

Addis Ababa University,
Submitted to post graduate studies of
Faculty of Technology-South, **Department of Urban and Regional Planning**
For
The Partial Fulfillment of **Master of Science Degree**
In
Urban Design and Development



By-Tewedros G/Tsadik Belete

Advisor-Prof. Gurdeep Singh

Addis Ababa, Ethiopia, June 2010

Addis Ababa University, Technology faculty
School of Graduate Studies

Thesis Title

Development of Urban Vacant Land

The case of Addis Ababa-along Ring Road from Bole Square to Mejenaga Square

By Tewedros G/Tsadik Belete

Faculty of Technology (South)

Department of Urban Design and Development

Approved By Board of Examiners

Prof. Gurdeep Singh

Advisor

Ato Adugna Degefa

External Examiner

Dr Fisseha Wegayehu

Chairman

Contents

	<u>Page</u>
✓ List of Tables.....	IV
✓ Figures.....	IV
✓ Acknowledgement.....	VIII
✓ Abbreviations & Acronyms.....	IX
✓ Abstract.....	X
Chapter 1 – Introduction	
1. Study background	1
2. Problem Statement	3
3. Objective of the Research	4
4. Research Questions	4
5. Relevance of the research.....	5
6. Scope and Limitation of the Research	5
7. Research Method	5
8. Organization of the study	8
Chapter 2 – Theoretical Background	
Vacant and Abandoned Lands	
1. Introduction	9
2. Vacant Land Definitions.....	9
3. Reasons for Vacant Lands or Abandonment of Property.....	15
4. The Condition of Vacant Land.....	15
5. Types of Vacant Land	16
6. Neighborhood	23
7. Contaminated Lands	24
8. Market Mechanism and Demographic Change	26
9. Impact of Public Policy and Role of the Government	29
10. Negative consequences of Abandoned Land	31
11. Lesson Derived from this chapter	32

Chapter 3 – Contextual Background

1. Historical Development of Addis Ababa	33
2. Later Developments of Addis Ababa	35
3. Trends of Development	37
4. Land Use Policy	38
5. Land Development Process	40
6. Land size and Population distribution of the city	40
7. Zoning and Land Use	40
8. Types and Condition of Vacant Land in Ethiopia especially in Addis Ababa	41
9. Administration Structure of the city	48
10. Lesson Derived from this chapter	51

Chapter 4 – Case Study

1. Research Methodology	52
2. Background and Location of Study area	53
3. Situation Analysis	56
3.1. Land Use Activity (function) and physical situation	56
3.2. Megeneaga Local Development Plan	59
3.3. Adwa Park Local Development Plan	61
3.3.1 Land Use and Land Cover	62
3.4 Vacant Occupied by governmental institutions.....	63
4. Definition of Land Banking	64
4.1 Land Bank Benefits.....	65
5. Analysis of the data collected from the municipality and professionals.....	68
5.1 Causes of Urban Land Vacancy.....	67
5.2 Causes of Vacant land In Addis Ababa	67
5.3 Condition of Vacant Land in Addis Ababa.....	69
5.4 The Neighborhood impacts of Vacant Land.....	71
5.5 Availability of Vacant Land in Addis Ababa.....	71
5.6 Policies and Regulation Concerning Vacant Land In Addis Ababa	71
6. Analysis of the data collected from the Neighborhood members.....	72
7. Findings	74
8. Lesson Derived from this chapter	75

Chapter 5 – Conclusion and Recommendation and Design Proposal

1. Conclusion.....	77
2. Recommendation.....	78
3. Design Proposal.....	81
4. Lesson Derived from this chapter	88

Appendices

1. Appendix 1	
Questionnaire 1.....	89
Questionnaire 2.....	90
Questionnaire 3.....	91
2. Appendix 2	
Bibliography.....	92
3. Declaration	95

Tables

Page

Chapter 3

Table 3.1 Land Occupation by different stake holders in Addis Ababa.....	47
Table 3.2 Land Size of Sub-Cities in Addis Ababa	48

Figures

Chapter 1

Figure 1.1 Diagram Showing the proposed conceptual research design	7
---	---

Chapter 2

Figure 2.1 Picture and Plan Showing Corner Lots Vacant Land	17
Figure 2.2 Picture and Plan Showing Missing Tooth Vacant Land	18
Figure 2.3 Picture and Plan Showing Connectors Vacant Land	19
Figure 2.4 Picture and Plan Showing Swiss Cheese Vacant Land	20
Figure 2.5 Picture and Plan Showing Vacant Block Land	21
Figure 2.6 Picture and Plan Showing Multiple Contiguous Vacant Land	22

Chapter 3

Figure 3.1 Land Use of Addis Ababa first Settlement	34
Figure 3.2 Queen Taitu's Land Use Plan	35
Figure 3.3 Newly Revised Structure Plan of Addis Ababa 2002.....	36
Figure 3.4 Growth Trend of Addis Ababa 2001	38
Figure 3.5 A vacant land which is along a river around St. Michael Church. The land is not accessible because of the neighborhoods which bound it between	42
Figure 3.6 A plot Vacant to Long because of Ground Water level which is not suitable for our existing construction system, which needs Water sensitive Urban Design Principle to make it Livable and attractive location. Found along ring road in front of Riviera Hotel.....	43
Figure 3.7 A plot Occupied by Ethiopian Air Lines for Future Hotel Design	44
Figure 3.8 A plot occupied by Addis Park Development and management P.L.C (Millennium Hall) which is proposed for Convention Center on the LDP of Addis Ababa.....	45
Figure 3.9 A plot occupied by ILCA (Old Name ILRI)	45
Figure 3.10 A plot occupied by France and British (UK) Embassy in Addis Ababa	46
Figure 3.11 A plot occupied by a private developer and Government which is vacant for more than 10 years and which is used as Parking Construction Machineries around Mekanisa.....	49
Figure 3.12 a plot which is used as construction dump site along the ring road from Mekanisa Square to Lafto Square	50

Figure 3.13 a plot which is used as grazing land along the ring road Kotari site 50

Chapter 4

Figure 4.1 Structural Land Use Plan which shows the city level location of case study area..... 54

Figure 4.2 Goggle map showing the Existing land distribution in the study area 55

Figure 4.3 Picture showing School activity along the study area 56

Figure 4.4 Picture showing Commercial and Office Buildings along the study area..... 57

Figure 4.5 Picture showing Hotel and Guest House Buildings along the study area..... 58

Figure 4.6 Megegnaga major sub center Proposed Land Use..... 60

Figure 4.7 Adwa Victory Park Proposed Land Use 61

Figure 4.8 Picture showing The Existing Overall part of Adwa Victory Park 62

Figure 4.9 Goggle map showing the Existing land which is occupied by the sport center and future proposed stadium..... 63

Figure 4.10 Site Plan Proposed Sport center and College the remains vacant is kept open for the future stadium construction. 64

Figure 4.11 Picture showing the benefit of Land Bank. 66

Figure 4.12 Five common barriers to the conversion of Vacant and Abandoned Properties in to productive uses. 67

Figure 4.13 A graph showing the frequency of response concerning Cause for land Vacancy. 68

Figure 4.14 Pie chart showing the percentile distribution of causes for land vacancy 69

Figure 4.15 A graph showing current condition of vacant land in Addis Ababa. 70

Figure 4.16 pie chart showing the percentage showing the current condition of vacant land in Addis Ababa. 70

Figure 4.17 Sex distributions of household heads. 71

Figure 4.18 Graph showing frequency of years of stay in the case study area. 73

Figure 4.19 Table and Pie Chart showing the percentage and frequency of response for income type 73

Chapter 5

Figure 5.1 PLM decision making Tripod 77

Figure 5.2 Bora Amusement Park..... 82

Figure 5.3 Proposed Park Functions..... 83

Acknowledgement

“The fear of the LORD is the beginning of KNOWLEDGE” Proverb 1:7

I would like to offer my heart-felt thanks to my advisor and instructor Professor Gurdeep Singh, for his genuine and constructive advice and professional comments as well as the fatherly approach he had for me. Without his support, and follow-up, this paper might have not come to an end.

My instructors Dr Fisseha Wegayehu, and Ato Ezana Yoseph and others are grateful because it is the synergistic product of their minds.

My best gratitude goes to my family; they were with me in all the ups and downs. May GOD bless you all! My beloved mother W/ro Gedeye G/Tsadik, W/ro Kebedech Erdachew and Ato Getaneh Erdachew should receive thanks for their kindness, patience and courage.

The professional assistance, technical assistance and their contribution and material provision of W/ro Zenebu (Land Development Bank and City Maintenance Project Office Head), Ato Samuel Gizaw, Ato Getachew Melaku and Ato Dereje Gashaw is unforgettable throughout my study.

Last but not the least; I have great appreciation to W/t Yergalem Tesfaye and all of my friends and seniors, and faculty whose guidance has been an inspiration for my study throughout.

Twedros G/Tsadik

June, 2010

ABBREVIATIONS & ACRONYMS

AACA	<i>Addis Ababa City Administration</i>	NUPI	<i>National Urban Planning Institute</i>
AAMPPO	<i>Addis Ababa Master Plan Project Office</i>	ORAAMP	<i>Office for the Revision of the Addis Ababa Master plan</i>
AACG	<i>Addis Ababa City Government</i>	PPP	<i>Public Private Partnership</i>
AAIA	<i>Addis Ababa Investment Authority</i>	AACRA	<i>Addis Ababa City Roads Authority</i>
CSA	<i>Central Statistical Authority</i>	TOD	<i>Transit Oriented Development</i>
E.C.	<i>Ethiopian Calendar</i>	CRBC	<i>China Road and Bridge Corporation</i>
hec	<i>Hectare</i>	Proc.	<i>Proclamation</i>
FUPI	<i>Federal Urban Planning Institute</i>	Reg.	<i>Regulation</i>
MWUD	<i>Ministry of Works and Urban Development</i>	UN-H	<i>United Nation- Habitat</i>
LDP	<i>Local Development Plan</i>	SP	<i>Structural Plan</i>

Other remarks:

Fiscal Year Of Ethiopia- July 8th to July 7th

Calendar year Of Ethiopia- September 11 to September 10

There is a difference of about 7^{3/4} years between the Gregorian and the Ethiopian era

(Source: National Bank of Ethiopia)

“... unless we change the way we assemble and distribute vacant land for local development purposes, unless we create a stronger environment for market rate development, and unless we accept the idea that government has an active role to play in every neighborhood in our city...we are destined to continue the spiral toward a declining quality of life rather than accelerating into a bright future.”

Mayor John F. Street, in a speech about Philadelphia’s Neighborhood Transformation Initiative, April 18, 2001.

Abstract

Cities are fascinating because, in our increasingly urban world, they are intimately tied into almost the complete totality of human life. This makes them such vibrant and exciting places in which to live and also to study.

Today due to many reasons: Employment, Education, Health and other opportunities, people prefer to live in cities, and as such population increases in the cities. Providing of land for various activities and fulfilling the required services became the challenge of the Administration. To overcome these problems, proper utilization of resources such as Land (Urban Vacant Land) plays significant role. In this respect the Urban Vacant Land Management and Development assures the development of the city in the positive direction.

Land is intrinsically a social rather than a private commodity. Literature explains that, Vacant and abandoned properties present both a significant problem, and also an opportunity, for many central cities. As Vacant Land represents both a significant problem and an attractive opportunity for many central cities, Vacant Land imposes both economic and social costs on cities in general and the neighborhoods or districts in particular in which the vacant land is located. On the economic side, such properties lower neighboring property values and tax revenues even as they create pressure to raise taxes to maintain service levels. Likewise, vacant land imposes significant social costs on communities as images of blight, as targets for vandalism and criminal activities, and as such it is unsafe and unhealthy plot for residents. It is, therefore, the main objective of this study to investigate what hinders and what are the reasons for the under utilization of the existing Urban Vacant Land in Addis Ababa.

The study has three major parts.

The first part is the general part in which it discussed about the need for the study, its significance and the rationale behind this study. It also states objectives and scope of the study, limitation of the study and points that the study would like to investigate.

The second part deals with the review of relevant literature. In this part the research reviewed books, study papers, relevant publications and discussed the concept of Vacant Land, its Types, Properties conditions and Characteristics in general globally and tries to present the concept of Urban Vacant Land rationally.

The third part which talks about the contextual historical development of Addis Ababa, existing policies and regulations pertinent to Urban Vacant Land, and delineates the types of existing vacant lands in Addis Ababa.

Finally the study, with all the above facts and figures, Literature Review and Contextual Background, analysis of the case study area and the data which are found and collected through the response of the professionals who participated in the preparation of the master plan (Primary Data) to my Questionnaire and those individuals whose personal observation of the case study area, together with concerned administration bodies which came up to help me to arrive at pragmatic conclusion and recommendations.

“People who own property feel a sense of ownership in their future and their society. They study, save, work, strive and vote. And people trapped in culture of tenancy do not.”

Hennery Louis Gates, Jr. Professor and director of the W.E.B Du bois institute for African and African Research, Harvard University

A time when land is vacant can be an extraordinary opportunity to pause and invest in the natural asset of a place. Attractive places to live must be healthy places.

Chapter 1- Introduction

1. Study Background

The City has evolved from the form of a village to the modern day Metropolis filled with skyscrapers and Highways.

There are leftover waste spaces along the ring road and newly built roads which are open, Vacant and does not have a good quality for the city which are eyesores and scars on the newly developed highways.







Addis Ababa is located at the geographical center of Ethiopia. It is located a 8⁰50' North to 9⁰06' North and 38⁰05 eastern longitude lines. The City is located in the central highland of the country from 2000-2500 meters above sea level and is encircled by *Entoto* hills in the North and by farmlands in the West, South and East. The lower part of the *Akaki* plain has an altitude of 2200. The upper part of the city is characterized by steep slopes with high mountains, flat topped plateau while the lower part is less steep. The city is endowed with numerous streams that start from northwest and northeast running towards the south and draining to the Awash River¹ (AAIA, 2005).

Addis Ababa receives approximately 54% of Ethiopian investment. The Addis Ababa Ring Road Project was initiated as part of the city's commitment towards implementing the city plan and enhancing circumjacent development. In 1998 China Road and Bridge Corporation (CRBC) signed a contract agreement with Addis Ababa City Roads Authority (AACRA) for the project.

¹ **Addis Ababa Development Plan 2001-2010 Executive Summary (First Draft)**, December 2002, office for the revision of the Addis Ababa Master Plan (ORAAMP) page 1

The contract price to complete the Ring Road project was US\$ 86.02 million, US\$ 67.25 million in the main contract for the road construction and US\$ 18.77 million in a supplemental contract. The contract with the AACRA included the construction and upgrading of 33.4 km of highway, which included the upgrading of 14.2km of bituminous asphalt concrete surfacing and the construction of 19.2km of new road, 41 new structures, 6 flyover bridges, 23 pedestrian bridges, and 12 culverts. The Ring Road was completed in 2004, six years after commencement².

In addition to relieving the traffic congestion of the city, the construction of the ring road was aimed to have the following objectives;

-  To promote peripheral development,
-  To relieve congested roads as alternative route,
-  To reduce transport time and cost,
-  To promote the scenic beauty of the city,
-  To avoid heavy vehicles from the five outlets of the city to the city center,
-  To transfer traffic to the ring road from the city center currently using a network of roads within the city.

Land is a scarce resource its supply is limited. At the same time population growth is pressurizing for land. This in particular is susceptible in urban areas in which majority of future world population shall live. Between 2000 and 2025 the world urban population doubles from 2.4 billion which is in 1995 to 5 billion³.

The ring road which is constructed by the Ethiopian government has many difficulties like

1. It disturbs the Social and economic tie of the neighborhood,
2. Hampered ease of pedestrian movement and changed a free pedestrian friendly travel behavior to a risky undisciplined travel behavior, like jumping over the median grills,
3. It disturbs the urban Welfare of the society,
4. It disturbs the connection of neighboring weredas, kebeles and the surroundings monolithic city.

² Sited in Kibret Haile, 2007

³ Millennial Challenge, UN projection, page3

But the reason of these divisions is not well formulated and stated but we can feel it when we go through the ring road and these give me the opportunity to write about it specially of the land lying vacant and underutilized because of the aforesaid disturbance and other additional reasons which fall apart from the scope of this paper. And to talk about the vacant land on the ring road occupied by different stake holders will be seen along with this research.

2. Problem Statement

Cities throughout the developing world are facing serious challenges as they attempt to cope with unprecedented population growth which confronts them with huge development pressure. Vacant land and abandoned properties constitute a serious and unresolved urban problem in today's cities. Although not always the cause of decline and dilapidation of the neighborhoods they are located in, they are often indicative of the nature and health of the community.

Our city Addis Ababa (especially the case study area) has large chunks of Urban Vacant Land which has negative impacts in return needs a detailed research and solutions. In general the Vacant Land is associated with negative externalities of crime, poverty, stagnation, and disinvestment.

1. There are problems like Visual Pollution, Health Hazard which is the consequence of solid and liquid waste disposal from the surrounding neighborhoods.
2. There are high crime problems because of the vast vacant land which also serves as hiding dens for the core criminals.
3. The urban quality of the city even the case study area is disturbed because of the openness and vastness of the vacant land.
4. The marginalized revenue of the municipality could be enhanced, if the government utilizes the vacant land available in the city even in the case study area which has potential for future development with the available infrastructures in hand.

Vacant land is an elastic concept. Our city has vacant land in the center and periphery, although the supply, kind, and conditions vary. In one city, vacant land may symbolize hope providing the opportunity for expansion and renewal. In its way, vacant land tells the story of the city. Then, offers a fresh perspective on cities and on where they are headed.

3. Objective of the Research

The *primary objective* of the research in the selected topic is *to assess the Development of Vacant Land along the Ring Road from Bole Square to Megenaga square* and to have a clear background and better understanding of the existing situation with futuristic projected development.

Vacant Land is one of the major ingredients of a city like Addis Ababa and serves as common ground where people carrying out their functional and ritual activities should be directed towards health, well-being, social interaction, recreation and cultural development of the citizens and therefore be consequently studied well. This is in addition to functional dimension of residential, mixed, and commercial-use which any part of the city is desirably put to.

Specific Objectives of the Study

- ✚ Understand governing principles of the Development of Vacant Land in general and in particular of Addis Ababa.
- ✚ Examine impacts of government policy on land Development.
- ✚ Indicate Problems which lead to the underutilization of the Vacant Land on the Case Study Area.
- ✚ Identify the link between the pressures of urbanization, the development of Vacant Land and the effect of general urban land use pattern.
- ✚ Come up with pragmatic Conclusion, Recommendations and possibly Design proposals.

4. Research Questions

In order to come up with the needed output, the major research questions shall be -

1. What are the reasons that the land under question is not developed as yet?
2. What are the public and Government intentions about this vacant piece of land in the Case Study Area?
3. Is it a problem of prevailing laws and regulations contained in the Addis Ababa Master Plan that impedes such a development on this Vacant Land?
4. Has the newly come up elevated ring road any concern for the under utilization and neglect of such a potentially precious stretch of land?

5. Relevance of the Research

From the point view of urban design and Planning of Vacant lands are the important parts of the city. Pioneer researchers have not seen the Vacant land as a whole but rather focused on selected sites and specific agenda. However, this research tries to see the sequential background and current practices of the City Administration on Vacant Land. The result of this study will also provide a basis for further research workers in the field in future.

6. Scope and Limitation of the Research

- ✚ The main issue in this research paper will be only on the Vacant Land and situation there,
- ✚ Spatially the research is limited to the section of ring road which stretches from Megenaga Square to Bole Square. I choose this Case study area as many of the vacant lands found along these parts could form a further scope of study for future successive scholars,
- ✚ There is limitation of time, lack of availability of documentations and municipal resources on Vacant Land in Addis Ababa,
- ✚ Difficulty in gathering information from government offices because of change of organizational structure and responsible persons and,
- ✚ Difficulty in obtaining information from land owners because they are not available in the areas and unwillingness to respond,
- ✚ Unwillingness of some respondents in giving relevant information's concerning the research topic because they don't be the one to be cited in the paper as source of information.

7. Research Methods

- ✚ An in-depth review of legal documents that are related to vacant land policy and other land development issues, like proclamations, regulations and implementation directives.
- ✚ With the nature of getting information by conducting open ended discussion with the informants, Data will be noted down every time, photographed, freehand sketches prepared wherever necessary.

- ✚ Investigating case area, "Ring Road", through site observation, planning reports, structured interviews with people of concern, formal and informal discussions, searching archives, and libraries for any relevant information.
- ✚ Primary Source from different information Sources.(Primary Data)
- ✚ Reviewing Books, Web sites, Research Papers, and Journals...etc, that enhances the theoretical background of the study, will be taken as a study methodology of this research. (Secondary Data)

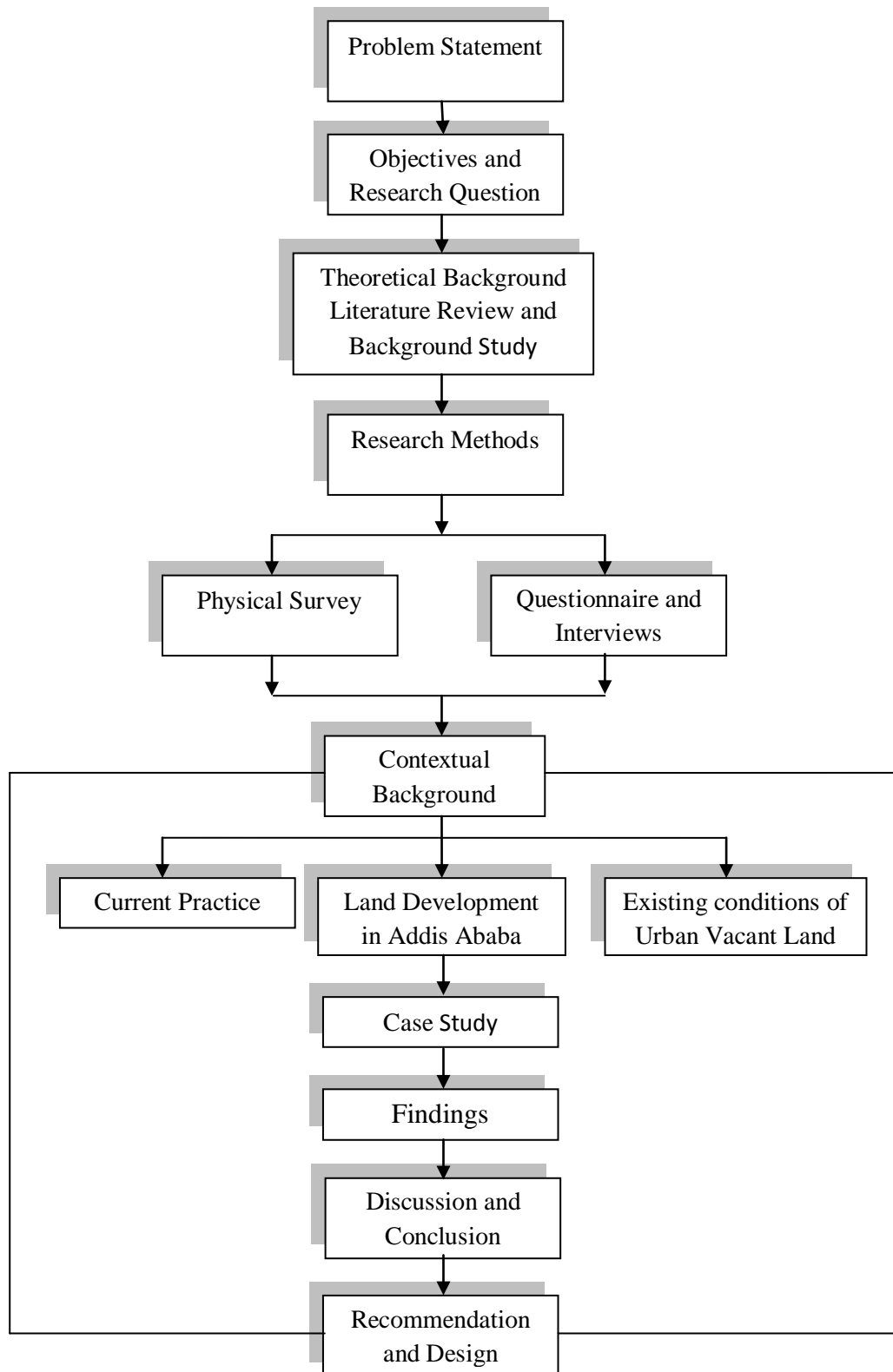


Figure 1.1:- Diagram showing the proposed conceptual research design.

8. Organization of the Study

- ✚ **Chapter 1 - Study Background:** - This part explains the general situation of Addis Ababa the major problems encountered the objectives of the study and the main research questions are indicated. The research methods are also explained in this part.
- ✚ **Chapter 2 - Theoretical Background (Study Background):-** Here, main theories related and significant for urban Vacant land are discussed.
- ✚ **Chapter 3 - Contextual background:** - historical development of Addis Ababa, and existing policies and regulation pertinent to Urban Vacant Land are discussed.
- ✚ **Chapter 4 - Case study, Discussion and Findings:** - This part mainly deals in the case study, Methodology of the research and discusses the major findings from the case studies and data analysis.
- ✚ **Chapter 5 - Conclusion, Recommendation and Design Proposal:** - This part tries to give concluding remarks and recommendations. And then gives the design proposal.

*“Vacant land remains a key competitive asset for implementing a
Number of economic development strategies.”*

Chapter 2- Theoretical Background

Literature Review

1. Vacant and Abandoned Lands



Introduction

The use of land within the urban settlements is considered paramount in defining the spatial attributes of a city. Due to its immobile, indestructible, and fixed supply nature, the value of a land parcel is often determined by its location, condition, demand, access, restricted use (zoning), future plans, and social value⁴. Vacant and abandoned lands especially non-residential are generally not measured or quantified in the U.S. Census and hence a generalized definition is not easily available. However, the United States General Accounting Office (1978) defined property **i.e. a building or a lot that has been vacant for two or more years as such. Such vacant or abandoned land can either be publicly-owned or privately-held and may lie vacant due to various factors which will be seen on the next part of the research.**

Publicly-held vacant land may be deliberately left so for ensuring adequate space for recreation and leisure activities such as parks, playgrounds, athletic fields, forest preserves, etc. Such lands although vacant aren't necessarily considered abandoned because the nature of their vacancy provides positive externalities for the community or the region and thus fall outside the purview of ill effects of vacant properties.

2. Vacant Land: Definitions

Definitions of **vacant land** on the Web:

-  Land that may be improved and developed but is not currently in use.
-  A lot or parcel of land that is without any building, structure or improvement, including impervious surfaces, but does not include recreation, green or open space created around private or public facilities nor parcels connected or contiguous there to for the same or similar uses.

⁴ Sited in Coleman 1982; Peirce 1995

- ✚ Vacant land on which a dwelling has not been constructed.
- ✚ Unoccupied property, not currently being used. It may have utilities and off-site improvements as contrasted with raw land with no improvements.

By assessing of these literatures, the terms can be categorized into these followings;

a) Vacant land

it has been the most common term recently used. 'Vacancy of the land' can be related to the legally identification, usages, occupancy, and environment related reclamation. *Pagano and Bowman (2000)*⁵ gave the definition of vacant land in their questionnaires used in survey examining of vacant land and abandoned structures in 70 cities as the following which was focused on the usage of the land: "Vacant land includes not only publicly-owned and privately-owned unused or abandoned land or land that once had structures on it, but also the land that supports structures that have been abandoned, derelict, boarded up, partially destroyed, or razed"

b) Voids

1. As the low quality of physical urban space - as indicated in Parole – a project of gruppo a12 : *"The voids of the city are spaces which disrupt the urban tissue, leaving it incomplete and throw into question the use of those spaces. Sometimes called urban ruins, they are at the limit between private and public space, without belonging either to the one or to the other. Urban voids are containers of memory, fragments of the built city and the 'natural' environment; memories of the city which constitute a random, unplanned garden."*(*Parole - a project of gruppo a12, udo noll & peter scupelli*)⁶

2. As the 'lacking' phenomenon - as in Bo Grönlund's article; "Filling the voids of urbanity" ; which they emphasized the meaning of the voids in term of urban concept and the characteristic of 'lacking function', 'lack of aesthetic experiences' ,and 'lack of difference': *"Voids - the word can refer to many different kind of phenomena, as we are not talking about voids in an absolute sense:-*

⁵ Bowman, A. O. M. and M. A. Pagano (2000). **"Transforming America's Cities: Policies and Conditions of Vacant Land."** Urban Affairs Review 35(4): 559.

⁶ **Parole - a project of gruppo a12, udo noll & peter scupelli**
http://parole.aporee.org/work/print.php?words_id=410 [March,2002]

- 1) *Lacking function.*
- 2) *Lacking people.*
- 3) *Lack of aesthetic experiences.*
- 4) *Lack of difference*

3. As the effects of the economic, political, and culture - In addition, Bo Grönlund also found out the root of the problem. The mechanisms, which create the urban voids, are listed in 3 sources; economical, political and cultural. It is interesting that the origin of the urban void problem is from the other issues not only from the urbanization itself. Even the culture of a society is also assessed as one of the mechanisms that create voids.⁷

c) Lost/dead space

The leftover unstructured piece of land or lost space - Trancik (1986)⁸ defined that are no-man's land, and abandoned sites.

d) Terra Incognita

Bowman and Pagano⁹ (2004) named their book on Vacant land as "Terra Incognita : Vacant land and Urban Strategies". The authors have not given the meaning of terra (land) + incognita (concealed, unknown) directly but the book discussed on the issue of vacant land and other similar terms extensively. They explored the various meanings including conceptualizations of vacant land as both "good" and "bad". They gave some examples of both opposite directions by these following partners; opportunity/ problem and positive/negative.

e) In rem (foreclosure) property /In rem status

City ownership for nonpayment of taxes has been called an "in rem" status as described by Saving Affordable Housing (SAH, Cooperative Housing in Harlem¹⁰) in the case of New York City. It was because of a result of widespread disinvestment and abandonment in the 1960s and 1970s; a large stock of buildings fell into this situation

⁷ Filling the void of urbanity - Århus School of Architecture: Conference Dec. 5 to 7, 1994 on The Information Society and the City http://hjem.get2net.dk/gronlund/Aarhus_void94.html [March, 2002]

⁸ Roger Trancik (1986) **"Finding Lost Space: Theories of Urban Design"** John Wiley & Sons, Inc.

⁹ Bowman, A. O. M. and M. A. Pagano (2004). **"Terra Incognita: Vacant Land and Urban Strategies."** Cambridge: Lincoln Institute of Land Policy.

¹⁰ <http://www.nhi.org/online/issues/90/507w104.html> [SAH, Cooperative Housing in Harlem, National Housing Institute – February 2005]

f) Abandoned/Absentee property

It is included not only land but also the un-used structure. As City of Albany, New York has focused in their policies on Abandoned Properties Statement [July 2003]¹¹.

g) Derelict land

The UK Environment Agency listed the derelict land as one of the environmental indicator, and defined it as the following: Derelict land is defined as 'land so damaged by industrial or other development as to be incapable of beneficial use without treatment'. It is often associated with redundant coal mining areas and railways. ... The stock of land and buildings available for recycling is continually changing as new sites appear and old sites are developed. Of the derelict land reclaimed between 1988 and 1993, the most common use was for sport and recreation (37%); the next most significant uses were for industry and commerce, and agriculture and forestry. Categories of land not covered by the surveys include:-

- ✚ Sites regarded as derelict from natural causes
- ✚ Land damaged by development that is subject to enforceable planning conditions
- ✚ Land still in industrial or other recognized use
- ✚ Land damaged by development which has blended into the landscape in the process of time
- ✚ Vacant land including sites awaiting development
- ✚ Abandoned buildings awaiting demolition as part of a development scheme
- ✚ Neglected or unsightly land

h) TOADs or Temporarily Obsolete Abandoned Derelict site

This greatly complicates Brownfield redevelopment. (Greenburg at el, 1990, 1996, 2000).

i) Brownfield

It is a special term on the usage of the land that is mostly related to the prior uses which environmentally contaminated the site. It causes the land to vacant in a certain period of time in order to be reclaimed for further uses in a proper manner. As from the UK Environmental protection Act 1990 Brownfield land is the common term for

¹¹ <http://www.albanyny.org> City of Albany, New York – February 2005

"Previously Developed Land". Previously developed land is defined as land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure¹².

But for our purposes, we shall consider as the name implies, **a vacant land is an empty land a land with no structure, no improvement or development.** The examples of the purposively neglected properties within neighborhoods. The literature on neighborhood change and vacant properties henceforth have focused on derelict lands, land with abandoned buildings and structures, brown fields, and green fields. Although such lands can hold much potential for future development, typically vacant and abandoned properties are associated with negative externalities of crime, poverty, stagnation, and disinvestment. Coleman (1982) described vegetative wasteland, properties with abandoned buildings, and other non-aesthetic properties such as material dumps and construction sites as “dead space” and “disturbed space”. Greenberg, Popper et al. (1990) creatively described vacant properties within neighborhoods as Temporarily Obsolete, Abandoned, or Derelict Sites (TOADS). The National Vacant Properties Campaign (NVPC) defines vacant residential, commercial, and industrial buildings and vacant lots that pose a threat to public safety or whose owners or managers have purposively neglected the fundamental duties of property ownership. The NVPC monitors not only vacant or under-performing commercial properties and neglected industrial properties (brown fields) but also single-family homes, apartments with housing code violations that have been subsequently abandoned either willingly or by law. The NVPC considers structures that have remained unoccupied and ill-maintained for more than a year as vacant and abandoned properties.

Vacant and abandoned properties are considered as a serious threat to the health and potential of urban neighborhoods but there has been little effort in estimating the extent of the problem. In a March 2000 report, USA Today cited Insurance Services Organization (ISO) estimate of nearly 21,000 vacant buildings of 15,000 sq. ft. or larger across the US. The Brookings Institution found that in 60 cities with populations over 100,000, there is an average of two vacant buildings for every 1,000 residents (Bowman and Pagano 2000). In the same survey of 83 responding cities, the average vacant land in

¹² <http://www.grc.cf.ac.uk/Irn/> The Geo environmental Research Centre's Land Regeneration Network -February 2005

proportion to total city area was found to be around 15.4%. Previously, in a survey of 71 cities, (Niedercorn and Hearle 1964) found the average proportion of vacant land to the total city area was around 18% although in cities with fixed boundaries, it was much lower at 12.1%. However in recent times either due to upsurge in interest in downtown revitalization or rise of cost of suburban land, the proportion of vacant or abandoned land to the total land area of the city has been steadily declining (Bowman and Pagano 2001). But these numbers may not be comparable as the earlier studies did not focus on abandoned structures as a factor in the vacant-land scenario. The cities in the South were also found to have more vacant land as compared to the cities in the Northeast although comparable cities in the Northeast had significantly higher number of abandoned structures as compared to the cities elsewhere (Pagano and Bowman 2000). Also, compared to previous studies, cities still have not developed reliable methods to collect information on vacant and abandoned land in spite of availability and development of advanced technology like GIS and computerization of land records. Informal methods such as notification from neighbors or tax delinquency status are often the only ways the city government is aware of vacant and abandoned lands.

There have been a number of literatures discuss on the issue of vacant land. The terms are included under-utilized land, urban void, urban wastelands, abandoned property, remnant parcel, derelict zone, dead space, or even new definitions in some books like TOAD , in rem foreclosure property, 'terra incognita' , and a similar meaning like 'lost space ' those are usually negatively identified as the problems of city beautification, deteriorated environment, poor visual quality, undesirable and untidy condition, the cause of violation and public safety problems, and even produce more severe negative effects to environment like 'Brownfield'. In common, this type of land has been recognized as a significant barrier to the revitalization of central cities and it is one of the most visible and demoralizing signs of inner city decline (Accordino & Johnson 2000)¹³.

¹³ Accordino, J. and G. T. Johnson (2000). "Addressing the Vacant and Abandoned Property Problem." *Journal of Urban Affairs* 22(3): 301-315.

3. Reasons for Vacant Lands or Abandonment of Property

Land although a precious and often a high-priced resource in the urban scape, has often been neglected by their rightful owners due to variety of reasons. The reasons can be traditional, social, and cultural but in most cases can be traced to economic causes of land demand and supply, models of neighborhood change, and changing preferences of residents.

Main reasons for vacant land are:-

1. Land speculation
2. Lack of access roads
3. Lack of services (electricity, water, drainage etc.)
4. Land ownership dispute
5. Lack of capital
6. Land of low quality
7. Other reasons

4. The Condition of Vacant Land

Definition and Image of Vacant Land vary, as discussed above. But what about vacant land condition? Do cities throughout the country have the same kind of vacant land, or are the conditions highly variable.

In most cities, parcels of vacant land are relatively small in size. Two other conditions are prevalent as well: vacant land tends to occur in odd-shaped parcels and in the view of officials to be found in the wrong location.

Vacant land conditions

1. Vacant parcels not large enough
2. Odd shaped parcels of vacant land
3. Vacant land in “wrong “location
4. Other Conditions*
5. Vacant land in undersupply
6. Parcels which have been vacant too long
7. Vacant land in oversupply

*other conditions include land that is vacant due to real Estate speculation, perceived (real) contamination , steep slopes, infrastructure problems, or wetlands.

5. Types of Vacant Lands

1. Corner Lots

This vacant lot type consists of one or several adjacent vacant properties at the corner of a block. Corner lots are bounded on two sides by adjacent buildings and on the other two sides by street and sidewalk. Corner lots are highly visible due to their location. The larger these lots are, the greater their impact on the adjacent blocks. Since a corner lot occupies the intersection of two blocks, it may seem to belong to both blocks or to neither block. Corner lots are also exposed to traffic and passersby from outside the immediate neighborhood and are more likely to experience dumping and vandalism than small lots within residential blocks.

The size and shape of a corner lot depends upon the type of block in which it occurs. In blocks of row houses, a single corner lot will be long and narrow, bounded on two sides by the windowless, two-story or three-story building walls of the adjacent houses. Corner lots on blocks with detached houses are likely to be larger and are overlooked by the windows of the adjacent houses.

Because of its visibility and its location at the entrance to two blocks, the character of the vacant corner lot exerts a great influence on a person's impression of the block and neighborhood. When a corner lot is filled with rubble and debris it gives the adjacent blocks a feeling of decay; when a corner lot is used and maintained, however, it gives the neighborhood a sense of vitality.

A vacant corner has the potential to serve as a gateway to the block or to become a meeting place for residents from surrounding blocks. On blocks of row houses with stoops, porches, or tiny yards, a vacant corner lot provides an opportunity for adjacent blocks to develop additional open space. This will be particularly important if there is no nearby playground or park. If the corner lot is small, a single person or a few neighbors can clean and clear the lot. A limited investment can make an enormous difference to the appearance of the adjacent blocks. Corner lots require a fence to protect improvements from the casual vandalism of passersby. Usually, a simple, low fence is sufficient to prevent such acts, as it serves as a sign that the lot belongs to someone. On large corner lots, a fence may constitute a considerable part of the cost of improvements.

Potential future uses for which this vacant corners are appropriate are: *new buildings, private garden, community garden, meeting place, play lot, outdoor market, parking lot, and orchard.*

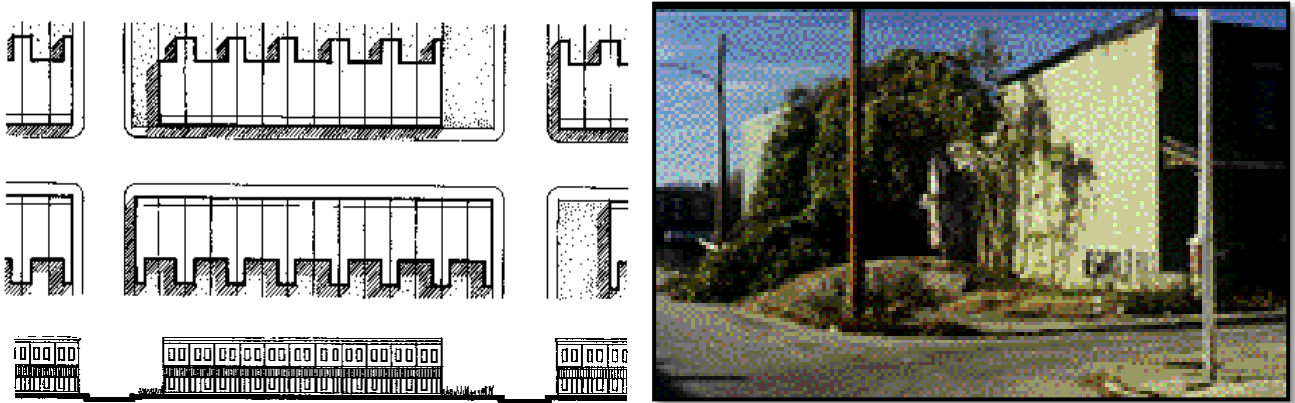


Fig 2.1. Picture and Plan showing Corner Lots Vacant Land

2. Missing Teeth

A "missing tooth," is a vacant lot or a group of adjacent lots within a block that creates a gap between houses. Missing teeth are particularly noticeable in blocks of row houses and among rows of stores, where even one missing building creates a noticeable break in the block.

The size and shape of missing teeth depends upon the type of block in which they occur. In blocks of row houses, a single vacant lot will be long and narrow, bounded on both sides by windowless two-story or three-story building walls of the adjacent houses. The height and proximity of adjacent buildings, the width of the street and the orientation of the lot all determine how sunny the lot is and whether it feels open or enclosed.

The relatively intimate, enclosed scale of the missing tooth provides both opportunities and limitations for improvements. On the one hand, relatively little effort is required to clean and clear the lot. One person, or a few neighbors, can easily accomplish this. The small size of the lot means that a limited investment in trees and flowers or grass can make an enormous difference to the appearance of the street. Potential future uses for the missing tooth type vacant lot are: *new building, private garden, community garden, meeting place, play lot, outdoor workshop, parking lot, and woodland.*

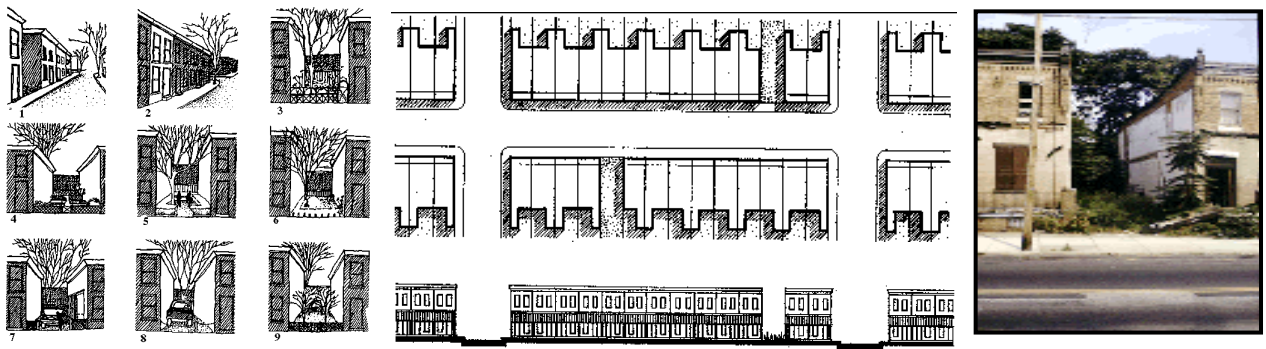


Fig 2.2. Picture and Plan showing Missing Tooth Vacant Land

3. Connectors

A Connector is vacant land that makes a new connection between streets or blocks. Connectors may consist of a single lot, several lots, or an abandoned alley which create a connection between two streets in the middle of a block.

The character of a vacant connector depends upon the types of blocks it connects. Connectors that link blocks of row houses or rows of stores may be long and narrow, bordered only by the blank walls of adjacent buildings. Vacant land that connects blocks of detached houses or large, commercial buildings is wider and more open. Wide connectors, for example, receive sunlight throughout the year, but narrow connectors may only have occasional sunny spots.

A connection between two or more blocks creates both opportunities and limitations for improvements. A connector can be a shortcut, meeting place, or play lot for two or more blocks. Such new uses may be particularly welcomed in dense neighborhoods with busy streets and no park or playground nearby. If the connector links several blocks, a new walkway may be created through the blocks. In any case, people from each of the connected blocks should be involved in planning the improvements. Getting people who may not know each other to cooperate in cleaning, maintaining, and monitoring a shared space may be difficult, particularly in the beginning.

Potential future uses for vacant connectors are: *community gardens, meeting place, play lot, path5, parking lot, orchard, and woodland.*

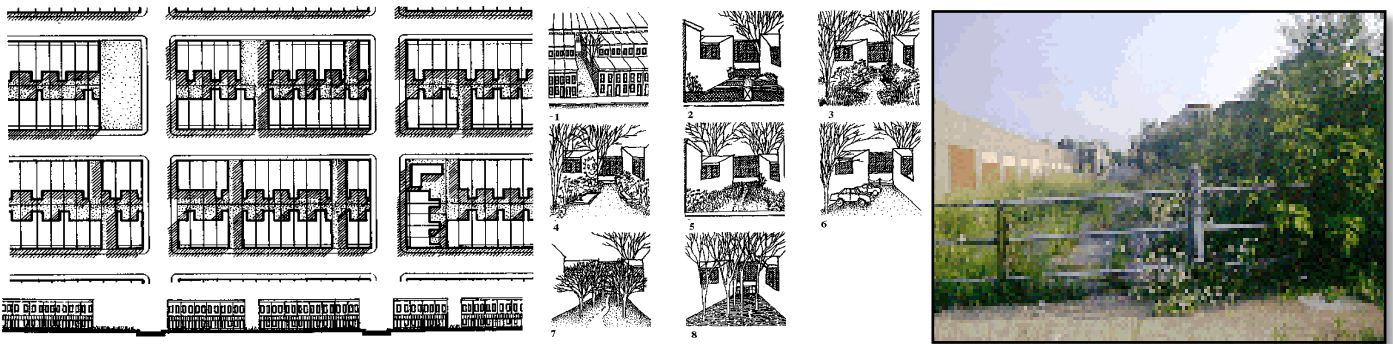


Fig 2.3. Picture and Plan showing Connectors Vacant Land

4. Swiss Cheese

This type of vacant land occurs when there are nearly as many or even more vacant lots on a block as there are buildings. Individually, the vacant lots may consist of missing teeth, corner lots, connectors, and vacant blocks. Taken together, however, they form the Swiss cheese pattern of vacant land. Because of the large number of vacant lots, this condition is quite visible within the surrounding neighborhood and often affects several adjacent blocks.

The relatively large scale of this vacant land pattern provides both opportunities and limitations for improvement. Because the Swiss cheese pattern consists of vacant lots of different sizes, shapes, and character, many different uses can be accommodated. Reclamation of these lots may occur gradually, over the years, the result of actions by many different people, both as individuals and in small groups. More rapid reclamation over a short period of time will have a large impact on the surrounding neighborhood, but requires more organization and the participation of a community development corporation, public agency, or non-profit institution.

Potential future uses for this type of vacant land are: *new buildings, private gardens, community gardens, meeting places, paths, play lots, outdoor workshops, outdoor markets, parking lots, orchards, meadow, and woodland.*

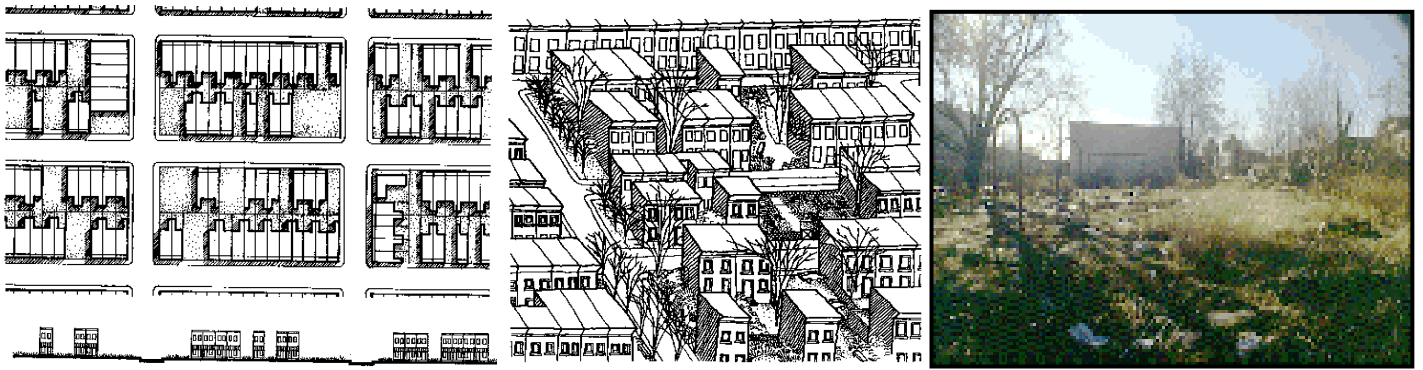


Fig 2.4. Picture and Plan showing Swiss Cheese Vacant Land

5. Vacant Blocks

This type of vacant land occurs when an entire city block or an area of an acre or more is vacant. Vacant blocks may consist of a single property or many, adjacent properties. A vacant block often becomes a dump for trash and construction debris. A vacant block is highly visible and exerts an enormous impact on the surrounding blocks, especially if filled with rubble and trash. Because vacant blocks are usually bounded on at least two sides by streets and faced on at least two sides by houses or businesses, they may seem to belong to more than one block or to none.

The character of a vacant block depends greatly upon the neighborhood that surrounds it. Overlooked by blocks of row houses with porches or tiny front yards, a vacant block appears large and disruptive within an otherwise densely developed neighborhood. Surrounded by industry or warehouses, however, a vacant block may seem smaller and less noticeable. Different uses are appropriate for these two contrasting contexts.

Vacant block is one of the few vacant land types that is appropriate for large-scale recreation, housing, or commercial development. Such improvements can turn a vacant block into a new focus for a neighborhood. It may not be possible for a few individuals or even a block group to develop and maintain the entire block, and the assistance of a public agency, community development corporation, non-profit institution, or private developer may be required to transform the vacant block, and to help acquire the land and arrange appropriate ownership.

Since most vacant blocks are faced by houses or businesses on at least two sides, any plans for new uses should include residents of these adjacent blocks. It is also important to respect the order and scale of buildings on adjacent blocks when planning new buildings.

Potential future uses for a vacant block are: *playfield, parking lot, new buildings, private gardens, Playground, meeting place, orchard, and community garden.*

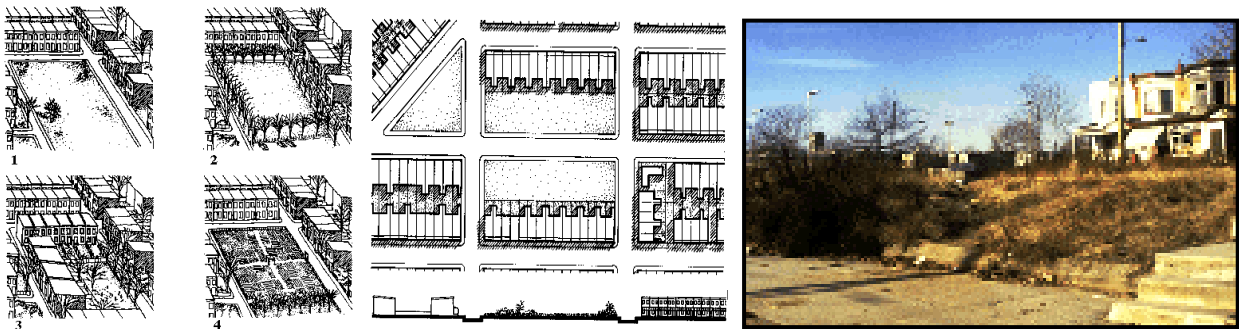


Fig 2.5. Picture and Plan showing Vacant Block Land

6. Multiple Contiguous Blocks

Multiple, contiguous vacant blocks form a large pattern of completely and partially vacant blocks that creates big holes in urban neighborhoods. It is distinguished from the swiss-cheese pattern by the large size of the vacancies. Where the swiss-cheese pattern may include missing teeth, vacant corners, and small connectors, as well as an occasional block, this pattern includes vacant blocks of an acre or more. Bounded on many sides by streets, this land is open and unprotected and often becomes a dump for trash and construction debris. This vacant land pattern is highly visible due to its size. Its impact is great; it is felt not only on the adjacent blocks, but also extends into adjacent neighborhoods

The edges of the vacant blocks are often ill-defined with neglected, broken sidewalks and streets. Contiguous vacant blocks create a desolate landscape, one difficult to revive through the efforts of neighborhood residents without the aid of city and regional interests.

Multiple, contiguous, vacant blocks are a great opportunity, for their redevelopment, whether for large-scale recreation, housing, or commercial uses, has the potential to transform the surrounding neighborhood. Because contiguous vacant blocks comprise such a large amount of land, probably under multiple ownership, redevelopment will almost certainly require the participation of public agencies, institutions, and perhaps private developers.

Potential future uses for this type of vacant land include a combination of: *new buildings, community gardens, meeting places, play lots, playfields, parking lots, outdoor markets, paths, orchards, meadows, groves, and flood control.*

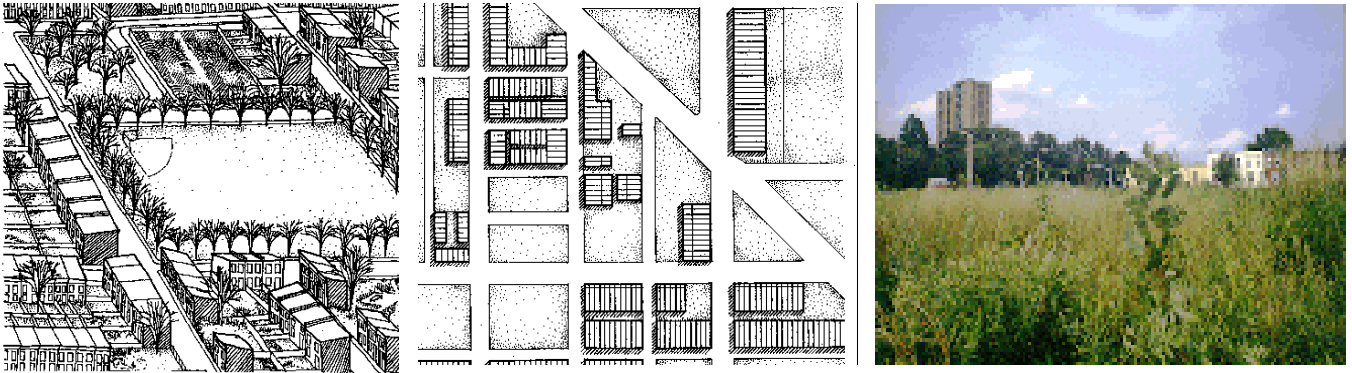


Fig 2.6. Picture and Plan showing Multiple Contiguous Block Vacant Land

The above listed types of vacant lands are in **Micro Level** when we come to the **Macro Level** vacant and abandoned lands are defined broadly and identified as below according to (Northam 1971)¹⁴ they are:

1. **Remnant parcels** that are typically small in size, often irregular in shape, and that have not been developed in the past;
2. **Parcels with physical limitations**, such as steep slope or flood hazard, and thus unbuildable;
3. **Corporate reserve parcels** held for future expansion or relocation;
4. **Parcels held for speculation**, frequently found in transitional areas; and
5. **Institutional reserve parcels** set aside by public or quasi-public entities for future development, given need and funding.

Land with physical limitation and some of the remnant parcels are likely to remain un-built into the future, thus constituting a supply of permanently vacant land. For the other types, vacancy is intended to be a temporary condition, although the “temporary” nonuse may continue for decades. The above mentioned types of macro vacant lands will be seen in detail in the coming chapter.

¹⁴ Sited by Bowman, A. O. M. and M. A. Pagano (2004). "**Terra Incognita: Vacant Land and Urban Strategies.**"

6. Neighborhood Change

The study of neighborhood change for interventionist policy purposes is often subdivided into three linearly distinct objectives Which Are

- ✦ How neighborhoods are changing,
- ✦ What causes neighborhoods to change, and
- ✦ What are the effects of those neighborhood changes (Lupton 2004).

Although neighborhood change is perceived to be gradual and due to various factors, the consequences some of them unintended are often more common. Traditionally, the most important model of neighborhood change has been the Invasion-Succession model developed first by the Chicago School and the Life Cycle model of (Hoover and Vernon 1959). The Invasion-Succession model reflected on the change in land use and dominant activities in the neighborhood and change in local population composition is considered as the major mechanism through which other aspects of the neighborhood change. Competition for housing between the locals and the newcomers ensue as nature of economies and employment patterns change leading to conflict that is only resolved when one of the two groups withdraws. The invasion-succession model is least likely to result in vacant or abandoned lands since stakeholders compete for scarce resources i.e. land and changing demographics often based on income and professionalization lead to neighborhood change. Land and property gets recycled and depending on the incoming residents and changing usage, the value either increases or decreases based on the status of neighborhood change. On the other hand, the Neighborhood Life Cycle model by (Hoover and Vernon 1959) focus on the life-cycle changes those certain areas within a city undergo. The changes are: development, transition, downgrading, thinning out, and renewal. Although not all neighborhoods go through all stages in succession, the basic premise is based on following the neighborhood evolution by observing the change in several components of the neighborhood that include social status, racial and age composition of the population, quality and condition of housing, and intensity of land and dwelling use. Various factors like rates of growth of new housing and population or modifying neighborhood amenities influence the shift from one stage of the life-cycle to another. Also, not all neighborhoods go through all stages but rather pause at some intermediate stage. In our current context, neighborhoods that downgrade and eventually thin out may result in higher incidences of vacant and abandoned lands as people move out of neighborhoods without other incoming residents replacing them. Additionally, the racial models that incorporate elements of the neighborhood life cycle model imply the

collusion of monied land interests and financial institutions which selectively deny mortgage credit, also known as redlining, to households located in poor inner-city neighborhoods (Metzger 2000). Smith and Lefavre (1984) attributes the neighborhood change to deliberate actions by a coalition of monied land interests that operate through inter organizational linkages to restrict development and benefits of revitalization to certain parts of the city. These theories argue that withholding mortgage credit from neighborhoods located in the urban areas of U.S. cities put paid to the chances of physical maintenance and social upliftment of primarily African-American households and communities that were disproportionately located in such regions. The invariable form of neighborhood development through this perspective is through movement of capital that is manipulated by certain sections of business and political interests that have acted through interventionist measures like the Civil Rights Discrimination Act, Fair Housing Act and the reduction in exclusionary practices like redlining. Theories of neighborhood change based on the racial implications and dominance of capital movement within the region directed the financial resources away from distressed neighborhoods leading to lack of financial wherewithal to maintain rapidly-dilapidating properties. The final stage of neighborhood life-cycle entail renewal or revival of housing stock but such a move is based on the resurgence of demand in those neighborhoods that would direct revenue either through government subsidies or through property sales in the free market. Lack of market demand for such properties in distressed neighborhood only serves to compound problems of abandonment causing problems of vacancy. Higher the number of vacant properties within an already-disadvantaged neighborhood only seeks to reinforce the negative perceptions of the community leading to higher rate of abandonment thus causing a self-feeding cycle of dilapidation of neighborhoods. Whether such redirection of financial resources are based on racial grounds, unjust government policies, or merely a reflection of population and income changes in the neighborhoods continues to be debated in the literature.

7. Contaminated Lands

One of the primary reasons for abandonment is contamination. Historically, cities were built around employment centers and the traditional mode of employment was in industrial and manufacturing units located in the inner core of the urban settlement. The working class often lived close to the industries since transportation wasn't sufficiently developed. However, as economies changes and became gradually globalized, industries moved away

from the inner cities as the nature of the economic base moved from manufacturing to service-oriented industry. Subsequently, the inner city has suffered due to changes in the economy and job loss as industries moved out of the cities, leaving behind their contaminated sites. These Brownfield's - abandoned properties with suspected or real contamination due to previous industrial use – account for a large proportion of vacant land in inner cities and have had a detrimental effect on the health of the neighborhood – economically and physically. Change in industrial, transportation, and manufacturing technology and the subsequent shift in economy from manufacturing to service-oriented industries exacerbated the growth of Brownfield sites. The Environmental Protection Agency defines Brownfield's as “abandoned, idled, or underused industrial and commercial facilities or properties, expansion or redevelopment is complicated by real or perceived contamination” (US EPA, 1995). There are estimated 60,000- 100,000 such sites all over the country although varying in size and level of contamination. Contamination of land, along with suburbanization and deindustrialization is cited as one of the primary cause of vacant urban land in the past decade (Bowman and Pagano 2000). Four factors led to the growing emergence of brownfields in American city, namely

1. Land-use decisions,
2. Racial-economic discrimination,
3. Suburban sprawl, and
4. Global capitalism (Ellis, Mason Jr et al. 2002)

Which are similarly to the causes for other types of vacant and abandoned lands?

Lack of environmental standards and awareness prior to the legislation passed in the 70s has adversely affected the quality of not only the contaminated sites but also their proximate neighborhood through consequential effects on health, property prices, and social effects of property dereliction and abandonment. These contaminated sites now located in mostly low-income and minority neighborhoods due to suburbanization, also receive little or no attention regards cleanup and decontamination measures due to pervasive discrimination (Bullard 2000). Cleanup decisions of such contaminated sites are often made on voter awareness of environmental degradation and subsequent membership in environmental cleanup organizations as opposed to economic or social benefits that would accrue to the neighborhood. Due to the location of such sites in disadvantaged neighborhoods, the chances of the resident community rallying around for cleanup of such property is relatively low due to low level of social networking and community cohesiveness. Also, developers, industry,

and other service industry interests have followed the middle-income and higher-income ‘flight to the suburbs’ thus rendering inner-city areas abandoned, derelict, and underutilized due to fears of contamination and ensuing liability for remediation. This caused heavy concentration of brown field sites within a specific area of a city, notably closer to the less-empowered population i.e. minorities and low-income population of a region. Thus land contamination compounded by the reluctance of private developers and local government to cleanup such properties has greatly exacerbated property abandonment in primarily inner-city neighborhoods. Although the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA/Superfund) of 1980 in turn made remediation of such properties more difficult by imposing restrictive liability standards, more recent efforts by the government like Risk-Based Corrective Action (RBCA), amendment policies to CERCLA like Small Business Liability Relief and Brownfield’s Revitalization Act (2002), EPA’s Pilot Brownfield Program, and state Voluntary Cleanup Program (VCP) have made vacant and abandoned Brownfield development economically feasible and development-friendly to a certain extent. But such development is still largely guided by the market mechanisms and is possible only in neighborhoods that are experiencing greater consumer demand due to gentrification.

8. Market Mechanisms and Demographic Change

In the literature, urban residential location theory is based on the rational behavior of consumers who indulge in utility-maximizing behavior based on

1. Location-specific amenities,
2. Transportation choices,
3. Availability of land and
4. Housing choices.

These choices are often made in conjunction with a self-imposed budget constraint by individual households. Through a macro perspective, the Alonso-Muth model of urban growth reveals that households tradeoff consumption of land and accessibility. In a perfectly competitive market, households indulge in ‘bid-rent’ behavior for available properties at alternative distances to achieve a perceived level of utility. However in the face of declining transportation costs and up gradation of highway infrastructure, the suburbanization of

America was hastened by relatively inexpensive land in the suburbs thus leading to mass exodus of population from the inner core of the city toward the periphery.

As the housing market expanded, lands in the inner city neighborhoods not only competed with properties in the immediate proximity but also with those that were located in the distant suburbs within the context of the larger housing market. Land being an immovable asset and bounded by its location, consumers in a free market not only make housing decisions based on the quality and location of the dwelling but also consider the package of environmental and government services which often have little to do with the dwelling as such.

As mentioned before, the residential location literature highlights

1. The importance of quality of natural environmental amenities,
2. Levels of population and density,
3. Nature of demographics in the neighborhood,
4. Quality of schools, level of social and government services,
5. Public safety and
6. Often the suburban neighborhoods offer greater choice and quality in these factors apart from the relative better quality of the dwelling itself.

Economic success has led more people to move up in their choice of residential location and suburban locations are often seen as favorable to familial households due to varied and higher quality choices in school and social & environmental services. This increased mobility in households toward the suburbs has led to abandonment of properties in inner city neighborhoods. Residents that can afford to move out do so leaving behind residents who are restricted by income, lack of private transportation or even real or perceived discrimination based on race and ethnicity resulting in neighborhoods where increasingly people are moving out without being replaced leading to large amount of vacant properties.

Excluding cities of high densities like New York, Boston, Chicago, San Francisco, the ethos of “moving up” in regards to housing choice has often directed homeowners away from the central city that causes increased green field development on the periphery of the city. As (Bier 2001) elaborates, this leads to a reduced choice for households that would prefer to stay in the central city but cannot do so due to lack of decent-quality housing or availability of higher-quality social services that are now increasingly available only in select neighborhoods located on the periphery of the city. This results in “filtering down” of inner city properties in lieu of suburban lands that are continuing to rise in property value thus making them also a worthwhile real estate investment as opposed to central city properties

that are declining in value due to decreased demand. Due to decreasing demand and falling prices, landlords of these properties have little incentive in providing for maintenance. As these structures continue to age and decline in quality, they filter down to lower-income occupants who in due course of time upgrade to housing units within central cities that had been the preserve of middle income household leaving the ones that no one is willing to purchase or rent to abandonment (Bier 2001).

On the flip side, overestimating housing demand by developers in the market can cause adverse effects in terms of vacant and abandoned properties. As (Bier 2001) elaborates, disconnect between increase in households within a metropolitan area and the addition of new housing leads not only to vacancy problems but also abandonment of the worst properties that only serves to exacerbate the ill-effects propagated by such properties. As observed in most growing cities in the United States, annual household construction exceeds household growth since home builders neither typically consult long-term trends in urban growth nor incorporate demographic projections but instead are more concerned in the short-term sales. However, the growth is also disproportionately skewed in favor of the suburbs while central cities continue to be plagued by abandonment although suburbs can experience similar decay if they are not properly maintained (Berry 1985).

Another reason for abandonment and vacancy is the rising incidence of foreclosures and although such behavior might be involuntary on part of the households and may affect neighborhoods irrespective of their locations, some of the blame can be attributed to the fluidity of financial markets and hasty behavior of lenders. The recent subprime mortgage crisis has been compounded in part by the eagerness of lenders to increase the spread of loans in the market without adequately assessing the risk of the households they are making the loans too.

Homeownership is promoted excessively even by the government as a measure of uplifting households from social ills and increasing economic opportunities but such promotion is not often backed by financial management that is necessary to make good from such large investments. Although the subprime mortgage crisis has seemingly affected all types of households, it has predictably affected minority and low-income households more disproportionately. Neighborhoods with minority populations of less than 10 per cent in 2000 saw an increase in foreclosures of 215 per cent, while neighborhoods with 90 per cent or greater minority populations experienced an increase of 544 per cent (Immergluck and Smith 2006). Similarly, foreclosures in low-income neighborhood typically located in the inner-city

are more likely to lead to abandonment and concentration of foreclosures within such neighborhood over a short period of time can lead to extended vacancies and eventually long term abandonment and dereliction of property.

9. Impact of Public Policy and Role of the Government

Apart from historical and economic reasons for abandonment of properties within urban neighborhoods, the role of the government has also been influential in altering the urban scape and redirecting people away from certain sections of the city while offering incentives to move to other parts of the region. The widely received perception of moving up and toward homeownership has been strongly encouraged by the government right from drafting the G.I. bill post-WWII to inception of the long-term mortgage offerings that made loans for new housing possible to larger sections of the population while reducing the risk for lenders through mortgage insurance. The revisions in capital gains tax notwithstanding, moving up toward newer and higher priced properties was strongly encouraged by tax exemptions that drove people to making higher-priced home purchases whether they wanted it or not (Bier 2001). The deductibility of mortgage interest leads homeowners to have as large mortgage as they can afford which in turn leads them to purchase larger and more expensive homes in order to maximize their deductions. This invariably leads consumers to purchase more expensive and larger homes in the suburbs and thus move away from the central city causing such properties to filter down to the lower income class of residents who may lack the financial resources to maintain their property or if they do not, it deters them from making investments to increase the financial viability of the property because the tax code favors purchasing property compared to upgrading existing property. Innovations and investment in transportation and telecommunications infrastructure had the unintentional but inevitable consequences of people choosing to live further from their place of work in central cities. Ease of transportation and choice of telecommuting made it possible to choose residential location not based on proximity to work but on other factors like availability of social and environmental resources and quality of schools. Greater emphasis on construction of interstates and expressways within the periphery by the government instead of reinvesting in the city's urban resources like remediation of land contamination, development of inner-city schools, maintenance of city parks, etc. led to the out migration of population that was mostly higher-income causing depression of land (residential) values within the city center.

Another cause for decline, dilapidation and eventually abandonment of city properties is the imposition of rent control that seeks to freeze property rents at a pre-determined rate which

are far lower than the market rate. Often in cities like New York and Mumbai, such rent controlled properties are occupied by tenants who refuse to vacate premises in fear of losing their occupancy and the only way the landlord can legally hope to evict them is to forgo the maintenance and upkeep of such properties. Such properties then slowly decline in quality and are generally occupied by low-income tenants who neither afford to move up to home ownership nor invest in the property's maintenance that they reside in. The tenants eventually move out only when evicted by force by the city on grounds of public safety or when the properties are in serious dilapidation. By that time, the properties lacking in maintenance are so degraded that they do not reflect the value of the potential rent they might be worth and have already caused the proximate neighborhood to decline due to physical decay. Laws regarding wills, probate titles, property inheritance, property descriptions, and surveys often have negative effects on property transfers especially within inner city low-income neighborhoods that eventually lead to owners dying without bequeathing the properties to their next of kin (Bright 1995). Although the properties may be in demand, they continue to remain unoccupied due to legal battles and thus result in long-term temporary vacancy. Also, in cases of higher property taxes disproportionate to the assessed market value of the market especially in suspect neighborhood lead the owner to forgo on payments and such outstanding property lines are allowed to accumulate until they reach or exceed the property's market value. Instead of opting to paying the back taxes, the owners often choose to cede ownership and let the property lie abandoned until the city forecloses on such properties. Local governments often untrained in the problems of mass foreclosures either due to pending property liens or outstanding mortgage payments are unable to formulate an effective short-term strategy for ameliorating problems caused by such vacant and abandoned properties. Dispersion of properties within several neighborhoods also may prove to be cumbersome in any effort to use land banking as a strategy to counter abandonment. The legality of foreclosures in addition to the social stigma compounds the problem of abandoned properties thus devaluing the proximate properties in the neighborhood leading the community at large to decline.

10. Negative Consequences of Abandoned Land

Vacant and abandoned land not only proves to be an aesthetic eyesore on the state of the neighborhood but also implies a social stigma on the health of the community. Properties that are neglected or abandoned imply declining interest in the willingness on part of the residents to invest in the neighborhood and are symptomatic of decreasing market demand. Burchell and Listokin (1981) describe the ill effects of abandonment thus: Abandonment is both a symptom and a disease – a symptom that indicates poverty, selected migration, employment loss, and usually a generalized decline of tax base and resulting municipal fisc; a disease that it becomes a causal mechanism, exercising a distinct feedback mechanism which accelerates and perpetuates urban decline. Thus, Burchell and Listokin's identification of abandonment as both a symptom and disease of urban blight is indicative of the broken windows problem. This problem first mentioned in Wilson and Kelling's (1982) seminal article in the *Atlantic Monthly* titled *Broken Windows* indicates that if broken windows in a neighborhood are left unrepaired then it might attract vandals who would break more windows and eventually upon finding it unoccupied might break into the property and occupy it illegally to pursue nefarious activities. Abandoned properties similarly impose a negative externality on the neighborhood by lowering the market value of the surrounding properties (Accordino and Johnson 2000). As market value of the neighborhoods decreases, the city might be prompted to raise its property taxes leading to possible abandonment and subsequent foreclosure. If the city fails to raise taxes, the reduced revenue in terms of property taxes causes the city to reduce essential services that further add to the decline in public improvements and maintenance of the neighborhoods. Greenber, Popper, et al. (1990) in a survey of 15 largest cities in the United States identify fire hazard, shelter for homeless, toxic waste, drug problems, and dumping of trash and rodent infestation as some of the problems that arise from abandoned properties. These problems on abandoned properties often act as magnets to crime. Vacant properties often signify physical and social disorder and undermine the ways in which communities maintain control. In the words of Jane Jacobs, in neighborhoods that have increasing number of vacant and abandoned properties, the "eyes on the street" are reduced to such an extent that any informal monitoring of the community is drastically reduced. Criminals often find such neighborhoods suitable for their illegal activities because the chances of getting caught are reduced. Skogan (1992) argues that abandoned buildings can not only harbor and imply social and physical decay but also provide refuge to trash, rats or other stray animals, squatters or even criminals. Such properties often serve as drug dens and used by predatory

criminals who may attack neighborhood residents. Theft from abandoned properties is also less likely to be reported and neighbors are not emotionally invested in the affairs of neglected properties.

11. Lessons derived from this Chapter

Vacant and abandoned properties constitute a serious and unresolved urban problem in today's cities. Although not always the cause of decline and dilapidation of the neighborhoods they are located in, they are often indicative of the nature and health of the community. Vacant properties are not only result of the normal workings of the housing market but also an unintended consequence of government and public policy that has long favored Greenfield development on the periphery of the city as opposed to reinvesting in the inner city neighborhoods. Although there has been a resurgence of interest in the revitalization of central cities, several problems such as land contamination, crime, social and physical decay has deterred interested consumers from tapping into the immense real estate potential of vacant and abandoned lands. Redevelopment of such properties will not only revitalize the social fabric of inner city neighborhoods but also provide much needed revenue to the city and pave the way for increased business activity in the region.

Vacant land is an elastic concept. It applies to an abandoned factory resting on toxic soil as well as to un-built land subject solely to the vagaries nature. All cities have vacant land, although the supply, kind, and conditions vary. In one city, vacant land may symbolize hope providing the opportunity for expansion and renewal. In its way, vacant land tells the story of the city. Vacant land then, offers a fresh perspective on cities and on where they are headed.

“Vacant and abandoned property is a symptom of central city decline that has now become a problem in its own right.”

John Accordino and Gary T. Johnson

Chapter 3- Contextual Background

1. Historical Development of Addis Ababa

Addis Ababa was founded in the year 1887 (Addis Ababa, 1987) by Empress Tayitu. Before Addis Ababa got the chance to be the seat of the government, there were many place contenders for the seat of the government which includes *Debeguy, Holet, Debre Birhan, Entoto and Menagesha* (Taggebe, 1976)¹⁵. Addis Ababa was selected due its unique qualities it has-The temperature is moderate and comfortable for living, it has hot springs different from the other contenders. Above all the provision of sufficient firewood that was important issue, at that time was available sufficiently in and around Addis Ababa.

After the empress built a residence in the place now called *Ghibi*, the nearby areas were given to different functions (Taggebe, 1976)¹⁶. This was how Addis Ababa came into being. Before Italian occupation the local landlords did most of the planning. At that time land was owned by not more than 20-30 rich high-ranking officials (Taggebe, 1976 pp. 65)¹⁷. These high-ranking officials settled in a strategic area like the palace, together with these high ranking officials, their servants and followers were also settled. Each warlord and high-ranking official created settlements (“sefers”) (ORAAMP, 1999). Next to these, there came the establishment of churches, which contributed further to the development of additional “sefers”. Rivers and gullies separate many of these “sefers”. These settlements brought fragmented development here and there; the road network came thereafter to connect these settlements. The current organic pattern of such a long spontaneous development process.

¹⁵ Sited By Dawit Solomon

¹⁶ Ibid, page 33

¹⁷ Ibid, page 33

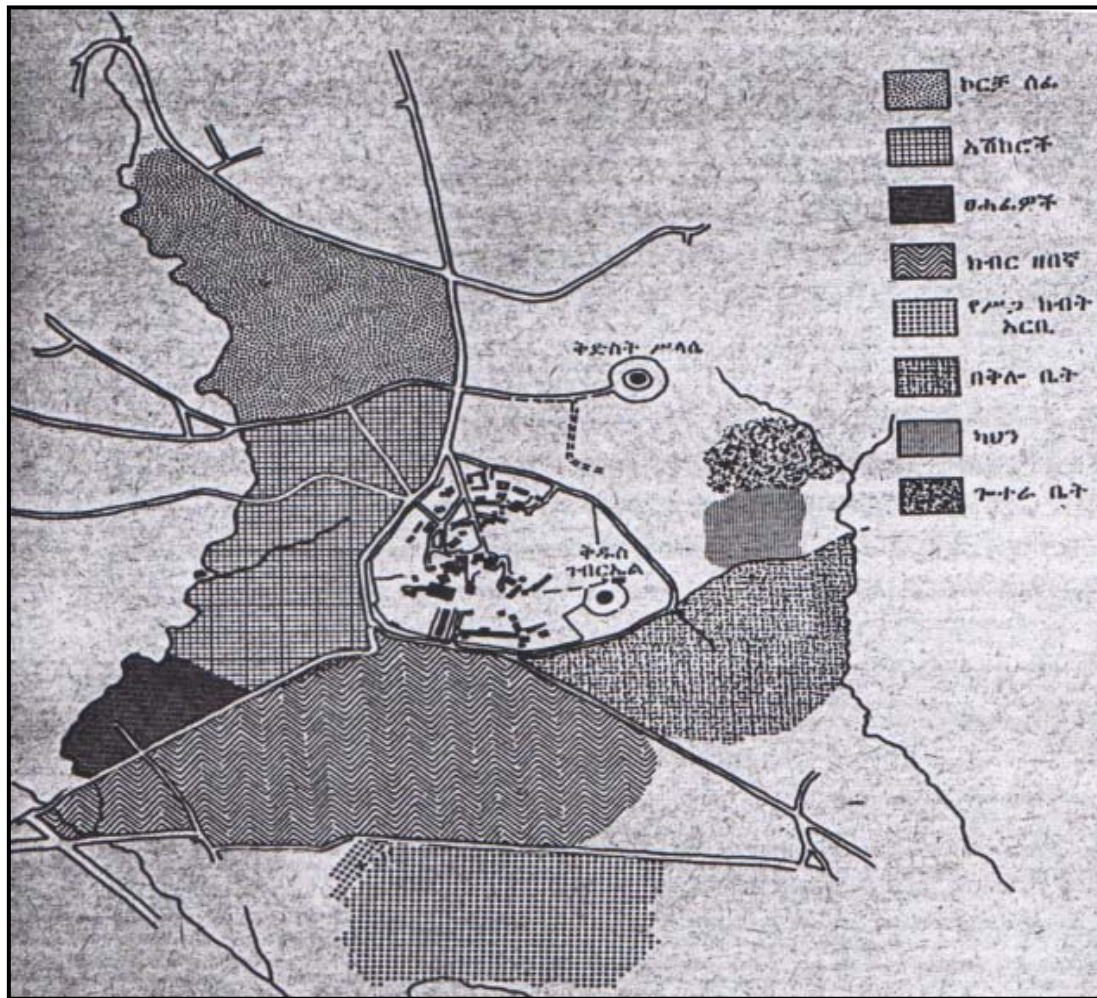


Fig 3.1 land use of Addis Ababa first settlement
 Source- Taggebe Beyene. Addis Ababa Tinager.1976

When we see the infrastructure development in Addis Ababa, the first piped water started in 1885 EC, in 1886 EC the first railroad transport opened between Addis Ababa and Djibouti. In 1911 the first school intake of 2000 students opened in the city. In 1909 electric supply for the city started. Up to 1941 EC, the population of Addis Ababa was not more than 300,000, and there were 10 hospitals, 22 schools, 16 government offices, 10 industries, 18 churches and 2 mosques (Taggebe B, 1976)

2. Later development of Addis Ababa

Even though, Tayitu's first plan (named after Empress *Taitu*, the wife of Emperor *Minilik II.*) (see figure 3.2) guided the early settlement, the Italian five year occupation of Addis Ababa was the most important benchmark for the development of Addis Ababa. Professional planning was done for Addis Ababa during the Italian occupation period. The Italian prepared a plan that shifted the city centre from Piassa to National theatre area and segregated the residential areas of the whites and local people (see figure 3.3)

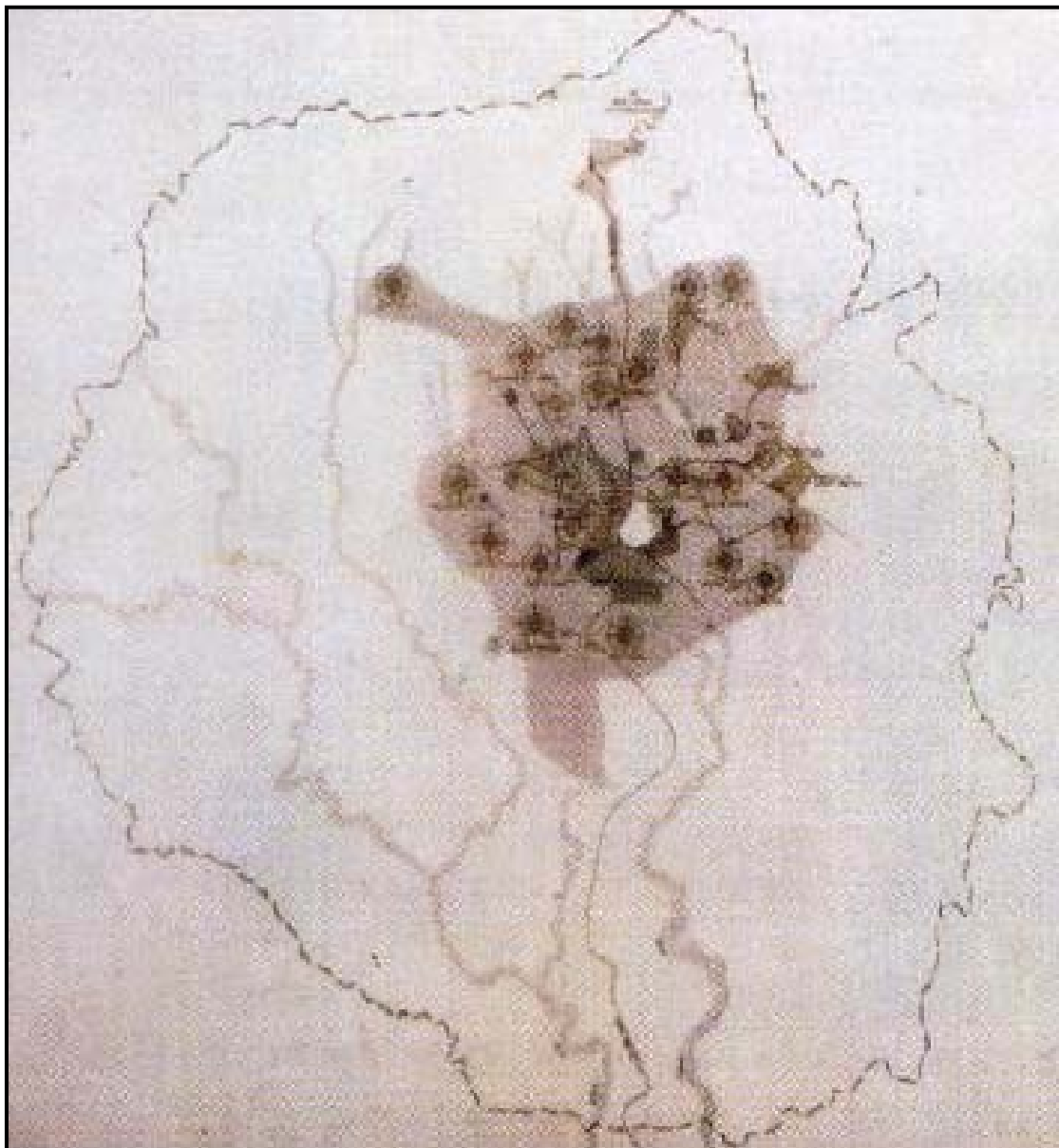


Fig 3.2 Queen Taitu's Land Use plan

Source: ORAMP

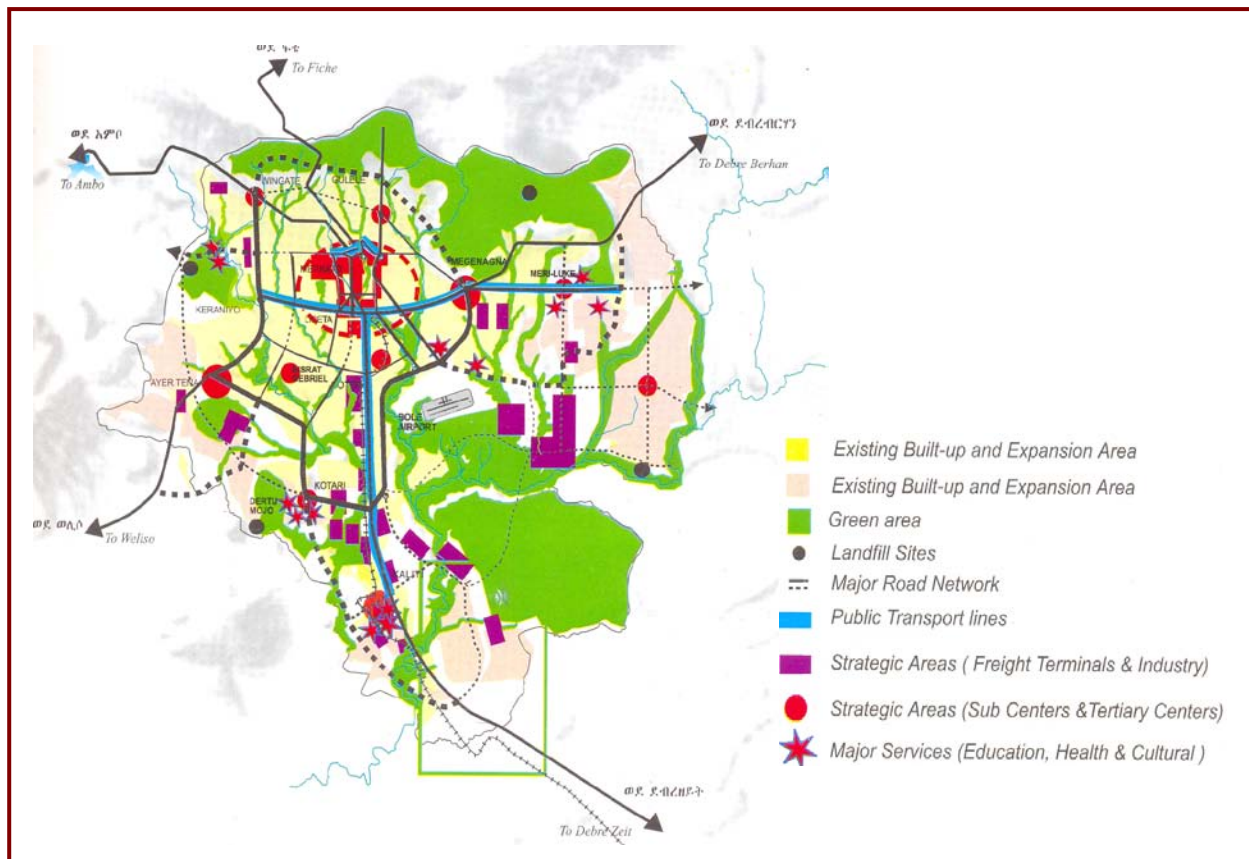


Fig 3.3 Newly Revised Structure Plan of Addis Ababa (2002) Source: ORAMP

The overall expansion of the city before 1975 depicts a compact form of land occupation except some fringe developments towards Entoto, Kolfe, Gotera, Mekanisa and Megenaga areas. Fragmented developments came along major outlets and around while the industries were established as satellite developments. These areas are: Akaki, Kaliti, Burayou, Nefas Silk, Mekanisa, and an area south of the old airport, in the surrounding of Alert and Kotobe (ORAAMP, 1999). After 1975 mainly, the consolidation of the former fragmented developments or in-fill type of expansion followed. The general character of the expansion during this period is consolidation of Akaki and Kaliti with the core city (elongation along Debrezeit Road) and resulted in planned expansions.

Expansion of the city, housing area development was highly facilitated by the 1986 plan of Addis Ababa (AAMPPO, 1987). The newly revised plan of Addis Ababa in 2002 has a number of proposals on different issues like, road network, urban green, markets and urban centers, industrial development, housing etc; however, its impact is yet to be seen in the future.

3. Trends of Development

The spatial development of Addis Ababa up to now is characterized by leapfrogging horizontal development. Many areas like Akaki, Kotebe etc., which were planned to be satellite towns for Addis Ababa, have become parts of the city. This disperses the focus of city government in infrastructure delivery and other related developments. Most of the housing development is low rise and consumes too much of land, and this is the main factor for horizontal expansion. Above all, the overstretched spatial developments in most cases are not backed by the necessary infrastructure layouts. Due to such a trend, the inner city areas are left for derelictions and as such no visible new developments are being carried out in the inner city. Due to the difficulty of redeveloping economically important areas, many developments are pushed aside of the main centre (ORAAMP, 1999) for the present.

The land use of Addis Ababa is characterized by having positive and negative effects on the city. Large-scale pollutant industries (Kotebe steel industry, Wingate Tannery, Edget and Kolfe oil factories) are located in residential areas. These industries are located upstream and thus pollute all these areas downstream. They also attract heavy traffic and result in noise pollution (ORAAMP, 1999). Military camps mainly (Sidist Kilo, Gerji, and 25th Mechanized Brigade) are located in residential areas. And since old settlements have irregular plot subdivisions, the land is being very inefficiently utilized. In general manufacturing and government establishments occupy large urban land areas thus the result is quiet inefficient land utilization. Hence this inefficient land utilization and prevalence of incompatible functions are the major land use character of the city land.

The other aspect examined on the land use organization of the city is the nature of its mixity. The mixity is in terms functional spatial organization and social organizations. The functional mixity is observed almost in all parts of the city, but the effect is very much clear in the city centre. The city centre is active round the clock. Furthermore, there is no visible segregation among the poor and the rich.

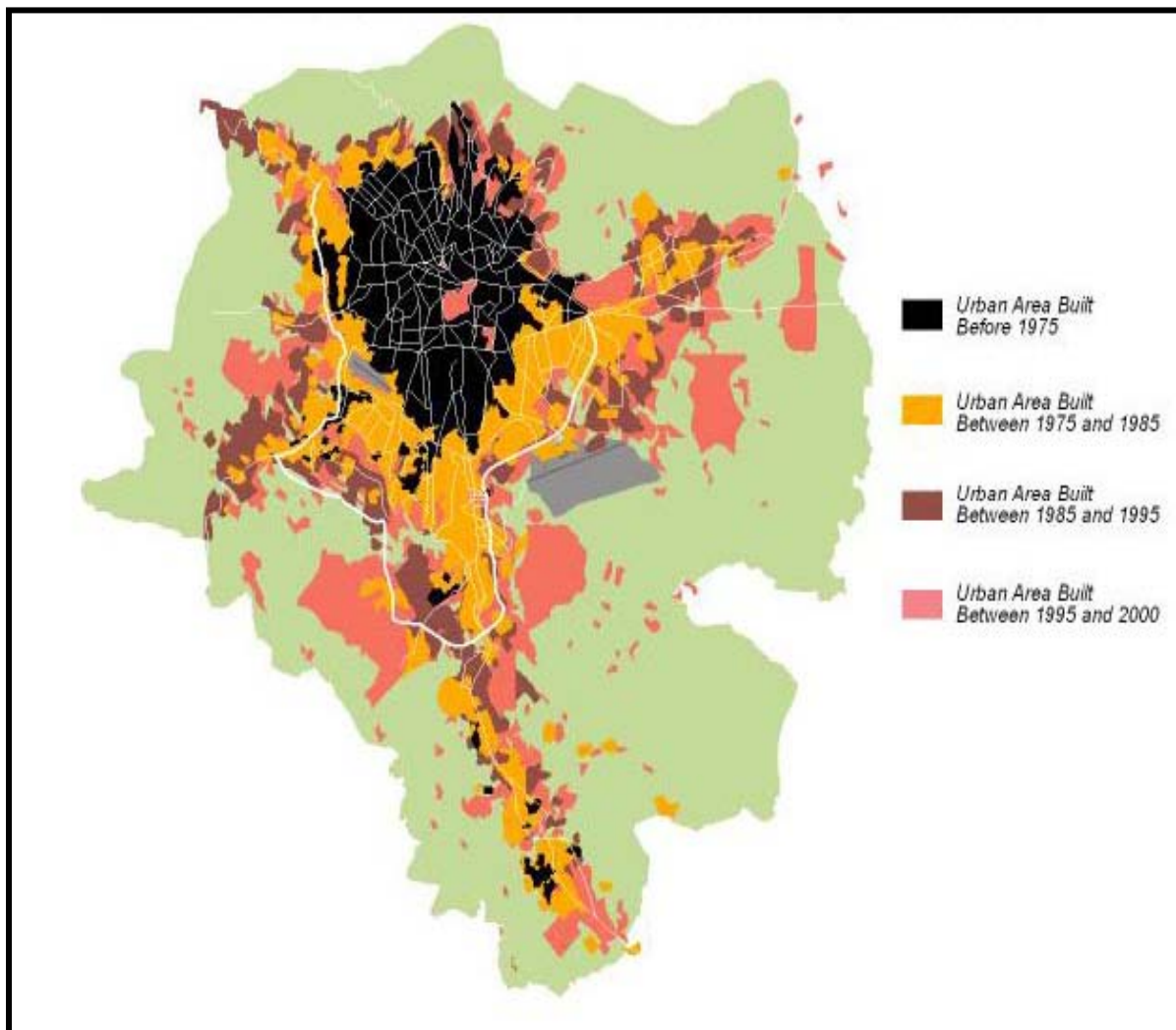


Fig 3.4 Growth trends of Addis Ababa between 1975 and 2000

Source: Revised Addis Ababa Master Plan Executive Summary.2001

4. Land Use Policy

Land-use policies have significant role in affecting the economical, social and environmental conditions. It also moulds the physical and use structure of a city development process of urban areas. Formulation of comprehensive Lands-use policy that describes not only broad Land-use policy intents but also an explanation of interrelationship of detailed policy area is very essential.¹⁸. In history of city planning there are two types of Land-use policies. These are the functional zoning policy and the mixed-use Land use policy. Urban land policies include urban renewal, public housing, and assessment and annex ion policy.

¹⁸ Sited by Eyob Enkossa page 15

Any urban development, be it physical, social or economic, is highly affected by the policy of the government towards land. The constitution of the Federal Democratic Republic of Ethiopia (FDRE), article forty clearly states that “the right to ownership of rural and urban land as well as natural resources exclusively belongs to the people of Ethiopia”. It means in our context land belongs to the government. Under this framework of ownership of land, both private and lease ownership of land is practiced.

In the case of Addis Ababa lease ownership of land is applied since 1993. Every allocation and purchase of land from the city government is done through lease system. But the private ownership of land that was already in place before 1993 is accepted as it is. In principle both the lease and private ownership of land are the same except the lease ownership has to be renewed after a certain period of time.

The lease period depends on the activity or service the land is required for. In the case of Addis Ababa the lease period for land is.

- Up to 99 years for housing;
- Up to 90 years for education, health, culture and sport;
- Up 60 years for industry;
- Up to 50 years for commerce;

A. Management of land owned by government: This is a process of making and implementing decisions on acquisition, holding, and disposition of land. Thus incorporates wide variety of activities, including: -

- ✚ Consolidating land for development
- ✚ Supplying land for private use;
- ✚ Supplying land for public use, and;
- ✚ Establishing strategic reserve

B. Performing Land related Governmental Functions applicable to both Private and Public Real Property such as:

- ✚ Provision of property rights (i.e. inventorying, documenting, recording or registering public and private real property);

- ✚ Fiscal functions (Administration of public revenues from real property, such as property taxation or other forms, such as lease payment); and,
- ✚ Regulatory function (land-use control, land development control, urban planning).

5. Land Development Process

The process of land development varies greatly, especially according to the level of public intervention and the political economy in which it is set, but generally it follows a predictable sequence. According to Philip Kivell¹⁹, 1993, it starts when urban/economic growth stimulates the need to develop land to a more intensive use; and, it is followed by an expression of interest by developers (sometimes including the state), the preparation of proposals and plans, possible changes in the ownership of the land, the securing of finance, physical preparation of the site and construction work and finally the occupation of the completed scheme, either by the developer or another owner. Urban design experts handle a host of tasks, encompassing feasibility studies to develop land.

6. Land size and population distribution of the city

The total area of the Addis Ababa City is 540 sq. KM./53701.04 Hectares. Out of this 18,174 sq. Kilometers is rural region, where the peasants dominate to dwell.

According to the data issued by the Central Statistics Authority in 2001/02, the total number of the population of the city was 2.646 million. Out of this while 98.8% live in the center of the City, the remaining of about 1.2% of the population are peasants, living around in the suburbs of the City. Annual population growth is 3.8%. Compared to gender combination 51.6% are females and 48.4% males. The population of the city is drawn from different nationals and nationalities of the country.

7. Zoning and Land Use

Land use and zoning are the basic variables in analyzing the situation of Vacant Lands. Eisner and Gallion (1993)²⁰ defined zoning as *“the legal regulation of the use of land. Land use is also budgeting of the land for the different uses in an urban setting. It*

¹⁹ Sited in Wubshet, 2002

²⁰ Eisner and Gallion 1993

also includes the provisions for the use of property and the limitation of the shape and bulk of buildings that occupy the land. The law in this respect comprises two parts: the ordinance in which the regulations are defined and the zoning map that delineates the districts in which the provisions of the ordinance apply”.

Zoning is a device of land use planning used by local governments in most developed countries²¹. The word is derived from the practice of designating permitted uses of land based on mapped zones which separate one set of land uses from another. Zoning may be use-based (regulating the uses to which land may be put), or it may regulate building height, lot coverage, and similar characteristics, or some combination of these. Similar urban planning methods have dictated the use of various areas for particular purposes in many cities from ancient times.

Theoretically, the primary purpose of zoning is to segregate uses that are thought to be incompatible. In practice, zoning is used to prevent new development from interfering with existing residents or businesses and to preserve the "character" of a community. Zoning is commonly controlled by local governments such as counties or municipalities, though the nature of the zoning regime may be determined or limited by state or national planning authorities or through enabling legislation

8. Types and Condition of Vacant Land in Ethiopia especially in Addis Ababa

When we consider Ethiopia especially our city Addis Ababa the understanding and definition of Vacant land varies from person to person and also institution to institution, and the master plan refers reserved land for future use as a vacant land, but as we see the ground reality about vacant land is not only reserved land.

In our city the most visible and available types of Vacant Lands are large chunks of land or on **Macro Level** which can be classified as:-

²¹ E.g., Lefcoe, George, "The Regulation of Superstores: The Legality of Zoning Ordinances Emerging from the Skirmishes between Wal-Mart and the United Food and Commercial Workers Union" (April 2005). USC Law, Legal Studies Research Paper No. 05-12; and USC Law and Economics Research Paper No. 05-12.

1. **Remnant parcels** that are typically small in size, often irregular in shape, and that have not been developed since remote past; They occur in areas platted and developed some time in the past and mostly because of small size and/or irregular shape, were not included in the developmental process and there would be serious question as to their marketability at present. Examples of remnant parcels are not as such visible but most of the time they are found along River side, between neighborhoods which are in different Kifle Ketemas.



Fig 3.5 A vacant land which is along a river around bole St. Michael Church. The land is not accessible because of the neighborhoods which bound it between them.

Source: Site Visit, 2009

2. **Parcels with physical limitations**, There are tracts as large as hundreds of hectare each, which remain vacant due to physical limitations on their development overly steep slope and flood hazard, are the major physical constraints on use of these parcels. Such land parcels might be considered as unbuildable in that they cannot accommodate usual forms of urban development. Unbuildable parcels tend to be far large in area.



*Fig 3.6 A plot Vacant to Long because of Ground Water level which is not suitable for our existing construction system, which needs Water sensitive Urban Design Principle to make it Livable and attractive location. Found along ring road in front of Riviera Hotel
Source: Site Visit, 2009*

3. **Corporate reserve parcels** these are parcels of land owned usually by locally represented business corporations such as utility companies. The objective in owning such vacant parcel is to provide space for expansion as it becomes needed or for relocation of the business enterprise. In a sense, this is a hedge against raising land costs, especially in core areas where space for business operations is especially desirable. Corporate reserve parcels are less numerous than are remnant parcels or unbuildable parcels, though generally they are of large size involving tens or hundreds hectare each and are more centrally located than other types.

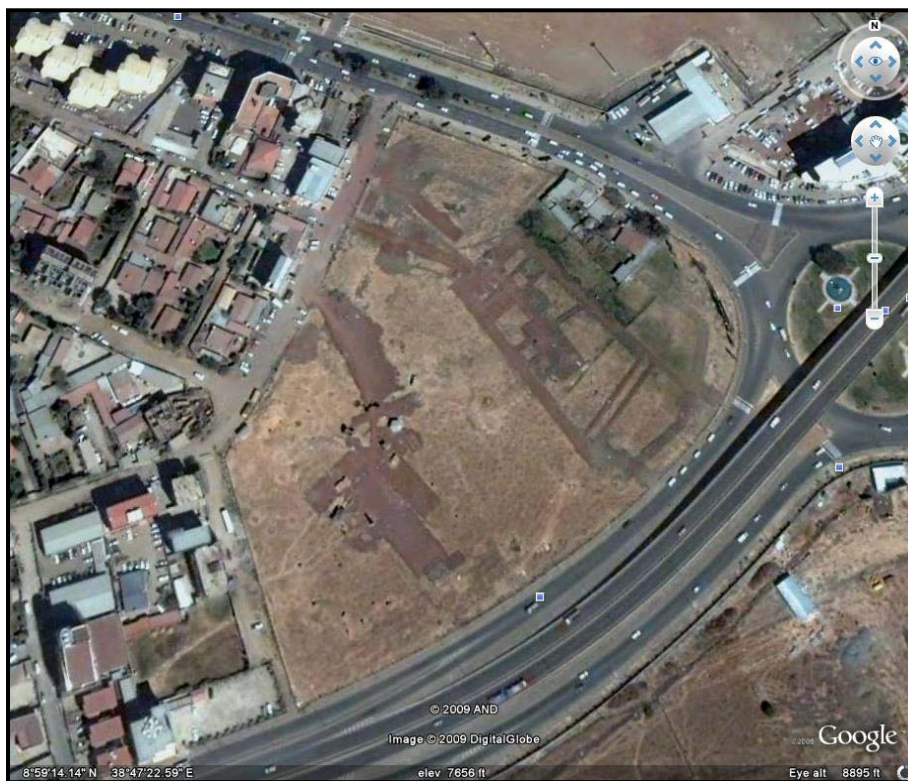


Fig 3.7 A plot Occupied by Ethiopian Air Lines for Future Hotel Design

Source: Google 2009 Digital Image



Fig 3.8 A plot occupied by Addis Park Development and management P.L.C (Millennium Hall) which is proposed for Convention Center on the LDP of Addis Ababa. Source: Google 2009 Digital Image



Fig 3.9 A plot occupied by ILCA (Old Name ILRI)
Source: Google 2009 Digital Image

4. **Parcels held for speculation**, frequently found in transitional areas; and they are parcels of land held in corporate ownership in estate or in single party owner.
5. **Institutional reserve parcels** set aside by public or quasi-public entities for future development, given need and funding.
6. **Purposely neglected properties within neighborhoods or Institutions**, frequently found in the center of the city and in many location they are large tract of land. These lands have a design proposal or future use plan but it is not implemented and the land sits idle. The reasons for the vacancy of the land in detail we will see it in the next part of the research.



Fig 3.10 A plot occupied by France (top) and British (UK) (Bottom) Embassy in Addis Ababa
Source: Google 2009 Digital

In general the type and occupation of Vacant Lands and their respective areas or plot size in Addis Ababa can be summarized in the following table 3.1 and Land Size of the Sub-Cities is summarized in table 3.2. From table 3.1 we can see that the majority of Vacant Land is occupied by different institution and if we take that figure and divide it to the average plot size 175m² we can have 31,508 Potential plots for expansion for residence or another function.

Land use	Plot (M ²)	Built up Area (M ²)	Location	Vacant Land (Left Over Land)	Potential for expansion for residence if the current plot allocation is taken. (175 M ²)
Embassy					
French Embassy	363,647	65,240	W 12 K 06	298,407	1,705
British Embassy	288,828	54,086	W 16 K 06	234,742	1,341
Russian Embassy	143,502	34,237	W 16 K 01	109,265	624
Italian Embassy	145,920	21,921	W 12 K 19	123,999	708
American Embassy	88,464	21,764	W 11 K 10	66,700	381
German Embassy	119,450	51,281	W 12 K 20	68,169	389
Government Institutions					
ILCA	346,320	65,876	W 12 K 20	280,444	1,602
AMCE	178,230	28,006	W 17 K 21	150,224	858
Valley Devt. Authority	70,296	13,660	W 17 K 29 & W 28 K 04	56,636	323
Standard and quality Authority	67,648	10,626	W 17 K 21	57,022	325
Tele (Wollo Sefer)	124,236	48,056	W 19 K 21	76,180	435
Tele (Akaki)	1,200,000	34,200		1,165,800	6,661
Educational Material Manufacturing	326,060	25,178	W 17 K 21 & W 28 K 04	300,882	1,719
Ministry of Mines	36,776	10,660	W 17 K 21	26,116	149
Military Camps					
Kolfe	1,093,532	120,002	W 24 K 09	973,530	5,563
Kotebe	886,000	38,752	W 28 K 02	847,248	4,841
Gofa *	810,776	130,932	W 20 K 52	679,844	3,884
Total	6,289,685	774,477		5,515,208	31,508

✚ Now days these plot is converted to condominium site which is one of the biggest condominium sites in Addis Ababa

Table 3.1 *Land Occupation by different stake holders in Addis Ababa.*
 Source: *Land use and City structure studies of Addis Ababa and the Metropolitan area executive summary report, 1999*

9. Administrative Structure of the city

Addis Ababa is a self –governing chartered city with its own City Council. The city is divided in to 10 sub-cities that included 99 *Kebeles* and 20 peasant associations as per the new administrative structure. Sub cities and the *Kebeles* have their own hierarchal administrative (AAIA, 2005).

Item No	Name of the Sub-city	Number of Kebeles	Area Coverage in Hectare
1.	Arada	10	1156.24
2.	Addis Ketema	9	898
3.	Lideta	9	1240
4.	Kirkos	11	1626.40
5.	Yeka	11	8230.40
6.	Bole	11	12093.40
7.	Akaki Kaliti	8	12613.40
8.	Nifas Silk Lafto	10	6059.40
9.	Kolfe Keraniyo	10	6510.40
10.	Gulele	10	3273.40
	General	99	53701.04

Table 3.2 Land Size of Sub-Cities in Addis Ababa

Source: Model research of selected sub-cities by the industry zone:

Industry project service, October 2003.

According to the Land Use and City structure studies of Addis Ababa and the metropolitan area executive summary report and sit visit the conditions and characteristics of Vacant, left over, under or over utilized Lands in Addis Ababa are:-

1. Vacant and left over for a longer time (More than 10 years),
2. Unattended,

3. Not formally Developed,
4. Irregular in Shape,
5. Usually used as waste disposal site, grazing land and sometime some crimes like theft occurs because the surrounding neighborhoods used the site as crossing from one point to another destination,
6. Are invaded and encroached by surrounding households as parking etc,
7. Some cases they are used as construction dump sites and,
8. Last but not list underutilized spaces which developments are usually located in major roads and prime lands, and exhibit low development ratio.



Fig 3.11 A plot occupied by a private developer and Government which is vacant for more than 10 years and which is used as Parking Construction Machineries around Mekanisa square Source: Site Visit, 2009.



Fig 3.12 A plot which is used as construction dump site along the ring road from Mekanisa Square to Lafto Square Source: Site Visit, 2009

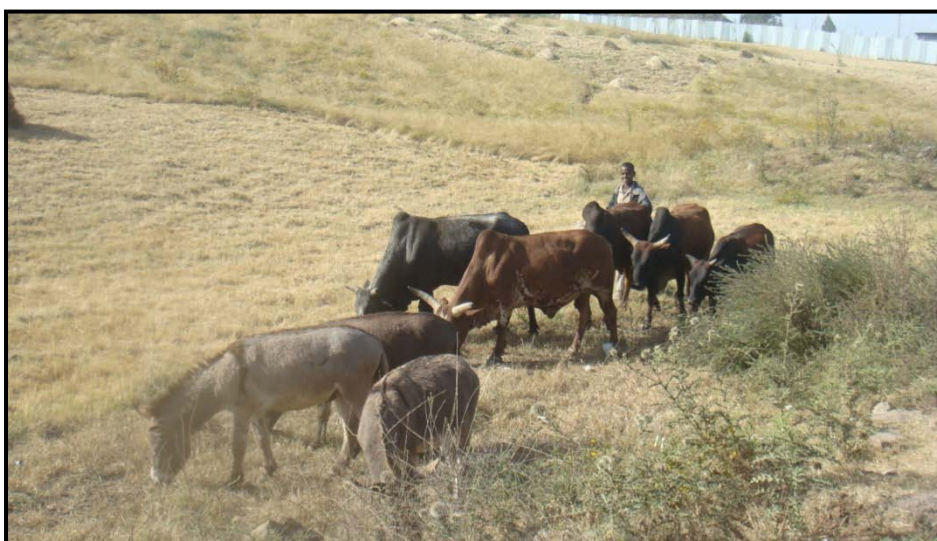


Fig 3.13 A plot which is used as grazing land along the ring road Kotari site Source: Site Visit, 2009.

9. Lesson Derived From this Chapter

The historical development of Addis Ababa starts from the year 1887 by emperor Taitu before Addis Ababa got the chance to be the seat of the government. There were many places contenders for the seat of the government. The Italian plan, though being the first, there were a number of plans prepared for Addis Ababa later that shaped some of its developments up to now. The trend of development of Addis Ababa up to now is characterized by leapfrogging horizontal development. As other cities the urban development, be it physical, social or economic, it is highly affected by the policy of the government towards land. The physical and spatial fabrics, the nature of economic setting of the inner city of Addis Ababa have certain typical features. The spatial fabrics are characterized by poor infrastructure and congestion of houses. The process of land development varies greatly, especially according to the level of public intervention and the political economy in which it is set, but generally it follows a predictable sequence. In Addis Ababa there are different kinds of Urban Vacant Land types which are in micro and Macro scale.

“The reuse of vacant land and abandoned structures can represent an opportunity for the economic growth and recovery of a diverse range of urban areas.”

Michael A. Pagano and Ann O’M. Bowman

Chapter 4 - Case Study

1. Research Methodology

No Comprehensive research (Survey) of Vacant Urban Land in Ethiopia especially in Addis Ababa is undertaken up to Know. In addition, no assessment of city policy tools designed to use or reuse Vacant Urban Land and abandoned structures had been attempted. Therefore, two major data collection efforts were undertaken for this paper.

The first was designed to fill the gaps in our knowledge about vacant urban land. A survey was administrated with the purpose of

1. Estimating and assessing the amount of vacant land along the case study area and also in Addis Ababa.
2. Identifying and measuring the kinds of vacant land related policies city government have in place. And
3. Analysing the casual factors related to vacant land and policies.

Specifically, the following sets of questions are addressed by the survey.

1. How much vacant land exists in Addis Ababa?
2. Is the amount of urban vacant land increasing or decreasing?
3. What are the causes for urban vacant land vacancies?
4. What is the ownership pattern for vacant lands?
5. What policies do the city government use to regulate or manage the existing stock of urban vacant land?
6. Are certain characteristics such as region, population change, or fiscal stress associated with the amount of vacant land or with city policies?

To find these answers for these questions, a questioner is given for city officials and Professional who were in the preparation of the Master Plan for Addis Ababa.

The survey is done in two ways in the first, a 3 page questioner (Reproduced as Figure A.1 in the appendix). To minimize the misunderstanding of Vacant Land, definition of Urban Vacant Land was printed on the questioner. In addition, requested the information from the city officials about:-

1. The causes of vacant land in Addis Ababa

2. Policies designed to regulate privately held vacant land (if there is policy)
3. Policies governing city-owned vacant land.

Although the questionnaire was structured, respondents were provided ample opportunity to explain their answers, as well as to offer cavities and clarification.

The second survey is done through fieldwork in the Research area and other areas and collecting information from the individuals who are willing to answer the questions. Also tried to separate the direct and indirect effects, as well as intended and unintended consequences.

According to Land Use and city Structure studies of Addis Ababa and the metropolitan Area Executive Summary report Characteristics and overall conditions of vacant, left over, Under or over utilized spaces are:-

- Unattended
- Not formally developed
- Irregular shaped
- Usually used as waste disposal site, grazing land
- Are invaded and encroached by surrounding households and
- In some cases they are used as construction dump sites

Development indicators for effective demand of various stakeholders. The following are some of the attractions for future investment activates at the periphery areas and at the city core.

- Available vacant and suitable land area for investment in the expansion areas.
- Availability of potential areas for recreation and forestry development.
- Existence of low quality, dilapidated areas at the city especially along the major corridors that have adequate infrastructure provision and thus potential of being redeveloped if the policy is improved.

2. Background and Location of Study area

Spatially the research area is found in the section of ring road that stretches from Megenaga Square to Bole Square. In addition, is bounded by the two nodal points Bole square and Megenaga square which at present lies at the edge of the city which will be not true in near future because of the fast growing of urbanization and the East – West development. The study area partially covers parts of Kebeles 07, 12 and 22 of wereda 16, Kebeles 21 and 24 of wereda 17, and kebeles 03, 05 and 10. And has a length of 5.1km.

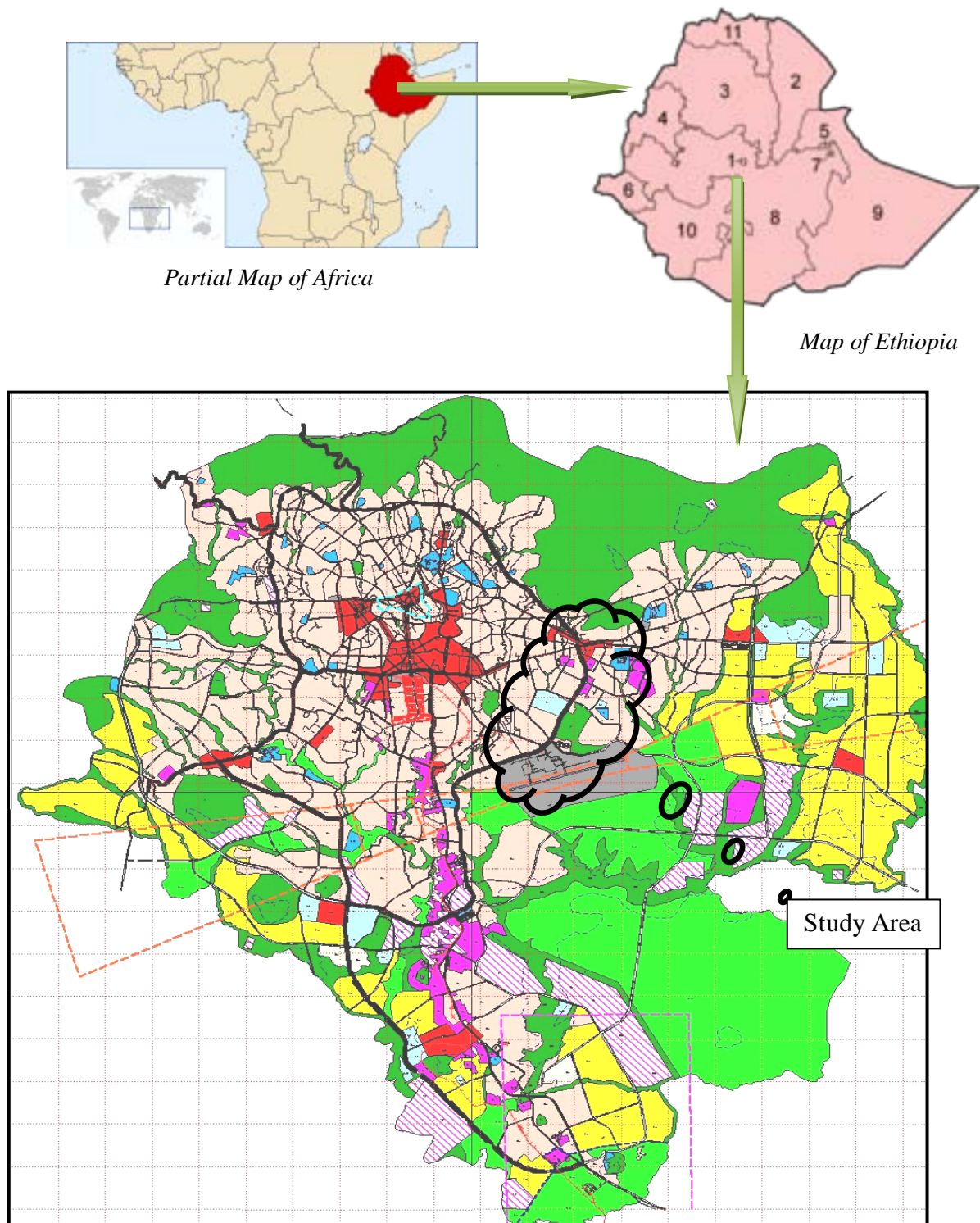


Fig 4.1 Structural Land Use Plan which shows the city level location of case study area.
Source: Taken from City Development Plan 2001 - 2010

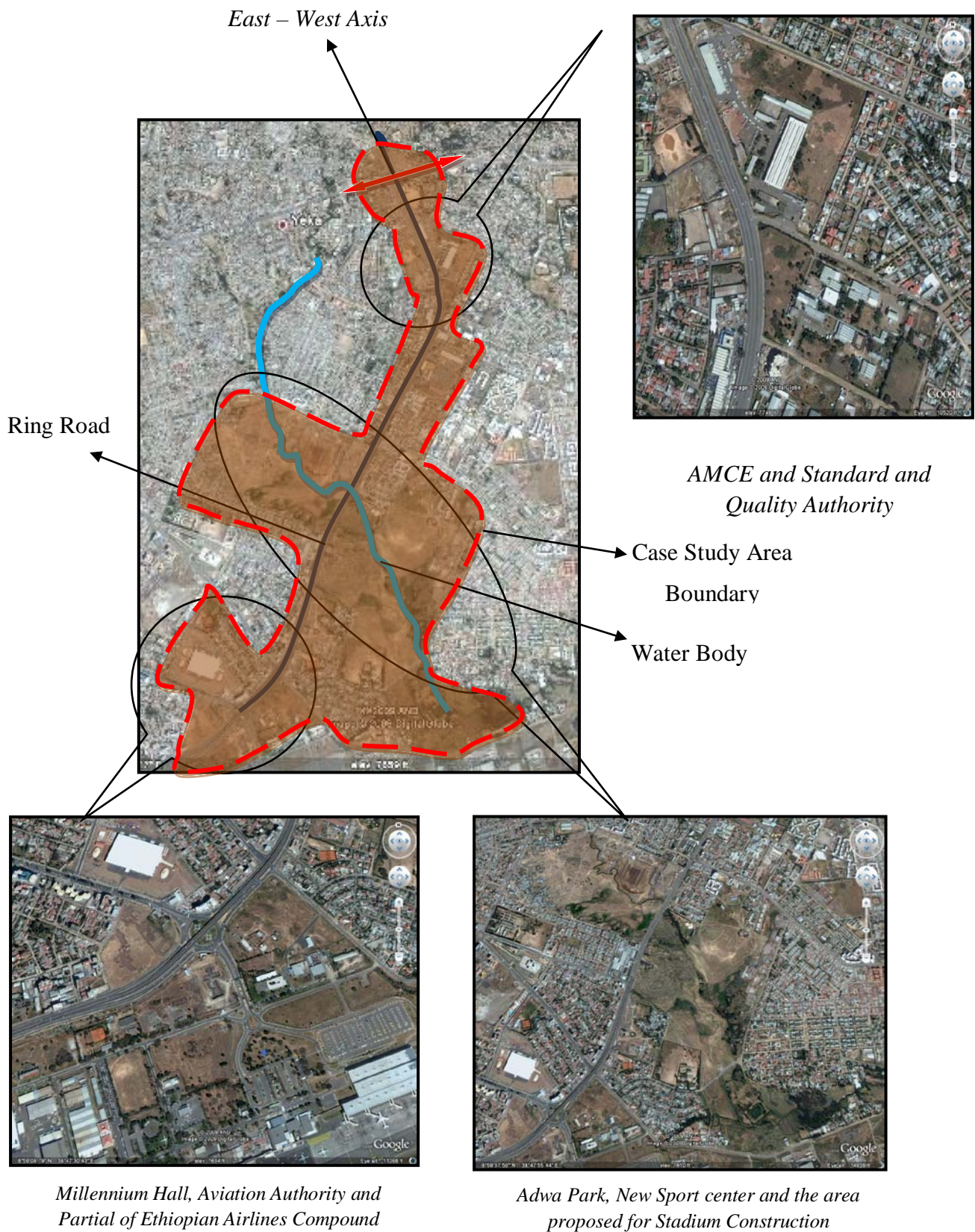


Fig 4.2 Google map showing the Existing land distribution in the study area

Source: Google 2009 Digital Image

3. Situation Analysis

The situation analysis is made with the support of secondary sources, personal observation and from the informal site visit, which is made during the research. It mainly focuses in the Land-Use activity, and Physical situation, of the study area.

3.1 Land Use activity (Function) and Physical situation Existing

In terms of Land Use, function the study area is characterized by having various activities such as Hotels, Medium size Hospital, Factories, Industries, high and medium income Residential dwellings, real estate buildings, Secondary schools, Commercial and Office Buildings and International Companies and corporate offices activities.



Fig 4.3 *Picture showing School activity along the study area*

Source: Site Visit, 2009



Fig 4.4 *Picture showing Commercial and Office Buildings along the study area*

Source: Site Visit, 2009



Fig 4.5 Picture showing Hotel and Guest House Buildings along the study area

Source: Site Visit, 2009

In terms of activity, the area can be seen in three forms. The section between “Megenaga Square” to “Imperial Hotel Square” is characterised by Industries, Factories, Public and Private institutions that have a large tract of land, which are fenced and vacant to long such as AMCE, Nyal Motor Corporation, Anbesa Autobis, and Standard and Quality authority etc. (Check Fig 4.2). the section between “Imperial Hotel Square” and “Junction to Bole Medehanialem Church” is characterised by High and Medium income Residential Dwellings, Medium Size Hospital, Office Buildings which has the standard size of plot. In addition, there is a large size of Vacant Land (202 Hectares) on the Right and Left Side of the Ring road, which is reserved in the LDP as a national park (Adwa Park), Sport Centre (Under Construction) and International size stadium construction. Whereas areas between “Junction to Bole Medehanialem Church” and Bole Square the activity is characterised by Transportation hub, Retail shops, Cafe and Restaurants and Large tract of lands which are occupied by Institutions and Private holders such as Millennium Hall, Ethiopian Air lines and Aviation Authority. In addition, buildings along the ring road are concentrated with Pure commercial uses that render services for the local as well as people from neighbourhood.

The other important thing in this study area is that there are two LDP plans, which are prepared by the municipality to facilitate the beautification of Addis Ababa, and one Sport Center Design (Designed by Construction Design Share Company for Ethiopian Sport Federation Sport College) Which is under construction. In detail:-

3.2 Megenagna Local Development Plan

Megenagna, as the name implies, is nodal point, which at present lies at the edge of the city. This, however, will change with the development of the meri-luke area. The project area covers 66ha and has a residential population of 5,800. The centre covers parts of Kebeles 7,12 and 22 of wereda 16 and Kebeles 21 and 24 of Wereda 17. Of the total area, 27% is covered by road infrastructure. In the revised master plan, Megenaga is envisaged to be one of the three major sub-centres. This centre is assumed to have a catchments radius of 3 to 5 km serving nearly a million inhabitants and will also include the secondary market Shola Gebeya.

The vision put forward as the basis for the development of Megenaga sub-centre is its transformation into an orderly transport node with high ordered services, office complexes,

open space and greenery, and plazas integrated with the landscape. The major motive behind this concept is the revitalization and densification of the Megenaga area with due attention paid to the creation of urban space closely attached to the dominant elements of the area i.e.

The ring road, Yeka Mountain and the planned administration/Service Centre.

Thus, the integration of the dominant feature of Megenaga with the major functions of the centre and systematic arrangement of mass terminal is at the root of the urban design process for Megenaga. The bus terminal for short distance regional buses in Lambert and Shola Gebeya are believed to have significant influence on Megenaga as both focal points, which can further increase the importance of the area. Thus the corridor connecting these two focal points with Megenaga centre are to be given emphasis while at the same time development design of the area integrates the functions and potential developments of these mini-centres.

As one of the most accessible parts of the city, enhanced private sector participation in the development of Megenaga will only materialize if the local development plan is anchored in the appropriate legal framework and there is improved public sector infrastructure development.

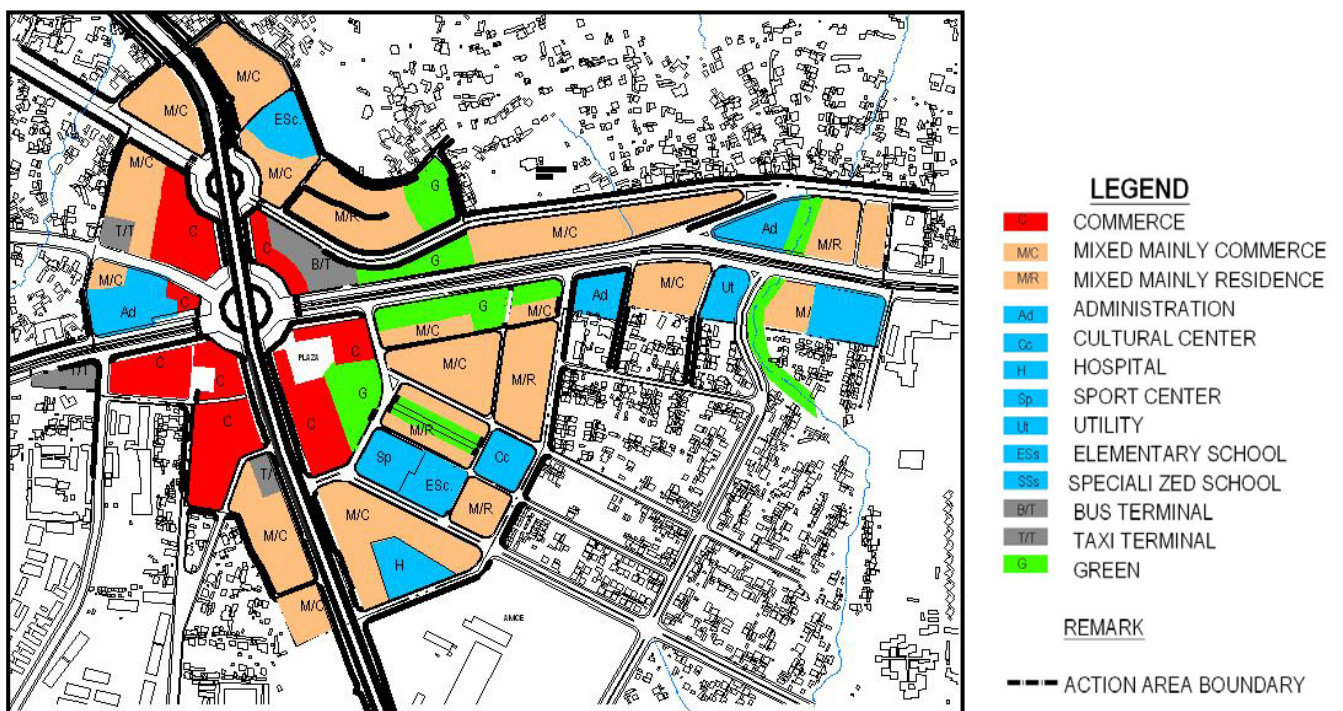


Fig 4.6 Megenagna major sub center Proposed Land Use
Source: LDP proposal Document

3.3 Adwa Park Local Development Plan

Adwa Park, fully named as Adwa African Victory Park, was held in reserve as a city park space to commemorate the African struggle for Freedom. Adwa Park is located in Wereda 17 and Bole sub city according to the former and the revised Addis Ababa master Plans respectively.

The site is located to the north of Addis Ababa bole international Airport bounded by bole to Megenaga ring road, Bole homes and imperial settlement. It covers a gross area of 126ha. It is administrated by bole sub-city and includes parts of kebeles 03, 05 and 10. The site is reserved as a city park space for the memorial event of African struggle for freedom.

Since it is relatively an open grazing land a foot ball playing yards are available. And other activities like quarry and horticulture are common at some places of the park. A stream crossing the site has separated the site in to two big divisions. Due to this stream a pond is created in the center of the site that is informally functioning as swimming pond.

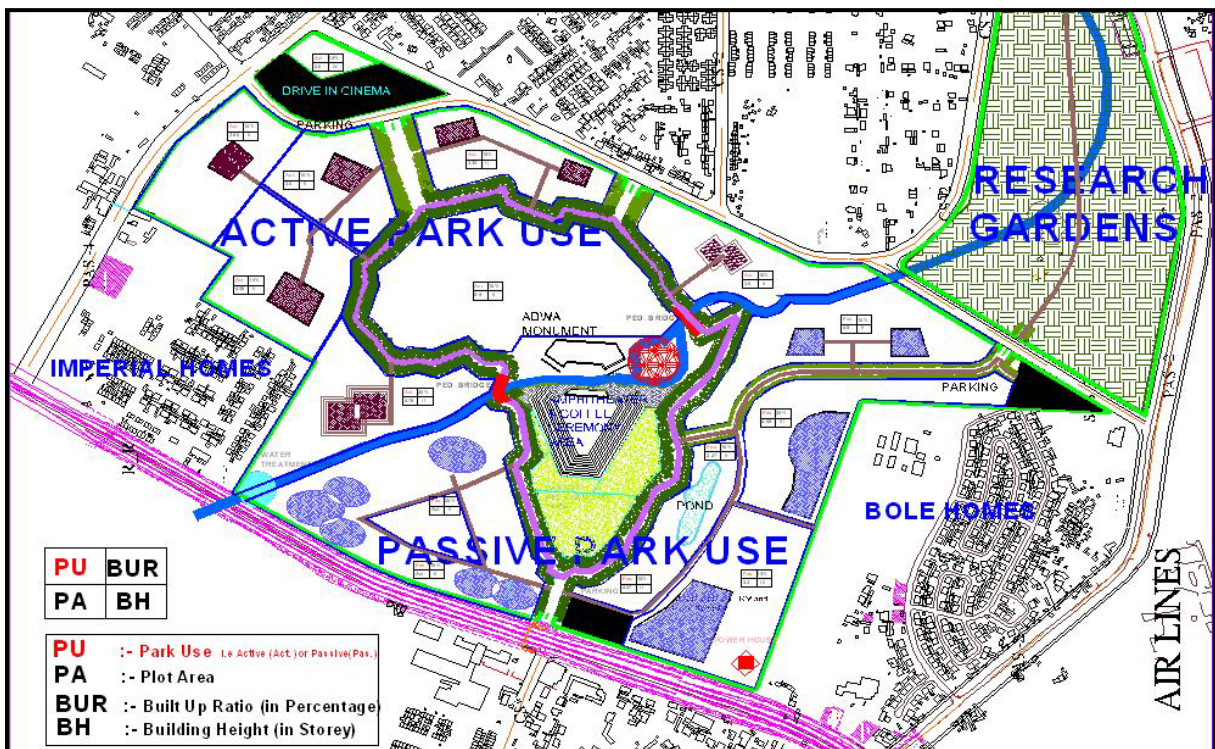


Fig 4.7 Adwa Victory Park Proposed Land Use
Source: LDP proposal Document



Fig 4.8 Picture showing *The Existing Overall part of Adwa Victory Park*

Source: Prof. Gurdeep Singh, Site Visit, 2010

3.3.1 Land use and land cover

The area is largely dominated by open grass field and eucalyptus tree along the riverside. A stream divides this large open area into two parts so do a tributary road, which connects bole and Gerji. The flat field had gradually attracted to attract people to informal settlement and use as play field and short cut across the site to other end. Two different wetlands are formed both from side ditches of the ring road and MOENCO: and sewerage discharge from bole homes neighbourhood respectively. The latter serves the community over 20 years as natural

wastewater purification system with proper sedimentation pond in addition to water plants that can avoid bad smell and purify the water naturally. The over flow from this sedimentation pond is diverted to a nearby urban agriculture site for irrigation after the water travels through the site the excess joins the main stream.

3.4 Vacant Land occupied by Government Institutions.

The land that is found in front of Adwa Victory Park is proposed for future Stadium construction and a 200 million birr sport centre and college, which has annual intake of 200 students for Ethiopian sport federation, which is under its final construction stage. The sport centre function which are incorporated in design are Multipurpose hall, Offices, Library, Dining room, dormitories, class and lecture rooms, indoor basket ball and tennis court, Outdoor tennis and basket ball courts, Mini football arena and running track. It covers a total area of 22400 square meters and the remaining land is left for the future stadium project but the land now days is used as Damping area for the neighbourhood of that area, playing area and informal activities which are taking place. The one thing that must not be forgotten is that land grabbers also abuse the land.



Fig 4.9 Google map showing the Existing land which is occupied by the sport center and future proposed stadium. Source: Google 2009 Digital Image.



Fig 4.10 Site Plan Proposed Sport center and College the remains vacant is kept open for the future stadium construction.

Source: Construction and Design Share Company Design Department

4. Definitions of **Land banking** on the Web:

- Land banking is the practice of purchasing raw land with the intent to hold on to it until such a time as it is profitable to sell it on to others for more than was initially paid. Land is popular as an investment as it is a tangible asset as opposed to shares or bonds.
- Land-banking is the process by which an entity, often but not always a governmental body or a corporation, will acquire real estate for the ...
- The purchase of shoreline properties by a government, presumably to reduce development pressure or to preserve the parcel as a park or as open space.

Generally Speaking a land bank is a public authority created to efficiently hold, manage and develop tax foreclosed property.

1. Land banks act as a legal and financial mechanism to transform vacant, abandoned and tax-foreclosed property back to productive use. Generally, land banks are funded by local governments' budgets or the management and disposition of tax-foreclosed property.
2. In addition, a land bank is a powerful location incentive, which encourages redevelopment in older communities that generally have little available land and neighborhoods that have been blighted by an out-migration of residents and businesses.
3. While a land bank provides short-term fiscal benefits, it can also act as a tool for planning long-term community development. Successful land bank programs revitalize blighted neighborhoods and direct reinvestment back into these neighborhoods to support their long-term community vision.

4.1 Land Bank Benefits While abandoned and vacant properties depress property values, discourage property ownership, and attract criminal activities in the surrounding area, a land bank provides tools to quickly turn these tax-reverted properties back into usable parcels that reinvest in the community's long-term vision for its neighborhoods. Land bank programs act as an economic and community development tool to revitalize blighted neighborhoods and business districts. Land banks can benefit urban schools, improve tax revenues, expand housing opportunities, remove public nuisances, assist in crime prevention and promote economic development.



Fig 4.11 Picture showing the benefit of Land Bank.

Source: 2004 Kirwan Institute for Study of Race & Ethnicity, Ohio State University.

By transferring vacant and abandoned properties to responsible land owners through a land bank program, local governments benefit because they avoid the significant cost burden of property maintenance, like mowing and snow removal, as part of their nuisance abatement responsibilities. In addition, local governments benefit from increased revenue because the new property owners pay taxes on the property. Also, the local schools benefit because they receive more funding when there is an increase in property owners in their school districts. Land bank programs can increase the variety of mixed-income housing offered and provide more opportunities for affordable housing. Also, land bank properties, which become owner-occupied, discourage criminal activity thereby benefiting public safety and decreasing the cost burden on the local police and fire departments. Finally, the more residents and businesses that occupy property in a neighborhood, the more services and amenities will be needed, which boosts local economic activity.

Many cities like Atlanta, GA; St. Louis, MO; Genesee County, MI; and Cleveland, OH; have established land bank programs to redevelop vacant and abandoned land as a productive use for their communities. These communities are using land banks as a tool to reuse their urban land and stimulate economic development and neighborhood revitalization.

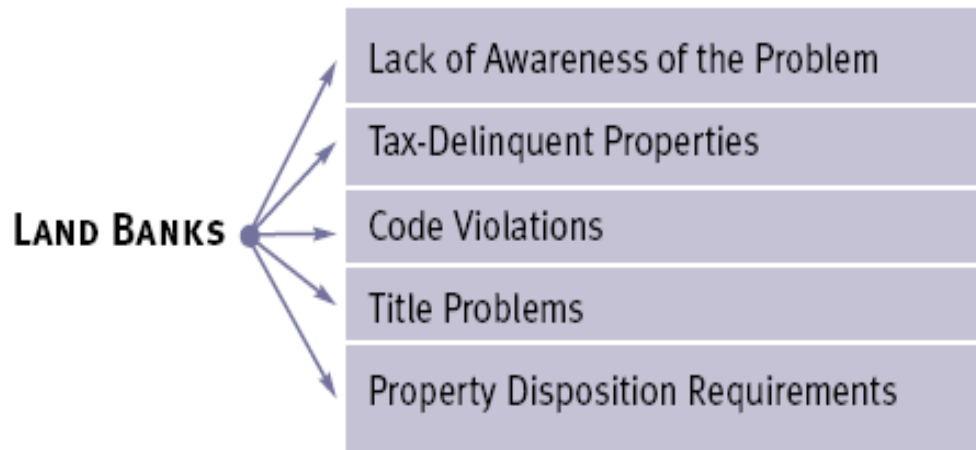


Fig 4.12 Five common barriers, to the conversion of vacant and abandoned properties into productive uses. Source: Alexander, Frank S. "Land Bank Authorities: A Guide for the Creation and Operation of Local Land Banks" Local Initiatives Support Corporation. 2005

5. Analysis of the data collected from the Municipality and Professionals

According to the municipality, official's vacant land is "a public land which is not allocated for any development activities but by fulfilling infrastructure and making available for future development"

Addis Ababa has A GIS and Master Plan for the past decades but it does not include the information concerning the Urban Vacant Land, which is included and combined with the reserved lands in Addis Ababa.

5.1 Causes of Urban Land Vacancy

In the case of Addis Ababa the total Estimated Vacant Land available **approximately 2729 hectares**. This figure is found after the establishment of the **Land Bank and City maintenance project office** that is active for the past one-year and they are still collecting the information to get exact size of Urban Vacant Land in Addis Ababa. When we see, the Vacant Land coverage in Addis Ababa **2000 hectares is found in the fringe (expansion zone) and the reaming 729 hectares is found in the centre of the city.**

5.2 Causes of Vacant Land in Addis Ababa

The amount of land in Addis Ababa has decreased during the past decade. The causes for this decrease are

1. Population in-migration ,
2. City administration policy to encourage land reuse (e.g. Infill),
3. Micro enterprises,
4. City land-use policies,
5. A growing local economy,
6. Private development initiatives,
7. City real estate tax policies,
8. Others, includes Environmental Protection for buffer zone and land speculation as a means of earning money.

The total response is summarized as follows,

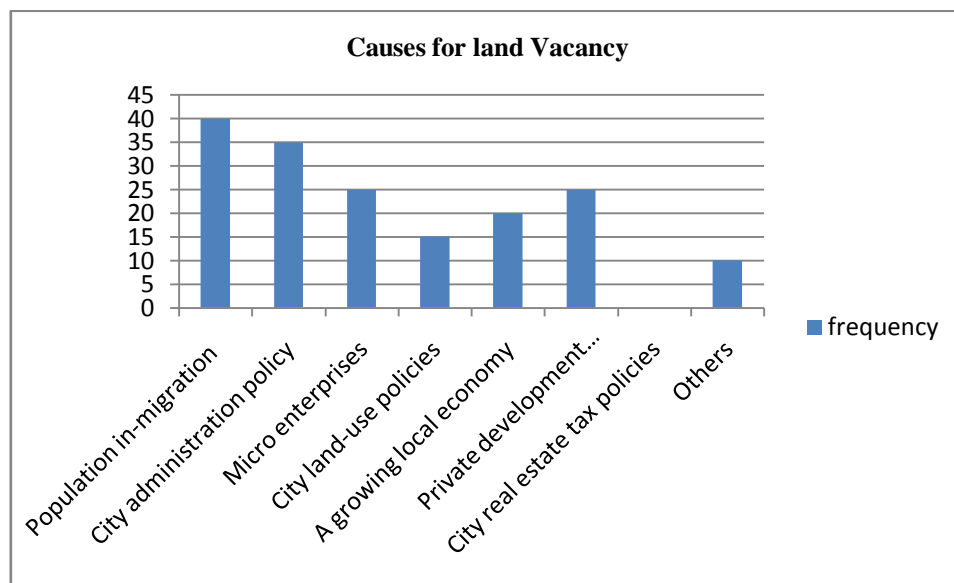


Fig 4.12 a graph showing the frequency of response concerning Cause for land vacancy
Source: compiled by the author

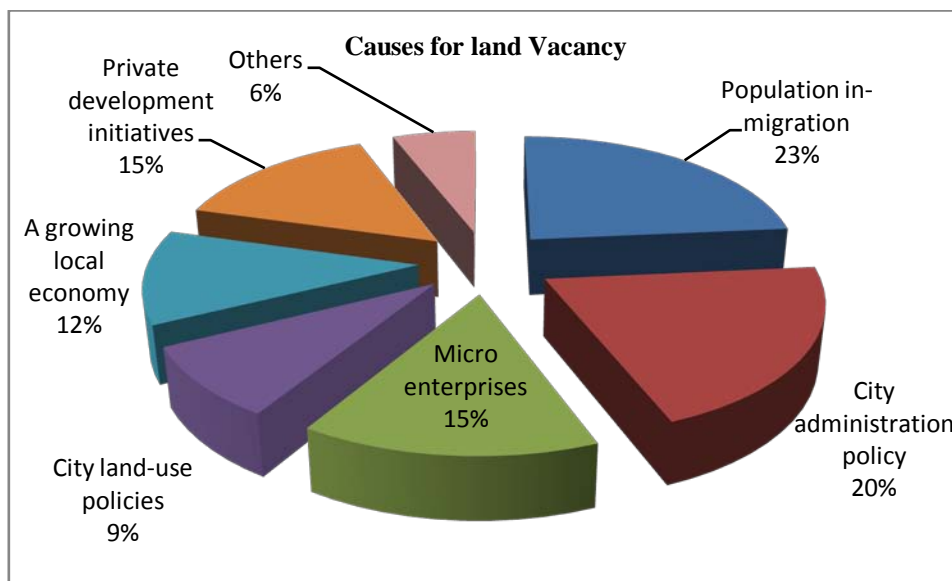


Fig 4.13 Pie chart showing the percentile distribution of causes for land vacancy
 Source: Compiled by the author

From the above Pie Chart fig 4.11 and Graph 4.10 we can conclude that the majority (43%) of Vacant Land occurs mainly by Population in migration and City Administration which has 23% and 20% respectively. And we can see that City Real Estate tax has no impact in Addis Ababa as other cities especially in Europe and America. The other thing which we can understand is that the amount of Vacant Land in Addis Ababa is decreasing very fast because of different reasons.

5.3 Condition of Vacant Land in Addis Ababa

The current conditions accurately describe the physical characteristics of vacant land in our city, Vacant land tends to be:

1. In oversupply,
2. In undersupply,
3. Vacant for too long,
4. In the wrong location,
5. Odd-shaped parcels,
6. Not assembled in sufficiently large parcels,
7. Others, the kind of development, which is haphazard and not easily accessible because of various reasons.

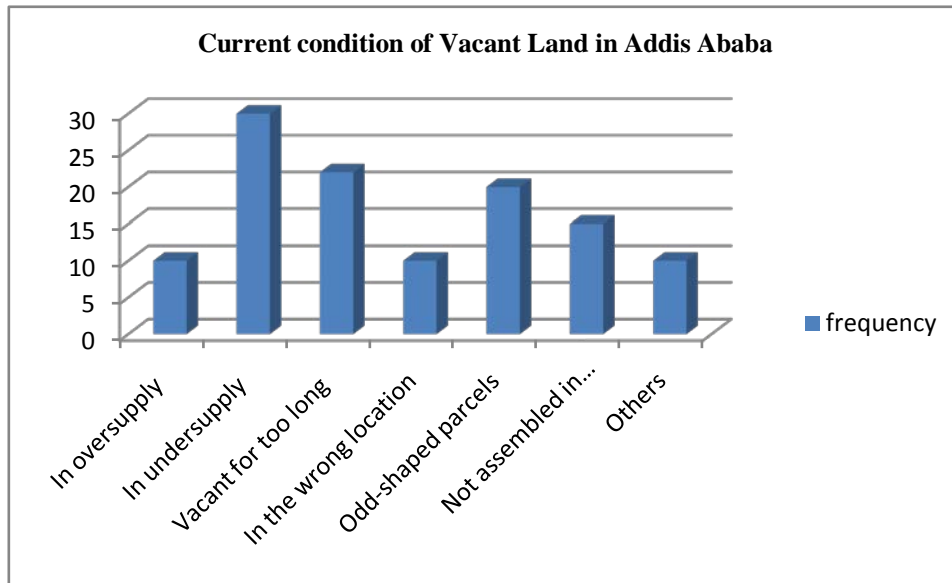


Fig 4.14 a graph showing current condition of vacant land in Addis Ababa. Source: compiled by author.

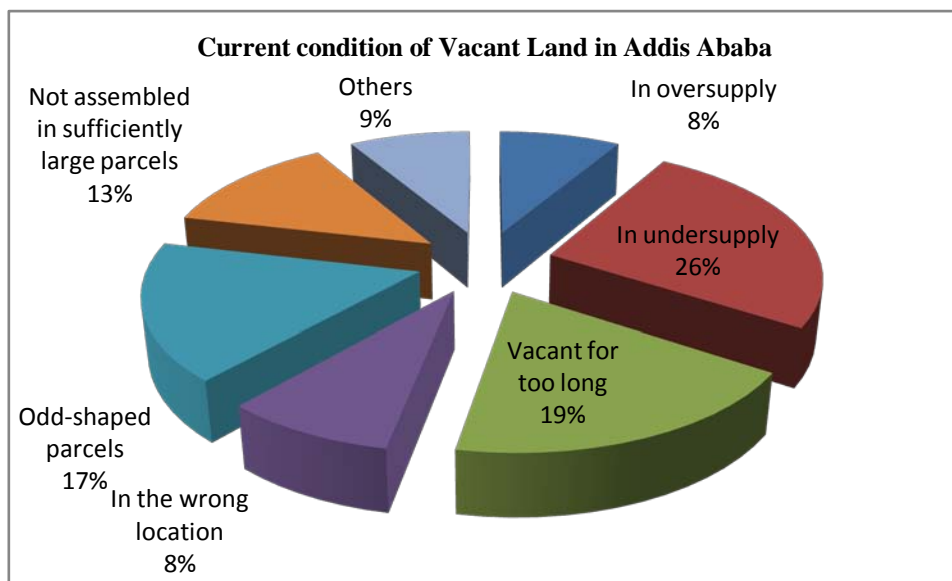


Fig 4.15 pie chart showing the percentage of the current condition of vacant land in Addis Ababa. Source: compiled author.

From the above Pie Chart fig 4.12 and Graph 4.13 we can conclude that the majority (62%) of Vacant Land Has condition of In under Supply, Vacant for too long and odd shaped parcels which has 26%, 19% and 17% respectively. The reaming conditions of Urban Vacant Land are in small scale.

5.4. The Neighborhood Impacts of Vacant and Abandoned Land

In addition to being “neighborhood eyesores”, research has shown that vacant land and abandoned properties have many detrimental community impacts in different levels including:

City Level

- ✚ Decreased property values
- ✚ Reduced tax revenues and school funding

Neighborhood level

- ✚ Creating public safety hazards
- ✚ Attracting and promoting crime

Region level

- ✚ Detrimental to the region’s economic health
- ✚ Increases the pressure for more sprawl
- ✚ Spreading to inner ring suburbs

5.5. Availability of vacant land in Addis Ababa.

The city officials know about the **availability of vacant land in Addis Ababa through,**

1. Most of the time City officials/Departments get the information through informal feedbacks from end users and other departments I the authority.
2. When a period of time given for a land holder for the development of the land passes and the land sites idle.
3. Through Base map review in the process of Master Plan revision (it takes a long time because most of the time the time for the revision of the master plan is about 10 years interval).
4. Information from Private developers when they found a vacant land and producing a feasibility study and submitting for the authority.
5. Study of certain areas or location for expansion and relocation.

5.6. Policies and Regulation concerning Vacant Land in Addis Ababa

The city has rules, policies and regulation which regulate the use of Vacant Land in Addis Ababa, and also know days there is a department which is formed before one year called **Land Bank and City maintenance project office** and more the application of policies started very late. The policy actors or the policy entrepreneurs are the city government

cabinet (executive committee). The policy goals of the policy are to **regulate the land use activity of the city** and **to control the growing pattern of the city**. The policy implementers or the responsible bodies are **Land Development department, Land Administration** and other institutions that have stake on land management.

The department responsible for the implementation of the policies for Urban Vacant land also has the mandate to fine owners of vacant land holders publicly or privately. The fines applied are Relocation of Plot, resale of the land for another developer, increase on the lease price and fine on the previous land holder. The conditions for the fines are late development and holding land for too long.

The city has a policy for the reuse of city owned vacant land near the core of the city (an “infill” policy), that is different from the city’s policy, governing the use or reuse of city owned vacant land at the fringe of the city, and the vacant land in the inner city are managed by allowing the extension or expansion of land investment negotiating with the neighbourhood vacant land owner. Also the city has special programs that encourage neighborhood citizens or community participation involvement, such as neighbourhood maintenance or Trans clean-up programs Using campaign programmes and task forces and also the government moves against the illegal settlers and clean up the land collect and put the land in land Bank for resale.

6. Analysis of the data collected from the Neighbourhood members.

According to the data collected from the neighborhood members we can see that most of them lived there for more than 15 years in average from 6 years is the minimum and 22 years the maximum years see graph 4.15. The sex distribution of the respondent is 70% male and 30% female. See fig 4.14

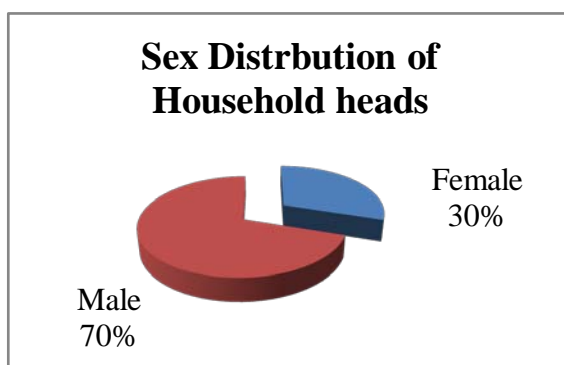


Fig 4.16 Sex distribution of Household Heads. Source: compiled by author.

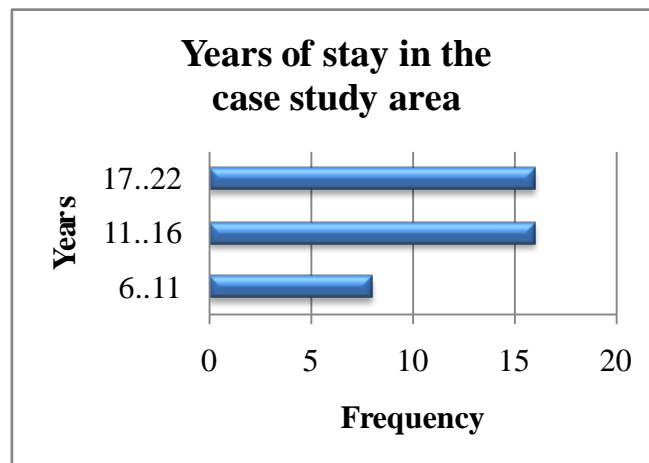


Fig 4.17 Graph showing Frequency of years of stay in the case study area.

Source: compiled by author.

Most of the members have a minimum of 2 children and a maximum of 7 children in their family and when we see their income 35% of them are in middle income level and 15% are high income people who have a large size family and biggest houses and villas and the remaining 50% are more low income people who are working in government, private companies and earning their daily meal.

Income	Frequency
High Income	6
Middle Income	14
Low Income	20
Total	40

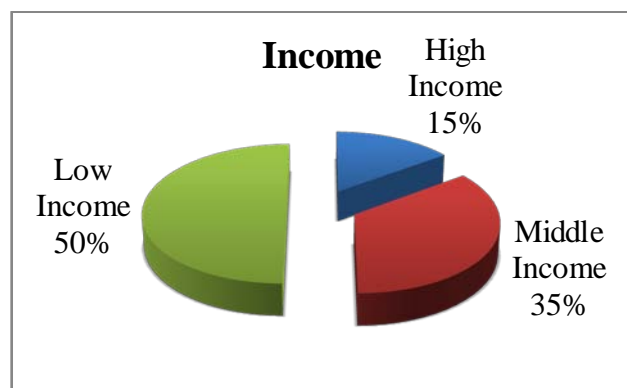


Fig 4.18 Table and pie chart showing the percentage and

Frequency of response for income type. Source: compiled by author.

For the question how do you feel about the vacant land which is surrounding the neighborhood they responded that it is open but somehow not safe. And when they go inside the land they feel lost, unsecured because there are times in a day and evening which is not possible to cross from one point to another point because of the crime which is happening and also in some part of there is a solid waste dumping area which has a bad smell and made

it not possible to cross. The remaining respondents said that they do not have any feeling concerning the land which is vacant for too long.

According to this response most of the respondents are football fans and also their children are using the vacant land as a football field in the summer season in winter season it is not possible because the land is water prone area and also the grass will grow very high. And if the government or private developer wants to develop the land they prefer the developer to construct an Amusement park like Bora Amusement park which provides more playing areas with different playing machines which is combined with public park, museums, sport fields (football, tennis, basketball) and open field which could be used by everybody without restriction.

6. Findings

The lack of an official definition and/or survey of vacant and abandoned land and properties complicates efforts to understand the extent of the problem in Ethiopia especially in Addis Ababa.

- ✚ There is lack of proper Urban Land Management; especially the vacant lands which are found in the periphery of the city and lands which are occupied by institutions, and private developers etc.
- ✚ Coordination problems among different agencies; the agencies are like the developers of the policies and the implementers of policies thereof.
- ✚ Inadequate will and capacity to effectively implement, monitor and update urban land policies.
- ✚ The city real estate tax policies in other countries especially Europe and America is one of the main reasons for the decrease of Urban Vacant Land in respective countries and cities, whereas in our country this concept does not apply for the many past decades.
- ✚ There is high instability in Land Management in the past but recently the administration formulated a new body known as Land Bank and City Development Project which facilitates the collection and distribution of Urban Land especially those the vacant ones.
- ✚ At many occasions, a company got allotment of large chunks of land beyond its needs and capacity to develop, it developed only a part of it and rest was kept for

long time which led to Deterioration and underutilization- the institution Standard and Quality Authority is one of the examples.

- ✚ There is no smooth and uni-directional work for distribution in the land management institute. This is facilitated by different policies which were proposed during different times and governed by different political views; this process back fires the previous decisions and destroys the trend rather than maintaining and modifying the existing policies facilitating the land management.
- ✚ The challenge from land recycling pressurized both inner city and the outskirts' urban vacant land.
- ✚ Research has found illegal use and criminal activity to be rampant in vacant land (Crime rates on blocks with open vacant land were twice as high as rates on matched blocks without open vacant land.)
- ✚ The concentration of abandoned properties in inner city areas burdens with the majority of the problems associated with vacant land.
- ✚ Lengthy and inadequate foreclosure proceedings, which may not result in a clear insurable title.
- ✚ There is lack of feasible and integrated planning approach.
- ✚ There is high Perception that vacancy is only an inner city problem.

7. Lesson Derived From this Chapter

Perhaps it is a field that neighborhood children have turned into a playground or may be, an old abandoned factory secured by chain-link fencing and “Keep Out” sign has some plans. It might be a surface parking lot wedged between two office towers, or a wetland where a variety of plant life has flourished. It could be an overgrown lot littered with garbage or a crumbling row house where cars without tires are permanently parked. It might be the future site of a gated community or a retail mall. Vacant land is both ubiquitous and diverse a problem *and* a resource for city government. City governments formulate plans and regulations intended to regulate or reuse these vacant land parcels. These plans are purposive, strategic, designed to accomplish some greater good objective.

The different meanings and conceptualizations of vacant land as “good” or “bad.” Although the term “vacant land” conjures up vivid mental images, our knowledge of its extensiveness

and of policies designed to convert vacant land is limited because there is little comprehensive information and even fewer studies conducted ever since.

From the findings and the Data collected we can conclude that the existing Vacant lands which are available in the case study area has Local Development Plans which are not implemented. And also there are plots which are given for different Public and Private Developers but they are not developing the land and also not cooperative to tell why they didn't develop the land so far.

Chapter 5 – Conclusion, Recommendations and Design Proposal

1. Conclusion

The main objective of the research was to investigate the process and extent of development of urban vacant land and the land development practice in Addis Ababa. Urban land development literature emphasizes a development that starts with land development and ends with property development rather than Vacant Land (it is appropriate to say that at present there is no concern about Vacant Land rather than Reserved Land).

The development of Vacant Land is a multifaceted program and should be, therefore considered at least in three directions which are economic, social, and environmental. It has been already discussed by many researchers, especially in the Model of Land Use change Management as ‘a three legged stool’. Kaiser, Godschalk, Chapin Jr. (1995)²² gave the good metaphor that each leg of the stool also called ‘value’ is necessary and has its integrating structure in resolving their conflict claims through the land use change management process.



Fig 5.1 *PLM decision making Tripod*

*Source: managing publicly owned urban vacant land
Redevelopment projects in Bangkok, Thailand paper*

²² Kaiser, Edward J., Godschalk, David R., and Chapin Jr., F Stuart. 1995. **Urban Land Use Planning**. 4th Edition. University of Illinois Press. Urbana and Chicago.

The author introduced ‘PLM decision making Tripod’ to represent the balancing of the three decision making directions. The legs of the tripod may not be the same size, but all of them need to balance. Thus, the study defined the possibilities of ‘convertible’ publicly owned vacant land. Many factors and indicators have shown the significance relationship of utilization whether or not the space is utilized properly. The convertibility of the urban vacant land is the important issue providing in the study. The alternatives are opened wide and the further implications should focus on the decision-making process of how we should concern while utilizing those spaces in policy level. The suggestion for further study and future PLM policy is to focus on the directions of each involved actor more systematically. The past and recent individual policies and attitude survey should be of great concern. The decision-making should encourage participations as much as possible either through the form of committees, public hearings, the accountability and monitoring should be implemented in order to reach the consensus agreement. Conflicts and controversies in PLM have occurred after the hidden process in a box, thus the transparency in the earliest stage is significant to make the Urban Vacant Land Usable, Accessible and Eye catching.

Last but not the least, the city Administration must have a strong stake in facilitating the reuse of their cities’ vacant land, and they have to motivate the partners in local governments, as well as in the real estate, financial, and property-owning communities of their cities. The city level of urban vacant land redevelopment will be enhanced if all stake holders become aware of, and adapt to their best use, also the legislative reforms and approaches that have been pioneered by the city administration.

2. Recommendations

Vacant land represents both a significant problem and an attractive opportunity for many central cities. Vacant land imposes both economic and social costs on cities and the neighborhoods or districts in which the vacant land is located. On the economic side, such properties lower neighboring property values and tax revenues even as they create pressure to raise taxes to maintain service levels. Likewise, vacant land imposes significant social costs on communities as images of blight, as targets for vandalism and criminal activities, and as such are unsafe and unhealthy plots.

At the same time, though, vacant land holds out an opportunity for central cities when it is seen as a competitive asset in the implementation of economic development strategies

(Pagano and Bowman 2000)²³ Vacant land development can generate new economic activities, increase tax revenue, improve transportation and physical amenities, and increase safety. And it can help cities resolve their Brownfield problems as well as reinforce “smart growth” practices by accommodating growth and development within existing urban areas.

But not only cities bear the responsibility of addressing vacant and abandoned land. State administration plays an important role also, because local improvement of the redevelopment process often depends on state-level legislative reforms that are not always forthcoming. Hence this research, which summarizes an extensive survey of state legislative and program initiatives, and identifies a significant number of powers of states, can exploit to energize local redevelopment efforts. In short, they can be summarized as:

- ✚ **State legislative reforms can contribute directly to the redevelopment of vacant or abandoned properties.** Adjustments to states’ tax lien enforcement systems can reduce the amount of time it takes a city to foreclose on delinquent and/or abandoned properties. And state action to enable land banking can aid localities in the acquisition and redevelopment of vacant and abandoned properties. Two additional state approaches can help cities prevent deterioration. By taxing land at a higher rate than improvements, split-rate taxation laws encourage the development of vacant parcels. And reforming state building codes—often written to guide new construction—can help ease the burdens associated with rehabilitating existing structures and thus facilitate renovation.
- ✚ **Broader city programs can promote local redevelopment more generously.** Brownfield voluntary cleanup programs, while these programs vary in their overall effectiveness, can be a successful tool for encouraging the redevelopment of contaminated sites. Efforts to develop Brownfield’s and other urban properties are further advanced through the passage of smart growth initiatives. These programs can have various components, such as public infrastructure incentives and various financing tools, designed to promote infill development and curb suburban sprawl. State enterprise zone programs can also provide incentives for such land developments.

²³ Bowman, A. O. M. and M. A. Pagano (2000). "Transforming America's Cities: Policies and Conditions of Vacant Land." *Urban Affairs Review* 35(4): 559.

✚ **Finally, many states have moved to boost local redevelopment efforts with traditional financial mechanisms.** State-authorized development authorities, for example, play a key role in local urban renewal programs, and typically can levy and collect taxes, issue bonds, and receive public and private grants to promote economic development activities. Tax increment financing, meanwhile, is increasingly being used to generate needed funds for the redevelopment of particular districts, whether those identified in a renewal plan, or others targeted by the local government.

According to the studies done, a piece of publicly owned vacant land can be potentially utilized in different categories. In general this paper has divided the alternatives of utilization into;

1. **Esthetic approach** – It covers all kinds of projects focus on city beautification such as sculpture installation, ornamental garden, flower decoration, water feature with no activity.
2. **Transport purposes** – Serve for transportation and solve the traffic congestion problem (i.e. Transportation hub, parking, park ‘n’ ride, etc)
3. **Recreation purposes** – There are two types of recreation; passive and active recreation. Passive recreation is referred to sitting or strolling in the park, picnic, bird watching, etc. Active recreation is all kinds of sport, jogging, etc. Our park which is found in the case study area and other parks in Addis Ababa lack following main points that make them function poorly.
 - ✚ They are designed and made functional to limited public uses. The parks are popular for hosting wedding ceremonies. So all the parks do not have the facility to entertain multipurpose public uses.
 - ✚ They are not also accessible or open to the public at any hours and days of the week. Only found to be relatively active in weekends. So the parks are not taking the initiative to attract the public at large rather being seen as lost spaces in the city.
 - ✚ The park which is found in the case study area is not attractive even the proposed Park design is not implemented and available nowadays.
4. **Commercial uses** – Generate economical benefit and perhaps partly of tourism services (i.e. Shops, kiosk, market, mall, arcade, flea market, etc.)

5. **Environmental purposes** – Those uses for better urban environment conserve the green vegetation area, storm drainage, water retention area, or sanitary landfill can be listed in this category.
6. **Social welfare** – For the better living purposes (i.e. Social housing, public library, police station, learning centers, and museum, etc.)

3. Design Proposals

The Vacant Land which are available in Addis Ababa can be converted to different kinds of functions by providing the appropriate infrastructures, by the government and the good will of the developers. As we saw in the above paragraph, in the case study area there is big tract of land which is proposed for Adwa Victory Park. My design proposal is not to change the proposed design proposal but to make it more attractive we have to provide so many activities for the park, as long as it is a Public Park. These can be facilitated by moving Bora Amusement Park to the main vacant land and make it large scale park which in turn needs a big amount of Fund to construct and to run the park.

A Public Park is *an area devoted simply to green landscape, a salubrious and healthful breathing space as a relief from the densely populated and industrialized city of the mid-19th century became important*. Examples of this type of park include Birkenhead Park in England, designed by Sir Joseph Paxton; Jean Charles Alphand's Bois de Boulogne, outside Paris; Central Park in New York City, designed by Frederick Law Olmsted and Calvert Vaux; the Botanic Gardens in Melbourne, Australia; and Akashi Park in Kobe, Japan.

The design was generally romantic in character. The primary purpose was to provide for Active and Passive recreations walking and taking the air in agreeable surroundings reminiscent of the unspoiled country.

Park areas differ considerably from country to country, and their designs reflect differences in **climate, cultural attitudes, social habits, and pastimes**. *Almost universally, there is recognition of the creative possibilities of leisure and of community responsibility to provide space and facilities for recreation.*

The facilities include:-

- | | |
|----------------------|--|
| a. Outdoor Theatres, | d. Historical exhibits, |
| b. Zoo, | e. Concessions for dining and dancing, |
| c. Concert shells, | f. Amusement areas, |

- g. *Boating,*
- h. *Mini Concert Hall,*
- i. *Cycling, Riding and Walking Paths,*
- j. *Providing rides like Trolley Buses, Ferries Wheel, and Galley Ships etc.*
- k. *Featured Gardens and Green Space, and*
- l. *Areas for sports of all kinds, such as fly-casting pools and skating rinks.*

Our parks lack many things that make them function poorly.

1. They are designed and only made functional to limited public uses. The parks are popular for hosting wedding ceremonies. So all the parks do not have the facility to entertain multipurpose public uses.
2. They are not also accessible or open to the public at any hours and days of the week. Only found to be relatively active in weekends. So the parks are not taking the initiative to attract the public at large rather being seen as lost spaces in the city.
3. There are parks which are owned by private holders which set an entrance fee for the park which is not affordable to all the citizens.
4. The parks have individual types for example the park which is found around the case study area called Bora Amusement Park has only a small area with a limited playing instruments.



Fig 5.2 *Bora Amusement Park*

Source: Prof. Gurdeep Singh, Site Visit, 2010



Fig 5.3 Proposed Park Functions

The above proposed Functions in detail are as follows:-



Water Lane (Aqua Dive, the water splash), Provide water bodies and water lane or other type of structure for playing kids and Adults.

Hool-a-Loop It's a roller coaster which has extreme dips and a 360 degree loop. Whenever you went down a slope, everybody used to scream.



War Ship Prabal, in Essel World Park we can also represent our Battle with Italy, Adwa Victory by demonstrating it by its historical battle instruments and constructing the battle field, make it Main Part of the park which is surrounded by the Playing and Amusement centers.



The Spring, Climb aboard this kid-sized drop tower and be lifted into the air. Hang on for a second, and then suddenly you're dropping back towards the ground. For up and down thrills that the whole family will love, take a ride on The Spring!

Train, Take a seat and catch a relaxing ride on our scenic railroad. Cross over the wooden train bridge and take a loop around the Log Flume. Then it's back to the station via the old mine tunnel.



Zipper Dipper, for the kids, youth to play even for the adults. The Zipper Dipper begins with a lift hill to the ride's highest height of 25 ft, the ride then travels over several small hills and into a tunnel. The ride exits the tunnel and travels over several small hills before entering the brakes section and rolling into the station.



Crazy Cups, This could be just your cup of tea. You're one of the main ingredients for this whirling, twirling ride. Hang on tight and you'll do fine.

Carousel, Take a ride on a Sea breeze original. The Carousel was designed and built by the fifth generation for the Long Family; hand carved, beautifully painted, and lovingly maintained. Go for a whirl and see why it's memory maker for all ages.



Open Air Theater, Provide these kinds of area to show open air theaters and other mini festivals for the users of the park.

Picnic Area (Shelter); provide simple and traditional structure which can be used as picnic area inside the park to give the freedom the users to be as they like and happy.





Skating Place, for the youth to play and enjoy

Playing Grounds, for the kids to play and



enjoy



Walking, Trails, Benches, and Artificial Lake, For the adults and Family members to play and talk. And even to think enjoying the surrounding and freely.

Essel World
It's your world

The above picture shows as the Mumbai's only international-style theme



park and amusement centre situated close to Gorai Beach. Special ferries get you across to the park and the entrance fee normally takes care of a fixed number of rides. These include the standard roller coaster and adventure themes, plus a water world section where kids can literally run amok. The place also offers low budget monsoon packages and special deals on weekends. So we can also create this kind of environment which can be known nationally and internationally by providing the above functions inside the Adwa Victory Park.

Lesson Derived from this Chapter

To conclude, the main objective of the research was to investigate the process and extent of development of urban vacant land and the land development practice in Addis Ababa. Urban land development literature emphasizes a development that starts with land development and ends with property development rather than Vacant Land (it is appropriate to say that at present there is no concern about Vacant Land rather than Reserved Land). And there must be differentiation between reserved land and Urban Vacant Land. Urban vacant land is one of the positive aspects of the urban world and we must use it wisely other than destroying it. And also we can maintain the existing Vacant Lands in Different ways as mentioned in this chapter in detail.

- The End -

Appendices

Appendix 1

Development of Urban Vacant Land

(The case of Addis Ababa-along Ring Road from Bole Square to Megenaga Square)

Questionnaire 1

Questionnaire for **Professionals (also academicians)** and **City Officials** in the Land Management Institute (Now-a-days Officials responsible for the Preparation of the Master Plan of Addis Ababa)

Name _____ Title _____
 Profession _____ Position _____

Thank you in anticipation for participating in this Research.

“Vacant land includes not only publicly-owned and privately-owned unused or abandoned land or land that once had structures on it, but also land that supports structures that have been abandoned, derelict, boarded up, partially destroyed, or razed.”

1. What is your understanding about vacant land? _____
_____.

2. Does this city has a GIS map? Yes _____ No _____
 If yes, does it contain data on vacant land? Yes _____ No _____
 If yes, does it contain information about the public and private ownership of vacant land?
 Yes _____ No _____

3. Does the committee for the preparation of the master plan consider urban vacant land as one of the inputs? Yes _____ No _____.

4. The city has a Master Plan: does it contain Data on vacant land? Yes _____ No _____
 If yes, does it contain the information about the public and private ownership of vacant land?
 Yes _____ No _____

5. Causes of vacant land
 - a. Does the amount of vacant land in our city have increased during the past decade, what are the causes? (Check all that apply)

_____ De-industrialization	_____ City land-use policies
_____ Sub-urbanization	_____ Annexation
_____ Population migration out of the region	
_____ Transportation problem	_____ Disinvestment
_____ Access to capital	_____ City real estate tax policies
_____ Land assembly problems	_____ Contamination of land
_____ Others _____	
 - b. If the amount of vacant land in our city has decreased during the past decade, what are the causes? (Check all that apply)

_____ Population in-migration	_____ A growing local economy
_____ City administration policy to encourage land reuse (e.g. Infill)	
_____ Micro enterprises	_____ Private development initiatives
_____ City land-use polices	_____ City real estate tax policies
_____ Others _____	

6. Which of the following current conditions accurately describe the physical characteristics of vacant land in our city? (Check all that apply)
 Vacant land tends to be:

_____ In oversupply	_____ In the wrong location
_____ In undersupply	_____ Odd-shaped parcels
_____ Vacant for too long	_____ Not assembled in sufficiently large parcels
_____ Others _____	

7. How the city officials know about vacant land availability? (Check all that apply)

_____ Tax delinquency	_____ City officials/departments informal feedbacks
_____ A period of time given for development passes	
_____ Others _____	

8. Is there a precise amount of vacant land figure (Area or size of Vacant Land) available in Addis Ababa? Yes _____ No _____
 If yes How Much is it in Hectare? _____. Year of Estimation _____.

Questionnaire 2

Questionnaire for **Policy Makers** in the Land Management Institute.

Name _____ Title _____
 Profession _____ Position _____

Concerning City Policies that regulate or affect the use or reuse of vacant Land.

1. Does the city has any Rules and/or Regulations that regulate the use of vacant land
 Yes _____ No _____.
- a. What precipitated the creation of a policy on vacant land use and reuse also image/vision did policymakers have? _____
2. Policy actors. Who are the “Policy Entrepreneurs”? _____
 _____.
3. Policy goal. What was the intended impact/output of the policy? How do the policymakers know as to when the goal has been reached? _____.
4. Policy Implementation. Who is the responsible body to implement the policies?
 _____.
 Are all the policies implemented? Yes _____ No _____.
5. Does the city Authority has the Mandate to fine owners of
 - a. Vacant land owned by the public or privately. Yes _____ No _____.
 - b. If yes what kind of fine applied in the past? _____
 _____.
 - c. If yes, under what conditions? _____.
6. Does the city has special programs that specifically address vacant land, such as a policy dealing with damping on vacant lots? Yes _____ No _____.
7. Approximately how many vacant lots are owned by the city Administration?
 _____ Hectares and /or number of Lots.
8. Does the city has a policy for the reuse of city owned vacant land near the core of the city (an “infill” policy) that is different from the city’s policy governing the use or reuse of city owned vacant land at the fringe of the city? Yes _____ No _____. If yes please explain: _____

9. Does the city has any special programs that encourage neighbourhood citizens or community participation involvement, such as neighbourhood maintenance or Trans clean-up programs.
 Yes _____ No _____. If yes please explain: _____

10. Is there something else about your city's vacant land policy that you would like to tell? If so add your comments here: _____
- _____
- _____.

Questionnaire 3

Questionnaire for **Neighbourhood Members** in the case study area.

Name _____ Age _____
Sex _____ Profession _____

1. How long you stayed in this neighbourhood.
2. How many children's do you have in your family?
3. What do you fell about the vacant land, which is surrounding your neighbourhood?
4. Do you go inside the vacant land? If yes what do you fell? E.g. Safe, Lost or other
5. What is your Hobby?
6. If you are given the chance to suggest a development scheme for the Vacant Land What do you suggest?

*Last but not Least if you have materials on our city vacant
Land policy you are welcome to provide me.*

Thank You!
May, 2010

Appendix 2

Bibliography

- ✦ Accordino, J. and G. T. Johnson (2000). "**Addressing the Vacant and Abandoned Property Problem.**" Journal of Urban Affairs 22(3): 301-315.
- ✦ **Addis Ababa Development Plan 2001-2010 Executive Summary (First Draft)**, December 2002, office for the revision of the Addis Ababa Master Plan (ORAAMP).
- ✦ Alexander, Frank S. "**Land Bank Authorities: A Guide for the Creation and Operation of Local Land Banks**" *Local Initiatives Support Corporation*. 2005
- ✦ Andrew Maclaran (2003) "**Making Space: property Management and Urban Planning**" Department of Geography, Trinity College, Dublin, Ireland
- ✦ Ann O'M. Bowman and Michael A. Pagano, "Transforming America's Cities: Policies and Conditions of Vacant Land," *Urban Affairs Review* 35 (March 2000): 559-581.

- ✦ Ariya Aruninta, (June 2005) **Managing publicly owned urban vacant land redevelopment projects in Bangkok, Thailand.** A Discussion Paper Prepared for For The 42nd IFLA World Congress theme : **Quality, Aesthetics and Economics,**
- ✦ Yirsaw B, **Urban Land Lease Policy of Ethiopia Case study on Addis Ababa and Lease towns of the Amhara National Regional state, Ethiopia**
- ✦ Berhanu W. (2002) **Urban policies and the formation of social and spatial patterns Ethiopia: The case of housing area is Addis Ababa,** PhD dissertation, Trondheim 2002.
- ✦ Bowman, A. O. M. and M. A. Pagano (2000). "**Transforming America's Cities: Policies and Conditions of Vacant Land.**" Urban Affairs Review 35(4): 559.
- ✦ Bowman, A. O. M. and M. A. Pagano (2001). "**Terra Incognita: The Strategic Use of Urban Vacant Land.**" Cambridge: Lincoln Institute of Land Policy.
- ✦ Bowman, A. O. M. and M. A. Pagano (2001). "**Terra Incognita: Vacant Land and Urban Strategies.**" Cambridge: Lincoln Institute of Land Policy.
- ✦ **City Development Plan 2001-2010 Executive Summary,** August 2002, office for the revision of the Addis Ababa Master Plan (ORAAMP).
- ✦ Coleman, A. (1982). "**Dead space in the dying inner city.**" International Journal of Environmental Studies 19(2): 103-107.
- ✦ **Combating problems of vacant and abandoned properties** Best Practices in 27 Cities. The United States Conference of Mayors June 2006
- ✦ Daniel T. Kildee, Treasurer Genesee County, **Rethinking Urban Land**
- ✦ Enkossa E. Deressa (2007) **The Architecture of Housing The case of “Gerji” Addis Ababa,** M.Sc. Thesis in Urban Design and Planning
- ✦ Haile K. (2007). **Effects of the Addis Ababa Ring Road on Travel Behavior of Residents and Land Use: a case study of the section between ‘tor-hailoch’ and ‘General Wingate’ college.** Department of Architecture and Urban Planning, Addis Ababa University, Ethiopia.
- ✦ International City/County Management Association, “CMA Abandoned Properties Concept Paper, 2000.” Page 2.
- ✦ Joan Iverson Nassauer and Rebekah Vanwieren (2008) **“Vacant property Now and Tommorow Building Enduring values with natural assets”** Genesee Institute, Land bank, Planning, research and technical Assistance.

- ✦ Kaiser, Edward J., Godschalk, David R., and Chapin Jr., F Stuart. 1995. **Urban Land Use Planning**. 4th Edition. University of Illinois Press. Urbana and Chicago.
- ✦ **Land Use and City Structure Studies of Addis Ababa and the Metropolitan Area Executive Summary Report**, office for the revision of the Addis Ababa Master Plan (ORAAMP). December 1999, Addis Ababa, Ethiopia.
- ✦ Mark Allan Hughes, “Dirt In to Dollars: Converting vacant land into valuable development,” *Brookings Review* 18 (Summer 2000): 36-39.
- ✦ Nancey Green Leigh. (April 2003) **“The state role in urban land redevelopment”** A Discussion Paper Prepared for The Brookings Institution Center on Urban and Metropolitan Policy and CEOs for Cities. Georgia Institute of Technology.
- ✦ **Norms, Standards and Guidelines of the Addis Ababa Structure Plan and its Components**, city government of Addis Ababa Works and Urban Development Bureau November, 2002 Addis Ababa, Ethiopia.
- ✦ Northam, R. M. (1971). **"Vacant Urban Land in the American City."** *Land Economics* 47(4): 345-355.
- ✦ Obala, L.M and Mukindia M.K (2002) **Land-use conflicts and urban land management**, spring research series No.40, Dortmund 2002.
- ✦ Pagano, M. A. and A. O. M. Bowman (2000). **Vacant Land in Cities: An Urban Resource**, Brookings Institution, Center on Urban and Metropolitan Policy.
- ✦ **PLAN 629: Neighborhood Revitalization Pratik Mhatre Vacant and Abandoned Lands: A Theory Paper**
- ✦ Powell Williams John , Chair in Civil Rights & Civil Liberties, Moritz College of Law Director **Race, Regionalism and Abandoned Properties: How Land Banks Can Promote Regional Equity and Community Development** Keynote address for Smart Growth America April 08th 2005., Kirwan Institute for the Study of Race and Ethnicity The Ohio State University <http://www.kirwaninstitute.org/>
- ✦ Roger Trancik (1986) **“Finding Lost Space: Theories of Urban Design”** John Wiley & Sons, Inc.
- ✦ Sara D. Lloyd Technical Report 01/7 September 2001. **Water Sensitive Urban Design in the Australian Context**. Synthesis of a conference held 30 - 31 August 2000, Melbourne, Australia.

- ✦ Solomon D. (2008). **Land Development in Addis Ababa: the case of Casanchis and Meri-Luke**. Department of Architecture and Urban Planning, Addis Ababa University, Ethiopia.
- ✦ Tufa D. (1995) **Urban Development of Addis Ababa, Plans and Realities, Master's Thesis**, Post Graduate Center Human Settlement, K.U.L Belgium. 1995
- ✦ **Urban Planning Regulation**, city government of Addis Ababa Works and Urban Development Bureau June, 2002 Addis Ababa, Ethiopia.
- ✦ **Vacant and abandoned properties survey and best practices**. The United States Conference of Mayors June 2006
- ✦ **Vacant Land: A Resource for Reshaping Urban Neighborhoods** West Philadelphia Landscape Project <http://web.mit.edu/wplp/plan/vacant.htm> This site is maintained by the Webmaster at wplp@pobox.upenn.edu Last Update: 28 September 1997.

DECLARATION

I, the undersigned, student of school of graduate studies of Addis Ababa University, Department of Urban and Regional Planning a candidate of M. Sc. Degree in urban design and Development declare that this thesis is my original work, has not been presented for a

degree in any other university and that all source of materials used for the thesis have been duly acknowledged.

Name: **Tewedros G/Tsadik Belete**

Signature: _____

Date: _____

Place: **Faculty of Technology, AAU**

Date of Submission: **June 2010**