



AMERICAN UNIVERSITY OF BEIRUT

VACANT PROPERTIES AS OPPORTUNITIES TO ENHANCE  
NEIGHBORHOOD PUBLIC LIFE: THE CASE OF BADARO,  
BEIRUT

by  
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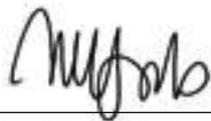
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# ABSTRACT OF THE THESIS OF

Rania Raja Nouaihed

for

Master of Urban Planning and Policy  
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Title: Vacant Properties as Opportunities to Enhance Neighborhood Public Life: The Case of Badaro, Beirut

Badaro has been experiencing significant urban transformation over the decades affecting its socio-spatial practices in the neighborhood. It has attracted developers to the neighborhood commodifying land as an asset at the expense of its social value. These dynamics have been translated into the densification of the neighborhood, and many open spaces were lost. And with the ongoing recession, many privately owned built and unbuilt properties in the neighborhood have been left either fully or partially vacant, waiting to be developed for real-estate speculation.

This thesis seeks to explore ways to activate the built and unbuilt vacant properties in Badaro as spaces with opportunities, using the neighborhood's urban assets and resources. It looks into the structures of incentives that lead to vacancies in the city, as well as encouraging the use of the vacant lots albeit temporarily as a strategy to advance the public and social value of land, fostering shared commons and inclusivity in Badaro.

My thesis shows that vacant properties can be activated albeit temporarily. However, to foster a longer term public life in Badaro requires that some of the vacant lots in the neighborhood will have to be purchased.

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# CHAPTER 1

## INTRODUCTION

Badaro is a mixed-use neighborhood located at the edge of the municipal boundary of Beirut, the capital city of Lebanon. Its location in the city is prime, being bordered by Sami el Solh and Damascus roads, and adjacent to Furn el Chebbak, Ain el-Remmaneh, and Ghobairy, and situated near two large open spaces, Horsh Beirut and the Hippodrome. Moreover, Badaro is well known for its urban character and architectural heritage that dates back to the modern period and is relatively in good condition. This character has been increasingly attracting middle-class residents, leaning on the secular side, to rent or buy an apartment in a neighborhood also known to be diverse in terms of sectarian composition. As a result, for the past years, there has been a noteworthy multiplication of new residential buildings to cater to this demand, whether through new construction on infill lots or the demolition of old buildings and the construction of new ones, thus threatening its urban fabric.

The neighborhood incorporates administrative, governmental, and military services, attracting daily commuters during the weekday, requiring spatial negotiations when needing to access or move around the neighborhood. Also, Badaro is home to major educational, religious, and cultural institutions, and NGOs. The area is also vibrant with banks as well as cafes, bars, and restaurants situated along its streets and alleys, allowing various socio-spatial practices to emerge, marked by their varied temporalities between weekdays and weekends, and between day and night.

On a typical day, there is a usual mix of residents, public employees, military men, corporates, and yuppies walking down the streets of Badaro. On Sundays, a

complete transformation of the neighborhood's urban landscape occurs, as an influx of Ethiopian migrant workers come to attend Sunday church ceremonies in the neighborhood, and engage in different activities in its streets.

Badaro's residents, like all city dwellers, are restricted to outdoor open spaces available in the streets. Many use the neighborhoods' sidewalks to walk around, especially during the evenings and weekends, some venturing to the Museum street, Damascus street or Horch Beirut. Several choose to hang out in the pubs, cafes and restaurants. Some use the empty parking lots to walk their dogs. Still, Badaro's urban and social fabric includes much potential to be invested into in order to activate its public life.

### **1.1. Research Problematic**

Open public spaces improve urban health and have the potential to generate a shared economy, build social relations, and advance a sense of inclusivity. Their rarity has a negative impact on the quality of life in cities. Today, densely populated cities with a scarcity of public spaces are shifting from the conventional types of open squares, parks, and plazas to improve urban wellbeing and foster a vibrant public life. In the global north, new methods are being explored to increase the number of green open public spaces, such repurposing public and private properties through temporary uses. As such, alleyways, unbuildable parcels, vacant lots, parking lots, or abandoned buildings are becoming recognized as opportunities that can generate shared communal spaces for daily interactions and socio-spatial practices, albeit for the short term. Urban vacancies are thus used as potential sites that can advance human connection, and

further relationships between members of the community, prompting a sense of belonging and inclusivity within neighborhoods.

As mentioned, Badaro has been experiencing significant urban transformations over the past decade affecting the socio-spatial practices in the neighborhood. Its character, mixed demography, zoning laws, and regulations attracted real-estate developers to penetrate the neighborhood, and induce a process of financialization and gentrification. Developers abused the informality of the building and zoning laws to maximize profit, commodifying land as an asset at the expense of its social value. These dynamics translated into the densification of the neighborhood, via the multiplication of new residential buildings, but also the rehabilitation of dilapidated buildings after the eviction of old tenants. In the process, many open spaces and greenery was lost, and, given the economic and financial crisis, an increasing number of privately owned built and unbuilt properties have been left fully or partially vacant, awaiting to be developed for real-estate speculation.

The premise of this thesis is that these vacant properties can be used as potential sites for activating public life in the neighborhood, through the model of temporary use. Some are actually already used by residents and regular visitors of Badaro. For instance, the entrance of an abandoned building is used by migrant workers on Sundays. A couple of empty lots which serve as parking during weekdays are used by residents on Sundays, where children play football, dwellers walk their dogs, and meet and socialize.

The thesis seeks to explore how small-scale, incremental, people-centered, community-led, temporary urban interventions in vacant properties can enhance public life, taking Badaro as a case-study. I argue that activating vacant properties through programs that bring neighborhood dwellers, institutions and businesses together around

social, cultural and economic activities, can foster a sense of neighborhood belonging that will also advance the idea of the social value of land. The objectives of the thesis is: (i) to propose a methodology that identifies vacant properties in neighborhoods, and (ii) to develop an urban strategy that connects these properties in ways that intersect with the neighborhood's urban assets and resources. The thesis significance lies in its intention to explore how to allow other kinds of relationships between people and a city dominated by neoliberal urban policies--relationships based on values of a shared commons, of inclusivity and environmental sustainability.

The urban strategy I propose reclaims, appropriates, and activates vacant properties in close collaboration with inhabitants, businesses, institutions, NGOs, and other actors. I suggest the creation of an accessible pedestrian network linking vacant built and unbuilt properties in Badaro, with surrounding existing open spaces (Horch Beirut, Hippodrome) and key landmark cultural and educational institutions (e.g. the Museum, the Lebanese University, Tournesol theater). Vacant properties are equipped with light-weight, low-cost structures and furniture that enable the activation of different programs and functions, and that can also serve the surrounding neighborhoods. Therefore, the intervention aims to enable a more inclusive and diverse public life through community participation in decision making, creating a rich set of programs that respond to the needs of different age groups and of vulnerable communities, building on existing socio-spatial practices.

More specifically, the thesis proposes three strategic urban interventions in four vacant properties: Lot 2906, 2913, 5133 and 5134. These would be piloted by the Badaro Collaborative Committee which I suggest creating as a platform grouping representatives of the property owners of the vacant properties with representatives

among residents, business owners, and institutions. This platform is the body which will fundraise for the temporary interventions, lease the properties temporarily from their owners, and secure with the Municipality and other stakeholders the needed permissions to implement them. Urban interventions will be co-produced by small task forces self-selected for each site in collaboration with urban planners who will play a deliberative mediation role.

In sum, the thesis aims to contribute towards a better understanding of how to foster vibrant public life in cities through temporary, community-led, small-scale interventions focused on available vacant properties. The strategy proposed suggest planning tools and approaches that can be replicated in other neighborhoods in Beirut and in similar contexts.

## **1.2. Methodology**

The research for this thesis was co-led with Ranime Nahle, whereby all the fieldwork, data collection and analysis were done jointly. The case profile, findings, and literature review chapters are thus co-authored. We also cooperated on producing a general urban strategy together. We then continued separately. While Ranime developed an urban design strategy focused on soft mobility and connectivity, my work focused on elaborating a planning framework and an urban strategy for the proposed network of vacant properties. Evidently, our strategies work in complementarity.

The research was divided into three main phases: data collection, literature and case-studies' reviews, urban strategy development, which I explain below.

Over a period of 6 months, Badaro was documented thoroughly through fieldwork observation, video and photo documentation, notes, and sketches in order to

identify and analyze the physical characteristics of the area. We investigated main and inner streets accessibility, mobility, and the traffic network, during different hours of the weekday and during weekends. We mapped all urban layers: land use, landmarks, open spaces (public and private), buildings condition, lot conditions (unbuildable parcels, built-unbuilt vacant properties), and parking lots (private and public). We also documented the presence of the military block and its security measures and mechanisms (checkpoints, blocks, barracks) which impact mobility and public life within the neighborhood. We also conducted series of conversations with dwellers and business-owners to identify and understand the diverse groups in the neighborhood. We observed thoroughly socio-spatial practices and daily interactions varying in temporalities between day/night, weekday/weekends.

Additionally, we focused on collecting property deeds to understand the ownership patterns in the neighborhood. We also worked on aerial maps, and documented existing planning projects.

In the second phase, we embarked on a literature review on the drivers of urban transformation instigating urban vacancy and how urban studies were exploring their potentials as community assets using the temporary use model. We spent time reviewing and analyzing international and local case studies that applied this model. We also reviewed the works done on Badaro, and did a thorough analysis of historical maps we collected from the Directorate of Geographic Affairs in the Lebanese Army, the IFPO, and the AUB Beirut Urban Lab's Beirut Built Environment Database. This allowed us to understand well urban growth and change in the neighborhood.

In the last phase, I connected the urban documentation we accumulated to the literature review, and identified my planning position as collaborative planner keen on

supporting the activation of public life in Badaro through implementing the temporary use model in the neighborhood's network of vacant properties. Four lots were selected to showcase how this activation could take place, through the temporary repurposing of privately owned built and unbuilt vacant properties for shared communal programs.

During the course of the fieldwork, several factors limited the data collection. First, security constraints, especially around the military compound. Second, the compounded crises in Lebanon, starting with the October 2019 Revolution, the pandemic, the financial collapse, and the 4th of August explosion, presented major challenges on multiple levels. They mainly prevented the additional collection of data and the holding of interviews with resource persons as we had planned.

## **1.2. Thesis Structure**

The thesis is structured in six chapters. The present chapter includes a brief summary of the neighborhood of study and presents the research problematic, methods and limitations of the research. Chapter 2 profiles the case study of Badaro, the ongoing urban change threatened by urbanization, the presence of the military blocks and landmarks acting as nodes in the neighborhood. It also presents an overview of the built and unbuilt vacant lots and properties in Badaro. Chapter 3 presents an in-depth urban analysis of the Badaro neighborhood from mobility and socio-spatial practices that vary across temporalities between day and night, and weekdays and Sundays. This section also presents the challenges of the neighborhood that could be transformed into opportunities for enhancing public life. Chapter 4 reviews the literature on the processes of urban transformation and gentrification and presents how the increase in built and unbuilt vacant properties has instigated an interest in their potential opportunities

through a temporary use approach that may revitalize public life in cities. It also analyzes successful international and local case studies that adopted the temporary use model to activate vacancies and enhance public life in cities.

Chapter 5 presents and explains the planning and governance strategy adopted along with a discussion of the legal and institutional frameworks. It also details a strategic urban intervention proposed in three sites. Finally, Chapter 6 concludes the thesis and synthesizes the findings, proposing directions for further research.

## CHAPTER 2

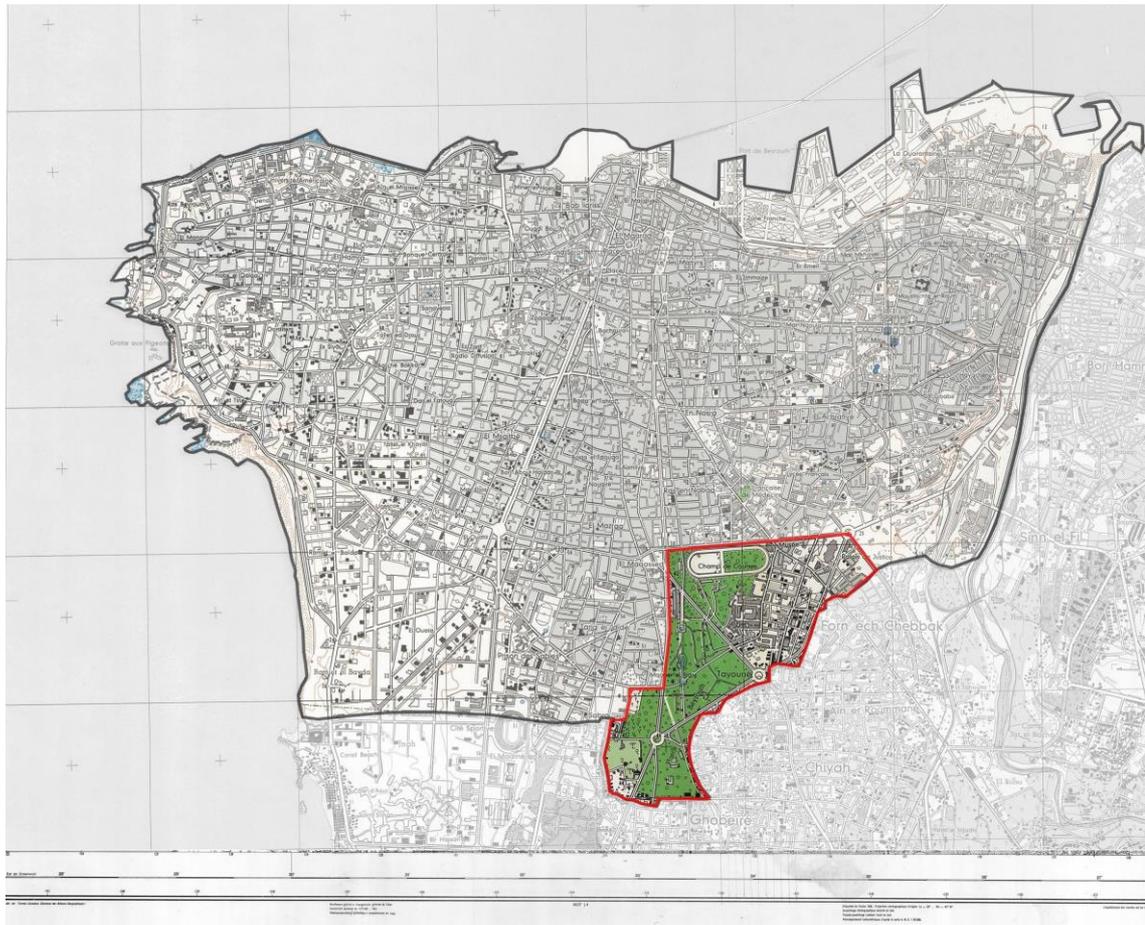
### CASE PROFILE

This chapter will look into the location of Badaro, and delve into the timeline evolution of the neighborhood from the early 1900s till today. It also studies the ongoing urban change through multiple lenses that include the following layers: vegetation that are endangered by urbanization; landuse being a dominant mixed-use neighborhood; security being influenced by the presence of the military blocks and landmarks; building age that marks the preserved old fabric that still exists; and lot conditions that investigates the conditions of the vacant properties, unbuildable lots, public and private parking lots, evicted buildings, dilapidated buildings, and lots under construction, through field observations, informal conversation, and land registry.

#### **2.1. Location and History**

Badaro, a residential neighborhood with a diverse and strong identity, reflects the overlap of morphologies that date back to the French mandate, modernism, the war, and post-war periods (Figure 2). The neighborhood was named after Habib Badaro, a well-off resident who owned a textile factory along the main street of Badaro. It was considered a peri-urban neighborhood that experienced gradual urban change and brought basic services from infrastructural, hospital, institutional, and governmental/administrative services (Mansour & Madi, 2016; Saliba & Assaf, 1998). Badaro is located at the edge of administrative Beirut, in the southeastern corner of the Mazraa zone, and on the fringe of the old demarcation line (Saab, 2009; Saksouk, 2015; “Badaro”, n.d.; Rapport Liaison Douce, 2012)(Figure 1). The neighborhood is bordered

by a belt of highways making it a prime location, easily accessible, and in close proximity to central destinations (Saab, 2009). However, the highways also act as a break, disconnecting Badaro from adjacent neighborhoods, Furn el-Chebbak, Ain el-Remmaneh, and Ghobeiry. It is situated near active hubs and is surrounded by the French ambassador's Pine residence to the west, Beirut Hippodrome and Horsh Beirut, the largest public park of 330,000 sqm (Shayya, 2011), to the east. The neighborhood was initially referred to as the Horsh area, due to its proximity to what was known as Horsh al Sanawbar 'The Pine Forest Park'. In the early 1900s, the park was split into what is known as the Hippodrome and the 'Pine Residence'. Before the 1960s and after the civil war, it was regulated and temporarily opened, losing the park's sense of place for its city dwellers (Shayya, 2006).



- Municipal Boundary of Beirut
- Case Study Location

Figure 1: Map of Badaro's neighborhood situated next to Horsh Beirut and Hippodrome (Figure: Nahle and Nouaihed, 2020; Base map from Institut français du Proche-Orient (IFPO), 1962).

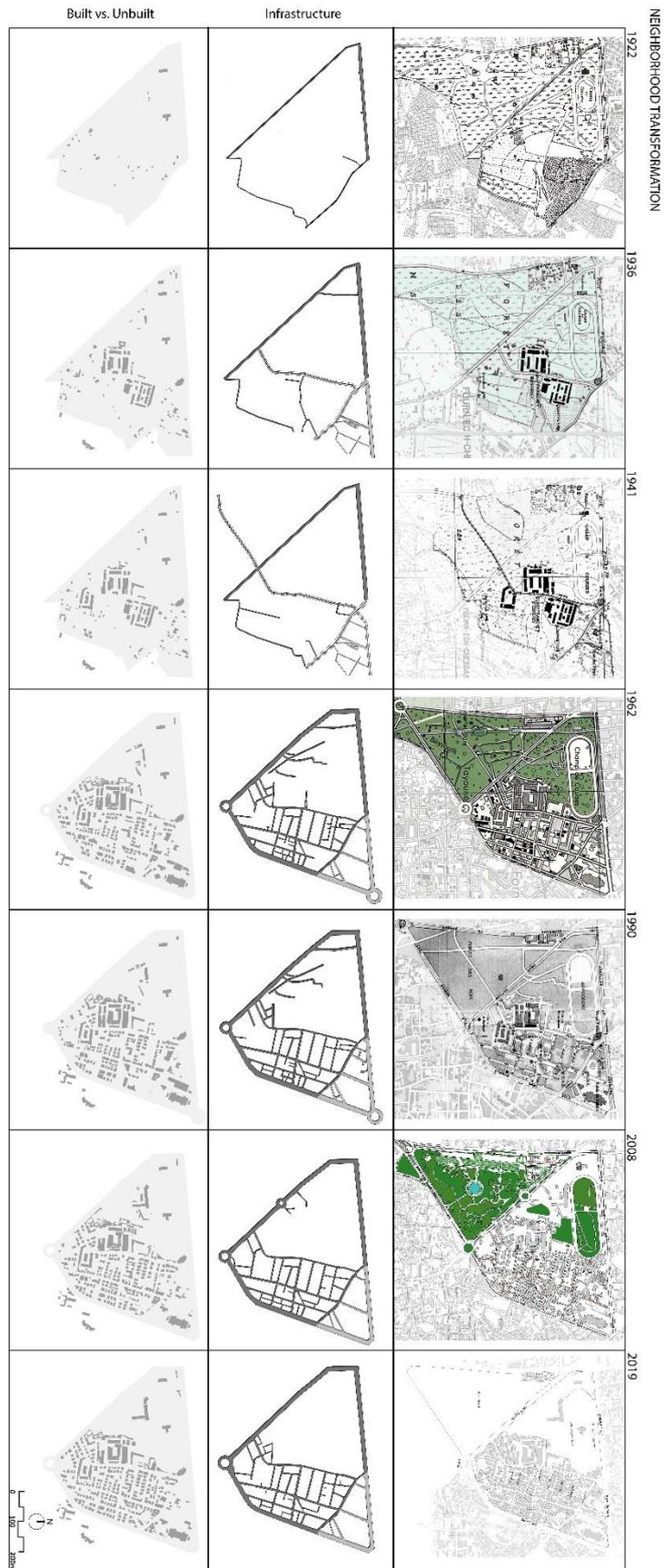


Figure 2: Evolution (Source: Nahle and Nouaihed, 2020)

Up until the 1920s, the beginning of the French Mandate period, Badaro was covered with Pine trees connecting to the Horsh Beirut and the Beirut Hippodrome. The Horsh Beirut which dates back to the 1600s, was forested by the French mandate became a protected natural site in the 1960s (Mady, 2018). Under the influence of the French mandate period, new architectural typologies emerged that included the Pine palace within the Hippodrome, the French military barracks, a military hospital, and schools in the neighborhood. According to the 1922 map, the newly French established Beirut Hippodrome mitigated the neighborhood's growth, limiting it to only the French military quarters, National Museum, Pine Residence, and the Tramway depot (Mansur & Madi, 2016; Saliba & Assaf, 1998).

In 1936, there was merely any trace of growth pattern in the neighborhood that was dominated by the sprawl of the pine trees of Horsh Beirut. Orchards were planted along Damascus road and pine trees along Alam Street (Park City Daily News, 1984, p. 10-B). During the late 1920s, two large barracks were built and occupied on both sides of the current Parc street by the French army, and in the 1940s, they expanded their occupation by setting up a military dispensary. After the Lebanese independence in 1943, these barracks and the dispensary were delegated over to the Lebanese army, where the former was transformed into a military hospital and the Franciscan School, which remain as landmarks till today (Military Healthcare, n.d.; Rapport Liaison Douce, 2012).

During the 19th century, the Ottoman reform triggered the establishment of public transportation that led to the developments of the tramway and railway lines in Beirut that ran through Badaro as shown in the 1941 map by l'Institut Géographique National au Levant. The Tramway line along Damascus road ran adjacent to the

national museum and Syrian Catholic church. Whereas, the Railway line along Parc street extended from Damascus road towards Omar Beyhum road and ran adjacent to the Franciscan school, military hospital, and dispensary. The mode of transportation instigated development in the neighborhood and was concentrated along with Damascus and the National Museum roads, whereas the rest of the neighborhood was kept undeveloped as agricultural land known as “basateen”.

During the French mandate period, the emergence of Beirut as a city center under the guidance of French planners and Ecochard, that followed the French planning principles, disregarded the city’s peripheries, including Badaro and Furn el Chebbak. Furthermore, with the modernist period, the state selectively executed the road network of Beirut’s master plan which followed Ecochard planning proposal, that negatively impacted the urban fabric and produced infrastructural breaks where its physical and social impact remains till this day (Mansour & Madi, 2016; Salam, 1998).

These breaks were mainly along Damascus and Sami el Solh roads, isolating the neighborhood from the surrounding. During the mid-1950s, Badaro was planned and the increased influx of population residing in Beirut led to the visible urbanization in the 1960s, mostly in Hamra and Badaro, (Ashkar, 2018; Mansour & Madi, 2016; “Badaro”, n.d.) as reflected in the 1960s map from Institut français du Proche-Orient (IFPO) by l’Armée Libanaise (Direction des Affaires Géographiques).

During the 1960s and up until the civil war outbreak, Muslims resided in Badaro and developed strong ties with residents, despite being a dominant Christian neighborhood (Rapport Liaison Douce, 2012; Park City Daily News, 1984; Ghosn, 2003; Saab, 2009). However, in 1961, social reforms and the nationalization laws of institutions and businesses brought Syrian Elites, mainly from Damascus and Aleppo, to

settle in Lebanon and search for diversified opportunities (Ghosn, 2003; Saab, 2009). Syrians who could not afford to settle in cosmopolitan areas, such as Ras Beirut and Achrafieh, attracted newcomers into the newly developed and affordable neighborhood of Badaro (Saab, 2009). Moreover, its proximity to the Franciscan school attracted Syrian-Christian families to move into the area, to form, and maintain social space and networks. Badaro became a middle-class and socially diverse neighborhood, vibrant with various restaurants, retail shops, and apartments.

The banking sector according to Ashkar, was the result of the economic expansion in Beirut that attracted a wave of investors from the neighboring countries to invest in the city's built and unbuilt environment (Ashkar, 2018). With financial capital and social ties in Beirut, Syrian elites contributed to the demographic change and the urban expansion of the city, where investment in the production of residential development triggered changes in rent and the building laws of Beirut (Ghosn, 2003). Syrian elite engendered big changes in the city, such as Naaman Azhari; who established and became the chairman, in the 1950s, of one of the largest banks in Syria, "Banque de l'Orient Arabe". Moreover, with the nationalization of banks, he settled in Beirut and was appointed as the General Manager of BLOM bank.

Badaro also hosted the Lebanese writer Amin Maalouf, from 1961 until the civil war outbreak before fleeing to France in the mid-1970s. Maalouf's residential landmark was on lot 3696, located along the Damascus road adjacent to the current Resource group skyscraper and the Smallville hotel (Figure 3). The Kettaneh group took advantage of the absence of the old building and conservation heritage law, as a result, the landmark was demolished in 2012 and a 22-storey skyscraper was planned to be

developed. Today, the lot serves as a gated private parking lot for the Resource group skyscraper (BeirutReport, 2012; Tarraf, 2014).



Figure 3: The Lebanese writer Amin Maalouf’s home in Badaro from 1961-2012 before being demolished (Source: Beirut Report, 2012).

The 1975 civil war brought the vibrance of the neighborhood to an end, where the Damascus street was marked as the demarcation line, or “green line” (“The comeback of Badaro”, 2014). The Horsh was demarcated as a separation between the east and west, which contributed to the obliteration of the park. Consequently, inhabitants left Badaro, and most of the buildings became dilapidated (Figure 4). On the main street of Badaro, towards Tayouneh, some businesses remained operational behind sandbags and sand-filled drums (Park City Daily News, 1984).



demolished. Moreover, financialization, through the amendments of the building law in 2004 and the rent law in 2014, encouraged real-estate developers to penetrate old neighborhoods such as Badaro and transform the land into assets by constructing new developments and high-rise buildings.

## **2.2. Badaro Urban Analysis**

### ***2.2.1. Vegetation***

Badaro is situated on flat terrain, it is rich with vegetation scattered in the inner roads of the neighborhood (Figure 5). The neighborhood's main asset is its green lush layer that gives it a noteworthy landscape character. However, the vegetation layer of Badaro was reduced and is currently being diminished due to the urbanization and the undergoing development. Consequently, the neighbourhood was left with a small number of historic pine trees, mainly along Alam and Damascus streets, providing natural canopy and enhancing the air quality (Rapport Liaison Douce, 2012). Badaro is in close proximity to several open-green areas that include: Horsh Beirut, Hippodrome, Lebanese Army Martyrs Monument garden adjacent to the national museum, Memorial Park along Sami El-Solh, and the Public Garden in Furn el-Chebbak that is adjacent to the Lebanese University. The neighborhood's open small green patches are undermined by the vehicular congestion, especially along the Damascus and Sami el Solh roads, whereas they could be seen as opportunities to enhance urban quality, public health and wellbeing by municipalities.

## VEGETATION



Figure 5: Existing vegetation (Source: Nahle and Nouaihed, 2020. Base map from AUB BUL's BBED, 2019).

### ***2.2.2. Landuse***

On the level of landuse, Badaro is a mixed-use neighborhood, it incorporates commercial/retail, institutional, cultural, religious, military, administrative, and governmental services (Figure 6). Its buildings are organized along a street grid structure and on streets lined with trees. They have a remarkable architectural quality dating back to the modern period developed in the 1950s by the modernist Architects and are relatively in good condition.

**LAND USE**

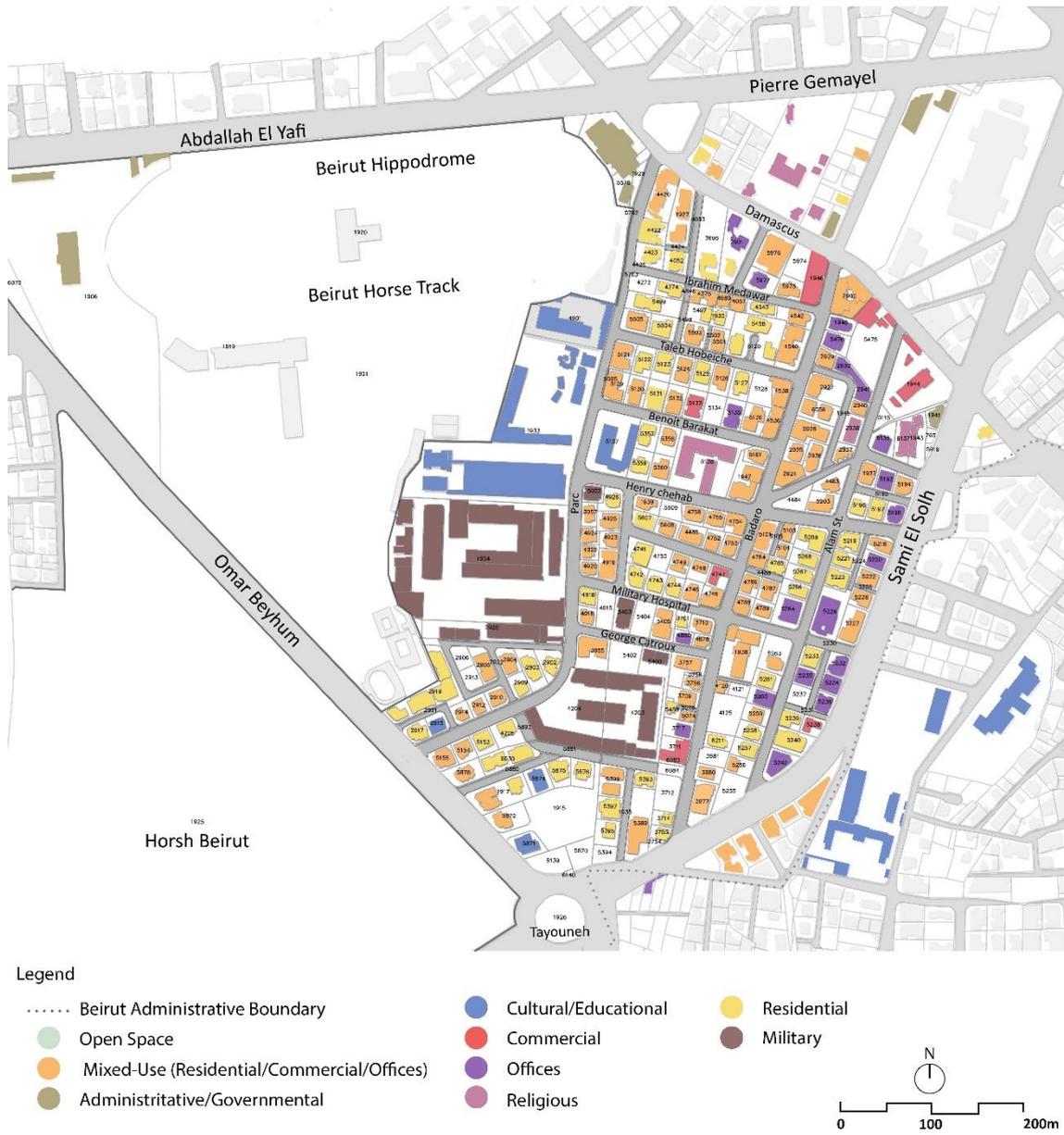


Figure 6: Existing landuse (Source: Nahle and Nouaihed, 2020. Base map from AUB BUL's BBED, 2019).

Buildings dating back prior to the 1940s, mainly situated along Medawar street, consist of low-rise buildings that are distinctive by their secluded small green pocket gardens, green terraces and balconies (Figure 7). The 1950s-1970s buildings have arched balconies or decorated with columns and detailed railings. Others are clad with natural stones on their facades (Figure 8). Whereas, 1970s-1980s buildings are distinguished for their pilotis with the ground floor level used as private parking mainly along Alam street (Figure 9). A good number of modern buildings recently developed in Badaro have also integrated green infrastructure on their facades and their balconies (Figure 10). This character has been increasingly attracting dwellers who are renting and/or buying apartments.



Figure 7: A terraced modern residential building along Ibrahim Medawar street (Source: Nahle and Nouaihed, 2020).



Figure 8: A low-rise residential building dating back to the 1950-70s along Damascus road (Source: Nahle and Nouaihed, 2020).



Figure 9: 1970-1980s building on lot 5226 with pilots on ground floor level in (Source: Nahle and Nouaihed, 2020).



Figure 10: A low-rise modern residential building in lot 5458 and 5120, along Taleb Hobeiche street (Source: Nahle and Nouaihed, 2020).

The large scale commercial development strip along Sami el Solh Avenue borders the neighborhood and includes many offices and business centers. Whereas, the main inner street, Badaro Street, is lined with a good number of small scale commercial shops, banks as well as cafes, bars, and restaurants which become denser in its middle part and have been attracting a young and coming clientele for the past several years. The most vibrant cafes and restaurants include: Lina's cafe, Nawbar a famous syrian restaurant that opened in the 1950s, Villa Badaro, the Armenian restaurant Onno, Olio & Soto, Eclair an old pastry shop, and McDonalds along Sami el Solh road. Whereas the bars include: Bodo, Dany's, Attic Bar, Community, Kissproof, etc. situated in Badaro's alleyways.

Due to the urban renewal and real-estate speculation in the creative class neighborhoods of Beirut, where entertainment venues and nightlife were popular in Monot, Gemmayzeh, Hamra, and Mar Mkhayel, young entrepreneurs sought to seek affordable places for rent. The retail rental values on Badaro's street level along its commercial streets, are amongst the competitive in Beirut, with annual rental prices ranging between \$250-350/sqm, whereas the selling value of retail shops range between \$5-6,000/sqm. Badaro being a non-religious and secular neighborhood, affordable, and close to the center, welcomed the trend of bar clusters in the early 2000s along its main street and alleyways. These clusters attracted the commercial and the F&B services, mostly restaurants and cafes, where the average age of their clientele falls above thirty unlike other entertainment venues in the city (Ashkar 2018).

The institutional layer includes two universities, Arab Open University (AOU), and the American University of Culture and Education (AUCE), and is in close proximity to the Beaux-Arts of the Lebanese University located in Furn el Chebbak. It

also consists of five schools, Collège Saint-Sauveur, Franciscaines Missionnaires de Marie School, Collège Louise Wegmann, Lycée du Musée, and Eglise Notre Dame des Anges. It has two cultural destinations that stand at opposite edges of the neighborhood, the National Museum and the Sunflower Theatre. The neighborhood includes four churches, Franciscaines Missionnaires de Marie School, Notre Dame des Anges, Badaro Baptist Church, and Eglise Sacré Coeur, where a large number of inhabitants from Badaro and outside pay a visit to the area for weekly Sunday services.

As for the Southwest area of the neighborhood, it is dominated by the presence of the military blocks that are situated along Parc, George Catroux, and Military Hospital streets. Damascus Street consists of low-rise residential buildings with gardens and terraces on the street level as well as governmental services, the Directorate of General Security, Ministry of Justice, Ministry Social Affairs, Ministry of Industry, and Beirut Courts.

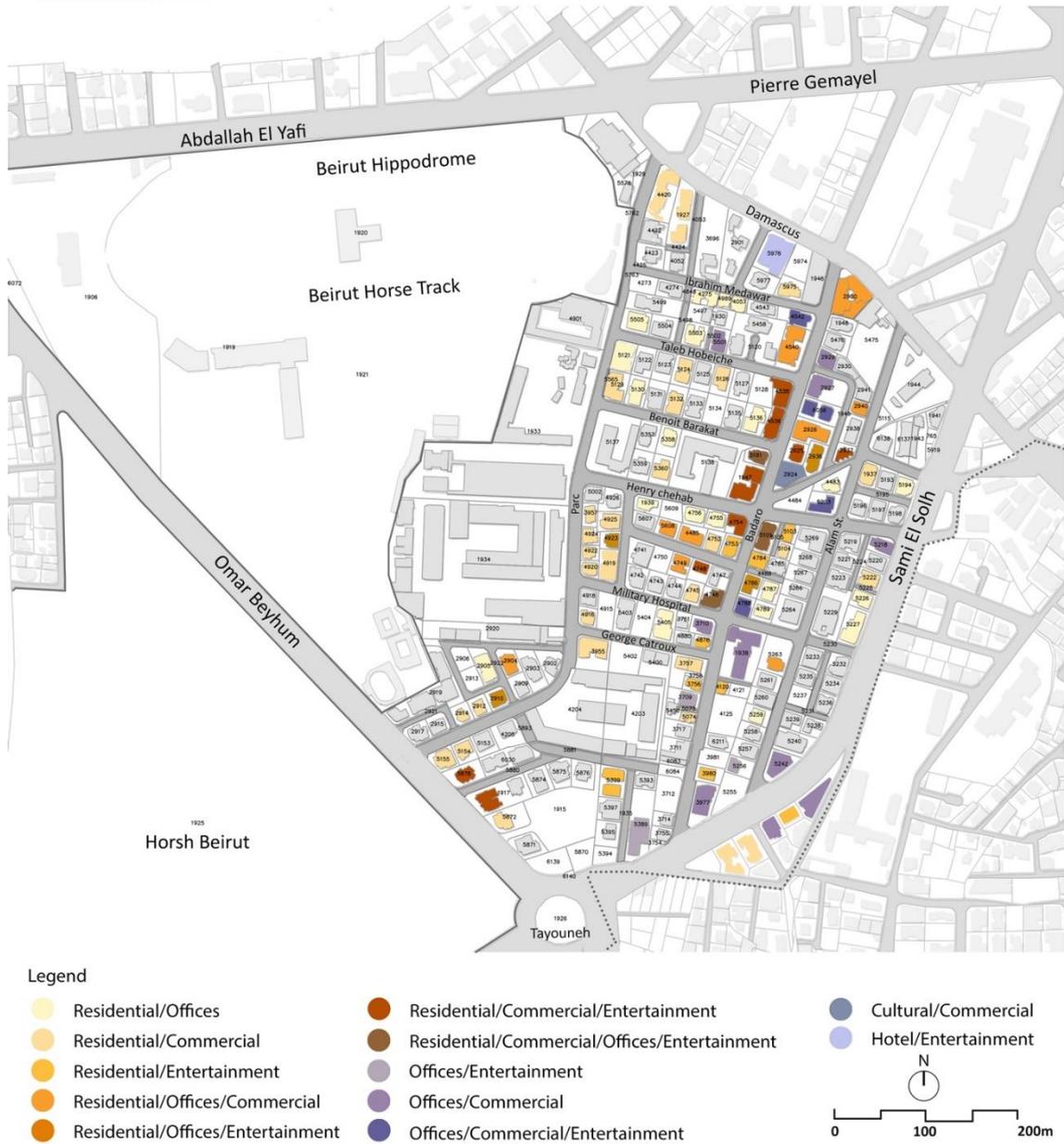


Figure 11: Existing Mixed landuse (Source: Nahle and Nouaihed, 2020. Base map from AUB BUL’s BBED, 2019).

### ***2.2.3. Security and Landmarks***

Since the 1920s, during the French Mandate period, the Military block has expanded within the neighborhood. Today, the Military block consists of a hospital, dispensary, three residential buildings, and one commercial building with security installations. These security measures, whether from physical barricades, gates, checkpoints known as “hawajez”, are intended to protect the occupied military zones that are also affecting the landscape and the mobility within the neighborhood. Four checkpoints are clearly visible, three along Damascus street and a checkpoint at the Tayouneh roundabout. As for the military block with its high security along Parc (Figure 12), George Catroux and Military Hospital streets (Figure 13), it disconnects the southeastern part of Badaro from its surrounding, forcing social and spatial negotiation when navigating the neighborhood.



Figure 12: Military Barricades on Parc Street (Source: Nahle and Nouaihed, 2019).



Figure 13: (left) Military Barricades and Checkpoints on Military Hospital Street; (right) Military Checkpoint along Damascus Road at the border of the Ministry of Justice (Source: Nahle and Nouaihed, 2019).

The neighborhood with its secular non-religious identity has been attracting many NGOs and activist groups over the past decade: Legal Agenda, Kafa, DSC, Ninurta, BASSMA, SMEX, MOSAIC, Adyan foundation, and Diakonia. Other NGOs such as SANAD, NAHNOO, and Forum for Development Culture Dialogue are situated close to the area. The concentrations of these NGOs in the neighborhood, along with the churches, institutions, cultural, administrative/governmental, amusement centers, and the Smallville hotel, attract different ethnicities, tourists, and social groups giving its diverse character albeit temporal. In addition to the services that are situated at the periphery (ex. OMT and Beaux-Arts of the Lebanese University) and the five open green spaces. The vibrancy of these nodes differs from weekdays to Sundays and from afternoons to evenings.

SECURITY & LANDMARKS

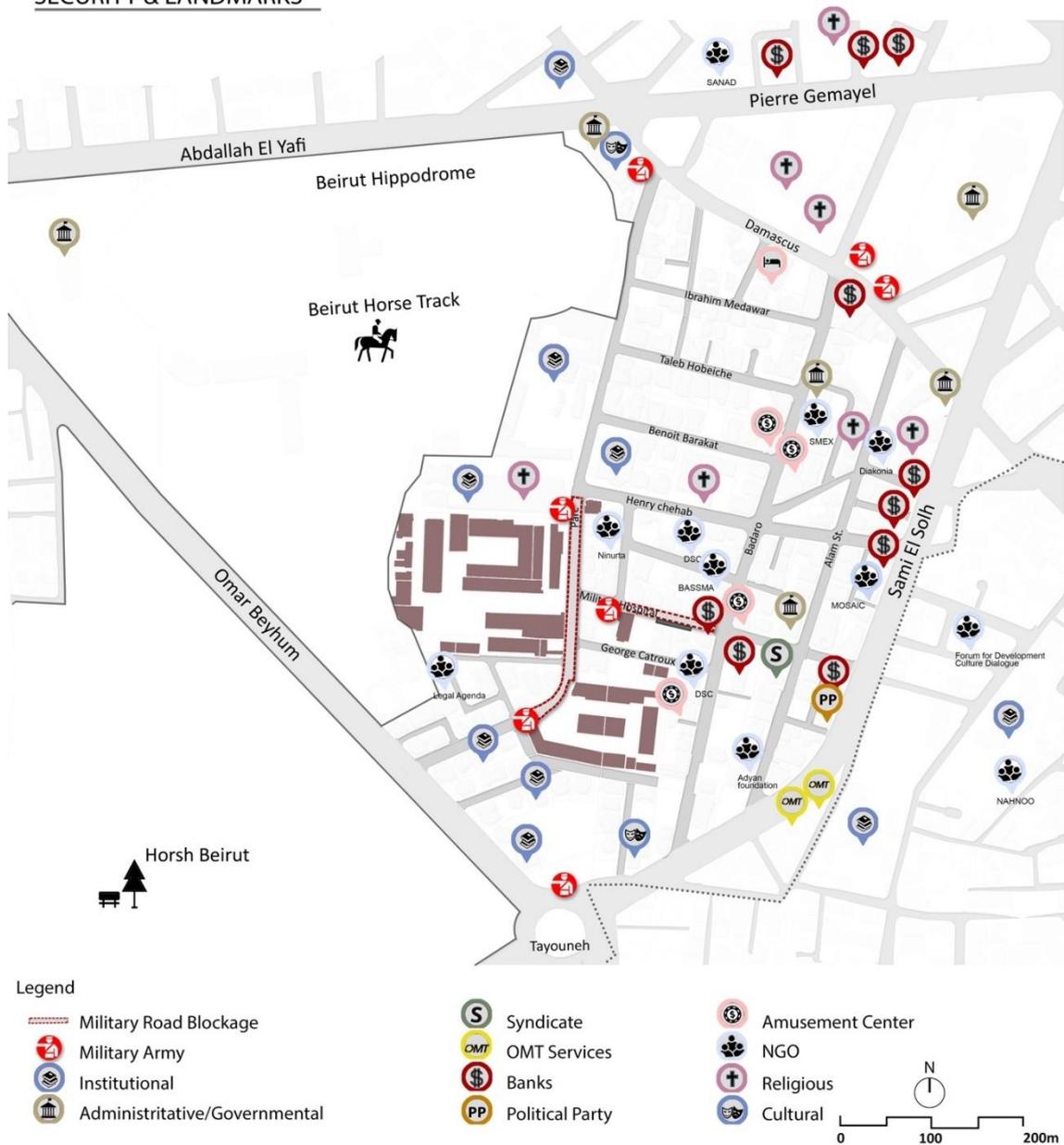


Figure 14: Existing Security and Landmarks. (Source: Nahle and Nouaihed, 2020. Base map from AUB BUL's BBED, 2019).

Badaro, being a middle- to high-class neighborhood, had a good number of amusement centers where some exclusively offered different leisure activities ranging from poker, pool, slot machines, etc. These centers had a profile of clients that were mainly well-off residents and from surrounding neighborhoods. However, the function of these amusement centers weakened with the changes in leisure concern over time. Thus many were eventually replaced with commercial and F&B services, leaving only four underground amusement centers actively situated in between buildings, providing entertainment services to different social classes and groups (Figure 15).



Figure 15: Underground Amusement Centers along Badaro Street (Source: Nahle and Nouaihed, 2019).

#### **2.2.4. Building Age**

The evolution of Badaro as previously illustrated marks the neighborhood's development in the 1950s. Through fieldwork analysis, today there are around 57% of buildings dating between the 1950s and 1970s, such as Ogero along Alam street (Figure 16 & 17). As for buildings dating back prior to the 1940s, 14% remain in good condition with their cultural and historical significance. These include the military block, the National Museum, and the missionary schools. The neighborhood's location along the demarcation line and the freezing of the stock of housing during the civil war till 1990, had a major impact on the development process, where only 10% of the neighborhood was built between the 1980s and the 1990s. This process of development has contributed to the rent gap before and after 1990. The new developments (overall 19%) are concentrated at the edge of the neighborhood some of which include: The 16-storey Smallville hotel developed in 2013 and Resource group, an office tower built in 2011. These developments are a result of the change in the 2004 building regulation that increased the exploitation ratio, making it profitable to demolish buildings before 1971 and build higher. This continues to attract real-estate developers to the neighborhood thus feeding in the cycle of demolishing and building higher. These developments include gated communities, high-rise mixed-use, and office buildings.

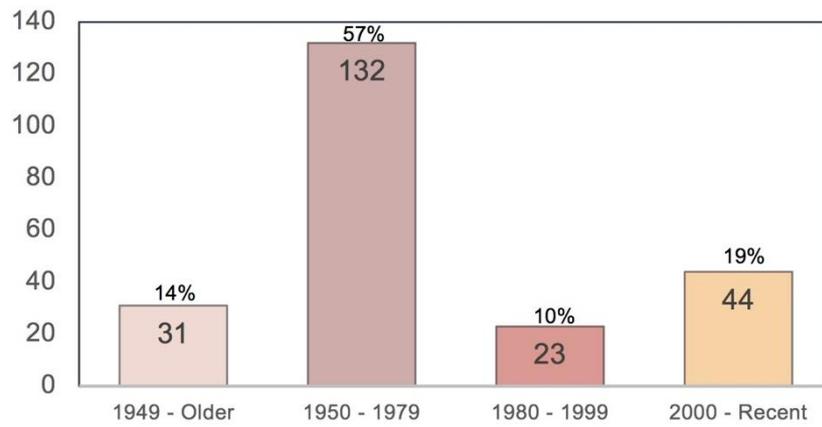


Figure 16: Percentages of Building Age (Source: Nahle and Nouaihed, 2020).

## BUILDING AGE

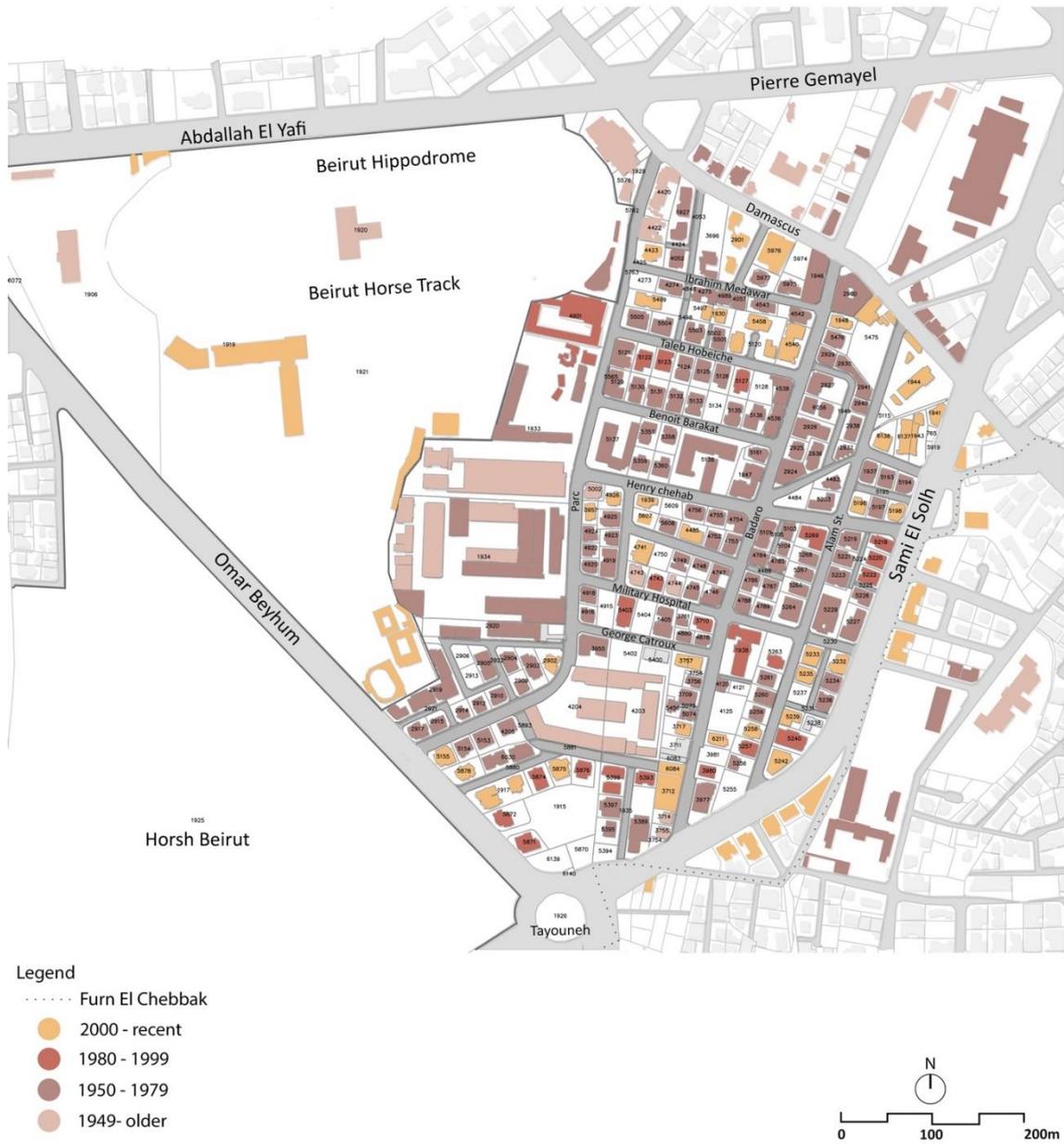


Figure 17: Existing Building Age (Source: Nahle and Nouaihed, 2020. Base map from AUB BUL's BBED, 2019).

### 2.2.5. Lot Conditions

Residents are favoring to reside in Badaro given its prime location surrounded by main roads, security, and secular non-religious mixed neighborhood. For the past few years, there has been a noteworthy multiplication of new residential buildings and compounds to cater to the demand, encouraging new developments, whether through the new construction on infill lots, or the demolition and reconstruction of new buildings (Figure 18 & 19).

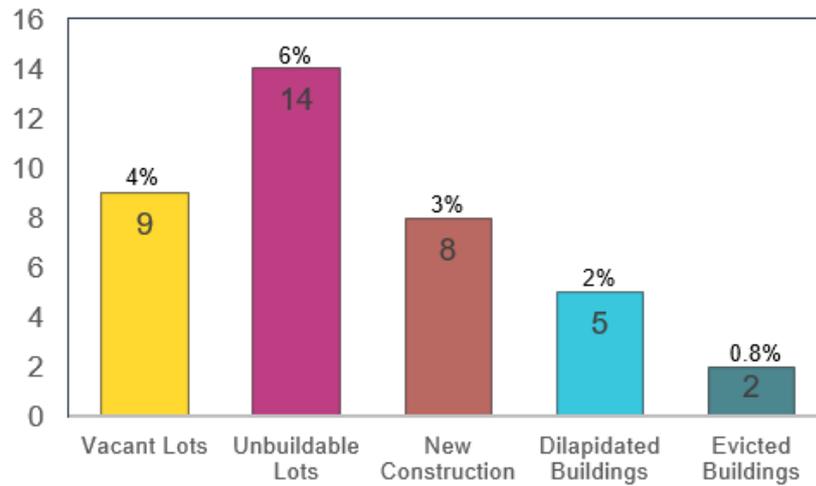


Figure 18: Percentages of Lot Conditions (Source: Nahle and Nouaihed, 2020).

LOT CONDITIONS

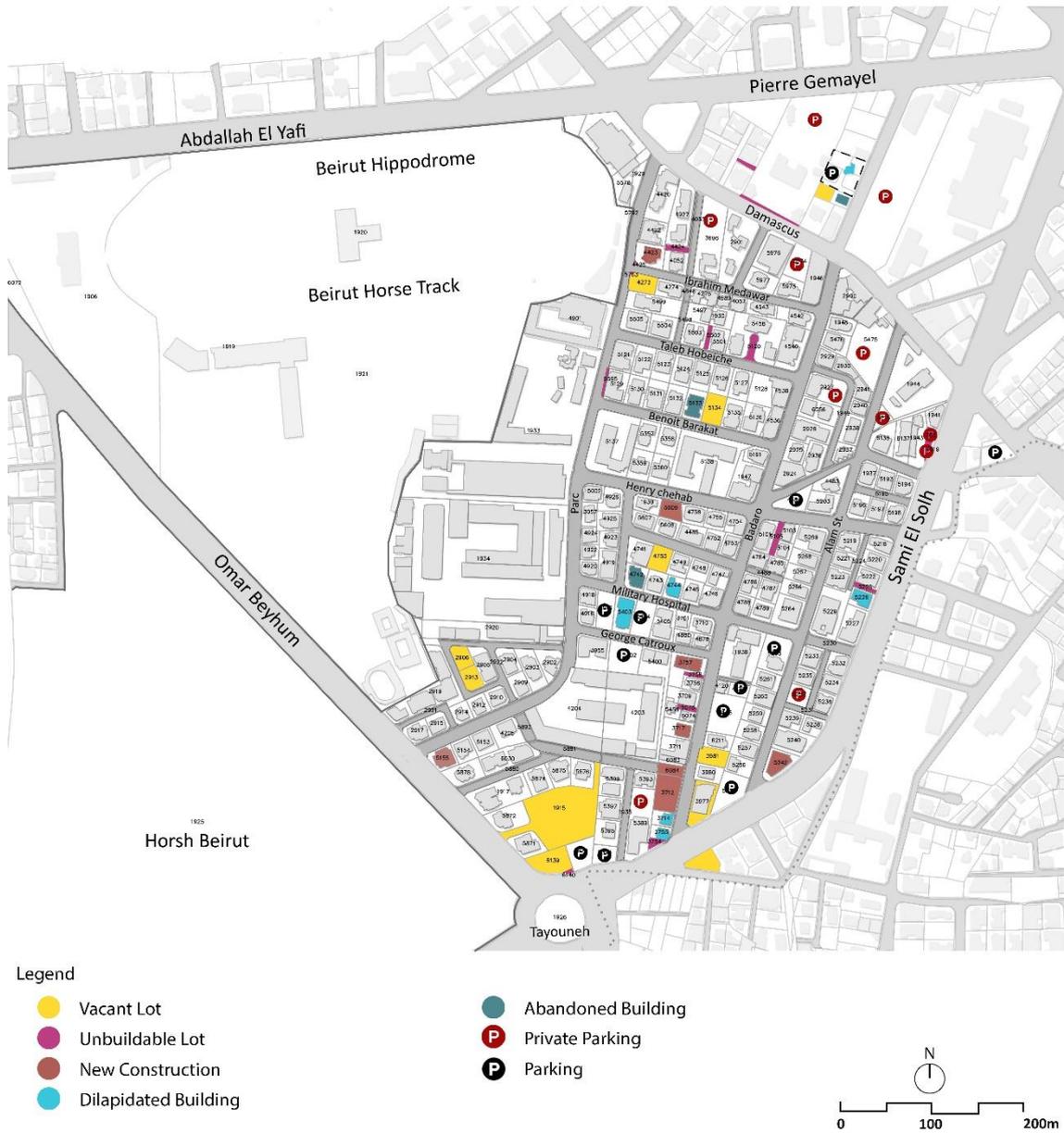


Figure 19: Existing Lot Conditions (Source: Nahle and Nouaihed, 2020. Base map from AUB BUL’s BBED, 2019).

#### 2.2.5.1. Vacant Lots

In the process of urban transformation, a number of properties have been left vacant (Figure 20)—especially since the economic recession of the past few years. We have identified eight vacant lots and one vacated ground floor in the neighborhood that account for 4% of the total lots in Badaro. According to the property deed analysis, these lots were kept vacant whether due to multiple ownership status, speculation for future developments, or well-off owners that did not want to invest in the lot.

**Lot 6139 and Lot 1915**, are situated south of the neighborhood, in front of Horsh Beirut, facing each other in an area dominated by the cultural Sunflower theatre landmark, as well as AOU and AUCE institutional landmarks.

The main Arab Open University building is situated between the 2 vacant lots. Lots 6139 and 1915 stand close to two dilapidated buildings that hold cultural and historical significance, and two publicly used parking lots.

**Lot 6139** is a corner lot situated along Tayouneh roundabout, behind the military checkpoint of lot 6140. The lot was once occupied by a building that was demolished in 2019. According to the employee working in the parking lots 5870 and 5394 that are adjacent to the lot 6139, the owners intended to transform it into a parking lot. However, the transformation was aborted due to conflict of ownership. Today, the lot is left derelict with a pile of raw dirt. Its location on the corner of Badaro along Omar Beyhum places the lot at risk for speculation and future development.

**Lot 1915** is enclosed by 1980s buildings, new developments, vacant lot 6139 and bordered by the two Arab Open University (AOU) buildings. The lot is accessed by two gated entrances, the vehicular gate from Omar Beyhum and the pedestrian gate from the secondary road (lot 5881) facing the military dispensary. The lot was occupied

by a building that had been demolished in 2004. In the same year, the lot was sold to the NGO, جمعية المشاريع الخيرية الإسلامي. The large surface area and the accessibility to the site make the vacant property stand out. According to the sanitary shop owner facing lot 1915, the NGO maintained the area through cleaning the lot and at some point placed construction materials that were evident during our field visit. There are speculations that the NGO intended to develop the area however it seems that the recent economic crisis may have altered the process.

**Lots 3977 and 3981**, are situated along Badaro street and function as parking lots that cater the mixed-use services in the neighborhood. These lots are separated by the 1980s-1990s building in lot 3980. They are in close proximity to the Sunflower cultural landmark, Adyan Foundation, and OMT services along Sami-el Solh.

**Lot 3977** is located on the edge of the Badaro street and the administrative boundary of Beirut, in front of the two dilapidated historical buildings, with its back facing the publicly used parking in lot 5255. The 1950s-1970s office building with commercial vacated ground floor, is parceled to twenty-five shares. Although the office building is in good condition and fully occupied by offices, the ground floor is poorly maintained and evicted. It has been vacant for a long period due to its low-damp ceiling and closed off by gypsum boards covered with street graffiti. Within the lot, in front of the vacated ground floor, is an open space that is covered in sand dirt bordered by vegetation planters, separating it from the public sidewalk aligned with trees.

During our field visit, we noticed an announcement pasted in the lobby of the office building that called for a meeting to be held on 04/02/2020, with the committee of the building, to discuss the restoration and upgrading of the ground floor for future use.

In **Lot 3981**, a building was demolished in 2016 and sold to a single, French owner. The lot is located in front of the IPT gas station and fenced with steel panel towards the main road. Currently, it is asphalted and informally used by the dwellers of the neighborhood catering to socializing, dog walking, children playing on their bikes and football. As for the concierge hanging carpets on the block wall adjacent to lot 6211.

**Lot 2913 and Lot 2906**, are two lots that are adjacent to each other, located southwest of the neighborhood, between the two military blocks and in front of the Legal Agenda office. They are situated in the calm area of the neighborhood, and surrounded by the 1950s-1970s buildings. During 1954, lot 2913 consisted of a pond with Noria (ناعورة و بركة ماء) that is legally entitled as a right-to-use for lots 2913, 2902, 2903, 2904, 2905, 2906, 2909, 2910, 2912, 2914, 2915, 2917, and 2919, under the condition that it is still existing and safe to use.

**Lot 2913**, during 1954, consisted of lemon trees. In 2011, the lot was sold to two owners. According to the old residents in the area, construction was initiated a few years back however due to conflicts with the owner of lot 2906 and the municipality it was ceased. Today, the reminiscence of the construction foundation remains evident on site, left derelict with wild vegetation. The lot is gated on its southern edge adjacent to the lot 2912 and is opened to lot 2906 appearing as a single lot.

**Lot 2906** was bought by a single owner in 2012 and has the right-of-way from lot 2922. According to the residents of the area, the lot was informally used to store construction materials for lot 2913. However, an order was issued by the municipality ordering lot 2913 to remove their construction materials from lot 2906.

In 1948, the **Lot 4750** was parcelled from lot 4475. It is situated next to the old famous patisserie, “Eclair” and in close proximity to the two NGOs, DSC, and BASSMA. By 1994, it was inherited to multiple owners from the Badaro family, a well-off family with a long history in the neighborhood, that are determined to preserve the land as a social value and do not intend to invest in it. Today, it is left fenced and covered with wild vegetation.

**Lot 5134** is located in front of the Eglise Notre Dame des Anges, along Benoit Barakat street. As well as near the institutional landmarks along Parc street, and religious landmarks. It was a rainfed land (أرض بعليّة) during the 1950s that was parcelled from the lot 1930 in 1954. According to the owner of the Travel Agency on the ground floor of the adjacent evicted building in lot 5133, around a decade ago, the lot was transformed into private parking for the Eglise Notre Dame des Anges. Shortly after, it was closed due to the amount of taxes being paid by the owner, making it unprofitable. In 2019, it was inherited to multiple owners. Today, the lot remains asphalted and boarded by concrete blocks that are vandalized by street graffiti. It is accessed by a steel gate facing Benoit Barakat street. The owners, being well-off, do not intend to rent, invest, or place the lot for sale.

**Lot 4273** is located north of Badaro, along with Ibrahim Medawar, in front of the construction site in lot 4423. It is in a prime location to the National Museum landmark on the Damascus road, Lebanese Army Martyr Monument garden, and the institutional landmarks lined along Parc street. The lot is surrounded by old buildings where a majority of them have been recently refurbished. Before the 1940s, a 5-floor building was constructed on the lot. As of 2017, the lot was inherited to a single owner of a foreign company. Today, the owner is allowing the vacant space to be used as

temporary storage for the construction materials of the building under construction in lot 4423. The vacant property is wire fenced and not only covered with construction materials but also left in derelict condition with wild vegetation.

VACANT LOTS				
<p><b>Lot Ma - 6139</b>  <b>Ownership and Lot Information:</b>            - 2003: Sold-Multiple Ownership (3 Siblings).            - 2019: Demolished building in lot 6139  <b>Current Status:</b> Abandoned Left derelict with wild vegetation. Adjacent to a military checkpoint.</p> 	<p><b>Lot Ma - 1915</b>  <b>Ownership and Lot Information:</b>            - 2004: Building demolished            - 2004: Sold-Single Ownership to: جمعية المشاريع الخيرية الإسلامي  <b>Current Status:</b> Abandoned and gated. The vacant lot can be accessed from two gates.</p> 	<p><b>Lot Ma - 2913</b>  <b>Ownership and Lot Information:</b>            - 1954: The lot consisted of Lemon trees and a pond with a Noria (ناعورة و بركة ماء). The neighboring lots till present have the right to use the pond located in the lot.            - 2011: Sold-Multiple Ownership.  <b>Current Status:</b> Abandoned, left derelict with wild vegetation and remains.</p> 	<p><b>Lot Ma - 2906</b>  <b>Ownership and Lot Information:</b>            - 2012: Sold-Single Ownership.            - Lot 2906 has the right of way from Lot 2922.            - Lot 2906 has the right to use the Noria in Lot 2913.  <b>Current Status:</b> Abandoned, left derelict with wild vegetation.</p> 	<p><b>Lot Ma - 3977</b>  <b>Ownership and Lot Information:</b>            - Lot parceled into 25.            - Multiple Ownership.  <b>Current Status:</b> Vacated ground floor of a building. As for the Floors above GFL activated as offices.</p> 
<p><b>Lot Ma - 3981</b>  <b>Ownership and Lot Information:</b>            - 2016: Old Building demolished            - 2016: Sold-Single ownership (Stephan Guillaume Albert HUGUET- French).  <b>Current Status:</b> Closed and Panel Blocked.</p> 	<p><b>Lot Ma - 4750</b>  <b>Ownership and Lot Information:</b>            - 1948: Vegetated lot parceled from lot 4475            - 1994: Inherited-Multiple Ownership (Henry Badaro's Family).  <b>Current Status:</b> Abandoned, left derelict with wild vegetation.</p> 	<p><b>Lot Ma - 5134</b>  <b>Ownership and Lot Information:</b>            1954: Rained Land (ارض بطينة)            1954: Parceled from Lot 1930            2019: Inherited-Multiple Ownership (7 Siblings).  <b>Current Status:</b> Vacant and gated.</p> 	<p><b>Lot Ma - 4273 &amp; 5743</b>  <b>Ownership and Lot Information:</b>            - 1940: Lot composed of a 5 floor Building.            - 2017: Inherited-Single Ownership (Mykos foreign company).  <b>Current Status:</b> Currently used as a storage for construction material for the adjacent lot 4423 &amp; 4425.</p> 	<p><b>Lot Ma - 4750</b>  <b>Ownership and Lot Information:</b>            - 1948: Vegetated lot parceled from lot 4475            - 1994: Inherited-Multiple Ownership (Henry Badaro's Family).  <b>Current Status:</b> Abandoned, left derelict with wild vegetation.</p> 

Figure 20: Vacant Lots (Source: Nahle and Nouaihed, 2020).

### 2.2.5.2. Unbuildable Lots

As for the unbuildable lots, there are fourteen lots which are less than 250 sqm, classifying them as unbuildable, according to the zoning regulations (Figure 21). Among these lots, lots 3754 and 5565 are owned by the municipality (Figure 22). The former is currently rented out and functions as a flower shop, whereas the latter is transformed into a sidewalk that functions as a private gated residential entrance. Lot 6140, situated along the Tayouneh roundabout, is occupied by the military and functions as a checkpoint. Lot 5120 is used as a securitized private entrance and owned by the gated community composed of three residential buildings. The rest of the unbuildable lots are used as private roads that function as parking and are classified as right-of-way.

ZONING OF BEIRUT CITY											
ZONES	LOT PARCEL AFTER DIVISION			CONSTRUCTIBLE PARCEL			MINIMUM RECESS OF FASADE FROM:		PERCENTAGE OF CONSTRUCTION	COEFFICIENT OF EXPLOTATION	MAX. HEIGHT BUILDINGS
	min. surface	min. facade	min. depth	min. surface	min. facade	min. depth	Road	site limit back /side			
1	250m <sup>2</sup>	10 m	10 m	100 m <sup>2</sup>	9 m	7 m	4.5m	-	100%	6	-
2	250 m <sup>2</sup>	10 m	10 m	100 m <sup>2</sup>	9 m	7 m	4.5m	-	70 %	5	-
3	300 m <sup>2</sup>	12 m	12 m	120 M <sup>2</sup>	10 m	8 m	4.5m 6m (4.5<L<9)	-	60 %	4	-
4	300m <sup>2</sup>	15 m	15 m	150 m <sup>2</sup>	10 m	8 m	4.5m 6m (4.5<L<10) 2mon edge L>10	-	50 %	3.5	-
5	500m <sup>2</sup>	17 m	17 m	250 m <sup>2</sup>	12 m	14 m	Cornice 4m Other roads 3m	2.5 m	40 %	2.5	-
6	400 m <sup>2</sup>	15 m	15 m	200 m <sup>2</sup>	12 m	8 m	4.5m 6m (4.5<L<10) 2mon edge L>10	-	50 %	2.5	-
7	250 m <sup>2</sup>	12 m	12 m	100 m <sup>2</sup>	9 m	7 m	4.5m 6m (4.5<L<10) 2mon edge L>10	-	70 %	3	-

Figure 21: Zoning of Beirut (Source: Zoning of Beirut City, 2008).

<b>UNBUILDABLE LOTS</b>					
<p><b>Lot Ma - 5225</b>  <b>Current Status:</b> Used as parking to the surrounding and connects to Ma - 5254 that is used as a vehicular private road to reach the lot building (Ma - 5229) where a gate is installed to access Ma - 5255 and Ma - 5254.</p> 	<p><b>Lot Ma - 4424</b>  <b>Ownership and Lot Information:</b>            - 1950: Unbuildable lot.            - 1950: Sold (Multiple Ownership) to: lot 1927 &amp; lot 4052.  <b>Current Status:</b> Dead-end used as private parking &amp; vehicular/pedestrian passage to the buildings.</p> 	<p><b>Lot Ma - 3758</b>  <b>Ownership and Lot Information:</b>            - 1934: Unbuildable lot, parceled from Lot 3709.            - 1934: Multiple Ownership by: lot 3756 &amp; lot 3757.  <b>Current Status:</b> Dead-end used as pedestrian passage towards the back entrance of Ma - 3757.</p> 	<p><b>Lot Ma - 5502</b>  <b>Ownership and Lot Information:</b>            - 1960: Private road.            - Single Ownership by: lot 1930.  <b>Current Status:</b> Dead-end used as private parking and vehicular/pedestrian passage to the buildings.</p> 	<p><b>Lot Ma - 5565</b>  <b>Ownership &amp; Lot Information:</b>            - Owned by Municipality of Beirut.  <b>Current Status:</b> Lot used as Building entrance and pedestrian sidewalk with balustrade.</p> 	<p><b>Lot Ma - 6140</b>  <b>Current Status:</b> Lot used for military checkpoint.</p> 
<p><b>Lot Ma - 3754</b>  <b>Ownership and Lot Information:</b>            - 1934: Unbuildable lot, parceled from Lot 3714.            - Owned by Municipality of Beirut.  <b>Current Status:</b> flower shop.</p> 	<p><b>Lot Ma - 4488</b>  <b>Ownership and Lot Information:</b>            - 1948: Private road.            - Multiple Ownership by: lots 4784, 4785, 4786, &amp; 4787.  <b>Current status:</b> Dead-end used as parking and vehicular/pedestrian passage to the buildings.</p> 	<p><b>Lot Ma - 5075</b>  <b>Ownership and Lot Information:</b>            - 1953: Private road, parceled from Lot 3709.            - Multiple Ownership by: lots 5101, 5102, 5103 &amp; 5104.  <b>Current Status:</b> Dead-end used as private entrance to reach lot 5456.</p> 	<p><b>Lot Ma - 5120</b>  <b>Ownership and Lot Information:</b>            - Land pooled to Lot 5458.  <b>Current Status:</b> Dead-end used as a gated entrance to a residential compound.</p> 	<p><b>Lot Ma - 5105</b>  <b>Ownership and Lot Information:</b>            - 1953: Private road            - Parceled from 4484.            - Multiple Ownership by: lots 5101, 5102, 5103 &amp; 5104.  <b>Current Status:</b> Dead-end used as private vehicular/ pedestrian road to the buildings.</p> 	<p><b>Lot Ma - 5105</b>  <b>Ownership and Lot Information:</b>            - 1953: Private road            - Parceled from 4484.            - Multiple Ownership by: lots 5101, 5102, 5103 &amp; 5104.  <b>Current Status:</b> Dead-end used as private vehicular/ pedestrian road to the buildings.</p> 

Figure 22: Unbuildable Lots (Source: Nahle and Nouaihed, 2020).

### 2.2.5.3. Parking Lots

In Badaro, seventeen parking lots cater to the different functions of the neighborhood. Eight parking lots are privately used by office buildings and lot 5115 by the owner, whereas nine are publicly used by the residents and transient population. On Sundays, only three parking spaces are active, two of which are privately used and one that is publicly used. The former include lots 765 and 5919, whereas the latter includes lot 4915. Some public parking spaces often open on Sundays depending on the level of rush hours and when the neighborhood is hosting cultural and social activities such as Badaro Seen Festival and Badaro Open Streets (Figure 23 & 24). These include lots 5402, 4125, and 4121.

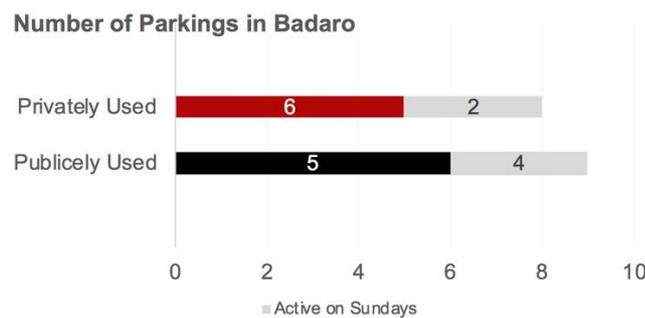


Figure 23: Number of Parking Lots in Badaro (Source: Nahle and Nouaihed, 2020).

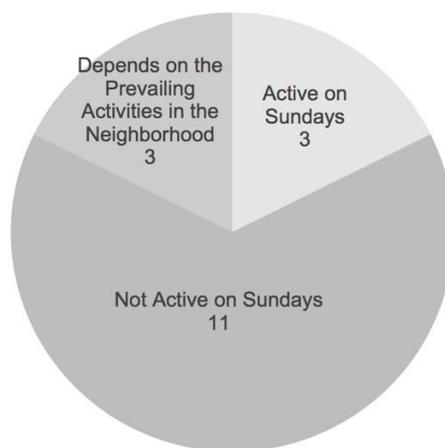


Figure 24: Parking Lot status on Sundays (Source: Nahle and Nouaihed, 2020).

#### 2.2.5.4. Evicted Buildings

There are two partially evicted buildings in the neighborhood of Badaro, lots 5133 and 4742 that date back to the older developments prior to the Lebanese civil war. Both buildings are visibly in deteriorating conditions and at risk for future development or refurbishments that would attract new investments in Badaro (Figure 25).

**Lot 5133** is an 8-storey building that dates back between the 1950s-1970s, parceled to twenty-two shares. It is located along Benoit Barakat street, adjacent to the vacant lot 5134, and facing Eglise Notre Dame des Anges. The lot is near the underground Starpoint and Le Point amusement centers, and the non-profit organization, SMEX. The ground floor consists of the travel agency Brasilia, while the rest of the floors are vacated. According to the owner of the travel agency, the property has been evicted for more than a decade. He allegedly states that the evicted tenants were on old-rent and the owners are intending to renovate the building. The ground floor is occasionally occupied, for a short period, by the Ethiopian migrant workers that temporarily dominate the neighborhood on Sundays for church services.

**Lot 4742** is an 8-storey building that dates back to the 1940s. Located along the Military Hospital street that is securitized by military barricades and a checkpoint due to its close proximity to the two military blocks. It faces two publicly used parking spaces that are separated by the dilapidated military residential building. The lot is situated near institutional and religious landmarks along Parc and Henry Chehab street, NGOs, banks such as Fransabank, and Bank Audi as well as the amusement centers Joker and Malak along Badaro street. The building was inherited in 2001 to the siblings of the 1971 multiple owners. According to the soldier that regulates the barricade along the street, the first floor is the only occupied floor whereas the rest are evicted. This floor

today functions as a factory that opens during weekdays from 8:00 am till 2:00 pm as for the ground floor it consists of a library and an office.

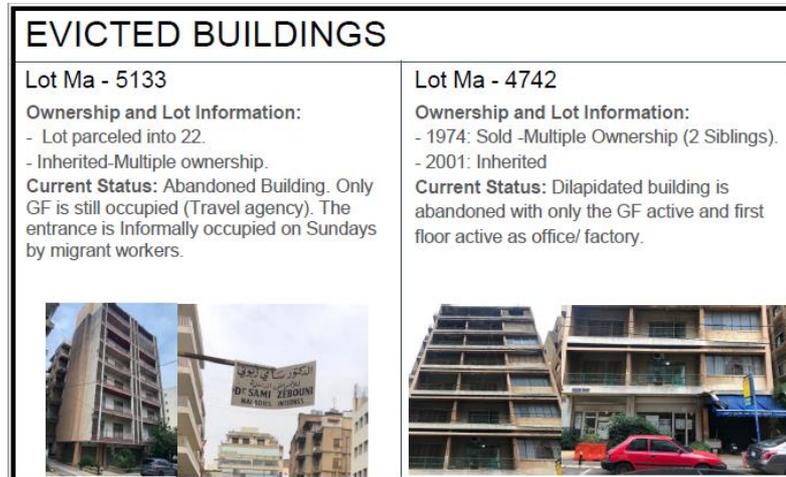


Figure 25: Evicted Buildings (Source: Nahle and Nouaihed, 2020).

#### 2.2.5.5. Dilapidated Buildings

Currently, there are five dilapidated buildings (Figure 26), one of which is occupied by the military as a residential building in lot 5403. Among the dilapidated, lots 3715 and 3755 situated at the edge towards Tayouneh, along Badaro Street, are two buildings that date before the 1940s and are considered among the oldest buildings in Badaro that are threatened for eviction. These buildings have cultural significance and are encapsulated in time with preserved civil war traces. The bullet shell scars on the facades mark the war divide between the contested political groups, also known as the ‘demarcation line’, that transformed the area into a ‘no man's land’ (Mansour & Madi, 2016).

**Lot 3755** is a 2-storey old building, bordered with the flower shop on the municipal lot 3754. The old lady on the ground floor, during our informal conversation, stated that her husband was born in the apartment and that her in-laws resided before

them on old rent, which later they inherited. The couple have been settling in the war torn building for more than 60-years. However, the building's prime location and its physical deteriorated condition, as well as the tenants being on old rent, places them at risk of eviction for future speculation by the owner who is currently residing on the first floor.

**Lot 3714** is a 4-storey building in a dire physical condition, which according to the old lady of lot 3755, dates back between the late 1930s and early 1940s. It is bordered with lot 3755 and is currently being occupied. With the building being dilapidated and poorly maintained, we speculate that the dwellers are on old rent and subject to eviction.

**Lot 5403** is an 8-storey military building, dating back to the 1960s, serving as a residence. It is situated in a strictly regulated area, between the two parking lots and two roads, the Military Hospital and George Catroux streets. Along the Military Hospital street, the entrance is regulated and obstructed by the military barricade that also limits the street accessibility.

**Lot 4744** is a mixed-use, 7-storey building located along Military Hospital street in a securitized area. It is a 1940s building that is parcelled into fifteen with multiple ownership. It stands next to the evicted building in lot 4742 and behind the corner of the vacant lot 4750. It is also adjacent to the military building and the two publicly used parking spaces. Through our fieldwork observation, the building has a few vacant apartments set up for rent. The building's facade holds unique, historic architectural elements with unglazed wide balconies, columns, blue stores, and detailed designs on the railings. However, it is overseen by the view of the high-concrete blocks of the military barricades and the high security on the Military Hospital street.

**Lot 5226** is a 1970s, 8-storey mixed-use residential building, with the ground floor serving as private parking and a lobby entrance. It is along the Sami el Solh, at the eastern edge of the neighborhood and Beirut administrative boundary facing Furn el Chebbak. The lot neighbors MOSAIC organization in an area dominated with commercial and banks activities. Other than the private ground floor parking, the building also uses the unbuildable lot 5225 as a drop-off area and a temporary parking, which was classified as a right-of-way in 1959. The lot was sold to multiple owners in 1995. It is visually evident that the apartments have been internally renovated due to the modern installations of glazed aluminum windows by the individual owners, unlike the external facade that is left in bad condition and poorly maintained.

<b>DILAPIDATED BUILDINGS</b>	
<p><b>Lot Ma - 3714</b>  <b>Ownership and Lot Information:</b>            1934: Has the right of way from Lot 3715.            1952: Old and dilapidated 3 floors buildings            2019: Sold-Single Ownership.  <b>Current Status:</b> Dilapidated residential building facing threat of evacuation.</p> 	<p><b>Lot Ma - 3755</b>  <b>Ownership and Lot Information:</b>            - 1934: Has the right of way from Lot 3715.            - 1977 &amp; 2001: Inherited- Multiple Ownership.  <b>Current Status:</b> Dilapidated residential building facing threat of evacuation.</p> 
<p><b>Lot Ma - 5226</b>  <b>Ownership and Lot Information:</b>            - 1959: Old and dilapidated building.            - Own shares of the 2 unbuildable lots (Lot 5224 &amp; 5225) used as private right of way.            - 1995: Sold-Multiple Ownership.  <b>Current Status:</b> Dilapidated residential building.</p> 	<p><b>Lot Ma - 4744</b>  <b>Ownership and Lot Information:</b>            - Building parceled into 15.            - Multiple Ownership.  <b>Current Status:</b> Dilapidated mixed use building, with abandoned and vacant apartments.</p> 

Figure 26: Dilapidated Buildings (Source: Nahle and Nouaihed, 2020).

#### 2.2.5.6. New Developments

There are eight new developments that are currently under construction in the neighborhood.

**Lot 5155** is at the periphery of the neighborhood located along Omar Beyhum road and in front of Horsh Beirut. It is also situated in the southern end of Badaro in an area dominated with institutional and commercial services. These lots that are currently under development, are in close proximity to the military blocks. The 12-storey

residential building with commercial on the ground floor is currently being developed by Al-Nasr group and is towards its final stages.

**Lot 3712 and 6084** is situated towards the southern end of Badaro street in front of the vacated ground floor of the office building on lot 3977 and near the two old culturally significant buildings standing at the periphery. With the military dispensary block situated at the corner of lot 6084. According to the evolution map, lots 3712 and 6084, were not previously parceled. The project currently being constructed is a 15-storey building developed by Dergham and Hamdar and is towards the end of its stages where lot 6084 is currently being used as a parking for the construction and a storage area.

**Lot 3717** is situated along Badaro street and behind the military dispensary block, near lots 3712 and 6084. It is also in close proximity to the vacant lot 3981 and in front of the publicly used parking lot 4125. The project consists of a 9-storey office building developed by AOSL and is towards its last stages.

**Lot 5242** is a corner lot situated at the edge of the neighborhood along Sami el-Solh avenue and the inner street of the neighborhood, Alam Street. A 9-floor Mersaco pharmaceutical building that is towards its final stages.

**Lot 5609** is located along Henry Chehab street, in front of Eglise Notre Dame des Anges and near DSC, BASSMA, Ninurta NGOs. It falls in a block dominated with 1950s-70s buildings and three modern buildings from the 2000s. It is a 6-storey office building towards its final stages.

**Lot 4423**, a corner lot, situated along Ibrahim Medawar and Parc street, and bordered with the unbuildable parcel Lot 4424 serving as a dead-end private parking road. The lot is also located in front of the two unbuildable lots 4425 and 5763 and the

vacant lot 4273 that is currently being used and activated by the lot as storage for their construction material. The 12-storey building is a mixed-use development that is under construction and is developed by Paul Kaloustian Architect.

## CHAPTER 3

### CASE STUDY FINDINGS

This chapter will examine the different findings from our fieldwork observation and analysis of Badaro and the neighborhood. It is organized in two sections that will explore mobility and the various socio-spatial practices of the neighborhoods as they vary across temporalities, between weekdays and Sundays, as well as day and night. With the previous chapter, allows an understanding of the stages of urban transformation in the neighborhood over the years. We thus present in a third section, the main challenges faced by Badaro and its surroundings, and discuss how we can transform these challenges into opportunities. We also identify the current characteristics of Badaro that form potential opportunities for enhancing public life by activating the unused and underused spaces previously discussed: vacant lots, dilapidated/evicted buildings and parking lots.

#### **3.1. Mobility**

Though Three main highways border the neighborhood: Omar Beyhum, Sami el Solh, Pierre Gemayel and Abdullah al Yafi. Two of these infrastructures, Omar Beyhum and Abdullah al Yafi roads, split into two way lane underpasses. These infrastructural belts link Badaro to the neighbouring areas and towards the center of the city.

The Omar Beyhum road is situated at the southern edge of the neighborhood and has a wide, multiple two-way lane road. It is separated with a median, covered with green vegetation and low-height trees. The road splits into an underpass that runs below

the unaesthetic and poorly maintained Tayouneh roundabout. It breaks through the Beirut Hippodrome and Horsh Beirut, thus challenging the pedestrian accessibility on both sites.

As for the Sami el Solh road, it is located at the periphery edge of the administrative boundary of Beirut and east of the neighborhood, bordering Furn el Chebbak. The road consists of two-way multiple lanes separated with a wide median, vegetated with few trees. It consists of traffic lights towards Damascus street, at the corner of McDonald's in lot 1944, that regulates the wide pedestrian crossings. The road interrupts the existing strong axis, along the Military Hospital and Henry Chehab streets in Badaro towards Furn el Chebbak.

Towards the north of the neighborhood, the Pierre Gemayel road merges with the Abdallah el Yafi towards the west. Both are multiple two-way lane roads divided by a vegetated median. The Abdallah el Yafi splits into an underpass towards Omar Beyhum intersection. As for Piere Gemayel, it intersects with the narrow Damascus road that extends towards Badaro main street.

Given that Badaro is a mixed-use neighborhood catering to different functions and holding multiple landmarks, it attracts a mix of transient populations that differ according to the active landuse between the day and night. The interesting phenomenon of the neighborhood is that a complete transformation of the socio-spatial practices occurs between weekdays and Sundays. Generally, Badaro's sidewalks are wide along the primary streets, Parc, Badaro, and Alam, and narrower towards the secondary streets. Although they are wide, the sidewalks are poorly maintained and include lots of physical hurdles and dog waste, making it unattractive for pedestrian movement. They are also regularly interrupted by parking and gated entrances, temporary F&B outdoor

seating areas, and military checkpoints, mainly towards the southwest of the neighborhood around the military block.

### ***3.1.1. Mobility during Weekdays***

During the day, the most active landmarks found in the area are the institutional, administrative/governmental, bank, and office landmarks that contribute to the high-level of traffic congestion during rush hours, between 7:30am-10:00am and 12:00pm-5:00pm. Most of these landmarks, mainly institutional and administrative/governmental, have large surface areas attracting a larger number of population (Figure 27).

## MOBILITY | During Weekdays - Day Time

During Rush Hours (7:30am-10:00am & 12:00pm-5:00pm)

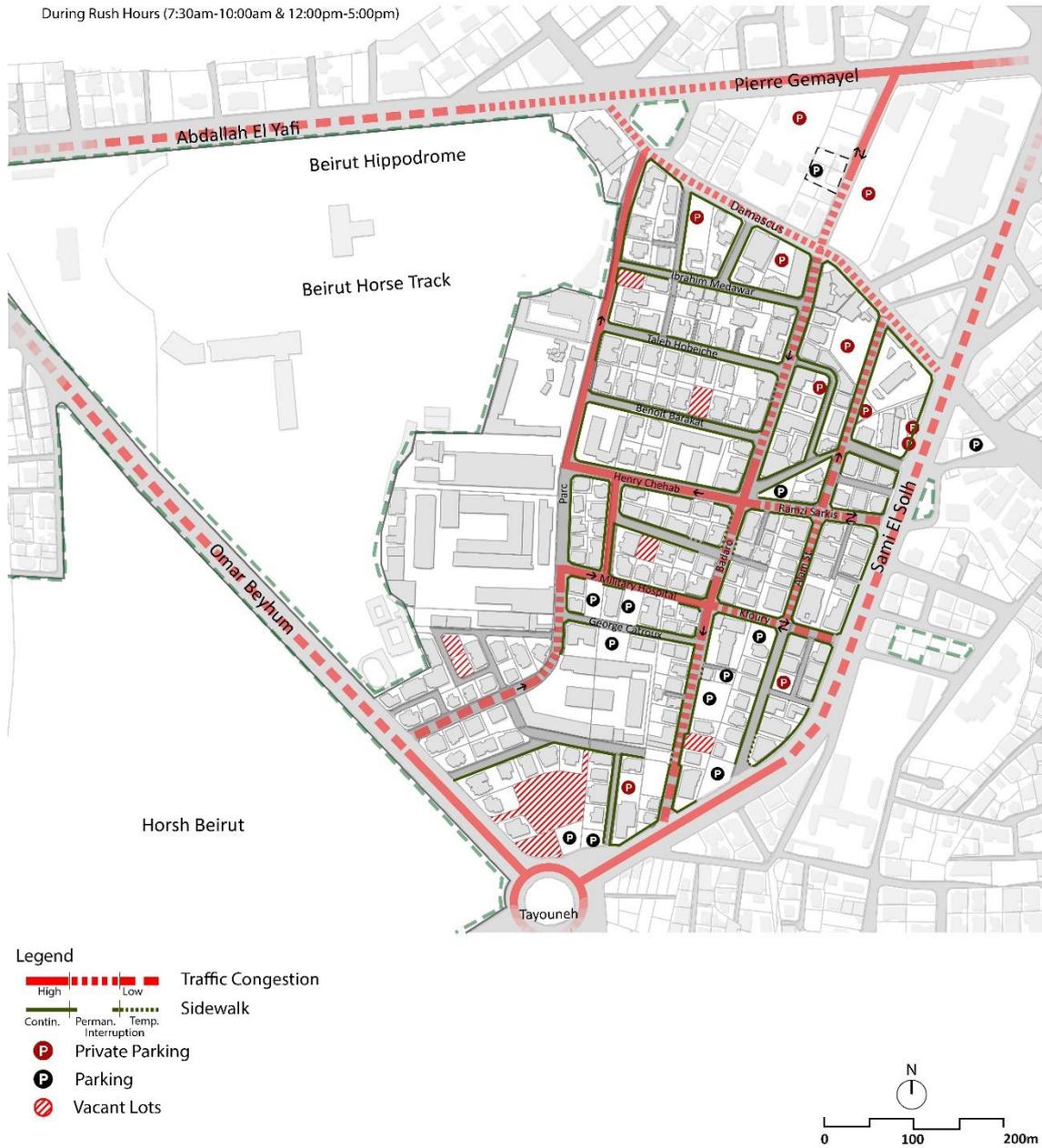


Figure 27: Mobility analysis on weekdays, during the day (Source: Nahle and Nouaihed, 2020. Base map from AUB BUL's BBED, 2019).

Whereas, during the night between 7:00pm-10:00pm, the entertainment venues and amusement centers become the most vibrant, concentrated along Badaro main street and its alleyways. Both nodes have a smaller surface area in comparison to the active landmarks during the day, which reduces the flow of transient population into the neighborhood. Besides, the limited accessibility to the neighborhood from three highway belts Omar Beyhum, Sami el Solh, and Pierre Gemayel towards Damascus road, causes traffic congestion that is concentrated around the main entrances of Badaro (Figure 28).

**MOBILITY | During Weekdays - Night Time**

During Happy Hours (6:00pm-9:00pm)



Figure 28: Mobility analysis on weekdays, during the night (Source: Nahle and Nouaihed, 2020. Base map from AUB BUL's BBED, 2019).

In the morning, the Omar Beyhum road towards the Tayouneh roundabout, becomes congested with high-level traffic directed towards the boundaries of Beirut, either through Sami el Solh, Jamal Abdul Nasser, or Old Saida Road. As for the Sami el Solh road, the highest level of vehicular concentration is found towards the Tayouneh roundabout. Continuing north, towards Damascus road, the two-way road becomes narrower with a higher level of congestion that is fed from the intersection of Sami el Solh and Pierre Gemayel to spread along Badaro's primary and secondary inner streets. This congestion is concentrated mainly along Parc, Henry Chehab, and Military Hospital street, as a repercussion affecting the mobility on Badaro main street. On the contrary, during the night, the level of mobility and traffic congestion along these highway belts are reduced. This in turn affects the level of traffic flow in the inner roads of the neighborhood. Generally, the number of landmarks active at night is lower and limited to the young- to a mid-age group, lessening the flow of population towards Badaro.

Within the neighborhood, during the weekdays, the highest-level of congestion is on Damascus road towards the first primary road, Parc street, which as a result impedes mobility. The high-level of mobility and traffic along the one-way Parc street begins from Damascus road. It reroutes towards Henry Chehab street, due to the interruption of the military barricades that close-off part of the Parc street between Henry Chehab and the Military Hospital junction. The rush hours caused by the three schools along the street (Collège Saint-Sauveur, Franciscaines Missionnaires de Marie School, and Collège Louise Wegmann) begin from 7:30am until 5:00pm. The vehicular flow along the street is interrupted with parallel parking, concentrated south towards its

wider road, as caused by cars who drop-off and pick-up kids between 7:30am to 8:00am and 1:30pm to 4:00pm (Figure 29).

Towards the south, Parc street remains regulated by military checkpoints around the military hospital and dispensary, limiting vehicular access to the residence of the area that includes two military residential building, thus, reducing the vehicular flow towards Omar Beyhum road. At peak hours, around 2:00pm and 5:00pm, the vehicular flow increases mainly at the end of the working hours of the military employees and residents returning back to their homes. The military block operates between 7:00am till 3:00pm, where the main entrance is towards the military hospital through its pedestrian access on Parc street. The two parking lots, 4915 and 5404, along Military Hospital street and the 5402 parking lot along George Catroux street, serve the area and are usually full in the early morning, as they are used by staff and visitors checking into the military blocks (hospital and dispensary), thus, contributing to the traffic and parallel parking on Parc, Henry Chehab and Military Hospital streets.

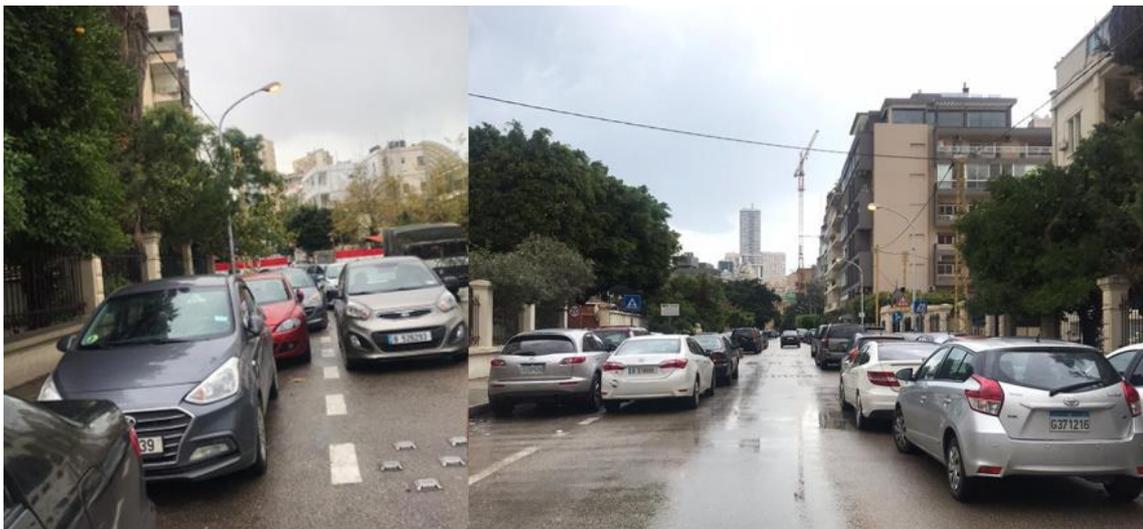


Figure 29: Parallel parking along Parc street on weekdays, during rush hours (Source: Nahle and Nouaihed, 2020).

Parc street, during the night, becomes empty from vehicles due to the existing functions along the street that only open during the day. These include the institutional, military hospital and dispensary that are dominant. After 6:00pm, when these landmarks close their doors, the wide street lanes are cleared out from the double parking that swamp the area during the busy hours, leaving only the designated parallel parking occupied with a few cars by residents living in the 1950s-1970s buildings along the street. Moreover, the military block lacks entertainment venues, which makes it relatively quiet at night. Towards the end of the Military Hospital and Henry Chehab street extending towards Badaro main street, we find several entertainment venues active until late hours.

East from Parc street, is the main narrow one-way Badaro street lined with parallel parking on both sides. It has a high-level of congestion during its peak hours from 7:30am-5:00pm. The traffic congestion along the street is generated by a large number of banks, offices, and commercial services situated in 1950-1970s buildings that lack private parkings, forcing them to park in publicly used parking spaces or double park along the street. Therefore the street becomes busy with employees and customers further congesting the traffic flow that is expanding from Parc street. The traffic is mainly concentrated at the two intersections that are fed by the busiest secondary streets, Henry Chehab and Military Hospital. The traffic flow is interrupted by double parking with school buses and civic vehicles as well as the entrances of parking lots (Figure 30).



Figure 30: School buses double parking along Badaro street during the end of school hours during the week. (Source: Nahle and Nouaihed, 2020).

Paragraph During the night time, between 7:00pm-10:00pm, there is a shift in customers/clientele, mainly serving the young- to mid-age groups along Badaro street, transforming the street that is dominant with offices and banks during the day to entertainment and amusement venues in the neighborhood during the night. Badaro, being a relatively affordable, secular, non-religious neighborhood encouraged establishment of F&B businesses and NGOs, creating a new nightlife centrality in the city for young adults, in addition to Mar Mkhayel, Gemmayzeh, and Hamra.

The ground floor storefront is the most vibrant during the night, dominated by the Food and Beverage (F&B) industry ranging from restaurants, cafes, and pubs. Restaurants and cafes, open throughout the day but are most active during employee's lunch breaks from 1:00pm-2:00pm, and after working hours at 6:00pm. These include Onno, Obi, Lina's, Cafe Badaro and Villa Badaro, which are located along Badaro main street. As for the pubs sector, the majority open-up during lunch hours to serve a minimum number of customers. After 5:00pm, they become the most active in the

neighborhood especially during happy hours, generally between 6:00pm-9:00pm, such as Bodo, Community, Attic Bar, Eden Cafe Bar, Kissproof, and Happy Willow.

Badaro in the 1960's, was famous for its amusement centers that accommodated the well-off residents along with the women of high rankings, according to the 'Mokhtar' of the Ashrafieh in Badaro. However, there have been complaints from the residents regarding the existence of these amusement centers that attracted theft. Over the years, the amusement centers were later bought off by the F&B industry, leaving only four along the Badaro street that attracts a broader category of inhabitants from the neighborhood and its surrounding. These centers are only vibrant during late night hours, and include Joker, Malak, Starpoint, and Le Point.

Moving towards the secondary, one-way lane Alam street, the level of traffic congestion is partially reduced, mainly during early hours from 8:00am-10:00am, and departure hours from 4:00pm-6:00pm. This is due to multiple reasons: Firstly, Alam street has two entrance/exit routes towards Sami el Solh road from the two-way lane Ramzi Sarkis and Kfoury streets, creating two busy intersections, and an exit route towards Damascus road; Secondly, the northern block area along the street is dominated by commercial services, such as McDonald's which experiences the most traffic between 1:00pm-4:00pm catering to young-age groups, and 1950s-1970s office buildings that do not have private parking spaces; Lastly, only two privately used parking are available and there are no other available parking along the street to serve users. The two privately used parking lots, 5115, caters the 'Hala rent a car' and the gated 5475 lot caters to its owner. Towards the south, there is no traffic congestion due to the availability of the two parking lots 5255 and 5263, which are open to all users,

whereas parking lot 5237 is only accessible to the office buildings and the residential area.

During the night, Alam street experiences minimal vehicular activity due to the scarcity of commercial storefronts. McDonald's, situated in a corner lot towards the northern entrance of Badaro from Damascus road, experiences a transition in age groups between day and night. It is the most vibrant among the commercial storefronts during late hours. The few ground floor entertainment venues along Ramzi Sarkis and Kfoury, that run vertically through Alam street, expose the area to vehicular activity. Along the first secondary street, it hosts Olio & Soto, La Burgeria Badaro, Brew, and Dany's bar situated in the corner lot between Ramzi Sarkis and Kfoury street that also hosts Cafe de Penelope and Roy's Public House. Along Alam street, all parking lots close during late afternoons, hence contributing to a slight increase in traffic flow along Badaro street, where only two parking lots operate till late night hours.

### ***3.1.2. Mobility during Sundays***

A complete transition of the neighborhood is noticeable between weekdays and Sundays, largely caused by the transformation of educational functions into religious, leisure and market functions on Sundays, which we detail further below. The vehicular activity along the three highway belts surrounding Badaro becomes relatively low in comparison to weekdays. Traffic congestion generally remains along Damascus road extending towards the primary streets, where religious services attract people during the morning, between 9:00am-1:00pm (Figure 31).

## MOBILITY | During Sundays - Day Time

During Rush Hours (7:30am-10:00am & 12:00pm-5:00pm)



Figure 31: Mobility analysis on Sundays, during the day (Source: Nahle and Nouaihed, 2020. Base map from AUB BUL's BBED, 2019).

The level of traffic congestion, after 6:00pm, drops to be only concentrated around the dominant, active entertainment landmarks in Badaro, attracting mainly the regular customers to the neighborhood. Along with the entertainment sector which is vibrant between 1:00pm-4:00pm and 6:00pm-9:00pm, the amusement centers are active until late night hours (Figure 32).

**MOBILITY | During Sundays - Night Time**

During Happy Hours (6:00pm-9:00pm)



Figure 32: Mobility analysis on Sundays, during the night (Source: Nahle and Nouaihed, 2020. Base map from AUB BUL’s BBED, 2019).

The taxi drivers are the main contributors to the traffic congestion within the neighborhood during Sunday. Their vehicular activity is centralized along Parc street due to the concentration of the religious nodes, from which they disperse towards the secondary streets, particularly after church ceremonies around mid-day, from 12:00pm-3:00pm. Besides the taxi drivers, buses transport migrant Ethiopian workers to attend the Sunday services at the Franciscaines Missionnaires de Marie School. They also double-park along the street until the end of the religious service. This is also observed for the Badaro Baptist Church (lot 2938) situated along the lot 1949 inner street, parallel to Alam street. The lack of parkings that operate during Sundays, result in congesting the area around the churches with double parkings and social gatherings (Figure 33).



Figure 33: Concentration of Taxi drivers waiting to cater the Ethiopian migrant workers after Church ceremonies during Sunday. (Source: Nahle and Nouaihed, 2020).

The taxi drivers Although the religious ceremonies are the main contributors towards traffic congestion in the morning, the Military Hospital's opening hours and the Sunday weekly food market at the Collège Saint Sauveur, the 'Badaro Urban Farmers' which operates between 9:00am to 2:00pm, also add up to the vehicular activity along Parc street. The number of visitors to the Military Hospital reduces after 3:00pm. The military barricades that block and redirect the traffic flow also impact the level of

congestion, which affects the adjacent secondary streets, Military Hospital and Henry Chehab.

During the night, these landmarks no longer function as active nodes, leaving Parc street calm and rarely used by vehicles and pedestrians, which reduces the level of noise in the neighborhood. Thus, the character of the neighborhood shifts from an active religious and military layer during the day, into a calm neighborhood at night, changing the social ambiance and physical setup of the area.

In the main street of Badaro, unlike the weekdays, the street is almost unrecognizable due to its drastic transition from heavy traffic to light traffic flow. Although the F&B sector still operates during Sundays, catering to the transient population and regular customers, they are not as active during the day. A major shift is observed during the night, where the street experiences a moderate level of traffic, amplified by the vibrancy of the F&B activities. The publicly used parking lots 4125, 4121, 5394 and 5870, serve the entertainment functions during the night, whereas, along Alam street, the traffic spreads towards Damascus road around McDonald's, and is slightly reduced during the night attracting more the young- to mid-age group.

### **3.2. Social Groups and Socio-Spatial Practices**

Badaro is a heterogeneous neighborhood in terms of sects, with no political or religious iconography distinguishing its built environment (Ghosn, 2003). The neighborhood is famous for its non-polarized environment with minimal religious, sectarian and political influence allowing social integration (Saab, 2009). It attracts many external users during the week who come for its governmental, administrative, financial, commercial and educational services. In the evening, the rhythm changes and

it hosts many patrons coming to enjoy their free time in bars and restaurants, or, more rarely, to the theater—they come in higher numbers during the weekend.

On a typical day, there is a usual mix of locals, officials and administrators walking down the streets of Badaro. On Sundays, a complete metamorphosis of the neighborhood occurs as an influx of Ethiopian migrant workers come to attend religious ceremonies, and engage in different activities in the neighborhood (Dahdah, 2012).

Generally, during the weekdays and Sundays, dog owners are outdoors, walking their dogs and chatting on sidewalks and in the empty spaces found within the neighborhood. Domestic workers agree on a time amongst each other to socialize as they walk their dogs, specifically along Parc street through Henry Chehab towards the parking lot 4915. Dwellers walk their dogs along Damascus road, Ibrahim Medawar, Henry Chehab, Parc, and Badaro streets towards the vacant lot 3981. They also engage in sports activities such as jogging, skateboarding, and biking.

### ***3.2.1. Practice Configuration during Weekdays***

On a regular day, the educational layer is among the most vibrant landmarks within the neighborhood, attracting youngsters' socio-spatial practices (Figure 34).

## SOCIO-SPATIAL PRACTICES | During Weekdays - Day Time

During Rush Hours (7:30am-10:00am & 12:00pm-5:00pm)

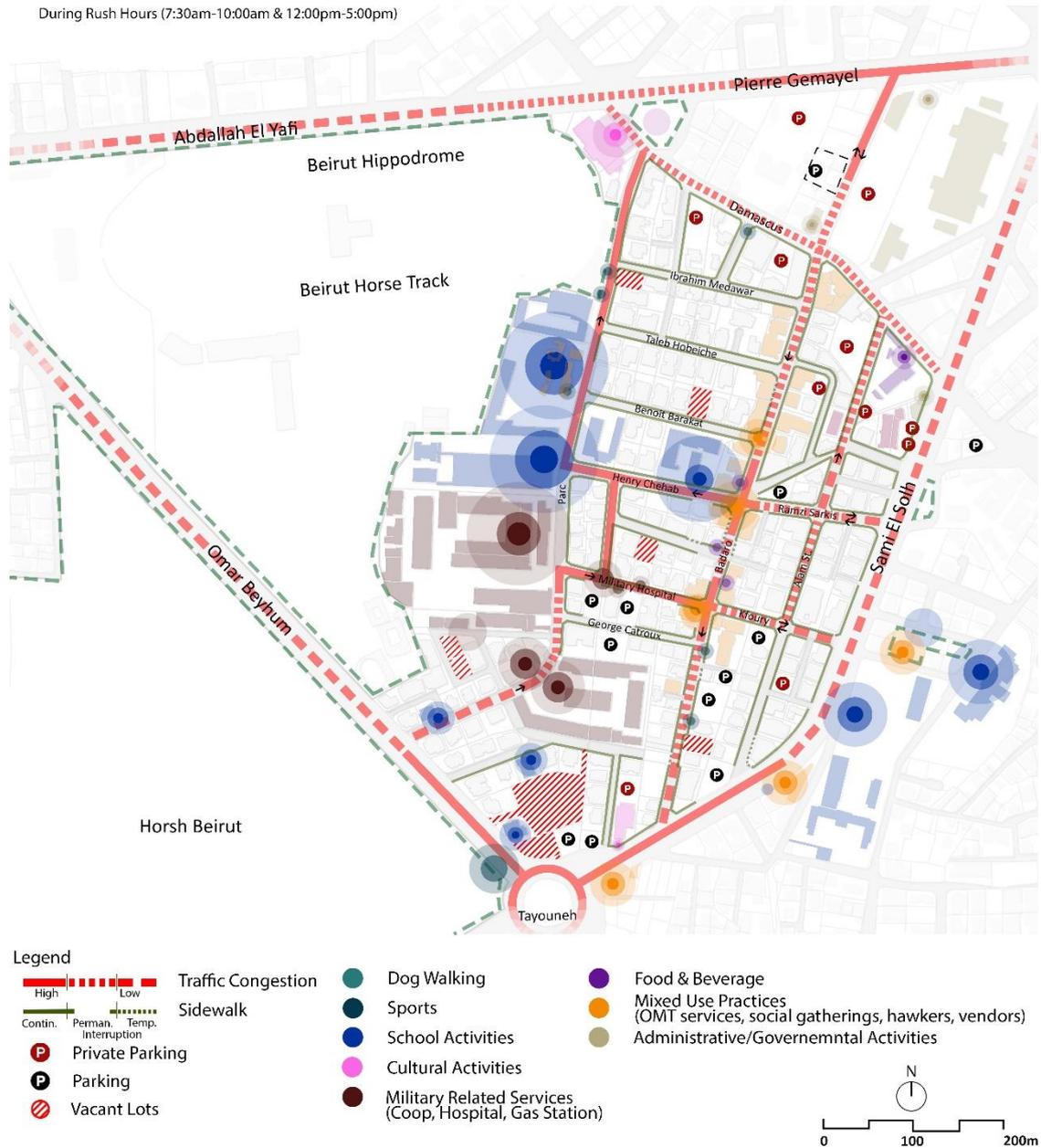


Figure 34: Socio-Spatial Practices on Weekdays, during the day (Source: Nahle and Nouaihed, 2020. Base map from AUB BUL's BBED, 2019).

We observe a high-flow of students around Collège Saint-Sauveur, Franciscaines Missionnaires de Marie School, Collège Louise Wegmann, Lycée du Musée, and Eglise Notre Dame des Anges, towards the west of the neighborhood. In the morning, during drop-off between 7:30-8:00am, families stand on the sidewalks in front of the schools, waiting for their kids during pick up hours, between 1:30-3:00pm, creating heavy pedestrian and vehicular congestion around the school nodes. After school hours, students hang out on the sidewalks along Parc and Badaro streets, chitchatting while waiting for their rides homes or before walking home (Figure 35). They buy food from the shops and gather in groups especially on Badaro street. Their presence creates a lively public life in the neighborhood. Passersby often need to negotiate their ways between the students.



Figure 35: Students using the sidewalks (Source: Nahle and Nouaihed, 2020).

During our fieldwork, we noticed the only bookstore on the street, run by a man in his late 70s. He was distributing flyers around the neighborhood for his new poetry book and approached us with an invitation to visit his shop. The bookstore is old, unorganized and situated on the ground floor level in the dilapidated building, lot 4742, along Military Hospital street. The glass storefront displays old portraits of published

articles about him. Inside the bookstore, the walls are decorated with more published articles written about him, and the floors are covered with scattered books (Figure 36).



Figure 36: Ibrahim Semaan storefront (Source: Nahle and Nouaihed, 2020).

Another vibrant layer is the military block along Parc street, which consists of services that cater to the Army's soldiers, employees and their families. These include the Military Hospital, a dispensary, a gas station, and the COOP supermarket. The military personnel are not confined within their block, as they also use the surrounding services such as the bakery, barber, supermarkets, and restaurants, which allows the interaction between shop-owners, dwellers and the soldiers. According to our fieldwork observations, these intersections occur at the checkpoints, outside the military hospital and buildings, in front of the local commercial stores, and at the intersections along Badaro street, where people wait for buses or taxis. Over the years, the local inhabitants accepted the presence of the military and developed informal social relations, loosening the formal social barriers between the military and the residents.

Additionally, students of the Arab Open University (AOU) and the American University of Culture and Education (AUCE), were seen engaging in some minor social interaction on the streets outside the universities. These interactions mainly occurred during mid-days, within the boundaries of the universities and during their walk towards or from their mode of transport. Due to their location on the periphery, their impact of universities on the neighborhood is not as influential as that of the schools. Also, the Fine Arts department of the Lebanese University across from Sami el-Solh, does not seem to benefit much from its proximity to Badaro, and its students seem to stay confined to its small campus.

The governmental and administrative services located at the periphery of Badaro attract many external users during 8:00am-3:00pm chunk of the day. Many security checkpoints limit and control accessibility, but we can see many hurried pedestrians taking care of their business, around the Directorate of General Security, Ministry of Justice, Beirut Courts along Damascus road, Establishment of the Water of Beirut and Mount Lebanon (WEBML) along Sami el Solh, the OMT money transfer office towards Tayouneh, and OGERO along Alam street.

With the economic and financial crises unfolding in Lebanon, we observed many protests next to the Ministry of Justice.

Much of the socio-spatial practices are generated by the commercial and F&B sectors along the main street, which play a vital role in attracting many people. Various levels of services such as banks, retail shops, restaurants, offices, NGOs, bars, and entertainment venues cater to a mix of practices. Due to the crises, high-security measures have taken place around the banks, where security guards and police officers secure front entrances during operating hours, from 8:00am to 3:00pm. Some informal

street vendors sell vegetables and fruits, roaming the neighborhood, pushing their carts. A few young men propose shoe polishing, using the sidewalk for their services. We spotted two at the intersections in front of Fransabank and Lina's café (Figure 37).



Figure 37: (right) Shoe Polishers in front of Lina's (left) Fransabank (Source: Nahle and Nouaihed, 2020).

Badaro became a trendy neighborhood over the past decade, attracting middle-class youngsters to its restaurants and F&Bs. Some of them, such as El Paseo, Lina's, Vintner, Madhattan, B bar, bodo, The Cavern and Tailor's bar, occupy the sidewalks installing planters, advertising boards, shading structures, and/or outdoor seating areas (Figure 38). We thus observed many social gatherings in front of shops during which people converses, smoke, and take pictures of each other. Tourists are quite present in the neighborhood. We also noted that some groups visit Badaro to admire its architectural modern heritage and take photographs and videos of them. NGO offices also attract specific groups of people.



Figure 38: Street furniture of F&B shops on sidewalks (Source: Nahle and Nouaihed, 2020).

Finally, the cultural layer is the least vibrant layer in the neighborhood. The Sunflower is often closed, especially nowadays with the crises. As for the National Museum and its adjacent Monument garden, people often visit them without venturing in the neighborhood (Figure 39)

**SOCIO-SPATIAL PRACTICES | During Weekdays - Night Time**

During Happy Hours (6:00pm-9:00pm)

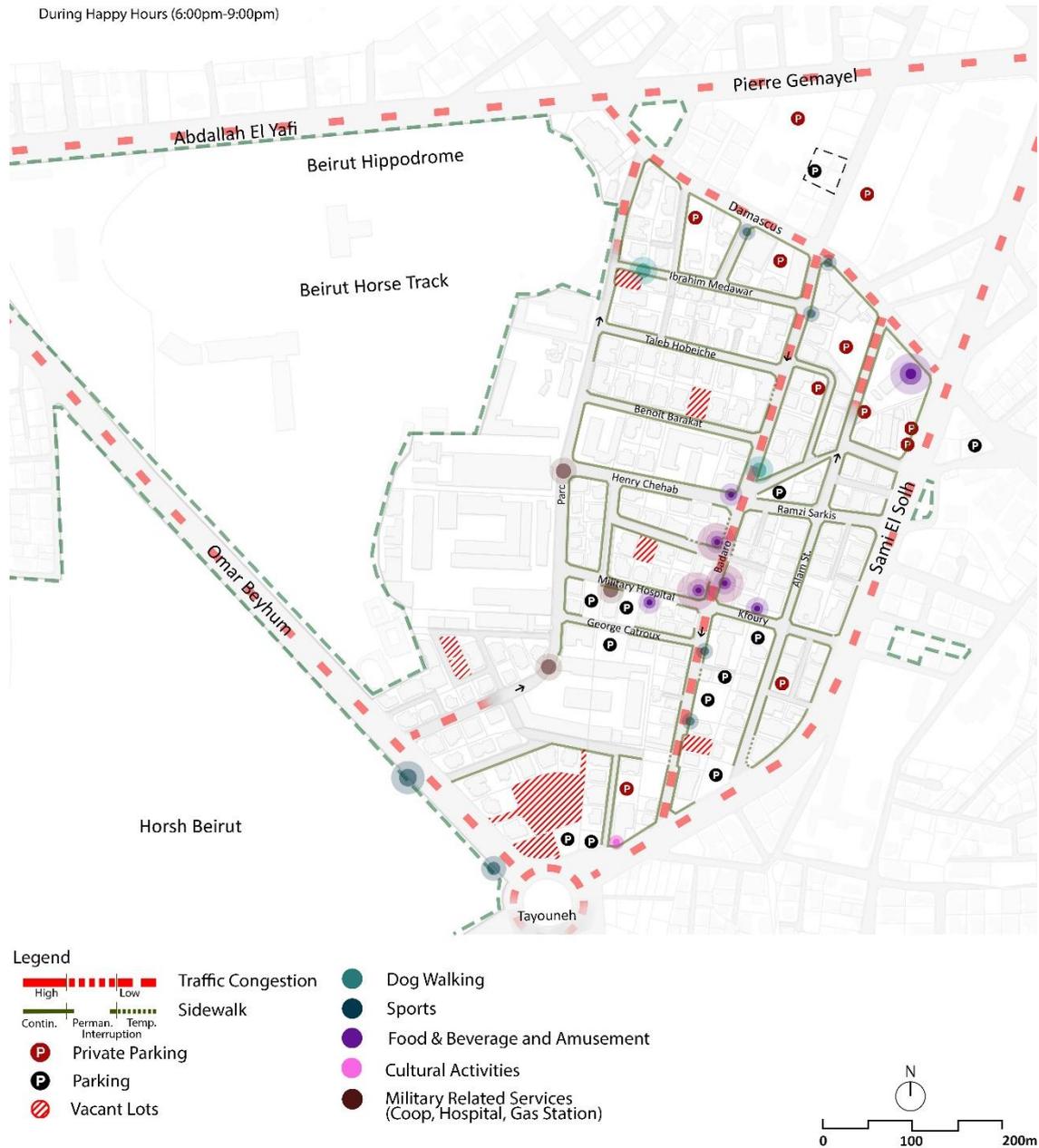


Figure 39: Socio-Spatial Practices on Weekdays, during the night (Source: Nahle and Nouaihed, 2020. Base map from AUB BUL's BBED, 2019).

### 3.2.2. Practice Configuration during Sundays

On Sunday, Horsh Beirut's close proximity to Badaro prompts many residents to use it or its wide sidewalk for jogging, running or dog walking. West of Damascus street, the National Museum situated in front of the Martyrs Monument garden is quite used on Sundays, especially by tourists. The garden attracts female migrant workers who sit there, prior or after attending church services (Figure 40).



Figure 40: Various socio-spatial practices on Sundays (Source: Nahle and Nouaihed, 2020)

As mentioned, on Sundays, a complete metamorphosis of the neighborhood occurs, with many Ethiopian migrant workers who come to attend Sunday church ceremonies in Franciscaines Missionnaires de Marie School, Eglise Notre Dame Des Anges, and Badaro Baptist Church. The Ethiopian women worshippers become the most conspicuous in the vicinity (Figure 41). The streets and sidewalks become a place of interaction between the migrants themselves and with service providers, namely street vendors and taxi drivers.

## SOCIO-SPATIAL PRACTICES | During Sundays - Day Time

During Rush Hours (7:30am-10:00am & 12:00pm-5:00pm)

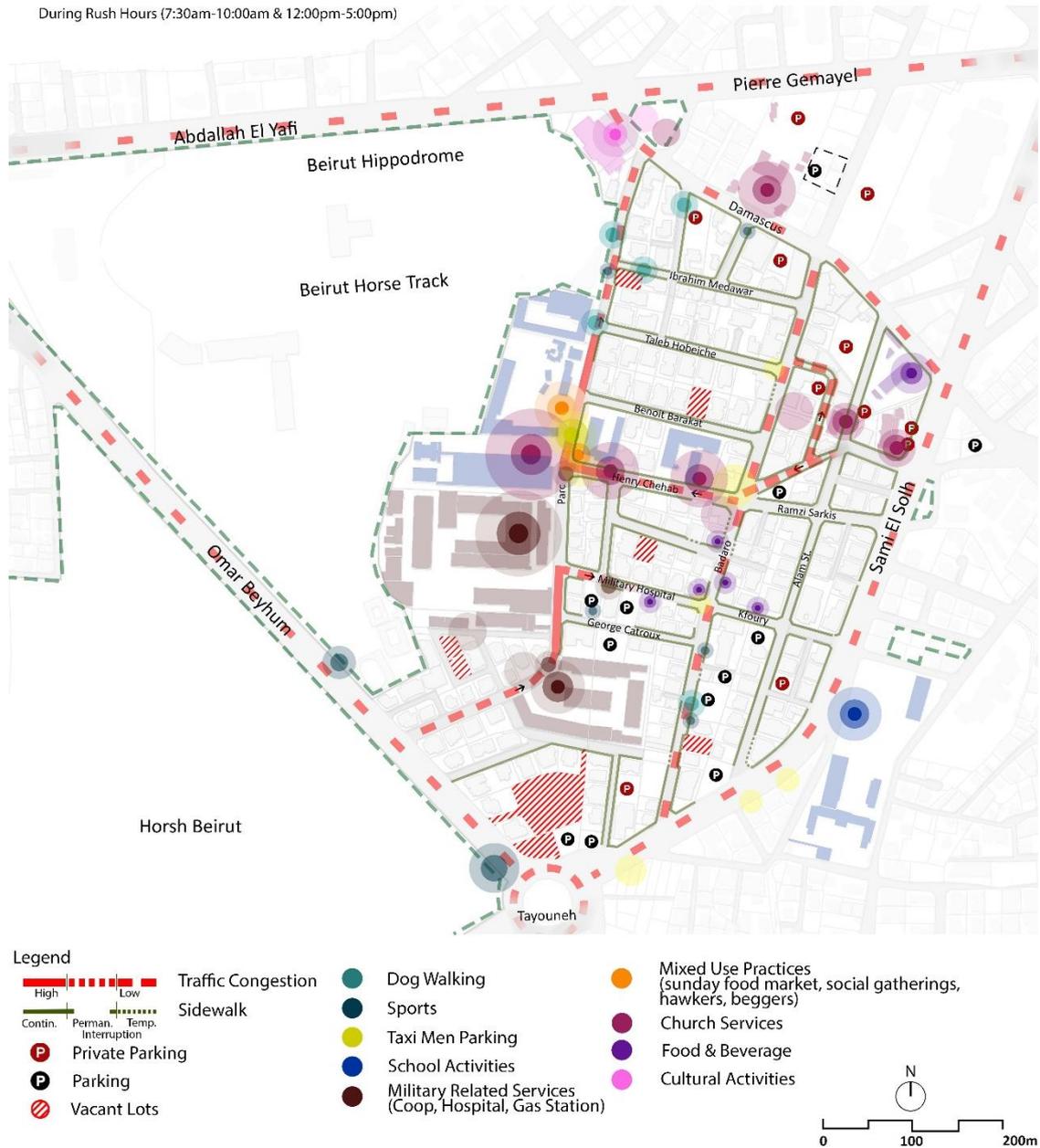


Figure 41: Socio-Spatial Practices on Sundays, during the day (Source: Nahle and Nouaihed, 2020. Base map from AUB BUL's BBED, 2019).

Around the Franciscaines Missionnaires de Marie School, Ethiopians, beggars, hawkers, and taxi drivers, engage in various interactions that take over the streets and sidewalks, and even some sites, in the northwestern section of the neighborhood. These interactions and activities include migrants placing small chairs or cloth or cardboard mats on sidewalks, staircases or the floors of evicted buildings, to sit down together and share a meal and their news. The neighborhood is thus temporarily transforming into their territory. The entrance of the evicted building, on lot 5133, is occasionally used: women sit on the edge of the planters and spread their mats on the floor, where they place their food, drinks and religious icons and engage in long conversations. They hang out until 5:00pm, attracting other migrant crowds towards the building and the neighboring alleys. Towards the corner street of the Henry Chehab, the sidewalks are not just used by church goers, but also by informal street vendors who come to sell ethnic products to the Ethiopians: goods range from basic needs to wants, include “injera” Ethiopian bread, religious and worship clothes and accessories, such as the white loose ‘matala’ head cloth (Figure 42).



Figure 42: Various socio-spatial practices on Sundays (Source: Nahle and Nouaihed, 2020).

This influx of migrant workers stimulates local shops to also sell and provide services that cater to their needs. Ethiopian products are displayed on shelves, while

mobile shops become packed with migrants purchasing bundle cards to contact their families. Across Sami el-Solh road, migrants gather to access the OMT money transfer services, forming long queues. Some migrant workers have also opened their own shops such as this Ethiopian woman who established a hair salon and a shop next to the Badaro Baptist Church with an underground low-key restaurant only accessible to migrant workers (Figure 43).



Figure 43: Shops and services catering to the transient migrant population on Sundays (Source: Nahle and Nouaihed, 2020).

Later in the afternoon, residents from Badaro and dwellers from other parts of the city meet in the ‘Badaro Urban Farmers Market’, organized in the open area of the College Saint-Sauveur, Where they come to purchase their weekly organic food and special goods (Figure 44). While families shop in the market, kids play outdoors in the school’s yard. They also occasionally meet for the shopping festival along Badaro street, organized by the association of local merchants. Close by the military area is

busy with family and friends, coming to visit during the hospital's visiting hours. They often use the nearby commercial services, and gather in front of the checkpoints engaging in informal conversations with the Army soldiers.



Figure 44: 'Badaro Urban Farmers' market in College Saint-Sauveur on Sundays (Source: Nahle and Nouaihed, 2020).

The vacant lots dispersed within the neighborhood, either fenced or serving as a parking lot during weekdays, are informally used by residents on Sundays. In lot 3981, children play football and bike, while dog owners use the space as a temporary dog park and a place to engage in conversations with friends and neighbors. Nearby, the adjacent building uses the concrete wall to hang carpets and sheets.

As the day ends, and the evening comes close, the area transforms from a religious and social node to an entertainment hub (Figure 45). The sidewalks become the central place of interaction but generally experience less pedestrian flow and spatial activities. Around the church services in Badaro, the sidewalks become empty, and the gates of the schools and churches close to the public.

## SOCIO-SPATIAL PRACTICES | During Sundays - Night Time

During Happy Hours (6:00pm-9:00pm)

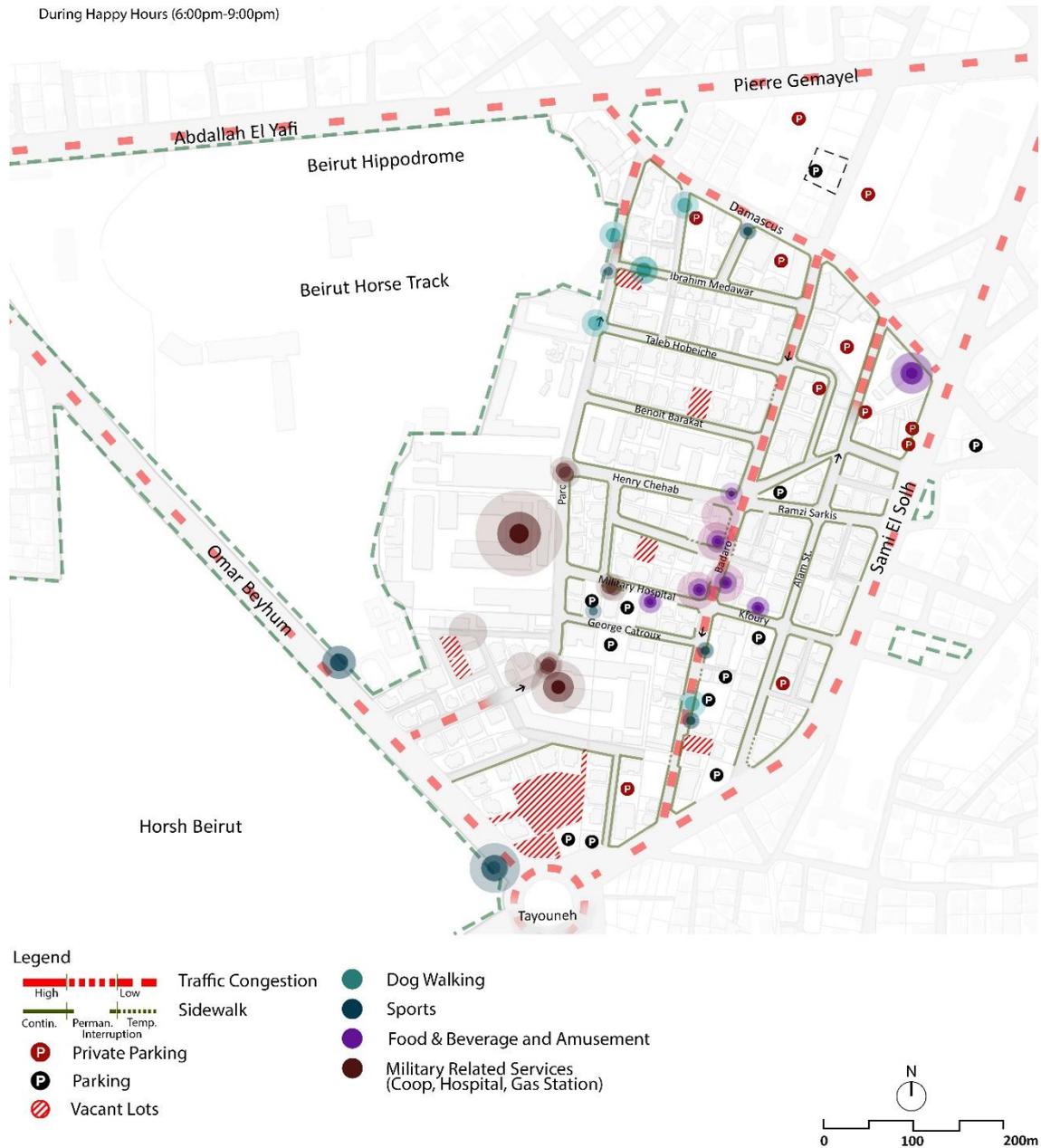


Figure 45: Socio-Spatial Practices on Sundays, during the night (Source: Nahle and Nouaihed, 2020. Base map from AUB BUL's BBED, 2019).

A different social group enters Badaro street and its alleyways, more actively engaged in nightlife activities, animating, pubs, restaurants, cafes, and amusement centers. The two parking lots 4125 and 4121 as well as 5394 and 5870 that operate on Sundays, get filled up with cars manned by valet parking. The inner streets of Badaro become less vibrant.

### 3.3. Challenges and Opportunities

As discussed in the previous chapters, the financialization of Beirut over the decades has undermined the social value of land, transforming it into a commodity that produced urbanization through high-end real-estate development. Badaro- also witnessed these dynamics as new developments have been multiplying in the northern edge of the neighborhood, as we documented in Chapter 2. We unpacked further this transformation through the assessment of the surface area of zones that underwent urban change (13%), are susceptible to it (17%), and did not undergo urban change yet (70%) (Figure 46). We also identified the challenges and opportunities facing Badaro today.

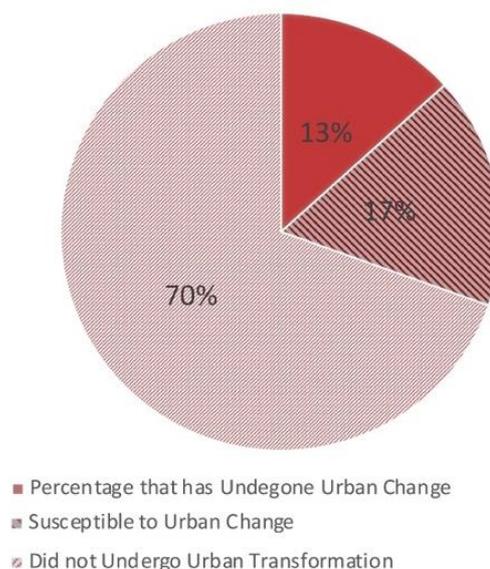


Figure 46: Urban Transformation in Badaro (Source: Nahle and Nouaihed, 2020).

### ***3.3.1. Challenges***

There are two main sets of challenges in the neighborhood: i) threats to urban heritage, ii) securitization which limits mobility and increases traffic congestion. The rapid urban transformation process of Badaro altered the neighborhood's noteworthy urban heritage character and puts several parts of the urban fabric at risk of further urban change (Figure 47).

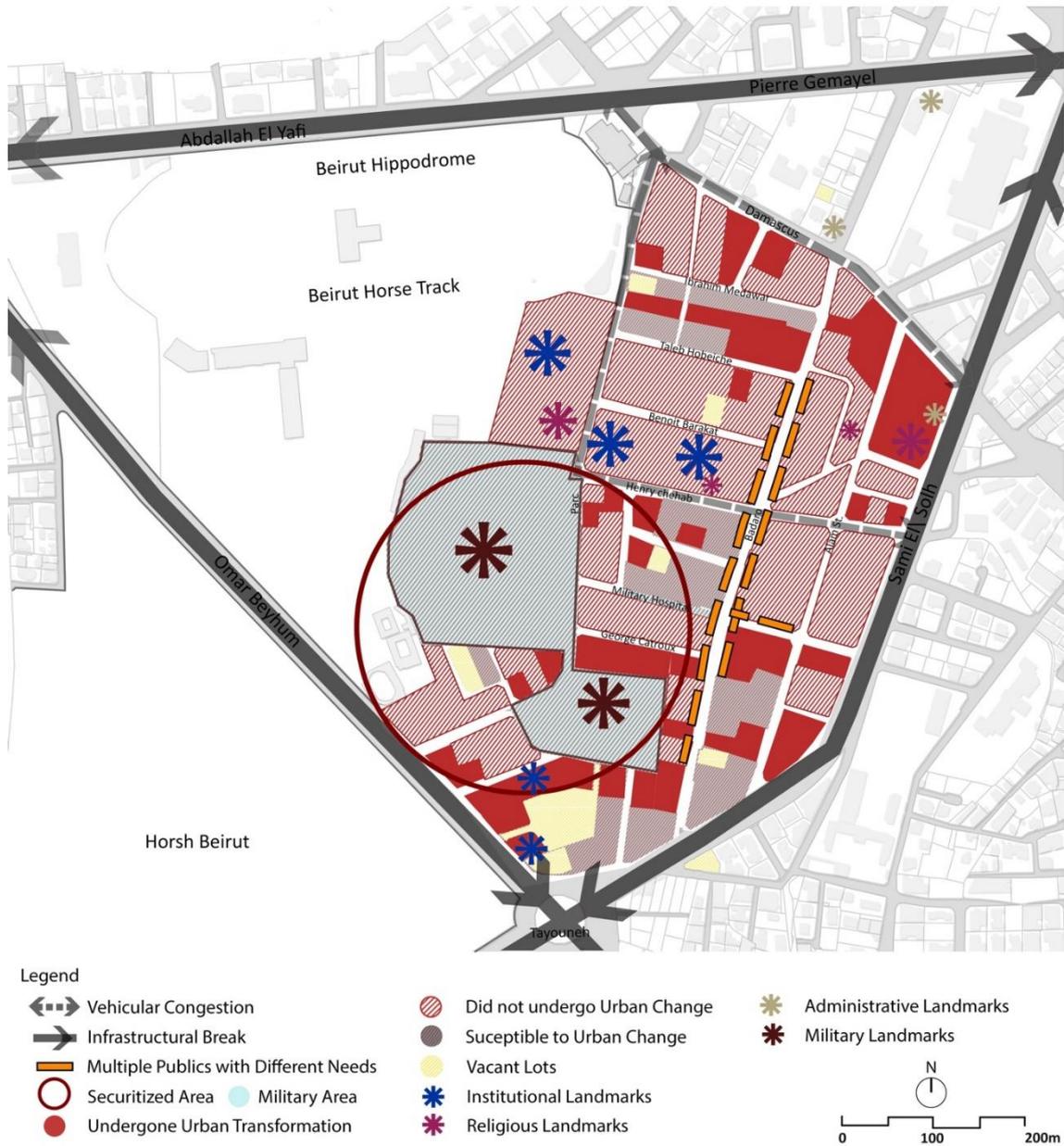


Figure 47: Challenges in Badaro (Source: Nahle and Nouaihed, 2020. Base map from AUB BUL's BBED, 2019).

New real-estate developments pose a challenge to the neighborhood's tangible and intangible heritage. Tangible heritage includes buildings of architectural significance and which carry traces of the civil war. Intangible heritage includes 'traditions and living expressions inherited from our ancestors' as well as knowledge, instruments, techniques that specific communities used, and passed onto next generations." (Mansour & Madi, 2016; Kalman, 2014: p17). Both types of urban heritage are in danger today given the absence of a heritage preservation law and any initiative seeking to preserve the built environment of the civil war. Lots 3755 and 3714 are among the oldest tangible heritage sites that remain intact. They are threatened because of their location along the main street of Badaro on corner lots, adjacent to highway belts, and next to Horsh Beirut. Furthermore, urban heritage incorporates the vegetation layer which was very rich in Badaro, providing it with a prominent character. Few public spaces are green today: some small patches of orchards along Damascus road and some pine trees along Alam street. These are also under threat from further urbanization with a rich greenery visually

A second challenge is caused by the military block which hinders the mobility continuity, isolating the southwest area of the neighborhood from the rest of it. Furthermore, the security mechanisms on the street interrupt both the visual, physical and spatial flows. The checkpoints delineate a clear boundary and limits public access inside the block, while creating a strong securitization in the adjacent streets, through barricades, access barriers, and concrete blocks.

The military block further contributes to increasing traffic congestion inside the neighborhood, as cars have to use small internal streets to flow through it. Given that

Badaro is already an island surrounded by high-speed arteries, this securitization isolated even more onto itself.

Another challenge is the neighborhood's secular and diverse character that attracts multiple publics of various needs. Badaro experiences a complete shift in its built and unbuilt environment leading to different temporalities between day and night. Transforming from an administrative/governmental, institutional, offices and commercial into an entertainment and amusement hub. A complete alteration also takes place between mixed-use functions during the weekdays, and religious and cultural nodes during Sundays.

The neighborhood suffers from the lack of diversity in its vibrant/communal public life and its high quality in terms of urbanity. The green pocket gardens being concentrated and scattered around the periphery, whether from the Furn El Chebbak side or along Omar Beyhum road, remain under threat by the city's ongoing developments influenced by financialization. This is recognized as a challenge not only on a neighborhood scale but also on a city scale, hindering the social and public value of land. The scarcity of public open spaces in Beirut, hinders the common good, hence, forcing inhabitants within Badaro to seek other alternatives. For instance, areas that are semi-public or private with open and outdoor spaces, varying from schools, restaurants, cafes, empty parking lots, and vacant lots.

### 3.3.2. Opportunities

#### DIAGNOSIS | Opportunities

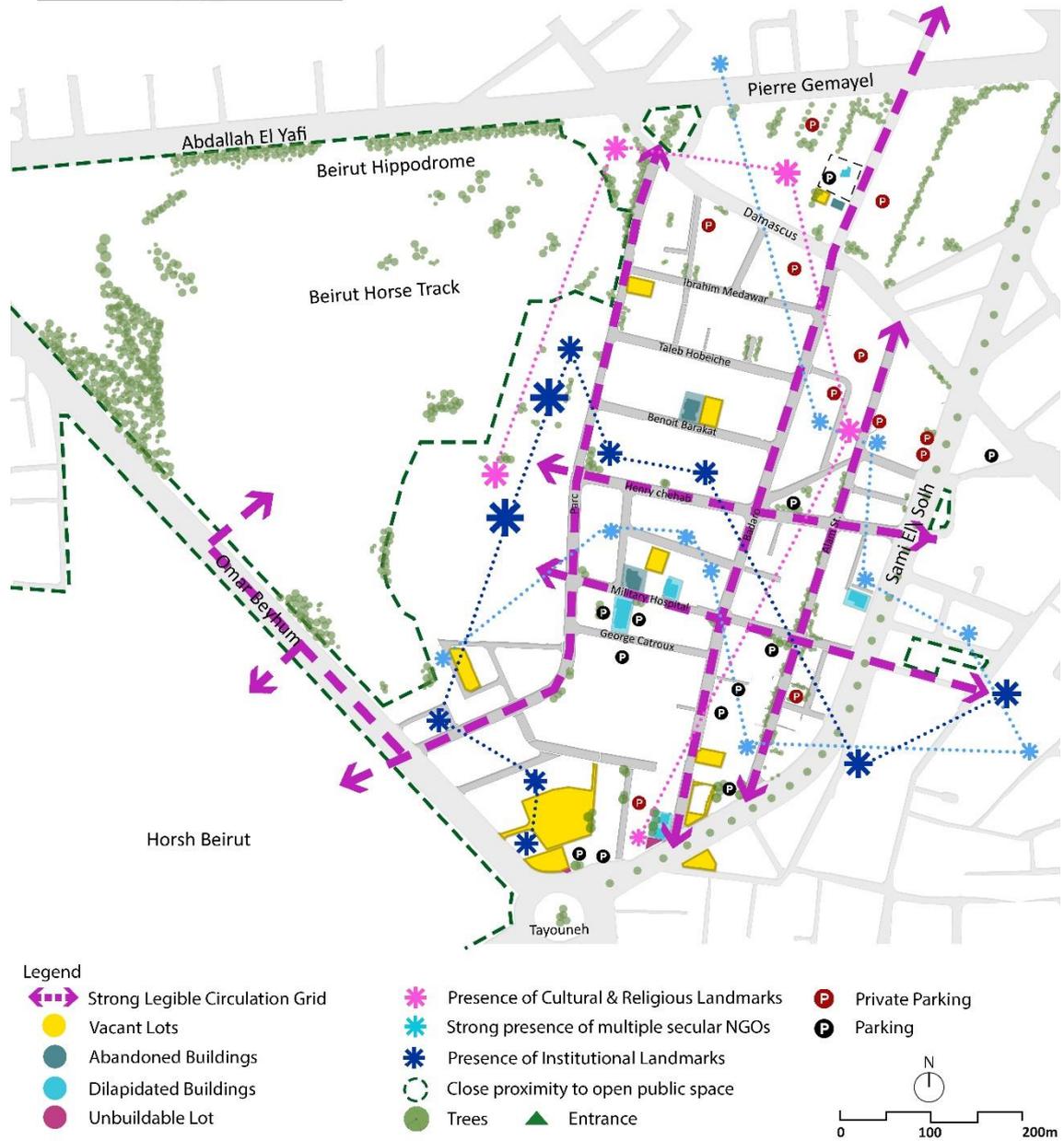


Figure 48: Opportunities in Badaro (Source: Nahle and Nouaihed, 2020. Base map from AUB BUL's BBED, 2019).

We identified several opportunities in the neighborhood (Figure 48). First, Badaro's diverse social character still persists, albeit many changes, attracting a middle-class population from various religious groups, as well as a noteworthy number of NGOs engaged in political activism. The neighborhood's centrality, good level of basic services, proximity to mixed-land use and schools, in addition to its urban character contribute to this attraction. Second, the neighborhood is rich in a variety of vibrant socio-spatial practices, producing remarkable temporalities and rhythms varying between weekdays and Sundays, and between day and night. Third, the neighborhood includes several vacant lots and some parking lots that are used in different ways and capacities by transient groups and by dwellers, which contribute to enriching its diverse public life. Additionally, Badaro includes a rich architectural heritage (57% of buildings have been built between the 1950s and 1970s), greenery (orchards and pine trees along Alam and Damascus streets) and several cultural landmarks (National Museum, LU fine Arts School, Sunflower theatre) and open spaces (Horch, Hippodrome, LU Fine Arts garden) that are under-utilized because of difficult accessibility and limited connectivity. As such, there are interesting opportunities for the creation of a network of open spaces that could enhance existing socio-spatial practices and further enrich the neighborhood's public life. Such a network can also benefit from placemaking and green infrastructure interventions.

## CHAPTER 4

### URBAN VACANCIES AND THE TEMPORARY USE MODEL

Cities in the midst of limited public resources and global competition have been undergoing urban regeneration through processes of urban transformation and gentrification (Bragaglia & Caruso, 2020; Porter & Shaw, 2013). This chapter will discuss the drivers of urban transformation that instigated the increase in many vacant properties in cities. These transformations are mostly outcomes of the neoliberal economic-political system that ‘entrepreneurialises’ social life by encouraging real-estate power through the reshaping of regeneration policies (Bragaglia & Caruso, 2020; Porter & Shaw, 2013). Through this system, financialization conceived and transformed land into a financial asset losing its social value, where “property is made and reorganized through processes of gentrification” (Fawaz et al., 2018; Krijnen, 2018). To grasp the theory behind the process of gentrification, it is important to look into (1) the process of financialization that encourages speculative practices among real-estate developers and the property ownership patterns that are competing for attracting investment. We also need to understand how gentrification works. In addition, we should explore (2) the concept of the rent gap and its impact on high vacancy rates in the built fabric. The chapter will also discuss (3) the potential role of urban vacancies generated by financialization in transforming urban spaces in the city, by resorting to planning tools such as temporary uses. The chapter then moves to a review of (4) the temporary use approach which may revitalize vacant properties, whether short or long-term, into functioning spaces that may improve cities not only physically but also politically, socially, and economically (Bragaglia & Caruso, 2020). It then closes with a

review of initiatives in Beirut that use vacant properties to enhance public life. We end with an overview of the key elements that enable the successful operation of temporary interventions in urban vacancies, derived from an in-depth review of case-studies. These elements will be guiding our urban interventions in Badaro.

#### **4.1. The Process of Financialization and Gentrification**

The financialization of property is a form of capitalism correlated with the success of the neoliberal ideology within the freedom of private property rights, free markets, and trade that promote real-estate power (Harvey, 2005). It is defined as “the increasing dominance of financial actors, markets, practices, measurements, and narratives at various scales, resulting in a structural transformation of economies, firms (including financial institutions), states, and households” (Fernandes & Aalbers, 2020 Aalbers, 2016, p. 2). It is the transformation of real-estate from basic needs or rights to a commodity, where the mortgage debt is the primary tool among others. This allows the financial actors, including banks and funders (Fernandes & Aalbers, 2020), to “maximize profitability, reduce taxes, and diversify risks” (Marot, 2019). As local governments increasingly give up their control of urban properties, central banks and local/foreign investors gain more power. This approach towards the built environment changes the structure of urbanization. Real-estate is built for investors that resell for higher value, creating a speculative process that places housing beyond the reach of dwellers, thus producing vacancies.

In Lebanon, since the 1980s, financialization has influenced urban developments and socio-spatial organization, impacting the life of city-dwellers and reconfiguring urban governance. The flow of foreign investors and liquidity was accelerated by the

increase in oil prices and the 2008 economic crisis. Through facilitating the financialization process, the state aims at increasing land and property prices, where banks, through subsidizing housing loans via mortgage<sup>1</sup>, facilitate restrictions on (mainly middle class) homeownership (Marot, 2019). Urban-related legislations and housing policies are often used in ways to serve the interests of the political elite and to maximize profit, at the expense of the public interest. This is well seen in the building regulations that serve to further the financialization of real-estate, and in the housing programs designed by the Public Corporation for Housing (PCH)<sup>2</sup>. Both have indeed acted as key drivers of urban transformations in Beirut over the last decade.

Several drivers contribute to the loss of the social value of land and transform cities of the Global South. This includes gentrification, a complex term identified as a process of urban restoration and renovation of businesses and homes with the initial intention of attracting middle-income dwellers to the neighborhood and revitalize its economic life. However, the process did not only invite the middle-income groups but also the most affluent. Real-estate prices increased drastically which forced low-income residents, who could no longer afford the rising rents, out of the neighborhood which transformed into a middle- to a high-income area. Several scholars argue the importance of considering all the dimensions that contribute to or limit the process of gentrification. These factors include but are not limited to: the creation and exploitation of the rent

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<sup>1</sup> “In the last 20 years, Lebanese banks granted 130,000 home loans with a total value of US\$13 billion.” (Marot, 2019).

<sup>2</sup> The PCH was established in 1997 for multiple reasons, one of which was to mitigate the increasing rate of vacancy by securing buyers whose role would be to circulate the capital within the local economy (Mneimneh, 2019). Moreover, the criteria of an income bracket of \$1,200-2,000, leaves 70 per cent of households in Lebanon ineligible (Fawaz, 2009).

gap, role of the foreign capital and the financial crisis, zoning and building regulations, crisis of conflict and war, informality.

#### **4.2. The Rent Gap**

To further understand the process of financialization that commodifies land as an asset, this section explains the concept of the rent gap that feeds into the process of gentrification. The rent gap is the discrepancy between the ‘actual ground rent’ occupied by landowners under the present land use and the ‘potential ground rent level’ with best use and value (Krijnen, 2018; Fawaz et al., 2018; Smith, 1979; 1982). This large gap makes an existing built property highly susceptible to change, either through demolition for a new, more profitable, property development or for renovation and upgrading. However, it is generally more profitable to invest in new construction than in renovation, as the depreciation of the building value prevents the actual land value from reaching its highest in neighborhoods undergoing gentrification. To further understand the “creation and exploitation” of the rent gap, other factors besides the economy must be taken into account: property ownership, urban regulations, rent laws, and housing bank loans.

Krijnen, Fawaz, and Samad (2018) highlight the importance of property ownership with respect to the processes of gentrification in terms of property management, ownership status, and the distribution of property shares. They shed a light on how the process is intertwined with the local regulatory framework in which land is perceived as a commodity and how “the right to live in the neighborhood is reduced to an individual right, one that is measured by the number of shares in a property that one possesses and how much these will be financially valued” (Fawaz, et

al., 2018, p. 371). Such is the case of Mar Mkhayel in Beirut where a large number of tenants and property owners financially struggle with the increasing market value and are eventually being displaced. Absentee landlords and developers are the primary contributors to facilitating gentrification in the neighborhood.

Another factor is the state's interference through politicizing the administration, issuing exceptions to regulations, and/or obstructing the work of some institutions (Trovato et al., 2016; Ashkar, 2011). This further widens the gap between the actual and potential ground rent (Fawaz et al., 2018; Krijnen, 2018; Hackworth & Smith, 2001; Smith, 1979). Through its formal power, the state alters zoning and building regulations related to exploitation factors, change in rent law, rent controls, heritage protection, and loans. Ad hoc decisions directly impact the built environment with the intent of encouraging and attracting investors to certain areas (Ashkar, 2011). Other agents with financial capital, including real-estate developers and property owners, usually find economic opportunities in these neighborhoods and further contribute to the widening of the rent gap (Ashkar, 2018; Totah, 2014; Krijnen & Beukelaer, 2015; Lee, 2009).

Well-connected developers were involved in the drafting of the 2004 building law to benefit from the exemptions and exceptions on certain taxes and registration fees (Krijnen, 2018; 2010; Fawaz, 2017a; Krijnen & Fawaz, 2010). The revision of the building law (646/1971) by law 646 in 2004 increased the real-estate capital interest by providing corner lots with additional built-up areas, and by disregarding certain architectural elements (ex. balconies) from the total exploitation ratios. These amendments serve primarily the real-estate industry, encouraging higher and larger apartment buildings that greatly affected the built fabric of Beirut, and increased housing prices (Krijnen & Fawaz, 2010; Ashkar 2018; 2011). Indeed, the 2004 building

law incites developers to buy and destroy old low-rise buildings, or buy and merge multiple lots to benefit from the maximum allowable exploitation. As such, the potential of small scale developments in the city is reduced, in favor of serving speculative real-estate interests (Ashkar, 2018). Furthermore, the absence of a heritage preservation law incentivizes for renovation, leaving old buildings susceptible to demolition by “disempowered property owners who lack the financial means to recover an asset of increasing market value” (Fawaz et al., 2018, p. 369). That’s how financialization takes over the social value of land, widening the rent gap, and resulting in community displacement. In Mar Mkhayel, developers purchased properties that fell below the market value for future speculation. They thus transformed the neighborhood from small-scale commercial services varying from local groceries, vehicular services, and industries into a dominant bar and restaurant with vibrant nightlife activities attracting the creative class (Krijnen 2018; Fawaz et al., 2018; Ashkar 2018; 2011). Furthermore, the Lebanese diaspora plays a significant role in contributing to the investment in the real-estate sector exacerbating the financialization of land and gentrification (Krijnen et al., 2017).

The lifting of rent control (old-rent in Beirut), which once limited the processes of gentrification, contributes also to the displacement and eviction of existing communities (Fawaz et al., 2018; Marot, 2014)<sup>3</sup>. Amendments in the Lebanese rent law in 2014 (amended in 2017) marked a major change that liberalized old-rent contracts of

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<sup>3</sup> An estimate of 40,000 families in Beirut still live on pre-war rates (old-rent contract) dating before 1992, where the tenants had preserved rights that secured their shelter. The Lebanese currency at the time suffered from severe depreciation value, where the actual ground rent ranged between \$120-\$1,000 and the potential ground rent was as high as \$100,000 a year in real market value (Krijnen, 2018)

post-1992<sup>4</sup>. This change encouraged real-estate developers to penetrate into old neighborhoods in Beirut and enabled their gentrification (Fawaz, 2004, 2009; Khechen, 2014). Indeed, with two rent laws existing in Lebanon, the rent gap between old and new contracts expanded (Krijnen & De Beukelaer, 2015). Pre-1992 contracts are based on strict control contracts that could only be abolished or terminated under two circumstances: the personal needs of the landowner to use the apartment, or the deteriorated physical state of the building that requires demolition (Krijnen, 2018; Ashkar, 2018; Fawaz et al., 2018). In either case, the landowner is requested to provide financial compensation forcing tenant eviction and displacement. As for post-1992 contracts, they are revised in ways that favor the property owners, according to market rates, and allow contract terminations at any point, where they are based on yearly contracts, thus eliminating tenure security (Ashkar, 2018).

Another key driver of urban transformation is the subsidized housing bank loans via the mortgage system through a public-private partnership supported by the Bank of Lebanon<sup>5</sup>. The PCH's sponsoring of subsidized bank loans and multiple fees' exemptions (ex. property registration) was introduced in 1996 to facilitate access to housing for middle-income groups. It also encouraged partnership between real-estate development firms and listed private banks (Marot, 2019). These regulations that favor developers increased the market supply of housing at relatively high market prices and further gentrified urban neighborhoods excluding low-income tenants from the city (Fawaz, 2009). Again here, like with building regulations, the PCH policies generated

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<sup>4</sup> The contracts predating 1992 were kept because they fall under the protection of the Temporary Law 160 (promulgated 23/7/1992).

<sup>5</sup> "In the last 20 years, Lebanese banks granted 130,000 home loans with a total value of US\$13 billion." (Marot, 2019).

the financialization of land at the expense of its social value (Ashkar, 2018; Marot, 2018; Fawaz and Salame, 2019).

It is worth noting that the rent gap differs according to location, scale, and context, depending on the contributing factors specific to the area. The potential ground rent is measured by the surroundings, the accessibility, and the possible views (Krijnen, 2018; Krijnen & De Beukelaer, 2015). Moreover, “conflict can instantly devalorize entire areas and hence acutely lower actual ground rent” (Krijnen, 2018, p. 1052).

### **4.3. Urban Vacancy**

One of the most salient outcomes of financialization of land and gentrification is a rising stock of built vacant properties and of empty lots, often privately owned, that are awaiting to be developed for real-estate speculation. In addition, cities include a large stock of public properties, either empty and undeveloped, or under-developed (ex. military barracks, oversized public buildings...). Urban planners and urban designers have become increasingly interested in the recent years in repurposing these urban vacancies, especially in the context of the “steady erosion of public space” (Amin, 2008), and the thirst for spaces where people can meet, gather and interact, freely (Shaw & Hudson, 2009). Furthermore, urban vacant lands are potential spaces that can be transformed into opportunities promoting social and economic community redevelopment (Tappendorf & Denzin, 2011).

Several authors examine this different perception of public spaces which is shifting from the focus on squares, park, plazas to vacant lands, leftover spaces, abandoned structures, unbuildable lots, as well as parking lots (Aouad, 2014; Bishop & Williams, 2012). Vacant lands can be appropriated as opportunities to accommodate a

wide range of activities, where outdoor space is recognized as “public” for its easy accessibility, lack of control and regulation, and disregarding its type of ownership and management (Kim, 2016). They thus have potential to foster unconventional and unanticipated activities ranging from skateboarding, graffiti, community gardens, urban agriculture, and others, while also enabling community engagement (Kim 2016).

For many scholars, vacant land is not standardly defined (Newman et. al., 2016). In cities, it is referred to as either undisturbed open spaces (Newman et al, 2016), wasteland (Mathey & Rink, 2010), undeveloped land (Niedercorn & Hearle, 1964), remnant parcels with physical limitations (Northam, 1971), indeterminate territories (Aouad, 2014; Sheridan, 2008), dead space (Newman et. al., 2016), or TOADS: temporarily obsolete, abandoned or derelict sites (Németh & Langhorst, 2014; Jakle & Wilson, 1992). Bowman and Pagano (2000, 2004) also defined vacancy as any unused or abandoned land that has been in that condition for a prolonged period. It could include “raw dirt, spontaneous vegetation and emergent ecologies, land with recently razed buildings, perimeter agricultural land fallen out of cultivation, brownfields and other contaminated sites, or land that supports long-term, abandoned derelict structures” (Bowman & Pagano, 2000; Kremer & Hamstead, 2015; Németh & Langhorst, 2014, p.144). The definition was further expanded to include more diverse types of land that fall under the categories of either “utilized or under-utilized” lands which include public, private, and land that was previously occupied by structures (Bowman & Pagano, 2004). For Németh and Langhorst (2014), underutilized parcels that function below their capacity are only considered vacant if they are unoccupied by physical structures (Bowman & Pagano, 2000; Accordino & Johnson, 2016). These vacant lands are lots or buildings zoned as either residential, commercial, industrial, or a

combination. In this thesis “vacant land” is defined and used as “unutilized and underutilized”, following Bowman and Pagano (2004).

In much of the literature, vacancies have been labeled as a problem and must be “fixed” (Newman et al, 2016; Kim, 2016; Kremer & Hamstead, 2015; Goldstein et al, 2001; Bowman & Pagano, 2000). Typically these lots are either seen as lost opportunities for real-estate development, and policies seek to valorize them through their exchange value, or looked down upon in cities as being sites for social fragmentation, criminality, and vandalism (Accordino & Johnson, 2016), or eyesores and become fenced off, secured, policed or kept abandoned.

Instead, Bowman and Pagano (2000) argue that vacancies should be thought of as an opportunity in cities for expansion and enhancement. Cities have recently started to explore different potentials to reduce the negative impact of urban vacant lands and abandoned structures to advance the common good in neighborhoods (Kremer & Hamstead, 2015; Kim, 2016), by converting them from “liabilities” into potential “assets” of urban growth (Newman et al, 2016) through productive “use” (Kim, 2016; Noterman, 2020; Alexander, 2015). This is different than the interventions which are punctual, tactical, and DIY-based, seeking to advocate greening and/or gardening, or proposing temporary, guerrilla-like urban interventions. These have been critiqued as aesthetics-based, with little impact on neighborhoods and dwellers. Conversely, some authors are highlighting approaches that are more integrated and that seek to have social and ecological impacts on neighborhoods, if urban vacancies are adequately explored and managed. Thus, urban vacancies may contribute to the improvement of air quality and human wellbeing (Kim, 2016). They can also be recuperated and their use-value

can be invested in to advance structural reform goals, such as community service sites, infrastructural interventions, small businesses, etc.

For Accordino and Johnson (2000) “many cities lack a strategic vision to guide their acquisition and disposition of vacant and abandoned properties for ultimate reuse” (p. 314). These properties are primarily addressed through governmental strategies using broad policies (Goldstein et. al., 2001; Newman et al, 2016). These policies range from aggressive code enforcement, tax foreclosure, eminent domain, and cosmetic improvements. As for land banks, they have emerged as an effective tool for the renewal of urban land mainly in vacant, abandoned, and tax-delinquent land properties (Németh & Langhorst, 2014; Kremer & Hamstead, 2015). Depending on the level of governance, land banks have the power to “acquire, manage and dispose of abandoned properties” (Smith, 2014, p. 61). They have potential to represent significant involvement of the community and different stakeholders for community revitalization.

#### **4.4. The Temporary Use Approach as a Model**

The temporary use model was developed as an approach towards vacant lands (Bragaglia & Caruso, 2020). They postulate that vacancy, whether underused or underutilized, can be restructured and activated over a defined period. The temporary use approach could be adopted in response to the global recession as a prompt solution to the de-valorization of the land and property market, and to the scarcity of public resources (Bragaglia & Caruso, 2020; Madanipour, 2018; Colomb, 2012; Patti & Polyak, 2015).

The temporary use model is time-limited in nature and can be “short or long, accidental or planned, legal or illegal” (Németh & Langhorst. 2014, p. 144; Bishop &

Williams, 2012). The model, an ‘inclusive urban regeneration form’, is a bottom-up strategy that reactivates vacant properties with a local impact, through a physical transformation as well as social and economic development. It is an instrument that transforms these spaces from place-oriented to people-oriented allowing a pragmatic and incremental approach to urban transformation in the process of regeneration (Galdini, 2020; Barosio et. al., 2016). Temporary uses are “...conceived as a holistic, integrated strategy that enhances the creativity and resilience of the spatial, social, environmental and economic conditions of contemporary cities” (Galdini, 2020, p. 1). It is influenced by the notion of time and temporality shaping spatial production, and supporting creative activities, which could co-exist in a single space, with minimal design interventions and could evolve based on its success into a long-term strategy (Bragaglia & Caruso, 2020; Galdini, 2020; Madanipour, 2017). Vacancies can thus become everyday spaces accommodating various socio-spatial activities and creating opportunities for neighborhood-based communities through breathing spaces and social interactions.

Several European municipalities have been experimenting with the temporary use model as an urban strategy (Bragaglia & Caruso, 2020; Galdini, 2020; 2017). In the Netherlands, the flying grass, is a bottom-up temporary intervention which relies on citizen participation and where public and private stakeholders opted to improve public space quality through a quick fix strategy. This project was initiated in 2008 in Amsterdam and was replicated in Rotterdam and Aachen. It was later transported into other contexts and varied from a temporal installation to a longer-term strategy (Appendix I). In 2009, still in Spain, urban deterioration, financial crisis, and unemployment rate stimulated the municipal housing of Zaragoza with the help of

Zaragoza Viviende studio to initiate the Estanoesunsolar project ‘this is not a vacant land’. The project resulted in accessing property vacancies for temporary use intervention and job opportunities. A total of 29 lots were activated, based on the request orders of the different district councils, through long-term flexible strategies following a pedestrian route that connected these lots. Each intervention required obtaining the owner’s permission, as the majority were privately owned. The project relied on citizen participation in specifying the use, design, and construction of space. Children also played a vital role in the design interventions through school competitions, enhancing citizens' relationships with urban space in terms of reducing vandalism and respecting urban elements (Appendix I). Espai Germantes, a large derelict vacant municipal land in Barcelona was transformed in 2013, via a free 3-year lease into an inclusive active community hub. Dwellers engaged in the transformation of four spaces, through the city council initiative, Pla Buits Urbans, into a variety of community gardens, outdoor resting areas, touristic sites, and other self-sufficient activities (Appendix II). Les Grands Voisins in Paris is another temporary use project that was initiated in 2015. The abandoned hospital was temporarily leased/loaned by the public sector to local community groups and organizations. It was transformed into a hub of multifunctional uses providing access to shelter for vulnerable communities (Appendix III).

URBACT, a programme funded by the European Union<sup>6</sup>, (Elisei, 2014) further promoted temporary use as a planning tool and developed a methodology for urban

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<sup>6</sup> “In the last 20 years, Lebanese banks granted 130,000 home loans with a total value of US\$13 billion.” (Marot, 2019). URBACT is a programme that uses resources and experiences to enable cities to collaborate together through networking, sharing experiences, drawing lessons, and re-acting good practices. The program aims towards establishing a sustainable integrated solution for urban challenges and improving urban regional policies.

regeneration that guides its application across contexts. The program initiated the ‘Temporary Use as a Tool for Urban Regeneration’ (TUTUR) project<sup>7</sup> that regenerated ‘City Scraps’ as resources for temporary use (Bragaglia & Caruso, 2020; URBACT, 2014). TUTUR’s methodology is based on a time-limited comprehensive planning strategy. It empowers local bottom-up initiatives as a vital part in the top-down planning process led by the administration, by focusing on supporting the needs specified by the community by placing them at the core of the decision-making and planning processes (Galdini, 2020; Patti & Polyak, 2015; Krebs, 2015). It thus requires establishing trust and communication between owners and potential users, building networks, identifying resources, and collecting data.

This assumes the establishment of a temporary use agency that acts as a mediator and establishes a strong network of local support groups (LSG) assigned to develop local action plans (LAP). For instance, in the case of Bremen in Germany<sup>8</sup>, the economic crisis and lack of financial resources led to a high number of vacancies. As a result, an independent agency of architects, *Zwischen Zeit Zentrale (ZZZ)*, was initiated in 2007 and with financing from the municipality in cooperation with an NGO, they were assigned to identify and appropriate vacant properties through temporary use projects (Patti & Polyak, 2015). Bremen’s regulatory system established policies and incentives that encouraged the mobilization of vacancies through adopting temporary use as an approach to urban regeneration. This low-level of transparency in selecting projects encouraged the city to tackle the needs of the community (Patti & Polyak,

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<sup>7</sup> The European Union (EU) project is a bottom-up initiative including public authorities, real-estate and economic actors under the URBACT programme

<sup>8</sup> The temporary use program was primarily initiated in Bremen, Appendix IV illustrates the process of the successful project

2015; Galdini, 2020, Bragaglia & Caruso, 2020; Krebs, 2015) (Appendix IV). The temporary use project was successful and replicated by the agency in different contexts and scales in Rome and Alba lulia with less success (Appendix V & VI). The TUTUR project aimed to implement temporary use in local development processes and transform the model from temporary to permanent. The model in Rome and Alba lulia was not as successful because of the low level of transparency, bureaucratic system, and rigid regulatory framework (Galdini, 2020). The absence of local policies and strategies also failed to enable the implementation of the temporary use model. Corruption in the administration, led by the existing political feud, created lack of trust and discouraged cooperation among local support groups and stakeholders impacting the low-level of coordination and communication throughout the process.

In Thailand, the absence of tenure rights and governmental support for vulnerable communities with a high number of vacant spaces instigated the role of the private actors to initiate temporary use interventions. The long-term strategy aimed to enhance public services and social sustainability through participatory planning. This ongoing 91 sqm multi-purpose intervention was developed to encourage sustainability and replicability in other national contexts (Appendix II). Another case study of a temporary urban transformation is the 2014 ‘Warwick Junction Urban Renewal Project’ in Durban. This informal marketplace experienced a history of violence and neglect that was threatened through an urban renewal project to be replaced by malls and shopping centers. It tells a “story of social healing and the enduring contradictions of a modern African city” (World Resources Institute, 2019). Protests by vulnerable groups and the interference of the non-profit Asiye eTafuleni (AeT) organization that advocated the

municipality, altered the project. AeT encouraged collaboration and inclusivity while undergoing an incremental approach in the renewal design of the market (Appendix III).

#### **4.5. The Case of Beirut**

As a result of real-estate developments, privatization of land, and poor municipal management, Beirut is experiencing a decrease in the number of available open spaces. According to the Beirut Urban Lab, there are 21 public open spaces in the city, which total area contributes to less than 1 sqm per resident (Beirut Urban Lab, 2020). This number falls below the minimum of 9 sqm per resident required by the World Health Organization (WHO, 2016). These sites range from parks, gardens, and the seaside corniche, which form 9% of the publicly owned and used open spaces in the city. Furthermore, the Beirut Urban Lab identified 932 municipal-owned open spaces, and 1,640 public and private unbuildable parcels<sup>9</sup>. Several activists and organizations are interested in such parcels as potential sites that could foster socio-economic activities and socio-spatial practices. Many organizations have been appropriating vacant properties and injecting in them activities or interventions to enhance public life:

- Souk El Tayeb (SET) is a non-profit organization initiated in 2004 which operates a weekly, open-air farmer's market in several sites throughout Beirut, often hosted in parking lots, rented for half-a-day (in Badaro, it takes place inside one of the private school's court, by the Museum). Founded by Kamal

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<sup>9</sup> Unbuildable or non-constructible parcels are defined by the Beirut Municipality as parcels with irregular shape or small surface area found between buildings or as corner lots (Aouad, 2014). They are usually used as parking spaces, storage for dumpsters, generators, water tanks, etc., illegally constructed or used as private road or building entrances.

Mouzawak, with the motto “make food, not war”, it seeks to support small scale farmers and producers, promote sustainable agriculture, and enhance local communities. Producers, farmers, bakers, and others come weekly to sell their organic local food and products (Appendix VII).

- In 2013, theOtherDada initiated the “Riverless” project along Beirut’s river (Nahr Beirut) in order to raise awareness about the importance of urban rivers—their motto was: “Let's bring Beirut river back to life”. They have partnered with Afforestt and are currently developing a native urban forest adopting the Miyawaki technique on a 500sqm degraded land owned by the Sin el Fil municipality that is adjacent to the river (Dada, 2020). The firm has also partnered with a local stakeholder, Advanced Car Rent, and the crowd funding app, SUGi to raise the remaining funding for the restoration of the land around the Beirut river. In 2020, theOtherDada has partnered up with Zouk Mosbeh municipality, a congested city undergoing a high level of pollution, to replicate the success of the Miyawaki planting technique on a leftover municipal lot (Appendix VII).
- Mansion is an early twentieth century abandoned villa in Zoqaq al-Blat which was reclaimed by activists who agreed with the landlord to use it and maintain it, without paying rent. In 2012, the villa was transformed into shared spaces that host activities allowing community enhancement through individual and collective practices. These activities range from an exchange in communication, yoga, dancing sessions, movie screenings, book club, launching publications, and other events (mansionblatt, n.d.) (Appendix VIII).

- The AUB Neighborhood Initiative initiated in 2018 a pilot project, “Al Jar Lil Jar Farmer’s Market” a weekly market on Jeanne d’Arc Street in Hamra. The market takes place in a private parking lot that is rented for half a day. The project provides economic opportunities to small local Lebanese producers and links urban and rural economies. It also provides activities for different age groups and ethnicities (Appendix VIII).
- Catalytic Action, a non-profit organization, initiated in 2019, “the Bar Elias, Bekaa” project as part of a participatory spatial intervention research project which was funded by the British Academy and supported by the RELIEF Centre. The main objective of the project focused on infrastructures and vulnerabilities to enhance wellbeing and reduce social tension between locals and vulnerable communities. The project was divided into four main phases and was based on a participatory planning approach. The DPU SummerLab workshop “Public realm and spaces of refuge” collaborated with local stakeholders and researchers that included members from the vulnerable and displaced communities, as well as local and international participants. The participants worked together to identify and design the four selected sites of intervention representing different types of public spaces along the main entrance road. The key element that participants focused on is the public space in relation to indoor activities of the housing units and their impact on the spatial practices in the public spaces of Bar Elias. Moreover, identifying major constraints, safety and accessibility, in order to recommend multiple possible solutions. The main outcome of the project introduced spaces to be more child and pedestrian friendly, shaded resting areas, ramps along the sidewalks for

wheelchair accessibility and speed bumps to reduce vehicular speed and enhance safety (Appendix IX).

In this thesis, we take the case of Badaro to explore the multiple drivers of urban transformation and identify urban strategies that can enhance public life at the scale of the neighborhood, privileging an entry point through vacant properties. The thesis analyzes the urban conditions of the neighborhood, and its urbanization over the past decades, focusing on existing vacant lots. The thesis derives lessons from the temporary use model which we seek to apply in the case of Badaro on the three scales: city, neighborhood, and cluster, in order to enable a more inclusive and diverse public life. The lessons underscore the value of several key principles:

- A diverse programmatic action addressing multiple functions, age groups, and vulnerable communities, building on existing socio-spatial practices, but also stimulating new ones.
- Flexible strategies, with temporary approaches that are sustainable and encourage replicability in other sites (ex. local low-cost and light-weight structures).
- Citizen participation in the processes of decision making and implementation to ensure inclusion and effectiveness.
- Engagement with municipal institutions, local authorities and other stakeholders (ex. private sector, community groups, NGOs).
- The incorporation of urban planning techniques and skills required for intervention.
- Incorporating a green layer through vegetation and green infrastructure.
- Ensuring street safety, and promoting walkability and accessibility.

- The value of play and spontaneity.

Establishing a group to advance interventions on vacant properties and enhance walkability in the neighborhood could be achieved through a set of agreements and used as tools to consider for the governance and management of open areas and vacant lots in Badaro. These planning and design interventions will be further elucidated in the chapter where the urban strategy is presented.

## CHAPTER 5

### URBAN DESIGN STRATEGY FOR A NETWORK OF OPEN SPACES

The analysis of the neighborhood of Badaro from the case profile to the findings provided an understanding of its built environment, land uses, and socio-spatial practices. It shed light on how Badaro is undergoing urban change hindering the social value of land in the neighborhood. Also it explored the challenges and opportunities the neighborhood holds to reach the research objective of the thesis towards activating public life in Badaro and enhance soft mobility.

In this chapter, the urban strategy and the legal framework are identified to be able to achieve the objectives of integrating both temporary and permanent interventions. At the policy level, I address the structure of incentives that has led to many vacancies; whereas at the spatial level, my colleague Ranime Nahle addresses the mobility and the role of the streets and lots as shared open spaces through proposed permanent pathways that can enhance the pedestrian movement. The thesis also recommends incentives to encourage the use, albeit temporary of the vacant lots as a strategy to enhance the neighborhood and invigorate its economy through suggested programs.

The thesis acknowledges that there is a dire need to mitigate vacancies in cities, however, I am interested in the possible outcome of intervening on vacancies through temporary use to foster public life in Badaro neighborhood.

I make several assumptions for this urban strategy to be achieved. First, I assume a municipality which is keen on supporting citizen-led initiatives that aim to

enhance public life in the city. Second, I assume that the Lebanese Army's military compound in Badaro is no longer secured through concrete blocks, checkpoints and barricades, and that pedestrian and vehicular traffic are able to circulate freely through its streets and the military functions will stay in the neighborhood. This assumption is based on the fact that the existing security measures are temporarily placed only because of the regional factors the country is facing. Third, acknowledging the difficulty of deliberation and the conflict between all stakeholders, I assume the role of a deliberative planner working with the dwellers and businesses of Badaro and mediating with other stakeholders such as the municipality, donors, NGOs, and others to collaborate towards the formation of a committee responsible to recover vacant properties for the commons in order to enhance collective life.

### ***5.1 Planning Recommendations to Address Urban Vacancy***

The rapid urban transformations in the city discussed in the “Urban Vacancies and the Temporary Use Model” chapter are caused by several drivers related to structural economic conditions which are now in flux given the economic and financial crisis. Below I share how the existing planning and tax related regulations in Lebanon do not incentivize for the use of properties and a need for their adjustment. I will also provide some planning recommendations that could address these drivers that lead, among other outcomes, to urban vacancy.

#### ***5.1.1. Review of the Planning Regulations***

Vacancies in Beirut and other Lebanese cities, as in Badaro, are far from temporary. To the contrary, many of the lots that were found vacant in the

neighborhood had been empty for several years. One driver of this vacancy are Lebanese planning and tax regulations that relieve empty properties from Municipal and Property taxes, effectively encouraging their speculative hoarding (Fawaz & Zaatari 2020) .

For the planning regulations, these set of laws, ranging from the construction law and the public-private housing loan scheme, were ratified and amended to respond to the neoliberal system arrangement claiming for an economic and social revitalization. Thus, lifting the real estate sector through the intensification of construction properties and increasing profit for developers (Fawaz & Mneimneh, 2020). Consequently, widening the rent gap by demolishing old buildings and replacing them with higher and larger developments that are mostly vacant, while vacant properties whether built or unbuilt are kept as a financial asset where its value can be deposited for when the real estate market changes, such as the studied case of Badaro in this thesis. Accordingly, I propose a multi-scalar set of interventions that seek to curb building demolitions, disincentivize the high rate of vacancy, and encourage the use, albeit temporary, of vacant units, by:

- Amending the Lebanese Building Codes and planning regulations that facilitate gentrification, such as lot pooling, and exceptions to the building law such as those that allow high-rise towers.
- Securing tenure rights for low income families on old rent by providing incentives through subsidies, preventing further gentrification in neighborhoods.
- Issuing a contemporary heritage preservation law that incentivizes renovation rather than keeping heritage building hostage to the market for future development speculation, or for demolition.

### ***5.1.2. Review on the Tax Incentive Structure***

As for the tax regulations, there are 2 annual property taxes that built and unbuilt vacant properties are explicitly exempted from, which further encourages vacancy and impedes development and livability in the city: the 1962 Built Property Tax Law and the Municipal Rental Value (Fawaz & Zaatari, 2020). As currently enacted in the law, municipalities acquire profit from both taxes when properties are occupied only, hence keeping vacancy in the market untaxable. Consequently, these existing tax exemptions encourage developers and owners to hold on to vacancy with its legal stamped tax-free tag. In addition, the outcome of the tax exemptions are considered a revenue loss for the authorities that could have been used for the economic and social development in the city.

To encourage the use of land either temporarily or permanently, requires the revision of both tax regulations, the Built Property Tax Law and the Municipal Rental Value, as a planning tool that could be deployed at the city level and in Badaro. This would be possible through:

- Taxation on Vacancy, which requires enforcing taxes progressively on the built and unbuilt vacant properties and units depending on the years of vacancy, securing municipal revenue that could be used for activating municipal and vacant lands for public use.
- Introducing exemption, by offering incentives such as exemptions on tax property or subsidizing service provision when activating a vacant property that is in partnership with the community for public use.

Additionally, Beirut Municipality should survey and list all the built and unbuilt vacant properties, as well as, explore possible strategies for future interventions that can foster public life at the scale of the neighborhoods. These networks of open spaces can also link productively with the Plan Vert and Liaison Douce projects.

## **5.2. General Recommendations for Vacant Properties in Badaro**

In this section, I present recommendations for a general strategy that aims to tackle empty vacant lots, unbuildable lots, and parking lots in the neighborhood as well as evicted and abandoned buildings, and new developments that were previously mentioned in the case profile chapter. These recommendations are suggested towards reclaiming the social value of land and fostering a shared commons in Badaro.

I will also look into suggested programs for interventions through a series of vacant open spaces at the cluster level that can foster a sense of place and enrich public life within the neighborhood and beyond.

### ***5.2.1. Recommendations at the Scale of Vacant, Unbuildable and Parking Lots***

#### **5.2.1.1. Parking Lots**

There are seventeen parking lots, some of which are privately used. The thesis of my colleague Ranime Nahle on enhancing soft mobility in Badaro suggests through her design methodology that parking lots located within the neighborhood will be used to cater to the residents and employees of Badaro. While the parking lots located at the edge of the neighborhood will serve the neighborhood visitors (ex: cafes, bars, offices), preventing on-street parking, replaced with an alternative shuttle service, and decreasing traffic congestion.

#### 5.2.1.2. Unbuildable Lots

The case profile analysis chapter demonstrates how the fourteen unbuildable lots we identified are either used as right of ways, parking spaces, or access for entrances to buildings. Streets are among the most important assets of the neighborhood's public spaces: as a designed neighborhoods following modernist rules, Badaro prioritizes "streets" as more than sites of passage: they are spaces of intersection, wide, and foster various social and spatial practices. These lots could be used to enhance the mobility network in the neighborhood and function as open spaces by providing shade through trees and greenery, and installing, in suitable instances, urban furniture such as seating's that could be used as resting areas for pedestrians or for residents of these lots themselves. These interventions will encourage soft mobility, outdoor community gatherings and enhance the quality of life in the neighborhood.

Lot 3754 and Lot 5565 are municipally owned as previously mentioned in the lot conditions in the case profile chapter (Figure 22). The former is centrally located and situated at the edge of the neighborhood and in front of Horsh Beirut, and is currently appropriated by a flower shop. Whereas the latter is used as a building entrance on Parc street. Thus, I am recommending that the municipality of Beirut frees up both lots, and integrates them with the pedestrian pathway of the unbuildable lots, by installing temporary use elements, while maintaining the flower shop on Lot 3754.

#### 5.2.1.3. Dilapidated and Evicted Buildings

There are four dilapidated buildings in Badaro, some of which are on old rent placing their tenants under threat of eviction, and the buildings under threat of demolition and

future speculation. As for lots 4742 and 5133 (Figure 25), they are two partially evicted buildings that are in a deteriorating condition in the neighborhood of Badaro. These buildings require the Badaro Collaborative Committee to ally with Offre Joie, Nusaned and other NGOs to request the municipality to initiate the rehabilitation of these properties to protect the neighborhood's urban character and architectural heritage.

As for the 2 evicted buildings, I will be proposing an urban design intervention on Lot 5133 which its ground floor that is used weekly on Sundays by Ethiopian migrant workers after their church services. The intervention suggests the rehabilitation of the building and housing for vulnerable communities in the neighborhood by the Badaro Collaborative Committee.

#### 5.2.1.4. Vacant Lots

In my urban pilot project, I propose to intervene on three vacant lots (lots 2906, 2913, and 5134), where I propose a planning framework for activating through a temporary use approach. The remaining vacant lots (6139, 1915, 3981, 4750, 4273, and 3977) can also follow a similar framework.

### **5.1.2. Programmatic Recommendations for Vacant Properties in Badaro**

In this thesis, I am proposing programmatic recommendations that cater the different social and spatial practices in the identified character zones, assuming they were reached through consensus following deliberations and participatory planning between concerned stakeholders. (Figure 49).

According to the thorough analysis conducted in Chapter 3 by Nahle and I, Badaro can be divided into 6 character zones on the basis of demographics, land use,

and socio-spatial practices. These zones can house different programs and activities that respond to the identified character within the area and beyond.

The Education *and Cultural Core* covers the area dominated with schools and cultural activities attracting *mainly* families and children into the area. It also consists of a mixed physical fabric of modern architectural buildings and buildings dating prior to 1999. The proposed programs in the vacant lot 4273 aims towards assigning activities such as outdoor education classrooms, playgrounds, sports competition, and art stations and that can provide learning based experiences for children and students. Also, creating an educational and cultural network by incorporating walking trails at the neighborhood scale between the National Museum, Sunflower theatre, schools, and universities in the neighborhood (for ex. From Wellspring School located in Mathaf to Collège Saint-Sauveur, Franciscaines Missionnaires in Badaro reaching to College Notre Dame des Freres in Furn el Chebback), where students, residents and visitors can appropriate space in the neighborhood and the vicinity.

The *Old Residential and Military Community* is a calm area in the neighborhood currently regulated by the military checkpoints and security and is home to many elderly residents that reside in buildings dating between 1950 and 1979. Creating calm spaces in the 2 vacant lots (Lot 2906 and 2913) situated in that cluster for senior dwellers with activities promoting outdoor health and wellness, such as participating in the planting of sensory and edible plants can bring diverse groups and ages to the area. Also, walking programs to the Hippodrome and the surrounding open spaces, can enhance walkability, a sense of belonging, and enrich the shared communal life beyond Badaro.

The *University Pole* is an area concentrated with university activities attracting a young and transient population. Creating a network with the education and cultural core can happen, by incorporating outdoor learning spaces beyond the indoor classrooms, and co-working spaces that can be used at the cluster and neighborhood level. Also creating walking trails between the university institutions in the neighborhood and the city (for ex. From USJ in Adlieh to the AOU in Badaro to LU in Furn el Chebback), allowing students to build relations outside the institutional boundaries and foster a sense of belonging to the neighborhood and the city.

The *Pine Tree Spine* is a calm residential and office community. The area consists of the two oldest buildings in Badaro that hold cultural significance and its streets are lined with historic pine trees. A vacant lot is also situated along Badaro, where the proposed programs in this core aims at using the existing heritage as an attraction and as a driving force to bring diverse groups together for social activities. Creating cultural awareness programs, campaigns, and exhibitions on the protection and preservation of endangered heritage buildings and vegetation from new developments is important to further safeguard the neighborhood's built and unbuilt character.

The *Institutional Core* is situated in the center of the neighborhood that is concentrated with NGO offices. This core can have a significant role where NGOs, civil society groups, and activists can collaborate together, providing dual programs from workshops, trainings, and awareness campaigns about women, children and vulnerable communities, such as the Ethiopian migrant workers that temporally appropriate Badaro on Sundays, further attracting different generations, groups and ethnicities to the neighborhood.

The *Commercial, Administrative, and Office Spine* is a vibrant core that attracts a transient population to its major services. It is active throughout weekdays/weekends as well as day and night, and functions as the neighborhood's main spine. Programs promoting different temporalities along the spine that can extend to the vicinity from Informal markets producing income generating revenues, supporting micro-businesses and economies in the neighborhood such temporary pop up shops, and festivals that can happen on a monthly or yearly bases attracting population to the neighborhood and creating inclusivity in the neighborhood.

All the 6 zones can further be linked by recommending walking trails on the neighborhood level. Also creating monthly and yearly festivals on the vacant lots and the proposed in between spaces and pedestrian streets proposed by Nahle that can bring together a wide range of population from different ages and social groups that can advance and enrich the public life beyond the neighborhood of Badaro.

## Urban Vacancy Strategy

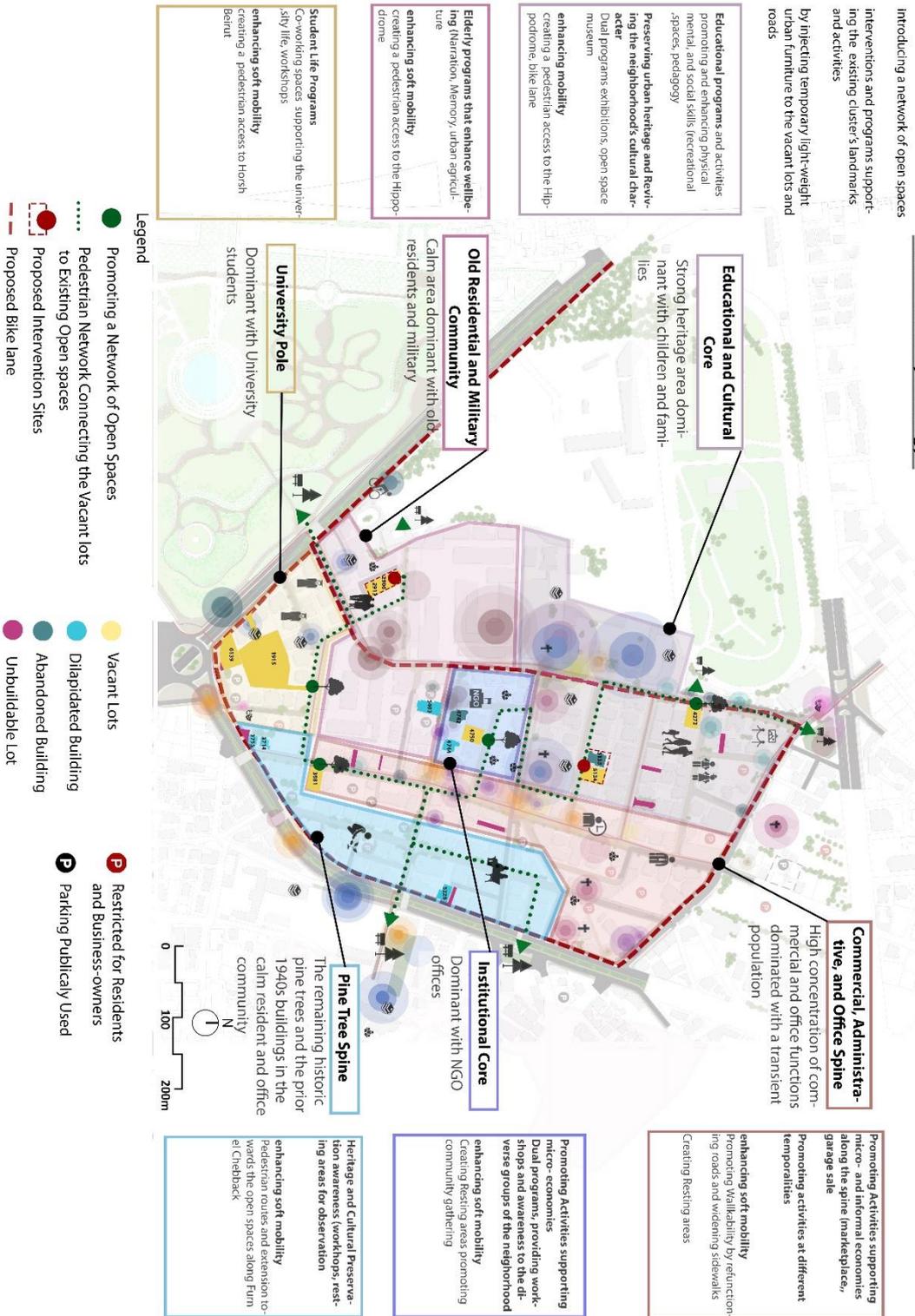


Figure 49: Badaro Strategy Recommendation (Source: Nahle & Nouaihed, 2020).

## **5.2. Urban Governance Framework**

The strategy that I am proposing is establishing a committee whose clear goal is activating public life in the neighborhood, and this process requires participation from different stakeholders to achieve the outcome. So the collaboration will require public-private partnership, to produce an outcome for activating vacant properties and enhancing soft mobility as a common interest for enhancing public life.

The process of collaboration through neighborhood participatory planning requires local actors to be involved in addressing the collective action problems of a neighborhood and to reach common goals. It requires these actors with conflicting interest to sit together and deliberate through negotiation and mediation to reach consensus. Unlike in conflict where they maneuver for strategic positions, interested stakeholders in deliberation must identify the conflict and acknowledge the demand of the other by making suggestions and mediate together to reach consensus (Forester, 1999). Communication thus is integral among group members throughout the collaboration process.

However, the distribution of power must be set to achieve the desired outcome, so this requires that each stakeholder take responsibility towards providing their capacity for a successful intervention. Accordingly in this process, we need to acknowledge the discrepancy in the variation in the ability of each stakeholder to influence the process (Figure 50), and understand the potential contributions of each stakeholder that can play a role towards achieving the objective of public life in the neighborhood.

From this perspective, establishing a neighborhood group or committee in Badaro through a participatory approach is essential to improve public life in its open

spaces. I aim to identify key dwellers, businesses, and owners by involving them in the process through incentives and advocate the idea of activating public life through vacant properties taking the case of Badaro.

As a planner, I will guide the discussion within the group towards how Badaro can benefit from a dynamic and inclusive public life, and how there is great potential to do so through activating its vacant lots in the neighborhood. I will also share the urban analysis I did of the neighborhood, its many institutional assets (e.g. museum, Fine Arts University, schools, NGOs, public parks), and how it is characterized by a diversity of socio-spatial practices and rich architectural heritage features. I hope that the group will engage collectively to work towards the goal of enhancing public life and seek to build consensus accordingly, while maintaining an equal distribution of skills and resources. Once there is an agreement towards the collective action needed to be pursued, the group can then organize itself and define a program, activities and seek wider community support, as well as financial support.

This committee, which I will name now the “Badaro Collaborative Committee”, will be formed of smaller task forces responsible for managing interventions in each of the identified vacant properties. These are expected to include vacant properties’ owners and tenants, as available, as well as representatives of residents and businesses located in the street(s) adjacent to the vacant property through incentives. Additionally, given the density of NGOs and institutions, delegates from these will also be invited to engage in the task force. Task forces will then work on elaborating collectively their action plan for the property, and I will help providing them with scenarios and options for interventions, keeping in mind goals of furthering and inclusive public life in the

neighborhood. They will seek resources and partnerships for making their intervention possible and sustainable over time.

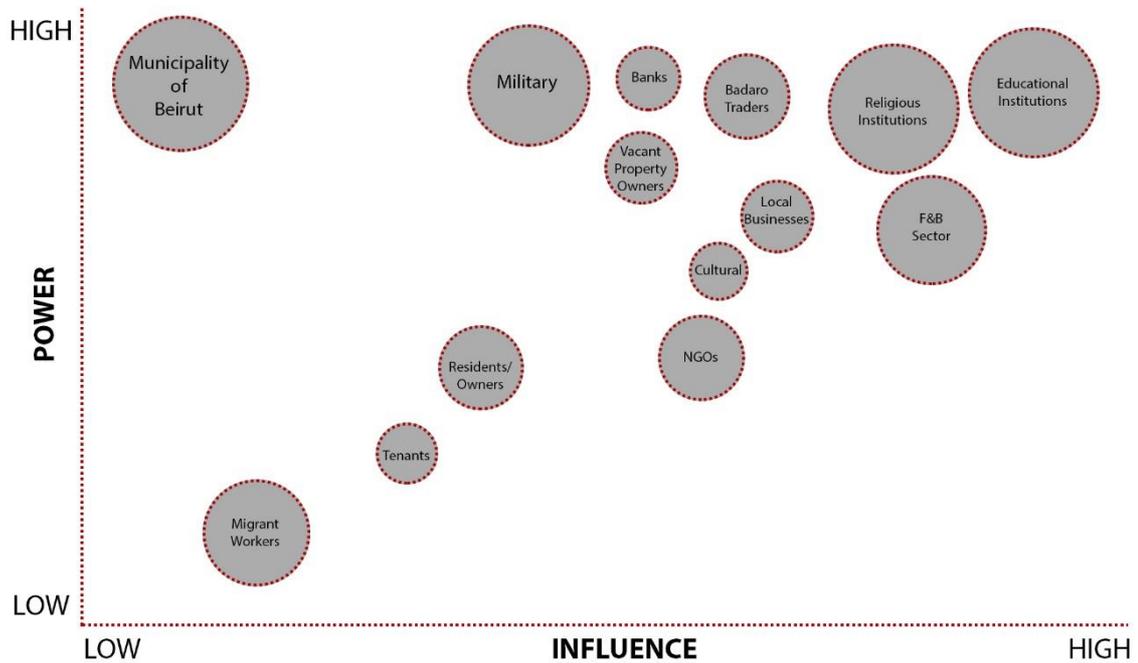


Figure 50: Badaro Power Map (Source: Nouaihed, 2020).

## 5.2. Stakeholders Overview

In this section, I will be listing the stakeholders and their respective influence and power in the neighborhood that are important in order to develop a strategy that is based on neighborhood participatory planning to activate vacant properties in Badaro. The table below (Figure 51), highlights the proposed framework that requires multiple actors to be involved in dialogue, through negotiation and mediation, to channel across schemes for decision making. Hence, for successful interventions, temporary use requires a responsive, flexible, open, and holistic planning environment that links public and private stakeholders. The role of the municipality is integral towards the intervention on the regulatory level, as well as the current skills and resources of the F&B services and commercial enterprises in Badaro, and Badaro Traders' Association

(Comite des Commerçants de Badaro), institutions, private property owners (especially those of vacant properties), residents, and NGOs are available to ensure a successful intervention and foster public life in Badaro.

Stakeholders:	Level of Impact on the neighborhood	Interest / (what are they going to win)	Power/Entitlement for intervention
Municipality	<ul style="list-style-type: none"> <li>- Poor management of streets (e.g., cleaning, parking, waste management, etc.)</li> <li>- Absence of open spaces and service provision</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure economic prosperity of the neighborhood in order to generate revenue from the imposed municipal taxes</li> <li>- Reducing burden on opening public spaces and oversee the management</li> </ul>	<ul style="list-style-type: none"> <li>- Enforce Taxes</li> <li>- Authorization and permits</li> <li>- Service Provision</li> </ul>
Military	<ul style="list-style-type: none"> <li>- social and physical tensions when moving around the neighborhood</li> <li>Security and safety</li> </ul>	<ul style="list-style-type: none"> <li>- Acceptance in the neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>- Limited power</li> </ul>
Educational/ Religious Institution	<ul style="list-style-type: none"> <li>- Main contributors to the traffic and noise in the neighborhood</li> <li>- Main contributors to the economy/life of the neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>- Impose reliance on public transportation services in the neighborhood and parking lots outside the neighborhood</li> <li>- Ability to cater to a larger number of users and spatial practices</li> <li>- Further exposure to the vicinity and new population and safe passages to their facility</li> <li>- Access to open spaces</li> </ul>	<ul style="list-style-type: none"> <li>Major land-owners</li> <li>- Powerful impact on socio-spatial practices</li> </ul>
Business Owners (F& B sector, Badaro Traders)	<ul style="list-style-type: none"> <li>- Contributors to traffic congestion</li> <li>- Appropriating and obstructing sidewalks with outdoor furniture</li> <li>Valet makes traffic congestion</li> <li>- Main contributors to the economic life.</li> </ul>	<ul style="list-style-type: none"> <li>- Enhance the micro-businesses by attracting new clientele, generating revenue</li> <li>- Expanding their outdoor seating to cater a higher number of users</li> </ul>	<ul style="list-style-type: none"> <li>- Connections</li> <li>- Skills and Resources</li> <li>- Potential funders</li> </ul>
Property Owners			
(Absentee Vacant Property Owners)	<ul style="list-style-type: none"> <li>- Contributors to the increase in developments and housing stock</li> <li>- Contributors to deterioration of municipal revenue</li> </ul>	<ul style="list-style-type: none"> <li>- Improve value of land/unit</li> <li>- Incentives fostering revenue</li> </ul>	<ul style="list-style-type: none"> <li>- Property power</li> <li>- Limited power in decision making</li> </ul>

Landlords (Live/have tenants):	- Contributors to the economy and public life - Contributors to municipal revenue	- Increase in rent/ownership value - Better services	- Potential Funders - Power in decision making
Absentee Landlords	- Contributors to the Speculative purposes and deterioration of the quality of living - Contributors to deterioration of municipal revenue (exemption of taxes)	- Increase in rent/ownership value for future development - Better services	- Potential Funders - Power in decision making
Owner residents	- Contributors to public life - Contributors municipal revenue	- Improve Value of property unit - Better Services	- Potential funder - Limited Power
NGOs	- A good presence in the neighborhood	- Gain exposure and strengthen their influence	- Mobilization through funding - Skills and resources in the formation of the committee
Residents	- Constrained and limited power	- Improve livability, better mobility and public life - Expanding their socio-spatial practices and daily interactions	- Limited in power and decision making

Figure 51: Stakeholder Interest and Power (Source: Author, 2020).

Although powerful as a public authority and owning big properties in the neighborhood, Beirut Municipality is weak in securing and providing service provision and public life within the neighborhood of Badaro and the city. The municipality's contribution as a stakeholder plays a role in safeguarding authorization and permits for activating properties, rejecting building permits for demolition and new developments that impact the heritage fabric, built and unbuilt, within the neighborhood. It can also alleviate the burden of opening public spaces by lobbying with the committee, which can also ally with different NGOs such as Nahnoo and Legal Agenda, for opening the Hippodrome to the public and secure funding and support to oversee the usage and management of the park.

While the military owns the biggest and oldest properties in the neighborhood, and provide a sense of safety and security, their impact is enormous on mobility and the

residents daily lives security. Blocking off streets around their compounds situated between residential and institutional landmarks requires social and physical negotiation when maneuvering Badaro, thus creating tension among the residents, daily commuters, and the army.

As for the private sector that includes amusement enterprises (F&B sector), local businesses and Badaro Traders (Comite des Commerçants de Badaro). They are mainly located along Badaro street and are contributors to the vibrancy, attracting different clienteles and interactions in the neighborhood. However, they have been impacting the quality of living by impeding pedestrian and mobility circulation. As well as the built and unbuilt fabric of the neighborhood, where many areas along the main street are at risk of urban change. However, this sector is powerful given its access to skills, resources, and close connections to powerful people. For instance, the Badaro Traders along with Badaro Urban Farmers have been successfully engaging the community in public life through the Badaro Farmers Market that occurs every Sunday at the college Saint Sauveur. These private actors can alleviate their impact by mobilizing their skills and resources and benefit by attracting more clientele and enhancing their surrounding outdoor spaces.

The educational and religious institutions are many and have been appropriating large surface areas in the neighborhood for decades. They enable diverse socio-spatial practices inviting different age groups from youngsters to adults, as well as geographies and socio-economic groups especially youth to the universities situated at the edge of the neighborhood. Also attracting nationalities such as the Ethiopian migrant workers to the religious services on Sundays. Consequently, their impact is significant on traffic and mobility and the nuisance they create on business dwellers. Hence, it would be

beneficial if they can mitigate their negative influence on the traffic congestion and can lobby them to play a productive role to enhance safe roads and accessibility around their landmarks and ensuring safe access to open spaces for its users.

There are multiple properties in the neighborhood that are vacant, encouraging speculative behavior. With the financial meltdown, property owners may want to improve their land value by activating their properties can ameliorate their impact on the neighborhood and as an attempt to engage them in the intervention, it is favorable to provide them with incentives such as municipal tax exemptions and financial inducements through the modes of agreement.

There is a good number of NGOs in the neighborhood and its vicinity that have been active in advocating for the common good. For instance, Nahnoo has succeeded in mobilizing its skills and resources through the campaign “Horsh for all” in reopening Horsh Beirut after more than two decades of being closed to the public. While Kafa and Legal agenda have managed to provide and secure a collective platform for vulnerable groups from migrant workers, women and children. Their impact can be more progressive when lobbying with other NGOs such as Eгна Legna Besidet and Anti-Racism Movement, as well as religious and educational institutions such as, the Franciscaines school and Notre Dame Des Anges, were Ethiopian migrant workers attend religious services, ensuring community mobilization and safeguarding financial and technical funds.

Residents are very important stakeholders, but their influence is limited given they are not organized and thus their power is also constrained given they lack a collective platform. But if they group into the Collaborative I am suggesting, their

influence can be more impactful. And if they manage to gather a critical mass of people, along with the tenants on old rent, their power can be stronger.

After exposing the power and influence of each stakeholder group in the neighborhood, the objective is to shift power through a participatory approach and create a collaborative interaction that builds on community capacity with all the involved actors, building collective power towards establishing a committee responsible for enhancing the public life in Badaro.

As such, establishing The Badaro Collaborative Committee will be the main actor to secure the needed resources, partnerships and collaborations with needed stakeholders, including the municipality for the 4 properties and their surroundings that are going to be activated through temporary uses. I envision that each of the properties will be coordinated by its own task force (Figure 52).

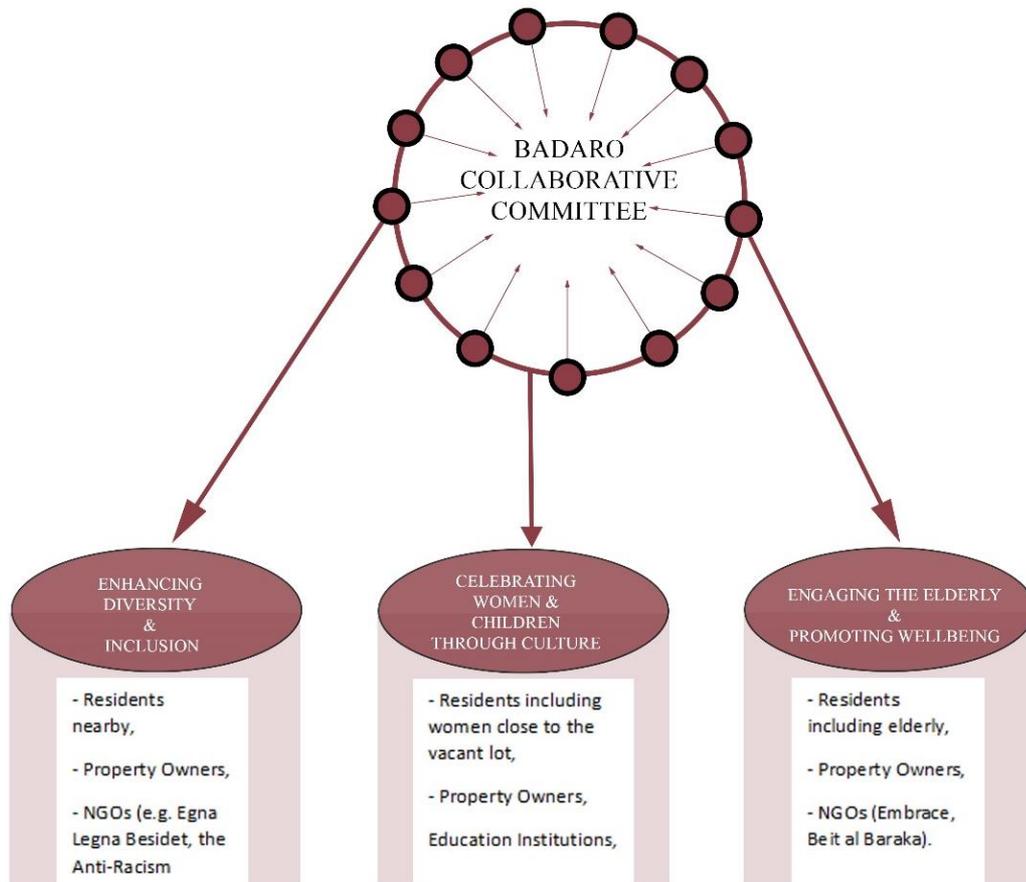


Figure 52: Badaro Collaborative Committee and task forces for vacant properties: suggested stakeholders. (Source: Author, 2020).

### 5.3. Tools for Intervening in Vacant Properties

According to the Lebanese Law, there are three kinds of potential contractual agreements that can support the implementation of urban interventions in vacant properties in Badaro. These contracts are governed by the leasing contracts' chapter in the Code of Obligations and Contracts. First are *lease* agreements which are legally binding contracts set between two or more private parties. The contract is bound by the law and creates mutual obligations among the involved parties. Law no. 159/92 states that any lease contract, whether in residential or non-residential units, signed after 23 July 1992 is subject to contractual freedom. Additionally, it is worth mentioning that article 543 in the Law states that if the lease period agreement is set to less than three

years, the renter can ask for an extension of the lease period up to 3 years. After the three years are over, a new contract can be signed if both agree with the new terms and conditions such as an increase in rent fees if desired by the property owner. Contracts exceeding three years must be registered in the real estate registry. In the case of unbuilt properties, the lease agreement does not benefit from the 543 article but the lease period agreement can vary in time duration. Registered leases are subjected to a yearly municipal fee that is either paid by the tenant or the owner. In case of dispute and a breach of contract occurs as one of the parties fails to fulfill the specified terms and conditions, it can be ruled to the court.

The second option are *short term rental agreements* which are also legally binding contracts between two or more parties. The difference with the previous is the rent length duration, which can be much shorter (as short as a month). The agreement can be renewed or terminated through written notice by the landowner. If renewed, the land or property owner can change the terms of the agreement, such as new rent fees with consent from both parties. Vacation rentals or booking through Airbnb a room or an apartment is a form of short term rental agreement between the landlord and the booking tenant.

The third option are *free partnership agreements* which are contracts between individuals or business partners that choose to collaborate together. Each member will bring to the arrangement their initial and future contributions and expectations from resources, skills, or capital.

To be successful, it is favorable that any type of agreement takes the form of a written contract that describes the arrangements for terms and conditions between the parties and secures their obligations and rights under the law. The contract should

contain information about the involved parties, the objective of the agreement, rent space, rent duration period, use of the space, annual rent fees and reimbursement, repairs and maintenance, and lists and costs of alteration and damage to the property. Beirut Municipality can facilitate such contracts by securing authorizations, licenses, permits, and approvals rapidly, and by subsidizing or exempting municipal property taxes and other related costs.

#### **5.4 Proposed Urban Strategy in 4 Vacant Properties**

In this section, I will be providing the principles of the urban strategy intervention I am proposing that includes the production of a menu of temporary urban elements to activate vacant lots that can be selected from using a participatory methodology.

I will also be focusing in this section on the proposed strategic intervention on the three vacant lots (2906, 2913 and 5134), and one evicted building (5133) (Figure 53 below). These were selected as they have strategic potential to further activate the character zone they are located in, but also to connect it to other zones in the neighborhood and beyond, to nearby districts and landmarks. In the case of Lots 5133 and 5134, both are located adjacent to one another and around existing educational and religious institutions marked with diverse groups and socio-spatial practices that vary across temporalities between weekdays and Sundays, and day and night. As for the 2 vacant Lots 2906 and 2913, they are also situated adjacent to one another in the calm area of the neighborhood that is home to many elderly residents with deeply embedded socio-spatial practices. Their close proximity to the hippodrome serves as a great asset

to the zone, and the intervention on these sites can further foster a sense of belonging and lived experiences.

I will be relying on the mobility strategy in Badaro that I co-designed with my colleague, Ranime Nahle. The strategy aims at connecting the vacant lots in the neighborhood to develop a network of open spaces (Figure 53). The strategy also aims at enhancing soft mobility based on existing traffic flows, character zones, parking entrances, and socio-spatial practices. It does so by transforming roads into pedestrian routes, widening sidewalks when possible. The strategy aims at promoting walkability and public life in Badaro as well as enhancing connectivity towards the Hippodrome, Horsh Beirut, and the surrounding vicinities. For that, she proposes to reduce and organize vehicular mobility within the neighborhood, restricting it to residents, business owners, and employees to avoid through traffic. As well as implement traffic calmers and speed tables to ensure the continuity of the pedestrian pathways, strengthen connectivity at the neighborhood and city level, and prioritize pedestrian activity within and surrounding the neighborhood. Additionally, she introduces a shuttle loop service around Badaro to provide easy access to the neighborhood.

**URBAN DESIGN STRATEGY**



Figure 53: Proposed Urban Design Strategy (Source: Nahle, 2020. Base map from AUB BUL's BBED, 2019).

## PROPOSED SITE INTERVENTION AREAS

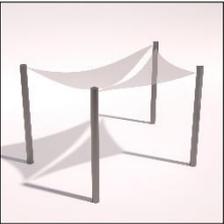


Figure 54: Intervention A and B Sites (Source: Nouaihed, 2020. Base map from AUB BUL's BBED, 2019).

### **5.3.1. Menu of Urban Elements**

A list of temporary use elements could be selected from to activate any vacant lot in the neighborhood or the city. All items are lightweight, flexible, movable, sustainable, low maintenance, and have the ability to adapt to space according to the needs of the users (Figure 54). This way the focus will be on how the space will be

perceived and lived as a place, rather than how it should be conceived through a design-based approach. I will be matching the strategy of each intervention with a similar local or international case study (from those mentioned in the literature chapter) that has managed to successfully transform vacancy through temporary uses.

<b>Urban Furniture Menu</b>			
 <ul style="list-style-type: none"> <li>• Benches</li> <li>- promote outdoor community gathering</li> <li>- enhance public life and a sense of belonging</li> </ul>	 <ul style="list-style-type: none"> <li>• Tables and Chairs,</li> <li>- promote community participation and gathering</li> <li>- Can be used for workshops, exhibitions, installations...</li> </ul>	 <ul style="list-style-type: none"> <li>• Picnic Tables,</li> <li>- Encourage outdoor interactions and community gatherings through eating and drinking to enhance social life</li> </ul>	 <ul style="list-style-type: none"> <li>• Shade Structures,</li> <li>- used to accommodate spaces for activities requiring shading,</li> <li>- increase outdoor comfort from sun, wind, rain</li> </ul>
 <ul style="list-style-type: none"> <li>• Planters,</li> <li>- used to attract and connect citizens to the space,</li> <li>- used to promote urban agriculture</li> </ul>	 <ul style="list-style-type: none"> <li>• Hanging Structures,</li> <li>- for hanging planters, or products that could be exhibited, or sold;</li> <li>- used as fence to create safe spaces</li> </ul>	 <ul style="list-style-type: none"> <li>• Outdoor Children Equipment,</li> <li>- used in recreation areas promoting physical activities, learning and social skills for children</li> </ul>	 <ul style="list-style-type: none"> <li>• Outdoor fitness Equipment,</li> <li>- used to promote and enhance physical and mental health of residents in the neighborhood</li> </ul>

 <ul style="list-style-type: none"> <li>• Prefabricated Structures, <ul style="list-style-type: none"> <li>- used as working spaces, workshop, classes, exhibition areas;</li> <li>- used as shelters for vulnerable groups</li> </ul> </li> </ul>	 <ul style="list-style-type: none"> <li>• Food Shacks, <ul style="list-style-type: none"> <li>- provide affordable food/drink options to service space users</li> <li>- can be added on when festivals happen in the neighborhood</li> </ul> </li> </ul>	 <ul style="list-style-type: none"> <li>• Seating Elements, <ul style="list-style-type: none"> <li>- Movable chairs, Hammocks, Floor Cushions</li> <li>- Projectors can be used to create an outdoor living experience</li> </ul> </li> </ul>	 <ul style="list-style-type: none"> <li>• Recycle Waste Bins, <ul style="list-style-type: none"> <li>- to create an environmentally conscious clean open space,</li> <li>- Ensure sustainability and the reuse of recycled waste materials</li> </ul> </li> </ul>
 <ul style="list-style-type: none"> <li>• Bollards, <ul style="list-style-type: none"> <li>- improve the safety of pedestrians and cyclists in open spaces,</li> <li>- ensure site protection from vehicles</li> </ul> </li> </ul>	 <ul style="list-style-type: none"> <li>• Lighting Fixtures, <ul style="list-style-type: none"> <li>- Enhance safety for pedestrians during night hours,</li> <li>- Enables and encourages the use of the site after daylight hours</li> </ul> </li> </ul>	 <ul style="list-style-type: none"> <li>• Bike Racks, <ul style="list-style-type: none"> <li>- can be added to promote and encourage soft mobility</li> </ul> </li> </ul>	

Figure 55: Proposed Temporary Urban Furniture that can be used for activating vacant lots. (Source: Author, 2020).

### 5.3.2. *Intervention A: Enhancing Diversity and Inclusion*

This lot 5133 is situated along Benoit Barakat street, and near the underground Starpoint and Le Pont amusement centers, mainly operational at night. It is also in close proximity to the Franciscaines Missionnaires de Marie School located along Parc Street, where Ethiopian migrant workers attend weekly church ceremony services on Sundays, as previously discussed (Figure 56). After their ceremony, many Ethiopian women head towards the evicted, empty building in Lot 5133, and use its ground floor temporally to

chat, eat, drink, and sing together. The 8 storey evicted building, with only its ground floor being occupied by the Brasilia travel agency, dates back to the 1950s-1970s and is still in sound structural condition. The building only requires minimal renovation.



Figure 56: Lot 5133 and 5134 site location. (Source: Author, 2020).

I envision that the Task force of Lot 5133 would focus on a strategy conceiving a temporary intervention for the marginalized migrant workers who are stigmatized and have been suffering from evictions after the pandemic and the financial crisis. This is certainly challenging and would require a long participatory process. I imagine reaching out to NGOs such as Legal Agenda (located in Badaro), Eгна Legna Besidet, the Anti-Racism Movement, to help facilitate the idea of rehabilitating the evicted building into collective temporary shelters for migrant workers, and other vulnerable groups. The ground floor of the building could be used to create income-generating activities such as selling Ethiopian products, handmade crafts work, and daily cooking meals. Start-up

funding for this project could be secured through grant funding that the NGOs could seek, or even crowdfunding.

The Task force could secure a free of charge partnership with the inherited multiple owners for the temporary use of the building. The Badaro Committee be responsible and accountable for the renovation, management, and maintenance of the building throughout the agreement period.

The model here is Mansion in Zoqaq al-Blat, mentioned in the literature chapter, where both parties partnered through a free of charge agreement: the owner offered the property for free and the users secured its management and maintenance.

This co-produced project can generate a positive outcome not only at the cluster and neighborhood levels but can also provide better living conditions for these groups at the city level.

### ***5.3.2. Intervention A: Celebrating Women and Children through Arts and Culture***

This vacant lot 5134 is situated in a prime location, located adjacent to Lot 5133 along Benoit Barakat street, that is between Parc street and Badaro main street. It is surrounded by institutional and religious landmarks, where, during weekdays, students, teachers, staff and parents contribute to the vibrancy of the neighborhood through their various socio-spatial practices. Also during Sundays, the sidewalks, the street, and the shops are temporally occupied by the Ethiopian migrant workers. The vacant lot is also situated next to the abandoned building discussed above, which means that its use should address the needs of multiple users, including migrant workers. Ranime Nahle's mobility strategy along Benoit Barakat street where both lots are located is transformed

into a pedestrian route that connects the educational institutions of Badaro to the neighborhood and beyond (Figure 57).

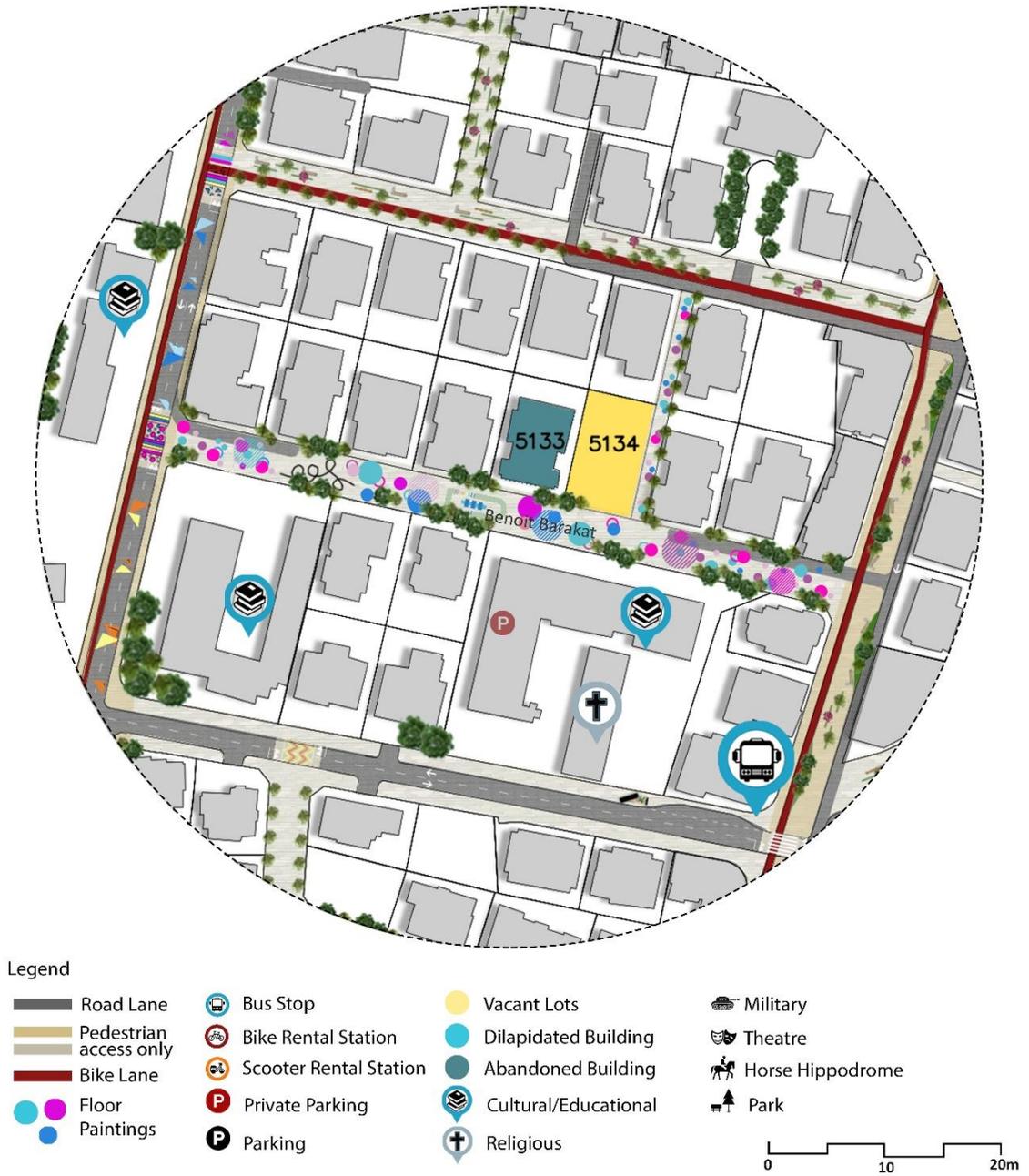


Figure 57: Lot 5133 close-up site location. (Source: Author, 2020).

My vision for this lot is to activate it with a focus on raising awareness on the importance of protecting women and children in the public life of urban neighborhoods. As such, I imagine this lot's task force to include, along with the property owners, women residents as well as members from the Kafa NGO that is located near the site, whose aims are to empower children, women, and migrant workers. NAHNOO situated nearby is also invited to join the group, as they play an important role in advocating open spaces promoting public life. Representatives from educational institutions shall also be included, as the property could be used to serve their needs occasionally, for instance for exhibitions and performances. The Creative.Ness Atelier located nearby, which is an arts school, could also contribute to providing its services. The Badaro Urban Farmers Market can also use the space.

As such, the property is envisioned to be used by different groups and cater to a wide range of activities, through a monthly calendar that would be programmed by the task force's members. These can range from arts and culture to workshops and training courses. Accordingly the site will benefit from temporary structures for these functions (e.g. exhibition areas, working areas, booths, gathering areas, food kiosks, play area) (Figures 58, 59, & 60).

Financially, this lot would need investment from the private sector, either the enterprises of Badaro (e.g. Traders' Association), well-off donors living in the neighborhood, and/or Badaro's corporate firms.

Two inspiring model for this site is Catalytic Action and the AUB neighborhood Initiative (see literature chapter) where the former can provide interesting design solutions for the site, linking both lots 5133 and 5134, serving children and women, as

well as migrant workers. While the latter, activate the space through a rent agreement to cater various program and activities in the neighborhood.



Figure 58: Plan envisioning the temporary activation on Lot 5134. (Source: Author, 2020).

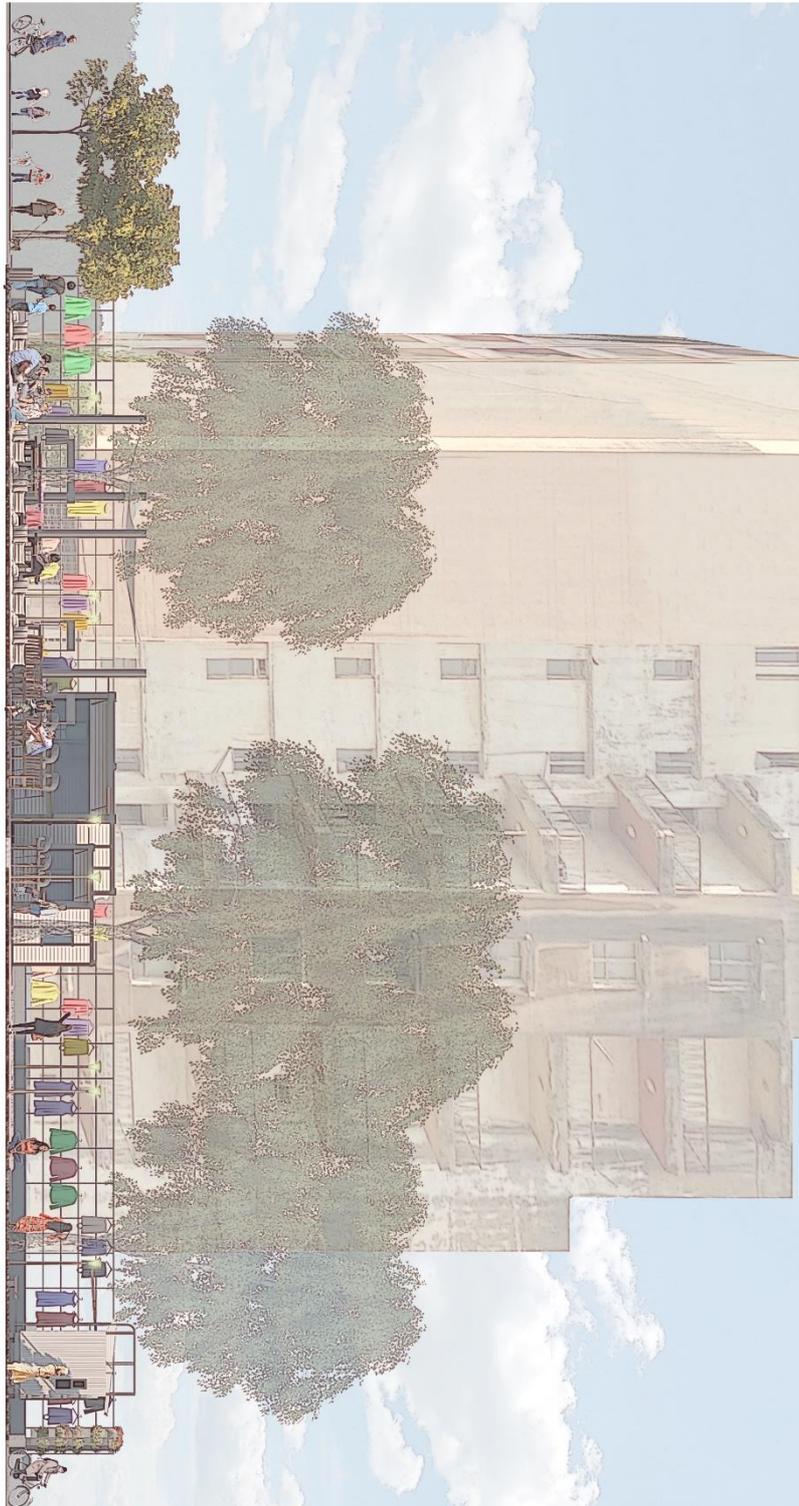


Figure 59: Section envisioning the temporary activation on Lot 5134. (Source: Author, 2020).



Figure 60: Envisioning the temporary activation on Lot 5134. (Source: Author, 2020).

### ***5.3.2. Intervention B: Engaging the Elderly and Promoting Wellbeing***

These 2 lots, 2906 and 2913, are adjacent to each other and in close proximity to the military compound and to the Hippodrome. The cluster is distinctive by being situated in a calm neighborhood, with many elderly residents (Figure 61). To enhance connectivity between the Hippodrome and Badaro, we suggest opening an access to the Hippodrome. These 2 lots become connected to this access through a street we suggest transforming into a pedestrian route, in order to enhance walkability in this part of the neighborhood and enhance its outdoor public life.



Figure 61: Site Location of Intervention B: Engaging the Elderly and Promoting Wellbeing Lots. (Source: Author, 2020).

Several principles must be accounted for when creating a collective space for the elderly, as they prefer sheltered outdoor green spaces that are easily accessible and noise free. The objective of this intervention is to engage the senior community in Badaro in the neighborhood’s public life, in ways to stimulate their senses, and to encourage inter-generational interactions. The designed space will allow the elderly,

through various community building programs and activities, to remain physically active, and will enable interactions and encourage them to participate in social and cultural activities.

The case study of Estonoesunsolar project in Spain (see literature chapter) is inspiring here, as one of the interventions combines a children's playground with spaces that were designed for people suffering from the Alzheimer's disease. The collaborations with an association that takes care of Alzheimer's patients led to the identification of urban elements and components that are suitable for both young and seniors to come together and train their memory skills and improve their mental health.

The task force for these lots includes elderly residents from Badaro, as well as NGOs and partners that understand their concerns, and that work in mental health and wellbeing such as Embrace and AUB University for Seniors. Embrace can use the site for its mental health's awareness campaigns, and advocate and inform young and old about how to foster a healthy community. AUB University for Seniors can provide educational activities in the neighborhood in cooperation with other NGOs and institutions in Badaro.

Various programs and activities could be created that focus on the importance of wellbeing through narration and social interaction. These include courses, workshops, gardening, movie shows, storytelling, art installations, spaces for sports and games, flea markets, etc. As such the site can be furnished with simple elements providing the infrastructure for such activities to take place, according to a calendar managed by the lots' task force (Figures 62, 63 & 64).

Funding for these 2 lots needs the private sector, as mentioned for the previous lot (e.g. enterprises, universities). Donations could also be sought, especially from expatriates with elderly parents.



Figure 62: Plan envisioning the temporary intervention on Engaging the Elderly and Promoting Wellbeing lots (Source: Nouaihed, 2020. Base map from AUB BUL's BBED, 2019).



Figure 63: Section envisioning the temporary intervention on Engaging the Elderly and Promoting Wellbeing lots. (Source: Nouaihed, 2020).



Figure 64: Envisioning the temporary intervention on Engaging the Elderly and Promoting Wellbeing lots. (Source: Nouaihed, 2020).

In conclusion, since vacancy is not accidental as it is the outcome of the existing laws and forces, it will not only take programs and activities to activate vacancy. Instead, activating vacancy will take a long term transformation of the neighborhood and the structure of incentives that made these lots empty and dormant. However, these lots can be used at least temporarily into certain uses and functions. Eventually, to foster a long term public life in the neighborhood, some of these lots if kept vacant for a long period, will have to be purchased through different financial mechanisms.

## CHAPTER 6

### CONCLUSION

This thesis attempted to study the possibility to advance the city's public life using the case study of Badaro, a mixed-use, diverse and vibrant neighborhood. It sought to adopt the temporary use approach to activate its built and unbuilt vacant properties for a shared communal good, where land in the city is scarce and commodified. To achieve the objectives, it looked thoroughly into the existing lot conditions ranging from parking, evicted and dilapidated buildings, unbuildable parcels, new developments, and empty vacant lots to identify the opportunities for their potential activation. Also, the thesis looked in-depth into the mobility as well as the different users and their socio-spatial practices in the neighborhood that varied across temporalities and that affected the vibrancy of the neighborhood.

The strategy of adopting the temporary use approach on vacant properties is built on community participation and opts to empower the residents and the local community as the decision makers for activating public life in the neighborhood. Planning and lot recommendations were provided towards enhancing the social value of land, as well as proposed programs using a series of existing and proposed open spaces that can link the neighborhood clusters together and the to the city. In the context of the weak and dysfunctional role of Lebanese planning institutions, the intervention builds on the existing skills and resources, using the temporary use model as a bottom-up approach that relies on the roles and partnerships of the local actors and stakeholders

(educational and religious institutions, local businesses, F&B sector, NGOs, banks) towards activating the existing vacant properties at the neighborhood scale.

I have faced several limitations during the thesis period and I need to recognize several challenges that might restrict the implications of the thesis findings. The first constraint was the security measures around the military block restricting data collection and observation in this section of the neighborhood. The second limitation is the financial and political crises, as well as the global pandemic where the government declared a state of emergency that prevented conducting surveys and interviews with key interlocutors, such as dwellers, property owners, daily commuters, military men, migrant workers, institutions' heads, local businesses, F&B services, where I could have tested the receptivity towards the proposed intervention. In Badaro, we perceived social tensions between sectarian groups (Christians worried about an alleged increasing presence of Muslims), as well as between stakeholders, namely: old businesses concerned with the economic transformation of the neighborhood; F&B owners colliding with banks; residents annoyed by migrant workers; visitors constrained by schools' congestion; conflicting relations with the military; and other tensions that required in-depth study which I could not undertake. Accordingly, the governance scenario was developed based on a general understanding and preliminary fieldwork observations that certainly limit the power mapping reading of the neighborhood I undertook.

In addition, I acknowledge several challenges that can impede the intervention process. First, there is the difficulty of stakeholders reaching consensus, especially having much inequalities between actors: powerful local actors with interests and linked to powerful political and financial networks (e.g. banks, schools, churches, military) can

hinder the process. Second, the context and culture of planning institutions in Beirut favors financialization and transforming the city into a speculative environment exploited by real estate developers further commodifying land, rather than enhancing its social value and promoting public life. Thus, the municipality of Beirut's with its high centralization, weak management and constricted financial budget may not support the intervention and not secure the mobility plan upon which it is based. Third, the intervention assumes crowdfunding and private funding which may not be available due to the economic and financial collapse.

Still, it is hoped that this thesis may inspire future research on the necessary conditions that can enable temporary interventions in urban vacant properties in Beirut, and can be of use to the many urban activists and reflective practitioners who are keen on activating open green spaces in the city, and enriching the collective life of neighborhoods, in order to foster a more diverse and inclusive city.

# APPENDIX I

International Case Studies	Location	Land Owner	Project Duration (Appx.)			Key Issues	Local Action Plan (LAP)			Local Support Group (LSG)			Visual
			Initiation	Execution	Current Status		Strategy	Program	Funder	Public	Stakeholder	Private	
The Giant Flying Grass Carpet	-Netherlands: Amsterdam, Utrecht, & Rotterdam -Germany: Aachen, Berlin & Essen -Hungary: Budapest & Pécs -China: Shanghai -Turkey: Istanbul -Spain: Madrid & Santa Cruz de Tenerife	—	2008	2008	Active	- Loss of quality and quantity of public space - Site analysis - Collaboration with stakeholders - Lot transformation - Citizen participation, placemaking, place testing, bottom-up - Replicability	- Easily dismantled artificial carpet grass - Rented out or bought, then reassembled on site.	- HUNC-Design (studio)(private) - Artists ID Eddy (studio) (private)	- Dutch Embassy (Turkey, Germany, Spain, Hungary) - Istanbul 2010 European Capital of Culture Agency (Turkey) - Municipality of Rotterdam of Arts and Culture (Turkey, Germany) - Pécs European Capital of Culture 2010 (Hungary)	- Design Studios	- Placemaking organizations		
			Source: <a href="https://www.flyinggrasscarpet.org/">https://www.flyinggrasscarpet.org/</a>										
Estreosunsolar and Zaragoza Vivende	Spain: Zaragoza	—	2009	2012	—	- Urban deterioration - Financial crisis - Increasing unemployment - Create employment plan - Access of properties - Citizen participation for redevelopment - Site interventions according to its physical and social context - Decision-making through meetings between technical office, local actors and the community.	- Managing and maintaining each intervention	- Municipality of Zaragoza	- Zaragoza Vivenda (Organisation) - This is not a vacant lot/ technical office - Municipal Housing of Zaragoza	—	—		
			Source: <a href="https://urbanmix.net/en/terms-conditions-based-on-temporary-interventions/">https://urbanmix.net/en/terms-conditions-based-on-temporary-interventions/</a>										

## APPENDIX II

International Case Studies	Location	Land Ownership	Project Duration (Appx.)			Key Issues	Local Action Plan (LAP)			Local Support Group (LSG)				Visual
			Initiation	Execution	Current Status		Strategy	Program	Funder	Public	Stakeholder	NGOs		
Klong Toey Community Lanem, TYN	Thailand: Klong Toey, Bangkok	—	2011	2011	Active (No Permit Needed)	- Vulnerable community - Absence of tenure rights and governmental support - Social challenges and lack of public service	- Site analysis - Selection of underused sites for public domain - Participatory planning - Social sustainability - Replicability	- Multipurpose design intervention - Raise awareness of public spaces	- TYN Tegestue (Norwegian firm) - Klong Toey Community	- Klong Toey Community	- Scandinavian Arch. Business firm - Local Architectural - Multidisciplinary firms	—	—	
			2011	2011	Active (No Permit Needed)	- Unemployment - Trates and crime - Vacant lot with wild vegetation	- Open workshops for site developments - Encouraged participation between the Municipality and the Inhabitants - Abandoned lot	- Active community hub. - Multipurpose design intervention - Community Garden	- Public local Authority's budget (crowd-sourcing)	- Synergy of locals - Municipality	—	- Recreant Cruises (Activists)	—	
Espal Germanes	Barcelona: Espal Germanese	Municipality	2013	2014	(Yearly Renewal Contract)	- Real estate crisis - Conflict of interest between the Municipality and the Inhabitants - Abandoned lot	- Establish a self-sufficient/ram pedestrian friendly streets	- Public local Authority's budget (crowd-sourcing)	- Synergy of locals - Municipality	—	—	—		

## APPENDIX III

International Case Studies	Location	Land Ownership	Project Duration (Appx.)			Key Issues	Local Action Plan (LAP)			Local Support Group (LSG)			Visual
			Initiation	Execution	Current Status		Strategy	Program	Funder	Public	Private	NGOs	
Durban's Warwick Junction Marketplace	South Africa: Durban	Municipality	2014	2014	Active	<ul style="list-style-type: none"> <li>- Urban transformation: replacing old informal markets into shopping centres</li> <li>- Urban renewal</li> </ul>	<ul style="list-style-type: none"> <li>- Improving safety</li> <li>- Redesigning public spaces</li> <li>- Added bridges, overpasses and entrances</li> <li>- Involvement of traders and informal workers of Warwick Junction</li> </ul>	<ul style="list-style-type: none"> <li>- Catering trading needs</li> </ul>	<ul style="list-style-type: none"> <li>- Thakwini Municipality</li> </ul>	<ul style="list-style-type: none"> <li>- Local officials</li> <li>- Informal workers</li> <li>- Traders</li> </ul>	<ul style="list-style-type: none"> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>- Active eTalieni (AeT)</li> </ul>	
Les Grands Voisins	France: Paris	Site sold to City of Paris	2015	Ongoing	Active	<ul style="list-style-type: none"> <li>- Exclusion between social housing vulnerable inhabitants and the rest of the population.</li> <li>- Abandoned property</li> </ul>	<ul style="list-style-type: none"> <li>- Providing access to shelter for vulnerable communities</li> <li>- Providing workplace for organizations and associations</li> </ul>	<ul style="list-style-type: none"> <li>- Housing different social, organizational, entrepreneurial and cultural activities.</li> <li>- Housing vulnerable communities</li> </ul>	<ul style="list-style-type: none"> <li>- City of Paris</li> </ul>	<ul style="list-style-type: none"> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>- Yes We Camp</li> <li>- Aurore</li> <li>- Plateau Urban</li> </ul>	

## APPENDIX IV

TUTUR Case Studies	Location	Land Ownership	Project Duration (Apprx.)			Key Issues	Local Action Plan (LAP)			Local Support Group (LSG)			Visual
			Initiation	Execution	Current Status		Strategy	Program	Funder	Public	Private Stakeholder	NGOs	
Bremen	Germany: Bremen, Hemelingen district	Konacke	2009	2012-2015	—	<ul style="list-style-type: none"> <li>- Economic crisis and lack of financial resources</li> <li>- Abundance of unused vacant spaces</li> <li>- Noise and air pollution</li> <li>- Social imbalance due to the number of migrants and unemployment</li> <li>- Lack of connection to the river bank due to the highway and railway that form a barrier.</li> </ul>	<ul style="list-style-type: none"> <li>- Participatory planning: community input and local collaborators</li> <li>- ZZZ used two communication forms: face-to-face communication with local players, administration and institutions; events and workshops with potential users and the neighborhood.</li> <li>- ZZZ conducted a new approach in the following order: Define district; establish a local support group; and identify vacant spaces.</li> <li>- Informing intuitive target groups through social media and flyers distributed in events and workshops.</li> </ul>	<ul style="list-style-type: none"> <li>- Events consisting of passive and active moments</li> <li>- Using the targeting space to hold events</li> <li>- Adopting new methodologies to connect variety of individuals and optimise unique ideas (ex. urban walk, word café method, urban quiz game, role-playing)</li> </ul>	<ul style="list-style-type: none"> <li>- Municipality of Bremen</li> <li>- Federal state</li> <li>- European Union</li> </ul>	<ul style="list-style-type: none"> <li>- Representatives of social, economic, political and cultural institutions</li> </ul>	<ul style="list-style-type: none"> <li>- Owners of the vacant spaces</li> <li>- ZwischenZeit Zentrale (ZZZ)</li> </ul>	<ul style="list-style-type: none"> <li>- Unknown</li> </ul>	  <p>Source: <a href="https://issuu.com/rajanikvds7/docs/final_report_tutur_final">https://issuu.com/rajanikvds7/docs/final_report_tutur_final</a></p>

# APPENDIX V

TUTUR Case Studies	Location	Land Ownership	Project Duration (Appx.)			Key Issues	Local Action Plan (LAP)			Local Support Group (LSG)			Visual	
			Initiation	Execution	Current Status		Strategy	Program	Funder	Public	Stakeholder	Private		NGOs
Montesacro and Viadotto del Presidenti	Italy, Rome	Public property	2012	2014-2015	—	<ul style="list-style-type: none"> <li>- At the edge of Bankruptcy and economic crisis</li> <li>- Roman Urban policy frozen and lack of strategic planning approach for urban regeneration/ renewal</li> <li>- Lack of temporary uses policies</li> <li>- <i>Montesacro</i>: Lack of local public services</li> <li>- Multiple abandoned spaces</li> <li>- Undergoing gentrification</li> <li>- <i>Viadotto del Presidenti</i>: Unfinished large metropolitan railway project</li> </ul>	<ul style="list-style-type: none"> <li>- Participatory process and replicability using TUTUR methodology and the use of ZZZ</li> <li>- Access of properties and its activation</li> <li>- Bridging trust gap between local administration and citizens by encouraging collaboration between political and administrative offices</li> <li>- Adapt urban policies by the administration, supporting the local needs and development of temporary urban strategies</li> </ul>	<ul style="list-style-type: none"> <li>- New methodologies: i.e. urban walks</li> <li>- Mapping of vacant/abandoned spaces in collaboration with other platforms at a city scale</li> </ul>	European Union	<ul style="list-style-type: none"> <li>- Local residences</li> <li>- Mobility, Culture, periphery, productive activities, and urban planning commissioner office</li> <li>- Third district council and Technical office</li> </ul>	<ul style="list-style-type: none"> <li>- TSPQON platform mapped vacant and underused properties</li> <li>- ANCI Cittalia for communication</li> <li>- Universities: La Sapienza, American University of Arkansas</li> <li>- Gruppo Remo Piano G124 architects</li> <li>- Zwischen Zeit Zentrale (ZZZ)</li> </ul>	<ul style="list-style-type: none"> <li>- Cooperativa parsec</li> </ul>	 	<p>Source: <a href="https://ossau.com/oi/andkerds/7/dec/ima_report_tutur_ima">https://ossau.com/oi/andkerds/7/dec/ima_report_tutur_ima</a></p>

# APPENDIX VI

TUTUR Case Studies	Location	Land Ownership	Project Duration (Appx.)			Key Issues	Local Action Plan (LAP)		Local Support Group (LSG)			Visual	
			Initiation	Execution	Current Status		Strategy	Program	Funder	Public	Stakeholder Private		NGOs
Alba Iulia	Italy, Alba Iulia, Romania		2013	2014-2015	2014-2015	<ul style="list-style-type: none"> <li>- High unemployment rate</li> <li>- Lack of incentives</li> <li>- Low degree of involvement and participation, failure of local policies to integrate other stakeholders in the decision making</li> </ul>	<ul style="list-style-type: none"> <li>- Animating abandoned buildings and public spaces</li> <li>- Providing temporary use to abandoned buildings</li> <li>- Urban regeneration through the enhancement of the local cultural heritage</li> <li>- Contributing to the socio-economic development</li> </ul>	<ul style="list-style-type: none"> <li>- Assessing the local needs of Alba Iulia</li> <li>- Development and implementation of innovative planning tools and procedures to mobilise temporary uses of underutilised urban spaces and buildings for regeneration</li> <li>- Strategy and transferring the know how from the Municipality of Bremen and Rome</li> <li>- Short-term development of temporary use, the TUTUR project aimed to implement temporary uses in local development processes and transforming from temporary to permanent</li> <li>- Involvement of relevant stakeholders</li> </ul>	European Union	<ul style="list-style-type: none"> <li>- Alba Iulia City Hall</li> <li>- City manager of Alba Iulia</li> <li>- Public Institutions</li> </ul>	<ul style="list-style-type: none"> <li>- Direct beneficiaries from local entrepreneurs, young and talented artists, architectural design firm, Strajan Birou, Projectare</li> <li>- Cultural: National Museum Union of Alba Iulia</li> <li>- Tourism - Administrator of Unirea Shopping Center</li> <li>- Zwischen Zeit (ZZZ)</li> </ul>	<ul style="list-style-type: none"> <li>- Alba Community Foundation</li> <li>- Speromax</li> <li>- Alba Iulia Rotary/Club</li> <li>- Green Revolution Association</li> </ul>	  <p>Source: <a href="https://issuu.com/polandkeds7/docs/final_report_tutur_final">https://issuu.com/polandkeds7/docs/final_report_tutur_final</a></p> <p><a href="https://irbactudies.com/irba/final-report-project-tutur/discuments_media/BASELINE_TUTUR_032014.pdf">https://irbactudies.com/irba/final-report-project-tutur/discuments_media/BASELINE_TUTUR_032014.pdf</a></p>

## APPENDIX VII

Local Case Studies	Location	Land Owner	Project Duration (Appx.)			Key Issues	Local Action Plan (LAP)			Local Support Group (LSG)			Visual
			Initiation	Execution	Current Status		Strategy	Program	Funder	Public	Private Stakeholder	NGOs	
	Lebanon: Beirut					<ul style="list-style-type: none"> <li>- Impact of Urbanization</li> <li>- Limited Shared communal life structure</li> </ul>	<ul style="list-style-type: none"> <li>- Temporarily activating the parking lot</li> <li>- Using lightweight structure</li> </ul>	<ul style="list-style-type: none"> <li>- Organizing weekly farmers market, supporting local producers</li> <li>- Badder's Urban Farmer Market/part of the Souk El Tayeb network</li> </ul>	Kamal Mouzawak		<ul style="list-style-type: none"> <li>- Farmers and produces</li> </ul>	<ul style="list-style-type: none"> <li>- Souk el Tayeb (SET)</li> </ul>	
Souk El Tayeb	Lebanon: Beirut	Private Ownership	2004	—	Active	<ul style="list-style-type: none"> <li>- Impact of Urbanization</li> <li>- Transformation of the Rivers ecological and social values</li> <li>- Deterioration of the urban health</li> </ul>	<ul style="list-style-type: none"> <li>- Implementing integrated strategies that improve built environment</li> <li>- Bottom Up urban intervention</li> <li>- Developing a pedestrian bridge</li> <li>- Upgrade waste and stormwater infrastructure.</li> <li>- Using selected vegetation to reduce air pollution.</li> </ul>	<ul style="list-style-type: none"> <li>- Small pocket parks, raising awareness and drawing attention to the river</li> <li>- Painting a message "Let's bring Beirut's river back to life"</li> <li>- Maintenance free within 3-years</li> </ul>	<ul style="list-style-type: none"> <li>- Lebanese Center for Energy Conservation (LCEC) (public)</li> <li>- Crowdfunding (through SUGI App)</li> <li>- Afforest (NGO)</li> <li>- Advanced Car Rental (private)</li> <li>- Native Nurseries (private)</li> </ul>			<ul style="list-style-type: none"> <li>- The Other Dada (OD)</li> <li>- UN-Habitat</li> <li>- TandemWorks</li> </ul>	
Beirut Riverless		Collective ownership over the river.	2013	Ongoing	Active								

Source: <http://theotherdada.com/en/>

## APPENDIX VIII

Local Case Studies	Location	Land Ownership	Project Duration (Appx.)			Key Issues	Local Action Plan (LAP)		Local Support Group (LSG)			Visual
			Initiation	Execution	Current Status		Strategy	Program	Funder	Public	Stakeholder	
Al-Jar Lil Jar Farmer's Market	Lebanon: Beirut	Private Ownership	2018	—	Ended	<ul style="list-style-type: none"> <li>- Impact of Urbanization</li> <li>- Limited Shared communal life</li> <li>- Rented from the landlord for half a day, temporarily activating the parking lot</li> <li>- Creating economic opportunities</li> <li>- Using lightweight structure</li> </ul>	<ul style="list-style-type: none"> <li>- Organizing weekly farmers market, supporting local producers</li> </ul>	-AUB Neighborhood Initiative	—	<ul style="list-style-type: none"> <li>- Farmers and produces</li> </ul>	<ul style="list-style-type: none"> <li>- AUB Neighborhood Initiative</li> </ul>	
Mansion	Lebanon: Zogq al-Bat	Private Ownership	2012	—	Active	<ul style="list-style-type: none"> <li>- Abandoned Villa</li> <li>- Threatened for demolition and future speculations</li> <li>- Creation of a community</li> <li>- Lack of public spaces</li> <li>- Temporary agreement with the property owner to transform the villa into shared public space</li> <li>- Collective responsibility</li> <li>- Bottom Up urban intervention</li> <li>- Community enhancement</li> </ul>	<ul style="list-style-type: none"> <li>- Individual and collective practices with activities ranging from communication, yoga, dancing sessions, movie screenings, book club, launching publications and other events</li> </ul>	<ul style="list-style-type: none"> <li>- Ghassan Maasri and Sandra Idhe</li> <li>- Users of the space</li> </ul>	—	<ul style="list-style-type: none"> <li>- Ghassan Maasri and Sandra Idhe</li> </ul>	—	 

Source: <https://www.vastbioproject.org/blog/project/mansion/>

Source: <https://www.aub.edu.lb/Neighborhood/Project/SoukAlJarLilJar.aspx>

## APPENDIX IX

Local Case Studies	Location	Land Ownership	Project Duration (Appx.)			Key Issues	Local Action Plan (LAP)		Local Support Group (LSG)			Visual	
			Initiation	Execution	Current Status		Strategy	Program	Funder	Public	Private Stakeholder		NGOs
Participatory/Spatial Intervention	Lebanon: Bor Elias, Bekaa	Public Spaces	2019	-	Active	<ul style="list-style-type: none"> <li>- Limited shared communal life</li> <li>- Vulnerable and displaced communities</li> <li>- Safety and accessibility</li> <li>- Social tensions</li> </ul>	<ul style="list-style-type: none"> <li>- Participatory spatial interventions: activating sidewalks and four intervention sites as public spaces</li> <li>- Using lightweight structure</li> <li>- reducing vehicular speed</li> <li>- enhance wellbeing and safety</li> <li>- Community engaged design and construction</li> <li>- Sustainable Design</li> <li>- Active Participation of the local economy</li> </ul>	- Organisation workshops	- British Academy	-	<ul style="list-style-type: none"> <li>- British Academy</li> <li>- RELIEF Centre</li> <li>- Bartlett Development Planning Unit (DPU)</li> <li>- the Institute for Global Prosperity (IGP)</li> </ul>	- Catalytic Action	 <p>Source: <a href="https://www.catalyticaction.org/projects/pas/">https://www.catalyticaction.org/projects/pas/</a></p>

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