



**ADDIS ABABA UNIVERSITY**

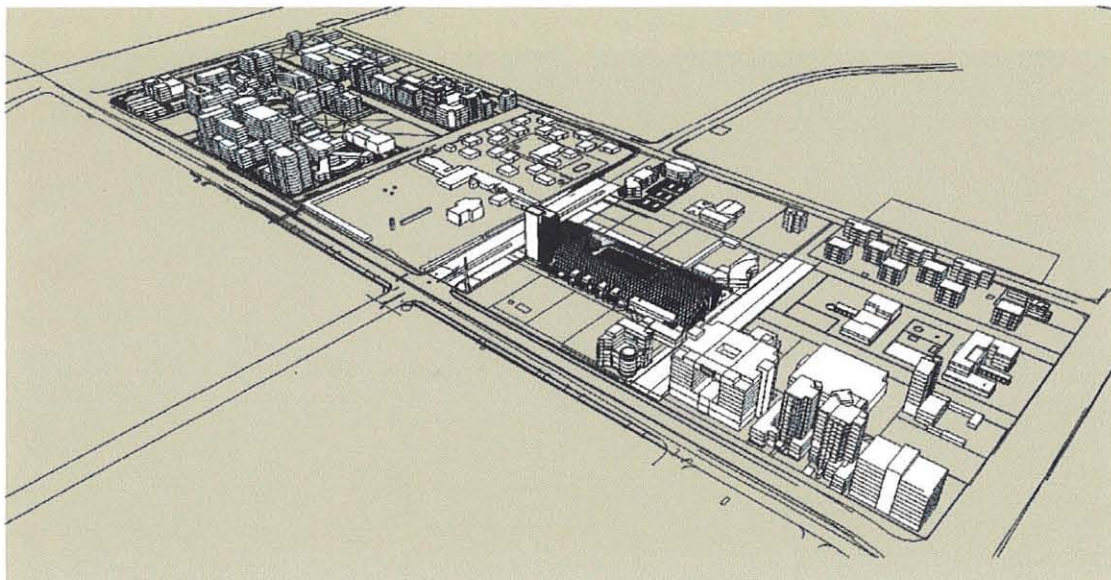
**FACULTY OF TECHNOLOGY/SOUTH/**

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**THESIS SUBMITTED TO THE SCHOOL OF GRADUATE STUDIES OF ADDIS ABABA  
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SCIENCE IN URBAN DESIGN AND DEVELOPMENT**

**PROBLEMS AND OPPORTUNITIES OF URBAN DESIGN STRATEGIES IN ADDIS ABABA**

**THE CASE OF BISRATE GEBRIEL AND JEMO I**



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**Declaration**

I hereby declare that all information in this document has been obtained and presented in accordance with academic rules and ethical conduct. I also declare that, as required by these rules and conduct, I have fully cited and referenced all material and results that are not original to this work.

Molalign Tesfaye:

Signature: \_\_\_\_\_

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## **Abstract**

Urban design strategies are one of the means to create better quality of life, environment, and ways of using resources effectively and in general a means to meet the basic social, cultural, physiological and other needs.

Addis Ababa is one of the cities that are developing at an alarming rate with strategies of urban design and development using multifaceted structures and collaborators to achieve the above needs among other things.

Hence, the aims of this thesis is to investigate the problems and opportunities of these urban design strategies and finally to show the findings through a method of case studies.

Therefore, the findings show shortcomings on collaborations among different stakeholders and professionals, codes and regulations, public participations, motivation to implement plans, and its integration to review and control of plans during designing, implementation and post implementation processes.

## TABLE OF CONTENTS

Acknowledgement-----	I
Abstract-----	II
List of Figures-----	VI
List of Tables-----	IX
List of Acronyms-----	IX
<b>Part I. Background Study-----</b>	<b>1</b>
1. Introduction-----	1
1.1 Problem statement-----	3
1.2 Objectives-----	3
1.3 Research questions-----	3
1.4 Relevance of the Research-----	3
1.5 Scope and Limitations of the Study-----	4
1.6 Organization of the Thesis-----	4
1.6.1 Background Study-----	4
1.6.2 Theoretical Background-----	4
1.6.3 Contextual Background-----	4
1.6.4 Case Studies-----	5
1.6.5 Findings, Conclusion and Recommendations-----	5
1.7 Research Design-----	5
1.8 Research methods-----	6
<b>Part II. Literature Review-----</b>	<b>7</b>
2. Theoretical Background-----	7
2.1 Urban design definitions-----	7
2.2 The Objectives of Urban Design-----	9
2.3 The Realms of urban design-----	10
2.4 The Public vs. Private interests in urban design-----	10
2.5 The Role of the Public Sector -----	11
2.6 The Role of Private Developers-----	12
2.7 A Participatory Urban Design Process-----	14

2.8 The Urban Design Process-----	14
2.9 Approaches and Issues in Urban Design-----	16
2.9.1 Rationalism vs. Empiricism-----	16
2.9.1.1 Hermeneutics-----	18
2.9.1.2 Phenomenology-----	18
2.9.1.3 Empiricism-----	19
2.9.2 Substantive issues in Urban Design -----	20
2.9.3 Procedural issues in Urban Design-----	21
2.9.4 Normative issues in Urban Design -----	22
2.10 The Urban Design Strategies-----	24
2.11 Public Sector Strategies in Urban Design -----	25
2.11.1 Policy, Regulation and Design-----	28
2.11.2 Design Review and Control-----	29
2.12 Public Sector Urban Design experiences in Other Countries-----	31
2.12.1 Urban Design Experience in USA-----	31
2.12.2 Experience in United Kingdom-----	32
2.12.3 Experience in Indonesia-----	34
<b>Part III. Contextual Review-----</b>	<b>36</b>
3. Contextual Background-----	36
3.1 Urbanization in Ethiopia-----	36
3.2 Urban Center Definitions-----	39
3.3 Urban Design Strategies in Ethiopia-----	41
3.4 Actors of Urban Design in Ethiopia-----	41
3.4.1 The Public Sector-----	42
3.4.1.1 Master Plan -----	42
3.4.1.2 Structure Plan -----	42
3.4.1.3 Local Development Plans-----	44
3.4.1.3.1 Major Characteristics of LDP-----	44
3.4.1.3.2 Purpose of LDP-----	46
3.4.1.3.3 Plan Preparation Process of LDP-----	47
3.4.2 The Private Sector-----	49
3.5 Urban Design Implementation Objectives in Ethiopia-----	50

3.6 Design Development control and Reviews in Ethiopia-----	52
3.7 Planning and Implementation Processes in Addis Ababa-----	53
3.7.1 Planning -----	53
3.7.2 Implementation-----	54
3.7.2.1 Transferring the Land-----	54
3.7.2.2 Building Permit Processes-----	57
3.7.2.3 Building Regulatory and Capacity Development Processes-----	59
3.7.2.3.1 Duty and Responsibility of the work processes-----	59
<b>Part IV. Case Studies-----</b>	<b>61</b>
4. Bisrate Gebriel, Case Study I-----	61
4.1 Background Information-----	61
4.1.1 Establishment-----	61
4.1.2 Structure of the Case Study Area I-----	63
4.1.2.1 Land Use -----	63
4.1.2.2 Building Height-----	63
4.1.2.3 Road Network-----	65
4.1.2.4 Centrality-----	66
4.1.2.5 Other Infrastructures -----	67
4.2 Urban Design Strategies in Bisrate Gebriel-----	67
4.2.1 Ownership and Services-----	69
4.2.1.1 Public vs. Private -----	69
4.2.1.2 Title Deed Status-----	70
4.2.1.3 Services vs. Area-----	71
4.3 Development Trends and Roles of Bisrate Gebriel in Addis Ababa-----	72
4.4 Analysis of Urban Structure and Its Spatial Quality in Bisrate Gebriel -----	80
4.5 Jemo I, Case Study II-----	84
4.6 Structure of Jemo I-----	84
4.7 Development Strategies and Trends of Jemo I-----	86
4.8 Transferring Techniques of Jemo I-----	90

<b>Part V. Findings, Conclusion and Recommendations</b> -----	<b>91</b>
5.1 Findings-----	91
5.1.1 Weak Collaboration among stakeholders and professionals-----	91
5.1.2 Incomplete Codes and Regulations -----	93
5.1.3 Weak Public Participation -----	94
5.1.4 Weak Implementation Capacity -----	95
5.1.5 Weak Motivation to Implement Plans-----	95
5.1.6 Weak Integration of Review and Control of Plans-----	97
5.2 Conclusion-----	97
5.3 Recommendations-----	98
 <b>Bibliography</b> -----	 <b>100</b>
 <b>Annex</b> -----	 <b>103</b>

#### List of Figures

- Figure 1.1 Research flow of the study.
- Figure 2.1 Integrated Design Process Source
- Figure 2.2 Built Environment Decision Making Process
- Figure 2.3 Key components of design policy
- Figure 2.4 Steps in Public Sector Planning Process
- Figure 2.5 Integrated Design Control/Review Process
- Figure 2.6 Integrated Design Control/Review Process
- Figure 3.1 Population Distributions by Place of Residence
- Figure 3.2 Location of Addis Ababa
- Figure 3.3 Steps in the Public Sector Planning
- Figure 3.4 Strategies for implementation of LDP
- Figure 3.5 Components of the planning Process
- Figure 4.1 Location of Bisrate Gebriel
- Figure 4.2 Land Use of Bisrate Gebriel
- Figure 4.3 Building Height of Bisrate Gebriel after 2008.
- Figure 4.4 Building Height of Bisrate Gebriel before 2008.

- Figure 4.5 Road Network of Bisrate Gebriel.
- Figure 4.6 Centrality of Bisrate Gebriel.
- Figure 4.7 Sewer Lines around Bisrate Gebriel.
- Figure 4.8 Organizational structure of Duppi
- Figure 4.9 Ownership status bar
- Figure 4.10 Ownership status pie chart.
- Figure 4.11 Title Deed status bar.
- Figure 4.12 Title Deed status pie chart.
- Figure 4.13 Area of services in hectares.
- Figure 4.14 Services proportion in percentage.
- Figure 4.15 Strategic investment allocations in B.G
- Figure 4.16 Algeria Embassy Residence.
- Figure 4.17 Algeria Embassy Chancery.
- Figure 4.18 Chinese Economic Commission.
- Figure 4.19 Saharawi Arab Republic Embassy.
- Figure 4.20 South Africa Embassy.
- Figure 4.21 Libya Embassy.
- Figure 4.22 Site of Burkina Faso Embassy.
- Figure 4.23 Site of Mauritania Embassy.
- Figure 4.24 Fourth round lease auction sites.
- Figure 4.25 B.G church small shops.
- Figure 4.26 Metal sheet lease shops.
- Figure 4.27 B.G church small shops.
- Figure 4.28 Neighboring shops.
- Figure 4.29 Neighboring Rented Residence.
- Figure 4.30 Neighboring Rented Residence.
- Figure 4.31 Rented Residence.
- Figure 4.32 Rented Residence for Embassy.
- Figure 4.33 Diplomat's Residence.
- Figure 4.34 Residence for the commissioner of A.U.
- Figure 4.35 Boren and Huda Real estates.

- Figure 4.36 South Africa Embassy.
- Figure 4.37 Samson Sport Center 3D.
- Figure 4.38 Samson Sport Center.
- Figure 4.39 Adot Multiplex 3D.
- Figure 4.40 Adot Multiplex.
- Figure 4.41 Office converted to Luxurious Residence.
- Figure 4.42 Office to Hotel.
- Figure 4.43 Apartment to Office.
- Figure 4.44 Store to School.
- Figure 4.45 Bisrate Gebriel's proposed parcelation plan.
- Figure 4.46 Goggle map with some prominent structures, green and existing surrounding.
- Figure 4.47 Bisrate Gebriel's existing Road network.
- Figure 4.48 Bisrate Gebriel's existing and proposed blocks.
- Figure 4.49 Sky lines of existing and proposed blocks.
- Figure 4.50 3Dimensional views of existing and proposed blocks.
- Figure 4.51 Location of Jemo I.
- Figure 4.52 Land use of Jemo I
- Figure 4.53 Environmental map of Jemo I
- Figure 4.54 Typologies of blocks.
- Figure 4.55 Number of House types.
- Figure 4.56 Percentage of House types.
- Figure 4.57 Detail arrangement of the site.
- Figure 4.58 Google map of the site.
- Figure 4.59 Partial view of the site
- Figure 4.60 Open spaces for private commercial services.
- Figure 4.61 Main Street crossing the site.
- Figure 4.62 Vacant spaces on street sides
- Figure 4.63 Main Street crossing the site.
- Figure 4.64 Reserved Green for residential blocks
- Figure 4.65 Number of houses transferred.
- Figure 4.66 Proportion of transferred Houses.

## List of Tables

Table 2.1 A general model of the design process.

Table 2.2 The policy hierarchy for design.

Table 3.1 Percentage distributions of population and by place of residence 2007.

## List of Acronyms

AACG	-----	Addis Ababa City Government
AAHDPO	-----	Addis Ababa Housing Development Project Office
AAWSA	-----	Addis Ababa Water and Sewerage Authority
BG	-----	Bisrate Gebriel
CSA	-----	Central Statistics Authority
DoE	-----	Department of the Environment
DUPPI	-----	Department of Urban Planning and Inspection
ETC	-----	Ethiopian Telecommunication Corporation
EELPA	-----	Ethiopian Electric Light and Power Authority
LAA	-----	Land Administration Authority
LDA	-----	Land Development Agency
LDAA	-----	Land Development and administration Authority
LDP	-----	Local Development Plan
NSL	-----	Nefassilk Lafto
ORAAMP	-----	Office for the Revision of Addis Ababa Master Plan
RIBA	-----	Royal Institute of British Architects
SP	-----	Structure Plan
SDAP	-----	Strategic Development Action Plan
SDF	-----	Strategic Development Framework
UN	-----	United Nations

## **PART I BACKGROUND STUDY**

### **1 Introduction**

#### **1.1 Problem Statement**

Man has designed his cities since the ancient times, initially for spiritual or supernatural reasons. Buildings in Grecian cities were placed in such a way that their placement evokes a procession. When a person walks towards a Grecian temple, he would be led to see part of it from a distance, and sometimes the view is obscured, until finally he stands at the exact location where he can appreciate the form of the temple at its best. Traditionally, people of the eastern-world also designed their cities based on the relationship between man and the holy force. God and goddess were given much consideration in the layout of the city. The form of the city or the settlement should be a magical model of the universe and the gods (Lynch, 1981: 73). The aspects of physical environment were often integrated in this consideration because the God and goddess were manifested in the form of mountain, forest, river and lakes, ocean, weather situation, etc.

The other motivation of designing the city is for the safety and security of its inhabitants, particularly that of its ruler. Since the middle Ages in Europe, people have designed their cities mainly for defensive purposes. Initially, the medieval cities were enclosed by thick city-walls, and in some cases they were also reinforced by a moat around the wall. Later when the growth of the city population demanded more land for housing, the walls were then torn down (Hangarter, 1999:2-3).<sup>1</sup>

Addis Ababa, similar to some other cities, was founded in 1887 by emperor Menelik II. It was not established according to pre drafted plan on a paper, with the linkage, infrastructure, utilities etc. It was also selected due to its importance for military purpose.

After its establishment, according to Office of Addis Ababa Master Plan executive summery 2002, the city was planned/designed by different professionals and institutions such as

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<sup>1</sup> Sited in Heru Wibowo Poerbo (2001)

Le Corbusier, I. Guidi and C. Valle, Sir Patrick Abercrombie, Bolton, Hennessy and partners, L. De Marien, Prof.C.K Polony, Ethio-Italian master plan and finally by the Office for the Revision of the Addis Ababa Master Plan.

Nevertheless, Addis Ababa is characterized by spontaneous and haphazard land use development with poor quality services and facilities, poor quality and standard of road network systems, inefficient traffic management, dilapidated condition of existing housing situation, unbalanced and un-coordinated investment in different parts, inefficient utilization of potential sites and resources, inefficient administration and usage of land, etc.

Based on the preliminary 2007 census results, Addis Ababa has now a total population of 2,738,248. The city is fully urban, with no rural dwellers within the city's administrative boundaries. Addis Ababa contains 22.9% of all urban dwellers in Ethiopia. With an estimated area of 530.14 square kilometers the city has an estimated density of 5,165.1 inhabitants per square kilometers. With this population Addis Ababa is competing with Kabul to be the world's largest city in a landlocked country.

Currently, the Revised Master Plan devised and implemented its planning and implementation strategies mainly using Structure Plan and Local Development Plan methods

Thus, the aims of this research is to asses and investigate the urban design strategies of Addis Ababa through case study method weather it is providing its services according to the strategies, needs and the requirements of its inhabitants.

## **1.2 Objectives**

The main objective of this research is to investigate what urban design strategies are and strategies used in the development of Bisrate Gebriel and Jemo I sites in the light of understanding the notions in Addis Ababa.

The specific objectives of the research are to

- Assess the design guiding framework, planning approaches, basic assumptions for design, methods of the designs, design and plan preparation processes and implementation strategies and
- Recommend design strategies that serve as basic frameworks for the development of other urban areas in Addis Ababa based on the findings of the study.

### **1.3 Research question**

Based on the objectives mentioned above; the main research questions, which this thesis tries to answer, are:

- To what extent were the strategies used to develop the two sites effective as well as responsive to the local context?
- What must be done to make the strategies more effective and responsive?

### **1.4 Relevance of the Research**

The proliferation of unplanned urban centers needs to be regulated and guided by sound and visionary urban plans to bring about balanced and integrated national, regional and local development. It is necessary to regulate the carrying out of development undertakings in urban centers, contemplated both by public and private actors so that they will not be detrimental to the general well being of the community as well as the protection of natural environment.

The above mentioned statement of the Federal Negarit Gazeta Proclamation No.574/2008, Urban Planning Proclamation Page 4067 confirms the need as well as the relevance of the research.

## **1.5 Scope and limitations of the study**

As mentioned above, the research focuses on the design guiding frameworks, planning approaches, methods of the designs, design and plan preparation processes and implementation strategies and was conducted with the following limitations.

- Difficulty in gathering information from government offices due to change of structures and locations. And in due processes loss and misplacement of important documents.
- Difficulty in obtaining information from the residents due to their reluctance to respond for their own reasons.

Even though the constraints limit the research, it did not hinder it to achieve its objectives.

## **1.6 Organization of the Thesis**

This research is organized in to five different parts:

### **1.6.1 Background Study**

This part gives brief introduction. It incorporates the problem statement, the objectives of the study, research questions, and relevance of the research, research design and methods.

### **1.6.2 Theoretical Background**

This part consists of the literature reviews for urban design and development strategies from theoretical point of views.

### **1.6.3 Contextual Background**

This part consists of the literature reviews for urban design strategies from Ethiopian context.

### **1.6.4 Case studies**

Bisrate Gebriel and Jemo I Housing sites are used as a case study area from local context.

### **1.6.5 Findings, Conclusion, Recommendations**

This part discusses the findings of the study and forwards recommendations based on the conclusion.

## 1.7 Research Design

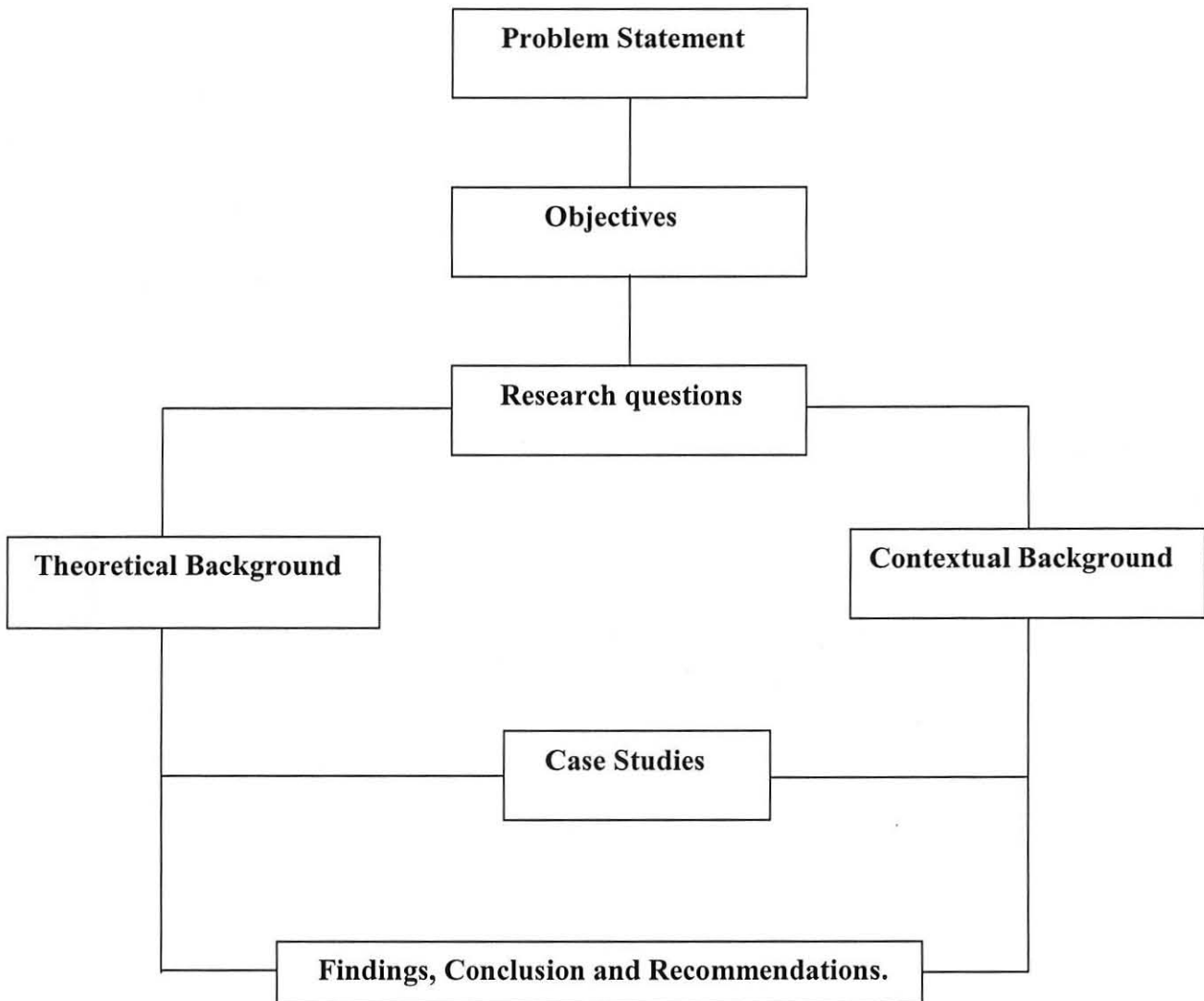


Figure 1.1 Research flow of the study.

## 1.8 Research Methods

As mentioned above, the aims of this thesis is to asses and investigate the problems and opportunities of urban design strategies of Addis Ababa through case study method and Bisrate Gebriel and Jemo I housing developments are selected as a case study.

Bisrate Gebriel is selected since it is one of the first sites that have gone through most of the development process using urban design strategies. Currently the case study area has left few plots to be developed. Therefore, the site could show the challenges & opportunities the urban design strategies starting from its vision up to its implementation.

Jemo I Housing development is the second case study area due to its recent development through the Local Development Plan strategies and it is going a rapid change primarily through the public sector with the participation of the private sector.

Thus, this thesis reviews the problems and opportunities of urban design strategies using primary and secondary data collection methods and through interviews of professionals, owners, and different stakeholders. Primary data's are collected primarily from Addis Ababa city administration Nefassilk Lafto sub city land administration and building permit core process<sup>2</sup>, Nefassilk Lafto sub city Housing Development Office and through relevant professionals and owners. Secondary data are collected from relevant journals, literatures and books. The qualitative data were collected using observation, discussion and interviews with concerned authorities. Photographs and two- dimensional and three- dimensional graphical projections were also used as important visual and graphical data collection instruments in this thesis. The data are analyzed using both qualitative and quantitative methods. The qualitative data are collected using empirical observation and analyzed using descriptive methods. The quantitative data collected from interviews and discussions with concerned authorities, photographs, two- dimensional and three- dimensional projections are analyzed to interpret the strategies used in the urban design and development processes.

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<sup>2</sup> The researcher is a member in this core process as building permit officer and team leader

## PART II LITRATURE REVIEW

### 2. Theoretical Background

#### 2.1 Definitions of Urban Design

The term 'urban design' is used to describe almost any design that takes place in any city setting. 'It seems that every person and their dog is an urban designer; it's sexy and it's chic' (Tennant, 2004). Legally any person can call himself or herself an urban designer. Many people in the design fields without experience or formal training or any observable interest in dealing with urban design concerns automatically tag the title on to their basic qualification in order to better market their services.

Urban design concerns with the distribution of building masses and spaces between buildings, it has become primarily concerned with the quality of public realm- both physical and socio cultural- and the making of places for people to enjoy and use. Taking the two words separately urban and design have clear meaning; urban suggests the characteristics of towns or cities, while design refers to such activities such as sketching, planning, arranging, coloring and pattern making. (Carmona et.al 2003) And the term urban according to Chambers twentieth century dictionary *urban adj. of or belonging to a city –adj. urbane, pertaining to ,influenced by, a city* and design is defined as *di-zen , v.t. to indicate: to draw: to form a plan of: to contrive: to intend: to set apart or destine.*

Some people consider urban design mainly as beautification; with activities such as placing trees, street furniture, paving, lighting, signs and the like. In the meantime, others think of it as the center and focus of planning. Not surprisingly, there are various groups in between (Shirvani, 1985: 5). Urban design can be defined as follows:

*... the process of giving physical design direction to urban growth, conservation, and change. It is understood to include landscape as well as buildings, both preservation and new construction. (Barnett, 1982: 12)Through various design strategies and guidelines, it is possible to design cities without designing buildings.*

Urban design is an ambiguous term, used differently by different groups in different groups in different circumstances .Yet the growing attention to the subject and the rising number

of academics and professionals who are engaged in urban design have brought to the surface a pressing need for a clearer definition.<sup>3</sup>

A formal definition and scope of urban design according to the Royal Institute of British Architects (RIBA, 1970: 3) suggests that

*Urban design is an integral part of the process of city and regional planning. It is primarily and essentially three-dimensional design but must also deal with the non-visual aspects of environment such as noise, smell or feelings of danger and safety, which contribute significantly to the character of an area. Its major characteristic is the arrangement of the physical objects and human activities which make up the environment; this space and the relationship of elements in it is essentially external, as distinct from internal space. Urban design includes a concern for the relationship of new development to existing city form as much as to the social, political and economic demands and resources available. It is equally concerned with the relationship of different forms of movement to urban development.*

The Department of the Environment (DoE) in the United Kingdom also endorses this kind of definition of urban design that sees the importance of the relationship between buildings and the people. The DoE asserts urban design as ... the relationship between different buildings; the relationship between buildings and streets, squares, parks and other open spaces which make up the public domain; the relationship of one part of a village town or city with other parts; and the interplay between our evolving environment of buildings and the values, expectations and resources of people: in short the complex interrelationship between all ... (Carmona, 1997)

Other definitions of urban design indicate that it is one of the many strands of place-making, environmental responsibility, social equity and economic viability; for example – into the creation of places of beauty and identity. Urban design is derived from but transcends related matters such as planning and transportation policy, architectural design, development economics, landscape and engineering. It draws these and other strands together. In summary, urban design

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<sup>3</sup> Source: Urban Design: The Typology of Procedures and Products. Jon Lang 2005.

is about creating a vision for an area and the deploying of the skills and resources to realize that vision (Llewellyn-Davies, 2000) <sup>4</sup>

Despite its popularity in educational and professional literature, urban design is still a misleading term, used by wide variety of groups in different circumstances. (Carmona et.al 2007)

## 2.2 The Objectives of Urban Design

A number of generic objectives can be identified in urban design. The built environment should be efficient in the way it handles the variables in the environment. It should be designed to encourage economic growth. It should provide a sense of historic continuity to enhance people's self-images. It should help sustain the moral and social order of a society and should be designed with a sense of justice for all to the extent that these are physical design concerns. (Jon Lang, 2005)

The broad goal of urban design is to provide opportunities, behavioral and aesthetic, for all the citizens of and visitors to a city or one of its precincts. These opportunities have to be accessible. What, however, should the opportunities be and how does one deal with accessibility? Who decides? The public policy question shall be 'How far should the public sector intervene in the public places in providing opportunities for what range of people?' and then 'How accessible should the opportunities be?' 'For whom?' Secondly, there is a need for people to feel comfortable in engaging in the activities they desire and that are regarded by society as acceptable. Comfort has both physiological and psychological dimensions. The concern is with the nature of the microclimate and with the provision of feelings of safety and security as people go about their lives. Safety and security are related to feelings of control over one's privacy levels and over the behavior of others towards one. How much privacy are we prepared to give up in order to feel safe because we are under public surveillance? Safety concerns are also related to the segregation of pedestrians from vehicular traffic flows and the construction quality of the environment. One design concern is to enhance the ambience of links (streets, arcades and sidewalks) and places (squares, parks and roofs). The ambience of places and links is related to the provision of a sense of security as well as to feelings of self-worth and

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<sup>4</sup> Source: Urban Design The American Experience Jon Lang 1994.

being part of a worthwhile society. Ambience is also related to the aesthetic qualities of a place, its layout and illumination, the activities that are taking place there, and to the people engaged in them.<sup>5</sup>

### **2.3 The Realms of Urban Design**

Human organizations consist of public and private components. The distinction is not always clear because there are also semi-public and semi-private behaviors and places. In addition, what is considered to be private and what is considered to be public varies from culture to culture and within cultures over time (Madanipour, 2003). These overlapping thoughts create confusion, which on the surface is in close connection with professional divides, is about the affiliation of urban design with the public or private sector. The question is which comp does it belong to? Who performs it? Who does it serve? Is it mainly performed by or serving; the private developer or the city council? The confusion is therefore extends to urban designer's political role, which potentially could be a conflicting duality.<sup>6</sup>

### **2.4 The Public vs. Private interests in Urban Design**

The obligations that members of a society have to each other establish the respective roles of governments and individuals in the conduct of their lives. The challenge over what is private and what is public, and what the rights of individual are versus the rights of the community is central to urban design. The challenge is over the rights of individual property owners to build what they want versus the rights of their neighbors and the broader society to impose restrictions on those rights in the name of the public interest.

If urban design is seen as visual management of the city centers only to maximize returns on private sector investment, then it is intended to serve a minority interest. Some critics of the urban regeneration understanding in Britain have taken this view and have therefore associated urban design with the interests of private companies. As visual management is seen as luxury

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<sup>5</sup> Source: Ibid

<sup>6</sup> Source: Urban Design Reader ban Design .Carmona. Matthew and Steve Tiesdell (2007).

when more basic needs of health, education, and housing are at stake, urban design has been seen as reactionary or at best irrelevant. If, however, urban design is practiced by the public sector, it is held to be at the service of the public at large, contributing to the environment. The question is which side does urban design belong to? This ambiguity can be confronted by stating that as a technical, social, and aesthetics process, urban design can be practiced by any agency large enough to initiate or deal with urban development projects.<sup>7</sup>

## 2.5 The Role of the Public Sector

Perceptions of what should be public concerns and what private vary over time. The twentieth century saw the flow and ebb of the welfare state. The late 1980s saw the beginning of the second capitalist revolution and a greater emphasis being placed on the individual and individual rights than earlier in the twentieth century. The belief is that personal freedom of action benefits everybody. In many ways the translation of this ideology into action has been highly successful especially at the global marketplace level of finance. The processes of change have, however, been painful experience for many people and laissez faire approaches to urban development have had many opportunity costs associated with them. 'To what extent should the public sector intervene in the property development process?' 'Should it be only to control development to ensure public health and safety?' or 'Should it be to promote public amenities?' In other words, should the public sector be concerned with the use of sticks or carrots or both in shaping the nature of human settlements, and their components? 'How far can the public sector support, through legislation or subsidies, private profit making investment actions that are perceived to be in the public interest?' In the United States, recent court cases (e.g. Southwestern Illinois Development Authority versus National City Environmental, 2002) have limited the power of governments to use the power of eminent domain to acquire land to be sold on for private uses even though the public amenity of any ensuing development might have highly beneficial consequences. In some cases the development has been part of a national policy to redistribute a population. These policies have been implemented through the acquisition of land, the creation of a development program, the hiring of a designer or set of designers, and the implementing of a design for whole cities. In other cases the whole development process has

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<sup>7</sup> Source: Urban Design: The Typology of Procedures and Products. Jon Lang 2005.

been entirely privately funded and subject only to standard zoning controls. Many urban development projects have involved the public and private sectors of an economy in a partnership that has set the requirements for a scheme, organized the process of its development and its funding, and then implemented it (Frieden and Sagalyn, 1991; Garvin, 1995).

The scope of the public's concern about the cities they inhabit (as represented in a government's rights to make decisions on everybody's behalf) has varied over time. Recently, for instance, it has been seen as the government's role to be concerned about the health of the planet Earth. Inevitably this concern raises questions about the shape of cities, policies for reducing pollution and the heat-island effect of large scale developments and the use of breezes to flush cities. Dealing with such issues all requires communal action. So do the broad questions about the livability of cities. As the twentieth century progressed governments intervened more and more in the ways cities are developed. Municipal authorities have, for instance, been determining land-use policies, where and how the infrastructure necessary for development should be provided, and they have been ensuring that what is built is safe and healthy. They have also intervened in determining the aesthetic nature of the environment, from the ambient quality of streets and public spaces to the appearance of buildings. In using their power to do so, they have had, in the United States at least, to demonstrate that the goals they establish are in the public interest and that the mechanisms they use to achieve those goals are constitutional and are based on evidence that they work (Daubert versus Merrell Dow, No. 92-102, 1993; and Dolan versus the City of Taggart, 1994; Stamps, 1994). In an even more recent hearing (the United States Supreme Court decision in the case of City of Los Angeles versus Alameda Book, 2002) it was stated that a municipality 'cannot get away with shoddy data or reasoning.' These legal decisions are not universally applicable but the implied suggestion is that designers should seek evidence before claiming what the outcomes of design decisions will be. Knowing the outcomes of previous urban design efforts is one source of supportive evidence.<sup>8</sup>

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<sup>8</sup> Source: Ibid

## 2.6 The Role of Private Developers

The entrepreneurs creating large-scale property developments often play a role in the development of cities. This observation is particularly true of the 1980s and even more so of the 1990s. Public institutions now rely heavily on private sector investments in developing the public realm. Simultaneously there is demand for regulation on what these private sectors entrepreneurs seek to achieve and how they seek to achieve it.

It is the private sector that sees opportunities for investing profitably in new buildings or building complexes. They, like the banks who sponsor their works, want what they do to be a financial success. To be a financial success there must be some public demand for the products they are creating. At the same time, developers often have to be cajoled into building items that are perceived to be in the public interest but are not as profitable as other types of development. It requires public sector incentives to make the private sector take on such less profitable ventures.

Property developers generally look at the city in terms of the opportunities for creating what they are used to building. For instance, a developer of office buildings will look for opportunities for building office buildings; one interested in parking garages will look for opportunities for building parking garages. Few ask the question 'What is the best use of this site?' or 'How will the way I do this building improve the cityscape and the amenity for pedestrians?' The conservative political view is that this process of individuals 'doing their own thing' benefits us all and should only be interfered with on health and safety grounds.

Developers' attitudes vary considerably and they do not represent a common block of thought. Some are vitally interested in the common good; others are not. They do, however, have one thing in common. They have to make a profit on their investments. They are not necessarily opposed to governmental controls over their work provided the controls make sense and do not inhibit their work arbitrarily. Developers have a history of supporting design guidelines if the improvements the guidelines lead to ensure that their own investments are successful. Most

developers, nevertheless, like architects, have powerful egos – they want to do things their own way.

In general, public - private partnership in urban design and development is inevitable, even though it may be difficult to locate which side urban design belongs. This confusion can be illuminated in a discussion of the relationship between use value and exchange value in urban space production, leading to the notion that urban design is not necessarily bound to the public or private sectors. Each of these sectors may be engaged in urban design and developing on who performs it; it may have different roles and serve different interests. Performed by whichever, urban design is the process which shapes and manages the urban space. Such urban space will inevitably reflect the values and aspirations of those who produced it.<sup>9</sup>

## 2.7 A Participatory Urban Design Process

The design process has to be a participatory one, participation can mean a number of things. Active participation involves considerably more than professionals telling or educating people about the proposal. It involves their outgoing role in the debate about ends and means. In Moslow model of human needs provides the urban designer with a mechanism for focusing attention on the concern of urban design. It is particularly important as a basis for opening up the discussion of issues, possible futures and possible designs. The act of designing the program itself, of pulling the strands together, of synthesizing it, is best left to a few professional individuals. Its review should be part of the full participatory process. Such a process can only occur if the full consequences of what is proposed are understood not only by professionals but also by lay people. While a full understanding can only happen if the solution to the program as well as the program itself can be evaluated against theoretical models and case study information. In practice the programming and design phases will often merge, but the need is still to recognize the separate purpose and intellectual foundation for each.<sup>10</sup>

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<sup>9</sup> Source: Urban Design Reader Urban Design .Carmona. Matthew and Steve Tiesdell (2007).

<sup>10</sup> Source: Urban Design The American Experience Jon Lang 1994.

## 2.8 The Urban Design Process

The RIBA practice and management handbook divides the design process into four phases:

- Phase 1 Assimilation: the accumulation of general information and information specially related to the problem.
- Phase 2 General Study: the investigation of the nature of the problem: the investigation of possible solutions.
- Phase 3 Development: the development of one or more solutions.
- Phase 4 Communication: the communication of the chosen solution/s to the client.

The description of design method is taken a little further by Markus and Mauer. They argue that the designer goes through a series of linked decisions which form a clearly defined sequence. This sequence is described as analysis, synthesis, appraisal and decision. During the analytical stage, goals and objectives are classified and patterns of information are sought. Synthesis is the stage where ideas are generated. It is followed by a critical evaluation of the alternative solutions against objectives, costs and other constraints. Decisions are made depending upon the findings of the evaluation. The decision process, however, is not defined as a simple linear progression: return loops between stages in the process are important, the process being iterative. This way of looking at the design process for an individual building can be extended to urban design city and regional planning (Figure 2.1). In this case, decisions at the higher level should inform the design process at the next lower order of design, for example, from regional to town planning. It makes most sense when each component of the environment fits consistently within the framework of a 'higher order' or contextual plan, for example, a building designed to fit within an urban design scheme which is determined by an urban structure plan based upon proposals for the region. It is, however, not simply a one-way process from large to small scale. It could be argued that each individual building should have some effect upon the larger urban grouping and that this three-dimensional design of large city areas

should inform the planning of the city as a whole. Hence in Figure 2.1 there are return loops between the distinct facets of the development process for city planning.<sup>11</sup>

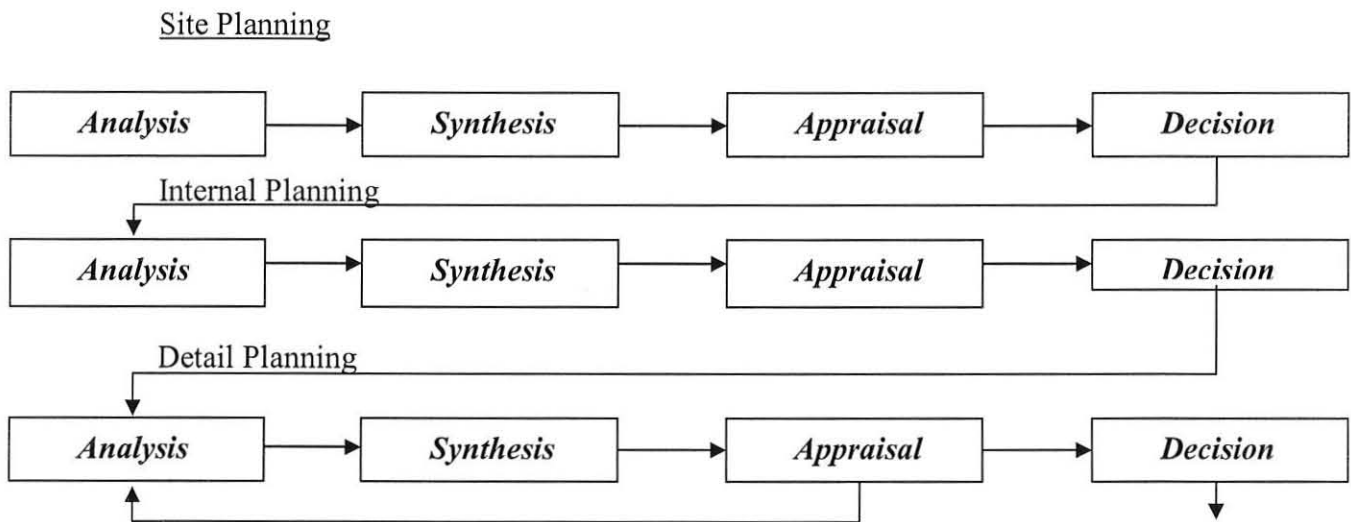


Figure 2.1: Integrated Design Process<sup>12</sup>

There are four generic types of urban design work that vary in the procedure that is followed and/or the degree of control that a designer, as an individual or as a team, has over the creation of a product. They are as follows:

- Total urban design, where the urban designer is part of the development team that carries a scheme through from inception to completion.
- All-of-a-piece urban design, where the urban design team devises a master plan and sets the parameters within which a number of developers work on components of the overall project.
- Piece-by-piece urban design, in which general policies and procedures are applied to a precinct of a city in order to steer development in specific directions.
- Plug-in urban design, where the design goal is to create the infrastructure so that subsequent developments can ‘plug in’ to it or, alternatively, a new element of infrastructure is plugged into the existing urban fabric to enhance a location’s amenity level as a catalyst for development.

<sup>11</sup> Source: Urban Design Streets and Squares.

<sup>12</sup> Source: Ibid

The borderline between categories is fuzzy. The first two types, total and all-of-apiece urban design have historically been the core of urban design work but all four are considered as such in this book because they focus on the four-dimensional built environment and require the collaborative actions of all the design disciplines.<sup>13</sup>

## 2.9 Approaches and Issues in Urban Design

### 2.9.1 Empiricism vs. Rationalism

The position is based on the utility and limitations of the rationalist and empiricist approaches to urban design that is inherited from our predecessors. The utility of rationalist thinking must be tempered with a storing Empirical understanding of the world and its people if urban design is to make substantive contributions to society and thus make progress as a field of endeavor. Such a proposal may appear to have internal contradictions, but they can be resolved. The direction that urban design thought should take in the future described here represent the attempt by a number of people-visionaries and practitioners to learn from the successes and failures of the past streams of thought that have informed architecture and urban design . While it recognizes that the Modernists almost got it right, it represents no nostalgic return to the past.<sup>14</sup>

The observation has been made that urban designers need to sharpen the way they are working (Scot Brown 1982; Ostler 1987; Mackay 1990). We need to enhance our ability to ask more penetrating questions about what ought to be done than we are now. In particular there is a need for urban designers;

- To deal with the world in a more multivariate way than they do at present
- To understand the cultural framework in which they are working, and thus
- To generate multivariate and culturally congruent design solutions.

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<sup>13</sup> Source: Urban Design: The Typology of Procedures and Products. Jon Lang 2005.

<sup>14</sup> Source: Urban Design The American Experience Jon Lang 1994.

Much of the knowledge of architects is self – referent, culturally biased, highly ethnocentric, and often close - mindedly justified and universally applied. The fundamental problem is that it is largely obtained casually .The alternative is an Empiricist approach. Arguments for such an approach to design have been made, implicitly or explicitly, in a number of manifestos on urban design. Interestingly enough in a major one from the late 1970,s .the advocacy for Empiricism applies only to the technological aspects of city building. The human one was to be intuitive and Rationalist (Charter of Machu picchu.1979). It shows our unwillingness to directly deal with the problems we face. We are however born with some knowledge about how to operate in the world. Some intellectual and physiological processes evolve with maturation. Others are learned (F Gibson 1969). There are, however, only two basic ways of building insights into how the world works: observing and asking. Some people argue that there is also an extra sensory perception.

The process of perceptual learning includes making finer and finer discriminations of the elements of the universe that our perceptual broader mechanisms enable us to attend to as well as making broad and broader classification of the phenomena we perceive (J.Gibson 1996; E Gibson 1969; see also Kolb 1984). There are a number of current approaches to viewing the built environment that might be considered as the basis for building architectural theory. Three of them - hermeneutics, phenomenology and empiricism - have particularly strong advocates. The hermeneutic interpretation of architectural history may help us formulate some hypotheses about what is happening today and may also provide historical examples of the issues we are now addressing, however, the second two in combination deal more directly with the world today.<sup>15</sup>

### **2.9.1.1 Hermeneutics**

Hermeneutics is a positive theory of understanding and interpretation (Ricoeur 1975; Gandamer 1976; Steiner 1989). It is a systematic method for explicating the interpretative exposition of texts, originally scriptural and classical ones and then ethical and legal one. Interpretation has a number of meanings

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<sup>15</sup> Source: Urban Design The American Experience Jon Lang 1994.

- Deciphering the meaning of a text
- Translating one language into another language, and
- Acting out material.

In the last sense any new work is an analysis and critique of all work done before because it differs from them. Although not intended for that purpose, it has been applied to architectural criticism.

Hermeneutics is an intuitive form of reasoning that has attracted a number of architectural scholars because it is close to the concepts of artistic interpretation that architects enjoy. The assumption is that the built environment can be treated as a text. Its meanings are open to interpretation depending on its context. This view is similar as that held by many cultural anthropologists. (Morris 1938)<sup>16</sup>

### **2.9.1.2 Phenomenology**

Phenomenology is a descriptive approach to research based on the careful observation and interpretation of what is observed. It is an attempt to understand the world from within the mind of a human being. As such, it is a response to positivism and has its origins in early-twentieth century introspectionism. It is perceived as a method of discovery focusing on variations in perceptions that may lead to research much favored by many recent architects and architectural theorists because it is based on intuitive insight.

The basic strength of the phenomenological approach is that it attempts to look at phenomena holistically in a largely uncontrolled manner (Vesely 1989). The uneasiness with which many researchers view phenomenology as a theory-building approach stems from the recognition that there have been many counterintuitive discoveries in the social and behavioral sciences and in architecture during the past thirty years (Mikellides 1980). There is a need for greater confidence in the observations being made than phenomenology yields. Still, the phenomenological approach has enriched much design thinking.

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<sup>16</sup> Source: Ibid

### 2.9.1.3 Empiricism

The empiricist, in contrast, is generally understood of prefer quantitative as the basis for drawing conclusions and building theories. This position has been contrasted with that of the theoreticians who is attracted to developing generalizations about the world (Riesman 1964).

Research based on the scientific method principle of operational definition, controlled observation, repeated observation and generalizability of the phenomena being studied is without a doubt the methodological goals in architectural research for theory building, but often quasi-scientific method have to be used. The scientific ideal then becomes a standard, or yardstick, against which the methods used in study and the degree of confidence in the result can assessed.

There are two basic Empiricist approaches to building the theoretical basis for urban design:

- The creation of an urban and or urban design typology, and
- An ecological approach

The former focuses on the classification of urban and suburban forms geometrical patterns into categories, and the second on the systematic analysis of the forces shaping cities and how the resulting patterns are experienced and evaluated by different people.<sup>17</sup>

### 2.9.2 Substantive issues in Urban Design

During the past years there have been a number of expression a belief that the use of a strong body of positive theory as the basis of environmental design will automatically lead to specific design solutions in specific situations-that all one has to do is to press a button and the right design will pop out, and that by creating the right pattern of the environment the desired behavior will occur (Rusch 1969). However Empiricist could belief this, since design is and always will be an argumentative process.

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<sup>17</sup> Ibid.

It is understood that much about the general nature of how activity patterns and aesthetics performances are related to human needs and about the affordances of different patterns of the built environment of different activity pattern and the meanings they hold for different people.

Positive theoretical knowledge of the people and the interactions among them, and between people and the built environment is substantially stronger than that of modernists. It is understood much more about the multidimensional utility of the built environment in people's lives. The act of applying the knowledge of moving from posture observations to a normative statement the act of designing -is still value laden political act and always will be. It is also a process that involves making many decisions under uncertainty.

Therefore, urban design will never be a defined process except, possibly in dealing with same repetitive technical component of the environment in which no functional advance is being made. The nature of the public realm and how it should be designed will always be open to debate.

### **2.9.3 Procedural Issues in Urban Design**

A number of procedural issues have to be confronted by urban designers in almost all the situations they face. The basic issues have to do with philosophical positions on the nature of the process itself. Secondary ones concern designers attitudes toward the specific methods and techniques used and their consequences. The way the issues are resolved affects the qualities of a design and the satisfaction of the various stakeholders with it.

While there is general agreement on the nature of the structure of the decision-making process, the basic intellectual processes involved, and even of the general methods for enhancing creative thinking, there are also a number of fundamental procedural questions that divide urban designers into ideological camps. Indeed, it is probably more revealing to recognize the differences between urban designers in terms of the processes of design they use than the forms they generate. Procedure paradigmatic, differences respect fundamental sociopolitical attitudes.

These attitudes pervade the methods used in programming, designing, and evaluating, and even the methods an urban designer is willing to learn about.

Therefore, Rationalism is the approach to research and design that is founded on logical reasoning than information derived from observation. Empiricism stresses the role of observation as the basis for developing designs for the future. Much urban design involves both types of process, but urban designers working (or writing manifestos) at the extremes are clearly evident throughout this century (Broadbent 1990).

Although Rationalist and Empiricist approaches to urban designing are structured in much the same way, they suggest radically different programming, designing, and evaluating procedures because they begin with very different value orientations. Rationalists have generally advocated radical change. They have sought to achieve a particular model of a platonic world that is rational to them. Many such proposals have come from architects, Empiricism has advocated a much less dramatic set of changes; it has advocated an Aristotelian approach to design (Peattie 1981). It has focused on the problems to be solved, but even within the problem solving mode of thinking there are different approaches. <sup>18</sup>

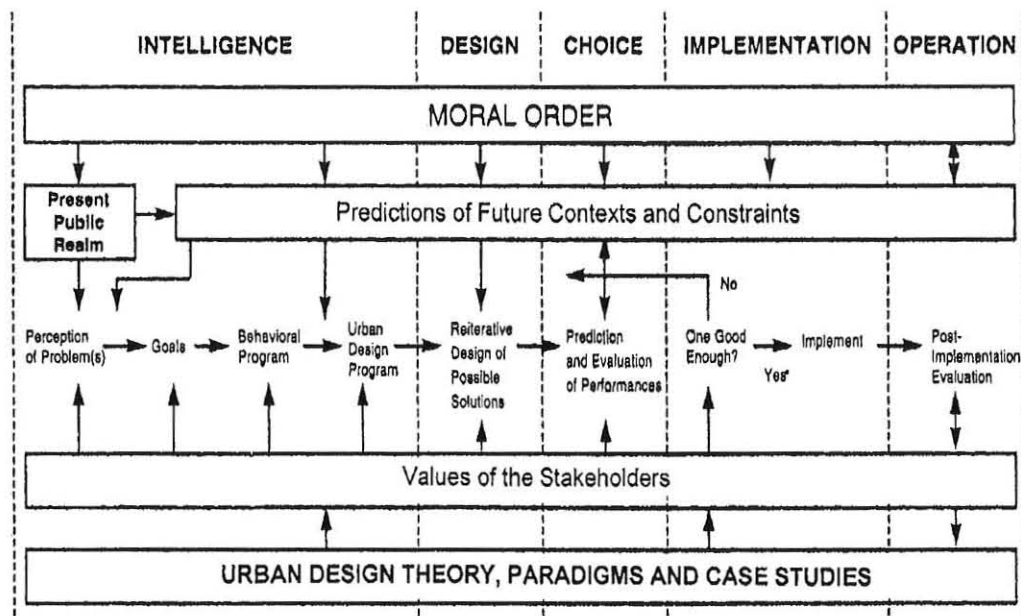


Table 2.1 A general model of the design process. <sup>19</sup>

<sup>18</sup> Ibid.

<sup>19</sup> Source Jon Lang, 2005

#### 2.9.4 Normative issues in Urban Design

The urban design process in essence is the same as many other design effort, for it is one of a family of decision making processes, like city planning, urban design focuses on the public realm and the public interest. This decision making process is seen as a political process from its inception when the strategies are defined to the point where results are evaluated. It is essential that a clean statement of social goals and social schema is developed, either before or sometimes with the exploration of potential physical forms for the future built environment.

Thus, the role of urban designers in stating the social goals are, to argue for all range of human needs to be considered in any debate about the goals and means and, to bring attention of the politicians, other decision makers, and the public to the physical design implications of different social policies and social implications of the physical form proposals.

Major changes in the social fabric of the world usually about through changes of opportunities induced through market place offerings, through the changes of heart reflected in the political stances taken by legislators, and through the pressure exerted formally or informally by specific individuals or group of people. Formally, these changes has to do with urban designers acting as a political pressure group so as to ensure that such issues are considered when government policy changes that will affect the structures the human settlements are made and with the professional work with reference to existing political and administrative structures within government.. Informally, these changes come through collaborative actions, i.e. since any collaborative action involves a distribution of power between different stakeholders; the situation differs based on who holds the purse strings, who has professional expertise, who has political power and who is persuasive. In most societies, the people who hold the purse strings have considerable power.

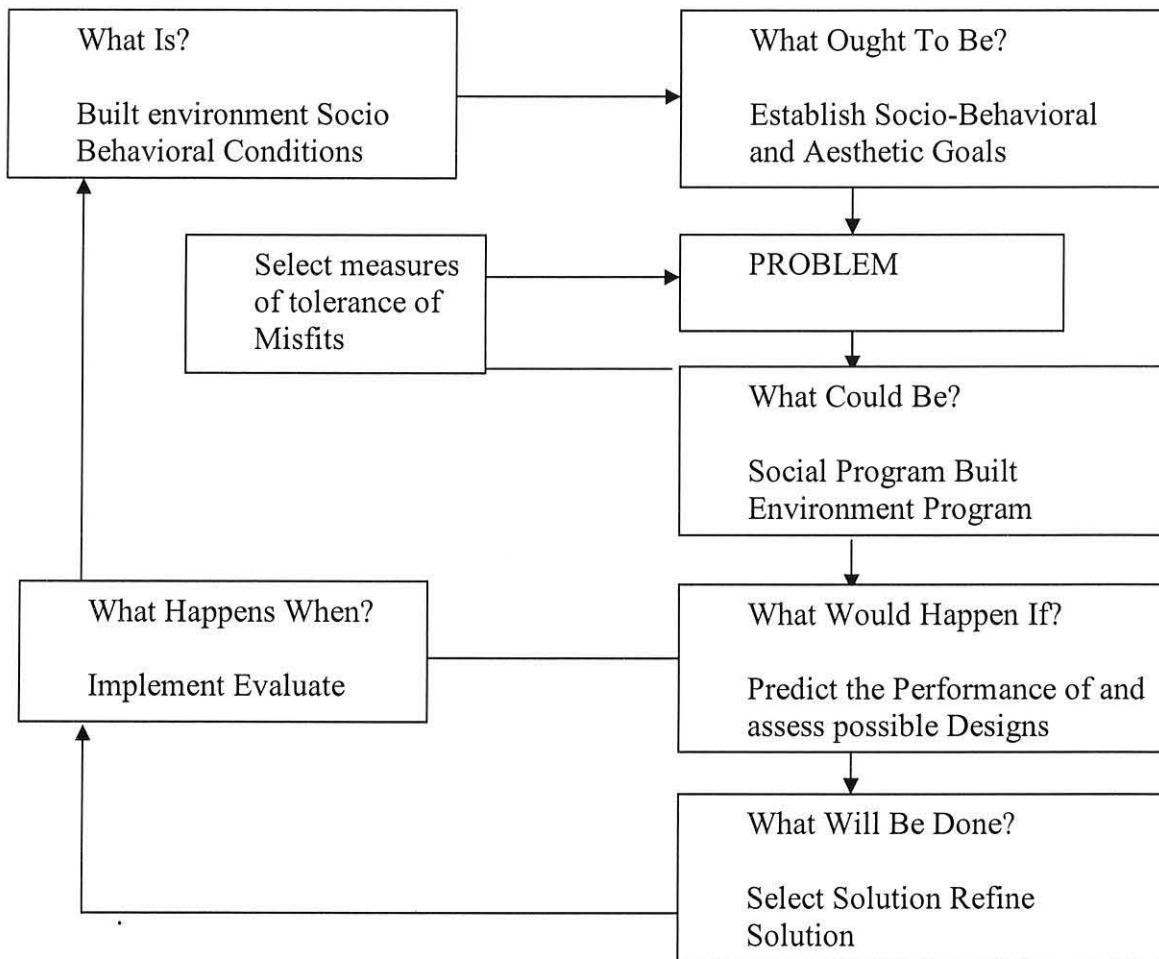


Figure 2.2 Built Environment Decision- Making Process.<sup>20</sup>

### 2.10 The Urban Design Strategies

In order to achieve the objectives of urban design, strategies<sup>21</sup> are developed in a sequence from goals, objectives, design principles, prescriptive and performance design guidelines, advice procedures and implementation devices. These terms are often used very loosely in the literature and in practice, and lead to confusion (even among many professionals) between development briefs, design briefs, design guidelines, and other similar terms (Loew, 1997). Jon Lang (1996) and A.C. Hall (1996) have tried to clarify the relationship between design objectives, design principles and design guidelines, which are then summarized into the

<sup>20</sup> Source Ibid

<sup>21</sup> According to Chambers twentieth century dictionary *strategy* (n) is defined as a carefully devised plan of action to achieve a goal, or the art of developing or carrying such a plan.

following diagram that identifies the key components of design policy and strategies (Punter/Carmona,1997).

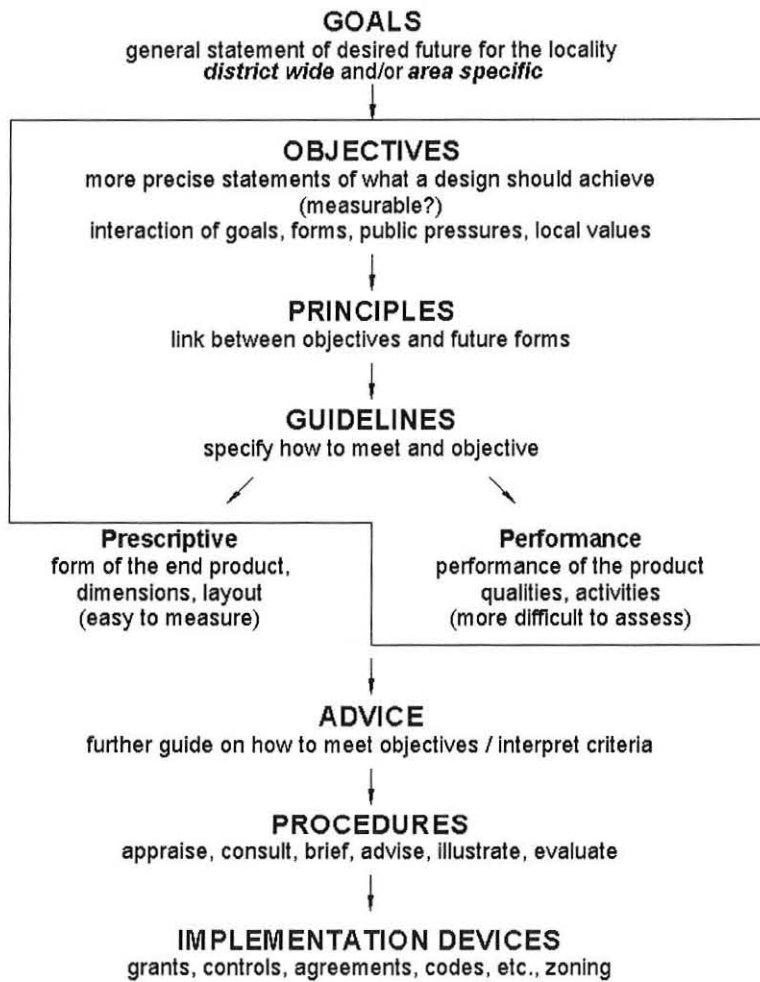


Figure 2.3 Components of design strategy and policy.<sup>22</sup>

Policies and strategies of design are therefore a sequence of steps that develop from the site and it's surrounding, then develops into design briefs and key principles, provide public consultation and advice, illustrate and explains the proposals, and finally the criteria for evaluation and monitoring of the end product.

Since urban design is primarily a process, the process may begin with an appraisal of the site and it's surrounding, then develop design briefs and key principles, provide public

22 Source Punter and Carmona, 1997

consultation and advice, illustrate and explains the proposals, and finally the criteria for evaluation and monitoring of the end product.<sup>23</sup>

### 2.11 Public Sector Strategies in Urban Design

Urban design is an area where politics and country's development strategy are integrated and it is deeply related to the public for support and long term sustainability. The public is usually represented by government and makes decisions on daily basis that are related to the design of the built environment. Municipalities 'the official executers' of design strategies from its inception to implementation through the process of participation. Then, the success of a city plan will be measured on the appearance of the built environment that it has produced .In order to achieve this success, strategies can be included into all levels of planning from the national level down to the most detailed design of street furniture or planting standards. The following table reveals the full range of guidance that is available to planners and urban designers.

NATIONAL	National planning guidance Circulars, Guidance Notes, National Codes
REGIONAL	Regional Planning Guidance Regional plans, Regional strategies, land-use allocations, landscape plans , regional vernacular guidance Sub-regional guidance City-region plans, General plans, Structure plans, local vernacular guidance
MUNICIPALITY/ DISTRICT	Local guidance Local plans, district plans (UK, FRG), Comprehensive plans, Green plans (FRG) Design goals, objectives, principles, policies Zoning controls, Design codes – general, Development standards, Street classifications, Highway standards

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23 Source Punter, 1999

## NEIGHBORHOOD

	Sub-area guidance
	Community plans, neighborhood guidelines, zoning ordinances
Large sites:	Area Strategies, Development frameworks, Master Plans (subdivision plans)
Small sites:	Design briefs (UK), Building plans (FRG)
Design detail:	Design codes (detailed), signage / street furniture, planting Standards

Table 2.2 The policy hierarchy for design.<sup>24</sup>

The public sector has been the entrepreneur acting on behalf of the public interests in the public realm. It has promoted the development of the capital web of cities and the celebration of historic events and important people through public memorials. It has been patrons of arts. The public sector has been concerned with the elements of the form that are seen to be beneficial to the society as the whole.

Thus, for public sector to fulfill its development goals three types of plans are required.

- The overall physical plan for its jurisdiction, with more detailed plans for each precinct within it.
- A capital improvement and financing plan and
- A strategic plan i.e. step by step development agenda.

All the three plans have to recognize the dynamic nature of city form & the evolving nature of plans. Three relationships to each other in the overall planning process is shown in the figure below.

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<sup>24</sup> Source Ibid

THE CASE OF BISRATE GEBRIEL AND JEMO I

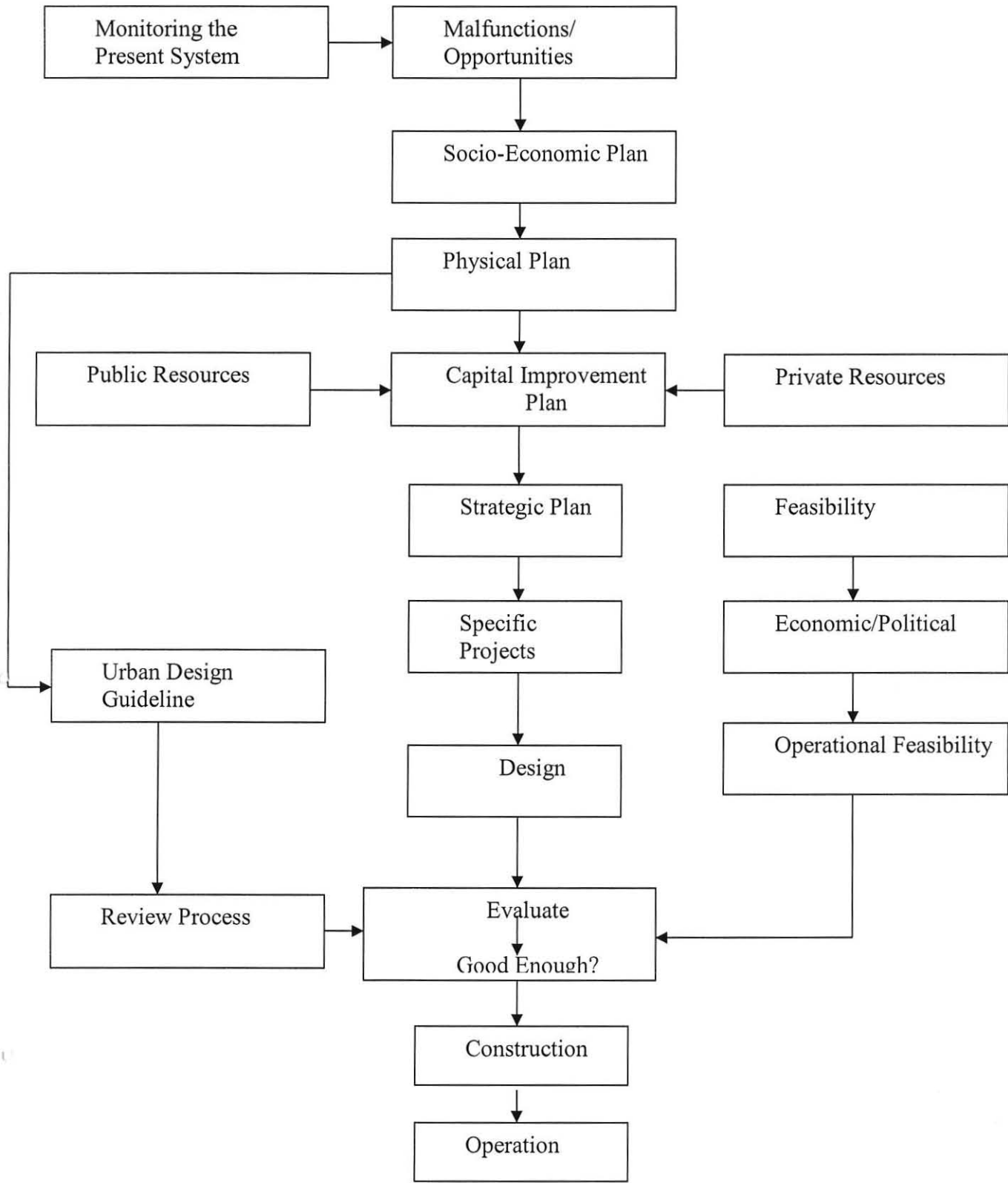


Figure 2.4 Steps in public sector planning process.<sup>25</sup>

<sup>25</sup> Source Punter and Carmona, 1997

### 2.11.1 Policy, Regulation and Design

In delivering good urban design, the provision of a policy framework based on a clear set of objectives is essential. Thus, to avoid the problems of vagueness in design policy objective relates the frameworks to the physical form of development. This approach ensures that policy moves beyond generalized aspirations and explains how the principles can be interpreted in the light of particular circumstances. According to Cambell and Cowan 1999, any policy guidance or design that cannot be seen clearly as a response to one or more of the urban design strategies and objectives will contribute nothing to good urban design. Equally any policy, guidance or design that is not expressed in clear terms of one or more aspects of development form will be too vague to have any effect. Although well conceived and articulated policies should provide a key means for the public sector to influence and direct the urban design policy, the extent of this influence is limited.

As different to implement broad policy objectives, ‘design’ and ‘regulation’ are considered together. Design is taken because, in the public sector context, it offers a refinement of policy mechanisms as well as being the first stage of implementation.

The process of policy writing for development plans, zoning ordinances or design guides is part of the wider design process and is a creative process itself. As they relate to future development proposals. Most design policies are abstract in nature and those in British local plans, for example, are intended to guide development over a projected ten-year period. Thus beyond spatial design strategies indicating how an authority’s plan area will develop over a long-term, development plan have not tended to indicate design proposals. To insure that design principles are considered at the site specific level, many public authorities provide design guidance for particular sites through the use of design briefs, frameworks and codes<sup>26</sup>. These are the next stages in the hierarchy of design guidance and relate the broad design policies and guidance in development plans, zoning ordinances and design guides to site specific developments. (Carmona, 2001)

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<sup>26</sup> Design briefs are usual means of providing site specific design guidance. Design frameworks and codes are also planning tools but codes are used in relatively larger developments

### 2.11.2 Design Review and Control

Design review is a procedure like zoning used by cities to control the aesthetic & design of development projects. It is a difficult and controversial process that needs thoroughgoing, professional criticism before it is introduced on a wide scale.

Design review refers to the process by which private & public development proposals receive independent criticism under the sponsorship of the local government unite, whether through informal or formalized process. It is distinguished from traditional (Euclidian) zoning & subdivision controls in that it deals with urban design, architecture or visual impact. (Brenda case Scheer 1994 in Carmona et al 2007)

Design code and guidelines tries to achieve

- improving the quality of life
- preserving and enhancing a unique place
- maintaining and upgrading the vitality of place
- making a comfortable & safe environment
- upgrading and protecting property values
- making new development compatible and unified

Regulatory systems are therefore tuned to control the urban development process through implementing the codes and guidelines which strive to achieve the goals that the urban design strategy states. Since designing is a continuous & routine process in its applications, modification and design reviews according to need and requirements of the society are undauble.

Design review and control are directly related to the planning process, successful negotiations of which is need in order to secure planning consent or permit to build. Design review is typically dealt with either as an integrated part of planning (i.e. as one part of the wider regulation process) or separately but clearly linked. These can be as “integrated & separated” models of design & review.

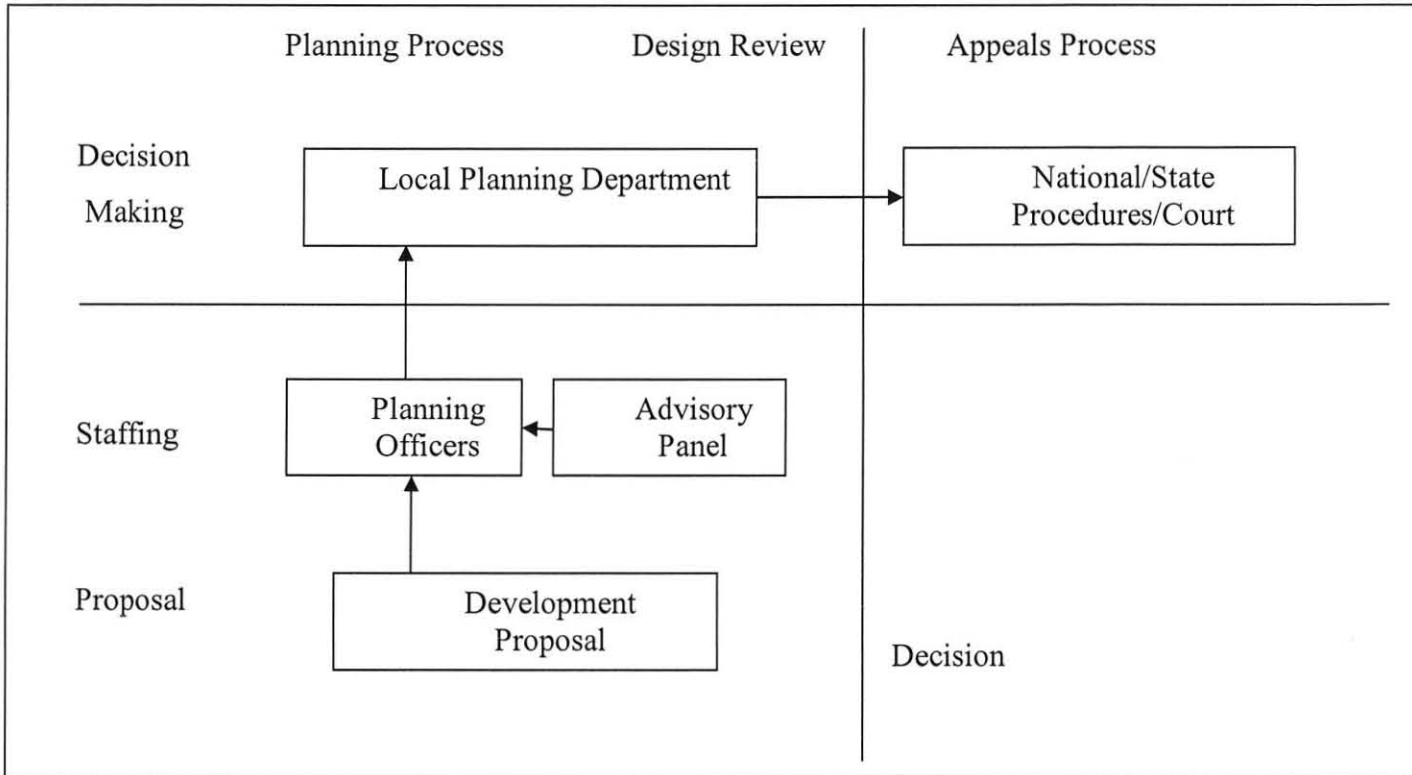


Figure.2.5 Integrated Design Control/Review Process<sup>27</sup>

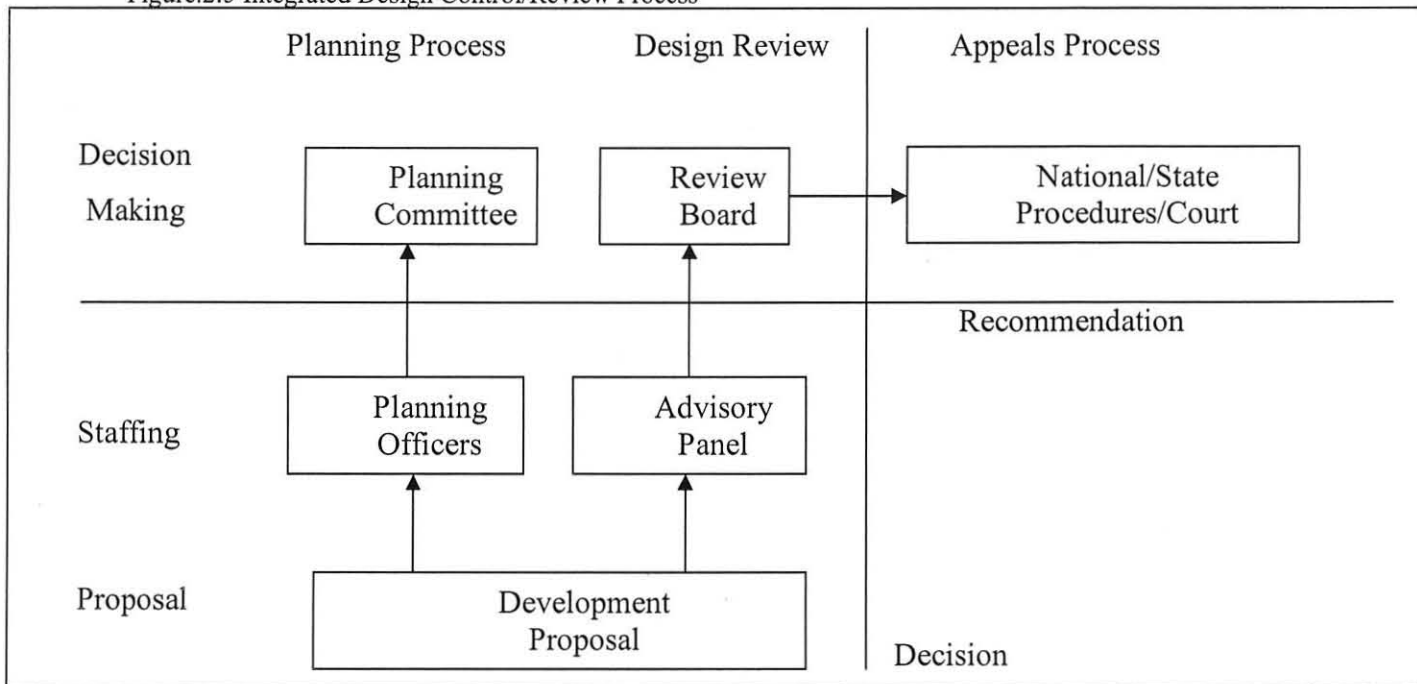


Figure.2.6 Integrated Design Control/Review Process<sup>28</sup>

27 Source Blaesser in Case Scheer and Preiser, 1994 in Carmona et.al

28 Source Ibid

## **2.12 Public Sector Urban Design Experience in Other Countries**

As discussed in previous parts public sector strategies of urban design have contribution to the development of a nation in creating a suitable environment. The western nations specially USA and UK experienced urban design more than most of the nations in the world and passed through various design strategies, policies, and reviews and have developed a wide range of innovative approaches to a wide range of issues. Their practice will be helpful to draw important lessons. Indonesia will be an example to show the newly developing countries from the global south countries with new economic boom.

### **2.12.1 Urban Design Experience in USA**

Municipalities in the USA have for long established design strategies for their cities. Since 1967, New York has experimented with bulk control regulations [Barnett, 1982]. The contemporary US urban design technique is embedded in a hierarchy of guidance that functions in two ways. First, they are expressed in terms of goals, objectives, principles, guidelines, as well as quantitative standards. Second, they encompass an area from sub-regional to citywide, district and neighborhood levels to the individual site [Punter, 1999: 209]. These design strategies exist in the form of Comprehensive or General Plan, Zoning Code, and Design Guidelines. Downtown Central City Plan (for certain area in the city center), and also for other parts of the city with the Neighborhood Community Plan and the Area Design Guidance. Not all municipalities have the complete set of these instruments, as they have full autonomy to decide which documents are suitable for implementing their development policies.

In the USA – where zoning is the main planning instrument for land-use regulation – the control of urban design is performed largely with Urban Design Guidelines. Zoning has potential for regulating the three-dimensional form of the city; as it regulates not only the land-use, but also the physical form of development such as height, setback, lot dimension and coverage, car park and so on. The courts have a large influence in the interpretation of zoning in each state. Hence everything must be judged carefully beforehand, to avoid the costly legal suit in the future.

Likewise, this consideration applies to the Urban Design Guideline as reflected in several ways (Punter, 1996):

- Clarity in its design objectives, design principles, and design guidelines.
- The urban design is based on careful appraisal of the locality.
- Public participation in the urban design process can enhance the quality of the appraisal in terms of its closeness to the reality.
- The design emphasizes the public realm, as well as (parallel to) the townscape and visual context concerns. Both the social needs of the people to have a social contact in the public open space, and the beauty of the physical setting are fulfilled by the design.
- Design review board of the municipality evaluates proposals of new development. This evaluation is part of the local development permit issuing process. Clear objectives, design principles and guidelines will lead to a process of design review that is efficient, fair and effective.

In the USA, there is a clear division between mandatory controls - that are limited to judicially accepted parameters such as height, bulk, density, building line, and setback - and design guidelines (Punter, 1996). Mandatory controls are easier to measure and control because the parameters are expressed in quantitative form, such as "the maximum height of 100 m or 30 floors, a floor area ratio "and so on, while the design guidelines require more interpretation as they are often formulated in a qualitative manner.

### **2.12.2 Urban Design Experience in the United Kingdom**

The urban design discipline is just recently acknowledged by the British government. It was mentioned for the first time in an official Department of the Environment publication as late as 1994, and in current planning guidance only in 1995. Before this period, the guidance in the United Kingdom focused mainly on the control of basic environmental "amenity", while discouraging the control of detail design (Carmona, 1997: 49). Urban planning and design practice in the UK is not undertaken through zoning plans; instead, this is undertaken through a

discretionary system of responsible officials. The discretionary system is applied at all levels, from the political decision making during the plan inception phase to the technical advice during building permit application.

The British Central Government maintains tight control over local initiative in planning, particularly in the area of design, where it tries hard to avoid "over prescriptive policies". The central government until recently has been discouraging local authorities from rejecting design proposals (except the very worst design), and told them to concentrate on basic issues of height, bulk, massing, scale, layout, access and landscape [Punter, 1999]. Before the planning and permitting process begins, the people need to establish a base to make the decision. Urban design visions and strategies for cities or areas must be developed, and principles on which local design decisions can be taken must be established. Here, focus groups or local forums act as a means of bringing together the residential and business communities and the local authority to set the urban agenda, establish agreed goals and a common vision (Rowland, 1995).

In the UK, control of urban design is conducted mainly on project-by-project basis. There is a lack of strategic citywide urban design, except in the new towns where a public development corporation is responsible for the entire town development (Punter, 1996).

The lack of strategic citywide urban design can be traced back to the incremental nature of urban and regional change in the United Kingdom. This is a logical consequence of the view, that such slow pace of development is desirable for the city. The evolution of a city provides enough time for all activities and its containing physical setting to adapt them to the change. An incremental growth of the city is believed to be conducive to "good urbanism" [Montgomery, 1998]. Hall has experimented with urban morphology to address this piecemeal type of development. He proposed a new approach based on the production of design objectives for small areas through the new device of "Design Area". This would avoid the limitations of the land-use map, which is often too general to address the individual characteristic of each locality (Hall, 1997).

In 1990, a district-wide development plan was introduced. The plan gives more weight than before in the determination of planning permit applications. However, the plan is only one, albeit important, consideration in the development control decision in the British discretionary system. Comprehensive plans are under an ongoing process of conception by the local authorities (Punter, 1999). Building bylaws are effective measures to avoid the worst overcrowding and bad buildings, but they fail to create good architecture (Unwin, 1994). In English towns, bylaws apply to the entire city from its dense center to the quiet suburbs.

Therefore, in USA and in UK, there is already a strategy and implementation technique of the city. This effort exists at various planning levels, using many kinds of forms, and following different procedures. This variation occurs because of the difference in the administrative structure of the municipalities within the country, their planning system, the specific problems that they are facing and the resources that they have. The urban design strategies in the US accommodate the aspirations of the private sector that dominates the development in city centers. The British development policy and design guide reflect the view of the central government that favors incremental development and reluctant to limit the freedom of art expression.<sup>29</sup>

### **2.12.3 Urban Design Experience in Indonesia**

In Indonesia, Control of the built form of the various kind of urban developments is performed by a set of planning instruments, a set of planning instruments, such as development plans, spatial plans, sectoral programs and projects. There are three agencies that play a major role in the development permitting process at the local government. The local office of the National Land Agency (BPN = Badan Pertanahan Nasional) checks the land status, the municipal department for monitoring of construction (DP2K = Dinas Pengawasan Pembangunan Kota) scrutinizes the technical and architectural aspects of the proposed development, whereas the municipal planning department (DTK = Dinas Tata Kota) checks its planning aspect.

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<sup>29</sup> Sited in Heru Wibowo Poerbo (2001)

Control of the implementation of the urban plans is performed during the development permit process. Some projects are subject to design- and planning reviews during the permit process. Projects on land larger than 3 Hectares are checked by the Dinas Tata Kota. After the development permit is granted by the DTK, architects must submit their design for review by the urban design review board (TPAK = Tim Penilai Arsitektur Kota) within the DP2K. The construction of the building can only be commenced when the TPAK has given its approval.

The architectural quality of single building projects is reviewed by the TPAK. However, this procedure is only for major buildings in the city. Small residential houses and suburban development can apply for a building permit (IMB = Ijin Mendirikan Bangunan or Building Construction Permit) by merely submitting their plan to the DTK and the DP2K. Despite of the fact that IMB is legally required for all new building construction and also for major remodeling and renovation of existing buildings. (Wibawa, 1997: 19).

Large development projects are reviewed by the DTK and the TPAK, because there are many more planning and design aspects that must be considered. In order to enlighten their job and to make it easier for the developer to meet the numerous urban planning and design standards, the local government makes use of an urban design guideline. The application of Urban Design Guidelines in Indonesia begins in 1993 with a guideline for superblock developments in Jakarta. Since 1994 the preparation of an urban design guideline is mandatory before the development on any site, which covers over 3 hectares of land area, may take place.

Thus, the use of the Urban Design Controls in Indonesia is on project-by-project bases. Explicit city-wide design guides or plans only exist for a few significant parts of the city. The incremental nature of the development in the city is controlled by urban design guidelines for building projects on large tracts and mandatory controls and building codes for more regular projects. Some historic districts use design guide similar to those in the United Kingdom.<sup>30</sup>

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<sup>30</sup> Ibid

## **PART III CONTEXTUAL REVIEW**

### **3.1 Urbanization in Ethiopia**

A country is said to become more urbanized as its cities grow in number, its urban populations increase in size, and the proportion of its population living in urban areas rises. The degree of urbanization varies across the world but generally reflects the wealth of individual countries. The rich, industrialized countries tend to be the most highly urbanized. In the Netherlands, for example, 89 per cent of the population is urban, compared to only 16 per cent in Ethiopia, a much poorer country.

In recent history, the degree of urbanization has been relatively low in Africa and Asia compared to Europe and North America. However, as a result of large-scale migration from rural areas and a natural increase in the urban populations themselves, the populations of cities in the developing world have been growing rapidly. The population of Cairo, for example, has trebled in the last 40 years, and more than half of Africa's people are expected to be living in cities by 2020. Similarly, the urban share of the population in China has risen from about one in five in 1960 to nearly half today.

One of the most noticeable features of urban growth in the 20th century has been the rapid increase in the number of very large cities. Before 1800, cities with more than a million inhabitants were rare. Since then, however, the number of such cities has risen steadily. In 1900 there were at least 13 cities with more than a million inhabitants, and by 1950 the number had grown to 68. By 2000, at least 250 cities of more than a million—many of which are in Asia, especially in India and China.

Even a city of a few million people is dwarfed by the urban giants with populations exceeding 10 million. According to various estimates, there may be 20 or more of these gigantic metropolitan areas already. Most are in Asia: Tokyo, Seoul, Osaka, Shanghai, Mumbai (Bombay), Beijing, Calcutta, Jakarta, Tianjin, Karachi, Delhi, and Manila. The other giants are New York, São Paulo, Mexico City, Los Angeles, Moscow, Buenos Aires, Rio de Janeiro, and Cairo. In coming years, explosive growth in cities of the developing world such as Lagos and

Santa Fe de Bogotá will almost certainly propel them into this group. By the year 2020, several cities are expected to have populations of more than 20 million.

Cities are currently home to nearly half of the world's population and over the next 30 years most of the two-billion-plus person increase in global population is expected to occur in urban areas in the developing world. This represents a significant departure from the spatial distribution of population growth in the developing world that occurred over the past 30 years, which was much more evenly divided between urban and rural areas. The level of world urbanization today and the number and size of the world's largest cities are unprecedented. At the beginning of the twentieth century, just 16 cities in the world the vast majority in advanced industrial countries contained a million people or more. In 2000, almost 400 cities contain a million people or more, and about seventy percent of them are found in the developing world. After 2007, for the first time in human history, more people in the world lives in cities and towns than in rural areas and by 2017 the developing world is likely to have become more urban in character than rural.<sup>31</sup>

In Ethiopia urbanization is taking place at a rate faster than population growth. Currently, only 16% of the country's population lives in urban areas. However, this urban population of the country is growing at a rate of 4.3% per annum or increasing by more than half million people annually. It is projected to that total urban population of the country will almost double to 22 million by 2020.

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<sup>31</sup> Source: [www.elsevier.com/locate/techsoc](http://www.elsevier.com/locate/techsoc)

THE CASE OF BISRATE GEBRIEL AND JEMO I

Region	Urban + Rural		Urban		Rural	
	Number	%	Number	%	Number	%
COUNTRY TOTAL	73,918,505	100.0	11,956,170	16.1	61,953,185	83.9
TIGRAY	4,314,456	100.0	842,723	19.5	3,471,733	80.5
Afar	1,411,092	100.0	188,973	13.4	1,222,119	86.6
AMHARA	17,214,056	100.0	2,112,220	12.6	15,101,836	87.4
OROMIYA	27,158,471	100.0	3,370,040	12.2	23,788,431	87.8
SOMALI	4,439,147	100.0	621,210	13.9	3,817,937	86.1
BENSHANGUL-GUMUZ	670,847	100.0	97,965	13.5	572,882	86.5
SNNP	15,042,531	100.0	1,545,710	10.0	13,496,821	90.0
GAMBELLA	306,916	100.0	77,878	25.2	229,038	74.8
Harari	183,344	100.0	99,321	50.5	84,023	49.5
Addis Ababa	2,738,248	100.0	2,738,248	100.0	0	0.0
Dire Dawa	342,827	100.0	232,854	67.5	109,973	32.5
Special Region	96,570	100.0	29,028	56.3	67,542	43.7

Figure 3.1 Percentage distribution of pop. & by place of residence 2007

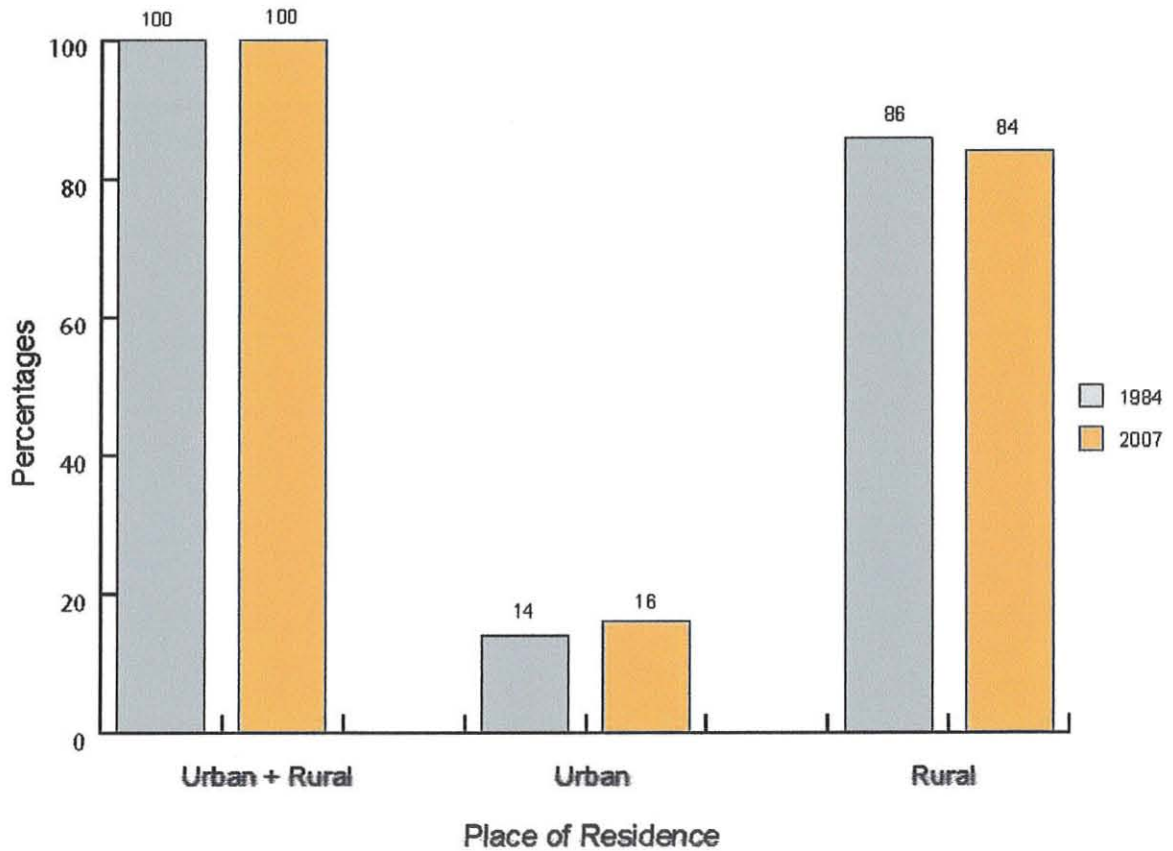


Figure 3.2: Population Distribution by Place of Residence<sup>32</sup>

<sup>32</sup> Figure 3.1 & 3.2 are adapted from CSA 2007: Population Size of Regions by Place of Residence

### 3.2 Urban Center Definitions

Urban centers can be defined in any number of ways including by population size, population density, administrative or political boundaries, or economic function. Some countries define their urban population as those people living within certain administrative boundaries— such as in administrative centers or, municipality councils, or in places having a municipality or a municipal corporation, a town committee, or a cantonment board. Other countries prefer to classify their urban population using either population size or population density as the primary consideration. Places that are classified as urban in one country may be classified as rural in another. In Angola and Argentina for example, all localities with 2000 inhabitants or more are considered urban, while in Benin only localities with 10,000 inhabitants or more are classified as urban. Communities under 10,000 inhabitants are classified as rural. In yet other cases, urban boundaries are drawn up based on a mixture of population size or density and various economic or social indicators. In Botswana, for example, an agglomeration of 5000 or more people where 75 percent of the economic activity is non-agricultural would be considered urban.<sup>33</sup>

In Ethiopia urban center means any locality with established municipality or having a population size of 2000 or above inhabitants, of which 50% of its labor force is primarily engaged in non agricultural activities.<sup>34</sup>

Ethiopian urban centers now are characterized by poorly developed infrastructure services, high rate of unemployment incidence of poverty and slum dwellings. The main reasons for the wide spread presence of slums in urban Ethiopia inadequate basic urban infrastructure and services, poor housing quality, weak environmental linkage, and weak institutional capacity.

The current low level of urbanization and its rapid pace imply both challenges & opportunities. The challenges emanates from the very high level of slum dwellers even at the current level of urbanization. The opportunities arise from the possibility of learning lessons & good practices from other developing countries in stemming and revising slum formation by

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<sup>33</sup> Source: The Urban Challenge in Africa: Growth and Management of its Large Cities, Edited by Carole Rakodi.

<sup>34</sup> Source: Federal Negarit Gazeta Proclamation No.574/2008, Urban Planning Proclamation

anticipating and planning for growing urban populations. Addis Ababa, “the capital city” is the largest city in Ethiopia with the status of both a city and a state. It is often called the capital of Africa due to its historic diplomatic and political significance for the continent.

Based on the 2007 census results, Addis Ababa has a total population of 2,733,248, with fully urban structure within the cities administrative boundaries which is 22.9% of the urban dwellers in Ethiopia. With an estimated area of 530.14 square kilometers and an average altitude of 2,500mts above sea level, the chartered city has an estimated density of 5,161.1 inhabitants per s/km. Thus the major urbanization problems & opportunities are imminent in the city.

In addition to the other challenges, in urbanization the high altitudes of Addis Ababa make it exceptionally vulnerable to air pollution, as do the growing numbers of cars & industries. The environmental challenge is exacerbated by the housing shortage & massive investments have been already made in the construction of condominiums in the city. Even more must be invested to tackle the ever- increasing poverty and pollution problems and to, improve the design and construction strategies.

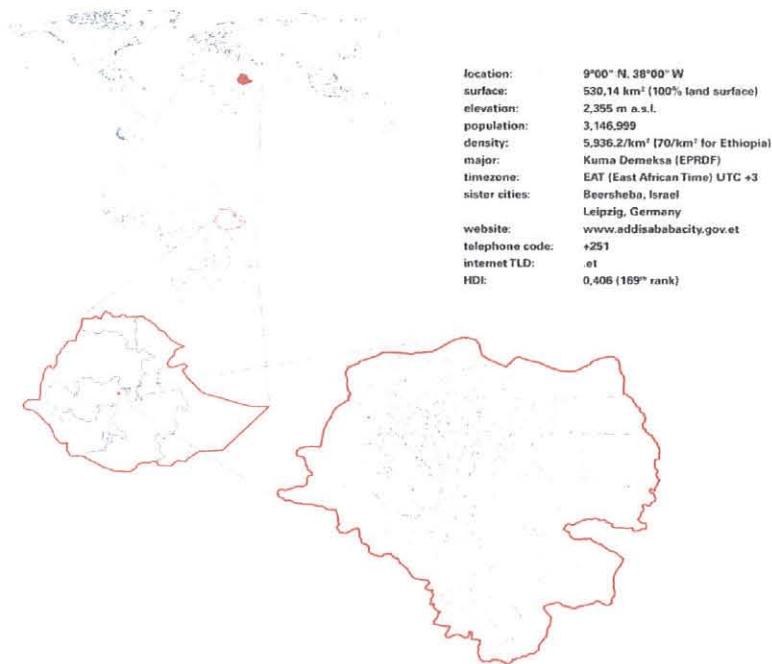


Figure 3.2: Location of Addis Ababa<sup>35</sup>

<sup>35</sup> Source: *Addis Through the Looking Glass. Urban design Research in Addis Ababa.*

But such interrelated challenges are not as commonly assumed, the sole responsibility of the public sector. Thus the challenges facing cities like Addis Ababa also require a change of attitude & strategies.

Therefore, these interrelated challenges could only be tackled not only by the public sector but also with the full cooperation of the investment of private sector and the design & professionals through a distinct and brief search of strategies and implementation techniques for better living conditions.

### **3.3 Urban Design Strategies in Ethiopia**

Urban planning proclaims from No574/2007 page 4067 states that a planning strategy is vital to create a favorable condition for public & private stakeholders to fully participate in the process of urban plan institutions, preparation & implementation on the basis of national standards. It is also necessary to regulate carrying out development undertakings in urban centers, contemplated by both public and private actors so that it will not be determinatal to the general well being of the community as well as the protection of the natural environment.

As mentioned above urban design strategies are in direct relation with both public and private sector developers. Thus, this portion of the thesis deals with these issues.

### **3.4 Actors of urban design in Ethiopia**

#### **3.4.1 The public sector**

The public sector is usually the initiator of most of the urban developments in most of the world for this urban development's the public hires urban designers to provide an overall scheme and has provided the financing for infrastructure improvements. The actual work to construct facilities is then contracted out to the private sector. In this type of public private intersection the public sector has provided the catalyst for urban renewal by subsidizing the private sector. (A

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Hoe & Logar 1989; miles et al. 1991) The private sector bids on work that it perceived as profitable within the limits of the contract it establishes with the public sector. There are four primary roles that the public sector now plays in the development process:

- To set social & physical development policies that establishes a direction for development
- To create a political climate to evaluate development opportunities within the overall framework to set civil goals
- to muster & focus resources, and
- To create a physical setting that makes development attractive.

In Ethiopian context, to achieve the interests of the public sector, a strategy is laid out in a form of master plan that incorporates structure plan and further detailed local development plan.

#### **3.4.1.1 Master Plan**

According to the executive summary report, the visions of Addis Ababa's master plan are to make the city

- Livable and Safe
- An engine for the development of the national economy
- And irrefutable center of Africa

The above development goals in urban design strategies are laid out in the master plan starting from the structure plan to local development plans & implementing strategies.

#### **3.4.1.2 Structure Plan**

Structure plan is a tool for implementing development policies, strategies, programs & laws for federal and regional governments, which are mostly reflections of global agendas, and development issues at an urban level. It is a binding technical, institutional and policy framework for guiding development of urban centers. It is a long \_term socioeconomic, spatial, legal & urban development & management tool. (Mattewos 2006)

According to the Federal Negarit Gazet Proclamation No. 574/2008 Structure plan is defined as legally binding plan along with explanatory texts formulated and drawn at the level of an entire urban boundary that sets out the basic requirements regarding physical development the fulfillment of which could produce a coherent urban development in social, economical spatial spheres.

The structure plan also indicates:-

- Magnitude & direction of growth of the urban center.
- Principal land use classes
- Housing development
- Layout & organizational of major physical and social infrastructure
- Urban redevelopment interrelation areas of the urban center
- Environmental aspects and any other locally relevant planning issues

The structural plan of Addis Ababa is organized in different components in order to control and guide the development pattern of the city. The components consist of:-

- Building height
- Road network
- Land use
- Centrality
- Environment
- Existing & proposed industries
- Historic buildings and sites
- Intervention areas
- Market hierarchy
- Social services
- Strategic investment & transport networks

### **3.4.1.3 Local development plan**

Local development plan preparation is a recent practice in Addis Ababa which has a history of a decade. The practice has first emerged as a district planning component during the process of the Addis Ababa master plan revision (1998-2002). The name LDP has been taken from the planning practice of Germany, a plan focused on spatial plan & urban design but it takes different forms & names in different countries. In USA for instance, it is referred as specific plan, whereas in Netherlands it is known as local land use plan. In UK it is referred as local plan while in Uganda it is called zonal plan. It has contextualized to Addis Ababa by adding socio economic & implementation strategy. (Mattewos 2005)

According to the Federal Negarit Gazeta Proclamation No. 574/2008 LDP is defined as a legally binding plan depicting medium term, phased & integrated urban upgrading, renewal and expansion activities of an urban area with the view of facilitating the implementation of the structure plan by focusing on strategic areas.

It also shall prescribe the functions, development objectives, implementation strategies, role of implementing bodies, required institutions, local economic dynamism, urban design principles, concrete standards, spatial framework, budget & time of the implementation of the structure plan.

#### **3.4.1.3.1 Major Characteristics of LDP**

The Local Development Plan (LDP) is a planning instrument through which the implementations of the provisions of the Structure Plan are realized. The local development plans that will be prepared based on the above-mentioned higher-level plans and strategies have to consider all the provisions made in these plans. The local development plan describes the medium term development direction of an urban centre. It contains strategies and development guidelines for particular areas. Its emphasis is on concrete standards and development criteria. It provides requirements for the development of necessary infrastructure and facilities, allowable

land use categories and open spaces for the selected area as well as specifying programs and regulations necessary to finance infrastructure and public works projects.

The local development plan focuses on priority areas, the ones identified as strategic investment areas in the city by the structure plan, and others that present critical issues in the current context. This ensures a more efficient and more feasible approach in the allocation of the scarce resources during the implementation process.

In addition to that, the elaboration of the implementation strategies prepared in collaboration with the concerned stakeholders and actors that will actually be involved in the plan implementation process creates a good opportunity of guaranteeing the implementation of the plans. The participation of stakeholders during the planning process which is greatly emphasized in the new approach plays a significant role in not only formulating a common vision for the development but also ascertaining the commitment of both private and public actors in realizing those plans that have been reached at in the end.

The local development plans, unlike the previous detail plans, gives great emphasis and combines urban design with plan proposals and regulations. The morphology of the urban area or again the three-dimensional setting of the given locality constitutes a major part of the study.

The rules and regulations or the legal component of the LDP complementing these urban design proposals will ensure the harmony in the built structure and the spatial integrity within the overall structure of the city.

Major consideration in LDP preparation includes;

- Urban Design character- Identity
- Rules and Regulations
- Economic revitalization strategies
- Social being and cohesion

### 3.4.1.3.2 Purpose of Local Development Plan

LDP studies are supposed to perform two major purposes:

First and foremost local development plans are supposed to present viable development directions to some areas under pressure, sites already identified as strategic investment areas in the city, or those that are prone to severe problems and in need of immediate actions. The local development plans will give plausible solutions to those problematic areas. The planning process that will follow will focus more on these kinds of LDP projects and will present the different issues in detail.

Secondly, even in those areas that do not require immediate action or are not classified as major intervention sites or priority areas for development, requests for construction arise by private individuals or investors. In those cases, there is not enough ground to grant permit. The planning regulation prepared at the city level states that in similar situation where there is no prior LDP study, the plan proposals should abide to the regulations that are mentioned on the Structure Plan. The regulations at this level are however not enough in some instances. Since the city of Addis has evolved or grown in an unplanned manner, most of the circulation patterns and road width may not fulfill the minimum standards per se. In some cases, some nodal points in the city, even if they are not strategic points at this stage, certain urban design scheme may be required to avoid haphazard development, that does not give any consideration to the existing character in that area. The preparation of LDP for similar sites will hence facilitate and respond to the building permit request that would arise in the different part of the city. These LDP projects, unlike the first ones, will not be very detailed or need not concern much about implementation strategies or detail financial mechanisms. The main core of these LDP would be to present a visualization of the given site and existing spatial character, and set basic regulations that need to be fulfilled to ensure the basics and have a harmonized development in that area.

LDP's should also incorporate

- Zoning of use type, height & density
- Organization of transport system
- Local structures & layout of basic infrastructure
- Housing typology & neighborhood organization

- Urban renewal, upgrading, relocation of intervention areas
- Green areas, open spaces, water bodies, and places that might be utilized for common benefits.

Therefore, LDP is one of the implementation tools for the structure plan. It provides all the necessary design rules, regulations and other design guiding criteria that benefit the general public.

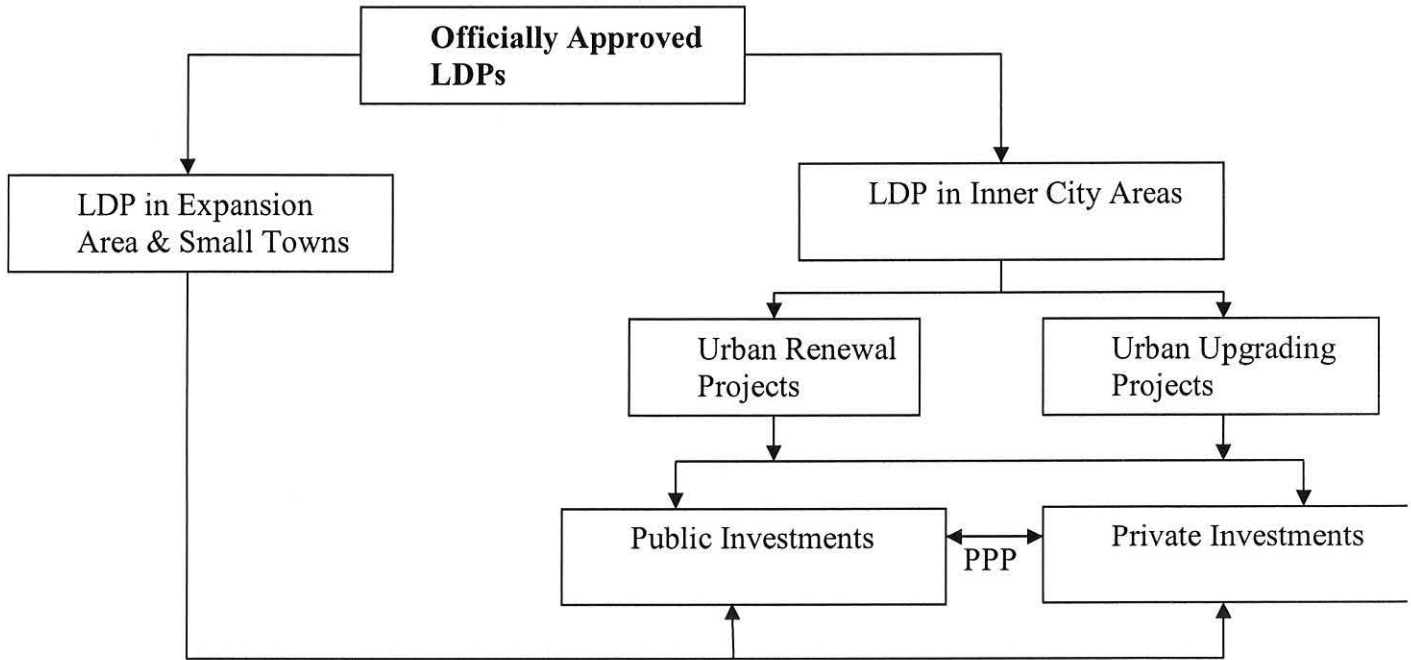


Figure 3.4 Strategies for implementation of LDP<sup>36</sup>

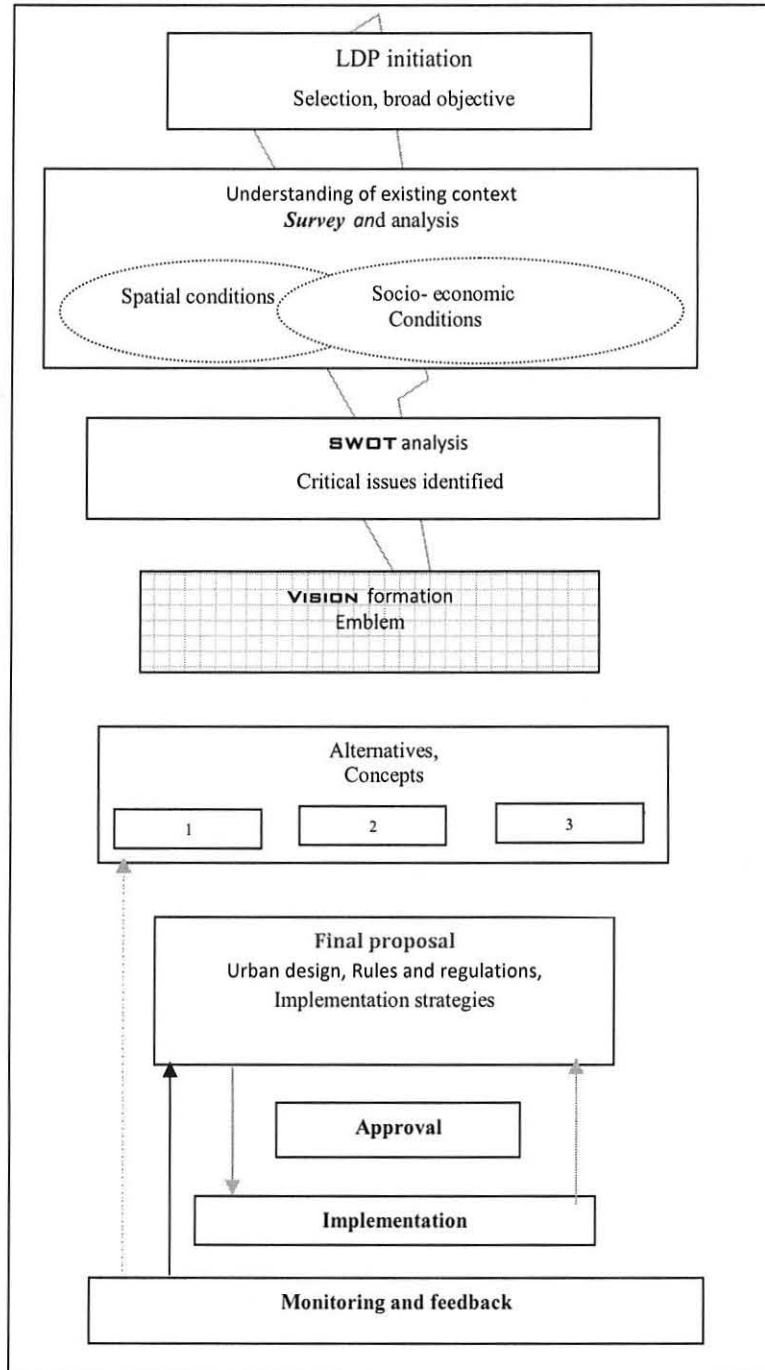
### 3.4.1.3.3 Plan Preparation Process

Although the planning process is not a simple linear trajectory but one that goes back and forth during the process, there is a certain underlying successive path that will be at the basis of any plan preparation process to ensure the grasp of main issues at the different stages of the process. It is however pertinent to note that findings at a later stage of the process could, should mould, shape, and/or redirect previous steps into a more refined and clarified direction.

<sup>36</sup> Source: LDP manual (Final draft)

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- Stakeholders
- Local community (representatives)
  - Key investors
  - Public institutions (implementing, decision makers, ...)
  - CBO
  - NGO



Site selection, TOR preparation, study team/consultant

Major problems, potentials,

Key issues

Prioritized selective approach

Shared vision

Refined version

Advantages/disadvantages of each

Weighing criteria

Figure 3.5 Components of the planning Process<sup>37</sup>

<sup>37</sup> Adapted from National Urban Planning manual

### 3.4.2 The Private Sector

The approach to development lay the private sector has been to look for investment opportunities that have a high probability of financial success. Industrial developers vary considerably in personality & social concerns. Some are risk takers others are financially very conservatives, preferring to avoid failure than to be innovative. Some developers are very responsive to local communities & others are not. Nevertheless the general approach to looking at the world is the same for all developers. A region of the world, a country, a city or a neighborhood is looked as a series of development opportunities, each of which is associated with opportunities & risks as long as land is seen as a commodity.

The private sector development process is complex and involves series of steps.

- Scouring the existing environment for opportunities of development
- Predicting the market
- Preparing feasibility study
- Projecting development costs
- Projecting the cash how in terms of expenses & incomes will be overtime
- Obtaining short & long term financing
- Finalizing plan
- Controlling and
- Managing operation of the development.

The private sector has an important role in speeding up the development & bringing about welfare improvement in different countries. This sector's involvement in Ethiopia had been restricted during the Dergue Regime. This was mainly due to socialist ideology of the government that was dictated by the 1974 proclamation.

Ethiopia now under pinned the framework of the economic policy & the respective roles of the public & the private sector. Except for strategic areas as mining, energy, large scale engineering, metallurgical plant, other sectors have been opened to private sector participation. In these sectors the role of the state will be that of a facilitator for private activities.

Under this framework, an economic reform program has been launched by the government together with the World Bank & the international monetary fund to create favorable policy environment that would attract investment & bring about growth. The Economic Reform Program is envisaged to be implemented in three overlapping phases which are; stabilization (such as tight monetary and fiscal policy); structural reforms and further structural measures to reorganize the financial sector, civil service and so on. Among the major policy measures relevant to the private sector development are:-

- Enactment of liberalized investment land and labor laws in a market economy framework
- Establishment of investment office to facilitate & promote investment at ease
- Privatization and public enterprise restructuring and
- Trade liberalization measures<sup>38</sup>

Therefore, the above policy adjustments greatly enhanced the service provision & delivery on the role of the private sector in changing the urban built environment.

### **3.5 Urban Design Implementation Objectives in Ethiopia**

The quality of the built environment depends, among other things, on proper planning, design & coordination of implementing activities. Urban planning, design and implementations are vital due to the long services span of structure and their effects on the built environment, a very high cost and complex process in creating despite the fact that these will be complicated to adjust and modify once generated.

Implementation strategies, thus, are comprehensive tools for the built environment to be meaningful, expressive, identity generative to the entire sweep of forces involved in people's relation to their surroundings.

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<sup>38</sup> Source: Abdella Jemal; The role of the private sector in urban development in Ethiopia

The Office of the Revision of Addis Ababa Master Plan (ORAAMP) laid out strategic development framework and management tools that provide a clear focus and direction for the effective realization of the structure plan. Structural plans are difficult to implement simultaneously due to financial, institutional regulations and technical constraints. Therefore, SDF provides policy directions in line with overall economic policy and development strategies of the country over difficult time horizons thereby considering cross-sectional issues and synergies among strategic elements.

Despite these design implementation regulations, such as building height regulations, urban planning regulations, building permit & construction regulations and other management regulations concerning urban development control, manages & direct the implementation strategies of urban design.<sup>39</sup>

According to urban planning & implementation manual 2004 regulations guidelines provides ways and means for plan implementation. These directives give general principles as well as step by step procedures for effective implementation of plans.

Plan implementation should be undertaken in accordance with relevant regulations, binding laws & by laws. Plans should have legal backing for implementation. Since every urban plans & design must have implementations strategies as well as properly laid plans. The following sets of basic principles are stated:-

- Must state guidelines & clear means to achieve stated objectives
- Should focus on specific issues
- Should clearly state aims and objectives and their justifications to be achievable
- Should be developed in multidisciplinary parcel
- Should be flexible and adaptable to local condition

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<sup>39</sup> Currently the sub cities land administration and building permits & building permit & controlling office gives a five page title deed information service format that incorporates the legality of the deeds, the building height, the built up area ratio, the road net work and infrastructures around the vicinity that serves as a development guideline in the urban structure. This title deed information service format locally known as planning consent on its first page shows the legality of the title deed. The second page shows structural components of the title deed. Pages three and four present the position of the title deed in the master plan in 5000 & 1000 scale respectively for the purpose of reference. The final page shows the conformed title deed by the administrative office.

- Should have resource implementation
- Should have specific strategies of implementation
- Should provide for decision makers to have a mechanism to oversee plan implementation and ensure compliance with legislative requirements.

### **3.6 Design Development Reviews & Control in Ethiopia**

Major design review in Ethiopia was made by the ORAAMP in 2002 due to failure in implementation in the master plan of 1994.

The need for the review was

- Disorderly land use, mushrooming informal developments
- Increasing demand for housing visa as vise a low level income and rapid increase in homelessness
- Intra-urban disparity in basic urban services and lack of hierarchically organized service system
- Lack of efficient documentation on urban land
- Persistence of poor drainage and sanitation
- High level of poverty and unemployment
- Low institutions and human resource capacity, which resulted in poor urban management system and the violation of the master plan proposals affecting the overall structure of the city

According to the ORAAMP executive summary report 2002 in addition to the above mentioned problems, the shift in economic policy from centralized to decentralized economic strategy created major opportunities to the private sector investment and the introduction of market economy which needs the involvement of other sectors made the pervious master plan inefficient to cope up with the coming strategy.

The current revised master plan also lived in practice since 2002; therefore, it is in its completion period and needs to be revised since the Federal Negarit Gazeta Proclamation No.

574/2002 states the validity of structure plan shall be valid for a period of 10 years from the date of approvals.

### **3.7 Planning and Implementation Processes in Addis Ababa**

As mentioned in section 3.4.1 these planning and implementing processes are executed in Addis Ababa through different office structures and work processes that are arranged hierarchically from planning to implementation and inspection.<sup>40</sup>

#### **3.7.1 Planning**

Currently urban plan preparation and inspection department is responsible for the core processes in LDP preparation and implementation strategies and its main tasks include preparation of long term & urban development plans.

Department of Urban Planning and Inspection was organized in 2003, under the then Policy Study and Plan Commission recognizing the importance of a ceaseless urban planning and evaluation and through the restructuring process. More specifically, DUPPI was organized to ensure the continuous urban planning process and effective execution of the revised master plan. When the Policy Study and Plan Commission were relinquished in 2005, DUPPI became a department under the City Manager Office of Addis Ababa. By then Land Development Agency was relinquished and Land Development and Administration Authority was formed. This will be discussed later. Since its establishment, DUPPI has been inspecting the revised master plan's proposals, prepared a number of Local Development Plans and Upgrading studies and has been supervising and correcting their implementation. As the revised master plan has a focus on strategic and structural issues, it cannot detail urban design issues. To address this, Local Development Plans were used as special tools as they integrate urban designs with practical regulations. Particularly, as the LDPs are tools for implementing the structural plans long-term objectives of the city, DUPPI's role as an engineer for these endeavors has been quite significant.

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<sup>40</sup> Planning and implementation offices are structured hierarchically from city administration level up to kebele level.

- Believed to bring about better development and cannot be auctioned or preferred negotiation than auction
  - Location when by city development priority had been to be developed by the government , but due to financial limitation was not possible to develop for education, health and other social services, the it is preferred if negotiated
  - Land which have high positive developmental contribution for local development including land selected for basic development buildings, for city planning and development strategy development project proposals service city land for high economic and social benefit leading development project building
  - Land believed to enhance investment expansion
  - Land which has no possession dispute and is confirmed that a map is prepared
- Areas allocated for lot

Those who form house cooperative associations to build dwelling houses shall be given land by lot.

- Land for allocation
  - Non-profit social service organization, religious institution (church, mosque e. c.)
  - Building and budgeted government office building shall be allocated land according city plan by lot
  - Industrial project service which has government special favor to build industrial villages shall receive land by allocation
- Land for prize
  - Citizens believed to contribute high service indifferent walks of life to the country and the public or who are role models may be prized up to 500 sq/m of land
  - According to city administration decision role model developer organizations may be prized land

- Expenses incurred to prepare the land shall be covered by the by prize awarding authority. In addition the land if by lease, auction or by negotiation the cost shall be calculated and indicated in the lease contract.

### 3.7.2.2 Building Permit Processes

According to Addis Negari Gazeta Regulation No. 17/2004, Addis Ababa is the capital city of the Federal Democratic Government of Ethiopia as well as the seat of African Union and international institutes;

It is essential to have procedures for the execution of construction that may enable to make the City modern and standard as well as congenial for residence and work;

It is also essential to give details that shall relatively fulfill contents of design and the appropriate implementation strategies for the size of the site on which the construction is erected safety measures that shall be maintained inside one's own possession in relation to neighbors.

Thus, the land tenure administration and building permit authority plays the major role in the development process. Starting from land preparation, land granting through lease process, issuing planning consent and approving a building permit are the responsibility of the office.

(Addis Ababa city structure is organized hierarchically in three manners. At city level, at sub city level& at kebele level.) After issuing a planning consent, design will be reviewed during the building permit process. During the permit process projects will be reviewed in three categories due to their heights and their roads, streets, physical costs & complexities and strategic advantages to the city and the number and skill of the professionals they incorporate.

The currently working land & building permit guideline draft (2009) states hierarchically from bottom to top the responsibilities and authorities of each sector's a follows:-

On Kebeles;

- Single storey buildings and fences:
- Renovation and Demolishing permit
- Permits for temporary structures and temporary modifications
- Any litigations resolving in relation to building structure

In Sub Cities:

- Up to 5 story structures
- Educational facilities up to 2ndry schools
- Up to 100 single residential units
- Health facilities up to higher clinics, and
- Other facilities (storages & factories) that cost up to 5 000 000.00 Birr

Building permits at city level

- six stories & above structures
- above four structures to be built on RR & PAS roads
- structure to be built by national and international institutions
- diplomatic missions
- structures that trespass more than one sub cities
- national and international facilities, and
- any structure that is not permitted at kebele & sub city level

The major difference from the building permit directive 1/97 in the permit process is that the previous directive was also categorical according to area i.e. more than 5000m<sup>2</sup> areas were permitted at the city level and all structures that lie in R.R & PAS roads and does not incorporate kebeles for permit process.

### 3.7.2.3 Building Regulatory and Capacity Development Process

The urban Administration Building Regulatory and capacity development process Includes of construction Industries:-

- Building regulatory and capacity development process performs preparation of codes, standards, directives, regulation and laws
- Perform capacity development based on the construction sectors capacity limitation
- Search alternative technologies
- Guide participants in construction
- Record and give work permit
- Collect, coordinates, follow, control and disseminate information of constructions development & generally development inputs in construction sector.

#### 3.7.2.3.1 Duty and Responsibility of Work Processes

Building Regulator and capacity developer duty & responsibility work processes are:-

- Building regulator and capacity developer of work process is accountable directly to the head of the institutions and has such duties and responsibility as preparing, approving, or get approved the documents of building and developing basic systems for implementation, follow up their control and their implementation.
- Check and confirm all constructions are built according to permits, construction codes & standards and give certificates for finished constructions in the city.
- Check, with the help of laboratory tests the inputs & building standards, give certifications for those buildings which qualify the standard and take measures against those which have deficiencies.

- Identify construction industry limitations and present different solutions for the capacity limitation in the city administration.
- Record, give and cancel permit, issue capacity and ethical standards and follow its confirmation, administer and develop their capacity for institutions, professionals, consultants, constructors, manufactures and whole sales, distributors of building materials in the construction sector in the city.
- Prepare harmonized and standardized development plan, perform research to enhance coordinated constructors' coordination of their work, take measures on those who did not keep priorities and basic standard of development buildings.
- Solve any disputes in the construction sector, see that any contractual dispute and all constructions are constructed according the laws, directives and standards.
- Fix construction prices and disseminate to the administration and the sector's beneficiary institutions.
- Have full information of houses and building development networks, record changes, update, analyze, interpret and indicate development and direct the city administration.
- Search new technology and do researches to strengthen construction industry and development capacity. In addition, introduce new technologies, acquire experiences, enhance and disseminate their use in construction industry.
- Establish standards follow and control all notice boards and notices put on the buildings in the city zone.
- Confirms that clear, fast and effective performance is reached and the goals and successes are achieved.
- Confirms that all construction codes and standards are followed in the city.
- Give, with responsibility, technical decisions for all hierarchically laid out works and results.
- maintain direct relation with concerned institutions, determine inputs of information for the work and give necessary information when desired, and
- Performs other duties necessary for his objectives.

## **PART IV CASE STUDIES**

### **4. Bisrate Gebriel, Case Study I**

Bisrate Gebriel is selected as a case study since it is one of the first 'LDP sites'<sup>42</sup> that has gone through the development process. Currently the case study area has few plots to be developed. Therefore, the site could show the challenges & opportunities the urban design strategies starting from its vision up to its implementation & influences on the city at large.

#### **4.1 Background Information**

##### **4.1.1 Establishment**

The name, Besrate Gebriel, is given to the vicinity due to the establishment of Debre Bisrat Kidus Gebriel Church. The church was established in 1973 and begun construction the same year, after the land was granted to the church by Princess Tenagnework Haile Selassie, previous owner of the neighborhood, and completed in 1974. The main church that is serving today was built 1981-1984. The next establishment in this area was the tennis club, now, it is known as International tennis club and S. O. S children's Village 1978 & 1988 respectively. According to the elder's in the neighborhood, there was also a circular concrete pole with an approximate height of 1.5mts. & 30cms diameter erected in the middle of the field and was believed to be built by the Italians during the Italian invasion in 1935-1940 as part of the 'Gideo Washa'<sup>43</sup>. Except the above mentioned structures, the area was open space used practically for different sport activities such as horse racing, cycling, motorcycling, athletics, football, vehicles and others until 1997.

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<sup>42</sup> The site is not mentioned as L.D.P. initially because it was developed as detailed plan. But in the reviewed master plan report with some strategies developed it became L.D.P. by the city administration & it is now mentioned as L.D.P. in the Title deeds information service formats that serves for the implementation purposes.

<sup>43</sup> Gideo Washa is a historic site, even though it is not indicated in the master plan as a historic site, found in Nefassilk Lafto Kebele 03/05 neighboring the case study site. It is believed to have a number of concrete halls connected by tunnels with an appropriate diameter of 15-20 meters and 60-70 meters depth stretching up to the old air port site. These halls were constructed by more than 5000 laborers serve the Italians as storage facility for their military and other hardware during their occupation.

In 1997 the case study area had started to be developed as 'LDP site' during the master plan revision and the plots began to be transferred through the lease processes. Currently Bisrate Gebriel is one of the sites in Addis Ababa where active construction is largely visible. It is also vibrant in its activities as an administrative, residential, recreational & entertainment, business and other centers despite its religious services due to the fact that most of the plots are transferred to both the public and the private sectors.

The specific area measures approximately 930 meters on its north-east axis and 320 meters on its south-east axis covering around 32 hectares of land including its roads and more than 70 owners. It is completely isolated from the neighborhood by the major and collector roads surrounding it.

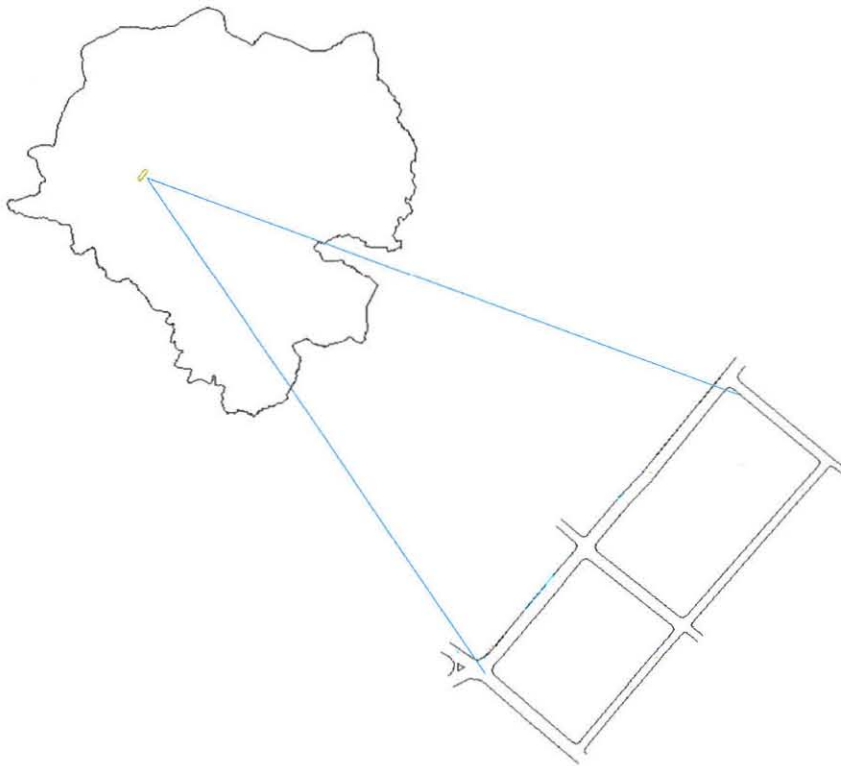


Figure 4.1 Location of Bisrate Gebriel<sup>44</sup>

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<sup>44</sup> Source: Structure map of Addis Ababa

## 4.1.2 Structure of the case study area

### 4.1.2.1 Land Use

The revised structure plan of Addis Ababa level St Gebriel as minor sub-centre and this sub-centre allows any development except industries, manufacturing's & storages which require more than 500m<sup>2</sup> areas, military establishment, prison, waste treatment plant, landfill sites, and mining& quarries.

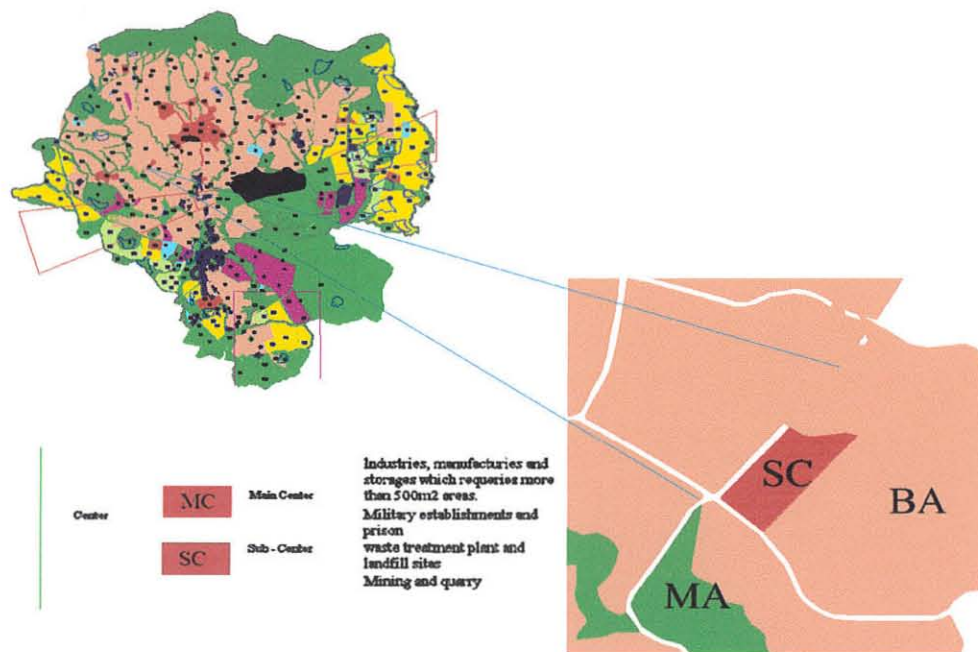


Figure 4.2 Land Use of Bisrate Gebriel<sup>45</sup>

### 4.1.2.2 Building Height

The building height in the case study area is currently minimum three storey and maximum as per LDP. Before 2008 the height in this area used to be four storey minimum even though the maximum was as per LDP.

<sup>45</sup> Source: Ibid

THE CASE OF BISRATE GEBRIEL AND JEMO I

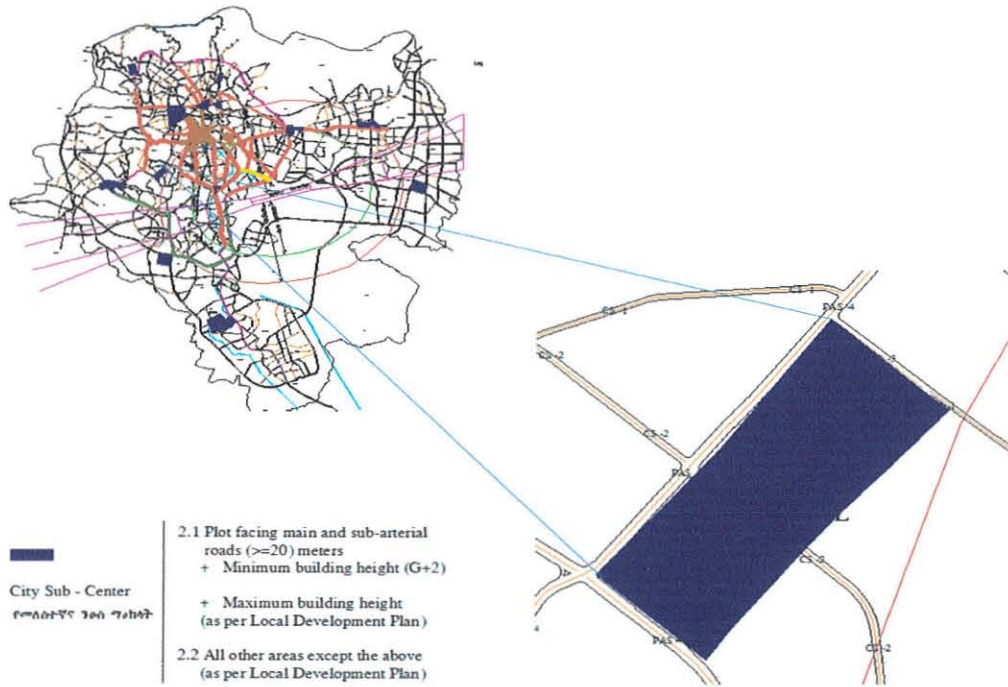


Figure 4.3 Building Height of Bisrate Gebriel after 2008.<sup>46</sup>

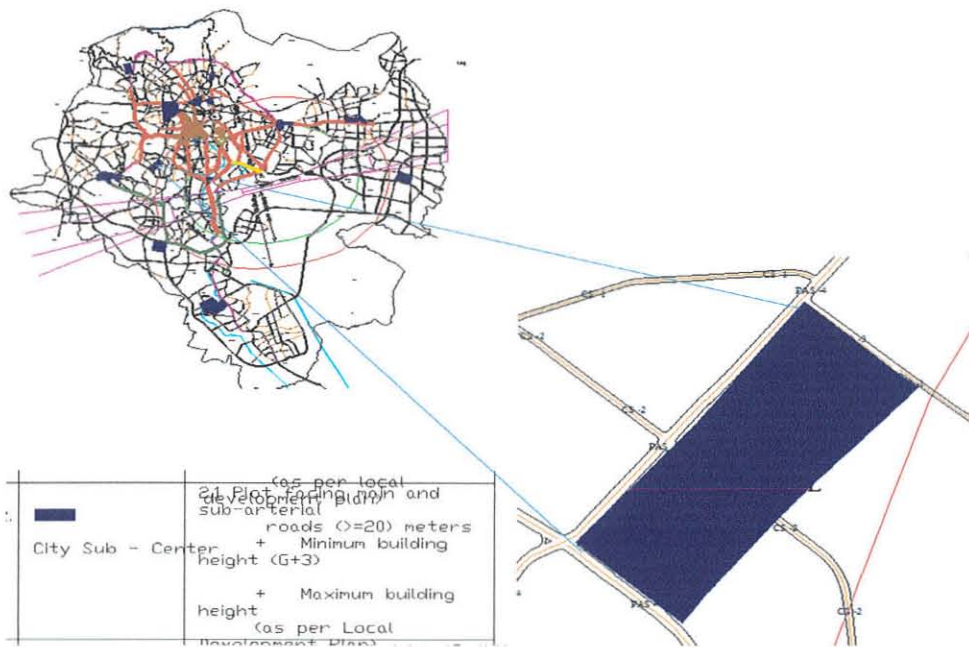


Figure 4.4 Building Height of Bisrate Gebriel before 2008.<sup>47</sup>

46 Source: Ibid

47 Source: Ibid

### 4.1.2.3 Road Network

The case study area is surrounded by PAS -4 and CS-2 streets and crossed by CS3 streets and their local roads.<sup>48</sup>

The North-eastern PAS-4 streets connect the site to Lideta – Merkato on one end and on opposite side it takes to St. Michael’s church ring road and further to Alemegna in Oromia region. The south-east PAS-4 streets connect an end No.3 bus Mazonia ring road -Ayertena and on the opposite side it connects to Abo-mazonia road which takes either to Sarbet or Mekannissa. These two PAS-4 streets are also connected by a roundabout; the CS streets are major feeders to PAS streets.

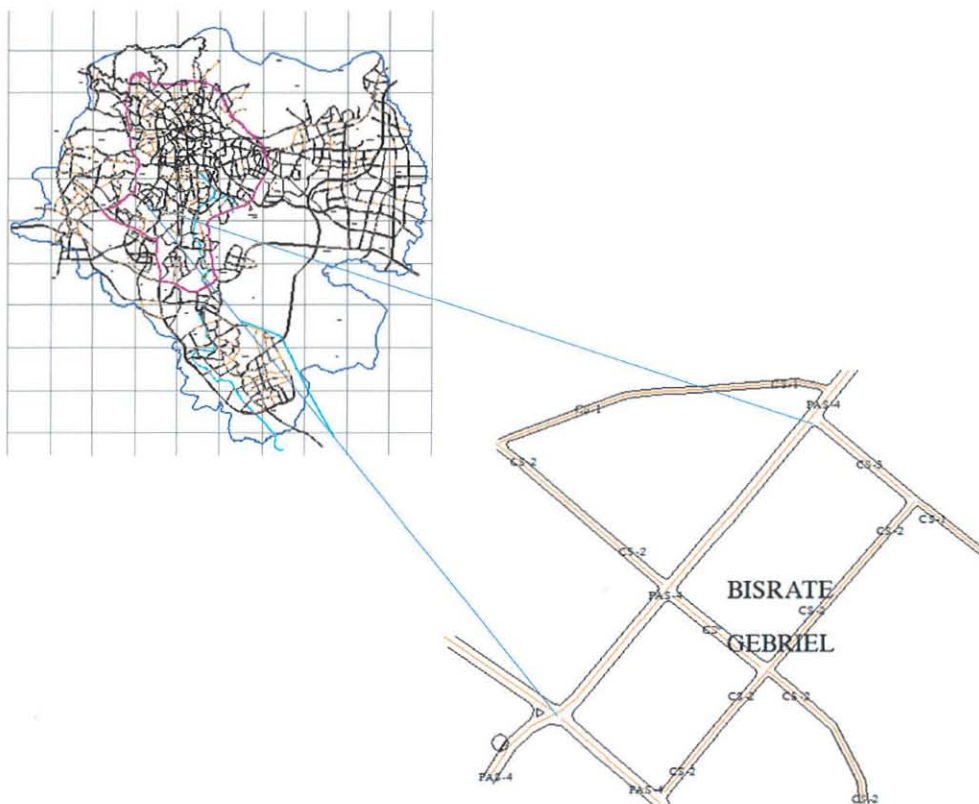


Figure 4.5 Road Network of Bisrate Gebriel.<sup>49</sup>

<sup>48</sup> PAS-4 is a primary arterial street that has a width of 30mts.

CS-2 is a collector street that has a width of 20mts

CS\* is also a collector street but it has a width of 30mts

<sup>49</sup> Source: Ibid

#### 4.1.2.4 Centrality

Addis Ababa's structure plan and its centrality strategy states the characteristics of centers in three parts i.e. main centre, well positioned to accommodate major commercial and business giving institutions, governmental and nongovernmental organizations, transport centers, high rise building developments, public spaces & nodal points. Major (complementary) sub centers; are planned at optimum distance from each other and at an average distance of 5km radius from main centre in favorable location to main transport. Minor (tertiary) sub-centers are planned for people living within the catchments of 3-5km radius. Land use in these centers includes administrative, cultural & recreational and other socioeconomic functions (ORAAMP). Bisrate Gebriel, selected as a minor sub-center, is fulfilling the above criteria and it will be mentioned as center in all structure plans.

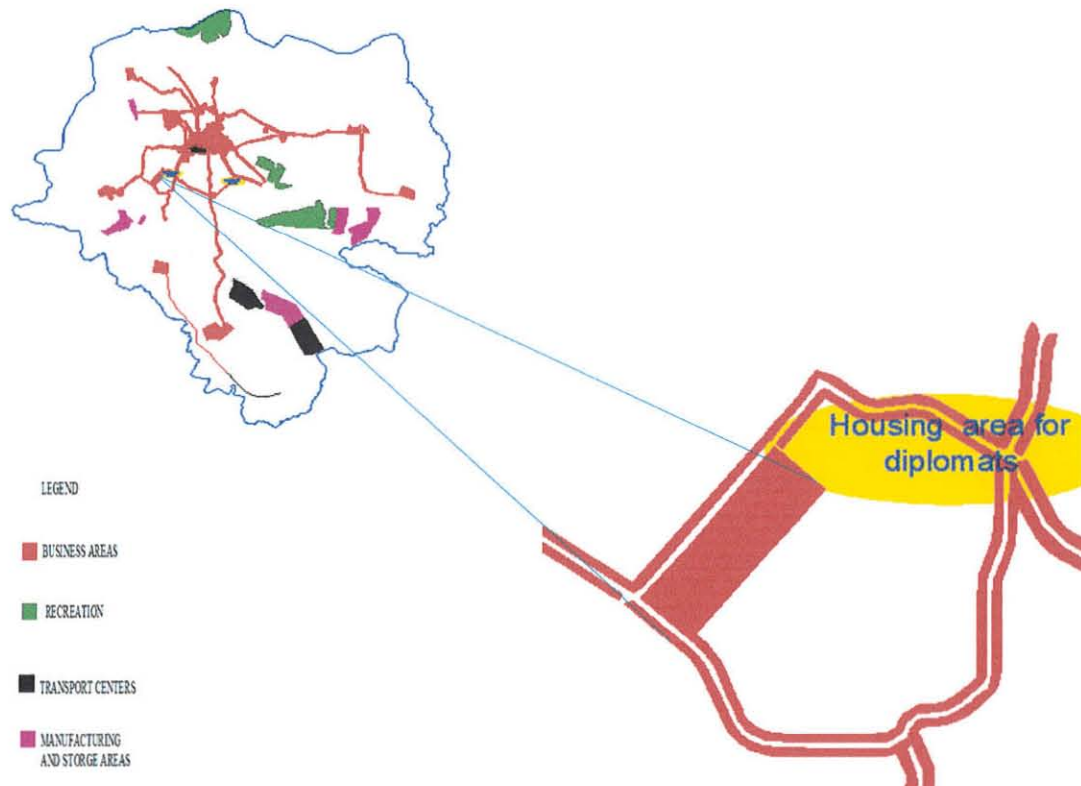


Figure 4.6 Centrality of Bisrate Gebriel.<sup>50</sup>

<sup>50</sup> Source: Ibid

#### 4.1.2.5 Other Infrastructures

Bisrate Gebriel one of the LDP sites due to its existing neighborhood that have the prestige of having almost complete infrastructure. It accommodates electric lines, Telecommunication lines, main water lines and the newly constructed an underground sewer system partially.

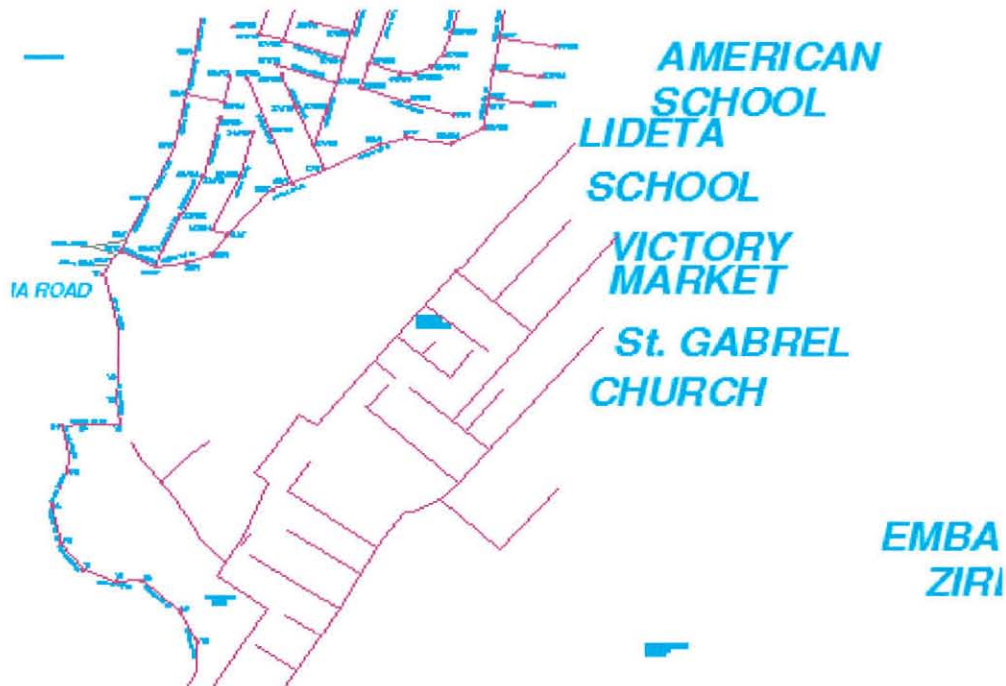


Figure 4.7 Sewer Lines around Bisrate Gebriel<sup>51</sup>

#### 4.2 Urban design strategies in Bisrate Gebriel

Addis Ababa had started its revised development strategies since the beginning of its master plan revision. The revision implements its studies basically through the structure plan & local development plan in specifically selected sites.

According to my interview with W/ro Tsion Lemma, architect planner, at the time of the design, the site was designed following all the necessary procedures and professional man power including:-

- Socioeconomic study

<sup>51</sup> Source: AAWSA

- Physical/ special & environmental data
- Legal formation
- Financial information

The site was intended to be 'Ketena center'<sup>52</sup>, now called minor sub-center, therefore, it was designed as a complete business center that incorporates all the facilities that was required such as wholesale, shops, stores, supermarkets, hotels, cultural centers sports, utilities (fire brigades, water and sewer authorities, electric and power authorities and other infrastructure services) residences etc. with a height of minimum five storey and & maximum ten storey ranging hierarchically and presented with detailed documents that include land use plans, two dimensional & three dimensional, road networks & other infrastructure works and implementation strategies in addition to socioeconomic measures.<sup>53</sup>

By the time of the design, before the master plan revision started implementation, it was prepared as a detail plan even though it fulfills all the requirements of a local development plan and considered as one.

Nevertheless, the design was prepared under a different political, economic & social policy framework and development strategies that could not serve as an appropriate instrument for the current situation.

In addition, architectural and other design reviews in the permit process are made mostly on single project basis. Design reviews at city and district level are provided only on few parts of the city with LDP provisions. The case study area, Bisrate Gebriel, is also one of the sites in Addis Ababa that is going through the development process on project - by - project basis even though it is "LDP site". The building permits that are issued to the developers at city level & at sub city level considers only the architectural qualities of each structure without any considerations for the urban image that is to come in the near future. The planning consent that is given by the authority shows the spatial arrangement of the surrounding from the structure plan

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<sup>52</sup> Ketena center is an administrative region (unit) that incorporates all the institutional facilities of a central government but in small scale.

<sup>53</sup> Even though the designer states the site had gone through all the planning and implementation strategies no document was found to prove that including the LDP itself that shall be used as an implementing tool.

& gives all the necessary information for the specific plot, it does not tell relationship of individual structures and permit directives only states relationship of neighboring structures for safety reasons & purposes. Consideration of design principles such as order, unity, proportion, scale, harmony, balance symmetry, control, rhythms and etc. that erects from solid concepts are neglected for the architectural as well as urban images.

#### 4.2.1 Ownership & Service

The case study area inhabits around 75 owners including the previously existing sites.

##### 4.2.1.1 Public & Private

The site incorporate four (4) public owned sites that serves as kebele, Youth center, Defense residential apartments & Water Authority, One (1) Religious structure, One (1) Nongovernmental organization known as S.O.S which gives shelter for the orphans, twelve (12) diplomatic compounds, forty-one (41) privately owned service giving structures, ten (10) residential structures and six (6) open lands.

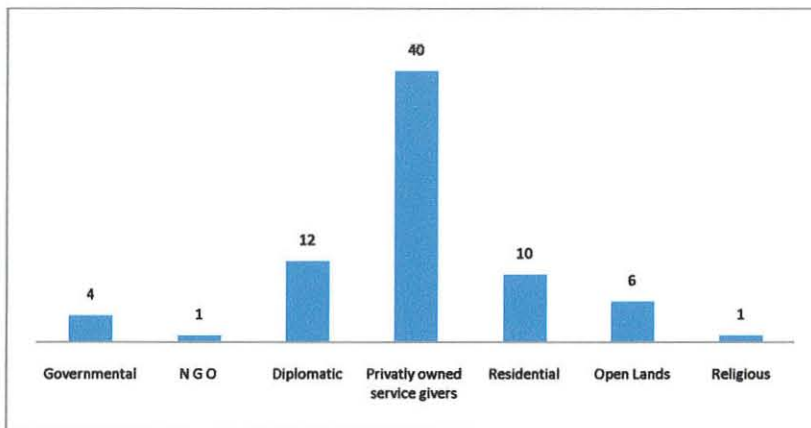


Figure 4.9 Ownership status bar<sup>54</sup>

54 Source: Compiled by Author

THE CASE OF BISRATE GEBRIEL AND JEMO 1

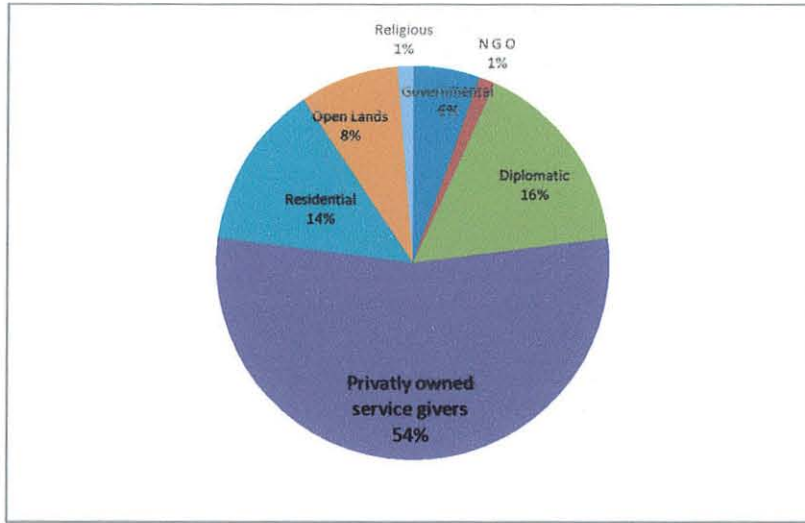


Figure 4.10- Ownership status pie chart.<sup>55</sup>

4.2.1.2 Title Deed Status

Out of the 75 owners & three previously owned non- lease title deeds three are lease through allocation transferred sites, six sites are transferred through auction recently & six not yet transferred. The rest of the title deeds are leased by negotiation through different prices according to their size and time of transfer.

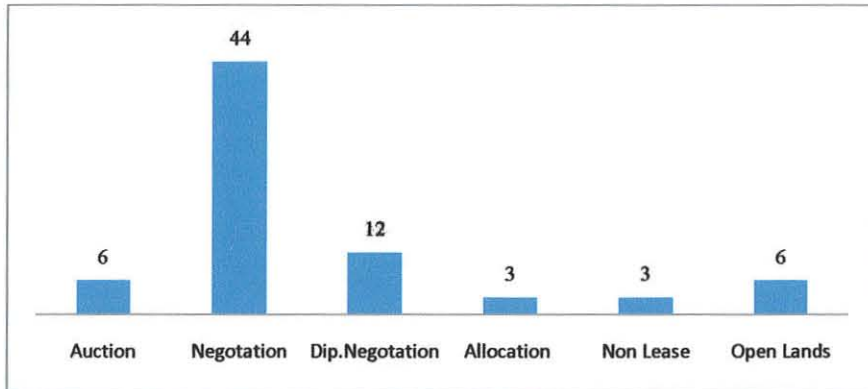


Figure 4.11 Title Deed status bar<sup>56</sup>

55 Source: Ibid

56 Source: Ibid

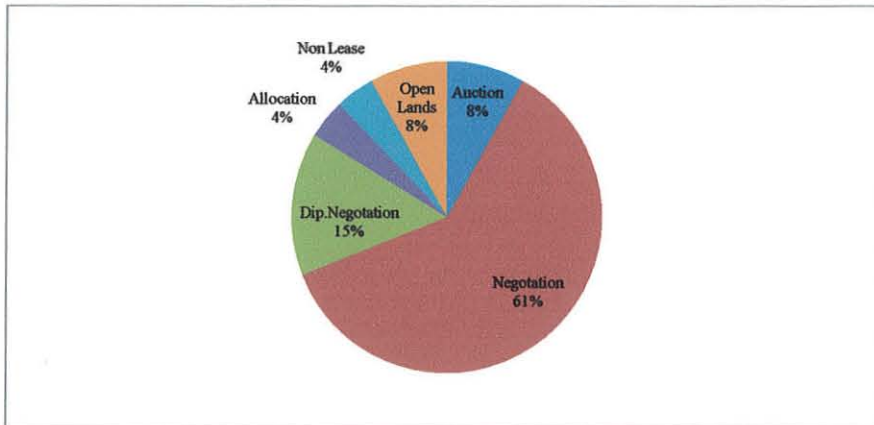


Figure 4.12 Title Deed status pie chart. <sup>57</sup>

#### 4.2.1.3 Services vs. Area

On the site there are different types of services delivered to the public such as religious, residential, commercial, diplomatic, and governmental and others.

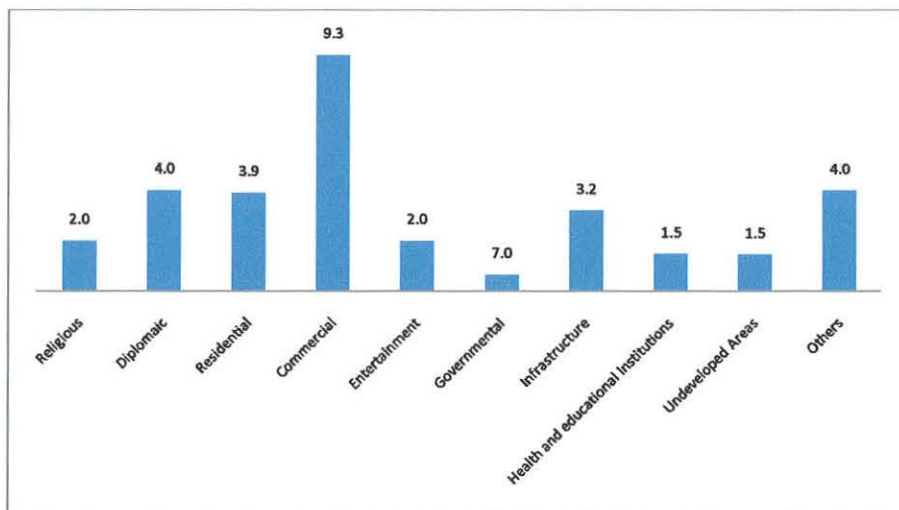


Figure 4.13 Area of services in hectares. <sup>58</sup>

<sup>57</sup> Source: Ibid

<sup>58</sup> Source: Ibid

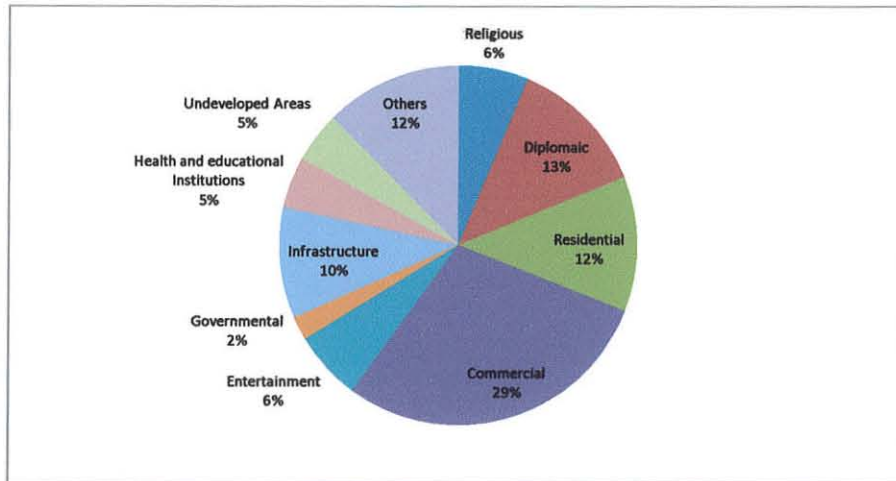


Figure 4.14 Services proportion in percentage.<sup>59</sup>

### 4.3 Development Trends and Roles of Bisrate Gebriel in Addis Ababa

As mentioned section 4.1 Bisrate Gebriel “LDP site” started to develop since 1997 through the lease land holding strategy. According to the owner’s and officials I interviewed in the beginning of the development the lease price was 125 birr/ sq. meters by negotiation and there were established height limits with a maximum height of ten stories and minimum height of five stories but there were no restrictions or guidance on built up ratio & other requirements for the implementation. After the master plan revision completion in 2002 the site becomes a tertiary center with the minimum height of four storey structure despite the consideration of local roads and other factors in the site.

It is also a 32 hectare development proposed to be minor sub center at one of the sub centers of Addis Ababa. It is also one of the strategic investment areas that are planned as a business district. The case study area is found adjacent to a proposed housing area for diplomats and it’s surrounded by existing mixed functions mostly serving as residential area.

<sup>59</sup> Source: *Ibid*

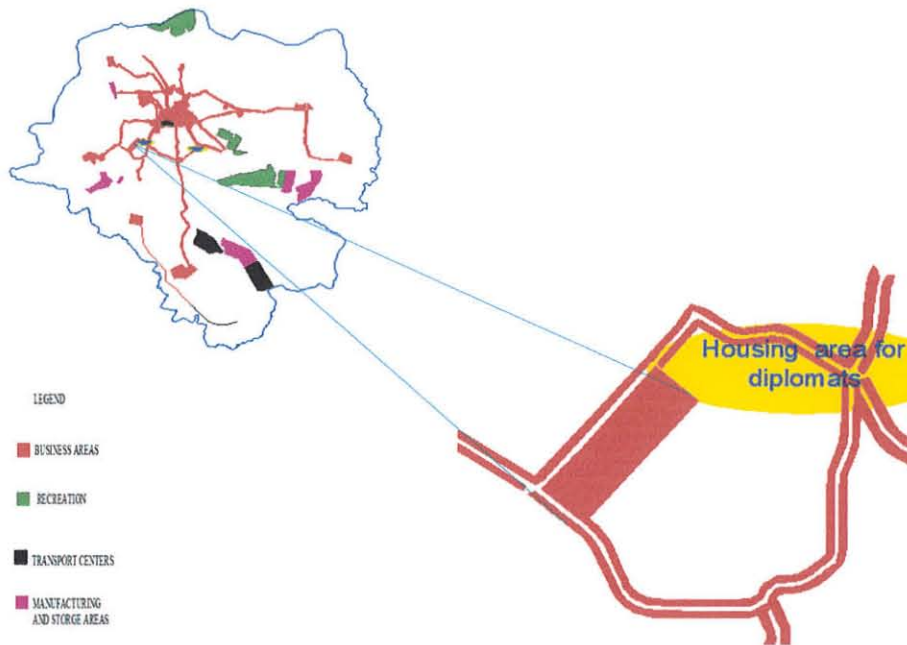


Figure 4.15 Strategic investment allocations in B.G <sup>60</sup>

In 2002, the evolution of African Union in Addis Ababa from its previous status of Organization of African Union influenced the development patterns of the site in certain ways. <sup>61</sup>

The government of Ethiopia, at that time promised for the African nations to grant a land with a minimum area of 2000 square meters of land and to name part of the streets of Addis Ababa on behalf of the nations. During this time, the site was partially vacant and ready for development, because of this more than eleven nations were allocated. During the process the government also adjusted and compromised some of the requirements of the site, such as minimum height, through the procedural and normative decision making processes discussed in section 2.9.

<sup>60</sup> Source: Structure map of Addis Ababa

<sup>61</sup> The African Union is an intergovernmental organization consisting of 53 African states. Established on 9 July 2002, the AU was formed as a successor to the Organization of African Unity (OAU). The most important decisions of the AU are made by the Assembly of African Union, a semi-annual meeting of the heads of state and government of its member state. The AU's secretariat, the African Union Commission, is based in Addis Ababa, Ethiopia.



Figure 4.16 Algeria Embassy Residence.



Figure 4.17 Algeria Embassy Chancery.



Figure 4.18 Chinese Economic Commission.



Figure 4.19 Saharawi Arab Republic Embassy



Figure 4.20 South Africa Embassy.



Figure 4.21 Libya Embassy.



Figure 4.22 Site of Burkina Faso Embassy.



Figure 4.23 Site of Mauritania Embassy.<sup>62</sup>

<sup>62</sup> Source: Figure 16- 23 Field Surveys

In 2008 local development plan commission again revised the minimum height requirement from four storeys to three storeys to integrate the structure plan to the existing situations and to harmonize the city with consistent height along the existing and proposed road side developments as shown in figure 4.2.

The unlimited option for the maximum height also influences the development trends in certain ways. According the data's from the lease department in Nefas Silk Lafto subcity, the 4th auction held in December 2009, the average price through lease reached more than 5000 birr per square meters and expected to rise for the coming few plots.

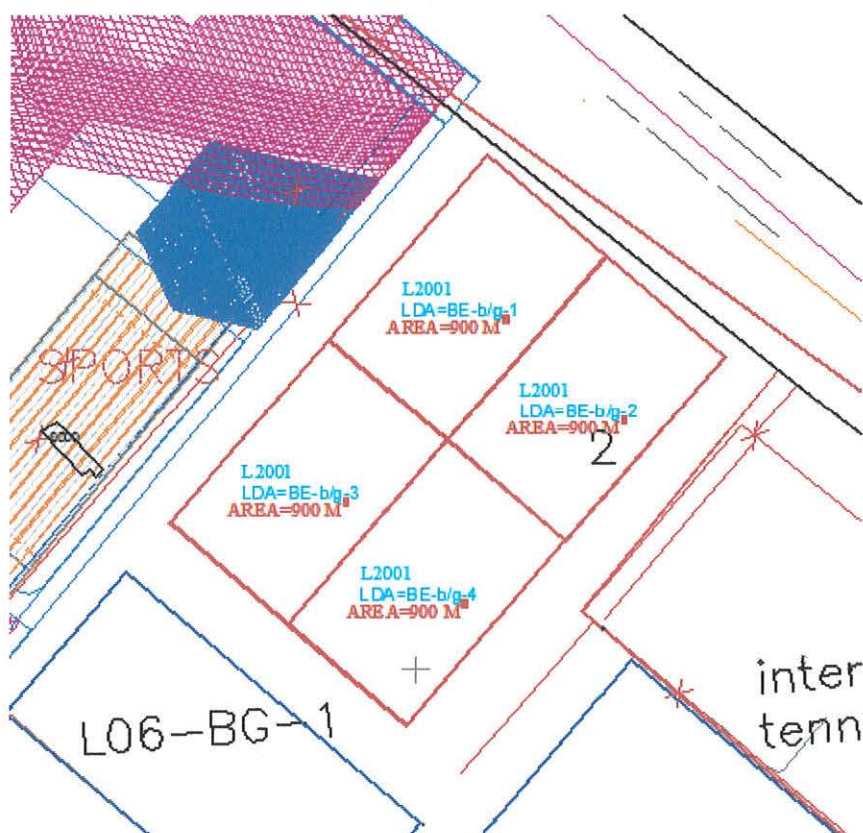


Figure 4.24 Fourth round lease auction sites<sup>63</sup>

63 Source: Nefassilk Lafto Sub city Administration

It is also assumed by the professionals, commission workers, owners and the city administration officials that the lease price will rise due to some of the prominent structures erected in the site.

The grant of sheet metal shops through short term lease<sup>64</sup> small scale industry services by the city administration was at first intended to give services for the daily laborers on the construction sites now developed into micro cafes & restaurants for the employees of inhibited structure after completions. The increasing number of completed structure in the site also encourages the surrounding area in giving services for the users of the new structures.



Figure 4.25 B.G church small shops.



Figure 4.26 Metal sheet lease shops.



Figure 4.27 B.G church small shops.



Figure 4.28 Neighboring shops<sup>65</sup>

<sup>64</sup> Short term lease is given to small income groups organized in cooperatives to use it a maximum of 5 years (currently reduced to 4 years) if the land is not in the program of development by the land development agency within the mentioned period. The construction will be commenced using easily dismantle able materials such as sheet metals.

<sup>65</sup> Source: Figure 25-28 Field Surveys

The establishment of the diplomatic institutions in the site is another economic factor for the site and its neighboring residents to construct luxurious residential houses to be rented for the diplomats generating foreign currency and building economic capacities of individuals and in other words implementing the proposals of the revised master plan to develop the surrounding as housing area for the diplomats.



Figure 4.29 Neighboring Rented Residence



Figure 4.30 Neighboring Rented Residence



Figure 4.31 Rented Residence



Figure 4.32 Rented Residence for Embassy



Figure 4.33 Diplomat's Residence



Figure 4.34 Residence for the commissioner of A.U<sup>66</sup>

66 Source: Figure 29-33 Field Surveys

The iconic<sup>67</sup> structures built on the case study area attracts the interests of various groups in the society, particularly those with profits seeking motivations, increasing the price of land at first and the image of the location as a successful business area.



Figure 4.35 Boren and Huda Real estates.



Figure 4.36 South Africa Embassy

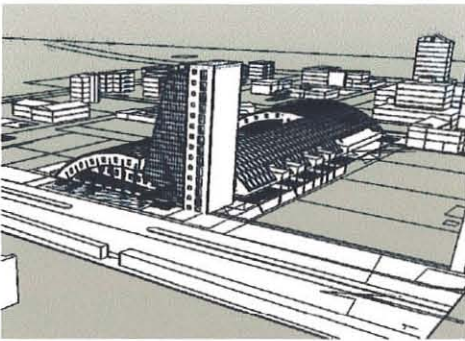


Figure 4.37 Samson Sport Center.



Figure 4.38 Samson Sport Center.



Figure 4.39 Adot Multiplex<sup>68</sup>.



Figure 4.40 Adot Multiplex<sup>69</sup>.

<sup>67</sup> Iconic structures are selected due to their height, massiveness, economic influence, outstanding design and their significance in the surrounding.

<sup>68</sup> Figure 4.37 & 4.39 are the intellectual products of Zeleke Belay and Mesfin consulting architects and engineers.

<sup>69</sup> Note also the transformation of the erected structures from design to implementation phase.

The transformation of the function from offices to hotels, luxurious residential units and related services also indicates the influence of diplomatic missions established in the area. The international institutions & NGO's rented the completed structures are part of the influence in the transformation of the structures from their intended services.



Figure 4.41 Office converted to Luxurious Residence



Figure 4.42 Office to Hotel



Figure 4.43 Apartment to Office.



Figure 4.44 Store to School<sup>70</sup>

As mentioned in section 3.4.1.1 the revised master plan of Addis Ababa executive summary report states as part of the reasons and the goals of Addis Ababa is to be irrefutable center for Africa i.e. to function as the major gateway to Africa, as a representation of African cities and to be Africa's diplomatic capital. Bisrate Gebriel is one of the sites that accepted these goals and visions in the implementation process and imprints its effect in the diplomatic activities of Addis Ababa, Ethiopia in general, was bestowed deservedly by its historic role, even though it was not intended to be one.

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<sup>70</sup> Source: Figure 41-44 Field Surveys

#### 4.4 Analysis of the urban structure & its spatial quality in Bisrate Gebriel

Bisrate Gebriel's urban design was planned using the structures that surround the blocks. The building heights were limited to a height of 10storeys and with setbacks from each other & the structures. Each building are free standing and provided with their facilities such as parking, green areas, septic tank, and other requirements the building code suggests for a single building to fulfill.

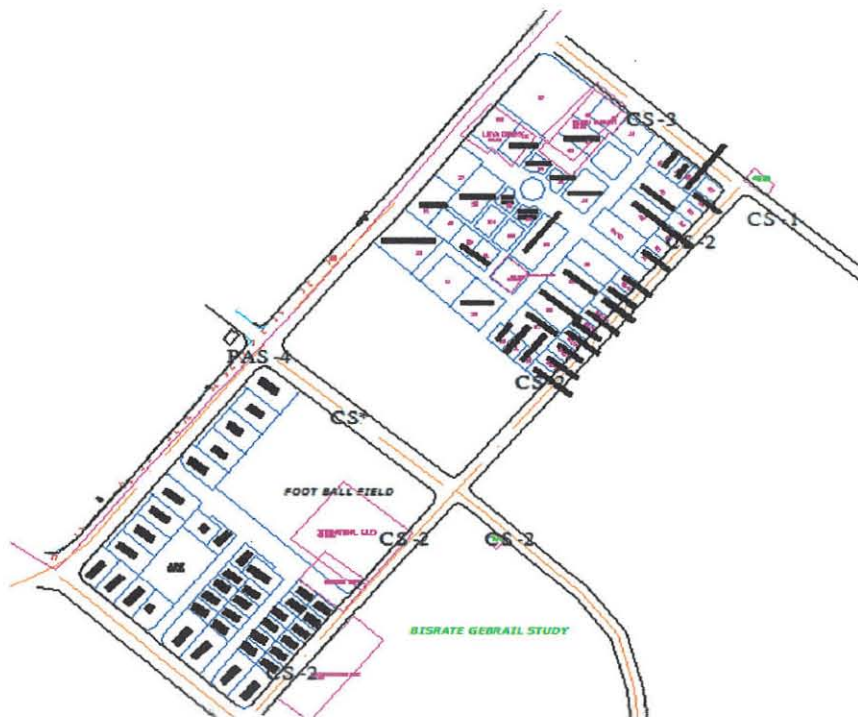


Figure 4.45 Bisrate Gebriel's proposed parcelation plan.<sup>71</sup>

The composition of functions such as diplomatic missions, residences, offices, apartments, hotels, real estates, government organizations, warehouses, sport centers, hospitals and religious structures gives the site significance in terms of its urban design role in Addis Ababa.

Due to some of the notable structures on the site for their height, economic influence due to their massiveness or outstanding design, the area can be perceived as landmark. (See section 4.3) This site accommodates high rise, middle rise and other structures with built up areas greater

<sup>71</sup> Source: Nefassilk Lafo Sub city Administration

than 60%<sup>72</sup>. Thus, increasing the inhabitants of the area notably and creates congestion.<sup>73</sup>The open field in Bisrate Gebriel church that is getting reduced there to small services is the only visible open space to serve for the neighborhood and the city at large serves as breathing point by its large open space serving as a green area for the whole site.

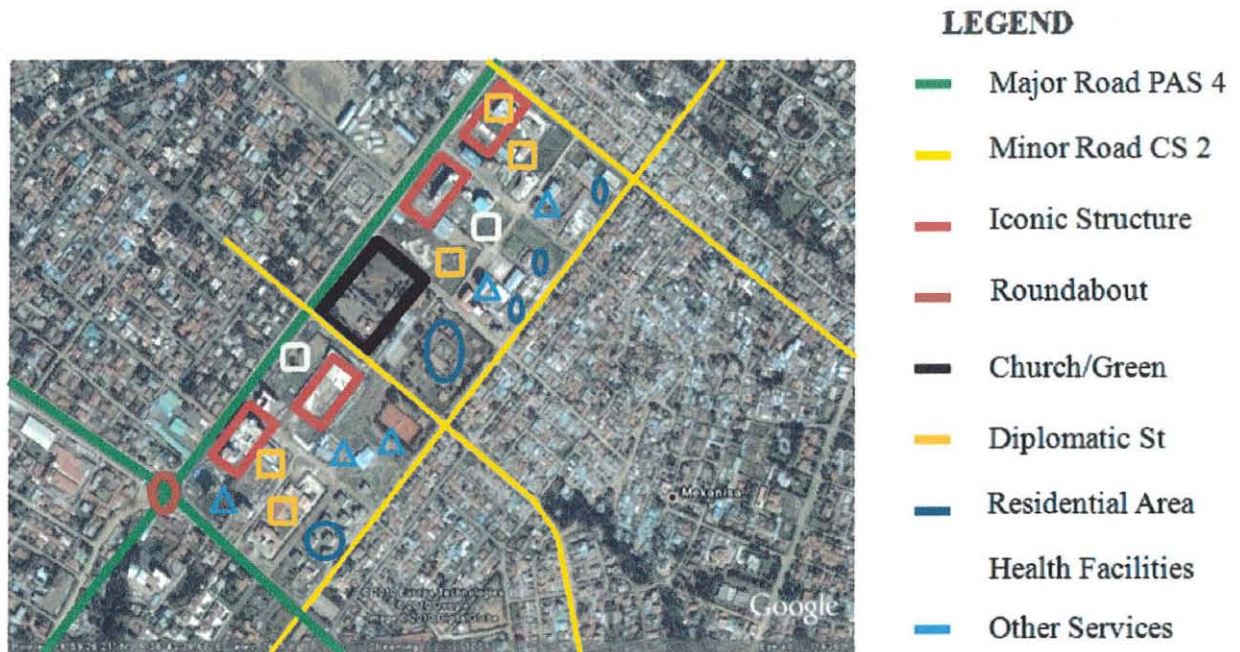


Figure 4.46 Goggle Map showing some prominent structures, green and existing surrounding<sup>74</sup>

The size of the 75 plots on the site varies from 500m<sup>2</sup> up to 10000m<sup>2</sup> excluding the existing structures of Bisrate Gebriel Church and S.O.S. Children’s Village which constitutes 12.5% of the project site. The roads that surround & cross the site cover 26.25 %. The rest i.e. 61.25% of the site is the developed /to be developed part. The height of the structures on the site varies from 7 meters to 42 meters, which is the highest currently, is the highest and with the road width that varies from 30 meters primary streets to 4 meters of pedestrians access. All the plots have at least 10mts main roads.

<sup>72</sup> The built up area ratio is not stated on the LDP, therefore, it is assumed to be as per the code states with at least 60% for private services and 75% for public services. Built up area ratio for a building structure had officially begun implementation after 17/97 building permit regulation in 2005 were put into use, but it was practiced mostly after the revised master plan in 2002.

<sup>73</sup> Even though the master plan states the minimum height requirements and built up area ratio, it does not state in its detail plans the massing of the blocks in relation to the plot size and the maximum height to control the skyline.

<sup>74</sup> Source: Goggle Earth map edited by Author

THE CASE OF BISRATE GEBRIEL AND JEMO 1

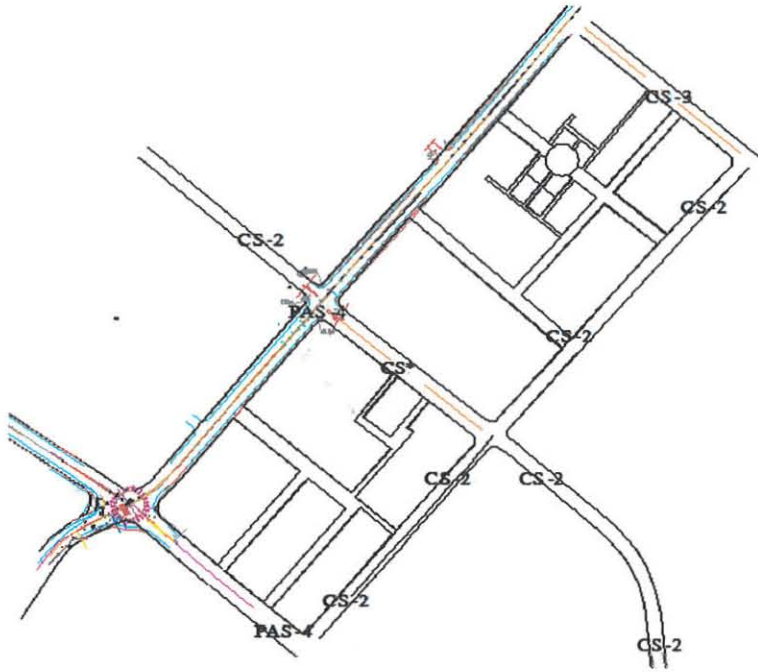


Figure 4.47 Bisrate Gebriel's existing Road network.<sup>75</sup>

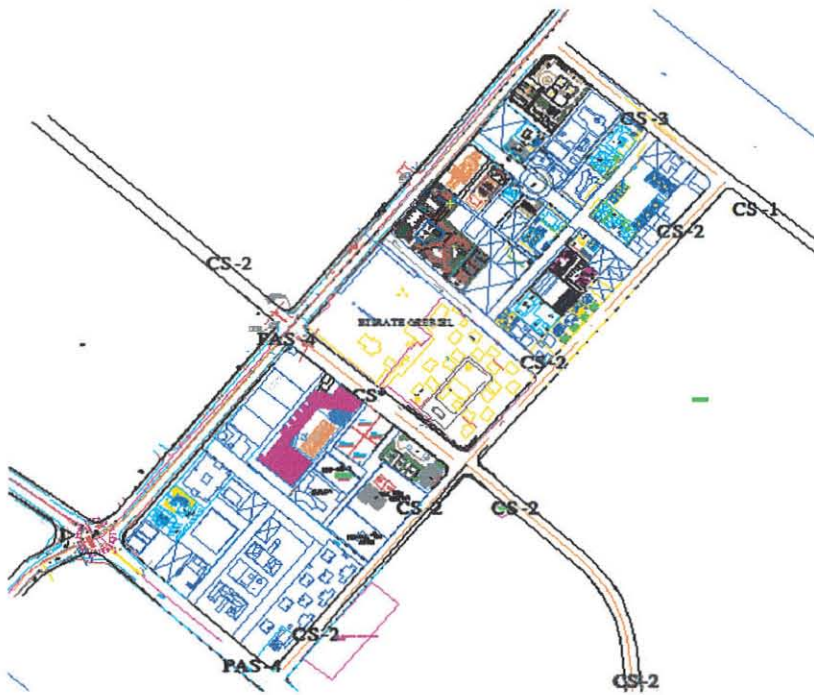


Figure 4.48 Bisrate Gebriel's existing and proposed blocks.<sup>76</sup>

75 Source: Nefassilk Lafo Subcity Administration and edited by Author  
76 Source: Ibid

THE CASE OF BISRATE GEBRIEL AND JEMO 1

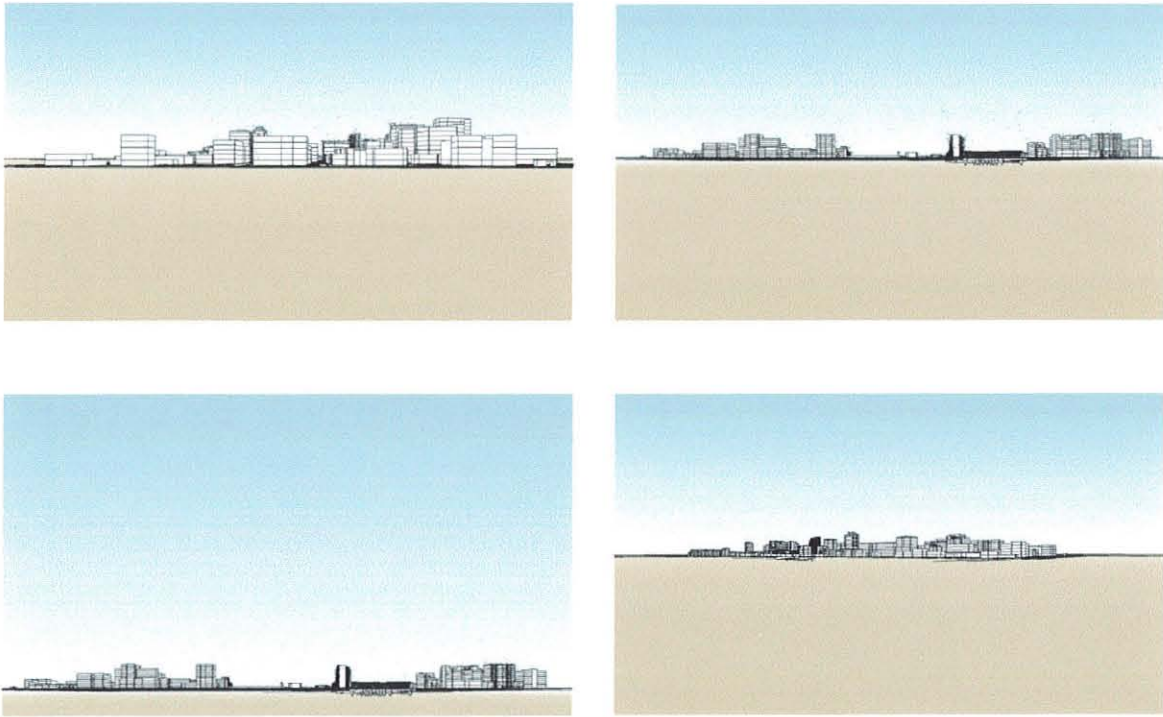


Figure 4.49 Sky lines of existing and proposed blocks.<sup>77</sup>

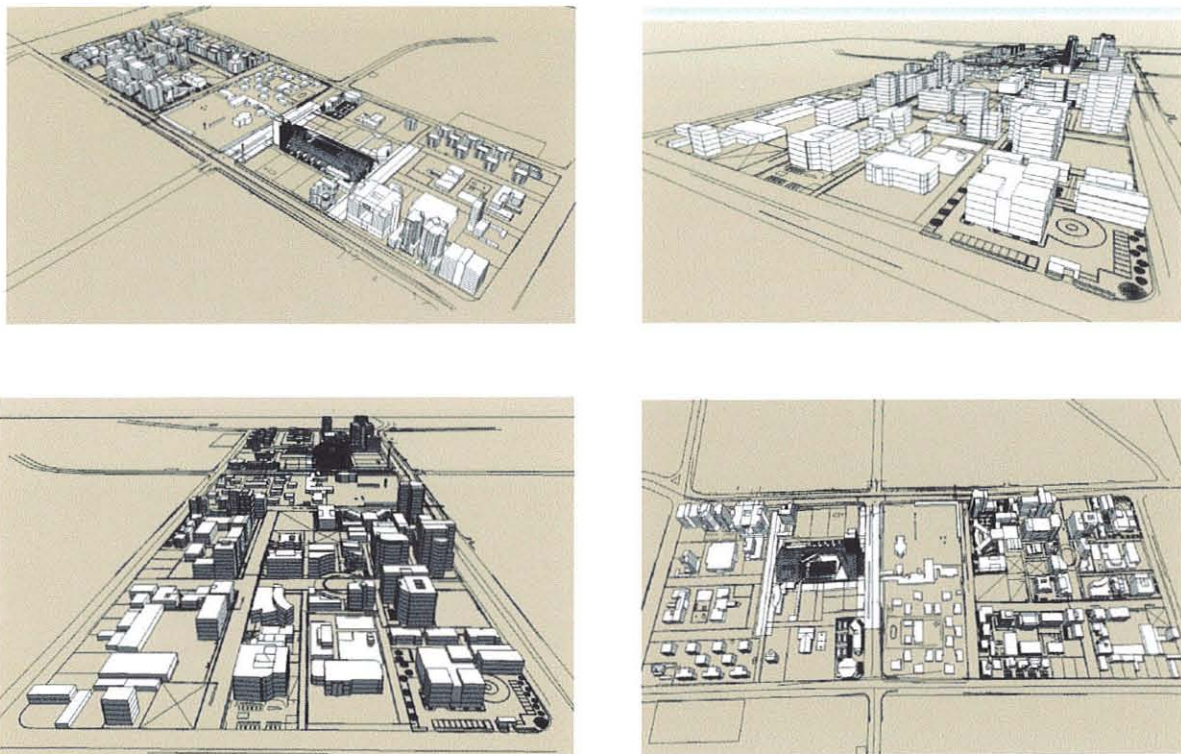


Figure 4.50 3Dimensional views of existing and proposed blocks.<sup>78</sup>

77 Source: Projected By Author

78 Source: Ibid

#### 4.5 Jemo I, Case Study II

Jemo I is located at the south-west of Addis Ababa covering around 92 hectares of land on the expansion area 1.6km and 2.5km from the ring road on the Mekanissa Michael Roundabout and Lebu Roundabout respectively, next to the existing China Glass Factory in Nefassilk Lafto sub city at the boundaries of Kebele 01 and 02. The site is mostly surrounded by private residential developments and crossed by PAS 4-30 and PAS 3-40 roads. The name is given to the site since it is known as Jemo customarily by the previous settlers and farmers of the surrounding area.

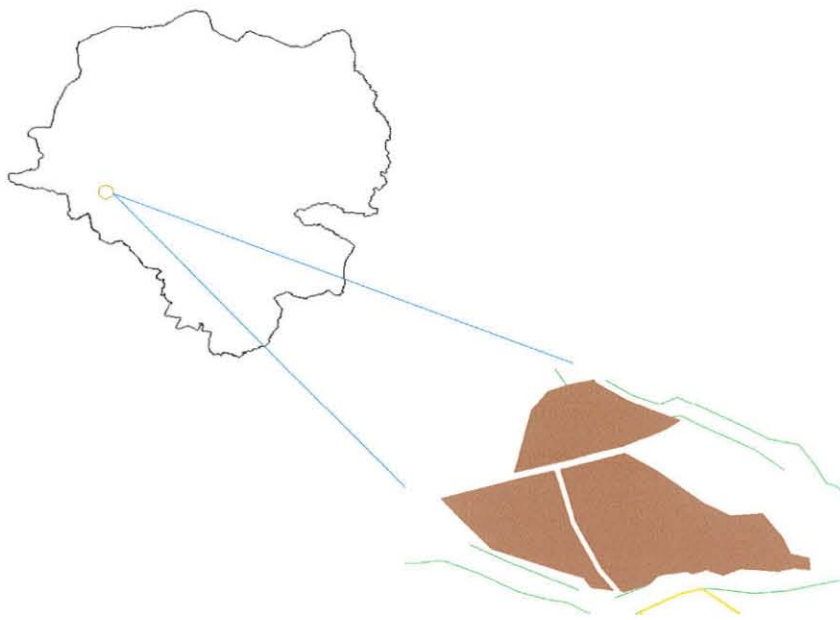


Figure 4.51 Location of Jemo I<sup>79</sup>

#### 4.6 Structure of Jemo I

According to the map of the structure plan of the revised master plan the site was originally reserved for a green area as wood land. But due to the alarming growth rate of the area as a residential area and the need for the provision of the public houses, the city government of Addis

<sup>79</sup> Source: Structure map of Addis Ababa

Ababa revised the location as a mixed use area. The building height of the site varies from one storey to five storeys.

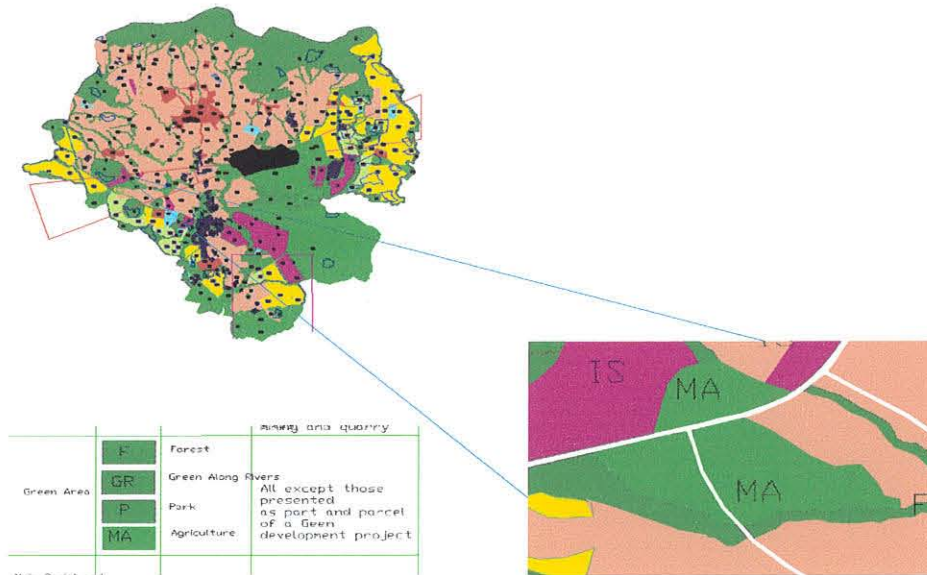


Figure 4.52 Land use of Jemo I<sup>80</sup>

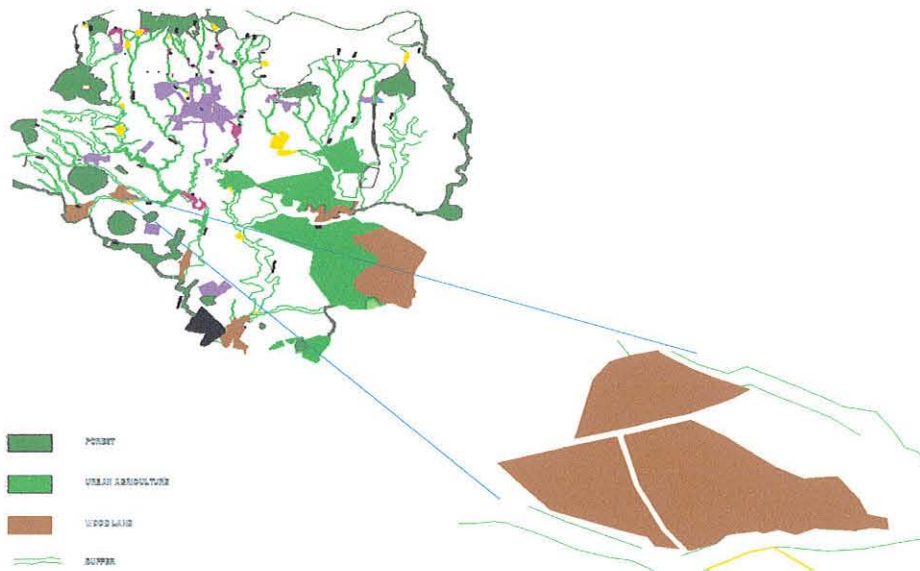


Figure 4.53 Environmental Map of Jemo I<sup>81</sup>

80 Source: Ibid

81 Source: Ibid

#### 4.7 Development Strategies and Trends of Jemo I

Jemo I LDP was studied by Addis Ababa Housing Development Project Office On behalf of urban plan preparation & Inspection Department of Addis Ababa in 2007 by fulfilling the strategies mentioned in section 4.2 for Bisrate Gebriel but according to the manual the study focuses only on spatial/physical aspect (Absence of socio-economic study). This means the exact target groups who are assumed to live in the social housing are not clearly known, however assumptions are taken based on earlier practices especially in determining the mix of housing typologies in number of bed rooms; The study was framed by predefined condominium building blocks and this may create monotony of silhouettes line; Some constructions ( e.g.. Roads) are undertaken parallel with this study so that sometimes it has make data hard to find; Messy placement of important data in the Land development & administration and finally; Time (the LDP & residential neighborhood study was expected to be completed within three months of time).

It was also designed in detail and built as a neighborhood from an off centered roundabout on the site by composing three block types to accommodate 337 condominium blocks that inhabits 9090 residential flats and 710 shops within the five storey structures, 24 two storey and 55 single storey structures that serves as communal and service functions for the blocks.

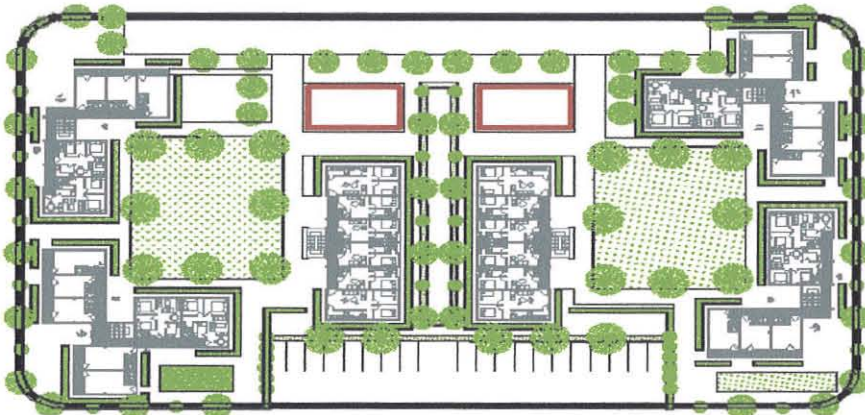


Figure 4.54 Typologies of blocks<sup>82</sup>

<sup>82</sup> Source: Nefassilk Lafto Sub city housing development branch office

On these 337 condominium blocks 2085 studio types, 3738 one bed rooms, 2028 two bed rooms, 1239 three bed rooms and 710 shops on ground floors of the blocks are incorporated.

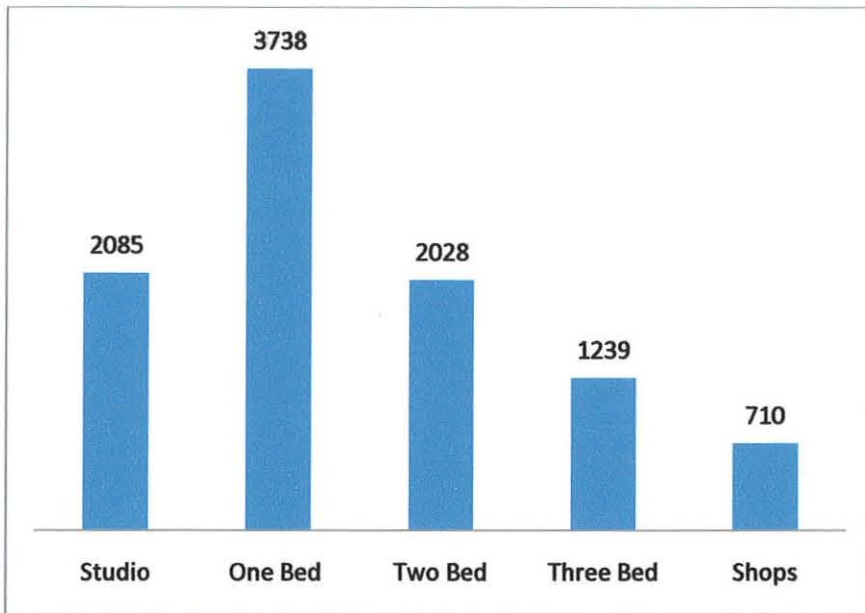


Figure 4.55 Number of House types.<sup>83</sup>

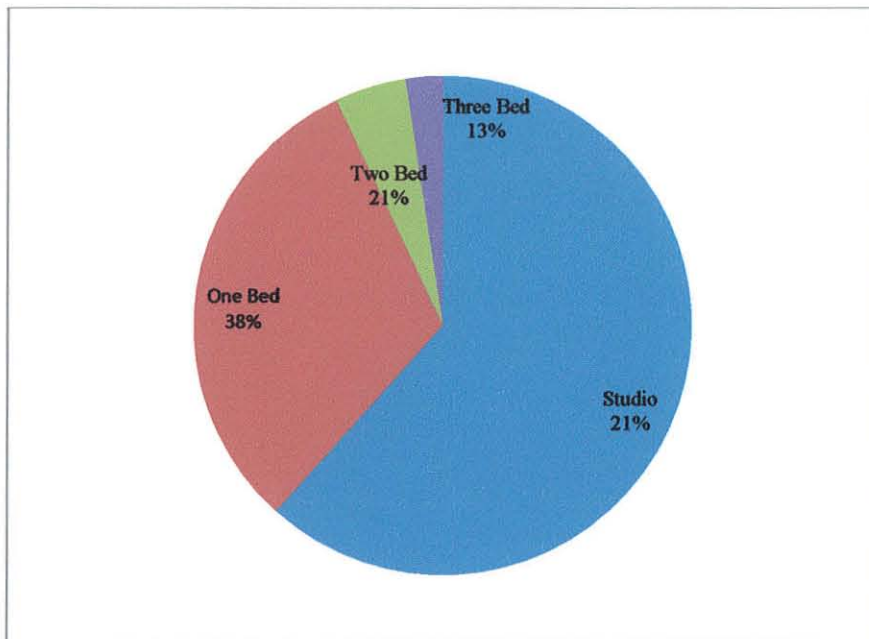


Figure 4.56 Percentage of House types.<sup>84</sup>

<sup>83</sup> Source: Compiled by author from AAHDPO

<sup>84</sup> Source: *Ibid*

The neighborhood design also accommodates 72 open spaces to be developed by private investors and government as health centers, schools, open markets, commercial centers, administrative centers, fire brigades, police station, sport fields, water well areas and other open spaces to be used according to the future needs in addition to the green areas.<sup>85</sup>



Figure 4.57 Detail arrangement of the site.<sup>86</sup>



Figure 4.58 Google map of the site.<sup>87</sup>

85 The layout of the LDP show off street parking on major streets despite the restrictions of the Building Permit Code 17/97.

86 Source: Nefassilk Laflo Sub city Administration

87 Source: Google Earth modified by Author

Even though the site was originally reserved as green area as mentioned in section 4.6 it started to develop mainly as a neighborhood condominium residence to satisfy the housing needs the city requires. But, due to the main roads crossing the site, it is also influenced as a commercial area.<sup>88</sup>



Figure 4.59 Partial view of the site



Figure 4.60 Open spaces for private commercial services



Figure 4.61 Main Street crossing the site



Figure 4.62 Vacant spaces on street sides



Figure 4.63 Main Street crossing the site



Figure 4.64 Reserved Green for condominiums<sup>89</sup>

<sup>88</sup>It is the observation of the researcher that most of the commercial areas that are auctioned to lease in round 11 attracts the private developers to be used as warehouses due to their proximity to neighboring industrial areas, the ring road and their own relatively wide areas.

<sup>89</sup> Source: Figure 59-64 AAHDPO

### 4.8 Transferring Techniques of Jemo 1

Condominium structures are transferred to the current owners by lottery, allocation<sup>90</sup>, and auction systems.

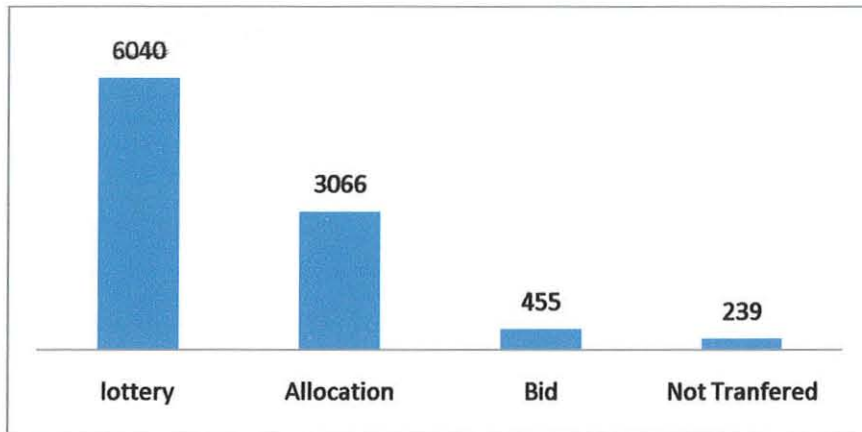


Figure 4.65 Number of houses transferred.<sup>91</sup>

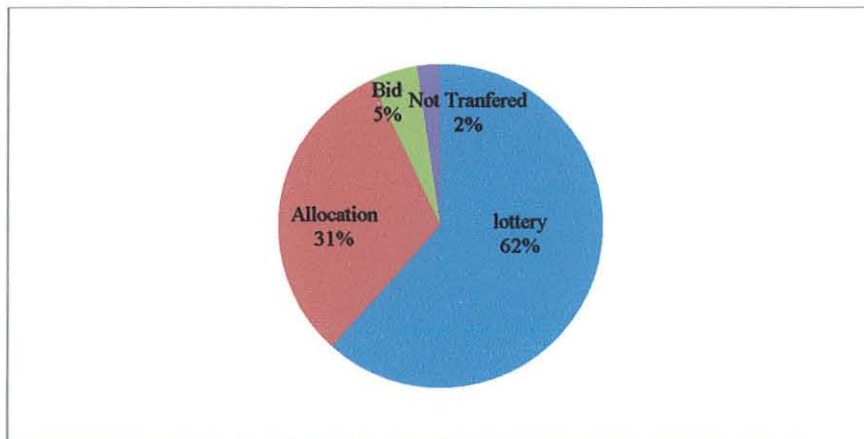


Figure 4.66 Proportion of transferred Houses.<sup>92</sup>

The open lands are also prepared and partially transferred through lease auction on the 11th round and the Government facilities will be expected to be transferred through allocation by the Nefassilk Lafto sub city Land Administration lease sub process office.

<sup>90</sup>Lease allocations are mostly given to kebele house owners of Addis Ababa renewal sites such as Lideta , Basha Wolde and newly constructed main road developments.

<sup>91</sup> Source: Compiled by author from AAHDPO

<sup>92</sup> Source: Ibid

A successful collaboration is inevitable if there is a common understanding on the nature of design and development strategies and processes. A collaborative action includes not just architects, planners, engineers and surveyors, but also developers, investors, occupiers, civil servants, politicians, event organizers, crime and fire prevention officers, environmental health officials, and many others. Individuals and groups engage in the development processes and strategies in different capacities and with different objectives.

Many different stakeholders also involve in designing changes in the physical fabric of cities. Each profession has a specific area of competence and tends to see the environment in terms of its expertise. It is clear that a wide variety of expertise is necessary to deal with design problems in anything that approximates a holistic way.

In addition, in section 3.3 of the contextual review, Federal Democratic Republic of Ethiopia Urban Planning Proclamation No574/2007 page 4067, states that all stakeholders should fully participate strategically for the general well being of the society and the environment.

Nevertheless, due to the lack of the above mentioned collaborations, Bisrate Gebriel, minor center, which was designed at first as 'ketena' center by few professionals, in master plan shifts without a design review to match the changed political, economic, social policy frameworks and development strategies as mentioned in section 3.4.1 especially urban planning paradigms that are developed to serve the master plan generating haphazard developments that lead to shifts in the intended outcomes.

This phenomenon is also true for Jemo I site which was planned without the necessary collaborations to be developed by public sector as condominium housing and by private investors as commercial and other supporting services. The area is now challenged to be developing into industrial and storage services area contrary to the original plan and without formal review of the plan.

### **5.1.2 Incomplete Codes and Regulations**

One of the ways to ensure the consistency and predictability of cities is through codes and regulations. These codes and regulations should be designed at an urban level focusing on physical structures describing the building volumes, articulations (building materials, colors and other surface design issues) and relationship to the streets- either to protect and enhance their historic character or to develop a character of their own-so that the city can benefit from its outcomes. It should also make also make relationship with the architectural codes.(Carmona et.al 2007).

As it is mentioned in section 2.11.2 of literature review codes and regulations provide and enhance the quality of life by creating and maintaining a comfortable and safe environment.

In addition, in section 3.4.1.3.1 of the contextual review, legal components of the local development plans ensures harmony and spatial integrities of cities.

Despite these legal frameworks codes and regulations to control the LDP's at an urban level is nonexistent. Projects are reviewed by authorities for approval and construction on a single project basis. Urban contexts can only be understood in building permit regulations through setbacks between blocks and at street level. But these setbacks only focus on single structures rather than overall image of the urban effects.

In implementing the development strategies, the legally binding codes and regulations, such as lease agreements focuses basically on payment schedules, development years and building heights. To act as a legally binding document it should also show in detail guiding frameworks that are coordinated with other implementing strategies.

### **5.1.3 Weak Public Participation**

Public participation is central to the development of a nation; particularly where the degree of power has been delegated to the public implies decentralized administration.

Public participation in the process of design and implementation is a key factor in the definition of sustainable development. Urban development is the result of a participatory process. An important aspect of a designer's skill is therefore, the development and use of a menu of techniques of public participation for incorporation into the design process. These techniques range from anthropological studies establishing essential cultural data, user studies and planning surveys, through informative techniques such as the exhibition, press notice and other media means of communication, to administrative procedures such as planning appeals and public inquiries. People's views can also be elicited at public meetings or sought through the electoral process by the inclusion of planning matters in political manifestos. Finally, there is a group of more active forms of participation, such as community design exercises, self-build operations and procedures for community administration and control.

Ethiopia's Federal Negarit Gazeta Proclamation number 17/2004, states the levels of public participation while local development plan is being prepared as follows;

- An opportunity shall be given to the residents of the city residing in the area covered by the plan and affected to have clear knowledge and discuss it;
- Shall present the exhibits for those residents of the city who are interested to see.
- One day meeting shall be arranged for the residents of the city during which opinion about the general idea and strategy are gathered;
- Where an objection is raised by any person the manager shall give within ten days in a written form an explanation of as to what extent the objection is considered.

Public participation is one of the major components of the design and planning process in LDP preparation in addition to other factors as shown in figure 3.5. However public participation has been insignificant on both sites in the preparation and implementation processes, rather it is initiated and completed with orders and involvement of few decision makers and professionals especially architects and planners.

### **5.1.4 Weak Implementation Capacity**

Understanding the processes of urban design and development is fundamental to structuring and carrying out the overall design-implementation processes. Design and implementation strategies are designed by considering the contexts of the existing situations, but during the processes;

- Lack of understanding the capacities of different public sectors in terms of budget, finance and other strategic constraints despite the strategies stated in section 3.4.1.3.
- Lack of understanding the responsibilities and co-ordinations of the public sector and its relationships with private sector.
- In implementing the regulations, codes and standards; shortage of human resources, financial constraints and ineffectiveness of implementing offices are the major hindrances.

### **5.1.5 Weak Motivation to Implement Plans**

Urban design strategies consists of development agendas, defined goals and objectives embodied in the description of a desired system and assertion about what the built environment should afford in order to fulfill the function required of it. It also involves a series of decisions starting from a general statement to specific activities that are involved up to implementation.

As mentioned in section 2.10 of literature review, to meet the goals of development strategy 'in our case decentralization' strategies are developed by incorporating key components of design policy and frameworks.

The master plan is, therefore, structured following the basic principles of urban design and development strategies using structure plan to implement development policies that also incorporate global issues in addition to the other issues mentioned in section 3.4.1.2.

The local development plans, which are the minor reflections of the structure plan which are intended to serve as an implementing tool for the master plan through the structure plan are also designed to meet the development objectives, implementation techniques, roles of implementing bodies, required institutions, local economic dynamisms, concrete standards, spatial frameworks, budget and time of implementations using standardized mechanisms as mentioned in section 3.4.1.3 of the contextual review.

To realize the above mentioned strategies, offices are organized hierarchically from planning to implementation and controlling through different sectors from top-bottom to horizontal links in order to bring about sound development.

However, during these processes of urban development, plans (structure and local development plans) are deviated by the decision makers and professionals to accommodate the unpredicted phenomenon the city faces.

In case of Bisrate Gebriel, due to the need to firmly establish African Union head quarters in Addis Ababa for the best interest of the nation, 12% of the plots were allocated through lease and other means as mentioned in section 4.2, without revising the development intentions of the site. This allocation of the site for the diplomatic institutions using the legal implementation strategies of lease, building permit and regulatory procedures, has changed the plan to develop the site as a minor sub center as proposed by the revised master plan even though it serves Addis Ababa's vision to develop as Africa's diplomatic center.

In case of Jemo I, due to the need to implement the housing supply strategy, the site was changed from green area that serves as wood land to a mixed use area.

### 5.1.6 Weak Integration of Review and Control of Plans

Control and review of plans were not basically attempted on both sites in an integrated manner in design and implementation processes mainly due to the following reasons.

- Time constraints
- Professional constraints
- Financial constraints and
- Lack of awareness of the public as well as the project initiators

### 5.2 Conclusion

The process of urban design and its implementation strategies are complex and argumentative ones. In addition urban designers and public sectors face conflicts in understanding the consequences of their strategies since they are dealing with the future and plan under uncertainty about the best courses of actions to take.

Urban designers, therefore, need to be aware of the political, social and economic forces impacting on the situation, and be able to engage in the debate whilst having sufficient knowledge of the form implications of those forces such that the designers can lead the design team to produce as many outcomes as necessary to achieve consensus.

Thus, urban design strategies should be envisaged not only to satisfy the present needs but also not to preclude future possibilities by trying to attain open ended structures that could match the current as well as the future situations.

The purpose of this thesis is to assess and investigate the problems and opportunities of urban design strategies. As mentioned in section 5.1 of the findings the major problems were identified and the opportunities are understood in the literature and contextual reviews as theoretical and conceptual frameworks that are stated as design and implementation techniques to be used in the development process.

Within the above mentioned purpose, Bisrate Gebriel and Jemo I sites in Addis Ababa are used to understand the city wide approach by means of the case studies. Accordingly, the case studies indicate the following city wide trends;

- In Addis Ababa urban design strategies are not limited to the instruments of city plans detail plans, design reviews, design controls, design guides and the like only. They also include administrative decisions.
- Plans are not viewed by city authorities and government officials as objectives to be strictly implemented. They are viewed largely as documents to inspire implementation.
- Urban design and development is dominated by piecemeal (project by project or site by site) development approach.
- There is no systematic feedback mechanism by which urban designers and planners can learn from past mistakes.
- Public and stakeholder participation is underdeveloped component of planning in Addis Ababa.

### **5.3 Recommendations**

Another objective of the research is to focus on problems identified by the research and recommend actions that can help to solve them. Accordingly the following five actions are recommended based on the findings and conclusion of the research;

- The city must strive to develop by applying internationally accepted urban design strategies while modifying the strategies to fit its local context.
- Government must strive to create conditions for the city to develop by using “standard” urban design strategies by fulfilling its manpower, finance and other logistic requirements.
- Professionals must strive to be advising to city authorities and government officials rather than acting merely as detail designers and implementers of administrative decisions.

- Plans must include statutory conditions under which other mechanisms such as administrative can be used to alter them.
- Professional associations and other pressure groups must strive to take clear position with regard to the goals and means of development of the city, increase awareness and consensus of the public and press for achievement of the goals by the agreed upon means.

Generally, the design strategies, frameworks and implementation mechanisms shall be laid out to create a better quality of life for everyone, conserving resources, protecting environmental assets and meeting the needs of the public at large in terms of the basic social, cultural, and physiological needs.

Finally, this thesis research has tried to see the problems and opportunities of urban design strategies focusing on the public sector strategies and objectives. However, the study doesn't cover other sectors objectives and involvements. Therefore researchers are recommended to study on these and other areas.

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**Annex**

## Offices visited and contacted persons

	Name	Institution	Position
1	Ato Melaku Dejene	N.S.L Sub city Administration	Infrastructure & Housing Head
2	Ato Abera Dari	N.S.L Sub city Administration	Infrastructure & Housing CEO
3	Ato Lealem Berhanu	N.S.L Sub city Housing Office	Project Manager and Architect
4	Ato Beniam Tekle	AAHDPO	Expert
5	Ato Dawit Solomon	DUPPI	Architect Planner
6	W/ro Tsion Lemma	N.S.L Sub city Administration	Architect Planner
7	Ato Alemu Abebe	N.S.L Sub city Housing Office	Team Leader
8	Ato Yohannes Abera	N.S.L Sub city Administration	Chief Surveyor
9	Ato Bezuayehu Tesfaye	International Tennis Club	Manager

