized in to a coherent pattern. (Moughtin 2003, pp 30)

Writing about the manifestation of order Carmona et al indicate 'such means as symmetry, balance, repetition, the grid, the bay, the structural frame, etc. (Carmona et al 2003, pp 150)

Another aspect of buildings and the built environmental which is entirely related with order is unity. It is that quality of the built environment which elevates the level of coherence a bit higher than order. According to Borissavilevitch unity is termed as 'the law of the same' while order is termed 'the law of the similar' (Borissavilevitch quoted in Simonds, 1998, pp 243)

Carmona et al describe the element of unity as 'unity may come from repetition of an architectural 'style' or less formally, from common underlying design patterns or motifs, or unifying elements such as building silhouette, consistent plot widths , fenestration patterns , proportions, massing, the treatment of entrances, Materials, details, etc (Carmona et al 2003, pp 150)

c. Green area

Green areas are one component of the physical setting from which places emerge. Positive relationship with green areas brings about qualities in places of the urban landscape. Bentley et al make remark on this, '*design places to support co-dwelling with the wide eco-system...for making positive human use of natural systems, to make these socially valued point of the city spatial structure*'. (Bentley and Watson 2007, pp 67) This is because they understood that '... we need landscapes which will encourage us to develop the capacity to live in harmony with the wider ecosystem we usually call nature'. (Bentley and Watson 2007, pp 13)

Green areas have the potential of making changes in the qualities of places. Simonds has something on this, '*...well conceived plantings can do much to transform an otherwise dull and barren site in to a more useful, comfortable and pleasant place to be.*' (Simonds, 1998, pp 68)

He further explains the functions of green areas. He says:

'planting...extends to topographical forms, enframes views and vistas, anchors free standing buildings and provides visual transitions from object to object and place to place. It serves as backdrop, windscreen and sunshield. It cheeks winter winds. It casts shadow and shade it absorbs precipitation, freshens the air and modifies climatic extremes. (Simonds, 1998, pp 129)

Apart from the above functions green areas have the functions of giving human scale and enclosure to a place. Robinson indicates that '*...trees and other vegetation provide a contrast with, and a fill to, hard urban landscapes, and add a sense of human scale. In some streets trees reinforce or provide a sense of enclosure and continuity, but in all urban environment trees need to be sited positively.* (Robinson quoted in Carmona et al 2003, pp102)

In general green areas are multifunctional in the construction of livable places. *'Trees can do many things to the street and city, not the least of which is the provision of oxygen and of shade for comfort. Green is a psychologically restful, agreeable color'*. (Watson 2003, pp 6-35)

d. Streets

Moughtin defines street as *'an enclosed three dimensional space between two lines of adjacent buildings'*. (Moughtin 2003, pp 129) Different authors have given much attention to the connecting purpose of streets. Bentley and Watson indicate that *'...the more highly connected the spatial system, the greater the choice of routes through it, and therefore the greater the chance of meeting people.'* (Bentley and Watson 2007, pp 263) Similarly Carmona et al note that *'for pedestrians, the connection between 'places' is important and successful public spaces are generally integrated with local movement systems'*. (Carmona et al 2003, pp 169)

The degree of connecting function of street depends on what professionals say 'accessibility' or 'permeability'. This quality of streets is related with the number of intersections a particular street has with others. Accessibility is also a matter of public access at places along the street, by intersecting or crossing streets or public ways. (Watson 2003, pp 6-3-10)

Writing about the street and its relation with the city Jacobs gave remarked that *'street and their sidewalks, the main public places of a city, are its vital organs. Think of a city and what comes to mind? Its streets, if they look dull, the city looks dull.'* (Jacobs Quoted in Moughtin 2003, pp 130)

The accessibility or permeability of a street is a function of size of street blocks which in turn is affected by the number of intersections. The larger the numbers of intersection the smaller street block size. Moughtin and Shirley note that *'...smaller street blocks in cities increase the visibility of corners which announce the junction of paths and in consequence both the physical and visual permeability is increased. As a general principle the city street blocks should be as small as practicable.'* (Moughtin and Shirley 2005, pp 196)

Tibbalds makes a remark that *'we have got to find ways of making new urban environments permeable – encouraging fine grain of pedestrian movement through and between buildings, arcades, passages and courtyards all help enormously.'* (Tibbalds 2001, pp 41)

One dimension of street quality is its walkability: the degree to which a street is comfortable, safe and interesting etc while walking. This is because as time saver standards put it '*it is on foot that one can be most intimately involved with the urban environment – with streets, houses, natural environment and people.*' (Watson 2003, pp 6-3-2)

When we say streets are comfortable and safe it is to mean that they are '*places in which we feel entirely comfortable: places where we can wonder around alone at ease and without fear*'. (Tibbalds 2001, pp 27) In general, '*the best streets are comfortable ... they offer warmth or sunlight when it is cool and shade and coolness when it is hot. They offer reasonable protection from the elements without trying to avoid or negate the natural environment.*' (Watson 2003, 6-3-2) Tibbalds recommends '*building forms which are based on arcades passages and courtyards draw peoples through them*' as there is need for '*some degree of shelter form bad weather*'. (Tibbalds 2001, pp 49) In addition to these elements comfort is also dependent on the type and quality of the floorscape (pavement). The primary function of any paved area is to provide a hard, dry, non – slip surface to carry the traffic load'. Apart from comfort functions, '*floorscape patterns often perform the important aesthetic function of breaking down the scale of large, hard surfaces in to more manageable, human proportions*'. (Carmona et al pp 150, 160)

Another aspect of streets worth mentioning is the degree of closure they have attained. It is one quality that gives users a feeling of being in a room. Time Saver Standards notes that:

great streets have definition. they have boundaries, usually walls of some sort or another, that communicate clearly where the edges of the street are, that set the street apart, that keep the eyes on and in the street, that make it place. (Watson 2003, pp 6-3-2)

In addition to this quality of 'closure', streets have breaks along their length. This is particularly when it is a long street:

Somewhere along the path of a finite street, particularly if it is long, there is likely to be a break. More than just intersections, breaks are small plazas or parks, widening or open spaces. (Watson 2003, pp 6-3-9)

There is one quality of streets as related to its width which is termed "social width". It refers to 'the *'breadth of the street as it affects human interaction across the traffic area. This is measurement of the restriction (severance effect) that traffic lines and multi- functional lateral or median strips, bike lanes etc. place on human interaction from one curb of a side walk to the other.* (Porta and Lociano Renee.....pp 56)

The streetscape full of scenes usually has some " detractors" which impair maximum appreciation. As Porta and Renne put it ' *detractors refers to any elements that can be viewed as having a negative effect on the streetscape potential to provide a good scene for flourishing of urban social life.*' As to what detracts one from the urban scene Carmona et al indicate that ' *frequently the result of unknowing urban design, it is often the clutter of street furniture and other paraphernalia that detracts from an urban scene*'. (Carmona et al 2003, pp 101) On the other hand, Porta and Renne note that 'blank walls, aggressive automobile facilities and rejecting object are detractors'. (Porta and Lociano Renke.....pp 58)

e. Street furniture and public art

By definition '*street furniture include, hard landscape elements other than floorscape; telegraph poles, lighting standards, telephone booths, direction signs,... benches planters, traffic signs, public phones, bollards, boundary walls, railing, fountains, bus shelter, statues, monuments etc*' (Carmona et al 2003, pp 162)

According to Carmona '*comfort is a perquisite of successful public spaces*' and therefore '*the length of time people stay in a public space is a function and in indicator of its comfort*'. (Ibid, pp 165)

They also indicate that:

the dimensions of sense of comfort include environmental factors (e.g. relief from sun, wind, etc), physical comfort (e.g. comfortable and sufficient seating) ; and psychological comfort'. (Carmona et al 2003, pp.165)

Street furniture and public art are one aspect of sources of comfort in which they provide environmental comfort (as in fountains, bus shelters) physical comfort (e.g. as in seats) and social and physiological comfort (as in statues and monuments). For instance '*well- conceived lighting gives clarity and unity to the overall site*'. (Simonds 1998, pp 127) Similarly '*signs – when the system kept simple and standardized the signing gives its own sense of order and clarity.*' (Ibid pp 128) Whyte argues that '*people tend to sit most where there are places to sit.*' (White quoted in Larice and Elizabeth 2007, pp-335)

As it has been discussed in the street title, one of the detractors is improperly installed and deteriorated street furniture.

f. View (Vista)

By definition a view is '*a scene from a given vantage point while vista is a confined view, usually directed toward a terminal or dominant feature*'. (Simonds pp 173- 177)

Writing about the benefits of views and vistas different authors have different ideas. Cullen in his famous book 'The Concise Townscape' remarks '*of the gambits used to exploit Here and There the vista is, of course, one of the most popular*'.(Cullen 2000) Another remark comes from Clemente and Ewing who say that '*distinct views can make an otherwise ordinary place very imageable*'. (Clemente et.al 2006, pp6)

The benefit of views in assisting orientation is indicated by Tibbalds who remarks that '*views and vistas towards interesting, memorable buildings or furniture are important in assisting orientation. They also contribute to the image people form of a place and the image they take away with them*'. He adds '*all towns and cities have some worthy buildings and usually some topographic features that provide attractive views*' (Tibbalds 2001, pp 65)

g. Reference / Orientation / points

According to oxford dictionary , literary definition of 'to orientate oneself' means 'to establish one's position in relation to one's surrounding' (Oxford 1995. pp818). This behavior is very important in that it helps in way finding and identifying the environment. Lynch in his famous book ' The Image of the city' describes '*structuring and identifying the environment is vital ability among mobile animals*'. To this effect 'many kind of cues are used' such as ' *the visual sensations of color, shape etc*'. (Lynch 1964, pp-3)

Tibbalds notes this point of way finding as related to urban areas: '*it should be easy for people, as pedestrians or drivers, to understand where they are, how the town is arranged and which way to go...linked sequences of spaces help together with landmarks*'. (Tibbalds 2001) Lynch adds to this idea:

in the process of way finding, the strategic link is the environmental image, the generalized mental picture of exterior physical world that is held by an individual. (Lynch 1964 pp 4)

Writing about the environmental image, Lynch suggests five elements of the physical environment.

1. **Paths:** are channels along which the observer customarily, occasionally or potentially moves, they may be streets, walkways, transit lines, canals railroads. For many people these are the predominant elements in their image. People observe the city while moving through it, and along these paths the other environmental elements are arranged and related.
2. **Edges:** edges are the linear elements not used or considered as paths by the observer. They are the boundaries between two phases, linear breaks in continuity: shore, railroad cuts, edges of development, walls. They are lateral references rather than co-ordinate axes. Such edges may be barriers, more or less penetrable, which close one region off from the other, or they may be seams , lines along which two regions are related and joined together. These edge elements although probably not as dominant as path, are for many people important as organizing features, particularly in the role of holding together generalized areas, as in the outline of a city water or wall.

3. **Districts:-** districts are the medium to large sections of the city, conceived of as having two - dimensional extent which the observer mentally enters 'inside of , ' and which are recognizable as having some common, identifying character. Always identifiable from the inside, they are also used for exterior reference if visible from the outside. Most people structure their city to some extent in this way, with individual differences as to whether paths or district are the dominant elements.
4. **Nodes:-** nodes are points, the strategic spots in a city which an observer can enter, and which are the intensive foci to and from which he is travelling. they may be primarily junctions, places of a break in transportation, a crossing or convergence of paths, moment of shift from one structure to another.
5. **Land marks: -** Land marks are another type of point reference, but in this case the observer does not enter within them, they are external. They are usually a rather simply defined physical object, sign, store, or mountain. (Lynch 1964 , pp 47-48)

2.2.2 Activities

As in indicated by Relph, in addition to physical setting and meaning activities are one attribute to places. (Relph quoted in Carmona et.al) the physical setting is a platform on which the activities are taking place. Harrison and Dourish note that physical space is structured according to uses and need for interaction. (Harrison and Dourish quoted in Loggerenberg 2007)

The activities occurring in place are the sources of functional attachment. *'The attachment of user needs or goals is facilitated or impeded by the quantity of resources in the area, resource quality, and how well they fulfill the requirement of user (Stokols and Shumaker quoted in Ujang,2004, Lewicka 2008)* Carmona et al indicate that activities occurring within and around space also contribute to its character and sense of place (Carmona et al 2003, pp 149)

a. Diversity of uses

The life of a place or city is largely determined by the diversity of uses and activities. Tibbalds notes that *'uses and activities are more important than buildings to the life of a town or city and*

greater diversity will help to create a more livable city'. He adds *'the better used and varied they are, the more they are likely to have the quality of people friendliness*. (Tibbalds –pp-27-28)

Similarly Moughtin and Shirley bring this diversity of uses and activities to size of a building block. They remark that:

...large street blocks occupied by single uses, often in single ownership, destroy the vigor and vitality of the city particularly if the sections of the city they occupy die at night or at the weekend. (Moughtin and Shirley 2005, pp-225)

The homogeneity of large blocks of a street which are single use has impact on the ambience of the block and therefore loss of social interaction. To this, Moughtin and Shirley add that *'the larger and more homogenous the street block the greater will be its power to destroy the social, economic and physical networks of the city*'. (Moughtin and Shirley 2005, pp-196)

Diversity of uses does not necessarily guarantee ambience and appreciation of places. There is a preference of people to those used and activities that they have relationship with. In his observation on the behavior of walking people Gehil indicates that:-

Fewest stops were noted in front of banks offices, show rooms and dull exhibits of for example cash registers, office furniture, porcelain, or hair curlers, conversely, a great number of stops were noted in front of shops and exhibit that had a direct relationship to other people and to the surrounding social environment, such as news paper kiosks, photography exhibits, film stills outside movie theaters, clothing stores and toy stores (Gehil quoted in urban design Reader,2007 pp 139)

b. Street activities

Street scene is one aspect of activities in places and urban settings. People enjoy seeing activities of other people. Gehil indicates that *'greater interest was shown in the various human activities that went on in the street space itself. All forms of human activity appeared to be a major interest in this connection*'. (Gehil quoted in urban design Reader,2007 pp 369)

c. Events

Another quality of places related to activities is their eventfulness, though not all should necessarily be eventful. Derett notes that place can provide a medium for community values and beliefs to be celebrated through community events. (Derett quoted in Loggerenberg , 2007)

Similarly Carmona remarks discovery in urban place *'might also involve programs of animation, involving, for example lunch time concerts, art exhibition, street theatre, festival, parades, markets, society events and/or trade promotion, across range of times and venues'* (Carmona et al 2003, pp-168)

d. Open close hours

Activities and uses have implication on the time of use. A place with diverse and vital activities can be accessed in majority of the time of the day as opposed to that place with single use activity as *'a city is more than a place in space, it is a drama in time'*. (Geddes quoted in Carmona et al 2003, pp- 193) Of course, *'at different times of the day and night, the urban environment is perceived and used differently'* Carmona et al 2003, pp-193) In general *'twenty four hours of access to urban areas is important'*. (Tibbalds 2001, pp- 57)

2.2.3 Meaning

a. Connections with culture

Literature indicates that meaning of place can derive from its connections with Culture, the memorability, the symbolic value the elements in the minds of users, the identity it has and the relationship it has with the lifestyle of the different place users.

According to Nanzer (quoted in Loggenberg, 2007) place has communal values and beliefs (culture) and are shared by all the users of that specific place. This indicates the cultural connection place has.

b. Special memories

Creswell argues that *'place and memory ...are intertwined'*. He continues *'one of the primary ways in which memories are constituted is through the production of places'*. (Creswell 2004, pp85) The memorability of place on the other hand is a function of experiences of an individual in the particular place. According to Casey *'it is the stabilizing persistence of a place as container of experiences that contributes so powerful to its intrinsic memorability'*. (Casey

Quoted in Larice and Macdonald 2007, pp 195) Place memory has benefits a socializing tool. Hyden indicates that *'place memory can be used to help trigger social memory through the urban landscape'*. (Hyden quoted in Larice and Macdonald 2007, pp 195)

c. Symbolic value

The physical setting has the potential to produce images which become symbolic and representation of place. To this effect it has to be vivid and well integrated as Kevin Lynch puts it:

...a vivid and integrated physical setting, capable of producing a sharp image, plays a social role as well. It can furnish the raw material for the symbols and collective memories of group communication (Lynch quoted in Larice and Macdonald 2007, pp 156)

d. Identity

Still more, place has identity that mainly contributes to its meaning. Place identity is deep rooted and reflected in the physical setting and activities of a place as indicated by Relph (Relph quoted in Bentley and Watson 2007) According to Lynch workable image in place *'requires first the identification of an object, which implies its distinction from other things, its recognition as a separable entity. This is called identity'*. (Lynch 1964 pp 8)

On other hand, current trends indicate that place identity is becoming a world affair. Bentley and Watson note that *'many people today in many parts of the world seem to feel that any place should have its own special character – "identity" is the most commonly used to distinguish it from other places'*. (Bentley and Watson 2007, pp 1) This means that place- identity is now becoming source of income by the concept of place Marketing.

Again here it is worth mentioning the words of Bentley and Watson:

...being so widely valued, place – identity has also acquired economic salience. It has now become a sought after sales commodity worldwide: the unique selling proposition through which localities are marketed as tourist destination in what is now the world's largest industry (Bentley and Watson 2007, pp 2)

Badok in his book 'Making sense of cities' agrees with the above idea. According to him *‘place marketing or the selling and promotion of a city’s competitive advantage and distinctive attractions has become the ultimate form of product differentiation in consumption- led societies, The challenge from a marketing perspective is to stand out from the crowd . This involves image making and then trading up on the special identity of place’*. (Badok, 2002, pp- 90)

2.3 Actors in place making

According to Carmona et.al the actors in place making are classified as *‘knowing’* and *‘unknowing’* place makers. The *‘knowing’* place makers include *‘the professionals employed for their urban design practice’* who are directly involved in the planning and design process. This includes

Planning and design professionals

- ‘architects, urban designers
- landscape architects,
- planners,
- engineers and surveyors (Carmona et.al, 2003, pp15)

On the other hand the *‘unknowing’* urban designers are those who make urban design decisions’. For simplicity they are categorized as policy makers and developers.

Policy makers (advisors, decision makers and implementing bodies)

- Politicians in central /state government, who set the strategic framework for design within national economic strategy and the policy context for sustainability
- Politicians in local or regional government, who implement central government strategy, interpreting and developing it in the light of local circumstances including the investment of public resources in the public realm,
- Accountants , who advise the public and private sectors about their investments
- Engineers, who design the roads and public transport infrastructure and integrate it into the public realm
- Providers of infrastructure (e.g. electricity, gas and telecommunications companies), which invest in the hidden infrastructure and in maintaining the public realm

Developers

- Investors, who assess investment opportunities, and options concerning, for example, developments and developers to back.
- Urban regeneration agencies, which invest public money in regeneration projects and balance environmental, social and economic objectives.

2.4 Conclusion on literature review

From the literature review it was found out that place is a meaningful locations and a material construction. As meaningful location it is differentiated from space and it is this quality that makes one place different from the other. As material construction the feelings , images and thoughts are expressed in tangible materials such as architectural space and planned city.

Study of places can be done based on three approaches of descriptive, social constructionist and phenomenological. For the purpose of this approach the descriptive approach which studies places as unique and particular entities is adopted.

One particular thing worth mentioning about places is the strong relationship place has with its name. Naming places imparts certain character and distinctiveness. It can be source or thematic development in that particular place.

Placelessness and non place are important terms related to lack of real places in contemporary cities. Both relate to lack of distinctiveness of places. Placelessness refers to the gradual eradication of distinctive places being replaced by standardized landscapes. On the other hand, non-place refers to spaces where people co-exist or co-habit a certain area without living together. This is related with spaces of circulation, consumption (department stores, supermarkets etc), and communication (telephone, internet etc).

Invented places are current approaches in response to standardization of place. They are characterized by springing from themes that override big ideas. Simply they are places created at once arising from a strong theme that shapes the process and output rather than the incremental traditional way.

Whenever places exist there are people who are attached to these places in one way or another. People attach themselves to places in two types: emotionally or functionally. The emotional attachment is strongly related with the individual emotions as affected by place. It is long lasting kind of attachment that establishes identity. The functional type of attachment is temporal relationship between people and places. The relationship depends on the ability of a place to provide the necessary resource as compared to other places.

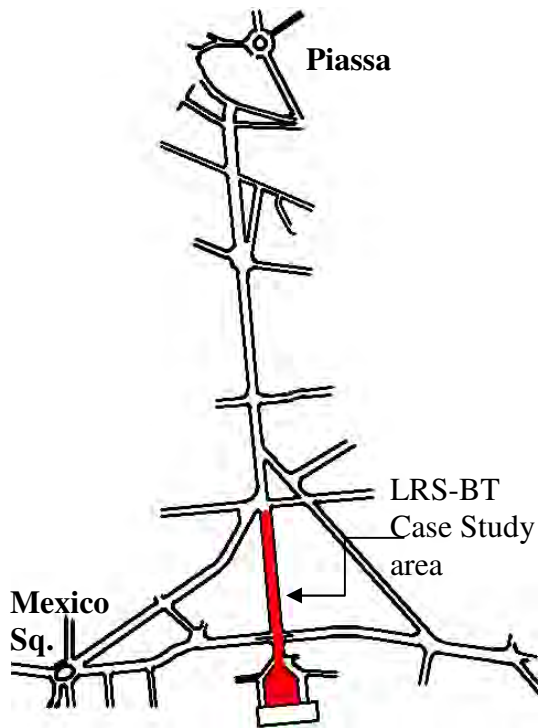
Place attributes or dimensions are the most important aspects that establish stage for place attachment. These are categorized in to three parts: physical setting, activities and meanings. They are the sources of emotional /place identity/ and functional place attachments.

Finally the actors that have role in shaping places are both 'knowing' and 'unknowing' according to their relationship with place making. The knowing actors are those professionals who directly are involved in planning and design processes while the unknowing actors include policy makers (advisors, decision makers and implementing bodies) and developers.

Chapter 3: Case Studies

3.1 Introduction to case study areas

LRS-BT area

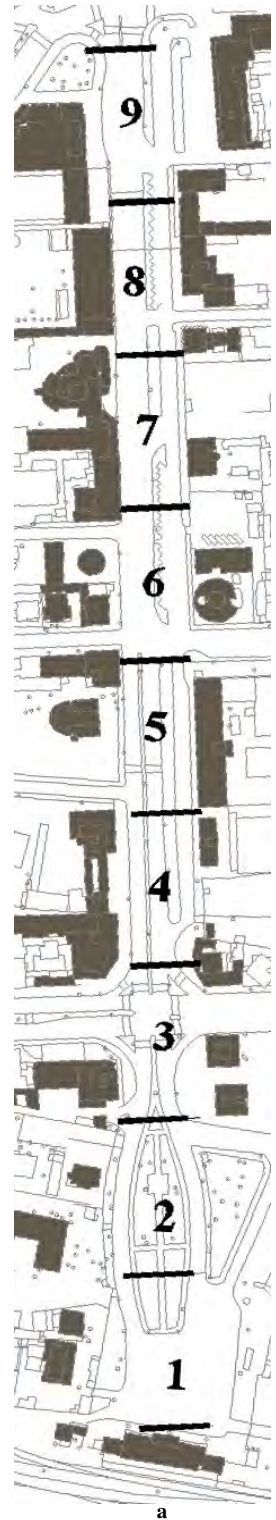


2. Location map of LRS-BT case study area

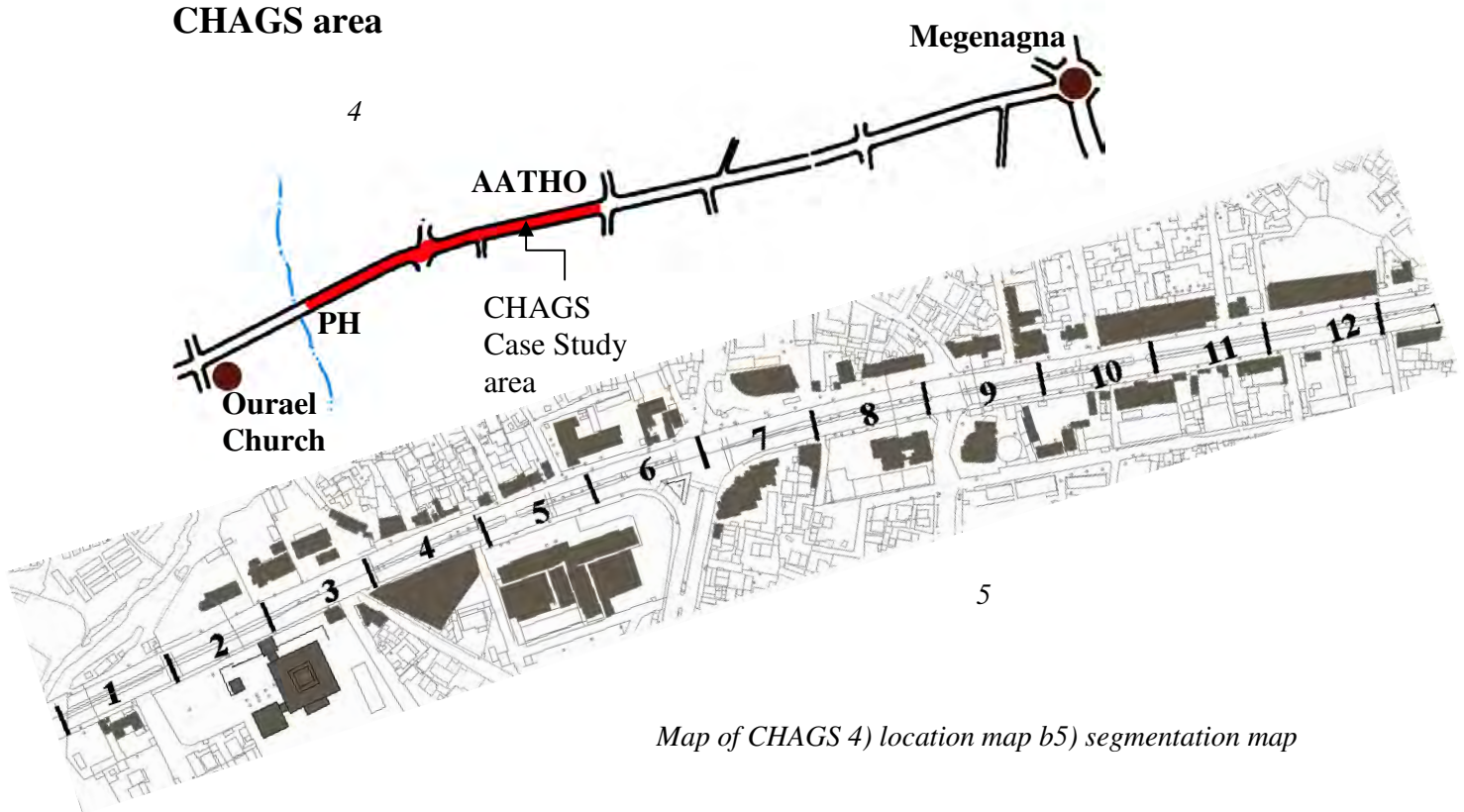
This area is located in the center of Addis Ababa on Churchill Avenue. It covers an urban corridor between LRS and BT. This area is 810m in length and is divided into nine segments of 90m length. It is one case study area that represents past urban development in Addis Ababa

The following list shows the buildings in each segment

- | | |
|----------------------------------|---------------------|
| Segment 1 | Segment 6 |
| i. LRS | xviii. CBE |
| Segment 2 | xix. Ras Shell |
| ii. LRS Park | Segment 7 |
| Segment 3 | xx. Ras Hotel |
| iii. ESL building | Segment 8 |
| iv. EIC building | xxi. BT |
| Segment 4 | Segment 9 |
| v. EIC | xxii. BT |
| Segment 5 | xxiii. BT Park |
| vi. ETC | xxiv. CBE |
| vii. Catholic Medhanealem Church | xxv. Ethiopia Hotel |



Segmentation map of LRS-BT case study area



Map of CHAGS 4) location map b5) segmentation map

This area is located on the East-West axis of Addis Ababa on Captain Haile G/Sellassie Street. It covers an urban corridor between PH (Plaza Hotel) and AATHO (Addis Ababa Traffic Head Office). This area is 1080m in length and is divided into twelve segments of 90m length. It is one case study area that represents recent urban development in Addis Ababa.

The following list shows the buildings in each segment

Segment 1

viii. PH

Segment 2

ix. CHAB

x. Yugoslavia Embassy

Segment 3

xi. Queen Sheba Hotel

xii. WARYT

xiii. Yugoslavia Embassy

Segment 4

xiv. MN International Hotel

Segment 5

xv. Ministry of Water Resources

Segment 6

xvi. Ethiopian Seed Enterprise

Segment 7

xvii. Lex Plaza

xviii. Zerihun Building

xix. Comet Building

Segment 8

xx. Omedad Building

Segment 9

xxi. Getahun Beshah Building

xxii. Comet building

Segment 10

xxiii. Rebecca Building

Segment 11

xxiv. Rebecca Building

Segment 12

xxv. AATHO

3.2 Results of the Questionnaire

The number of respondents in both LRS-BT and CHAGS areas is 160. Their responses are analyzed in the following pages. The analysis is done on two levels. First, there is a general analysis of the preferred places, the reason of preference and frequency of attachment of respondents. The second part of the analysis deals with the place attributes: physical setting, activities and meaning.

3.2.1 General

3.2.1.1 Preferred place and Reasons of preference

To know whether LRS-BT and CHAGS areas are significant for the place users they were asked to choose between the two places and reason out why they prefer the particular place. From this it can be learned about the type of place attachment the place users have, and the qualities to which people are attached.

a. Preferred place

Among the 160 randomly respondents asked around LRS-BT, 128(80%) were in favor of LRS-BT while the remaining 32(20%) preferred the CHAGS area. On the other hand out of 160 respondents asked in CHAGS area 96 (60%) preferred CHAGS area while significant number of respondents 64(40%) preferred LRS-BT area. (See table below)

Table 6 Preferred place by case study area

Preferred place	Place where Respondents were questioned				Total	
	LRS-BT		CHAGS		Frequency	Percent
	Frequency	Percent	Frequency	Percent		
LRS-BT	128	80	64	40.0	192	60
CHAGS	32	20	96	60.0	128	40
Total	160	100.0	160	100.0	320	100

b. Reasons of preference

Respondents were also asked an open question on the reason of preference of places or why they are attached to this place. This revealed the following important reasons which can be categorized as-

- Functional:- responses such as it is my work place, it is accessible, entertainment and recreation , etc which the place provides as resource.

- Emotional:- responses such as, it is my living place , place for meeting old friends, it is historic etc which are related with the emotional relationship between people and the place under consideration.

Preferred places and reason of preference (attachment) are cross tabulated to have good understanding shown in the Table below.

Table 7 Distribution of reason of preference by Preferred place

Type of place attachment	Reason of preference	Preferred place (both cases taken together)					
		LRS-BT		CHAGS		Total	
		Frq.	%	Frq.	%	Frq.	%
Functional	It is my work place	18	5.6	16	5		10.6
	Entertainment and recreation	60	19.3	29	9.1		28.1
	It is active	8	2.2	4	1.3		3.8
Total functional	It is accessible	28	8.8	28	8.8		17.8
		115	35.9	78	29.4		60.3
Emotional	It is near to my living place	28	8.8	32	10		18.8
	I have relatives there	2	0.6	2	0.6		1.2
	I don't know the other place	7	2.2	0	0		2.2
	Meeting old friends	14	4.4	8	2.5		6.9
	It is historic	2	0.6	0	0.0		0.6
	Simply I like this place	14	4.4	5	1.6		6.0
Total emotional	others	10	3.1	3	0.9		4.0
		77	24.1	50	15.7		39.7
Total		192	60	128	40	320	100

N.B: this table shows summary of preferred place and type of place attachment both cases taken together (320 respondents)

In both cases, Functional reasons (attachment) of preference dominate making up a total of 35.9% and 29.4% out of the 320 respondents. Of course significant numbers of respondents (24.10% and 15.7% respectively) have emotional attachment in LRS-BT and CHAGS area.

If we consider the individual reasons without considering categories in LRS-BT ‘entertainment and recreation’ stands first (19.3% or 60 out of total 320 respondents) followed by ‘nearness to living place’ and ‘it is accessible’ (both 8.8% or 28 out of total 320 respondents) and it is my workplace’(5.6% or 18 out of total 320 respondents).The other emotional reason ‘it is a place of meeting friends’ also has significant value (4.4%5.6% or 14 out of total 320 respondents) which should be taken in to consideration. Similarly, observation on table7 reveals that majority of the respondents (10% or 32 out of total 320 respondents) who preferred CHAGS area are those who have the reason of ‘nearness to living place’. It is followed by, ‘it is good for entertainment and

recreation’ (9.1% or 29 out of total 320 respondents), ‘it is accessible’ (8.8% or 28 out of total 320 respondents) and ‘it is my work place’ (13.28%).

In general investigation on the most dominant reason of preference in table 7 reveals that ‘entertainment and recreation’ in LRS-BT area takes the largest share (which takes up 19.3% of the respondents in both cases. On the other hand though mentioned by few respondents, the historic relevance of LRS-BT area is one peculiar reason which CHAGS area lacks. The other reason worth mentioning is ‘I don’t know the other place’. This is related with the knowledgibility of CHAGS area which shows that the respondents did not visit this place at least once in their life. This again is related with the low level of attractiveness of the place that made the place unworthy of visiting.

3.2.1.2 Frequency of attachment

One indicator of place use is the frequency of attachment of a respondent to the particular place under consideration. The more we are attached to a place the more we like the place or vice versa.

The respondents in both LRS-BT and CHAGS areas were asked how frequently they come to the places (Number of days per week). The answers showed it ranges from one day to seven days a week. For the purpose of analysis the intensity of attachment has been categorized in to three levels:

- Low : Frequency of attachment ranging one to two days a week.
- Medium: Frequency of attachment ranging three to four days a week.
- High : Frequency of attachment ranging five to seven days a week.

Table 8 Frequency of attachment by case study area

Preferred place					
Freq. of Attachment		LRS-BT		CHAGS	
		Frq.	%	Frq.	%
Low	1 to 2 days a week	68	21.3	38	11.9
Medium	3 to 4 days a week	76	23.8	34	10.6
High	5 to 7 days a week	48	15.0	56	17.5
Total		192	60	128	40

From the 192 respondents who preferred LRS-BT area majority (76 or 23.8%) fall under the category of medium intensity (3 to 4 days a week). While the next 68 (21.3%) fall under the category of low intensity place attachment. Significant numbers of respondents (15%) visit the place five to seven days a week. This shows that most people frequent this place in medium level. On the other hand, as it can be seen in table 8, 56(17.5%) respondents in favour of CHAGS area visit this place 5 to 7 days a week. It is followed by those respondents who frequent this place 1 to 2 days a week. These account for 34 (11.9%) of the total number of respondents. The rest 34 (10.6%) respondents use this place 3 to 4 days a week. This shows that majority of the respondents who preferred this place have attachments on high level.

Relationship between frequency of attachment and reasons of preference of LRS-BT and CHAGS area can be established in order to analyze the purpose of attachment of respondents. The following table shows the relationship between frequency of attachment and reason of attachment.

Table 9 Frequency of attachment by reason of preference and preferred place

Type of place attachment	Reason of preference	Frequency of attachment						Total (both cases)
		LRS-BT			CHAGS			
		Number of days per week			Number of days per week			
		1 to 2 (low)	3 to 4 (med.)	5 to 7 (high)	1 to 2 (low)	3 to 4 (med.)	5 to 7 (high)	
Functional	It is my work place	Freq. 1	Freq. 7	Freq. 10	Freq. 1	Freq. 4	Freq. 11	18
	Entertainment and recreation	29	24	9	15	5	9	60
	It is active	2	5	0	0	0	1	8
	It is accessible	15	6	7	9	6	13	28
Emotional	It is near to my living place	2	14	12	5	11	16	28
	I have relatives there	0	1	1	0	2	0	2
	I don't know the other place	5	2	0	0	0	0	7
	Meeting old friends	4	8	2	5	2	1	14
	It is historic	0	1	1	0	0	0	2
	Simply I like this place	6	6	2	1	2	2	14
	others	4	2	4	2	2	3	10
	Total	68	76	48	38	34	56	360
		192			128			
		Proportion	1.41:1.58:1 (low: medium: high)			0.68:0.61:1(low: medium: high)		

From the table above it is easy to observe that in both cases the high intensity of place attachment was observed in those respondents whose reasons of place preference were 'nearness to living place' and 'it is my work place'. That is emotional and functional attachments. This is

more pronounced when we see that in LRS-BT area from 48 respondents who use this place 5 to 7 days a week 12 and 10 people respectively have mentioned the above reasons as reason for place preference. Similarly, in CHAGS area from the 56 respondents who frequent this place 5 to 7 days a week 16 and 11 respectively mentioned 'nearness to living place' and 'it is my work place' as their reason of preference.

In the medium intensity of place attachment we observe significant change in reasons of attachment between the two places. Out of the 76 respondents who frequent LRS-BT area three to four days a week 24 (31.5%) respondents have mentioned functional reason of 'entertainment and recreation'. On the other hand, in CHAGS area similar trend as in high intensity place attachment is observed. Out of the 34 respondents 11(32.3%) have mentioned 'nearness to living place as their reason of attachment.

In the low intensity of place attachment both areas have shown that 'recreation and entertainment' dominate as reason of place attachment. This is more pronounced when we observe that 29 (42.7%) and 15 (39.5%) of the respondents in favour of LRS-BT and CHAGS areas respectively have mentioned this reason of place attachment.

In general, high intensity of place attachment is observed in those respondents who prefer the two areas because 'it is their place of residence or work'. On the other hand medium and low intensity of place attachment is observed in those respondents for whom LRS-BT and CHAGS areas are preferred due to the facilities for 'entertainment and recreation'.

3.2.2 Physical setting

3.2.2.1 Public areas and gathering places

a. Presence of public areas

As one aspect of place attributes which is related with the physical setting, this issue was raised in the questionnaire to understand whether the respondents are aware of the public areas present, whether they like them or not and what preferences they have on the kind of public areas.

Table 10 Likability of public areas

Response	ABT		CHGSR	
	Frq.	%	Frq	%
No	15	9.4	140	87.5
Yes, not much	107	66.9	119	6.9
Yes, very much	31	19.4	9	5.6
None	7	4.4	-	-
Total	160	100	160	100

remaining 4.4% disagree with this idea, some saying that these areas

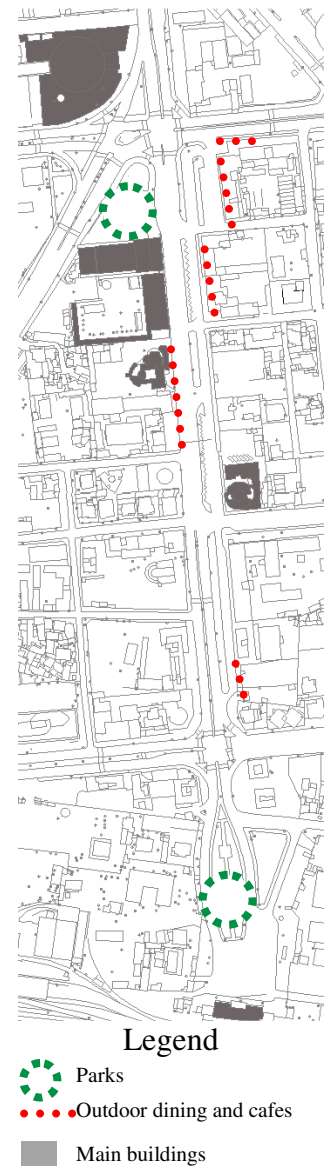
Table 11 Agreement to presence of public areas by case study area

Response	LRS-BT		CHAGS	
	Frq	%	Frq	%
Yes	153	95.6	209	12.5
No	7	4.4	140	87.5
Total	160	100	160	100

Asked whether they like the public areas or not about 138 respondents (90.2%) of 153(who agree with the presence of public areas) like them with varying degree while 15(9.8%) of respondents express their dislike. Majority of respondents (107 or 66.9%) like the public areas but not much which shows that there should be improvements by further making investigations in this particular aspect. There are also 31 respondents (19.41%) who agree that they like the public areas very much.

LRS-BT area

Table10 shows that of the 160 respondents in LRS-BT area 153 or 95.6% agree that there are public areas and parks in or around in LRS-BT area. The lack the qualities of public areas and therefore say no to the question of presence of public areas.



6.Map showing the public areas and gathering places as indicated by respondents

CHAGS area

Asked whether there are places that they consider as public areas majority of the respondents (140) who account for 87.5% indicate that there are no public areas while 12.5% insist that they exist.

Of the 20 respondents who agree with the presence of public areas all like them with varying degree. Almost equal number of respondents responded 'yes, not much' and 'yes, very much'.

b. Kind of public areas

Respondents were also asked an open question 'what kind of public areas do you like of this place?'. Their answers were varied stemming out from the actual characteristics of the public areas present in LRS-BT and CHAGS areas. The following table shows the kind of public areas liked by respondents in both cases.

Table 12 Kind of public areas liked

Agreement	LRS_BT		CHAGS	
	Frq	%	Frq	%
Clean, natural and calm, that make me relax, that have good views	67	41.9	0	0
Filled with many people and good service	32	20.0	8	5.0
Cafes with Verandah and arcade	16	10.0	5	3.1
Hidden places	10	6.3	2	1.3
With fountain	5	1.3	0	0
Affordable	6	3.1	5	3.1
There is no good park	3	1.9	0	0
Not clear	2	1.3	0	0
None	19	11.9	140	87.5
Total	160	100	160	100

LRS_BT area

As it can be seen in Table12 the respondents in LRS-BT area mentioned different qualities such as connections with nature, the gathering of large number of people, the cafes with verandah and arcades, the hidden places for secret meeting, affordability and those having fountains.

Large number of respondents (41.9% pr 67 people) mentioned 'public areas which are connected with nature', "clean, natural and calm, that make them relax and with good views". Others were concerned with 'the presence of large number of people'. These respondents account for 32 people (20%) out of the 160 people asked.

Sixteen respondents (10%) mentioned ‘cafes with verandah and arcade’ while ten people preferred ‘hidden places’ around Beherawi Theatre. Affordability was mentioned by five (3.1%) respondents and ‘public areas with fountains’.

CHAGS area

As to the kind of public areas mentioned by those few number of respondents, those ‘filled with many people and good services’ take slightly larger number while those kind of public areas ‘affordable’ and ‘the cafes with verandah’ were mentioned by equal number of 5 respondents. Of course, there are 2 respondents who mentioned ‘hidden places’.

3.2.2.2 Buildings and built form

Respondents were asked whether they like the buildings around LRS-BT and CHAGS areas. They were also asked open question to reason out why they like or dislike the buildings.

Table 13 Likability of buildings

Response	LRS-BT		CHAGS	
	Frq.	%	Frq.	%
No	39	24.4	34	21.3
Yes, not much	88	55.0	70	43.8
Yes, very much	32	20.0	56	35.0
None	1	0.6	0	0
Total	160	100	160	100



Clean and calm



That have good views



Filled with many people



Cafes with verandah and arcades

7. Some of the public areas liked by respondents in LRS-BT area



Cafes with verandah and filled with people



8. Some of the public areas liked by respondents in CHAGS area

Table 14 Reason for likability of buildings

Response	LRS_BT		CHAGS	
	Frq.	Per.	Frq.	Per.
Design and construction	53	33.1	77	48.2
They are old and link two eras	42	26.3	0	0
Good townscape	16	10.0	41	25.6
Their design and history	13	8.1	0	0
Childhood memories	2	1.3	0	0
Creating new opportunities	0	0	5	3.1
Others	3	1.9	0	0
None (don't like)	31	19.4	37	23.1
Total	160	100	160	100

LRS-BT area

Three quarters of the respondents (120) agreed that they like the buildings; but with varying degree. Of the 120 respondents who like the buildings 88(or 73.33%) people liked them but not much while the remaining 32(or 26.67%) liked them very much. Almost a quarter of the respondents expressed their dislike to the buildings.

The reasons for love of buildings fall in to major categories of design and construction, link between two eras, good townscape, design and history. Of course there are attachment reasons such as childhood memories. Majority of the respondents (53 or 33.1%) give reasons of design and construction for the love of buildings. They liked the colour, shapes, heights, and the arcades and also appreciated the construction technology that kept the buildings firm. Slightly less number of respondents (42 or 26.3%) liked the buildings for the reason that ‘they are old and link two eras’ of modern and old times. Good townscape such as skyline, lightness, valley effect (as mentioned by one respondent), and ‘good clustering’ is also one reason given by 16 respondents who account for 10% of the total respondents.



They are old and link two eras



Design and construction



Good townscape

9. Some of the reasons by respondents for the likability of buildings and built up areas in LRS-BT area

There are respondents who gave the reason of ‘design and history’. Apart from the appreciation of the design, they attach the value of history to their love buildings. These account for 8.1% of the total number of respondents. Though they are few in number (only 2 or 1.3%), there are respondents who give reason of ‘childhood memories’. These people are those who either are raised in this area or frequent this area with their families.

CHAGS Area

As shown in table13 most of the respondents in CHAGS area (79%) express their love for the buildings while remaining 21.2% responded they don't like them.

To find out the reasons for love of buildings respondents were asked why they like the buildings. The responses were varied which are grouped in to four categories of design, construction and firmness, good townscape and creating new opportunities. From table 14 it is easy to observe that the majority which account for 48.2% of the total number of respondents mentioned 'design' as their reason of love while 25.6% mentioned 'good townscape'. One special reason indicated by five respondents is the reason 'creating good opportunities which means the development of number of buildings in this area have created new type of uses and activities which involve the people around.



They are modern



Design and construction



Good townscape



10. Some of the reasons by respondents for the love of buildings and built up areas in CHAGS area

3.2.2.3 Green Areas

Concerning the green areas in LRS-BT and CHAGS areas, respondents were asked whether they consider green areas are present or not and whether they like them or not. The results are shown in the following tables.

Table 15 Agreement to presence of green areas by case study area

Response	LRS-BT		CHAGS	
	Frq.	%	Frq.	%
Yes	122	76.2	10	6.3
No	38	23.8	150	93.8
Total	160	100.0	160	100.0

Table 16 likability of green areas

Response	LRS-BT		CHAGS	
	Frq.	%	Frq.	%
No	11	6.9	7	7.48
Yes, not much	94	58.75	3	31.4
Yes, very much	17	10.6	0	0
None	38	23.75	50	93.8
Total	160	100.0	160	100.0

LRS-BT area

Out of 160 respondents 122 or 76.2% recognize that there are green areas while the remaining 38 or 23.8% say that there are not green areas.

On the other hand, out of the 122 respondents who recognized the presence of green areas in LRS-Bt area, 111(85%) expressed their love to these green areas. The degree of love for the green areas varies from who say, ‘yes, Not much’ (99 respondents) to ‘yes, very much’ who are 15 in number.

CHAGS area

Almost 93.8% of the respondents in this area replied there are no green areas. Of the remaining 10 respondents who agree with the presence of green areas in CHAGS 7 respondents express that they don’t like the green areas.

3.2.2.4 Walkability

Respondents were asked whether it is enjoyable to walk around LRS-BT and CHAGS areas. The response is shown in table17.

Table 17 Agreement to walkability by case study area

Response	LRS-BT		CHAGS	
	Frq.	%	Frq.	%
no	56	35.0	65	40.6
yes, not much	77	48.1	70	43.8
yes, very much	27	16.9	22	13.8
none	0	0	3	1.9
Total	160	100	160	100

LRS-BT area

Two third (65%) of the 160 respondents asked in this area agreed that ‘it is enjoyable’ while the remaining one third (about 35%) have disagreed with this idea. Of course, there is variation in the degree of agreement among those who agree that

it is enjoyable to walk! There are 77 respondents who say that ‘yes it is walkable but not much’ and 27 respondents who agree ‘yes, it is very much!.

CHAGS area

As Table17 shows 40.6% of the respondents indicated that it is not preferable to walk while 57.5% agree that it is walkable. Small number of respondents 3(1.9%) reserved themselves from answering this question.

3.2.2.5 Sittability

Respondents were asked about the presence of areas with sitting facilities in LRS-BT areas.

Table 18 shows the distribution of respondents with respect to sitting facilities.

Table 18 Agreement to sittability by case study area

Response	LRS-BT		CHAGS	
	Frq.	%	Frq.	%
yes	100	62.5	17	10.6
no	59	36.9	140	87.5
none	1	0.6	3	1.9
Total	160	100	160	100

LRS-BT area

Asked whether there are sitting areas in this area, 160 respondents 100 (62.5%) answered ‘yes’ while the remaining 60(37.5%) said ‘no’.

CHAGS area

Observation on table18 reveals that close to 88% of the respondents indicated that the place is not sittable while the rest 10% consider it sittable.

3.2.2.6 Street furniture

a. Presence of street furniture

Respondents in both LRS- and CHAGS areas were asked whether they consider there are street furniture and whether they like them or not in the place under question. Their answers are tabulated as shown in Table19 and 20.

Table 19 Agreement to presence of street furniture by case study area

Agreement	LRS-BT		CHAGS	
	Freq.	Per.	Freq.	Per.
yes	149	93.1	65	40.6
no	11	6.9	95	59.4
none	1	0.6	0	0
Total	160	100.0	160	100.0

Table 20 Likability of street furniture

Agreement	LRS-BT		CHAGS	
	Freq.	Per.	Freq.	Per.
No	14	8.8	41	25.6
Yes, not much	95	59.4	23	14.4
Yes, very much	40	25.0	1	.6
None	11	6.9	95	59.4
Total	160	100.0	160	100.0

LRS-BT area

Concerning the question of street furniture most of the respondents (93.1%) are keen about the presence of street furniture in this area. This is more pronounced when we observe that 84.4% of the 160 respondents agree that they like them among whom the degree of love varies from those who say ‘yes, but not much’, (59.4%) to those who say ‘yes, very much’ (25%).

CHAGS area

About 59.4% of the respondents don't see any presence of street furniture while 40.6% recognize the presence. Answering the question whether they like the street furniture or not 25.6% the respondents expressed that they don't like while the 15% indicated they like them.

b. Meanings street furniture have

The meanings are what matter most in the street furniture. Respondents in both cases were asked an open question 'what do these furniture mean to you?! The answers are tabulated as follows.

Table 21 Meanings street furniture have

Agreement	LRS_BT		CHAGS	
	Frq.	%	Frq.	%
They are historic, they tell us who we were	92	57.5	0	0
Are one aspect of art and are attractive	17	10.6	1	0.6
Have no use to the people	0	.0	0	0
No meaning	28	17.5	16	9.4
Apart from being historic I have childhood memories	6	3.8	0	0
They are sources of information	0	0	15	9.4
They give urban characters to the area	0	0	12	7.5
Others	5	3.2	0	0
None	12	7.5	116	72.5
Total	160	100	160	100

LRS-BT area

About 57.5% of the respondents have said that 'they are historic they tell us who we were!'. There are 17(10.6%) respondents who consider this furniture as one aspect of art and value them

accordingly. Those who have childhood attachment to this area consider the furniture remind their childhood in addition to being historic. Such respondents account for 3.8% of the respondents. On the other hand there are considerable numbers of respondents (17.5%) who have found no meanings in the street furniture.

CHAGS area

There are four kinds of meanings that the respondents have in mind about the street furniture. Some 15(9.4%) respondents express that 'they are sources of information' while 12 (7.5%) respondents indicate that 'they give urban characters to the area'. There are also significant number of respondents who say that the furniture have 'no meaning'. Of course, there is one person who indicated that 'they are one aspect of art'.

3.2.2.7 Views and vistas

a. Favourite views

An open question related with favorite views in LRS-BT and CHAGS areas was presented to respondents. The result was large number of views from different angles. This is shown in table.

Table 22 Favourite views

View	LRS_BT		View	CHAGS	
	Frq.	%		Frq.	%
			To the road and buildings up or down	62	38.4
Churchill road to Piassa	63	39.4	To buildings around	37	23.1
To Lagar railway station	17	10.6	To Ourael Church	24	15.0
From National Theatre to Filwuha	20	12.5	Zerihun Building	15	9.4
To National Theatre and The Statue	16	10.0	Axum Hotel	5	3.1
From Ethiopia Hotel to National Bank	16	10.0	Getahun Beshah	4	2.5
To Commercial Bank building	9	5.63	Rebecca building	3	1.9
Any green area around	6	3.75	Lex Plaza	2	1.3
To the taxi stations	2	1.25	Comet building	1	0.6
All views	6	3.75	All views	7	4.4
No view	5	3.13	No view	0	0
Total	160	100		160	100

LRS-BT area

As shown in Table22 the lion's share goes to the view of Churchill road to Piassa with 39.38% of respondents preferring this view. The next best views were from National Theatre to Filwuha, to Lagar Railway station, to National Theatre and statue and from Ethiopia Hotel to National Bank. These views

account for the 12.50%, 10.63%, 10% and 10% of the respondents respectively. Nine respondents out of 160(5.63%) have their favorite view to commercial Bank of Ethiopia Building. Although not large in number, respondents have also indicated some special views such as views to taxi stations and any green areas around.

CHAGS area

The favourite views in this area revolved around the road, Ourael Church and the buildings in the area. The favorite view chosen by 62 respondents (or 38.75%) that ranks first is the view 'to the road up or down'. It is followed by the general view to 'the buildings around' which is preferred by 37 respondents (or 23.13%). The next most favorite view to the above views is the view to Ourael Church which is chosen by 24 or (15%) respondents.

Individual buildings are also mentioned as the favorite view of respondents. Zerihun building, for example, is indicated by 15 respondents (9.38%) as their favorite view, followed by Axum Hotel, Getahun Beshah, Rebecca Building, Lex plaza and Comet buildings which totally account of 9.38% of the respondents. There are also 7 (4.38%) respondents who like ‘all the views’.

b. Reasons for favourite view

The respondents were also asked to reason out why they like these views. Table 23 shows the summary of the reasons given by respondents in each of LRS-BT and CHAGS area.

LRS-BT area

About 18 types of reasons were given. Some are grouped for convenience. Out of the 18 reasons for favorite view, the reason ‘it is green’ takes the top number of respondents (36 or 22.5%). It is attached with 4 out of 9(44.4%) views. The next common reason is ‘simply attractive’. It is also the most common reason being mentioned in 7 out of 9(77.77%) views.

Table 23 Favourite view and Reason for favourite view in LRS-BT area

favourite view	reason for favourite view								Total
	it looks like a rope, this view has challenge to the eyes, Piassa is seen closer, I like long & straight roads, I used to walk on this road	The slope has given special beauty to the view, I like the night view of the light that comes from cars in this direction, it shows you many things: the buildings, the trees, the cars etc at a glance	I like the colors and shapes of buildings	the statue is different, it tells me story about the past	The LRS building looks like palace	I like to see crowd of people	it is green	simply it is attractive	
Churchill road to Piassa	26	22	0	0	0	2	3	10	63
To Lagar railway station	–	–	4	–	4	3	1	5	17
From National Theatre to Filwuha	–	–	–	–	–	–	17	3	20
To National Theatre and The Statue	–	–	6	9	0	0	0	1	16
From Ethiopia Hotel to National Bank	–	–	4	–	–	–	9	3	16
To Commercial Bank building	–	–	5	–	–	–	–	4	9
Any green area around	–	–	–	–	–	–	6	–	6
To the taxi stations	–	–	–	–	–	2	0	–	2
All views	–	–	–	–	–	–	–	6	6
No view	–	–	–	–	–	–	–	–	5
Total	26	22	19	9	4	7	36	32	160

The most diverse view in terms of reason of preference is the view of Churchill road to Piassa. Out of the 18 (some are grouped in the first two columns) reasons mentioned 12(or66.7%) apply to this view making it a store of different visual qualities. There is also one peculiar thing about this view. Slightly more than one third (7out of 18) of the type of reasons were attached only with the view to Churchill road to Piassa. These reasons were special in their context, that is, they give new kind of perceptions to the view. Presenting qualities such as ‘looks like rope’, ‘this view has challenge to the eyes’, ‘Piassa is seen closer’, ‘ long straight road’, ‘ slope has given special beauty’, ‘night view of the light etc...

CHAGS area

There are six reasons indicated by respondents. Majority of the respondents indicated the reason ‘the slope has given special beauty to the view’ followed by ‘I like the design of the buildings’. There are also respondents who are inspired by the fast growth of this area which constitute 35% of the respondents. On the other hand, some are inspired by the alignment of buildings with the road. There are 19 respondents who indicated this as their reason for favorite view. Some of the respondents did not identify specific reason. They only indicate that their favorite view is simply attractive. Significant number of respondents (11%) mentioned that they ‘like church’.

Table 24 Favourite view and Reason for favourite view in CHAGS area

favourite view	It has fast growth, seeing this growth impresses me	The slope has given special beauty to the view	I like churches	I like the buildings	I like the buildings aligned with the road	Simply it is attractive	Total
To the road and buildings up or down	5	32	–	2	13	10	62
To buildings around	25	–	–	12			37
To Ourael Church	–	7	11	–	6		24
Zerihun Building	–	3	–	8		4	15
Axum Hotel	–	–	–	5			5
Getahun Beshah	–	–	–	4			4
Rebecca building	–	–	–	3			3
Lex Plaza	–	–	–	2			2
Comet building	–	–	–	1			1
All views	5	–	–	1		1	7
Total	35	42	11	38	19	15	160

3.2.2.8 Reference points

a. Reference points indicated by respondents

To identify what reference points and land marks in LRS-BT and CHAGS areas are in the minds of place users, respondents were asked an open question “what reference points do you tell somebody to come to this place?”. The results are tabulated below.

Table 25 Main reference points

Reference point	LRS_BT		Reference point	CHAGS	
	Frq.	%		Frq.	%
National theatre and the statue	49	30.6	Ourael Church	48	30.00
National Bank and the plants	14	8.75	Zerihun building	30	18.75
National Theatre and National Bank	18	11.3	Traffic office	24	15.00
Lagar Railway station and the park	27	16.9	Axum Hotel	18	11.25
Federal Anti-corruption building	3	1.9	Haile G/Sellassie building	11	6.88
The new Awash Bank Building	6	3.8	Getahun Beshah building	7	4.38
Bill boards	9	5.65	Water works building	4	2.50
The palm trees	3	1.9	Lex plaza	4	2.50
Many things	14	8.8	Kaldi's Cafe	4	2.50
Commercial bank	6	3.8	Rewina building	4	2.50
Ethiopia hotel	4	2.5	Plaza Hotel	3	1.88
Ethiopia Hotel and National Theatre	5	3.2	Lem Hotel	1	0.63
Churchill road	2	1.3	Duty free building	2	1.25
Total	160	100		160	100

LRS-BT area

The responses were varied resulting in 13 clear points of reference. As shown in the Table 25, of the reference points mentioned ‘National Theatre and the statue’ takes the lion’s share of 30.6% followed by ‘Lagar Railway station’ which accounts for 16.9% of the response. Next on the rank are the ‘National Theatre and National Bank’ which take 11.3% of the respondents. ‘National Bank and the plants’ and ‘many things’ references are those which are equally indicated. One special thing worth mentioning is the selection of Bill boards as point of reference by 9 respondents who take up 5.65% share. In the same manner the new building of Awash Bank, though not completed, was selected as point of reference by 3.8% of the respondents. The building of Commercial bank of Ethiopia, Ethiopia Hotel and National Theatre were also selections as reference points by slightly more than 3% of the population respectively.

One thing worth mentioning is that National Theatre is mentioned by 63 respondents (39.4%) in different combination of reference points.

CHAGS area

Out of the 13 points of references Ourael Church was indicated by majority (30%) of the respondents while Zerihun Building was mentioned by 18.75% of the respondents. Next on the count were traffic office, Axum Hotel and Haile G/Sellassie buildings which account for 15%, 11.25% and 6.88% of the respondents indicated respectively. Getahun Beshah Building was indicated by 7 respondents while four buildings of Lex Plaza, Kaldi's Café and Rewina Building were mentioned by equal number of 4 respondents.

b. Reason for choice of reference points

The respondents were asked an open question 'why do you give this reference point?'. The respondents gave different reasons pertaining to the two case study areas. The following table shows the result in both LRS-BT and CHAGS areas.

Table 26 Reason for reference points

Reason for reference points	LRS_BT		Reason for reference points	CHAGS	
	Frq.	%		Frq.	%
Most people know them	83	51.9	Most people know them	31	19.4
It can be seen from far	23	14.4	It is in a location to be seen easily seen	9	5.6
the shape is recognizable	12	7.5	It is near to my place	8	5.0
people know it and it can be seen from far	30	18.8	Most people know it and it is in a location to be seen easily seen	106	66.2
It is easy to see and read the bill boards and reach the places	5	3.0			
not clear	6	3.8			
none	1	0.6	None	6	3.8
Total	160	100		160	100

LRS-BT area

The reason given to this area revolved around three reasons:-

1. Due to the already established and accepted presence of these reference points. That is 'most people know them'.
2. Due to the physical nature of the reference points which includes reasons 'it can be seen from far', 'the shape is recognizable', 'it is easy to see bill boards' etc.
3. Combination of the above reasons. That is, 'most people know them and they can be seen from far'.

Majority of the respondents gave the reason ‘most people know them’ by either solely indicating it (83 or 51.9%) or by combining it with another reason ‘most people know them and they can be seen from far’ to which 30 or 18.9% of the respondents account for.

The next most frequent reason was ‘it can be seen from far’ which takes up 23 or 14.4% of the respondents as an independent reason and 30 or 19.9% combined with the above mentioned reason. Of course, there are significant number of respondents (12 or 7.5%) who gave the reason ‘the shape is recognizable’ which is one of the reasons given based on physical nature of reference points. Few respondents (3.1%) also indicated the reason it is easy to see and read the bill boards’.

CHAGS area

The identified reasons revolved around four points. The most frequent reason which account for third of the respondents was ‘most people know it any it is in a location to be seen easily’ which takes up 66% of the total respondents. The next most frequent but by far less than the first is the reason ‘most people know it’ which constituted 19.4% of the respondents. Reflected by almost equal number of respondents are reasons ‘it is in a location to be seen easily’ and ‘it is near to my place’ which account for 5.6% and 5.0% of the respondents respectively. Of course there are about 3.8% of the respondents who did not give reasons.

3.2.3 Activities

3.2.3.1 Useful activities

a. presence of useful activities

Asked whether there are useful activities in LRS-BT and CHAGS areas respondents gave different opinions which are shown in Table 27.

Table 27 Presence of useful activities

Agreement	LRS-BT		CHAGS	
	Freq.	Per.	Freq.	Per.
No	48	30.0	23	14.4
Yes, not much	86	53.8	68	42.5
Yes, very much	23	14.3	69	43.1
None	3	1.9		
Total	160	100.0	160	100.0

LRS-BT area

In this area 30% respondents answered that they don’t see any useful activities in the area. On the contrary, 68% of the respondents acknowledge that there are useful activities.

Of course, majority (78.9%) of the respondents who agree with presence of useful activities, answered ‘yes, not much’ while the rest (21.1%) agreed by saying ‘yes, very much’.

CHAGS area

Majority of the respondents in this area (85.6%) expressed their agreement while the rest 14.4% indicated that they don’t see any useful activities.

b. Kind of useful activities

Another open question which reinforces the question of presence of useful activities is related with the kind of useful activities. The following table shows the result of the responses in each case study area.

Table 28 Kind of activities

Activity	LRS_BT		Activity	CHAGS	
	Frq.	%		Frq.	%
Mixed	49	30.6	Mixed	44	27.5
Commerce and trade	30	18.8	Commerce and trade	73	45.6
Transport	9	5.6	Transport	6	3.8
Refreshment and entertainment	14	8.8	Refreshment and entertainment	5	3.1
Street side trade	7	4.4	Colleges	3	1.9
Government and non-government institutions	2	1.3	No different activities	6	3.8
No different activities	15	9.4	None	23	14.4
None	29	18.1			
Total	160	100		160	100

LRS-BT area

Out of the 160 respondents 49 or 30.6% responded by mentioning mixed use activities while 30 or 18.8% mentioned commerce and trade. There are also refreshment entertainment’ activities. Significant number of respondents also mentioned ‘transport’ and ‘street side trade’ who account for 5.6% and 4.4%

of the total number of respondents. Few number of respondents (1.3%) mentioned ‘government and non-government institutions’ as useful activities.

CHAGS area

Majority of the respondents (45.6%) mentioned commerce as useful activity in this area while 27.5% of the respondents indicated mixed use activities. Indicated by almost equal numbers of respondents are the activities ‘transport’ and ‘refreshment and entertainment’. Few number of respondents (1.9%) indicated ‘colleges’ as useful activities. One thing worth mentioning is that about 3.8% of the respondents reflected that there are ‘no different activities’ while 14.4% did not respond to this question as they already have concluded that there are no useful activities.

3.2.3.2 Events

a. Presence and kind of events

To investigate the recognition of events or whether there are emerging ones, respondents were asked whether there are events in the case study areas of LRS-BT and CHAGS. They were also asked to mention the kind of events. The following tables show the result of the responses in each case study area.

Table 29 Presence of events

Response	LRS-BT		CHAGS	
	Frq.	%	Frq.	%
No	131	81.9	118	73.8
Yes, not much	19	11.8	31	19.4
Yes, very much	0	6.3	10	6.3
None	0	0	1	0.6
Total	160	100.0		

Table 30 kind of events

Kind of events	LRS_BT		Kind of events	CHAGS	
	Frq.	%		Frq.	%
Exhibitions	12	7.5	Religious	38	23.4
Parade	15	9.4			
Others	2	1.3			
None	131	81.9		118	76.6
Total	160	100		160	100

LRS-BT area

About 131(82%) respondents in this area answered ‘no’ about the presence of events while 29(15%) recognized the presence of events. Out of these 29 respondents, 12 mentioned that there are ‘exhibitions’ while 15 mentioned ‘parade’ on the streets.

CHAGS area

Majority of the respondents (118 or 73.8%) argue that there are no events in this area. The remaining 42 or (25.7%) of the respondents agree that there are events. Asked to mention the kind of events respondents indicate that there are religious ceremonies of Ourael Church especially on the days of Timket Ceremony.

3.2.3.3 Diversity of functions

To explore the response related with diversity of functions, respondents were asked the question ‘are there diverse functions in this area?’ The following table shows the result of the responses in each case study area.

Table 31 Diversity of functions

Agreement	LRS-BT		CHAGS	
	Frq.	%	Frq.	%
No	12	7.5	46	28.8
Yes, not much	119	74.4	75	46.9
Yes, very much	25	15.6	37	23.1
None	4	2.5	2	1.2
Total	160	100.0	160	100.0

LRS-BT area

The response was that only 12 people disagree while 90% of the respondents agree that there are diverse functions with some variation in the degree of agreement. As can be seen in table 31 74.4% of the respondents agree with the ‘yes, but not much’ answer while 15.6% agree with the

answer ‘yes, very much’.

CHAGS area

As it can be seen in table 31 which shows the distribution of respondents in relation to diverse functions, about 70% of the respondents agree that CHAGS area has diverse functions. Those who disagree with the presence of diverse functions account for about 28.8% of the respondents. The rest 1.3% did not respond to these questions.

3.2.3.4 Special function

a. Presence of special function

In order to understand the functions that are peculiar to LRS-BT and CHAGS area, respondents were asked whether there are special functions present in the areas. In addition, they were asked to mention these functions.

Table 32 Presence of special functions

Response	LRS-BT		CHAGS	
	Frq.	%	Frq.	%
No	88	55.0	105	65.6
Yes, not much	53	33.1	40	25.0
Yes, very much	9	5.6	15	9.4
None	9	5.6	160	100.0
Total	160	100.0	160	100.0

LRS-BT area

Observation on table 32 reveals that 38.8% or 62 of 160 respondents agree that there are special functions while 55% or 88 respondents reflect that there are ‘no special functions’ in this area. Significant number (10 or 6.2%) remained with out answering this question.

CHAGS area

Almost two third of the respondents answered that there are no special functions while the remaining one-third agreed that there special functions.

b. Kind of special function

To explore the special functions pertaining to LRS-BT and CHAGS areas, respondents were asked to indicate these functions.

Table 33 kind of special function

special function	LRS_BT		special function	CHAGS	
	Frq.	%		Frq.	%
Theatre and cinema	23	14.4	Hotels, bars, night clubs, cultural restaurants (kitfo)	11	6.9
Transport	21	13.2	Building construction	13	8.1
Art exhibition	5	3.1	Household furniture shops	5	3.1
Meeting place for lots of people	23	14.4	Meeting place for lots of people	11	6.9
There are lots of cafes	2	1.3	Commercial activities	15	9.4
Not clear	2	1.2			.0
None	84	52.5	None	105	65.6
Total	160	100		160	100

LRS-BT area

The kinds of activities mentioned by respondents are shown in table33. The specialty of Beherawi Theatre area for its being ‘meeting place for lots of people’ is the towering function which was reflected in the answers of 23 people (14.4%). Similarly ‘theatre and cinema’, were mentioned peculiar to this place by 23(14.4%) of the respondents.

Another special function was related with transportation which includes presence of large number of Buses, Taxis and modern cars. There are 21(13.2%) respondents who mentioned this as special function of Beherawi Theatre and its surrounding.

CHAGS area

The kind of special functions that one-third of the respondents consider present are grouped in to five functions as shown in table 33. From thus table it is easy to observe that commercial activities are indicated by 9.4% of the respondents while cultural restaurants, night clubs, bars and hotels are referred by 11 respondents who account for 6.9%. Similarly, the sane number of respondents indicated ‘meeting place for lots of people as special function of this area. Actually, there are about 8.1% of respondents who consider ‘building construction’ as special function of this area. Five respondents indicated the presence of household and office furniture shops.

3.2.3.5 Street activities

a. Presence of street activities liked and disliked

The questions related with street activities were intended to understand whether respondents liked the street activities and to identify which street activities they liked and disliked. The following tables show the result of the responses in each case study area.

Table 34 likability of Street activities

Agreement	LRS-BT		CHAGS	
	Frq.	%	Frq.	%
No	87	54.4	73	45.6
Yes, not much	61	38.1	64	40.0
Yes, very much	12	7.5	16	10.0
None	0	0	7	4.4
Total	160	100	160	100

LRS-BT area

Slightly more than half of the respondents (54.4%) replied that they don't like the street activities while significant number of respondents (45.63%) was in favor of the street activities.

Table ---shows that out of the 73 respondents who liked the street activities 61(or 83.6%) agreed that they liked them but not much. On the other hand the remaining 12 respondents (16.4%) liked the activities very much.

CHAGS area

Half of the respondents agree that they like the street activities while slightly less than half (45.6%) expressed their dislike to the street activities. The remaining 4.4% remained without responding to this question.

b. Kind of street activities liked

Asked to indicate the type of street activities liked and disliked, respondents gave different categories of street activities which are shown in table 34 and 35. Table 34 shows the kind of street activities liked while Table 35 shows the kind of activities by respondents.

Table 35 kind of activities liked

Activity	LRS BT		Activity	CHAGS	
	Frq.	%		Frq.	%
The hustles and bustles	40	25.0	The hustles and bustles	36	22.5
Scenes that inspire writers	21	13.1	Scenes that inspire writers	20	12.5
Interaction between drivers and pedestrian, the way cars stop at the traffic junctions	9	5.6	Interaction between drivers and pedestrian	9	5.6
books, magazines, CDs on the street, street trade	3	1.9	Peaceful movement of people	20	12.5
None	87	54.4	Trade activities on the street	2	1.3
			None	73	45.6
Total	160	100		160	100

LRS-BT area

Observation on table 35 reveals that there four general groups of kinds of street activities liked by respondents. The majority of the respondents (40 or 25%) liked the ‘hustles and bustles of street activities’ which includes watching people rushing for taxis, the activities of ‘woyala’, the queue for theater and the girls passing by. The other part of respondents (probably these are related with writing) liked the activities that inspire writers. These are 21 out of the 160 respondents (13.1%). The activities they like are not predictable, they watch everything and emphasize on what inspires them. The next kind of street activity liked by 9 of the 160 (or 5.6%) respondents is related with car traffic. It includes ‘watching the interaction between drivers and pedestrians, the way cars stop at traffic functions, the queue of city buses, the latest models of cars passing by. The last group which is liked by 3(or 1.9%) of the respondents is the trade activities on the street. These respondents reason out that you will find books, magazines, CDs on the street.

CHAGS area

From table 35 it is easy to observe that ‘the hustles and bustles’ of this area are the most liked street activities in this area. The next activity liked by respondents is ‘scenes that inspire writers’ which is a general term that may include all the activities that have value in the minds of the writer. ‘Peaceful movement of people’ is mentioned by equal number of respondents as the previous activity. 9 respondents (5.6%) like the ‘interaction between drivers and pedestrians’. Few people (1.3%) like ‘trading activities on the streets’.

3.2.3.6 Opening and Closing hours

Table 36 shows the distribution of respondents who like and don’t like the opening and closing hours of the activities and functions in LRS-BT and CHAGS areas. The following table shows the agreement of respondents to the opening and closing hours.

Table 36 opening and closing hours

Response	LRS-BT		CHAGS	
	Frq.	%	Frq.	%
No	12	7.5	57	35.6
Yes, not much	124	77.5	70	43.8
Yes, very much	18	11.3	33	20.6
None	6	3.7	0	0
Total	160	100	160	100

LRS-BT area

Close look at the table reveals that majority (88.8%) of the respondents are satisfied with time of closing and opening of activities while small number (7.5%)

of respondents disagree with this. There is also significant number of respondents (3.8%) who did not respond to this question.

CHAGS area

Observation on Table 36 reveals that about 64.4% of the respondents are satisfied while the remaining 35.6% are not satisfied.

3.2.3.7 Accessibility

Respondents were asked about the accessibility of LRS-BT and CHAGS areas by foot or vehicles. The following table shows the agreement of respondents to accessibility of these areas.

Table 37 accessibility to transportation

Agreement	LRS-BT		CHAGS	
	Frq.	%	Frq.	%
No	14	8.8	9	5.6
Yes, not much	74	46.2	86	53.8
Yes, very much	72	45.0	62	38.8
None			3	1.9
Total	160	100	160	100

LRS-BT area

Close to 86.3% of the respondents agree that it accessible. Actually, the agreement made varies from those 46.2% who said ‘yes, but not much’ to those 45% who said ‘yes, very much’. This is

shown in table 37. On the contrary, there are about 8.8% of the respondents who disagree with the good accessibility of Beherawi Theatre area.

CHAGS area

Almost all (92.6%) agree that the area is accessible. The agreement varies from those who said ‘yes, but not much’ who account for 53.8% of the respondents to those who said ‘yes, very much’ that account for 38.8% of the respondents in this area. Of course there are few (5.6%) respondents who complain that it is not easily accessible.

3.2.4 Meaning

3.2.4.1 Matches with life style

a. Level of match with lifestyle

In order to know whether respondents are attached to this place because it matches with their lifestyle or not they were asked if the respective areas of LRS-BT and CHAGS are related with

their lifestyle. The following table shows the number of respondents as related to the match with their lifestyle.

Table 38 matches with lifestyle

Agreement	LRS-BT		CHAGS	
	Frq.	%	Frq.	%
No	95	59.4	67	41.9
Yes, not much	46	28.8	68	42.5
Yes, very much	19	11.9	25	15.6
None				
Total	160	100.0	160	100.0

LRS-BT area

More than half of the respondents (59.4%) answered that it does not match with their life style while the remaining 40.6% expressed that it matches. The investigation further goes in to the question why the place matches or mismatches their life style. Table 38 shows this.

CHAGS area

As it can observed in table 38, which shows the distribution of respondents with lifestyle match, majority (58.1%) agreed that if matches with their lifestyle. Of course there are significant numbers (41.9%) of respondents who say that it does not match with their lifestyle.

b. Reason for match with lifestyle

Respondents were asked to reason out why they think the place matches with their lifestyle. Their response is shown in the table below.

Table 39 Reason for matches with life style

Activity	LRS_BT		Activity	CHAGS	
	Frq.	%		Frq.	%
			I like to go to church	6	3.8
It is a good place to be a writer or reader and writing or reading is part of my life	6	3.8	It is a good place to walk and I like walking	9	5.6
Because it is historic place and I have special interest in historic places	6	3.8	Because it is a modern place and I have special interest in modern places	8	5.0
Because it is calm , peaceful and entertaining I like such areas	24	15		21	13.1
It is a good place to meet people	6	3.8		3	1.9
This area looks like the place where I grew, because I grew here it has shaped me	9	5.6		5	3.1
It is related with my work	5	3.1		10	6.3
I like the hustles and bustles	6	3.8		9	5.6
Here I find most of the things I need	3	1.9		22	13.8
none	95	59.4		67	41.9
Total	160	100		160	100

LRS-BT area

Observation on this table reveals that out of the 65 respondents who agreed that it matches their life style 24 or 15% have the reasons that the place is ‘green, calm, peaceful and entertaining’ and they like to be in this kind of areas.

Some of the respondents who account for 5.6% of the total number of respondents have childhood attachment to this area or they have grown in a place those respondents this place which means that they been shaped by such kind of areas and thus it matches with their lifestyle. Having almost equal number of respondents (6 or 3.8%) are the different reasons of matches with lifestyle such as ‘it is historic place and I have special interest in historic places’. are related with the historic development of this place and the artifacts it has while other reasons account for its convenience to be w writer and reader.’ Some find it a good place to meet people and meeting lots of people and having many friends to exchange views takes large part in their life.

There are respondents (3.1%) who value their place of work and attach their lifestyle with it. Still more there are people (3.8%) who appreciate the ‘hustles and bustles’ of this area. Few numbers of respondents (1.9%) mention the reason that they find all the things they need in that it matches with their life style.

CHAGS area

Close look at table 39 shows that almost equal number of 22 or 13.1% respondents give the reasons that they ‘like everything here’ and ‘it is calm, peaceful and entertaining’. Similarly, some 9 or 10 persons indicate the reasons ‘it is related with my work’, ‘I like the hustles and bustles’ and ‘it is a good place to walk’. Other respondents (5%) like the modernity in that they give reason ‘It is modern place and I like modern places’. There are also respondents (3.8%) who like to frequently go to churches and they give the reason ‘I like to frequently go church’. The link between childhood growth environment and lifestyle was expressed by 3.1% of the respondents who give the reason. ‘This area looks like the place where I grew or because I grew here it has shaped me’. Still more there are respondents (1.9%) who link their life style with meeting people who gave the reason ‘it is a good place to meet people’.

3.2.4.2 Connections with culture

Asked whether they consider that LRS-Bt and CHAGS areas have connections with culture, respondents in the respective places gave different level of agreement which is shown in the following table.

Table 40 Connections with culture

Agreement	LRS-BT		CHAGS	
	Frq.	%	Frq.	%
No	61	38.1	143	89.4
Yes, not much	87	54.4	15	9.4
Yes, very much	8	5.0	2	1.3
None	4	2.5		
Total	160	100	160	100

LRS-BT area

From the 160 respondents questioned in this place 61 (or 38.1%) expressed their disagreement while 59.4% or 95 respondents agree with this idea. Close look at Table---reveals that majority of the respondents answered 'yes, but not much' while few (5%) agreed that it is very much connected with culture.

CHAGS area

Observation on table 40 reveals that large majority (89.4) of the respondents expressed that they do not see any connection between this area and culture while the remaining 10.6% respondents agree that it has some connections with culture.

3.2.4.3 Special Memories

Presence and kind of special memories

Table 41 shows the responses concerning special memories that respondents have as related to LRS-BT and CHAGS areas.

Table 41 special memories

Response	LRS-BT		CHAGS	
	Frq.	%	Frq.	%
No	112	70.0	125	78.1
Yes, not much	27	16.9	21	13.1
Yes, very much	19	11.9	14	8.8
None	2	1.3		
Total	160	100	160	100

Table 42 kind of special memories

Kind of memory	LRS_BT		CHAGS	
	Frq.	%	%	Frq
Childhood memories	8	5.0	7	4.4
Love memories	11	6.9	11	6.9
Friendship memories	15	9.4	6	3.8
Memories related with the arts	5	3.1	5	3.1
Memories related with transport	9	5.6	6	3.8
None	112	70.0	125	78.1
Total	6	3.8	160	100

LRS-BT area

From Table 41 it is easy to observe that Out of the 160 respondents 112 or 70% have no special memories. Close to 29% (or 46 respondents) have special memories which are, according to their responses, grouped into five categories namely child hood memories, love memories, friendship memories, memories related with the arts and memories related with transport as shown in Table 42. Friendship memories rank top on the table prevailing in 9.4% of the respondents while Love memories account for 6.9% of the respondents. These together take up 16.3% of the total number of respondents. Memories related with transport and childhood is almost equally mentioned by about 5.6% of respondents. Few respondents (3.1%) have memories related with the arts.

CHAGS area

Out of the 160 respondents about 78.1% have no special memories while the rest 21.9% indicate they have special memories. Respondents expressed the kind of memories that are grouped in to five major types. About 6.9% of the respondents have love memories while the other 4.4% express that they have childhood memories. Almost equal number of respondents indicated that they have ‘friendship memories’, ‘memories related with the area’ and ‘memories related with transport’.

3.2.4.4 Symbolic Value

In order to understand the kind of symbolic value LRS-BT and CHAGS areas have in the minds of respondents, they were asked an open question ‘what symbolic value does this area have?.

The answers are shown in the following table.

Table 43 symbolic value of case study areas as indicated by respondents

Symbolic value	LRS_BT		Symbolic value	CHAGS	
	Frq	Per.		Freq.	Per.
Historic and Modern	60	37.5	Modernity and growth	130	81.3
Transportation	16	10	Modernity and trade	10	6.3
Culture , Entertainment and the arts	68	42.5	Modernity and spirituality	6	3.8
Heart of the city	4	2.5	Modernity and cultural	10	6.3
All kind	12	7.5	All kind	4	2.5
Total	160	100		160	100

LRS-BT area

The symbolic values of this area, according to respondents revolved around five values which are entirely different. The most frequent symbolic value present in the minds of respondents is ‘culture, entertainment and the arts’. Around 68(42.5%) out of 160 respondents indicated this symbolic value. The second most frequent value is that Beherawi Theatre is a symbol of ‘both modernity and history’. The number of respondents who indicated this symbolic value is 60 which accounts for 37.5%. Of course the above two symbolic values comprise 80% of the respondents. Some 16 (10%) respondents have indicated that the areas around Beherawi Theatre symbolize ‘transportation’. This actually is pronounced in respondents who were asked around Lagar Railway Station. There are also about 12 respondents (7.5%) who say that it symbolizes all kinds such as modernity, history, arts, entertainment, culture etc. Others, though few in number (about 2.5%), have mentioned that it symbolizes ‘the heart of the city’.

CHAGS area

The lion’s share of 81.3% goes to the symbolic value ‘modernity and growth’ while the remaining 18.7% are distributed among four symbolic values in different proportions. The symbolic values ‘modernity and trade’ and ‘modernity and culture’ have equal number of respondents which account for 6.3% of the respondents each. ‘Modernity and spirituality take 3.8% and the remaining 2.5% of respondents indicate the symbolic value ‘all kind’. Surprisingly enough, modernity is associated in all the symbolic values.

3.2.4.5 Identity

In addition to understanding the symbolic value which was discussed before this topic, respondents were asked what identity or identities LRS-BT and CHAGS areas have. The answers are shown in the table 44.

LRS-BT area

Surprisingly out of 160 respondents 99 or 61.9% identified ‘National Theatre and the arts as a typical identity to this place. With a difference of small values, types of identities on next level are ‘center of recreation and entertainment’ and ‘railway transport’ which account for 11.9% and 10% respectively. About 4.4% of the respondents mention ‘national theatre and national bank’

as identities of this place. Three kinds of identities were indicated by equal number of 4 out of 160 respondents (2.5%). These identities are ‘center of Bank and Insurance companies’, ‘National Theatre and Railway Station’ and ‘it is city center’. One special thing worth mentioning is that Beherawi Theatre, apart from being indicated by majority of the respondents, is related with other two identifies mentioned; that is ‘National Theatre and National Bank’ and ‘National Theatre and Railway Station’.

Table 44 identities of case study areas as indicated by respondents

Identity	LRS_BT		Identity	CHAGS	
	Frq.	%		Frq.	%
National theatre and the arts	99	61.9	fast growth	56	35.0
Railway transportation	16	10.0	Modernity	12	7.5
Center of recreation and entertainment	19	11.9	the road	18	11.3
National theatre and national bank	7	4.4	peaceful	12	7.5
National theatre and railway station	4	2.5	Diversity of functions	6	3.8
It is a center of bank and insurance companies	4	2.5	recreation and entertainment	12	7.5
City center	4	2.5	Trade	12	7.5
			Schools	3	1.9
			Hotels	4	2.5
			Ourael church	12	7.5
			Axum hotel	3	1.9
Not clear	3	1.9	Water works building	3	1.9
None	4	2.5	none	7	4.4
Total	160	100		160	100

CHAGS area

As it can be seen in table 44 the towering identity is fast growth accounting to 35% of the respondents. The rest identities indicated were distributed among small number of respondents with a maximum of respondents of 12%.

About 11.3% of the respondents indicated that the road itself is identity of the place. Some 7.5% of the respondents connected the identity with modernity. Similar number of respondents expressed that peacefulness is the identity. On the other hand, some identities were related with functions in the area. For example the general term ‘diversity of functions’ which constitutes 3.8%, recreation and entertainment /night clubs (7.5%) , trade (7.5%), schools (1.9%) and hotels (2.5%) are all related with functions. There are also identities related with buildings. In this case are included Ourael Church (6.5%), Axum Hotel (19%) and water works building.

3.3 Results of expert evaluation

3.3.1 Physical setting

3.3.1.1 Public areas and gathering places

In this urban design quality there are five parameters which are used to evaluate the status of public areas and gathering places in LRS-BT and CHAGS areas. These are shown in Table 45 with score of each segment in the respective case study area.

LRS- BT area

LRS- BT area has significant quality of **public areas** and gathering places. In all the segments analyzed the minimum average score was 3.6 (which is 'good' grade) that occurred in segment 3. As the catchment area is a walking distance of 400m radius, almost all segments studied in BT area are covered by **the parks** either at Lagar Railway Station or beside BT. The quality of these areas is 'good'. In 6 of 9 (66.79%) segments analyzed outdoor dining areas and cafeterias are almost absent.

More than half (55%) of the segments studied lack this urban quality. The only areas with 'very good' and 'good' level are segments 9 and 7 where arcaded cafeterias, BT Park and terrace of Ras Hotel are found. The rest two segments found in 'fair' level are segments 4 and 8. The average level of **outdoor dining areas & cafeterias** is 'bad'.

In LRS-BT area there are significant numbers of **public, institutional & religious buildings** that generate large number of people both workers and visitors. The crowd generated by these peoples creates opportunities for public life LRS-BT area.



11. Public park at LRS



12. Public park at BT



13. Outdoor dining in LRS area



14. Outdoor dining in BT area

15. Map showing components of public areas and gathering places (right)



Legend
■ Parks, outdoor dining
■ Outdoor dining
■ Public buildings

Table 45 showing urban design quality score (public areas) of LRS-BT and CHAGS areas

No	urban design quality	Case study	Segments												Average
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Parks, plazas	LRS-BT	G	G	G	G	VG	VG	VG	VG	VG	-	-	-	VG
		CHAGS	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB
b.	Quality	LRS-BT	G	G	G	G	VG	G	G	G	G	-	-	-	G
		CHAGS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
c.	Outdoor cafeterias	LRS-BT	VB	VB	VB	F	B	B	G	F	VG	-	-	-	B
		CHAGS	VB	VB	VB	G	B	B	VB	B	B	F	F	F	B
d.	Public ,religious buildings	LRS-BT	VG	VG	VG	G	VG	VG	VG	VG	VG	-	-	-	VG
		CHAGS	VG	VG	G	VB	VB	VB	VB	VB	VB	G	G	G	F
e.	Users	LRS-BT	VG	VG	G	VG	B	F	G	G	G	-	-	-	G
		CHAGS	VB	B	VB	F	F	F	VB	B	B	F	F	F	F
Average		LRS-BT	G	G	G	G	G	G	G	G	VG	-	-	-	G
		CHAGS	B	B	VB	B	B	B	VB	B	B	F	F	F	B

CHAGS area

Public areas and gathering places in CHAGS area are almost absent in all segments. Observation on table 45 showing urban design quality score of CHAGS area reveals that the average grade in this regard is 'bad'. Actually, there are *no parks, open spaces, courtyards* etc. in this area. Similarly *outdoor dining areas and cafeterias* are rare except in some instances.

There are, though not as in BT area, significant number of *institution & religious buildings* in CHAGS area. Examination of these institutions as generator of large number of people to the area reveals that they contribute less. Ourael church is the potential generator of people. It has limitations of time (that is the people come and go at specific days and times of the week). Of course, Addis Ababa Traffic Office is one potential generator through the number o people is not significant.



1



2

16. Some of the Outdoor dining & cafeterias in CHAGS area



17. One of the generators of public life Ourael Church in CHAGS area

3.3.1.2. Buildings and Built form /Townscape

i. Imageability & Expression

In this urban design quality there are eight parameters which are used to evaluate the status of Imageability & Expression in LRS-BT and CHAGS areas. These are shown in Table 46 with score of each segment in the respective case study area.

Table 46 showing urban design quality score (Imageability & Expression) of LRS-BT and CHAGS areas

No.	urban design quality	Case study	Segments												Average
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Historic building frontage	LRS-BT	G	VB	VB	VB	G	B	VG	VG	VG	-	-	-	F
		CHAGS	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB
b.	Identifiers	LRS-BT	VB	VB	F	G	VG	G	VG	VG	G	-	-	-	G
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F
c.	Unique shape	LRS-BT	B	VB	VG	VG	VG	VG	VG	VG	VG	-	-	-	G
		CHAGS	B	VG	VG	B	B	B	VG	B	VG	B	B	B	F
d.	Buildings in good scale	LRS-BT	B	F	G	G	F	B	VG	F	G	-	-	-	F
		CHAGS	VB	G	G	G	F	F	G	F	G	G	G	G	G
e.	Skyline	LRS-BT	G	G	F	G	F	F	VG	B	G	-	-	-	G
		CHAGS	F	F	VG	VG	F	B	F	F	G	G	G	G	G
f.	Building materials	LRS-BT	F	F	VG	F	G	F	F	F	F	-	-	-	F
		CHAGS	F	G	G	G	F	F	F	F	F	G	G	G	G
g.	Need of maintenance	LRS-BT	B	B	VG	VG	G	G	G	F	F	-	-	-	G
		CHAGS	VG	F	G	F	F	F	F	F	G	VG	VG	VG	G
h.	Detailing	LRS-BT	VB	VB	F	VG	VG	G	G	G	G	-	-	-	F
		CHAGS	VB	F	VG	G	F	F	B	F	F	VG	VG	VG	G
	Average	LRS-BT	B	B	G	G	G	F	VG	G	G	-	-	-	G
		CHAGS	B	F	G	F	F	F	F	F	F	G	G	G	F

LRS-BT area

This area is rich in its *historic building frontage*. More than half (55%) of segments have historic building frontages. The buildings that contribute to this are the Railway Station Building, Medhanealem Catholic church, Ras Hotel, The National Theatre (Beherawi Theatre), Ministry of Defence building and others.

In majority of the segments (i.e. 66.7%) in BT area we find good proportion of *identifiers and visible entrances*. This is observed in segments starting 4 to 9 which are located between Ethiopian Insurance Company and BT. On the contrary the LRS area (segment 1-3) is deprived of identifiers and visible except in some instances such as gate to ETC.

There are lots of buildings (77.7% of segments) in LRS-BT area which have *unique shape*. This makes this area to be found in a level of 'good' grade in the presence of buildings of unique shape. Of course, this does not apply to all segments. For example in segments 1 and 2 which are found in LRS area this quality is found to be in a level of between 'very bad' and 'bad'.

LRS-BT area has different level of *building scales* ranging from 'bad' to 'very good' scales. In segments 1 and 6 (LRS and Commercial Bank area respectively) have 'bad' scale while the buildings in segment 7 (Ras Hotel area) have 'very good' scale to each other. Similarly in segments 3 and 4 (Areas of Ethiopian Shipping Lines) buildings are in 'good' scale to each other.

The *skyline* of LRS-BT area is varied ranging from the 'very good' skyline area of segment 7 (Ras Hotel area) to the 'bad' skyline area of segment 8 (in front of BT). Areas of 'good' skyline are in segments 1, 2 (LRS area) and 4. These areas have 'low jump' between adjacent buildings (about two storeys). On the other hand segment 3 (Shipping Lines area), 5 and 6 (Commercial Bank and Medhanealem Catholic Church) have 'fair' skyline which means on the average the jump between adjacent buildings is three storeys.



18. Some of the historic frontages in LRS-BT area



19. Some of the buildings with visible entrances in LRS-BT area



20. Some of the buildings with identifiers in LRS-BT area



21. Some of buildings of unique shape in LRS-BT area



22. Some of the buildings with bad and good scale and skyline LRS-BT area

The **building materials** used (especially finishing) in LRS-BT are in general of three major categories. In the first category are Marble & Aluminium Frames, which are found in segment 3 and 8 which includes Ethiopian shipping Lines (ESL) building and EIC building. The second category which is found in segment 5 (Apartment beside Medhanealem Catholic church) constitutes materials such as clinker, exposed concrete and brick. In the third category which contains majority of the segment (66.7%) found materials such as plastered & painted surfaces, steel frames etc. In general, the LRS-BT area is characterized by having quality of building material of 'fair' level.

More than half (55.5% of segments) of the buildings in this area are in 'good' condition so that they **don't need maintenance** while the remaining need maintenance at different levels.

In majority of the segments of this area (66.7%), **buildings have details** of 'good' and 'very good' level. This is observed in segments 4 to 9. In the first two segments found in LRS areas this quality is found to be in 'very bad' level while in segment 3 (ESL area) it is in 'fair' level.

CHAGS area

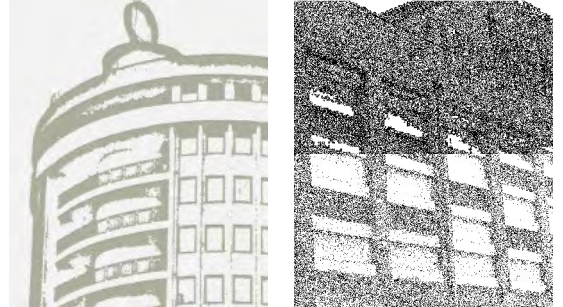
There are no **historic buildings** in this area.

Out of 12 segments studied in this area only one is found to be in 'good' level **concerning visible entrances and identifiers**. This is found in segment 3 (Nigiste Saba & MN International Hotels). All the rest segments are 'fairly' identifiable.

Segments 2 and 3 (where Haile G/Sellassie building and the new WARYT building are found) have buildings of **unique shape**. This shows one out of the six segments (16.7%) contains buildings of unique shape. Moreover, these segments are located near to each other while other segments are devoid of unique buildings. In general, CHAGS in this regard is on the average bad level.



23. Some the building materials in LRS-BT area



24. Some the building details in LRS-BT area



25. Some of the buildings with visible entrances CHAGS area



26. Some of the buildings with identifiers in CHAGS area

In majority of this area (8 out of 12 segments or 66.7%), buildings are found in **‘good’ scale** to each other which can be an example for other areas. In three segments of 5,6 and 8 (areas of Ministry of Water Resource, Ethiopian Seeds Enterprise) the scale between buildings is ‘fair’ while in segment 1 Plaza hotel area is in ‘very bad’ level.

As it is the case in ‘buildings in good scale’, the **skyline** of the majority of the segments (6 of 12) have ‘good’ character. Two of these segments have ‘very good’ character while four are in ‘good’ level. They are located in segments 3 & 4 (Queen Sheba Hotel, New WARYT building and the Yugoslavia embassy), and segments 9 to 12 (starting from Comet building to Addis Ababa Traffic Office) respectively. The rest have ‘fair’ skyline excepting segment 6 (around Ethiopian Seed Enterprise) which has ‘bad’ skyline.

In almost half of the number of CHAGS area (6 of 12) the building are finished with ‘good’ quality **materials** such as mosaic, clinker, PVC frames etc. The rest are found to be in ‘fair’ level which are finished with plastered & quartz finished.

This area is on average ‘good’ level of buildings in terms of need of **maintenance**. This is more pronounced when we observe that half the number of segments analyzed have above or in a level of ‘good’ grade. For example of the segments which are good in level 4 have grade of ‘very good’. The rest of the segments are in ‘fair’ condition.

All varieties of buildings, that is, from those with ‘very good’ detailing to ‘very bad’ or without **details** are found in this area. Actually the average score is ‘good’. There are four segments with ‘very good’ score and one segment with ‘good’ score. They are located in segments 3 to 4 and 10 to 12. (Queen of Sheba hotel, new WARYT building and from Axum hotel to A.A traffic office). Those segments having score of ‘bad’ are found in segment 1 and 7 (where one finds Plaza Hotel, Lex Plaza, Zerihun building).



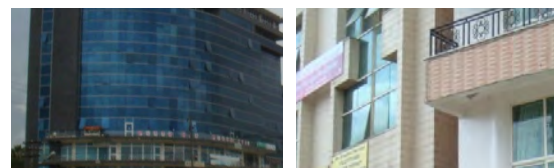
27. Some of the buildings with unique shape in CHAGS area



28. Some of buildings in good scale and skyline in CHAGS area



29. Some buildings bad scale and skyline in CHAGS area



30. Some building materials used in CHAGS area



31. Some the building details in CHAGS area

ii. Enclosure (closure)

In this urban design quality there are four parameters which are used to evaluate the status of enclosure in LRS-BT and CHAGS areas. These are shown in Table 47 with score of each segment in the respective case study area.

Table 47 showing urban design quality score (enclosure) of LRS-BT and CHAGS areas

No.	Parameter	Case study areas	Segment												Average
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Long sight lines	LRS-BT	G	G	G	VG	G	VG	VG	G	VG	—	—	—	VG
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F
b.	Street wall	LRS-BT	G	G	G	G	VG	G	VG	VG	G	—	—	—	G
		CHAGS	F	F	VG	G	VG	G	G	G	G	G	G	G	G
c.	Sky proportion	LRS-BT	F	F	F	G	F	G	G	G	F	—	—	—	F
		CHAGS	F	B	B	F	F	B	B	B	F	F	F	F	F
d.	Height to width ratio	LRS-BT	VB	B	F	G	F	B	F	B	VB	—	—	—	B
		CHAGS	B	VB	VB	G	B	F	B	F	F	G	G	G	F
Average		LRS-BT	F	F	G	G	G	G	G	G	F	—	—	—	G
		CHAGS	F	B	F	G	F	F	F	F	F	G	G	G	F

LRS-BT area

In this area *long sight* lines are absent in all segments making the average score ‘very good’.

This area is well defined by ‘*street walls*’. Majority of segments are defined in ‘good’ level while some segments (1 in 3 or 33.3%) are defined in a ‘very good’ scale.

Slightly less than half of the segments (45%) have less *sky proportion* (in ‘good’ scale), while in the rest part which accounts for 55% of the segments ‘fair’ proportion of the sky is observed. In the average, this area has ‘fair’ sky proportion observed.

We find varied *building height to street width ratios* ranging from ‘good’ to ‘very bad’ scores in this area. Slightly more than half of the segments (55%) have ‘bad’ ratio or less. This is observed in segments 1 to 2, 6 and 8 to 9. Specifically these areas are LRS, Commercial Bank & BT area. ‘Good’ ratio is found only in segment 4. The average score of building height to street width ratio in LRS-BT area is ‘bad’.



32. Figs. Showing good absence of long sightlines in LRS-BT



33. Figs. Showing Building frontages making street wall in LRS-BT



34. Figs. Showing absence of high sky proportion a) in very good level b) in bad level in LRS-BT

CHAGS area

Long sight lines in this area are ‘fairly’ absent as the score sheet shows.

Except the first two segments 1 & 2, majority of the segments have **street walls** ranging from ‘good’ to ‘very good’ in defining the street. As can be seen in the score sheet, the first two segments have ‘fair’ proportion of street walls; on the average this area has ‘good’ proportion of street walls.

In contrast to LRS-BT, about 42% segments of this area are in ‘bad’ level in terms of **‘high sky proportion’**. Majority of this area (55% of segments) has ‘fair’ absence of ‘high sky proportion’. On the average, this area has ‘fair’ level of ‘high sky proportion’.

The same varied **building height to street width ratios** were observed in this area as LRS-BT but with different occurrence. In this area about 58% of the segments have building height to width ratio above ‘fair’ level. Even out of this majority of the segments have ‘good’ level of this urban quality. These areas of ‘good’ quality found in segments 4 and 10 to 12: areas where MN International Hotel, the new building around Rebecca buildings. The ‘bad’ proportion is found in segments 1 to 3, 5 and 7 where Plaza Hotel, Haile G/Sellassie building, the new WARYT building, Ministry of Water Resources and Lex Plaza buildings are found. The average score for CHAGS area is ‘fair’.



35. Figs. Showing absence of long sightlines at different levels in CHAGS



36. Figs. Showing Building frontages making street wall in CHAGS



37. Figs. Showing absence of high sky proportion a) in fair level b) in bad level in CHAGS

i.i.i Human Scale

In this urban design quality there are four parameters which are used to evaluate the status of enclosure in LRS-BT and CHAGS areas. These are shown in Table 48 with score of each segment in the respective case study area.

Table 48 showing urban design quality score (human scale) of LRS-BT and CHAGS areas

No.	urban design quality	Case study	Segments												Av.
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Long sight lines	LRS-BT	G	G	G	VG	G	VG	VG	G	VG	—	—	—	VG
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F
b.	Windows at street level	LRS-BT	G	G	G	G	VG	G	VG	VG	G	—	—	—	G
		CHAGS	F	F	VG	G	VG	G	G	G	G	G	G	G	G
c.	Sky proportion	LRS-BT	F	F	F	G	F	G	G	G	F	—	—	—	F
		CHAGS	F	B	B	F	F	B	B	B	F	F	F	F	F
d.	Height width ratio	LRS-BT	VB	B	F	G	F	B	F	B	VB	—	—	—	B
		CHAGS	B	VB	VB	G	B	F	B	F	F	G	G	G	F
e.	Building Details	LRS-BT	VB	VB	F	VG	VG	G	G	G	G	—	—	—	F
		CHAGS	VB	F	VG	G	F	F	B	F	F	VG	VG	VG	G
f.	Trees, shrubs etc.	LRS-BT	G	VG	G	VG	VG	G	G	B	G	—	—	—	G
		CHAGS	G	G	VG	F	G	G	G	F	F	F	F	F	G
g.	Street furniture	LRS-BT	F	VG	VG	G	VG	F	F	F	G	—	—	—	G
		CHAGS	G	G	F	F	F	F	F	B	B	F	B	B	F
h.	Patterned floorscape	LRS-BT	B	G	F	B	B	B	B	B	B	—	—	—	B
		CHAGS	B	VB	B	B	B	B	VB	B	VB	F	B	B	B
Average		LRS-BT	F	G	G	G	G	G	G	F	F	—	—	—	G
		CHAGS	F	F	F	F	F	F	F	F	F	G	F	F	F

LRS-BT area

In this urban design quality there are four parameters which are used to evaluate the status of enclosure in LRS-BT and CHAGS areas. These are shown in Table 48 with score of each segment in the respective case study area.

As discussed in the enclosure part **long sight** lines are absent in all segments making the average score 'very good'.

Two-third of segments analyzed in this area minimum level of 'good' **proportion of window at street level**. As can be seen in table 48 these segments are 3 to 5 and 7 to 9. That is from ESL bldg to the apartment besides Medhanealem Catholic Church and from Ras Hotel area to BT. However there are parts of LRS-BT area where there is 'bad' proportion of windows at street level. These are the first two segments 1 & 2 (LRS area). The average level of this urban quality is 'good'.

As discussed in sec 1.2.2, this area has 'fair' **sky proportion** and varied **building height to street width ratios** ranging from 'good' to 'very bad' scores in this area.

In majority of the segments of this area (66.7%), as discussed in imageability part (sec 1.2.1), **buildings have details** of 'good' and 'very good' level. This is observed in segments 4 to 9. In the first two segments found in LRS areas this quality is found to be in 'very bad' level while in segment 3 (ESL area) it is in 'fair' level.

In almost all segments of this area (that is 8 out of 9) **trees, shrubs** are found at least in 'good' level. The only segment devoid of **variety of plants** is segment 8 in front of BT. This area has the average score of 'good' for this urban quality.

Slightly more than half (55% or 5 out of 9) of the segments in this area have **street furniture** at least in 'good' level mainly in 'very good' level. These are segments 2 to 5 (from LRS park to Medhanealem Catholic Church) and 9 (BT park). In these areas specially are found statues of city level significance. The rest segments are found to be in 'fair' level. On the average this area has 'good' level of street furniture that contribute to human scale.



38. Figs. Showing variety of plants in LRS-BT



39. Figs. Showing variety of plants in LRS-BT



40. Figs. Showing street furniture as givers of human scale in LRS-BT

This area, as can be seen on table 48 , is devoid of *patterned floorscape* on pavements. Almost two-third of the segments is in ‘bad’ level. The only segment in ‘good’ level is segment 2 which contains LRS Park. The average score for this urban quality in this area is ‘Bad’.

CHAGS area

As discussed in the enclosure part above *long sight lines* in this area are ‘fairly’ absent.

Half of the segments studied in this area displayed ‘good’ proportion of *windows at street level*. Of these, the lion’s share goes to segments in newly developed areas starting from building on which Omedad is located to the new Addis Ababa Traffic Office building. On the other hand segments 1 to 2 and 6 to 7 are areas where we find ‘bad’ proportion of windows at street wall. These areas are near Plaza Hotel, Yugoslavia Embassy, in front of H.G/Sellassie building, Ethiopian Seed Enterprise and Zerihun building areas. The average score in CHAGS area is in ‘fair’ level.

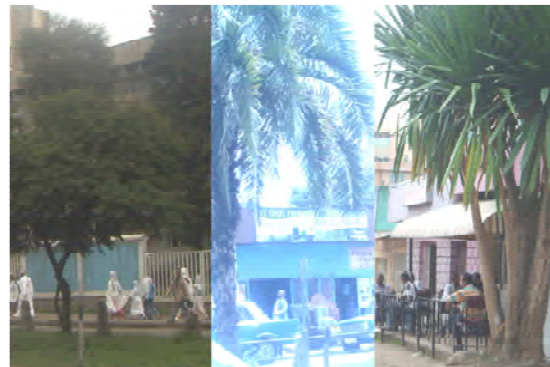
In contrast to LRS-BT, about 42% segments of this area are in ‘bad’ level in terms of ‘*high sky proportion*’. The same varied *building height to street width ratios* were observed in this area as LRS-BT but with different occurrence. These qualities are discussed in enclosure part above.

As discussed in imageability part (sec 1.2.1), all varieties of buildings, that is, from those with ‘very good’ detailing to ‘very bad’ or without *details* are found in this area. Actually the average score is ‘good’. There are four segments with ‘very good’ score and one segment with ‘good’ score. They are located in segments 3 to 4 and 10 to 12. (Queen of Sheba hotel, new WARYT building and from Axum hotel to A.A traffic office). Those segments having score of ‘bad’ are found in segment 1 and 7 (where one finds Plaza Hotel, Lex Plaza, Zerihun building).

Similar to LRS-BT, this area has good proportion of *plants and shrubs* in its segments. Observation on table 48 reveals that half of the segments (6 out of 12) have either ‘fair’ proportion of plants, shrubs or less. These areas are found in segments 4 (in front of MN International Hotel) 8 to12 (new development starting from building on which Omedad is located to A.A Traffic Office). The other half of the segments in this area has ‘good’ proportion of variety of plants. These areas are segments 1 to 3 (Plaza Hotel to Queen Sheba Hotel) and 5 to7 (from Ministry of Water Resources to Zerihun building).



41. Figs. Showing variety of plants contributing to human scale in CHAGS area



42. Figs. Showing different types of street furniture contributing to human scale in CHAGS area



In contrast to LRS-BT, this area is deprived of *street furniture* which is on the average in ‘fair’ level. There are areas where one finds street furniture at ‘good’ level (segments 1 and 2), in ‘fair’ level (segments 3 to 7 and 10) and is ‘bad’ level (segments 8 to 9 and 11 to 12). This is not consistent abundance of street furniture in this area.

Similar to LRS-BT, this area is largely missing *patterned floorscape*. Out of 12 segments analyzed 11 (91.6%) are found to be in ‘bad’ or ‘very bad’ level.

iv. Transparency /Natural surveillance

In this urban design quality there are five parameters which are used to evaluate the status natural surveillance in LRS-BT and CHAGS areas. These are shown in Table 49 with score of each segment in the respective case study area.

Table 49 showing urban design quality score (natural surveillance) of LRS-BT and CHAGS areas

No.	urban design quality	Case study	Segments												Average
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Windows at street level	LRS-BT	G	G	G	G	VG	G	VG	VG	G	—	—	—	G
		CHAGS	F	F	VG	G	VG	G	G	G	G	G	G	G	G
b.	Active frontage	LRS-BT	B	F	VB	G	F	F	F	VG	F	—	—	—	F
		CHAGS	VB	B	F	G	F	B	F	G	F	G	G	G	F
c.	Active uses	LRS-BT	B	G	VB	F	B	F	F	G	G	—	—	—	F
		CHAGS	VB	B	B	B	F	B	B	F	B	F	F	F	B
d.	People	LRS-BT	VG	VG	G	G	B	F	G	G	VG	—	—	—	G
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F
	Average	LRS-BT	F	G	B	G	F	F	G	G	G	—	—	—	F
		CHAGS	B	B	B	F	F	B	F	G	F	G	G	G	F

LRS-BT area

As discussed in the case of human scale parameter, two-third of segments analyzed in this area have minimum level of ‘good’ *proportion of window at street level*. As can be seen in table 49, the average level of this urban quality is ‘good’.

In slightly more than half (55%) of the segments in this area we find *active building frontage* in ‘fair’ level. There are two segments 4 and 8 where we find ‘good’ and ‘very good’ active frontage. These areas are the blue building area and BT area respectively. Similarly, there are two segments where ‘bad’ and ‘very bad’ active building frontages are found. These are in segments 1 and 3 which respectively are found around LRS and ESL area. On the average, the level of active building frontage in this area is ‘fair’.

The proportion of *active uses* in this area in the average



43. Figs. Showing windows at street level contributing to natural surveillance in LRS-BT area



44. Figs. Showing blank walls instead of transparent windows at street level in LRS-BT area

is found at fair level. However, the level of active uses is not consistent throughout the segments. It varies from ‘very bad’ level in segment 3 to ‘good’ level in segments 2 (LRS park), 8 (BT area) and 9 (BT park and surrounding).

This area has good level of *presence of people*. In 7 out of 9 segments studied, people are abundant in ‘good’ level. Table 49 shows this. These areas are in segments 1 to 4 (LRS to blue building) and 7 to 9 (Ras Hotel to BT park). The only segment with ‘bad’ level is segment 5 which is located around CBE. The abundance of many people in this area is attributed to Bus Terminal, public parks, BT, the cafeterias etc. On the average, this area has ‘good’ level of presence of people.

CHAGS area

Half of the segments studied in this area, as discussed in human scale part, displayed on the average ‘good’ proportion of *windows at street level*.

The trend of *active building frontage* in this area is similar to LRS-BT area. The difference is in this area we find significant number of ‘good’ and ‘bad’ level of active frontages. Of the 12 segments studied 5 are in ‘good’ level in which 4 are in ‘bad’ level. The remaining two segments are in ‘fair’ level. The

segments with ‘good’ level of active building are found in segment 4 (MN international hotel area and in front of it), segment 8 (Omedad building) and 10 to 12 (new developments starting from Axum Hotel to A.A Traffic office). On the other hand areas with bad frontages are located in segments 1 to 2 (Plaza hotel area, Yugoslavia Embassy), and segment 6 (Ethiopian Seeds Enterprise). On the average, this area has ‘fairly’ active building frontages.

This area lacks *active uses*. In majority of the segments (7 out of 12) the presence of active uses is in ‘bad’ level. These areas are found in segments 1 to 4 (Plaza Hotel to MN International Hotel), 6 and 7 (Ethiopian Seed Enterprise to Lex Plaza). The newly developed areas of segment 9 to 12 relatively are found to have active uses in ‘fair’ level.

Observation of score sheet 49 shows that in all segments of this area, *people are present* in ‘fair’ level. This is attributed to the absence of potential generators of large people such as Public Transport Terminals, Public places & gathering places.



45. Figs. Showing windows at street level in CHAGS area



46. Figs. Showing blank walls instead of transparent windows at street level in CHAGS area



47. Figs. Showing presence of people that contribute to natural surveillance in CHAGS area

v. Complexity

In this urban design quality there are five parameters which are used to evaluate the status complexity in LRS-BT and CHAGS areas. These are shown in Table 50 with score of each segment in the respective case study area.

Table 50 showing urban design quality score (complexity) of LRS-BT and CHAGS areas

No.	urban design quality	Case study	Segments												Average
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Many buildings	LRS-BT	VB	VB	F	F	B	B	B	B	B	–	–	–	B
		CHAGS	B	VB	B	VB	F	VB	VB	VB	B	F	VB	VB	B
b.	Detail in buildings	LRS-BT	VB	VB	F	VG	VG	G	G	G	G	–	–	–	F
		CHAGS	VB	F	VG	G	F	F	B	F	F	VG	VG	VG	G
c.	Different colors	LRS-BT	VB	F	VG	G	G	G	F	F	G	–	–	–	F
		CHAGS	VB	B	G	G	F	G	F	B	G	VG	G	G	F
d.	Outdoor dining, cafeterias	LRS-BT	VB	VB	VB	F	B	B	G	F	VG	–	–	–	B
		CHAGS	VB	VB	VB	G	B	B	VB	B	B	F	F	F	B
e.	Presence of Many People	LRS-BT	G	VG	G	G	F	F	G	G	VG	–	–	–	G
		CHAGS	F	F	F	F	F	B	F	F	F	F	F	F	F
	Average	LRS-BT	B	B	F	G	B	F	F	F	G	–	–	–	F
		CHAGS	B	B	B	B	F	B	B	B	F	F	F	F	F

LRS-BT area

There are not *many buildings* in this area. Large blocks are occupied by few wide buildings. This is more pronounced when one observes the score sheet. In 7 out of 9 segments (77.7%) studied presence of many buildings was found to be in ‘bad’ or less level. The remaining segments are in ‘fair’ level. The average score for this urban quality is ‘bad’ in LRS-BT area.

In majority of the segments of this area (66.7%), as discussed in imageability and human scale parts, *buildings have details* of ‘good’ and ‘very good’ level. This is observed in segments 4 to 9. In the first two segments found in LRS areas this quality is found to be in ‘very bad’ level while in segment 3 (ESL area) it is in ‘fair’ level.

This area has different levels concerning *colors* of buildings. Slightly more than half (55%) of the segments are found to be displaying variety of colors of ‘good’ level in the score sheet. These segments are 3 to 6 (from ESL building to Ras Hotel area) and segment 9 (BT & the park). There are segments 2, 7 to 8 where the variety of colors is in ‘fair’ level. One segment in LRS area is found in ‘very bad’ level. The overall score of LRS-BT area with regard to variety of colors is ‘fair’.

As discussed in section Active engagement and ambience part, more than half (55%) of the segments studied lack *outdoor dining and cafeterias*. The only areas with ‘very good’ and ‘good’ level are segments 9 and 7 where arcaded cafeterias, BT Park and terrace of Ras Hotel are found. The rest two



48. Figs. Showing variety of colors contributing to complexity in LRS-BT area



49. Figs. Showing outdoor dining areas and cafeterias contributing to complexity in LRS-BT area

segments found in 'fair' level are segments 4 and 8. The average level of outdoor dining areas & cafeterias is 'bad'.

This area has good potential *in presence of people*. As discussed in transparency part, in 7 out of 9 segments studied, people are abundant in 'good' level. Table 50 shows this. These areas are in segments 1 to 4 (LRS to blue building) and 7 to 9 (Ras Hotel to BT park). The only segment with 'bad' level is segment 5 which is located around CBE. The abundance of many people in this area is attributed to Bus Terminal, public parks, BT, the cafeterias etc. On the average, this area has 'good' level of presence of people.

CHAGS area

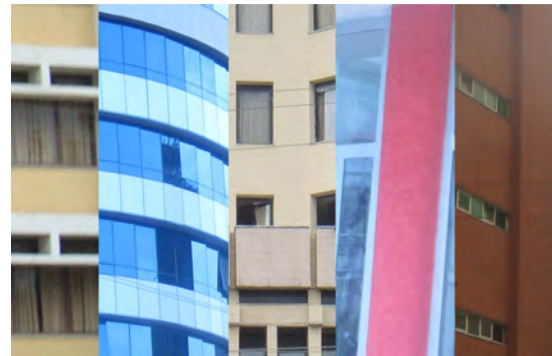
Similar trend is observed as in LRS-BT area. In almost all segments except segment 5 and 10, presence of many *buildings* is in 'bad' level. The two segments 5 and 10 have 'fair' level. . The overall score was found to be 'bad'. (See table 50).

As discussed in imageability and human scale parts, all varieties of buildings that is, from those with 'very good' detailing to 'very bad' or without *details* are found in this area. Actually the average score is 'good'. There are four segments with 'very good' score and one segment with 'good' score. They are located in segments 3 to 4 and 10 to 12. (Queen of Sheba hotel, new WARYT building and from Axum hotel to A.A traffic office). Those segments having score of 'bad' are found in segment 1 and 7 (where one finds Plaza Hotel, Lex Plaza, Zerihun building).

As is the case in LRS-BT, this area has mixed level of variety of *colors*. There are areas of 'good', 'fair', 'bad' and 'very bad' level. The 'good' level of variety of colors is observed in segments 3 to 4 (Queen of Sheba Hotel area), 6 (ESE area) and 9 to 12 (Getahun Beshah building to A.A Traffic Office) 'bad' and 'very bad' levels of this urban quality are found in segments 1 to 2 (parallel to Haile G/Sellassie building) and 8 (Omedad building area). The average score of this area is 'fair'.

Out of the 12 segments studied 9 (75%) were found lacking *outdoor dining & cafeterias* and are found in 'bad' level. The rest three are found in 'fair' level. These segments are located in segments 7 (Omedad building) and 11 to 12 (around Rebecca building). The average level of outdoor dining areas & cafeterias is 'bad'.

As discussed in the transparency part, *people are present* in 'fair' level in all segments of this area. This means there are not lots of people. This is attributed to the absence of potential generators of large people such as Public Transport Terminals, Public places & gathering places.



50. Figs. Showing variety of colors contributing to complexity in CHAGS area



51. Figs. Showing outdoor dining areas and cafeterias contributing to complexity in CHAGS area

vi. Order and unity

In this urban design quality there are five parameters which are used to evaluate the status order and unity in LRS-BT and CHAGS areas. These are shown in Table 51 with score of each segment in the respective case study area.

Table 51 showing urban design quality score (order and unity) of LRS-BT and CHAGS areas

No.	urban design quality	Case study	Segments												Average
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Similar Form/ volume	LRS-BT	B	B	VG	VG	VB	G	G	G	G	—	—	—	F
		CHAGS	VB	F	G	G	F	G	G	F	G	G	G	G	G
b.	Similar grid/ bay	LRS-BT	B	B	G	G	VB	VB	G	F	F	—	—	—	F
		CHAGS	VB	VB	B	B	B	G	G	F	B	B	B	B	B
c.	Similar fenestration	LRS-BT	B	B	F	F	F	VB	G	F	G	—	—	—	F
		CHAGS	VB	VB	F	VB	B	G	G	F	F	G	G	F	F
d.	Similar Material	LRS-BT	B	B	F	B	B	B	G	B	B	—	—	—	B
		CHAGS	VB	VB	F	F	F	B	B	F	F	F	F	F	F
e.	Similar color	LRS-BT	B	B	F	F	F	G	F	B	B	—	—	—	F
		CHAGS	VB	VB	G	B	B	B	B	B	F	F	F	F	B
	Average	LRS-BT	VB	B	B	G	F	B	B	G	F	—	—	—	F
		CHAGS	VB	VB	F	B	B	F	F	F	F	F	F	F	F

LRS-BT area

In majority of the segments (about two-third) **similar forms** prevail in ‘good’ scale. Even in two segments it is in ‘very good’ scale. These areas are segments 3 to 4 (ESL to blue building) and 6 to 9 (Ras Hotel to BT Park). On the other hand in three segments the form of buildings is dissimilar to a ‘bad’ scale. This worsens in segment 5 where the similarity goes to ‘very bad’ scale. The average similarity of built forms in this area is ‘fair’ as can be seen in table 51.

This area displays different levels of buildings of **similar grid** ranging from ‘good’ to ‘very bad’ level. There is no dominant level of similarity or dissimilarity. One-third of the segments display ‘good’ level of similarity of grids while ‘fair’, ‘bad’ and ‘very bad’ levels where dispersed in each two segments respectively. The ‘good’ levels of similarity prevail in segments 3 to 4 (ESL to blue building) and 7 (Ras Hotel). The ‘bad’ and ‘very bad’ levels prevails in segments 1 to 2 (LRS area) and 5 to 6 (CBE and Ras Hotel area). The average level of similarity between building grids in this area is ‘fair’.

Similar to the case of similar grids, this area displays varied level of similarity between building **fenestrations**. There are two segments which display ‘good’ level. These are found in segments 7 (Ras Hotel) and 9 (BT area). The four segments 3 to 5 (ESL to CBE area) and segment 8 (BT area) display



52. Figs. Showing similarity of form , grid and fenestration in LRS-BT area

‘fair’ level of similarity of fenestrations. The ‘bad’ and ‘very bad’ levels are observed in segment 6 the average degree of fenestration similarity is ‘fair’.

Table 51 shows that in 7 out of 9 segments (77.7%) the *material similarity* between buildings is in ‘bad’ level. The only segment with ‘good’ similarity of materials is segment 7 (Ras Hotel). There is also segment 3 (ESL area) where we find this quality in ‘fair’ level. The overall level of material similarity is in ‘bad’ level.

In less than half of the segments (4 out of 9) the *similarity of colors* between buildings is in ‘bad’ level. This is observed in segments 1 to 2 (LRS area) and 8 to 9 (BT area). On the other hand, similar proportions of segments (4 out of 9) display ‘fair’ level of similarity of colors between buildings. There is only one segment (segment 6) where the similarity is in ‘good’ level. On the average, this area has ‘fair’ level of similarity of colors between buildings.

CHAGS area

One good character of this area is the *similarity between built forms* in majority of the segments. Out of the 12 segments analysed 8 (or two-third) have similar forms to a ‘good’ scale. Moreover 3 segments (one fourth) have similar built forms in ‘fair’ scale. There is only one segment (segment 1 near Plaza Hotel) where one finds ‘very bad’ similarity. In the average, this area has ‘good’ level of similarity between built forms.

It is surprising to observe that (see table 51) 9 out of 12 segments (three quarters) are found in ‘bad’ or less level of *similarity between building grids*. The only segments found in ‘good’ (segment 6 and 7) and ‘fair’ (segment 8) are three (one quarter).the average level this urban quality is ‘bad’.

In this area, too, are found varied levels of *fenestration similarity*. Of course the three levels of ‘good’, ‘fair’ and ‘bad or very bad’ prevail equally. That is they each prevail in each one-third of the segment is studied. The segments 6 to 7 (Ethiopian Seed Enterprise to Zerihun Building area) and 10 to 11 display ‘good’ level of fenestration similarity. In the same manner segments 1 to 2 (Plaza Hotel to Haile G/Sellassie building) and 4 to 5 (Ministry of Water Resources)

In majority of the segments of this area *similarity of materials* between different buildings is found in ‘fair’ level. This is more pronounced when we observe that 8 out of 12 segments have ‘fair’ level of this urban quality. In the rest of the area it is found in ‘bad’ level. On the average, there is ‘fair’ level of material similarity in this area.



53. Figs. Showing similarity of form in CHAGS area



54. Figs. Showing similarity of grid and fenestration in CHAGS area

In majority of the segments (7 out of 12) the *similarity of colors* between buildings is in ‘bad’ level. This is observed in segments 1 and 2 (Plaza Hotel to Haile G/Sellassie building) where we find ‘very bad’ level of this urban quality. New developments in segments 9 to 12 have ‘fair’ level of similarity while segment 3 (Queen Sheba Hotel area) is found in ‘good’ level. On the average this area has ‘bad’ level of similarity of colors between buildings.

3.3.1.3 Green areas

In this urban design quality there are three parameters which are used to evaluate the status green areas in **LRS-BT** and **CHAGS** areas. These are shown in Table 52 with score of each segment in the respective case study area.

Table 52 showing urban design quality score (green areas) of LRS-BT and CHAGS areas

No.	urban design quality	Case study	Segments												Average
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Green coverage	LRS-BT	B	G	B	B	B	B	B	B	VG	—	—	—	F
		CHAGS	B	B	B	B	B	B	B	B	B	B	B	B	B
b.	Variety of plants	LRS-BT	G	VG	VG	G	G	G	F	B	VG	—	—	—	G
		CHAGS	G	G	B	B	F	F	F	F	F	F	F	F	F
c.	Sitting with green	LRS-BT	B	VG	B	VB	VB	VB	VB	B	VG	—	—	—	B
		CHAGS	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB
d.	Setbacks	LRS-BT	—	—	VB	VB	—	—	—	—	VG	—	—	—	B
		CHAGS	VB	G	VG	—	G	VG	VG	—	—	—	—	—	G
Average		LRS-BT	F	VG	F	B	B	B	B	B	VG	—	—	—	F
		CHAGS	B	F	F	B	F	F	F	B	B	B	B	B	B

LRS-BT area

Observation on table 52 reveals that in majority of the segments analysed the *green area coverage* is in ‘bad’ level. That is, except for two segments (segment 2 and 9) where we find ‘good’ coverage, the 7 segments displayed ‘bad’ level. The two segments are found in LRS and BT park. The average score in this respect is ‘fair’.

The *variety of plants* in this area is in a very satisfactory level. This is more pronounced when we observe table 52 which shows that except in two segments (7 & 8), the variety of plants is in ‘good’ and ‘very good’ level. The two segments with ‘fair’ and ‘bad’ level are found in segment 8. The average level of variety of plants in this area is ‘good’.

Observation on table 52 reveals that this area is devoid of *sitting areas with green* having the average ‘bad’ level. Out of the 9 segments analysed only two (segment 2 and 9) have ‘very good’ level of sitting areas with green. These areas are located in parks of LRS and BT.



55. Sitting areas with green at LRS park



56. Sitting areas with green at BT park

57. Map showing green areas in LRS-BT



Legend

- Green in parks
- Green in median

CHAGS area

There is no satisfactory **green area coverage** in this area. As can be seen in table 52, the whole segment analysed displayed 'bad' level of green area coverage.

About 8 segments in this area display 'fair' **variety of plants** while group of two segments each show 'good' and 'bad' level of variety of plants. These segments are located in Plaza Hotel to Ministry of Water Resources. On the average, this area has 'fair' variety of plants.

The presence of **sitting areas covered with green** in this area is similar to LRS-BT area. The only difference is that in this area we find no segment with 'good' level of this urban quality. As table 52 shows the average score was 'very bad'.



58. Variety of plants in CHAGS area



59. Map showing green areas in CHAGS area

Legend
 Green in parks
 Green in median



3.3.1.4 Streets

i. Walkability

In this urban design quality there are nine parameters which are used to evaluate the status walkability in LRS-BT and CHAGS areas. These are shown in Table 53 with score of each segment in the respective case study area.

Table 53 showing urban design quality score(walkability) of LRS-BT and CHAGS areas

No.	urban design quality	Case study	Segments												Average
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Pedestrians	LRS-BT	G	G	G	G	VG	G	G	G	G	—	—	—	G
		CHAGS	VG	VG	VG	G	G	G	G	G	G	G	G	G	G
b.	Safe street	LRS-BT	F	F	VG	G	F	F	G	G	G	—	—	—	G
		CHAGS	G	F	G	F	F	G	F	F	G	G	F	F	F
c.	continuity	LRS-BT	F	F	G	G	F	F	F	G	F	—	—	—	F
		CHAGS	F	G	G	F	F	F	F	F	F	B	F	F	F
d.	Size of side walk	LRS-BT	F	F	G	F	F	F	F	G	F	—	—	—	F
		CHAGS	B	F	F	F	F	F	F	F	F	F	F	F	F
e.	Topography	LRS-BT	G	G	G	G	G	G	G	G	G	—	—	—	G
		CHAGS	F	F	F	F	F	F	F	F	G	G	G	G	F
f.	Pavement Quality	LRS-BT	F	G	G	G	F	F	F	F	F	—	—	—	F
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F
g.	Weather Protection	LRS-BT	VB	B	VB	VB	VB	VB	VB	G	G	—	—	—	B
		CHAGS	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB
h.	Absence of obstacles	LRS-BT	F	F	F	VB	B	B	B	G	F	—	—	—	F
		CHAGS	F	B	F	B	F	B	B	B	B	B	B	B	B
i.	Cleanness	LRS-BT	B	F	G	F	F	F	F	F	F	—	—	—	F
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F
Average		LRS-BT	F	F	G	F	F	F	F	G	F	—	—	—	F
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F

LRS-BT area

In all segments analysed the number of *pedestrians* in this area is on the average at 'good' level.

In slightly more than half of the segments (5 out of 9) we find 'good' and 'very good' level of *safe street with sidewalk* while in remaining (4 out of 9) are in 'fair' level. This area in general has 'good' level of safe street with side walk.

The *continuity of sidewalks* in this area is found at two levels: 'fair' which is found in majority of segments and 'good' found in few segments. In segments 3, 4 and 8 we find 'good' continuity of sidewalks. The average level of continuity of sidewalks is in 'fair' level.

The sidewalks in this area are of varying sizes swinging between 'fair' and 'good' levels. Of course, majority of *size of sidewalks* fail in 'fair' level leaving only two segments in 'good' level. These sidewalks are found in segments 3 (ESL area) and 8 (BT area). The average size of sidewalks is found in 'fail' level.

This area is of moderately flat *topography* which is suitable for walking in 'good' level.

The *quality of pavements* in this area is in average found at 'fair' level. Indeed, there are segments which have 'good' quality of *pavements*. The areas are located in segments 2 to 4 (LRS park to blue building).

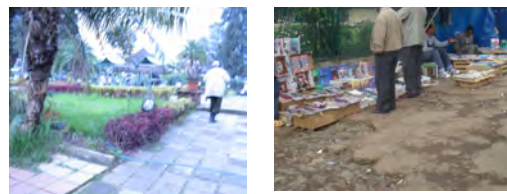
In this area we find exemplary walkable areas *protected from the sun*. These are found in segments 8 and 9 (BT area) which have arcaded walkways. Actually, these kinds of areas are found in majority of the segments where 'bad' and 'very bad' level of protection from rain and sun exists. The average level of this urban quality in this area is 'bad'.

We find different levels of *absence of obstacles* in this area. They range from the 'good' areas of segment 8 (BT area) to the 'very bad' areas such as in segment 4 (blue building area). Between these two extremes there are 'fair' and 'bad' levels of obstacles. In the first three segments (LRS, the park and ESL area) and segment 9 (BT) we find obstacles for walking in 'fair' level while in segments 5 to 7 (CBE area to Ras Hotel area). On average, the obstacles in LRS-BT area are found in 'fair' level.

The sidewalks are 'fairly' *clean* in this area. Indeed we find unclean sidewalks in segment 1 (LRS area) which is found in 'bad' level. There is also a segment which has sidewalks at 'good' level of cleanness. This is found in segment 3 (ESL area). The overall level of cleanness in this area is 'fair'.



60. Some of the obstacles that affect continuity of sidewalks in LRS-BT area



61. Some types and levels of quality of pavements in LRS-BT area

CHAGS area

This area is not different from LRS-BT area concerning *pedestrians*. It has ‘good’ level of pedestrians in all segments.

In this area segments in ‘fair’ level dominate taking about 58% (7 out of 12) of the segments. Of course, there are areas in four segments having ‘good’ level of *safe side walks*. The location of these different levels of sidewalks is dispersed throughout the segments.

The different thing in this area is the existence of areas with ‘bad’ level of *continuity of sidewalks*. Otherwise in the rest of the areas this quality is found in ‘fair’ (majority) and ‘good’ levels. The average level of continuity of sidewalks in this area is found to be ‘fair’.

Sidewalks in this area are of consistent width of ‘fair’ level. This can be seen in table 53 which shows that 11 out of 12 segments are of ‘fair’ level leaving one segment (segment 1 located near Plaza Hotel) in ‘bad’ level. The average *size of sidewalks* in this area is in ‘fair’ level.

This area displays two distinct areas of *topography*. The first area consists of segments 1 to 9 (starting from Plaza Hotel) where there is ‘fairly’ sloping topography. The second area consists of segments 10 to 12 where there is ‘good’ slope of topography. The average topography of this area is ‘fair’ in its slope.

In only one segment of this area we find the ‘bad’ level of *quality of pavements*. This segment is located near Ministry of Water resources (segment 4). The rest of the segments have ‘fair’ quality of pavements.

From table 53 it can be seen that in all the segments throughout this area we find ‘very bad’ level of *protection from rain & sun* while walking.

Except three segments which are found in ‘fair’ level of *absence of obstacles for walking* all the segments are found in ‘bad’ level. This averages to ‘bad’ level.

In all segments of this area there is ‘fair’ level of *cleanness*.



62. Some of the obstacles that affect continuity of sidewalks in CHAGS area



63. Some types and levels of quality of pavements in CHAGS area

ii. Accessibility/Permeability

In this urban design quality there are nine parameters which are used to evaluate the status of permeability in LRS-BT and CHAGS areas. These are shown in Table 54 with score of each segment in the respective case study area.

Table 54 showing urban design quality score (accessibility) of LRS-BT and CHAGS areas

No.	urban design quality	Case study	Segments												Average
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Intersections	LRS-BT	F	G	G	G	VG	VG	VG	G	VG	—	—	—	G
		CHAGS	F	B	F	B	B	B	B	B	B	F	F	F	B
b.	Routes	LRS-BT	VG	VG	VG	VG	VG	VG	VG	VG	VG	—	—	—	VG
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F
c.	Modes of transport	LRS-BT	G	G	VG	G	G	VG	G	VG	G	—	—	—	G
		CHAGS	G	G	G	G	G	G	G	G	G	G	G	G	G
Average		LRS-BT	G	G	VG	G	VG	VG	VG	VG	VG	—	—	—	VG
		CHAGS	G	F	F	F	F	F	F	F	F	F	F	F	F

LRS- BT area

This area is rich with *many intersections*. Observation on table 54 reveals that 8 out of 9 segments (88.9%) have intersections at least in a ‘good’ level. Indeed, there is one segment (segment 1) in LRS area where there is ‘fair’ level of intersections. The average level of intersections in this area is ‘good’.

Table 54 shows that all the segments have *different routes* in a ‘very good’ level.

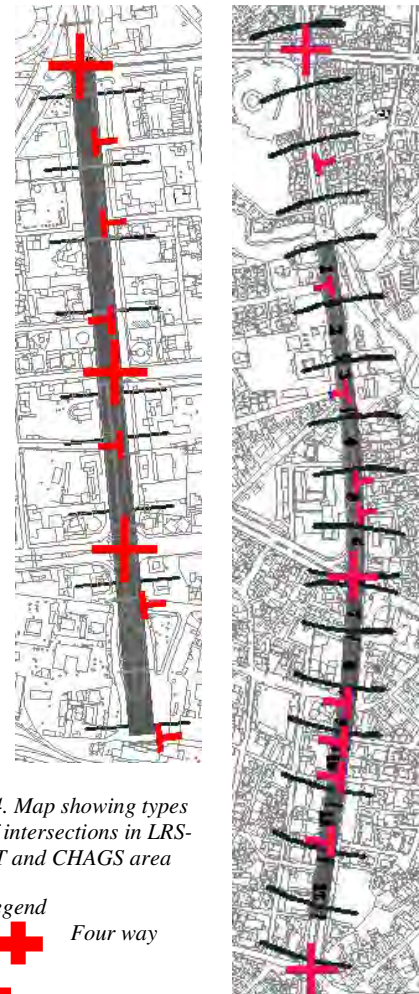
In both cases different *modes of transport* are found at ‘good’ level.

CHAGS area

Contrary to LRS-BT, this area is largely devoid of *intersections*. Out of 12 segments analysed 7 (77.8%) is found in ‘bad’ level. There are two segments (segment 1 near Plaza Hotel and segment 3 near Queen Sheba Hotel) where there are intersections of ‘fair’ level within walking distance of 400m radius.

In contrast to LRS-BT this area has *different routes* ‘fair’ level.

In both cases different *modes of transport* are found at ‘good’ level.



64. Map showing types of intersections in LRS-BT and CHAGS area

Legend
 Four way
 T-Junctions

iii. Social width

In this urban design quality there are nine parameters which are used to evaluate the status of social width in LRS-BT and CHAGS areas. These are shown in Table 55 with score of each segment in the respective case study area.

Table55 showing UD quality score (social width) of LRS-BT and CHAGS areas

No.	UD quality	Case study	Segments												Average
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Absence of street	LRS-BT	B	B	F	B	B	B	B	B	B	—	—	—	B
	Medians, parking	CHAGS	B	B	B	B	B	B	B	B	B	B	B	B	B

In both LRS-BT and CHAGS area the level of ‘social width’ of streets is at low level.



65. Some of the medians that affect social width of streets in LRS-BT and CHAGS areas

iv. Detractors

In this urban design quality there are three parameters which are used to evaluate the status detractors in LRS-BT and CHAGS areas. These are shown in Table 55 with score of each segment in the respective case study area.

Table56 showing UD quality score (detractors) of LRS-BT and CHAGS areas

No.	UD quality	Case study	Segments												Average
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Absence of Blank walls	LRS-BT	B	F	VB	VG	G	F	F	G	G	—	—	—	F
		CHAGS	VB	B	F	G	F	F	G	G	G	G	G	G	F
b.	Absence of Auto-facilities	LRS-BT	VB	VB	VG	B	F	B	F	VB	B	—	—	—	B
		CHAGS	F	F	B	B	F	F	VB	VB	VB	VB	B	B	B
c.	Rejecting objects	LRS-BT	F	B	F	F	VB	B	F	G	G	—	—	—	F
		CHAGS	F	B	G	F	B	B	B	F	B	B	B	B	B
	Average	LRS-BT	G	B	B	F	F	F	F	F	F	F	—	—	—
		CHAGS	G	B	B	F	F	F	F	B	F	B	B	F	F

LRS-BT area

This area has varied level of **blank walls**. In some segments such as segment 4 (blue building), 5 (CBE area) and 8 to 9 (BT area) the level of absence of blank wall is in ‘good’ level. On the other extreme segments 1 & 3 are filled with ‘blank walls’ which is in ‘bad’ and ‘very bad’ level. On the average, this area has ‘fair’ level of absence of blank walls.

In both cases of LRS-BT and CHAGS areas the level of areas for **automobile facilities** is ‘very high’ this can



66. Some of the blank walls as detractors in LRS-BT area



67. Some of the automobile facilities as detractors in LRS-BT area

be seen in table 56 where the average score for absence of areas of automobile facilities is in ‘bad’ level.

Segments 8 to 9 (BT area) stand at ‘good’ level in absence of **rejecting objects** such as poles, street furniture etc. In the contrary segments 5 and 6 (CBE area and). Apart from these two extremes there are segments such as 1 (LRS area), 3 to 4 (ESL & blue building area) and 7 (Ras Hotel area) where the presence of rejecting objects is at ‘fair’ level. The average level of absence of rejecting objects in this area is ‘fair’.

CHAGS area

Similar trends as LRS-BT is observed in this area. That is, there is varied level of **blank walls** in different segments. Those segments at ‘good’ level of absence of blank walls dominate accounting for 77.8% (7 out of 12) of the segments. Of course, in segment 1 & 2 (Plaza Hotel to Yugoslavia Embassy) there are blank walls which make the level of this area ‘bad’. On the average this area has ‘fair’ level of blank walls. One thing worth mentioning is that new developments undertaken by private investors have ‘low’ level of blank walls while in contrast government owned institutions have ‘high’ level of blank walls.

In both cases of LRS-BT and CHAGS areas the level of areas for **automobile facilities** is ‘very high’ this can be seen in table 56 where the average score for absence of areas of automobile facilities is in ‘bad’ level.

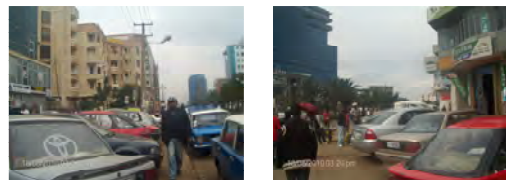
Two-third of the segments of this area display ‘bad’ level of absence of **rejecting objects**. There is only one segment (segment 3 in Queen Sheba and Yugoslavia Embassy area) where there is ‘good’ level of this urban quality. On the average this area is found at ‘bad’ level in terms of absence of rejecting objects.



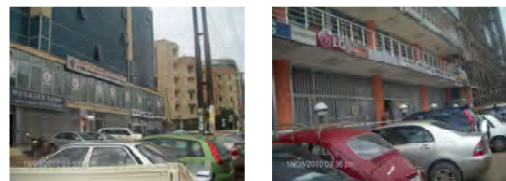
68. Some of the rejecting objects as detractors in LRS-BT area



69. Some of the blank walls as detractors in CHAGS area



70. Some of the automobile facilities as detractors in CHAGS area



71. Some rejecting objects in CHAGS area

1.5 Street furniture and public art

1.5.1 Sittability/Sedibility, Public art etc.

In this urban design quality there are three parameters which are used to evaluate the status of sittability in LRS-BT and CHAGS areas. These are shown in Table 57 with score of each segment in the respective case study area.

Table 57 showing UD quality score (sittability) of LRS-BT and CHAGS areas

N o.	UD quality	Case study	Segments												Av.
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Benches, low walls, Bus stop shelters etc.	LRS-BT	B	F	B	B	VB	VB	VB	B	V G	–	–	–	B
		CHAGS	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB
b.	Fountains, sculptures, Monuments etc.	LRS-BT	V G	V G	V G	V G	V G	V G	G	G	V G	–	–	–	VG
		CHAGS	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB
c.	Quality of advertisements	LRS-BT	B	F	F	F	F	F	F	F	F	–	–	–	F
		CHAGS	F	G	F	F	F	VB	F	F	F	F	F	F	F
	Average	LRS-BT	G	F	G	F	F	F	F	F	F	G	–	–	–
		CHAGS	G	B	B	B	B	B	VB	B	B	B	B	B	B

LRS-BT area

Only two segments in this area, segments 2(LRS park) and 9 (BT park) respectively, have ‘fair’ and ‘very good’ level of *presence of benches, low walls, bus stop shelters*. The rest of segments are found either in ‘bad’ or ‘very bad’ level resulting in the average ‘bad’ level of this area.

This area is rich in *presence of fountains, sculptures, monuments etc..* In all segments there is at least ‘good’ level of fountains, sculptures, etc. within walking distance. On the average, this area stands in ‘very good’ level.

In both cases the *quality of advertisement* is found in

‘fair’ level.

CHAGS area

The segments studied areas have shown that all are found in a ‘very bad’ level as related to *presence of benches, low walls, bus stop shelters*.

Contrary to LRS-BT this area is devoid of *presence of fountains, sculptures, monuments etc.*

In both cases the quality of *advertisement* is found in ‘fair’ level.



72. Some of the sitting facilities in LRS -BT area



73. Some of the sculptures in LRS -BT area

1.6.1 Views & vistas

In this urban design quality there is one parameter which are used to evaluate the status of views and vistas in LRS-BT and CHAGS areas. This is shown in Table 58 with score of each segment in the respective case study area.

Table58 showing UD quality score (views) of LRS-BT and CHAGS areas

No.	UD quality	Case study	Segments												Average
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Distinct views and vistas	LRS-BT	VG	VG	VG	G	G	F	F	VG	VG	—	—	—	G
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F

LRS-BT area

This area is rich in *views* which are in city level significance.

In slightly more than half (55.5%) of the segments there are distinct views of ‘very good’ level. The only segments of this area in ‘fair’ level are segment 6 (CBE and Ras Hotel area). The overall level of distinct views in this area is found at ‘good’ level.



74. Some of the distinctive views of city level significance in LRS -BT area

CHAGS area

In all segments of this area the level of distinct views is found to be ‘fair’.

In general, distinct views that play important roles in imageability and passive engagement are abundant in LRS-BT area.



75. Some of the distinctive views in CHAGS area

1.7 Land marks/Reference points

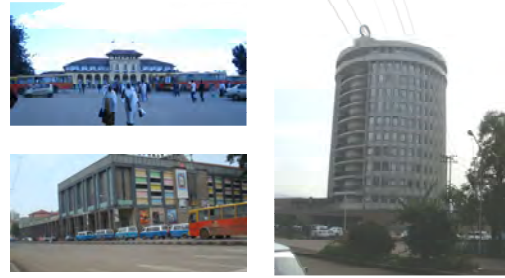
In this urban design quality there is one parameter which are used to evaluate the status of land marks and reference points in LRS-BT and CHAGS areas. This is shown in Table 59 with score of each segment in the respective case study area.

Table59 showing UD quality score (landmarks) of LRS-BT and CHAGS areas

No.	UD quality	Case study	Segments												Average
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	land marks and reference points	LRS-BT	VG	VG	VG	VG	VG	VG	G	VG	VG	—	—	—	VG
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F

LRS-BT area

As it is rich in views and vistas, this area is also rich in reference points of city level significance. In all the segments studied in this area the level of reference points is 'very good'. (See Table 59) The LRS, the BT, the CBE head office, the CBE building, the MOD building are the landmarks not only to the LRS-BT area but also to the city at large.



76. Some of the landmarks in LRS-BT area

CHAGS area

This area has an average 'fair' level of this urban quality. There is no outstanding landmark that signifies this area. Every segment has its own landmarks that have local significance. Of course, there are some buildings such as Zerihun and Haile G/Sellassie, which are constructed earlier than others so that they maintain the level of landmarks. There are buildings such like Getahun Beshah and Rebecca building which have unique shape and location which are becoming landmarks.

In general LRS-BT area is a very good example in presence of reference points (Land marks).



77. Some of the landmarks in CHAGS area

Summary of physical setting

In order to have full picture of the physical setting in both LRS-BT and CHAGS areas, each component is summarized in the following table. The analysis in both case study areas is also shown next to this table.

Table 60 showing summary of UD score (Physical Setting) of LRS-BT and CHAGS areas

No.	UD quality	Case study	Segments												Average
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Public areas and gathering places	LRS-BT	G	G	G	G	G	G	G	G	VG	—	—	—	G
		CHAGS	B	B	VB	B	B	B	VB	B	B	F	F	F	B
b.	Buildings / Townscape	LRS-BT	B	F	F	G	G	F	VG	G	G	—	—	—	F
		CHAGS	B	B	F	F	F	F	F	F	F	F	G	G	F
c.	Green areas	LRS-BT	F	VG	F	B	B	B	B	B	VG	—	—	—	F
		CHAGS	B	F	F	B	F	F	F	B	B	B	B	B	B
d.	Street	LRS-BT	F	F	G	F	F	F	F	G	F	—	—	—	F
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F
e.	Street furniture and public art	LRS-BT	G	F	G	F	F	F	F	F	G	—	—	—	F
		CHAGS	B	B	B	B	B	B	VB	B	B	B	B	B	B
f.	Views/vistas	LRS-BT	VG	VG	VG	G	G	F	F	VG	VG	—	—	—	G
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F
g.	Reference Points /landmarks	LRS-BT	VG	VG	VG	VG	VG	VG	VG	VG	VG	—	—	—	VG
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F
Average		LRS-BT	G	G	G	G	G	F	F	G	G	—	—	—	G
		CHAGS	B	F	F	F	F	F	B	F	F	F	F	F	F

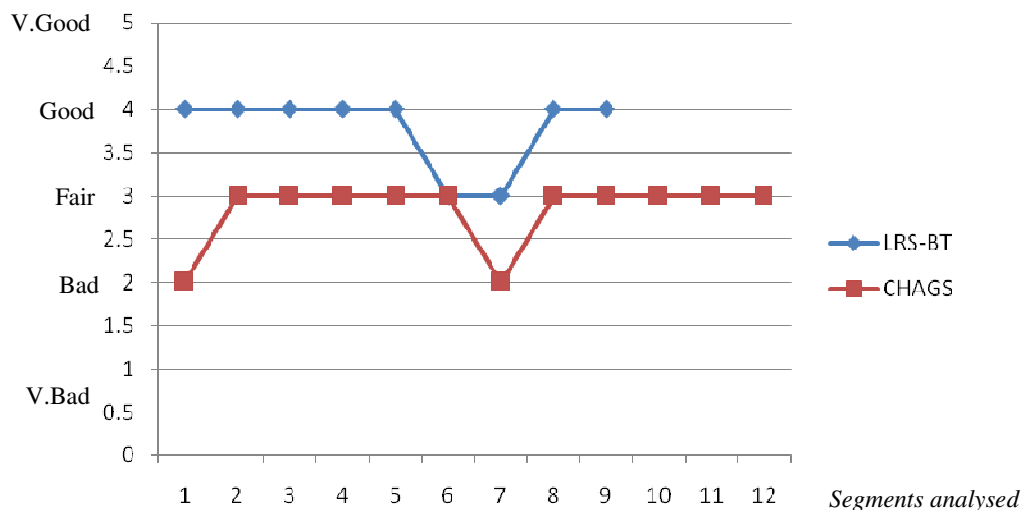
LRS-BT area

If we consider the segments individually, segments 2 (LRS park) and 9 (BT park) have ‘good’ and ‘very good level in almost all components of physical setting. Of course segment 2 lacks ‘good’ quality of ‘buildings and built environment’ while segment 9 lacks ‘good’ quality of ‘streets’.

Observation on table 60 shows that this area has ‘good’ level of place qualities in ‘public areas and gathering places’ and ‘views and vistas’. It also has ‘very good’ level in ‘reference points (landmarks)’. On the other hand, it has ‘fair’ level of place qualities in ‘buildings and townscape’, ‘green areas’, ‘streets’ and ‘street furniture’. In general, average score for physical setting in this area is ‘good’.

CHAGS area

The level of place qualities with regards to ‘physical setting’ in this area is in general at ‘fair’ level. This is more pronounced when we observe that in majority of the components of physical setting , that is, buildings and built environment, streets, views and reference points in this area are found in ‘fair’ and in ‘bad’ level in components such as ‘public areas and gathering places’, ‘green areas’ and ‘street furniture and public art’.



Graph showing summary of urban design qualities of physical setting in LRS-BT and CHAGS areas

In general LRS-BT area is good in physical setting that contribute to its imageability, active engagement and expression, natural surveillance. On the other hand, CHAGS area as discussed above lacks some qualities of physical setting and is found in fair level.

2. Activities

Activities are major component of place attributes. In this place attribute the following five major components are covered. They are **Eventfulness, Diversity of functions, Uniqueness of functions (Special functions), Street activities and opening and closing hours.**

2.1 Events

In this urban design quality there is one parameter which are used to evaluate the status of presence of events in LRS-BT and CHAGS areas. This is shown in Table 61 with score of each segment in the respective case study area.

Table 61 showing urban design quality score (events) of LRS-BT and CHAGS areas

N o.	urban design quality	Case study	Segments												Av.
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	presence of events	LRS-BT	VB	VB	VB	VG	VG	VG	VG	VG	VG	—	—	—	G
		CHAGS	F	F	F	B	B	B	B	B	B	B	B	B	B

LRS-BT area

Two-third of segments in this area have events in ‘very good’ level within walking distance radius of 400m. This is due to the fact that BT ,the potential place for events, is found within this radius. The rest three segments (LRS area, the LRS park and ESL area) are devoid of events that attract people. The overall presence of events in this area is ‘good’.



78. Events in LRS-BT area

CHAGS area

Unlike LRS-BT this area is in lack of eventful areas.

Out of the 12 segments analyzed 9 (or three quarter) are found to be devoid of events. The only segments that are in ‘fair’ level are found in the first three segments (Plaza Hotel to Queen Sheba Hotel area) as they are found within a walking distance of Ourael Church.



79. Events in CHAGS area

In general, BT-LRS is eventful with city level significance while CHAGS area needs some injection of eventful places.

2.2 Diversity of functions

In this urban design quality there is one parameter which are used to evaluate the status of presence of diverse functions in LRS-BT and CHAGS areas. This is shown in Table 62 with score of each segment in the respective case study area.

Table 62 showing urban design quality score (diversity of functions) of LRS-BT and CHAGS areas

No.	urban design quality	Case study	Segments												Av.
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	presence of different active uses	LRS-BT	VB	B	VB	B	B	F	F	G	VG	—	—	—	F
		CHAGS	VB	B	B	G	F	B	B	F	F	F	F	F	F

LRS-BT area

Different segments of this area show different levels of *diversity of uses*. In majority of the segments, that is, in 5 out of 9 (or 55.5%) segments the variety (diversity) of active uses is in ‘very bad’ level. These segments are found in segment 1 (from LRS) to segment 5 (ETC area). Between segments 6 and 7 (CBE and Ras Hotel area) ‘fair’ level is observed culminating at ‘very good’ level in segments 8 and 9 (BT area). The average level of diversity of uses is in ‘fair’ level.

CHAGS area

The trend observed in LRS-BT area is also seen in this area. There are segments with ‘bad’ and ‘very bad’ levels of *diversity of active uses*. These areas are found in segments 1 to 3 (Plaza Hotel to Yugoslavia Embassy) and 6 to 7 (Ethiopian Seed Enterprise to Zerihun Building). The ‘good’ level of diverse active uses is observed in segment 4 (the small businesses besides MN International Hotel). Majority of the segments in segment 5 (in front of Ministry of Water resources) and 8 to 12 (the new developments starting from Omedad building to A.A Traffic Office) have ‘fair’ level of diversity of uses.

In general, the presence of *diverse active uses* in both cases is not consistent throughout the areas. There is area categorization rather than being dispersed that is one area is full of diverse functions while another area is of single use.

2.3 Special functions

2.3.1 Uniqueness

In this urban design quality there is one parameter which are used to evaluate the status of presence of unique functions in LRS-BT and CHAGS areas. This is shown in Table 63 with score of each segment in the respective case study area.

Table 63 showing urban design quality score (uniqueness) of LRS-BT and CHAGS areas

No.	urban design quality	Case study	Segments												Av.
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	presence of unique functions	LRS-BT	VG	VG	G	VG	VG	VG	VG	VG	VG	—	—	—	VG
		CHAGS	F	F	F	B	B	B	B	B	B	B	B	B	B

LRS-BT area

The whole segments in this area are found in ‘very good’ level as related presence of unique functions that attract people. This is due to the fact that all the segments are within the catchment radius of 400m of the unique functions of BT, BT Park, LRS and LRS Park which are significant at city level.

CHAGS area

This area is deprived of ‘unique functions’ that attract people. In three quarters of the segments in this area there are no unique functions. This averages to ‘bad’ level.

In general LRS-BT area has ‘unique functions’ that attract people while CHAGS area lacks this urban quality.

2.4 Street activities

In this urban design quality there are five parameters which are used to evaluate the status of street activities in LRS-BT and CHAGS areas. These are shown in Table 64 with score of each segment in the respective case study area.

Table 64 showing urban design quality score (street activities) of LRS-BT and CHAGS areas

No.	urban design quality	Case study	Segments												Av.
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Shops, kiosks, stalls street trade	LRS-BT	VB	VG	F	VB	F	B	B	B	B	—	—	—	B
		CHAGS	VB	VB	VB	VB	F	VB	B	VB	VB	VB	VB	VB	VB
b.	Queue for bus	LRS-BT	VG	VG	VB	G	VB	B	B	VG	VG	—	—	—	F
		CHAGS	VB	VB	VB	VB	G	VB	VG	VG	VG	VG	VG	VG	F
c.	Many people standing, walking	LRS-BT	VG	VG	VG	VB	VG	VG	VG	VG	VG	—	—	—	VG
		CHAGS	VB	VG	VG	VG	F	VG	VG	VG	VG	VG	VG	VG	VG
d.	Transparent fences	LRS-BT	B	G	—	—	VG	G	—	—	—	—	—	—	G
		CHAGS	VB	VB	VB	—	—	VG	VG	—	—	—	—	—	F
e.	Absence of Vacant shop fronts	LRS-BT	—	—	B	F	B	F	F	G	G	—	—	—	F
		CHAGS	—	F	B	B	F	—	B	VG	VB	G	F	F	F
Average		LRS-BT	F	F	VG	F	B	F	F	F	G	—	—	—	F
		CHAGS	F	VB	B	B	B	F	F	G	G	F	G	G	F

LRS-BT area

Presence of *small shops, kiosks, stalls* etc. is found at ‘bad’ level. Of course, there is one segment which is at ‘good’ level. That is, segment 2 (in LRS park area). Otherwise, both LRS-BT and CHAGS areas are poor in presence of small shops, kiosks, stalls etc.

The segments 1 to 2 (LRS area) and 4, 8, 9 (BT area), as shown in Table 64 have ‘very good’ levels of people *queuing* for transport. In between these points it is on ‘bad’ level.

Fenced compounds are found in four segments; segment 1& 2 (LRS & LRS park), segment 5 & 6 (Medhanealem Catholic Church, ETC & CBE area). The *transparency* of these fences in majority of the segments is ‘very good’. The only segment that is found on ‘bad’ level (the fences lack transparency) is segment 1. The average level of transparency of fences in this area is ‘good’.

There are seven segments in this area where it is possible to find buildings with *active front*. Out of these seven segments two are (segments 8 and 9 in BT area) in ‘good’ level in that there active uses in the

active front. On the other hand there are three segments which have active fronts with ‘fair’ level of active uses. There are two segments which have vacant fronts (i.e. not active uses) in ‘bad’ level. The average level of absence of vacant uses in active fronts in this area is in ‘fair’ level.

CHAGS area

In this area there are two distinct areas which show ‘very bad’ and ‘very good’ levels of *queue of people* looking for transport. The first five segments are almost in ‘bad’ level while the last 6 segments are filled with people looking for transport. On the average this area stands in ‘fair’ level.

In contrast to LRS-BT, the *fences* in this area lack transparency. Of the five segments which contain areas of fenced compounds, three are found in ‘bad’ transparency level while in the remaining two segments it is in ‘very good’ level. On the average, this area is characterized by ‘fair’ level of transparency of fences.

Out of the twelve segments in this area ten have *active fronts* which are studied for their absence of *vacant shop* fronts. Table – shows there are ‘good’ and ‘very good’, ‘fair’, ‘bad’ and ‘very bad’ levels of vacant fronts in the ten segments studied. Segment 8 and 10 (Omedad and Red building areas) have ‘very good’ and ‘good’ levels of actively used active fronts while in the other extreme segments 3 (Queen Sheba Hotel), 4 (MN International Hotel), 7 (Lex Plaza & Zerihun Buildings) and 9 (Comet building area) have ‘bad’ level of vacant fronts. In general, this area has the average ‘fair’ level in this urban quality.

2.5 Opening and closing hours

In this urban design quality there is one parameter which are used to evaluate the status of opening and closing hours in LRS-BT and CHAGS areas. This is shown in Table 65 with score of each segment in the respective case study area.

Table 65 showing urban design quality score (open close hours) of LRS-BT and CHAGS areas

No.	urban design quality	Case study	Segments												Average
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Open and close hours	LRS-BT	F	F	VB	B	B	F	F	G	F	–	–	–	F
		CHAGS	VB	F	F	F	F	B	F	F	F	F	F	F	F

LRS-BT area

There is only one area within ‘good’ level of closing & opening hours. This is found in segments 8 where there is BT and Victory Hotel in the immediate block. There are also five segments with ‘fair’ level of opening & closing hours. On the other hand there are three segments with ‘bad’ and ‘very bad’ level. These are found in segments 3 (ESL area) to 5 (ETC area). The average opening and closing hours in this area is found in ‘fair’ level.

CHAGS area

In almost all the segments of this area, except segments 1 (Plaza Hotel area) and 6 (Ethiopian Seed Enterprise area) where there is ‘bad’ level of *opening and closing hours*, the opening and closing hours in this area is in ‘fair’ level.

Summary of activities

In order to have full picture of the physical setting in both LRS-BT and CHAGS areas, each component is summarized in the following table. The analysis in both case study areas is also shown next to this table.

Table 66 showing Summary of urban design quality score (Activities) of LRS-BT and CHAGS areas

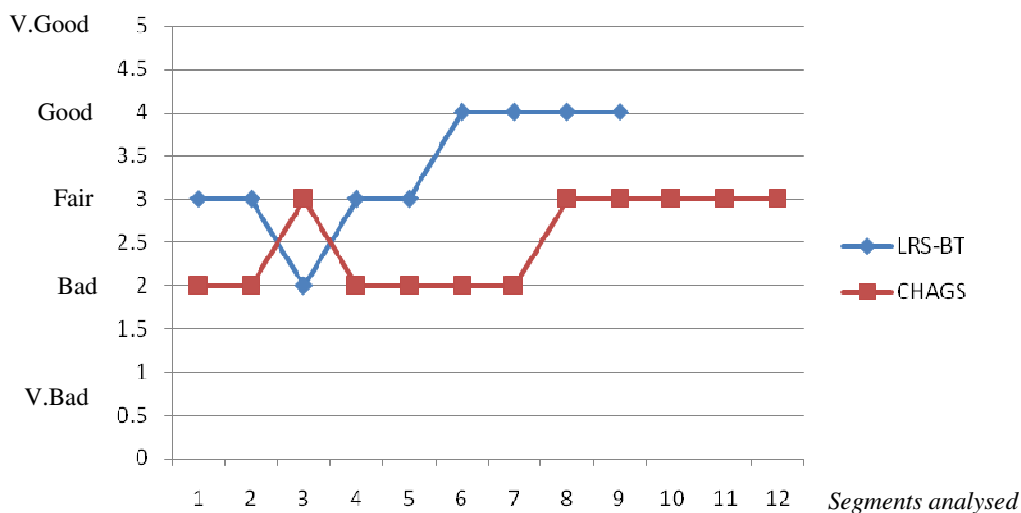
No.	urban design quality	Case study	Segments												Av.
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Events	LRS-BT	VB	VB	VB	VG	VG	VG	VG	VG	VG	—	—	—	G
		CHAGS	F	F	F	B	B	B	B	B	B	B	B	B	B
b.	Diverse functions	LRS-BT	VB	B	VB	B	B	F	F	G	VG	—	—	—	F
		CHAGS	VB	B	B	G	F	B	B	F	F	F	F	F	F
c.	Special functions	LRS-BT	VG	VG	G	B	VG	VG	VG	VG	VG	—	—	—	VG
		CHAGS	F	F	F	B	B	B	B	B	B	B	B	B	B
d.	Street Activities/ Scenes	LRS-BT	F	F	VG	F	B	F	F	F	G	—	—	—	F
		CHAGS	F	VB	B	B	B	F	F	G	G	F	G	G	F
e.	Opening and closing hours	LRS-BT	F	F	VB	B	B	F	F	G	F	—	—	—	F
		CHAGS	VB	F	F	F	F	B	F	F	F	F	F	F	F
	Average	LRS-BT	F	F	B	F	F	G	G	G	G	—	—	—	F
		CHAGS	B	B	F	B	B	B	B	F	F	F	F	F	F

LRS-BT area

Observation on the above table reveals that LRS-BT area is popular for its eventfulness and special functions. Let alone the variation between segments, the other components of activities; diversity of uses, street activities and open close hours in this area are found at ‘fair’ level. On the average the activities as components of place attributes in this area are found at ‘fair’ level.

CHAGS area

As it is the case in physical setting, there is no one component that outshines in this area. It has ‘fair’ level of diverse functions, street activities and open-close hours. On the other hand it is deprived of eventful and special functions which strongly influence publicity and authentication. On the average the activities as components of place attributes in this area are found at ‘fair’ level.



Graph showing summary of urban design qualities of activities in LRS-BT and CHAGS areas

3. Meaning

3.1 Life style

In this urban design quality there is one parameter which is used to evaluate the status of possibility of compatibility with lifestyle in LRS-BT and CHAGS areas. This is shown in Table 67 with score of each segment in the respective case study area.

Table 67 showing urban design quality score (lifestyle) of LRS-BT and CHAGS areas

No.	urban design quality	Case study	Segments												Average
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Diverse functions	LRS-BT	VB	B	VB	B	B	F	F	G	VG	—	—	—	F
		CHAGS	VB	B	B	G	F	B	B	F	F	F	F	F	F
b.	Open and close hours	LRS-BT	F	F	VB	B	B	F	F	G	F	—	—	—	F
		CHAGS	VB	F	F	F	F	B	F	F	F	F	F	F	F
	Average	LRS-BT	B	F	VB	B	B	F	F	G	G	—	—	—	F
		CHAGS	VB	F	F	G	F	B	F	F	F	F	F	F	F

3.2 Cultural connections

In this urban design quality there are three parameters which are used to evaluate the status of cultural value in LRS-BT and CHAGS areas. This is shown in Table 67 with score of each segment in the respective case study area.

Table 68 showing urban design quality score (cultural connections) of LRS-BT and CHAGS areas

N o.	urban design quality	Case study	Segments												Av.
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Cultural centers	LRS-BT	VG	VG	VG	VG	VG	VG	VG	VG	VG	—	—	—	VG
		CHAGS	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB
b.	Cultural restaurants	LRS-BT	VB	VB	VB	VB	VB	VB	VB	VB	VB	—	—	—	VB
		CHAGS	VB	VB	VB	VB	VG	VG	VG	VG	VG	VG	VG	VG	G
c.	Cultural shops	LRS-BT	VB	VB	VB	VB	VB	VB	VB	VB	VB	—	—	—	VB
		CHAGS	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB
	Average	LRS-BT	B	B	B	B	B	B	B	B	B	—	—	—	B
		CHAGS	VB	VB	VB	VB	B	B	B	B	B	B	B	B	B

LRS-BT area

This area is rich in cultural centers that establish connections with culture. All the segments of this area are within the walking distance of 10 min (1Km) from the well known BT.

There are neither cultural restaurants and night clubs nor cultural shops within catchment radius of 400m in this area.



80. BT is one cultural center in LRS-BT area

CHAGS area

Unlike LRS-BT this area has no cultural centers. All the segments analyzed are in ‘very bad’ level.

This area has **cultural restaurants & night clubs** in more than 8 of the 12 segments analyzed. These are ‘kitfo bet’, ‘Kurt bet’ and ‘Tej bet’ found around the area. On the average the area is found in ‘good’ level.

There are no cultural shops within catchment radius of 400m.

3.3 Special Memories

In this urban design quality there are three parameters which are used to evaluate the status of cultural value in LRS-BT and CHAGS areas. This is shown in Table 69 with score of each segment in the respective case study area.

Table 69 showing urban design quality score (special memories) of LRS-BT and CHAGS areas

No.	urban design quality	Case study	Segments												Av.
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Unique functions	LRS-BT	VG	VG	G	VG	VG	VG	VG	VG	VG	=	=	=	VG
		CHAGS	F	F	F	B	B	B	B	B	B	B	B	B	B
b.	Diverse functions	LRS-BT	VB	B	VB	B	B	F	F	G	VG	=	=	=	F
		CHAGS	VB	B	B	G	F	B	B	F	F	F	F	F	F
c.	Open and close hours	LRS-BT	F	F	VB	B	B	F	F	G	F	=	=	=	F
		CHAGS	VB	F	F	F	F	B	F	F	F	F	F	F	F
Average		LRS-BT	F	F	B	F	F	G	G	G	G	-	-	-	F
		CHAGS	B	F	F	F	F	B	B	F	F	F	F	F	F

LRS-BT area

The whole segments in this area are found in ‘very good’ level as related presence of unique functions that attract people. This is due to the fact that all the segments are within the catchment radius of 400m of the unique functions of BT, BT Park, LRS and LRS Park which are significant at city level.

Different segments of this area show different levels of **diversity of uses**. In majority of the segments, that is, in 5 out of 9 (or 55.5%) segments the variety (diversity) of active uses is in ‘very bad’ level. These segments are found in segment 1 (from LRS) to segment 5 (ETC area). Between segments 6 and 7 (CBE and Ras Hotel area) ‘fair’ level is observed culminating at ‘very good’ level in segments 8 and 9 (BT area). The average level of diversity of uses is in ‘fair’ level.

There is only one area within ‘good’ level of **closing & opening hours**. This is found in segments 8 where there is BT and Victory Hotel in the immediate block. There are also five segments with ‘fair’ level of opening & closing hours. On the other hand there are three segments with ‘bad’ and ‘very bad’ level. These are found in segments 3 (ESL area) to 5 (ETC area). The average opening and closing hours in this area is found in ‘fair’ level.

CHAGS area

This area is deprived of ‘unique functions’ that attract people. In three quarters of the segments in this area there are no unique functions. This averages to ‘bad’ level.

In general LRS-BT area has ‘unique functions’ that attract people while CHAGS area lacks this urban quality.

There are segments with ‘bad’ and ‘very bad’ levels of *diversity of active uses*. These areas are found in segments 1 to 3 (Plaza Hotel to Yugoslavia Embassy) and 6 to 7 (Ethiopian Seed Enterprise to Zerihun Building). The ‘good’ level of diverse active uses is observed in segment 4 (the small businesses besides MN International Hotel). Majority of the segments in segment 5 (in front of Ministry of Water resources) and 8 to 12 (the new developments starting from Omedad building to A.A Traffic Office) have ‘fair’ level of diversity of uses.

In general, the presence of *diverse active uses* in both cases is not consistent throughout the areas. There is area categorization rather than being dispersed that is one area is full of diverse functions while another area is of single use.

In almost all the segments of this area, except segments 1 (Plaza Hotel area) and 6 (Ethiopian Seed Enterprise area) where there is ‘bad’ level of *opening and closing hours*, the opening and closing hours in this area is in ‘fair’ level.

3.4.1 Symbolic Value

In this urban design quality there are three parameters which are used to evaluate the status of symbolic value in LRS-BT and CHAGS areas. This is shown in Table 70 with score of each segment in the respective case study area.

Table 70 showing urban design quality score (symbolic value) of LRS-BT and CHAGS areas

No.	urban design quality	Case study	Segments												Av.
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Dominant functions	LRS-BT	VG	VG	VG	VG	VG	VG	VG	VG	VG	—	—	—	VG
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F
b.	Dominant building type	LRS-BT	VG	VG	VG	G	VG	VG	VG	VG	G	—	—	—	VG
		CHAGS	VG	VG	VG	VG	VG	VG	VG	VG	VG	VG	VG	VG	VG
c.	Dominant street furniture	LRS-BT	VG	VG	VG	VG	VG	VG	VG	VG	VG	—	—	—	VG
		CHAGS	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB	VB
	Average	LRS-BT	VG	VG	VG	VG	VG	VG	VG	VG	VG	—	—	—	VG
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F

LRS-BT area

This area is rich in *dominant functions* that have ‘very good’ level of symbolic value within a walking distance of 10 min (800m-1Km) all the segments in the area included in the dominant functions of two end points and the middle ones. The dominant functions in this area are Transportation Hub, Cultural center & institutional; the cultural function being more dominant. The functions have city and country level significance.

The *symbolic value* of the built environment in this area is in ‘very good’ levels. As can be seen in Table – the type of symbolism reflected in buildings resides in their mix of styles: Old and modern making this area a store of modern and old architectural styles.

This area has a ‘very good’ level of *street furniture or public art*. The symbolic value they contain is of city & country level significance. They reflect the historic value of the area.

CHAGS area

This area has different *functional* symbolisms which are generally locally significant. As can be seen in Table – it has an average significance in ‘fair’ level. The dominant functions being formed oh Hotels & mixed use buildings.

As new developments are taking place in this area, the dominant symbolic value reflected from the *built environment* of ‘modern style’.

This area is devoid of any kind of *public art* that generate symbolic value. In general, LRS-BT area is rich in its public art that have good symbolic value while CHAGS area has no such elements.

3.5 Identity

In this urban design quality there are three parameters which are used to evaluate the potential of identity formation in **LRS-BT** and **CHAGS** areas. This is shown in Table 71 with score of each segment in the respective case study area.

Table 71 showing urban design quality score (identity) of LRS-BT and CHAGS areas

No.	urban design quality	Case study	Segments												Av.
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Unique features	LRS-BT	VG	VG	VG	VG	G	VG	VG	VG	VG	–	–	–	VG
		CHAGS	B	B	VB	VB	VG	VG	VG	VG	VB	VG	VG	VG	G
b.	Unique activities	LRS-BT	G	VG	G	F	VG	G	G	VG	G	–	–	–	
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F
c.	Unique built environment	LRS-BT	VG	VG	VG	VG	VG	VG	VG	VG	VG	–	–	–	VG
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F
	Average	LRS-BT	VG	VG	VG	G	VG	VG	VG	VG	VG	–	–	–	VG
		CHAGS	F	F	B	B	G	G	G	G	B	G	G	G	F

LRS-BT area

Observation on Table 71 reveals that this area is strong in presence of unique activities. These are the activities taking place in LRS- BT and the LRS. In BT area recreational and cultural activities take place while in LRS area it is hub of Public Transport. These activities are identities of this area.

This area as discussed in symbolic value section has ‘very good’ level of built environment (i.e. buildings and street furniture) that have high potential being identities of this place. For example the LRS station, the statue of the Lion of Judah, CBE building, Ras Hotel, BT and the Lion statue & the NBE building, the parks all contribute to the identity of this area.

CHAGS area

This area stands in ‘fair’ level in having *unique activities* that can be identities of this place. It is in general a place of Hotel and mixed use activities.

This area is not as rich in diversity of *built environment* as LRS-BT area. The only identities are found in the buildings of the area. It is also difficult to single out one or two dominant buildings that represent the area. The area can be considered to have collective identity of ‘modern’ buildings.

Summary of meaning

In order to have full picture of the physical setting in both LRS-BT and CHAGS areas, each component is summarized in the following table. The analysis in both case study areas is also shown next to this table.

Table 72 showing summary of urban design quality score (meanings) of LRS-BT and CHAGS areas

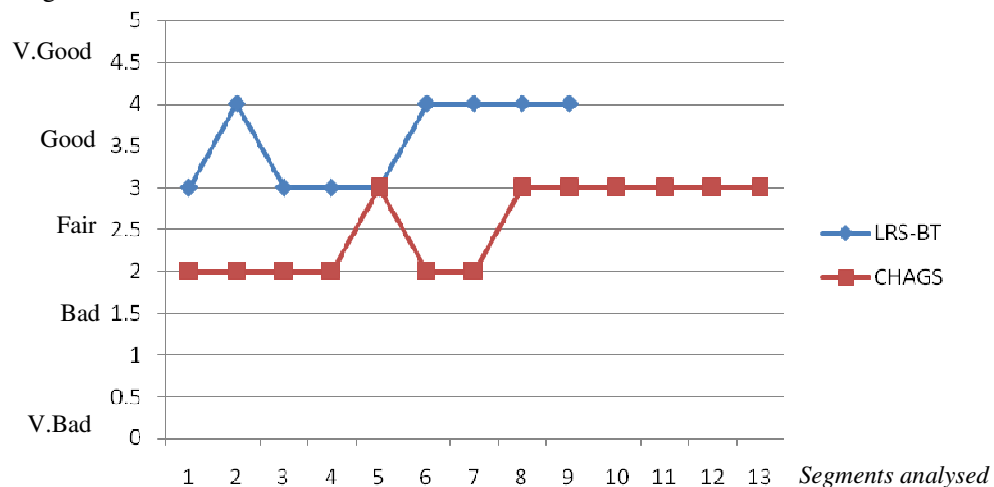
No.	urban design quality	Case study	Segments												Av.
			1	2	3	4	5	6	7	8	9	10	11	12	
a.	Lifestyle	LRS-BT	B	F	VB	B	B	F	F	G	G	—	—	—	F
		CHAGS	VB	F	F	G	F	B	F	F	F	F	F	F	F
b.	Cultural connections	LRS-BT	B	B	B	B	B	B	B	B	B	—	—	—	B
		CHAGS	VB	VB	VB	VB	B	B	B	B	B	B	B	B	B
c.	Special Memories	LRS-BT	F	F	B	F	F	G	G	G	G	—	—	—	F
		CHAGS	B	F	F	F	F	B	B	F	F	F	F	F	F
d.	Symbolic value	LRS-BT	VG	VG	VG	VG	VG	VG	VG	VG	VG	—	—	—	VG
		CHAGS	F	F	F	F	F	F	F	F	F	F	F	F	F
e.	Identity	LRS-BT	VG	VG	VG	G	VG	VG	VG	VG	VG	—	—	—	VG
		CHAGS	F	F	B	B	G	G	G	G	B	G	G	G	G
	Average	LRS-BT	F	G	F	F	F	G	G	G	G	—	—	—	G
		CHAGS	B	B	B	B	F	B	B	F	F	F	F	F	F

LRS-BT area

The components that can contribute to drawing of meaning of different types in this area are found at different levels ranging from ‘very good’ levels of ‘symbolic value’ and ‘identity’ to ‘bad’ level of ‘cultural connections’ and ‘fair’ level of ‘lifestyle’ and ‘special memories’. Amid these variations, there are particular segments such as segment 8 and 9 (BT area) where almost in all components (except cultural connections) they have ‘good’ and ‘very good’ levels averaging to ‘good’ level in the ‘meaning’ place attribute.

CHAGS area

Half of the 12 segments analyzed in this area are on the average in ‘bad’ level of components of meaning formation. While the other half of the segments are found in ‘fair’ level. Observation on the table above reveals that this area is ‘good’ only in ‘Identity’ while it is in bad level of cultural connections and symbolic value. This shows that the strength of components of meaning formation in this area is very low though on the average it is found in ‘fair’ level.



Graph showing summary of urban design qualities of meaning in LRS-BT and CHAGS areas

Chapter 4 Findings, conclusion and recommendations

4.1 Findings

4.1.1 Findings as related to research questions

As discussed in the problem statement on the background part of this research, Addis Ababa is witnessing two distinct urban developments: the one which took place in the past and the other which is taking place in the present. The problem was that these two kinds of urban development areas produced profoundly different places.

There were two major points raised as research questions that this research tries to answer as related to these two kinds of places of the past and present urban developments. The first research question was related with the place preference and the reasons of preference as indicated by place users while the second major question was related with the level of place attributes (physical setting, activities and meanings).

The findings are presented here under according to the major topics that the research questions deal with, that is, **place preference and the reasons of preference** and **level of place attributes (physical setting, activities and meanings)**.

a. Findings on Place preference and reasons of preference

As to the research question ‘Which place do people prefer from past or present urban development areas?’ the research showed that *LRS-BT area is more preferable than CHAGS area* which shows that the some places created by past urban development trends are preferable to the present urban development trends.

On the other hand for the research question ‘What is the peoples’ reason of place preference?’ the research showed the following main reasons of place preference of LRS-BT to CHAGS area. They can be seen from place attributes points of view of physical setting, activities and meaning

Physical setting:

- the place is good for entertainment and recreation
- the place is easily accessible

Activities:

- The place is generally active
- The place has special functions and it is eventful

Meanings:

- the place has high ‘knowledgibility’ and ‘historic significance’
- it is good place to meet people

b. Findings on level of Place attributes/ Urban design qualities

The main research question related with this topic was ‘What is the level of place attributes (urban design qualities) in past and present urban development areas?’ This research showed that in general some past urban development areas have better place attributes than recent urban development areas.

The detail level of place attributes were to be investigated in the research sub questions of ‘What is the level of physical setting in past and present urban development areas?’, ‘What is the level of activities in past and present urban development areas?’ and ‘What is the level of meanings in past and present urban development areas?’

As far as the level of physical settings is considered, in general LRS-BT area is found in good level while CHAGS area is found in fair level. This means that LRS-BT area has good physical attributes than CHAGS area. Especially LRS-BT area is by far better than CHAGS area in some components of physical setting, that is, public areas and gathering places, buildings and built form, green, street furniture, views and reference points (landmarks).

On the other hand level of activities in LRS-BT is found to be the same as CHAGS area. Both areas have fair level of activities. Of course there are differences in detail components of this place attribute. For example LRS-BT area is better in its eventfulness and by far better in its special functions.

The level of meanings in LRS-BT area is found to be good while CHAGS area is found in fair level. This shows that LRS-BT area is better in imparting meanings on place users. There are some components of meaning by which LRS-BT excels CHAGS area. These are the symbolic value and identity.

4.1.2 Findings of problems related to place attributes

The following is list of problems which the research found. The problems are categorized as problems that are common to both case study areas

a. Physical setting

Problems Common to both LRS-BT and CHAGS areas

- Lack of *outdoor dining and cafeterias* which contributed to the low level of imageability, natural surveillance, complexity and walkability of these places.
- Presence of *high sky proportion and low height to width ratio* which contributed to less enclosure and weak human scale of these places
- Absence of *patterned floorscape* that contributed to less complexity and human scale
- Lack of *Active frontage* and *Active uses* which contributed to low level of natural surveillance and diversity of uses of these places
- Lack of *Presence of many buildings and Color variation* which contributed to low the level of complexity of these places
- Lack of presence of *similar grid , fenestration , material, color* that contributed to the low level of unity of these places
- Low level of *green area coverage and Sitting facilities with green* that contributed to low level of human scale, enclosure, complexity, walkability and sittability of these places
- *discontinuity of sidewalks , inadequate size of sidewalks , poor level of pavement quality, lack of protection from weather , presence of many obstacles and low level of cleanness* that contributed to low level of walkability of these places
- *presence of street medians and parking in front of buildings* that contributed to Low level of social width of these places
- Presence of *blank walls and parking areas in front of buildings* that highly detract the interaction between buildings and pedestrians in these places
- Absence of *benches , low walls , bus stop shelters* that contributed to poor level of sittability
- Poor Quality of advertisements that contributed to low level of imageability of these places

Problems peculiar to LRS-BT area

- *Lack of buildings in good scale* that contributed to low level of imageability, expression and enclosure in this place
- *Inadequate Quality of Building materials* in majority of parts of this area that contributed to low level of imageability and expression
- *Lack of Detailing in buildings* that contributed to low level of imageability, human scale and complexity of this place. This in particular is found in LRS area
- *Lack of presence of similar form/volume* that contributed to the low level of unity in this place
- *Low level of Green area in setbacks* that contributed to the low level of green area coverage in this place

Problems peculiar to CHAGS area

- Lack of parks plazas that contributed to low level of imageability, presence of people, complexity and natural surveillance

- absence of adequate number of public buildings that contributed to the low level of presence of people
- problem of *absence of identifiers ,visible entrances and buildings of unique shape* that contributed to the problem of imageability and expression in this place
- Presence of long sight lines that contributed to the problem of inadequate enclosure and weak human scale in this place
- Absence of fountains, sculptures and monuments that contributed to low level of Street furniture and public art in this place
- Inadequate Variety of plants that contributed to the low level of green areas and human scale in this place
- Lack of presence of many intersections and routes that contributed to the problem of accessibility and permeability of this place
- Lack of presence of distinct views/vistas that created problem of imageability and distinctiveness in this place
- Lack of presence of distinct landmarks that contributed to the low level of legibility and distinctiveness of this place

b. Activities

Problems Common to both areas

- Lack of presence of street activities that contributed to the problem of inadequate level of natural surveillance, diversity of functions and complexity of the places

Problems peculiar to LRS-BT area

- No problems

Problems peculiar to CHAGS area

- Absence of events and special functions that deprived the place of eventfulness, distinctiveness and memorability of this place

c. Meaning

Problems common to both areas

- Lack of *diversity of functions and limited opening and closing hours* that contributed to the problem of addressing the needs of people of different lifestyle and
- *absence of cultural shops ,cultural restaurants and cultural centers* that that contributed to the low level of cultural connection the places have

Problems peculiar to LRS-BT area

- No problems

Problems peculiar to CHAGS area

- Lack of *unique functions, diversity of functions and limited open close hours* that lowered the memorability of this place
- Lack of presence of *dominant functions, dominant building type and dominant street furniture* that deprived the place of strong symbolic value
- Lack of *unique features , unique activities and unique built environment* that deprived the place of strong identity

4.2 Conclusion

According to the findings the place more preferred by people (LRS-BT area) in this research was a place where the **physical settings and activities are tuned to the public realm** from which **strong meanings** were derived. This goes in line with the idea of Relph and other authors on place who advocated that ‘physical setting’, ‘activities’ and ‘meanings’ constitute the three basic elements of attributes of place. (Relph quoted in Carmona et.al, 2003) This suggests that the **place attributes in the preferred place (LRS-BT area) are good enough** such that the place attributes of this area can be good example to other areas with the adjustments in the main drawbacks.

Findings in this research showed that the kinds of place attachment in the case study areas were both **functional** and **emotional** which strengthens the ideas and findings of different researchers that there are **predominantly two types of place attachments: place dependence (functional attachment) and place identity (emotional attachment)** (Williams and Roggenbuck, Shumaker and Taylor quoted in Loggenberg , 2007, Stokols and Shumaker, Williams and Roggenbuck quoted in Kyle et.al, 2003 , Loggenberg , 2007). This suggests that the studied places provide the respondents with resources (such as work place, entertainment and recreation, active surrounding etc) and identities (such as I am a man from LRS-BT area or CHAGS area , me and my friends used to pass our youth age here, pride in history etc.) The research indicated that the place more preferred by people (LRS-BT area) has more emotional attachment reasons. **This indicates that the more diverse a place is in place attributes (urban design qualities), that is, in its physical setting, activities and meanings the more reasons people attach emotionally to it and therefore diversity of identities.**

The research found out that people in LRS-BT area liked the three **place attributes (urban design qualities) of physical setting, activities and meaning for which this area is relatively good**. Similarly, those who were asked in CHAGS area liked only the **activities** (entertainment and recreation such as cafes, restaurants and bars and the commercial activities) for which some part of this area is good. This suggests that users **of place are selective; they attach themselves to the good attributes of a place.**

This research found out that in both case study areas there are some problems in the three attributes of place. The preferred place (LRS-BT area) itself has problems in some detail components. This suggests that no matter how places are good in their place attributes there are also some drawbacks.

4.3 Recommendations

The recommendations focus on three actors that shape the urban environment: professionals (Town Planners, Urban Designers and Architects), policy makers and developers.

Professionals in the planning and design world

Professionals making plans at different levels of planning have key stake in the place making process. Literature indicates that these are the knowing urban designers or place makers which implies that they should be of adequate skill and willingness; they should have the knowhow and benefits of place making. The day of professionals as tools for implementing policies should end. They should be part of the process of developing policies so that they can make a difference in place making.

Professionals should tune their plans to the concept of place making. What this means is that places have multitude of attributes that range from the individual detailing in a building to public places which take large independent areas and they should find their place starting from the individual building to the district in general.

In the process of developing large to medium scale plans professionals can introduce frameworks of public spaces, plazas, courtyards etc. as a series of interconnected systems (as is the cases in LRS-BT area). The height regulations they issue should take in to consideration the skyline, scale and sky proportion that finally emerges. Professionals should be aware of the level of detailing their frontages so that they can contribute to the human scale of the public realm. Their designs should be transparent at street level so as to guarantee natural surveillance. They should be bold enough in handling the building entrances and identifiers. Above all they should avoid

blank walls and vacant street frontages and auto facilities (that diminish interaction between the public and the building).

The green area network they propose should be in such a way that they promote walkability and sittability. Trees should be planted in walkways rather than in medians . This mainly helps in rain and sun protection of pedestrians.

As discussed in the literature part in order to keep places in human scale the contribution of variety of plants and street furniture is very important. Professionals should play key role in the selection and implementation of these scale giving elements. Due consideration also should be given to the use of different patterns in pavements which is the lacking quality in both case study areas.

In order to have some level of complexity of places planning principles that ensure presence of as many buildings as possible should be considered. Minimum and maximum areas of land that can be leased out should be limited based on this idea. The contribution of urban design professionals in this aspect is significant.

On the other hand to maintain certain level of order and unity there should be monitoring tools devised by urban design professionals . They can be used as guide lines to maintain order and unity in different place contexts.

The walkability of streets should be improved. One problem observed was continuity and size of sidewalks. The sidewalks should be as continuous as possible and their size should be appropriate to the envisaged pedestrian flow. The quality of pavements which is currently distressful should be improved by completing the construction of unfinished pavements everywhere in the case study areas. The current trend of starting but leaving pavements unfinished should be corrected. The most important thing in walkability of streets that has received little or no consideration is the protection of pedestrians from bad weather. This should significantly be improved by planting trees on sidewalks rather than in medians. Significant numbers of obstacles on sidewalks have been observed. Serious measures should be taken in

placing street furniture such as dust bins, poles, traffic signs, advertisements etc. Moreover, follow up on improper parking and placement of objects on sidewalks should be a day to day task.

In order to have good accessibility /permeability/ standard size of urban blocks should be specified at the edge of which is bounded by roads. Intersecting roads play important role in improving accessibility. T-Junctions are better than cul-de-sac , four way intersections are more permeable than T-Junctions etc. The more intersections with major roads, the more number of routes and choice of different modes of transport a place has.

The most serious problem as can be learned in LRS-BT area was the low level of social width caused by presence of street medians and parking areas which lowered the level of communication between opposite sides of streets and hence vibrance of the streets. Professionals play important role in avoiding such features of the streets starting from the planning principles to individual building designs.

Similarly it is necessary to avoid the lots of detractors present in both LRS-BT and CHAGS areas. Automobile facilities between the interface of buildings and pedestrians should be avoided to have maximum built form-pedestrian interaction. This improves the nature of the public realm of the place and increases the vibrance.

The quality of sittability of places should be improved by having benches, low walls, bus stop shelters, etc. this improves the convenience of places and makes the place more vibrant as more people will be engaged in the place. On the other hand the presence of public art that can be appreciated by the public should be considered, as it is in the case of LRS-BT area. In similar manner the placement and quality of advertisements should be seriously considered as they are degrading the quality of places.

The physical nature of places if maneuvered properly plays an important role in having distinct and interesting views. For example the physical nature of LRS-BT area, which extends to Piassa is exploited to have magnificent view which is framed by street lined buildings and proper visual terminals of municipality building and LRS. Inside the LRS-BT area there are spots where

distinct interesting views are present: such spots as the main intersection in front of BT where interplay of buildings and green areas is dramatic. This is to say that both near and far views should be considered in preparation of detail plans of places.

Literature indicates reference points or landmarks are important elements in place making as they contribute large to legibility. An area like LRS-BT which has various types of landmarks (i.e buildings , street furniture, special functions etc) is more legible than an area which has landmarks of single type like CHAGS area where almost every building is considered as reference point. Therefore it is recommended that various types of landmarks special in their nature (buildings, street furniture, special functions) should be included in the place making process. For example CHAGS area needs strong landmarks of such kind. This can be done by during the planning preserving potential spots in the study area for those special functions, building types and public art Professionals involved the planning process

Policy makers

As indicated in the literature policy makers *‘in the central government who set the strategic framework for design within national economic strategy and the policy context’* and those *‘who implement central government strategy, interpreting and developing it in the light of local circumstances’* are the *‘unknowing’* kind of urban designers and key actors as policy makers. (Carmona, et al. 2003) This goes to The House of People’s Representatives of the FDRE, regional state governments, the municipalities and their different departments, infrastructure providers etc.

As shapers of the city by the policies they promulgate, policy makers should be concerned about the effects of policies on the general urban context and the individual strips of places. They should consider it in a multidisciplinary manner in that real places which have good physical setting, activities and meanings can be created in harmony with the viability of their policies. As John V.Lindsay, mayor of New York puts it “...we are becoming a nation of cities indeed a world of cities and their problems and promise must occupy the forefront of national concern...” (Barnett,). The importance of place making should be a very important issue for policy makers for “...cities are created by a decision making process that goes on continuously, day after

day...”. This can be observed from the two cases studied in this thesis. That is, LRS-BT and CHAGS area. The decision made in LRS-BT area created an environment the evaluation of which has shown good urban design qualities. On the other hand, the decision made in CHAGS area was not strong enough in setting up urban design qualities that make good place. There should be policy that takes in to consideration public art (like monuments), public buildings etc. there can be a policy which promotes the idea of ‘incentive zoning’ where private developers with design proposals that include public plazas and gathering places in their properties (as in the case of Rock feller center) will be given incentives of additional area of land or less lease price. Of course, ‘...the pursuit of profit is what shapes our surrounding.” (Barnett,1974).

There should be a policy about how to deal with the physical setting of places so that it contributes to the making of real places: it could be about including public places, public buildings or public art in places of areas to be developed and of course, in the implementation.

Policies can also influence presence of vibrant activities. Having policies that recognize eventful and special functions (as in case of BT) pertinent to specific places can help much in attracting people. People are attracted to a place means other supporting activities emerge which in turn add to the vibrance of places.

Policies can enhance or devalue the meaning of existing and emerging places. A policy that recognizes and bases its directions on the value of specific places enhances the meaning of places. CHAGS area can be one example for this. The street in CHAGS area is named after athlete Haile G/Sellassie. This can be one value on which to base in creating meaningful place in this urban corridor. This value can be enhanced by adding special functions related to athletics such as athletics museum, gymnasiums, memorial squares and monuments. Even this meaning of relationship with athletics can more be enhanced by naming the street segments continuously in the name of famous athletes and. This can go up to Ethiopian Athletics Federation Head Office which is found along this street.

Developers

As ‘unknowing urban designers’ developers (Carmona 2003) have large stake in place making process of cities in the free market led economy. Of course, in the free market economy, ‘the pursuit of profit is what shapes the environment’ (Barnett 1974) and thus the primary objective developers is to make profits. This research did not assume that all developers are willing and better informed about the relationship between place attributes and profit making. It rather tries to hint up on ideas that work in the interface of public private relationship. In this regard, it is wise to know the relationship between places with good attributes and profit making. It is obvious that, let alone other factors, places with many people are more profitable than places with few people. Belief in the strong relationship between the private enterprise and the public makes The interest of developers should be with proposals that are directed towards benefiting the public contribute to establishment of places for people and in turn get better profits due to the vibrance of the place. This is usually simple. By shaping the physical characteristics of the buildings in the public realm developers contribute to the good qualities of the physical setting in place making context: providing arcades, outdoor dining which tend to be inclusive, small public plazas, avoiding blank street walls and inactive street frontages and above all avoidance of front yard automobile facilities create interactive environment between the buildings and the general public.

Developers also have the irreplaceable role in contributing to the activities of place. Their projects can (though defined by development plans) either enhance or deprive a place of vibrant activities. For example a developer with the proposal of activities which lead to vacant shop fronts (such as banks, insurance, department stores ,etc) which lower the interaction of buildings and passersby is contributing to the low level of place quality by depriving a place of active uses. If this is in few instances over the entire place, it could not harm. However, consider an area where every developer places buildings of this nature in the public realm, what happens in the end is obvious; an area with low level of vibrant activities which are introverted. This harms the place making process. On the other hand developers with proposal of activities which lead to active street fronts (such as cafeterias, outdoor dining areas, photo shops, stationeries,

etc.) that facilitate people-building interaction contribute to the vibrance of places. Of course, proportion and mix of functions between these two competing activities should be kept in balance.

Developers should seize for what meanings the place they are investing has. They should enhance the meaning of a place by their project proposals.

Further research

This research has left the door open for further investigations in areas of place making in Addis Ababa. For example what this research did not include but which are very crucial to establish contextual place making are ‘to know how places are made in Addis Ababa, who really shapes the places’, ‘is place making and use in Addis Ababa different from the rest of the world?’

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1. Place Attribute: Physical Setting

1.1. Component: Public areas/ Gathering Places

1.1.1 Quality measured: Imageability, Active Engagement, and Ambience

Grading Points					
V. Bad	Bad	Fair	Good	V. Good	Parameters
None	Moderate potential	Good potential	One place , operational	More than one place, operational	a. Presence of courtyards ,open spaces, plazas in 400m radius
✓ No trees , no garden ✓ Very dirty ✓ No service ✓ No furniture ✓ No paving	✓ Trees , no garden ✓ Dirty ✓ No service ✓ No furniture ✓ No paving	✓ Some Trees, some garden ✓ Somehow clean ✓ Poor service ✓ Poor quality furniture ✓ Almost no paving	✓ Trees, garden ✓ Clean ✓ Good service ✓ Quality furniture ✓ Good paving	✓ Trees, garden ✓ Very Clean ✓ Very Good service ✓ Quality furniture ✓ Very good paving, variety	b. Quality of courtyards, open spaces, plazas
✓ None	✓ Up to 10% of buildings	✓ 10-30% of buildings	✓ 30-40% of buildings	✓ 40-50% of buildings	c. Presence of outdoor dining areas, cafeterias
None	Moderate potential	Good potential	One place , operational	More than one place, operational	d. Presence of public, civic , religious buildings
No people	Up to five	6 to 60	60 to 120 persons	More than 120 persons	e. Presence of users/ average in one place

1.2 Component: Buildings and built form/ Townscape

1.2.1 Quality measured: Imageability, Expression

Grading Points					
V. Bad	Bad	Fair	Good	V. Good	Parameters
None	Up to 10% of buildings	10-30% of buildings	30-40% of buildings	40-50% of buildings	a. Proportion of historic building frontage
Less than 3 buildings	3to4 buildings	5 buildings	5to6 buildings	7to 8 buildings	b. Presence of buildings with identifiers and visible entrances
None	1 building	2 buildings	3 buildings	4 buildings	c. Presence of buildings of unique shape in 180m
Less than 3 buildings	3to4 buildings	5 buildings	5to6 buildings	7to 8 buildings	d. Buildings in good scale
Greater than 4 storeys	4storeys	3 storeys	2 storeys	Less than 2 storeys	e. Skyline: absence of big jumps or drops
Corrugated Iron Sheet, EGA sheet	‘Chika’ or Mud,	Plastered & Painted, Quartz finish, Steel Window frames, clear glass	Ceramic, Clinker, Mosaic Tiles, Aluminium frames, clear glass, hammered concrete	Marble, Granite, Aluminium frames, Curtain walls, clear glass	f. Quality of building materials
40-50% of buildings	30-40% of buildings	10-30% of buildings	Up to 10% of buildings	None	g. Level of buildings in need of maintenance
Less than 3 buildings	3to4 buildings	5 buildings	5to6 buildings	7to 8 buildings	h. Building with Articulation and detail

1.2.2 Quality measured: Enclosure (closure)

Grading Points					
V. Bad	Bad	Fair	Good	V. Good	Parameters
					a. Absence of long sight lines
Long sight line	Poorly Closed sight line	Fairly Closed sight line	Semi Closed sight line	Closed sight line	
Below quarter of the length	One quarter of the length	Half the length	Three quarters of the length	Full length	b. Proportion of street wall (defining edges)
Greater than 40%	30 to 40%	20 to 30%	10 to 20%	Less than 10%	c. Absence of high sky proportion
Less than 1:6	1:6 to 1:3	1:3 to 1:1	1:1 to 2.5:1	2.5:1	d. Building height to Street width ratio

1.2.3 Quality measured: Human Scale

Grading Points					
V. Bad	Bad	Fair	Good	V. Good	Parameters
					a. Absence of long sight lines
Long sight line	Poorly Closed sight line	Fairly Closed sight line	Semi Closed sight line	Closed sight line	
Below quarter of the length	One quarter of the length	Half the length	Three quarters of the length	Full length	b. Proportion of windows at street level
Greater than 40%	30 to 40%	20 to 30%	10 to 20%	Less than 10%	c. Absence of high sky proportion
Less than 1:6	1:6 to 1:3	1:3 to 1:1	1:1 to 2.5:1	2.5:1	d. Building height to Street width ratio
Less than 3 buildings	3 to 4 buildings	5 buildings	5 to 6 buildings	7 to 8 buildings	e. Building details
None	1 type	2 types	3 types	4 and above types	f. Presence of trees, shrubs, plants
None	1 type	2 types	3 types	4 and above types	g. Presence of pieces of street furniture
None	1 type	2 types	3 types	4 and above types	h. Presence of patterned floorscape

1.2.4 Quality measured: Transparency / Natural Surveillance

Grading Points					Parameters
V. Bad	Bad	Fair	Good	V. Good	
Below quarter of the length	One quarter of the length	Half the length	Three quarters of the length	Full length	a. Proportion of windows at street level
Below quarter of the length	One quarter of the length	Half the length	Three quarters of the length	Full length	b. Proportion of active building frontage
Below quarter of the length	One quarter of the length	Half the length	Three quarters of the length	Full length	c. Proportion of street wall
Below quarter of the length	One quarter of the length	Half the length	Three quarters of the length	Full length	d. Proportion of active uses
No people	Up to five	6 to 60	60 to 120 persons	More than 120 persons	e. Presence of people

1.2.5 Quality measured: Complexity

Grading Points					Parameters
V. Bad	Bad	Fair	Good	V. Good	
Less than 3 buildings	3to4 buildings	5 buildings	5to6 buildings	7to 8 buildings	a. Presence of many buildings
In Less than 3 buildings	In 3to4 buildings	In 5 buildings	In 5to6 buildings	In 7to 8 buildings	b. Presence of many details in buildings
1color	2colors	3colors	4colors	5colors	c. Presence of different colors
Less than 3 buildings	3to4 buildings	5 buildings	5to6 buildings	7to 8 buildings	e. Presence of outdoor dining and cafeterias
No people	Up to five	6 to 60	60 to 120 persons	More than 120 persons	f. Presence of outdoor dining and cafeterias

1.2.6 Quality measured: Order and Unity

Grading Points					Parameters
V. Bad	Bad	Fair	Good	V. Good	
Less than 3 buildings	3to4 buildings	5 buildings	5to6 buildings	7to 8 buildings	a. Presence of buildings of similar form/volume
Less than 3 buildings	3to4 buildings	5 buildings	5to6 buildings	7to 8 buildings	b. Presence of buildings of similar grid/ bay
Less than 3 buildings	3to4 buildings	5 buildings	5to6 buildings	7to 8 buildings	c. Presence of buildings of similar motifs
Less than 3 buildings	3to4 buildings	5 buildings	5to6 buildings	7to 8 buildings	d. Presence of buildings of similar fenestration
Less than 3 buildings	3to4 buildings	5 buildings	5to6 buildings	7to 8 buildings	e. Presence of buildings of similar material
Less than 3 buildings	3to4 buildings	5 buildings	5to6 buildings	7to 8 buildings	f. Presence of buildings of similar color

1.3 Component: Green areas

1.3.1 Quality measured: Comfort, Relaxation, Enclosure (Closure), and Human scale

Grading Points					Parameters
Very Bad	Bad	Fair	Good	Very Good	
None	median only	Full length sidewalk only	Fairly full length median and side walk	Full length median and side walk, open space	a. Area covered by green
None	1type	2types	3types	4and above types	b. Variety of plants/ trees
None	1place	2place	3places	4and above places	c. Presence of sitting areas with green
Less than 3 buildings	3to4 buildings	5 buildings	5to6 buildings	Transparent fenced garden	d. Green area in setbacks (if any)

1.4 Component: Streets

1.4.1 Quality measured: Walkability/ Paths

Grading Points					Parameters
Very Bad	Bad	Fair	Good	Very Good	
Above 66 or less than 2 ped./m/min	49to66 ped./m/min	33to49 ped./m/min	23to33 ped./m/min	Up to23 ped./m/min	a. Presence of pedestrians
Below quarter of the length	One quarter of the length	Half the length	Three quarters of the length	Full length	b. Length of safe street with side walk
Below quarter of the length	One quarter of the length	Half the length	Three quarters of the length	Full length	c. Continuity of side walk
Less than 1.5m	1.5 to 1.8m	1.8m to 2.4m	2.4m to 3.7m	More than 3.7m	d. Size of sidewalk
Above 10%	6to10%	5to6%	3to 5%	1to 3%	e. Topographic slope
✓ Non dressed stone, gravel ✓ Weak , ✓ Non slip ✓ Very Poor workmanship ✓ One design type and color ✓ Dirty, rugged	✓ Non dressed stone,gravel ✓ Weak , ✓ Non slip ✓ Poor workmanship ✓ One design type and color ✓ not clean, cracked	✓ dressed stone ✓ Firm , ✓ Non slip ✓ acceptable workmanship ✓ One design type and color ✓ somehow clean	✓ Precast concrete, cobbles, asphalt ✓ Firm , ✓ Non slip ✓ Good workmanship ✓ Two or three designs and colors ✓ clean	✓ Precast concrete, cobbles ✓ Firm , ✓ Non slip ✓ V.Good workmanship ✓ Different designs and colors ✓ clean	f. Pavement quality
Below quarter of the length	One quarter of the length	Half the length	Three quarters of the length	Full length	g. Protection from rain and sun
Below quarter of the length	One quarter of the length	Half the length	Three quarters of the length	Full length	h. Absence of obstacles

1.4.2 Quality measured: Accessibility/ permeability

Grading Points					Parameters
Very Bad	Bad	Fair	Good	Very Good	
✓ No Four way ✓ T-junctions ✓ More than 5 cul-de-sacs	✓ No Four way ✓ T-junctions ✓ 2 to5 cul-de-sacs	✓ 1Four way ✓ 3T-junctions ✓ 1 or2 cul-de-sac	✓ 2to3 Four way ✓ 3to5T-junctions ✓ No cul-de-sac	✓ 3 Four way ✓ 5T-junctions ✓ No cul-de-sac	a. Presence of intersections within maximum of 200m by type
1route	2routes	3to4 routes	5to6 routes	7routes and above	b. Presence of different routes within 200m
None	One mode	Two Modes Higer bus/Anbassa bus Taxi	Three modes ✓ Anbassa Bus ✓ Higer bus ✓ Taxi	Four Modes and above ✓ Train ✓ Anbassa Bus ✓ Higer bus ✓ Taxi	c. Presence of multimodal transport system within 200m

1.4.3 Quality measured: Social width

Grading Points					Parameters
Very Bad	Bad	Fair	Good	Very Good	
Two-way streets with four lanes (with or without a small median strip) and with or without parking	A two-way street with a large median or lateral strip and parking	A two-way street with parking on both sides	Larger on-way street with parking on one side, a two way street with no parking	Narrow pedestrian street or narrow one-way street that is open to traffic with or without parallel parking	a. Absence of street medians, street parking areas

1.4.4 Quality measured: Detractors

Grading Points					Parameters
Very Bad	Bad	Fair	Good	Very Good	
Below quarter of the length	One quarter of the length	Half the length	Three quarters of the length	Full length	a. Absence of blank walls
Below quarter of the length	One quarter of the length	Half the length	Three quarters of the length	Full length	b. Absence of area for automobile facilities
Below quarter of the length	One quarter of the length	Half the length	Three quarters of the length	Full length	c. Absence of rejecting objects such as poles, street furniture

1.5 Component: Street furniture and public art

1.5.1 Quality measured: Sedibility/Sittability, public art

Grading Points					Parameters
Very Bad	Bad	Fair	Good	Very Good	
None	1 point	2 points	3 points	4 and above points	a. Presence of benches, low walls, bus stop shelters, etc.
None	✓ One monument or One fountain	✓ One monument ✓ One fountain	✓ Two monuments ✓ Two fountains	✓ Above Two monuments ✓ Above Two fountains	b. Presence of fountains, sculptures, monuments within radius of 400m
✓ Very low quality billboards, traffic signs, ✓ almost fallen ✓ which detract the visual quality of the environment ✓ deteriorated	✓ low quality billboards, traffic signs, ✓ unstable standing, ✓ which detract the visual quality of the environment ✓ deteriorated	✓ Medium quality billboards, traffic signs, ✓ firmly standing, ✓ do not detract the visual quality of the environment ✓ Not new ,not deteriorated	✓ High quality vinyl print billboards, traffic signs, ✓ firmly standing, ✓ which add to the visual quality of the environment ✓ on the status of nearly new	✓ High quality digital & mechanical billboards, traffic signs, ✓ firmly standing, ✓ which add to the visual quality of the environment ✓ on the status of nearly new	c. Quality of advertisements, traffic signs etc.

1.6 Component: Views/vistas

1.6.1 Quality measured: Imageability, Passive engagement

Grading Points					Parameters
Very Bad	Bad	Fair	Good	Very Good	
views which are ✓ to be avoided ✓ no significance	views which are ✓ not distinct ,clear ✓ not interesting ✓ Which don't have symbolic value or in a level to be identities ✓ near or far ✓ no significance	views which are ✓ distinct ,clear ✓ interesting ✓ Which don't have symbolic value or in a level to be identities ✓ near or far ✓ local level significance	views which are ✓ distinct ,clear ✓ very interesting ✓ which have somehow symbolic value or in a level to be identities ✓ near or far ✓ city level significance	views which are ✓ distinct ,clear ✓ very interesting ✓ which have symbolic value or are in a level to be identities ✓ views to be preserved at tourist level ✓ near or far ✓ city level significance	a. Presence of distinct views/ vistas

1.7 Component: Reference Points /landmarks

1.7.1 Quality measured: Imageability, Legibility

Grading Points					Parameters
Very Bad	Bad	Fair	Good	Very Good	
✓ none	Buildings, structures etc which are ✓ distinct ,clear ✓ found in prominent positions ✓ do not have symbolic value ✓ local level significance ✓ known by few local people ✓ temporary	Buildings, monuments, etc which are ✓ distinct ,clear ✓ found in prominent positions ✓ not necessarily have symbolic value ✓ local level significance ✓ known by local people	Some buildings, monuments, etc which are ✓ distinct ,clear ✓ found in prominent positions ✓ which have symbolic value or are in a level to be identities ✓ city level significance ✓ known by many people ✓ long-lasting	Many buildings, monuments, etc which are ✓ distinct ,clear ✓ found in prominent positions ✓ which have symbolic value or are in a level to be identities ✓ city level significance ✓ known by many people ✓ long-lasting	b. Presence of reference points /landmarks

2. Place Attribute: Activities

2.1 Component: Events

2.1.1 Quality measured: Eventfulness

Grading Points					Parameters
Very Bad	Bad	Fair	Good	Very Good	
None	Yearly	Six months	Monthly	Weekly or less	a. Presence of events

2.2 Component: Diverse functions

2.2.1 Quality measured: Diversity and vitality

Grading Points					Parameters
Very Bad	Bad	Fair	Good	Very Good	
Less than 3uses	Between 3 and 4uses	5 uses	between 6 and 7 uses	8 and Above uses	a. Presence of different active uses both horizontal and vertical

2.3 Component: Special functions

2.3.1 Quality measured: Uniqueness

Grading Points		Parameters
Yes	No	
There is/are unique functions	There is/are no unique functions	a. Presence of unique function

2.4 Component: Street Activities/ Scenes

2.4.1 Quality measured: Ambience, passive engagement

Grading Points		Parameters
Yes	No	
There is/are such functions	There is/are no such functions	a. Presence of small shops, kiosks, stalls, street trade
There is/are such functions	There is/are no such functions	b. Presence of queue for bus, taxi
There is/are such functions	There is/are no such functions	c. Presence of many people standing, walking, talking etc

Grading Points					Parameters
Very Bad	Bad	Fair	Good	Very Good	
Less than 40% of fence length	40-50% of fence length	50-70% of fence length	70-80% of fence length	80-100% of fence length	d. Presence of transparent fences (if there are fences)
Less than 40% of street front	40-50% of street front	50-70% street front	70-80% street front	80-100% of street front	e. Absence of vacant shop fronts (such as banks)

2.5 Component: Opening and closing hours

2.5.1 Quality measured: Ambience, continuity in time

Grading Points					Parameters
Very Bad	Bad	Fair	Good	Very Good	
Less than 10hours	10 to 12 hours	12 to 14 hours	14 to 18hours	18 to 24 hours	a. Presence of different functions at different hours a day

3. Place Attribute: Meaning

3.1 Component: Lifestyle

3.1.1 Quality measured: responsiveness

Grading Points					Parameters
Very Bad	Bad	Fair	Good	Very Good	
Less than 3 functions	Between 3 and 4 functions	5 functions	between 6 and 7 functions	8 and above functions	a. Variety of functions, places, open-close hours
Less than 10hours	10 to 12 hours	12 to 14 hours	14 to 18hours	18 to 24 hours	b. Presence of different functions at different hours a day

3.2 Component: Cultural connections

3.2.1 Quality measured: Cultural value

Grading Points		Parameters
Yes	No	
There is/are such functions	There is/are no such functions	a. Presence of culture related centers within 1km
There is/are such functions	There is/are no such functions	b. Presence of significant number of cultural restaurants, night clubs
There is/are such functions	There is/are no such functions	c. Presence of significant number of cultural shops

3.3 Component: Special Memories

3.3.1 Quality measured: Memorability

Grading Points		Parameters
Yes	No	
There is/are unique functions	There is/are no unique functions	a. Presence of unique function

Grading Points					Parameters
Very Bad	Bad	Fair	Good	Very Good	
Less than 3 functions	Between 3 and 4 functions	5 functions	between 6 and 7 functions	8 and above functions	c. Variety of functions, places, open-close hours
Less than 10hours	10 to 12 hours	12 to 14 hours	14 to 18hours	18 to 24 hours	d. Presence of different functions at different hours a day

3.4 Component: Symbolic value

3.4.1 Quality measured: Representation

Grading Points		Parameters
Yes	No	
There is/are such functions	There is/are no such functions	a. Presence of dominant functions ,activities, events
There is/are such functions	There is/are no such functions	b. Presence of dominant building types
There is/are such functions	There is/are no such functions	c. Presence of dominant street furniture, public art within 1km

3.5 Component: Identity

3.5.1 Quality measured: Distinctiveness

Grading Points		Parameters
Yes	No	
There is/are such functions	There is/are no such functions	a. Presence of unique features
There is/are such functions	There is/are no such functions	b. Presence of unique activities
There is/are such functions	There is/are no such functions	c. Presence of unique built environment

1. Place Attribute: Physical Setting

1.1. Component: Public areas/ Gathering Places

1.1.1 Quality measured: Imageability, Active Engagement, and Ambience

V. Bad	Bad	Fair	Good	V. Good	Parameters
					a. Presence of courtyards ,open spaces, plazas in 200m radius
					b. Quality of courtyards, open spaces, plazas
					c. Presence of outdoor dining areas, cafeterias
					d. Presence of public, civic , religious buildings
					e. Presence of users/ average in one place

1.2 Component: Buildings and built form/ Townscape

1.2.1 Quality measured: Imageability, Expression

V. Bad	Bad	Fair	Good	V. Good	Parameters
					a. Proportion of historic building frontage
					b. Presence of buildings with identifiers and visible entrances
					c. Presence of buildings of unique shape in 180m
					d. Buildings in good scale
					e. Skyline: absence of big jumps or drops
					f. Quality of building materials
					g. Level of buildings in need of maintenance
					h. Building with Articulation and detail

1.2.2 Quality measured: Enclosure (closure)

V. Bad	Bad	Fair	Good	V. Good	Parameters
					a. Absence of long sight lines
					b. Proportion of street wall (defining edges)
					c. Absence of high sky proportion
					d. Building height to Street width ratio

1.2.3 Quality measured: Human Scale

V. Bad	Bad	Fair	Good	V. Good	Parameters
					a. Absence of long sight lines
					b. Proportion of windows at street level
					c. Absence of high sky proportion
					d. Building height to Street width ratio
					e. Building details
					f. Presence of trees , shrubs, plants
					g. Presence of pieces of street furniture
					h. Presence of patterned floorscape

1.2.4 Quality measured: Transparency / Natural Surveillance

V. Bad	Bad	Fair	Good	V. Good	Parameters
					a. Proportion of windows at street level
					b. Proportion of active building frontage
					c. Proportion of street wall
					d. Proportion of active uses
					e. Presence of people

1.2.5 Quality measured: Complexity

V. Bad	Bad	Fair	Good	V. Good	
					a. Presence of many buildings
					b. Presence of many details in buildings
					c. Presence of different colors
					e. Presence of outdoor dining and cafeterias
					f. Presence of outdoor dining and cafeterias

1.2.6 Quality measured: Order and Unity

V. Bad	Bad	Fair	Good	V. Good	
					a. Presence of buildings of similar form/volume
					b. Presence of buildings of similar grid/ bay
					c. Presence of buildings of similar motifs
					d. Presence of buildings of similar fenestration
					e. Presence of buildings of similar material
					f. Presence of buildings of similar color

1.3 Component: Green areas

1.3.1 Quality measured: Comfort, Relaxation, Enclosure (Closure), and Human scale

Grading Points					Parameters
Very Bad	Bad	Fair	Good	Very Good	
					a. Area covered by green
					b. Variety of plants/ trees
					d. Presence of sitting areas with green
					e. Green area in setbacks (if any)

1.4 Component: Streets

1.4.1 Quality measured: Walkability/ Paths

V.Bad	Bad	Fair	Good	V. Good	
					a. Presence of pedestrians
					b. Length of safe street with side walk
					c. Continuity of side walk
					d. Size of sidewalk
					e. Topographic slope
					f. Pavement quality
					i. Protection from rain and sun
					j. Absence of obstacles

1.4.2 Quality measured: Accessibility/ permeability

V.Bad	Bad	Fair	Good	V. Good	
					a. Presence of intersections within maximum of 120m by type
					b. Presence of different routes within 200m
					c. Presence of multimodal transport system within 200m

1.4.3 Quality measured: Social width

V.Bad	Bad	Fair	Good	V. Good	
					a. Absence of street medians, street parking areas

1.4.4 Quality measured: Detractors

V.Bad	Bad	Fair	Good	V. Good	
					a. Absence of blank walls
					b. Absence of area for automobile facilities
					c. Absence of rejecting objects such as poles, street furniture

Name of evaluator _____ Profession _____ Date _____
Sign. _____

1.5 Component: Street furniture and public art

1.5.1 Quality measured: Sedibility/Sittability, public art

V.Bad	Bad	Fair	Good	V.Good	
					a. Presence of benches, low walls, bus stop shelters, etc.
					b. Presence of fountains, sculptures, monuments within radius of 400m
					c. Quality of advertisements, traffic signs etc.

1.6 Component: Views/vistas

1.6.1 Quality measured: Imageability, Passive engagement

V. Bad	Bad	Fair	Good	V. Good	
					a. Presence of distinct views/ vistas

1.7 Component: Reference Points /landmarks

1.7.1 Quality measured: Imageability, Legibility

V.Bad	Bad	Fair	Good	V.Good	
					b. Presence of reference points /landmarks

2. Place Attribute: Activities

2.1 Component: Events

2.1.1 Quality measured: Eventfulness

V. Bad	Bad	Fair	Good	V. Good	
					a. Presence of events

2.2 Component: Diverse functions

2.2.1 Quality measured: Diversity and vitality

Grading Points					Parameters
V. Bad	Bad	Fair	Good	V.Good	
					a. Presence of different active uses both horizontal and vertical

2.3 Component: Special functions

2.3.1 Quality measured: Uniqueness

Yes	No	
		a. Presence of unique function

2.4 Component: Street Activities/ Scenes

2.4.1 Quality measured: Ambience, passive engagement

Yes	No	
		a. Presence of small shops, kiosks, stalls, street trade
		b. Presence of queue for bus, taxi
		c. Presence of many people standing, walking, talking etc

V. Bad	Bad	Fair	Good	V. Good	
					d. Presence of transparent fences (if there are fences)
					e. Absence of vacant shop fronts (such as banks)

Name of evaluator _____ Profession _____ Date _____
Sign. _____

2.5 Component: Opening and closing hours

2.5.1 Quality measured: Ambience, continuity in time

V.Bad	Bad	Fair	Good	V.Good	
					a. Presence of different functions at different hours a day

3. Place Attribute: Meaning

3.1 Component: Lifestyle

3.1.1 Quality measured: responsiveness

V.Bad	Bad	Fair	Good	V.Good	
					a. Variety of functions, places, open-close hours
					b. Presence of different functions at different hours a day

3.2 Component: Cultural connections

3.2.1 Quality measured: Cultural value

Yes	No	
		a. Presence of culture related centers within 1km
		b. Presence of significant number of cultural restaurants, night clubs
		c. Presence of significant number of cultural shops

3.3 Component: Special Memories

3.3.1 Quality measured: Memorability

Yes	No	
		a. Presence of unique function

V.Bad	Bad	Fair	Good	V.Good	
					c. Variety of functions, places, open-close hours
					d. Presence of different functions at different hours a day

3.4 Component: Symbolic value

3.4.1 Quality measured: Representation

Yes	No	
		a. Presence of dominant functions ,activities, events
		b. Presence of dominant building types
		c. Presence of dominant street furniture, public art within 1km

3.5 Component: Identity

3.5.1 Quality measured: Distinctiveness

Grading Points		Parameters
Yes	No	
		a. Presence of unique features
		b. Presence of unique activities
		c. Presence of unique built environment

Questionnaire

1. Personal information

Name: _____ Sex: _____ Age: _____
Place of residence: _____ Education: _____
Place of interview: _____ Work place: _____
Date: _____ Time _____

2. Preferred place

2.1. Which of the following places do you like most?

- a. Cap. Haile G/Sellassie Avenue b. Around Beherawi Theatre

2.2 Why do you prefer this place? _____

2.3 How frequently do come to this place? _____ days a week.

3. Physical setting

As compared to other places how do you describe the physical setting of this place (the place where respondent is being questioned)?

3.1 Are there public areas?

- a. Yes b. No

3.2 If yes do you like the public areas?

- a. No b. yes, but not so much c. yes, very much

3.3 If yes what kind?-----

3.4 Do you like the buildings of this place?

- a. No b. yes, but not so much c. yes, very much

3.5 Why do /don't you like the buildings? -----

3.6 Is there any green area in this place?

- a. yes b. no

3.7 If yes, do you like the green areas of this place?

- a. No b. yes, but not so much c. yes, very much

3.8 Is it preferable for you to walk?

- a. No b. yes, but not so much c. yes, it is very walkable

3.9 Are there sitting facilities in this place?

- a. yes b. no

3.10 Do you like the sitting facilities?

- a. No b. yes, but not so much c. yes, very much

Name of Data Collector _____

Signature _____ Page _____

3.11 Is there street furniture in this area?

a. yes b. no

3.12 If yes, do you like the street furniture?

a. No b. yes, but not so much c. yes, very much

3.13 What does the street furniture mean to you?

3.14 Which view do you like of this place? Why?

3.15 If a visitor asks you to find this place what features do you indicate? Why?

4. Activities

How do you explain the activities in this place as compared to other places?

4.1 Has activities vital to me

a. Yes b. yes, but not so much c. yes, very much

4.2 If yes what kind?-----

4.3 Is special for its events

a. Yes b. yes, but not so much c. yes, very much

4.4 Has variety of activities and uses

a. No b. yes, but not so much c. yes, it is very much

4.5 Is affordable to me

a. No b. yes, but not so much c. yes, very much

4.6 Has unique activities that attract me

a. No b. yes, but not so much c. yes, very much

4.7 If yes what kind?-----

4.8 I enjoy the street activities of this place

a. No b. yes, but not so much c. yes, very much

4.9 If yes what kind? -----

4.10 I like the closing and opening hours of activities in this place

a. No b. yes, but not so much c. yes, very much

4.11 How do you explain this place in terms of accessibility to transportation facilities?

5. Meaning & Identity

How do you describe the meaning that this place has in your mind?

5.1 Is appropriate to my lifestyle

a. No b. yes, but not so much c. yes, it is very much

5.2 If yes what why?-----

5.3 Has relations with culture

a. No b. yes, but not so much c. yes, very much

5.4 Has special memories in my life

a. No b. yes, but not so much c. yes, very much

5.5 If yes what kind of memories?-----

5.6 What symbolic value does this place has? -----

5.7 What is the identity of this place?-----

