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A thesis submitted in partial fulfillment of the requirements for the degree of Bachelor of Architecture, to the Department of Architecture and Design, of the Faculty of Engineering and Architecture, at the American University of Beirut.

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I would like to thank my advisor Rana Samara Jubayli, for her support, encouragement and most importantly understanding throughout this semester. I would also like to thank in advance my readers, for their patience, time, and tolerance.

I dedicate this thesis to my family, for their support & love: to my papillone, Zahi, my momy Mireille, my favorite Maya & to my Souma  
Last but not least thanks to all my true friends who helped me every step of the way, specially during the course of these five years.

#### Abstract:

This thesis calls for the investigation and design of a prototype mixed use project that will promote social interaction and reclaim public/social space, while responding to the needs/trends of housing real estate in Beirut, Lebanon. Recent developments have idealized a certain building form, resembling isolated pockets/gated communities, and thus creating enclaves within the city. Medawar area is still untouched by such new developments. With its unique prominent location, it is considered by many as prime land for speculative real estate development. As such, Medawar provides the ideal place to experiment with this new prototype mixed use project. With Different housing unit sizes, catering to a wider more flexible clientele, while the retail and cultural “engine” part will seek to enhance of pedestrian and social interaction, this new prototype shall embrace and bypass the reality.

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In Roman mythology, Janus (or Ianus) was the god of gates, doors, doorways, beginnings and endings. “Janus was usually depicted with two heads looking in opposite directions. According to a legend, he had received from the God Saturn, in reward for the hospitality received, the gift to see both future and past.”<sup>1</sup> Janus was always sculpted on temples to guard them from evil spirit. One of his faces was reportedly frowning to keep away intruders, and the other Janus portrayed an angelic face welcoming visitors.

## The other face of Janus,



## the other face of Beirut.

The other face of Janus, the other face of Beirut. Beirut has its welcoming hospitable face, its interactive face, the Beirut for everyone. After the post war construction, Beirut turned away its face to welcome big developers, transforming its friendly image into a heartless developer monster. The experience of the city has widely metamorphosed from a walking pedestrian city, where in every instance you face something new, a moment; to an armature of inaccessible high end concrete buildings, blocking the way and the view. Even the downtown area, after its reconstruction undertaken by Solidere, has been widely criticized for being inaccessible to everyone. Even its free public spaces, are not so much public, for they are consistently monitored by private security operating for Solidere. If one looks at the broader image of Beirut, all mix-used buildings are being erased to erect purely residential areas instead, with the forbidden ground floor. If one looks at the selling price of these apartments, the exclusivity and luxury of owning a flat in Beirut is striking. Within this entrepreneurial vision of Beirut, within the new forged face of Beirut welcoming and appealing to the power of money...?

If this entrepreneurial making of the city, is a given fact, one ought to work within this frame. One should embrace reality, and work with the developers. One should befriend the enemy to reclaim public spaces, public engagement within these created concrete urban islands, isolated pockets.

The other face of Janus, the already existing face of Janus, long hidden, never forgotten, the other face of Beirut, shall re-appear re-flourish under these conditions.

<sup>1</sup> [http://en.wikipedia.org/wiki/Janus\\_\(mythology\)](http://en.wikipedia.org/wiki/Janus_(mythology)) last web accessed on 23/01/09



## Space as a commodity

“Facing **hyper-competitive markets**, in a global economy, the success story of real estate projects is linked to the spatial production that is attainable through the setting of an urban design strategy profitable to all stakeholders (investors, developers, designers, public authorities and occupiers). Seen from the view point of capital, space is part of the parcels’ quality and ready to be exchanged in the market as a commodity.”<sup>2</sup>

Thus, if space and parcels are interchanged as a commodity, where the simple supply and demand theory applies, what does urban design/architecture add? Urban design has long been practiced as a market led approach, **space seen as a commodity**, the designed built environment, whether a building or a park, is seen to add value to the commodity in question or the neighboring ones.<sup>3</sup>

Nowadays, the interdependency between the above mentioned stakeholders highlights the space as market commodity. Design is becoming a mere result of demand, and the practiced design is that of a market responsive one. “Therefore, a new term arises from real estate interests and urban design, understanding space as a dual product of the market and design. Possibly that is why Moloch (1993) claims that during the reproduction of capital, “space is carved into real estate parcels for exchange in the market... so as to be interchangeable as commodities.”<sup>4</sup>

Hence, urban designers, have adjusted their positions “toward the production of space, which has been progressively reshaped by market forces. Accordingly, major urban developments and real estate developers/corporations are playing major roles in urban spaces re-production”<sup>5</sup> Madi then refers to, McGeal who asserts that “real estate, as an investment or financial asset tradable on international markets, has become increasingly integrated into the global economy”<sup>6</sup>

Thus these commodities, nowadays developed by investors mostly responding to market needs, have created blurred spaces. By blurred, I refer to those public places such as those shaped by Solidere, that has been widely criticized for their lack of authenticity (ref, to Samir Khallaf). By that public space is defined as accessible by the general public. Public spaces under these new circumstances have metamorphosed into social spaces or semi public spaces.

This social space has been achieved by mixed use planning approaches; where by public space is a result of these social spaces. This form of social space was heavily explored, after the failure of the first phase of the docklands rehabilitation, the importance of cross-programming was noted. Thus as an attempt to revive the Isle of Dogs, the developers in the second phase, transcended the hole in the urban design/real estate formula by emphasizing social space.<sup>7</sup>

In Lebanon nowadays, the mixed use projects are not widely developed. Instead pure residential monsters are further eating out the public realm while responding fully to the market needs.

2. Madi, M.H. Beirut Port, First Basin: a contested urban space.2005

3. Lang, J. Current attitudes in Urban Design. In Urban Design: The American Experience (pp. 105-123). New York: Van Nostrand Reinhold. 1994.

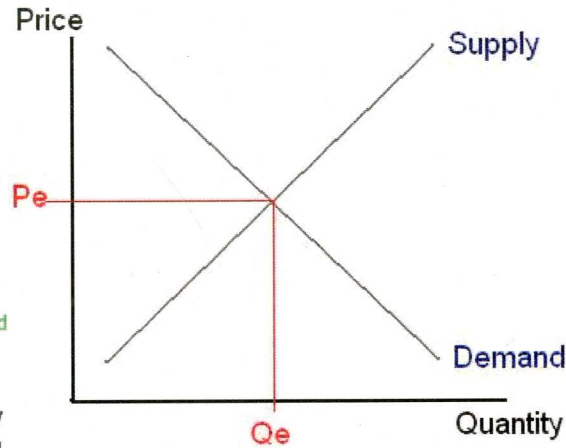
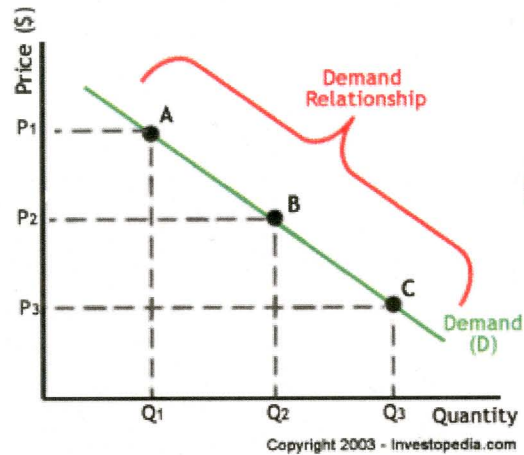
4. Madi, M.H. Beirut Port, First Basin: a contested urban space.2005

5. Madi, M.H. Beirut Port, First Basin: a contested urban space.2005

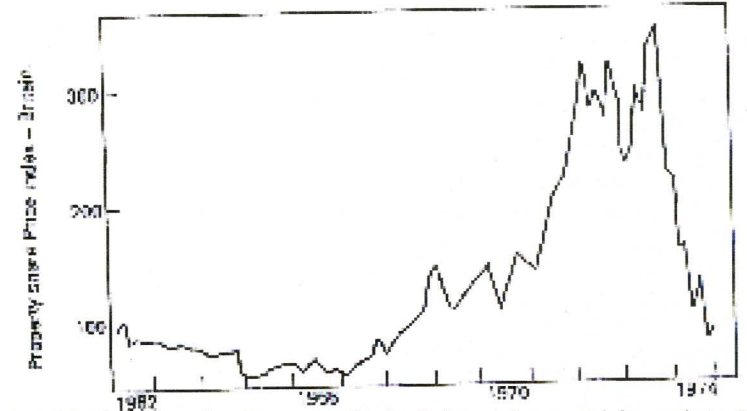
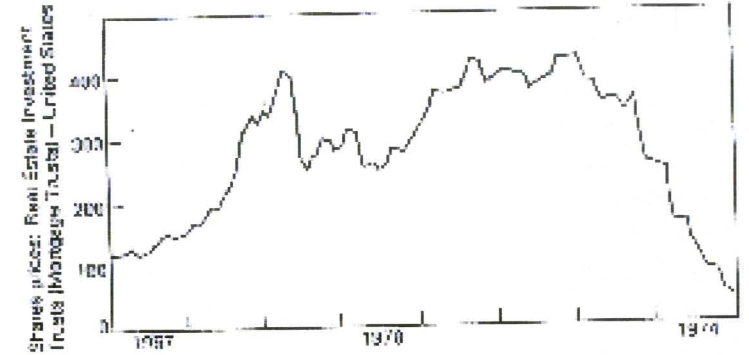
6. S. McGreal, A. Parsa and R. Keivani. “Perception of real estate markets in Central Europe: A survey of European investors.” Journal of Real Estate Literature, Cleveland (2001), 125.

7. Fainstein, Susan. The City Builders: Property, Politics & Planning in London & New York (preface). UK: Blackwell 1994.

Will the downfall of the 15 years cycle real estate market in the USA generate a rise in the lebanese cycle? Will the usual real estate rolling wave phenomena described by Harvey hit Beirut? According to real estate speculations, market prices are on the rise.



Harvey, D. The Urbanization of Capital. The urban Process under Capitalism: a framework for analysis. P 21



## Real Estate Market

Beirut has recently been shaped by the entrepreneurial view of the developers. This marketed entrepreneurial image of the city started with the rehabilitation of the downtown area, lead by a public-private venture full name The Lebanese Company for the Development and Reconstruction of Beirut Central District S.A.L: Solidere. The entrepreneurial “making of cities” was mainly forged during Thatcherism and Reaganism. A similar rehabilitation process to that adopted in London, Docklands was re-adopted in Beirut Solidere, where by The real estate potential of the area was exploited to the fullest (rf. Wadi Abu Jmil case study). The resulting “contemporary built environment did not represent an uncomplicated response to demand but rather that developers molded demand and responded to public sector initiatives and regulations ”<sup>8</sup> Developers’ molded demand, is the idyllic phrase to describe nowadays really estate state in Beirut. After the oil drop and the economical crisis, the prices in Lebanon have merely been shaken. Expectations are that the crisis will hit the Lebanese market, forcing the prices to drop down, or the consumers to search for smaller apartments than the wide range of 200sq.m or more apartments.

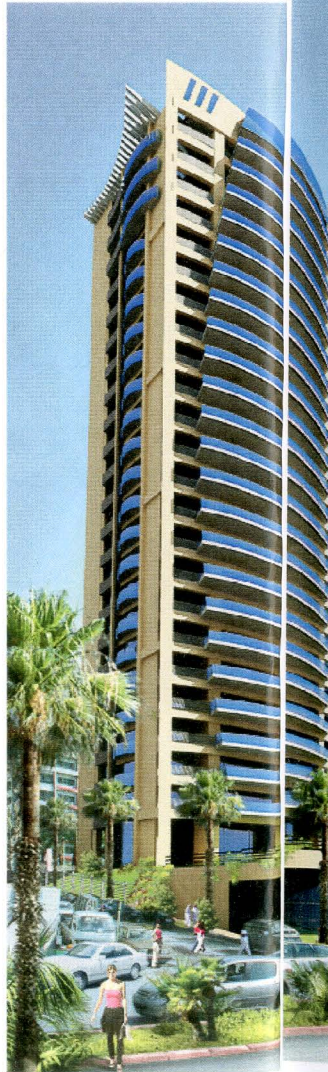
Why did the real estate market sky rocket in Lebanon despite the political turmoil?

The ballooning of prices started when downtown residential flats were released on the market for 3000 per sq.m, while the most expensive sq.m at that time was sold in Verdun for 1500\$.<sup>9</sup> Developers have molded demand yet again: The majority of the speculation on the potentials of the Lebanese market came from “Gulf developers and the hot spot for their investment is either in downtown Beirut or along the Corniche with the views over the Mediterranean.”<sup>10</sup> It is therefore not suprising that 60% of Arab investments in Lebanon are in the real estate market.<sup>11</sup>

Also the Lebanese market is still more affordable than the other gulf or European countries. The question that arises, then, is affordable to whom? «Recently, prices in Beirut have become lower than in Damascus or Amman. It’s a good argument to use with clients: “Come invest here, it is now that you should buy,” highlighted Boudisseau, a consultant with the Ramco real-estate company.

Also the hike in prices was the result of the shortage of available land. Lands were either sold but held without development awaiting the chance to sell them at a higher price, or not available at all.

According to Bilal El Alayli, in 2008, the price of the sq.m has increased by 40%.<sup>12</sup>



AL Bahri Garden II  
Raouche  
Developer HEC



8. Fainstein, Susan. *The City Builders: Property, Politics & Planning in London & New York* (preface). UK: Blackwell 1994.
9. "Prices of apartments cools" *An Nahar*, 30/10/08
10. [http://www.rics.org/Networks/Regions/MiddleEast/Lebanon/LRE\\_0306.html](http://www.rics.org/Networks/Regions/MiddleEast/Lebanon/LRE_0306.html), last web accessed on 17/01/09
11. *An Nahar* 30-07-08 p 13 column 1.
12. *An Nahar* 27-08-08, page 14, column 1.

## Gist of the Market prices

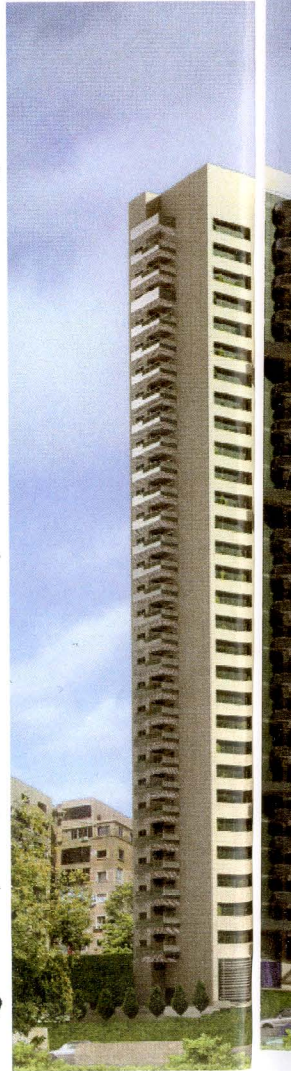
### Luxury apartments

With a net cost ranging around 1200\$/m<sup>2</sup> compared to the selling price ranging from a minimum of 4500 \$ to 7000\$ (ref. to appendix) on skeleton prices, one cannot but notice the high demand on such “luxurious” apartments. The question that arises is what is selling as luxury? A direct response would be a view to the Mediterranean Sea, a high rise building occupying a strategic lot in the city, in a high end area, finished with expensive materials and serviced with a security system/team, a unique gym/spa, and an exclusive business center. With the lack of public gardens and beautiful landscape in the concrete forest of Beirut, a private garden is also marketed as a luxury. One can notice that the salons and master bedroom most often have a direct view to the sea. A wide balcony is provided on the sea façade. Also diverse other facilities such as an underground parking for a minimum of 3 cars, as well as a chauffeur room and a storage room for each apartment, constitute luxury.

### Regular apartments

With a net cost of construction 600 to 700 \$ for regular housing, compared to the selling price ranging from 2000 to 4000 \$ in Beirut<sup>13</sup>, if at most the cost/sq.m sold of the Land is around 1000 \$ the wide range of profit, can not but lure more developers to invest in this fast consuming market. Where the turnover is considered quicker than investing in any other regional country, for as noted, the prices in Beirut are much more affordable.

According to Ramco<sup>14</sup> average apartment size range between 180 and 260 sq.m with a minimum selling price of 2000\$ per sq.m, thus the most affordable apartments range in price from 360 000 \$ to 720 000\$.



## Clientele

With these prices and according to Boudisseau the Lebanese Diaspora consisted of 50 percent of the clients. A large part of the Lebanese economy depends on these Lebanese expatriates, their annual remittances amount to 5 billion dollars a year as reported by Riad Salameh.. The local Lebanese are seeking more affordable prices around the suburbs where in Hazmieh the sq.m is around \$1500/ sq.m. while in Beirut, the 150 sq.m flat is considered such a rare, promising opportunity.<sup>15</sup>

Ramco has profiled the clientele into two main categories:<sup>16</sup>

- Resident Lebanese with great purchasing power
- Lebanese emigrants who have benefitted from the currency exchange specially euro-sterling/ dollar exchange which has offered them a 25% discount.
- Gulf demand did not constitute more than 10-15% of the total demand.

13. [http://www.opportunities.com.lb/Lebanon/RealEstate/RealEstateRef\\_BEIRUT.asp](http://www.opportunities.com.lb/Lebanon/RealEstate/RealEstateRef_BEIRUT.asp) last web accessed on 10/01/09

14. An Nahar- 13-12-07 page 8 column 1.

15. "Prices of apartments cools" An Nahar, 30/10/08

16. An Nahar- 13-12-07 page 8 column 1



## Speculations

It has been widely speculated that following the financial crisis, prices in Beirut ought to drop. However, according to some studies (rf. an Nahar article published on 30-10-08 by Karim Abou Merhi) that relate the equilibrium of the Lebanese market to that of the whole Middle East area, whereas mentioned earlier the prices in Syria, Jordan and gulf countries have topped by far the prices offered in Lebanon. The downfall that is expected to happen is for the prices in those countries to drop down to the same platform as the Lebanese current prices. Also demand is seen to stay constant, thus following the supply and demand chain, prices are seen as constant.

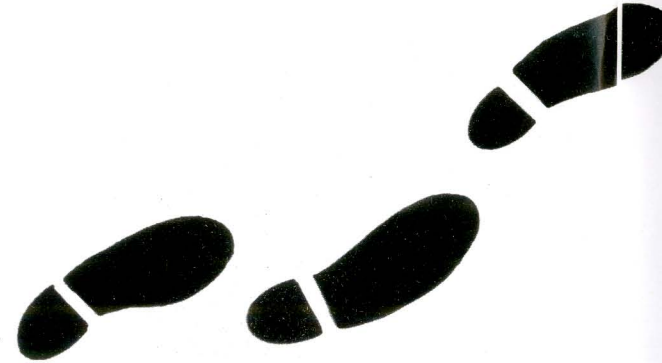
During the Lebanese civil war, according to Sader<sup>17</sup>, land and real estate property did not lose their value. Furthermore, it has been induced that after each political turmoil, prices if shaken slightly recover within a grace period of 2 to 3 months.

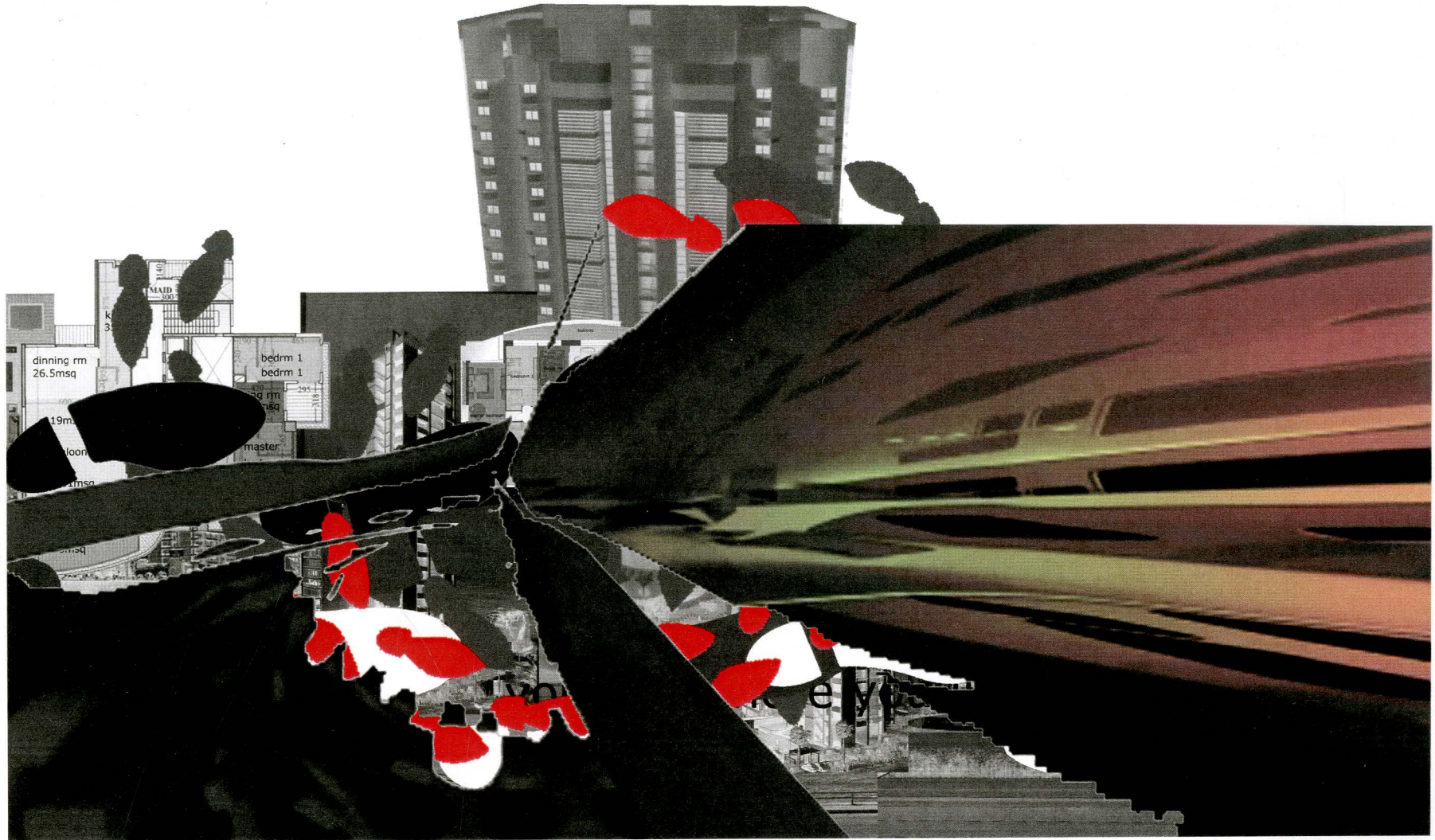
Also according to Riad Salameh, governor of Bank of Lebanon, in order to avoid any crash in the real estate market similar to that of 1997 where the market was saturated by 240 000 apartments, the loans on the real estate construction sector have been largely monitored.

With the downfall of the American U.S dollar, and the Lebanese pounds/ American dollar exchange rate being frozen at around 1507, this platform cannot be shaken for it will shake the whole Lebanese economy, and since the American policy is to keep the interest rate low in order to promote investments, the interest rate in Lebanon is foreseen to drop, thus further enticing people to invest/buy.<sup>18</sup> Even with higher prices, demand is still going strong, sales in the first quarter of 2008 were 30% more than those recorded in 2007, and the construction permits in 2008 were 33% more than those in 2007. Is the Lebanese market nowadays on the same path of that of the US market 1991-2005, (where prices doubled, enticing investors, to invest, coupled with the low interest rate following the 9/11 attacks, with the rise of the interest rates, the market crashed), and if so in the foreseeable future, all signs indicate further growth in the development of the Lebanese real estate sector.

17. "Prices of apartments cools" An Nahar, 30/10/08

18. An Nahar 10/09/08 page 14 column 7





The development of Docklands and especially the Isle of dogs, Canary Wharf project, was the direct manifestation of exploring space as commodity, forging marked demand: "Probably the major example of the new pragmatism is a British Project- the Docklands development in London."<sup>19</sup> (Lang). the study of this case study is relevant to the point of situating today's Beirut real estate in this New Pragmatism model of city making, but most importantly, to emphasize on the fact that only when the LDDC invested in the public realm and in some social related spaces, did the project "come to meet success".



one of the proposed master plans by S.O.M

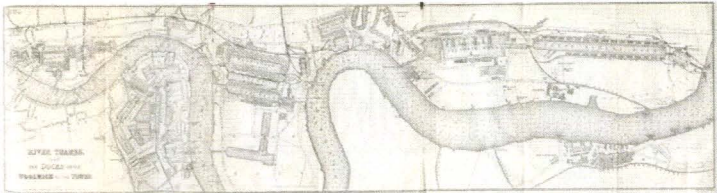
***“How the derelict Docks became desirable DOCKS”***

## The LDDC Docklands Development

The docks were part of Port of London. Until the 1960s the docks were functioning. After two decades of deterioration and adornment, in 1981 under Margaret Thatcher's government the regeneration of the area started, in order to transform it into the place to live and work, with its exclusive luxury flats and tall skyscrapers. The position of the government and its supporters was that the docklands could be an engine of growth propelling London into a dominant position in the 21st century Europe.

The government founded the London Docklands Development Corporation. Its purpose was the revitalization of some 2100ha of docks (8.5 sq. mi). The LDDC style was entrepreneurial, whereby the main focus was on implementation rather than planning. Little concern for the public realm was adopted; instead lands were exploited to the maximum. The LDDC task was «to secure the regeneration of its area, by bringing land and buildings into effective use, encouraging the development of existing and new industry and commerce, creating an attractive environment and ensuring that housing and social facilities are available to encourage people to live and work in the area.»<sup>20</sup> LDDC was responsible of preparing the land it owned for development, then disposing it to a suitable developer. Echoing SOLIDERE mission, also Angus Gavin (was in charge of Solidere master plan) was in charge of the master plan set up in the Isle of Dogs. The first large-scale private development plan, the Canary Wharf Project on the Isle of Dogs, was launched in the mid-1980s. The little concern for the public realm, with the lack of transportation linkages, and of retail shopping and restaurants, transformed the Isle of Dogs, or Canary Wharf development into the world's ghost town of the early 1990s mentioned previously.

After the success of Olympia & York in developing the World Financial Center in New York, its owners the Reichmann brothers started seeking other potential urban projects. They finally funded the extension of the Jubilee Line to reach Canary Wharf. In the summer of 1992, 53% of the office space nearing completion remained unlet. When the Thatcher government gave an all mean carte blanche to LDDC, it had rejected two possible scenarios. The first was to regenerate and sustain the original community that was proposed by the director of DCC, though this proposal did not fit into the money making urban machine perception. The second proposal, qualifying into these aspired high rates of return, is that adopted in La defense, Paris, which was much more of a success in its implementation than Docklands London. "This comparable project to Docklands represented a very different far more successful approach to eliciting private sector investment"<sup>21</sup> The infrastructure transportation was quickly set up by a public corporation. During the 1970s crisis, the French government pumped money into la Defense and incentives for firms settling in La Defense. "Thus while the French used private-sector resources to create a whole new section of Paris; they did not rely on the market to regulate the flow of those resources"<sup>22</sup>

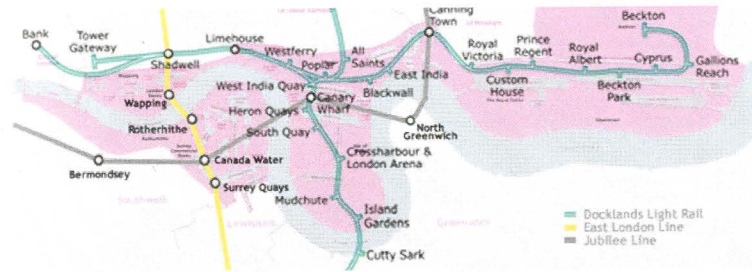


Thames River/ Docklands 1882

With the little concern for public domain, and the favoring of the private domain over the public domain, the Docklands case until the 1990s sets an ideal example of this new pragmatism that backfired on the developers. While adopting the Locke/Smith perception “that order and benefit are determined through organic, pluralistic and experience rather than centralized planning,” and that there should be no violation of property rights even for the public goods (Lai 1988).<sup>23</sup>

The working population in the area rose from 13,400 in 1996 to about 80,000 in 2006. Canary Wharf now boasts a cluster of skyscrapers and is already dubbed Manhattan on Thames. More importantly the area also started to attract residents, a shopping mall, bars and restaurants.<sup>24</sup> “However the whole docklands experience exposes the fatal weakness of relying heavily on property development to stimulate generation- government supplied incentives to the development industry inevitably beget over supply if not accompanied by other measures to restrict production.”<sup>25</sup>

The project did not come to success until the establishment of the Jubilee line, parks, and social spaces.



**Summary:** The adopted approach was project driven one seeking on maximizing profits. The result were thus limited experience of place, where no attention to the public realm was first apply, until the failure of the project in the early 1990s before some corrective measures were taken into consideration. In these project oriented approaches, the community is largely resistant, and is alienated.

19. Lang, J. (1994). Current Attitudes in Urban Design. In *Urban Design: The American Experience* (p. 107). New York: Van Nostrand Reinhold

20. <http://www.123HelpMe.com/view.asp?id=122821>, “Managing Change In An Urban Area.” last web accessed on 08/12/08

21. Fainstein, Susan. *The City Builders: Property, Politics & Planning in London & New York* (p.210). UK: Blackwell 1994.

22. Fainstein, Susan. *The City Builders: Property, Politics & Planning in London & New York* (p.211). UK: Blackwell 1994.

23. Lang, J. (1994). Current Attitudes in Urban Design. In *Urban Design: The American Experience* (p. 109). New York: Van Nostrand Reinhold

24. <http://www.123HelpMe.com/view.asp?id=122821>, “Managing Change In An Urban Area.” last web accessed on 08/12/08

25. Fainstein, Susan. *The City Builders: Property, Politics & Planning in London & New York* (p.213). UK: Blackwell 1994.

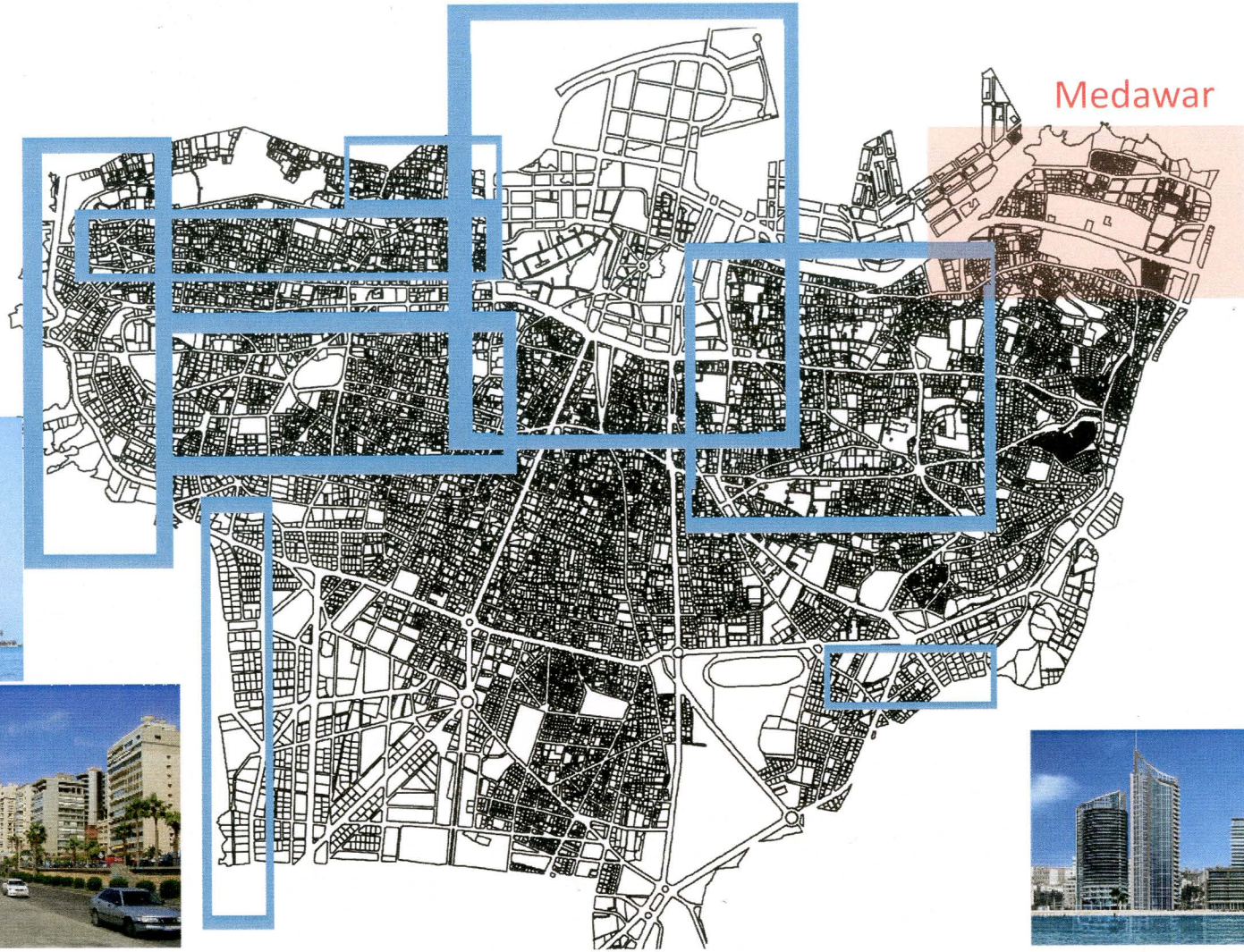
# Why Medawar?

The Beirut corniche strip, from St George to Ramlet El Bayda, has metamorphosed over the last two decades shaping the experience of the city. It is home, nowadays, to luxury residential buildings. These highly secured, highly privatized buildings have created enclaves in the city. This marketed lifestyle of living has carved itself into the outmost chic street of Ashrafiyeh, Surssock Str. Its beautiful Lebanese houses, and striking landscaped gardens, have stepped down, to the outmost concrete block, such as Surssock 122, or the new project by the Lebanese real estate mogul Jamil Ibrahim: Les Domes de Surssock. Gemayze with its classified heritage buildings has also followed this trend with the Convivium projects. Development projects around Beirut, such as Linord project, stretching from Beirut to Nahr Al Kalb River, also envisioned this lifestyle of living. New projects around Khandaq al Ghamik area, facing downtown Beirut, and Zkak el blat, appear to also be following this path.

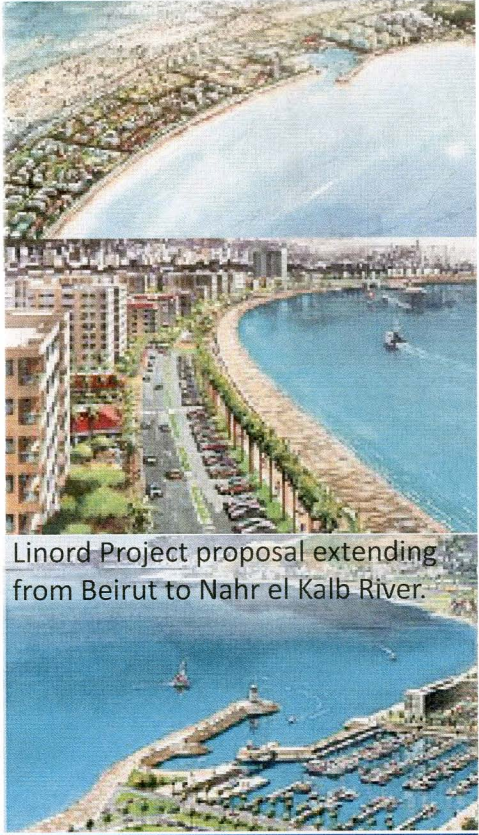
Medawar area in Beirut, is currently a dilapidated area. It is being sought after, nowadays, by keen developers that have noticed both the potential and prominent location of that area. (rf. to site analysis). Developers have recently explored the potential of this zone due to its location on the highway and facing the harbor, its proximity to Gemayze, Solidere, Hamra district.



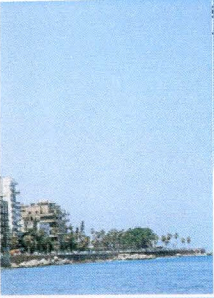
This prime land area has further attracted developers, for the actual retail of the lots was until very recently sold way below the market value, according to the Mayor of Medawar Jean Elia Saliba “prices starting selling at 2000\$/ sq.m” They are also enticed by the large empty blocks of lands, and the regulation and exploitation factors of zone 3 & 7, where no building height limitation is enforced, thus allowing for this concrete bliss to expand to Medawar, the only area facing the Sea in Beirut that has not been developed yet.



Medawar



Linord Project proposal extending from Beirut to Nahr el Kalb River.





The previously mentioned corniche strip from St George to Ramlet El Bayda, has been almost saturated and almost no vacant property lots are available for sale. Furthermore, most of the existing lots in Solidere are either sold or on hold (option to buy). Except for the reclaimed waterfront marina, regulations in Solidere area have prompted some developers to wave away from investing in Solidere, whereby the price of the land is dependent on the total built up area. Around the Beirut-Jounieh highway, areas such as Zalka, Dbaye Antelias, have been developed/developing. Similarly, Medawar, with its prominent location on the highway, and with its uninterrupted view of the harbor/sea, is attractive for future development. It is evident that those developers are focusing on the existing trend of creating isolated pockets.

Unfortunately, with the lack of city planning in Lebanon, Medawar area, a prime land zone in a derelict state, is subject to four viable options.

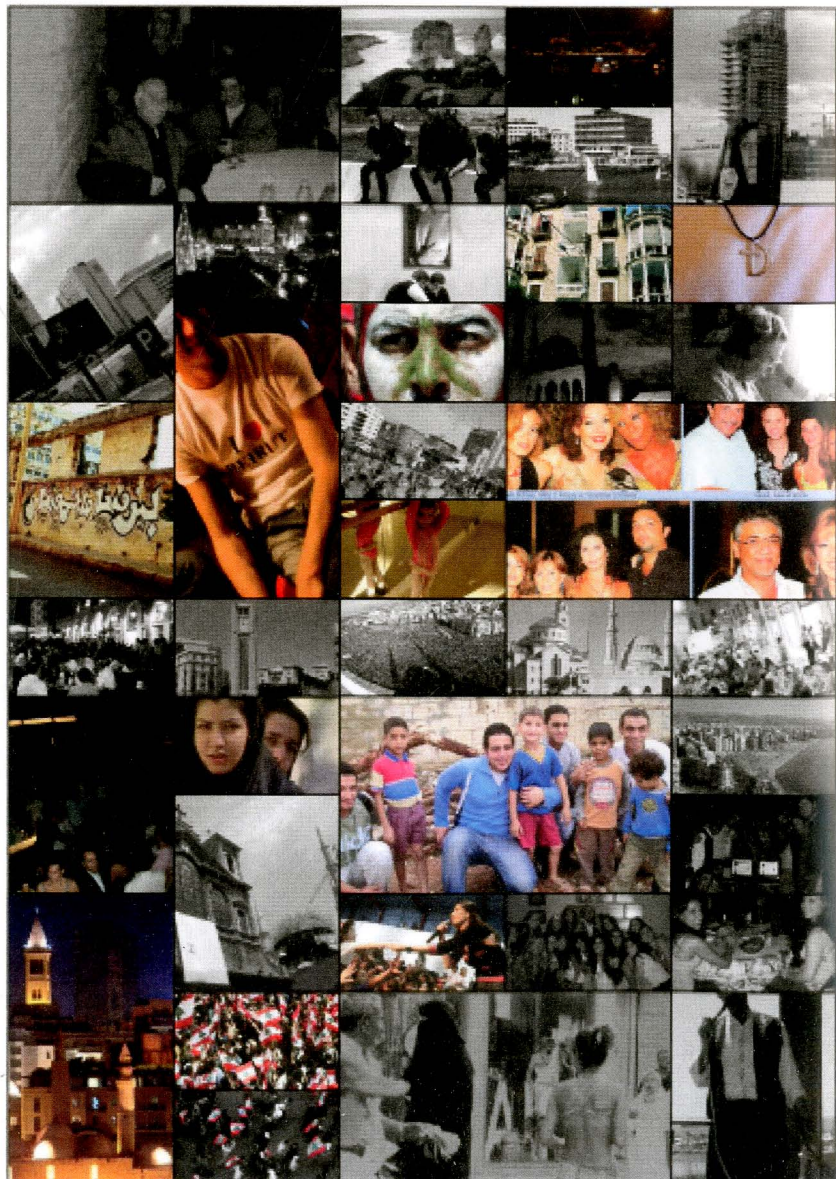
- 1- Maintain the area as is, foregoing growth and development as has been the case for the past 30 years.
- 2- Mandate or a decree, issued by the state, will assign the development of the area similar to Elissar or Solidere.
- 3- Private sector initiatives to develop the area into “piece meal” developments which is the case nowadays
- 4- Provide a prototype to these private sector initiatives that will provide the incentive for the developer and the consumer, to a better high style public realm.

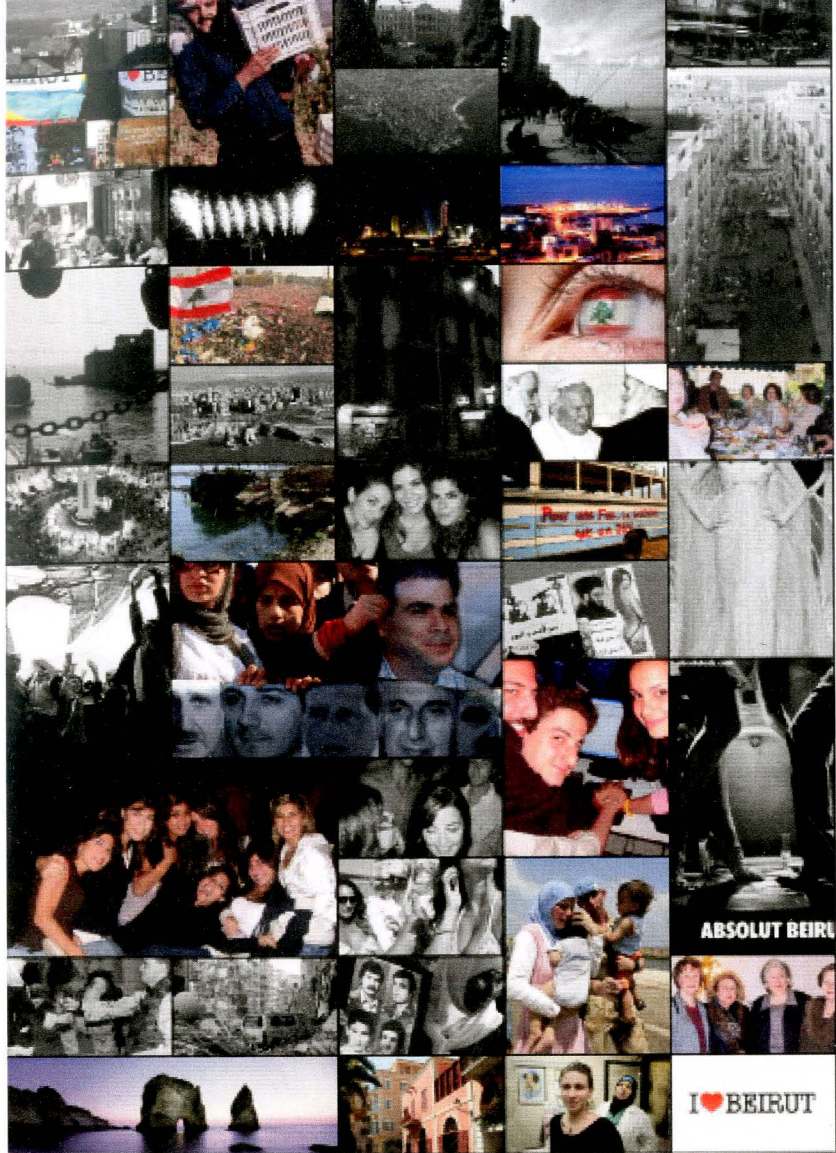
The proposed thesis, and accordingly the design proposal, calls for a hybrid alternative trend for the investors, end users and public at large:

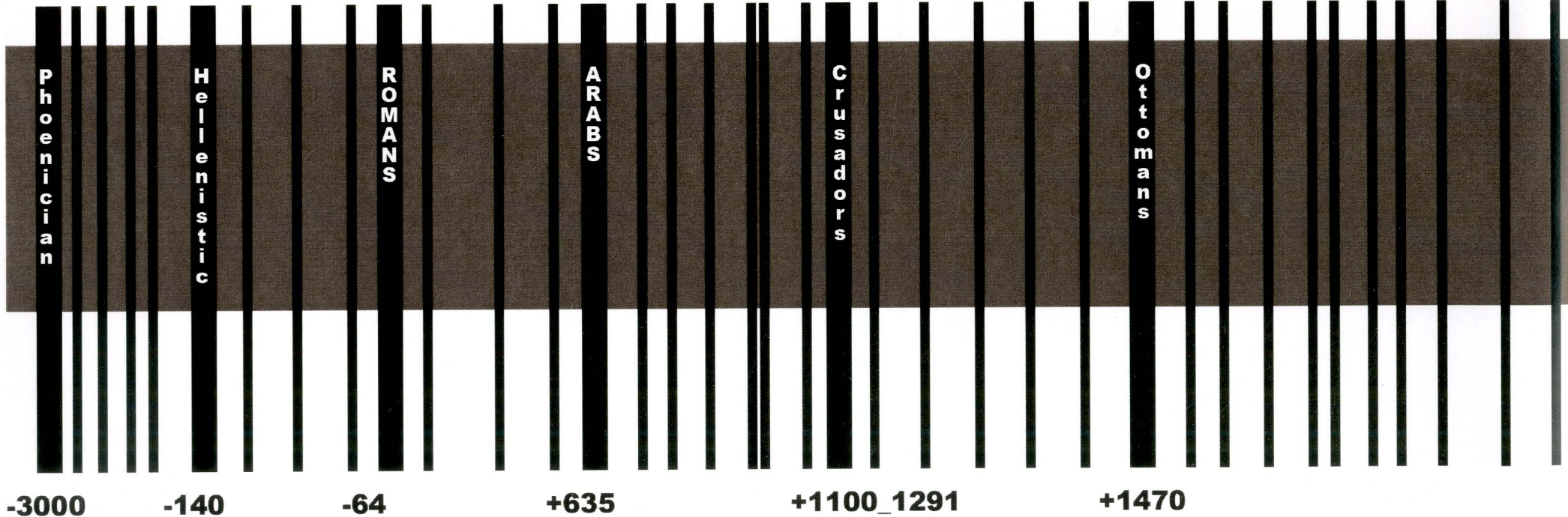
- Regenerate the community of the exiting Medawar area
- To provide convenient housing, leisure, retail & other related activities.
- To utilize the ground level and below as a semi public space, while making some areas available to the public at large taking into consideration territorial space

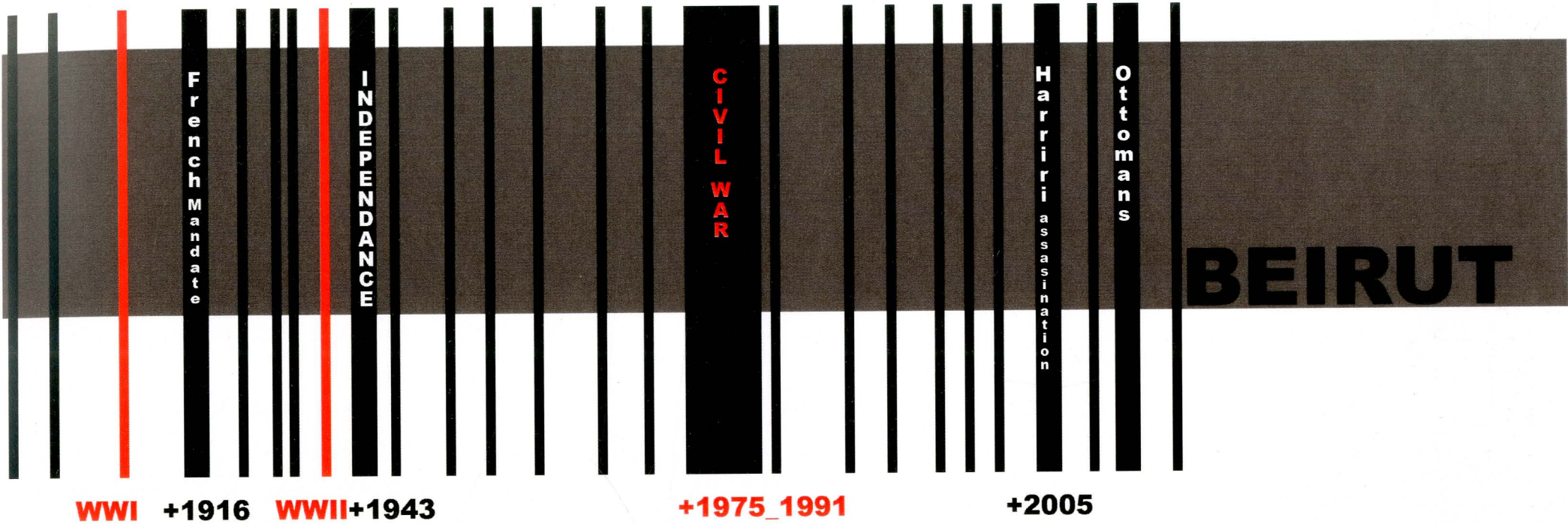


Painting- Acrylic on Canvas by Rina Kurdahi 2005.











## Beirut & Port History

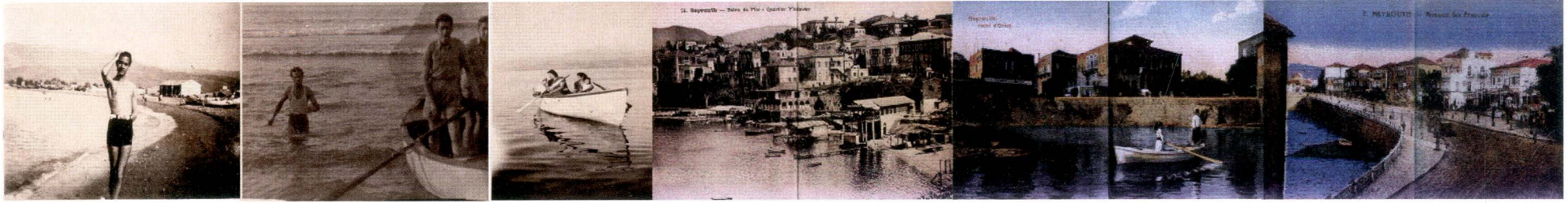
“Beirut is home to one of the largest seaports of the eastern Mediterranean Sea, its location and depth allows it host the largest Mother ship vessels. As such, its recently completed container port is operating at over capacity 10 years before the studies showed it would.”<sup>26</sup> The strategic location of Beirut on the Mediterranean Sea, and the presence of its port, contributed largely to its developments, which was initially centered on the port. Beirut’s history goes back more than 5000 years. Archeological findings such as those present on the ancient tell of Beirut, date back the city to the Bronze age (3200-1200 BC). Since the Phoenicians times Beirut was exploited for trading. During the Romans (64 BC-395 AD) and Byzantine era (330- 635 AD), the port was active, catalyzing the growth of the city. During the Ottoman Empire Beirut was recognized as the main trading centre in the region. In 1832, Beirut began its early modern revival. Throughout the French mandate, the city and its port grew towards modernization. The French also released and operated the first immigration quarantine area, now know and the Quarantine Governmental Hospital Located in Medawar. Lebanon’s history since independence has been marked by alternating periods of political stability and turmoil interspersed with prosperity built on Beirut’s position as a regional center for finance and trade.”<sup>27</sup> Beirut was named “Paris of the East” for its beautiful architecture, cafes, cultural life, and lifestyle. In 1975, the 15 years Civil war erupted, transforming Beirut from an economical/financial/cultural hub into a deserted battle-field. The war ended in 1990 with the signing of the Taif Agreement and parts of Lebanon were left in ruins. The reconstruc-

Surprisingly, after the 2005 assassination of PM Rafik Harriri, that generated the political turmoil, and the 2006 Israel attacks on Lebanon, the real estate market in Lebanon sore up.(rf. to real estate section above). Developments projects, are noticeable through ought greater Beirut, and in major Lebanese cities. Developers are seeking projects that will provide with a quick return on their investments. Medawar area, as mentioned above with its key location, and low retail price, is one of the designated investment areas.

“Beirut is home to one of the

26. [http://en.wikipedia.org/wiki/Beirut#Quarters\\_and\\_sectors](http://en.wikipedia.org/wiki/Beirut#Quarters_and_sectors), last web accessed on 28/10/08  
27. [http://en.wikipedia.org/wiki/Lebanon#French\\_mandate\\_and\\_independence](http://en.wikipedia.org/wiki/Lebanon#French_mandate_and_independence), last web accessed on 9/01/09

Beirut Growth around the Port



Old Beirut source: Jafet Library Online archives

## largest seaports of the eastern Mediterranean“



Port Growth 1934 1938 1969 1985

source: <http://www.portdebeyrouth.com/history.asp?x=2>



## History of Medawar:

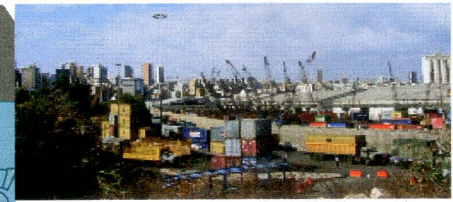
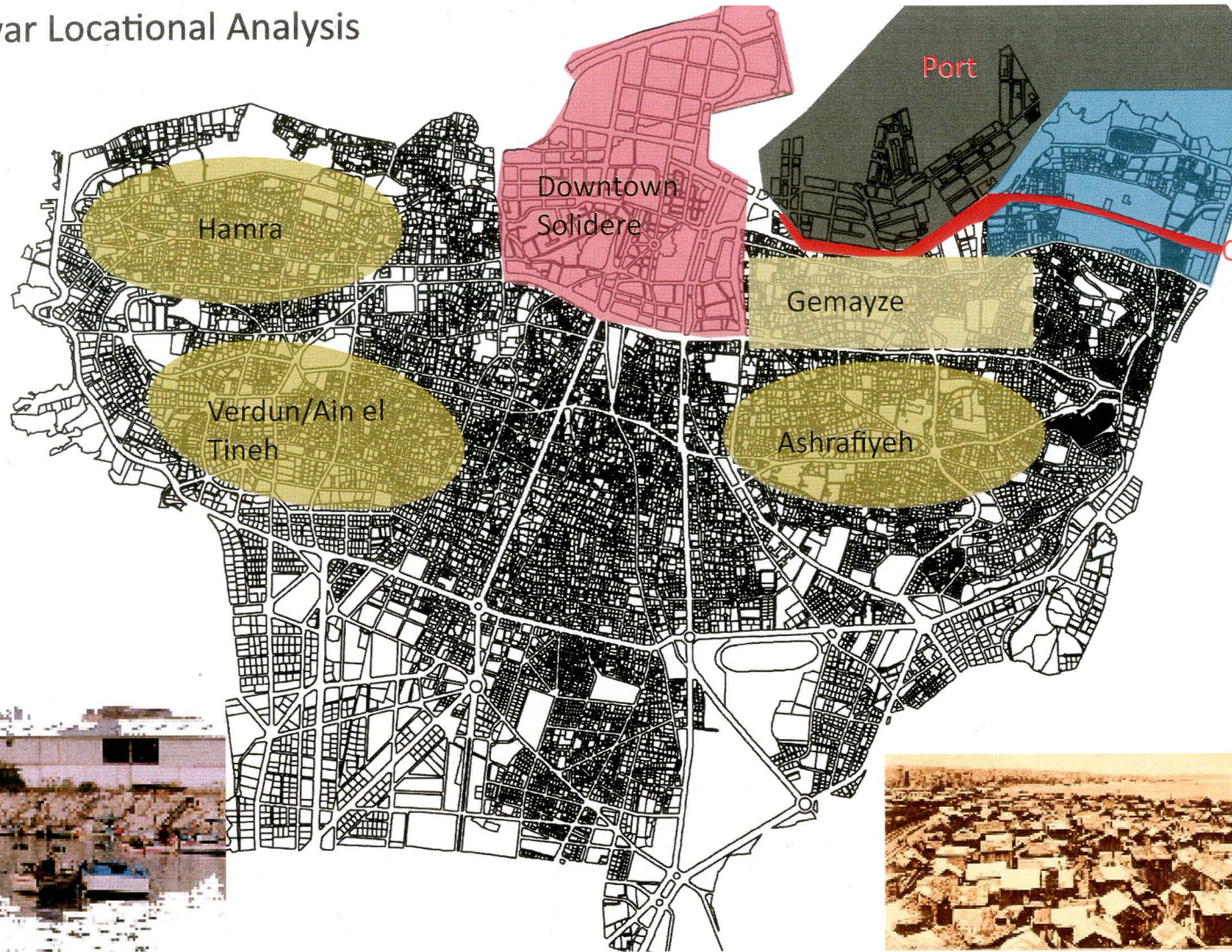
Medawar, is one of the 13 municipality recognized Beirut quarters. It extends from Beirut River, or Beirut's eastern gate, to Saifi quarter, and is bordered by the Rmeil quarter on the south. The area bordered by the highway became recognized today as Karantina area, referring to the Qurantine hospital, (refer to historical above), and largely because of the Karantina Massacre that took place in 1976.

Karantina (Arabic: **الكرنتينا** al-karantīnā) is a residential area in eastern Beirut, named so after having been an old immigration quarantine area. It is close to a main port and adjacent to the Beirut River. This area of Medawar was known as Quartiers Arméniens, the first Armenians immigrants arrived to Medawar area, and settled there before moving to Bourj Hammoud and other areas such as Verdun and Tallet le Khayat. Till nowadays the largest population registered in Medawar consists of almost 70% Armenians( rf. to socio analysis below)

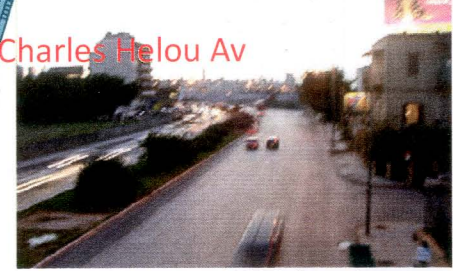
The area was facing St Andre bay, one of the few sandy beaches on coastal Beirut, until the expansion of the port in 1968 -1970.



# Medawar Locational Analysis



Port Charles Helou Av.

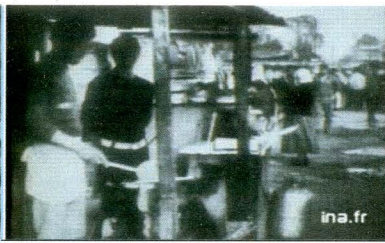
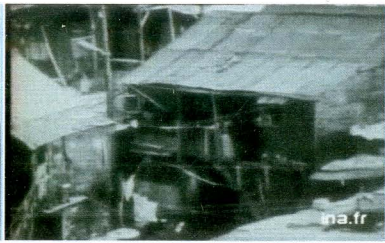


Charles Helou Av  
Beirut River pre WWI & today



Armenian Camp

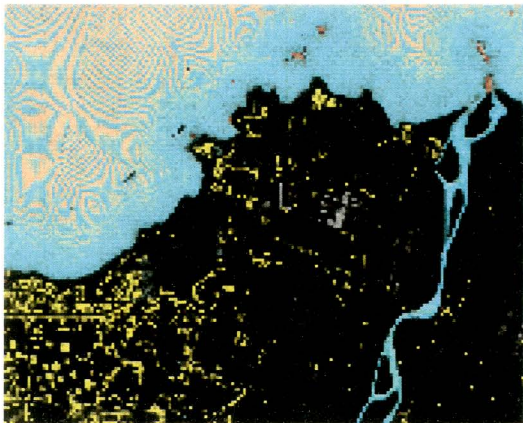
source: [http://en.wikipedia.org/wiki/File:Armenian\\_exiles.JPG](http://en.wikipedia.org/wiki/File:Armenian_exiles.JPG)



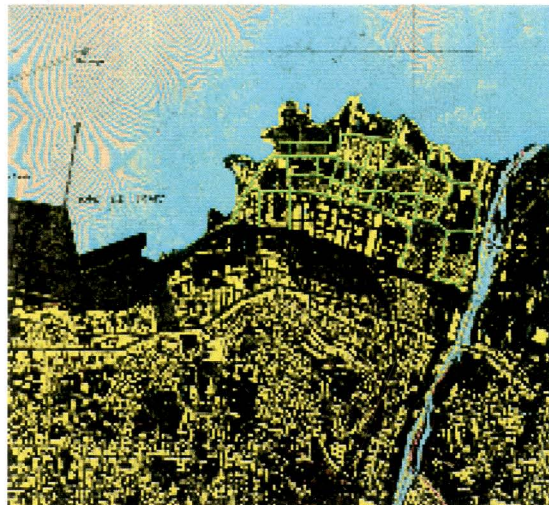


[http://w0.ina.fr/archivespourtout/index.php?vue=notice&id\\_notice=I05033539](http://w0.ina.fr/archivespourtout/index.php?vue=notice&id_notice=I05033539)

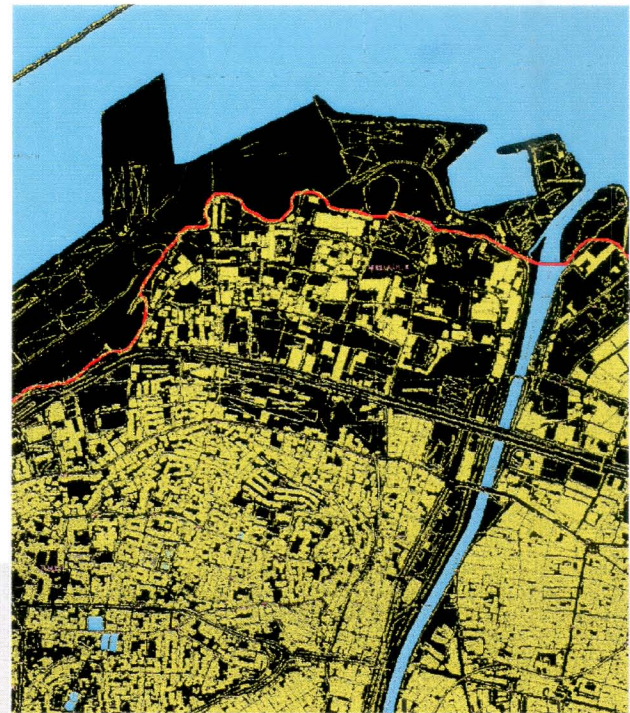
The Karantina Massacre, to whom the area owes its name nowadays, took place on January 18, 1976. In Medawar area, a slum district was located near “rue des abattoirs & rue de la quarantaine”, maslakh quarter, it was mainly inhabited by Kurds and Armenians, as well as some Lebanese and Palestinian. Controlled by forces from the PLO (Palestine Liberation Organization), the slum was overrun by the Lebanese Christian militias, resulting in the deaths of approximately 1000 persons.



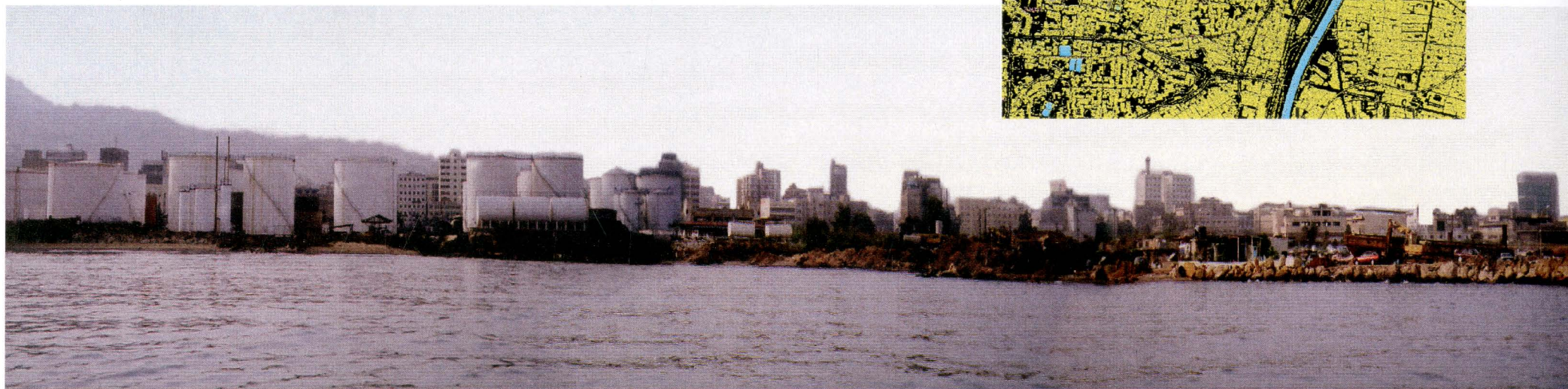
1922



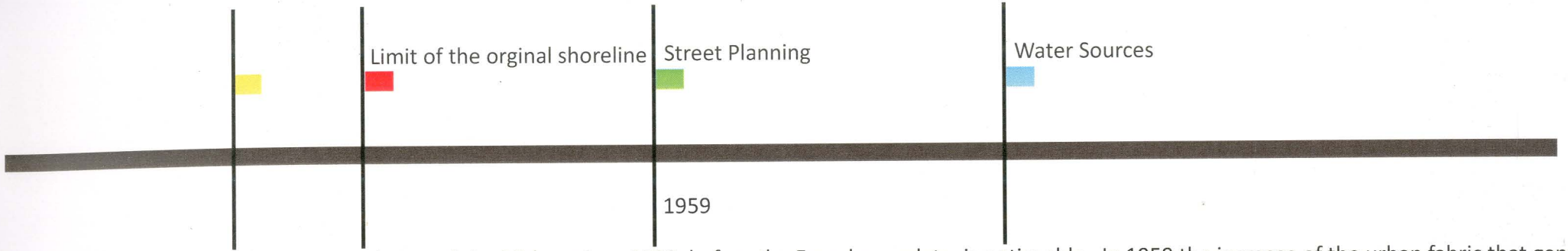
1940



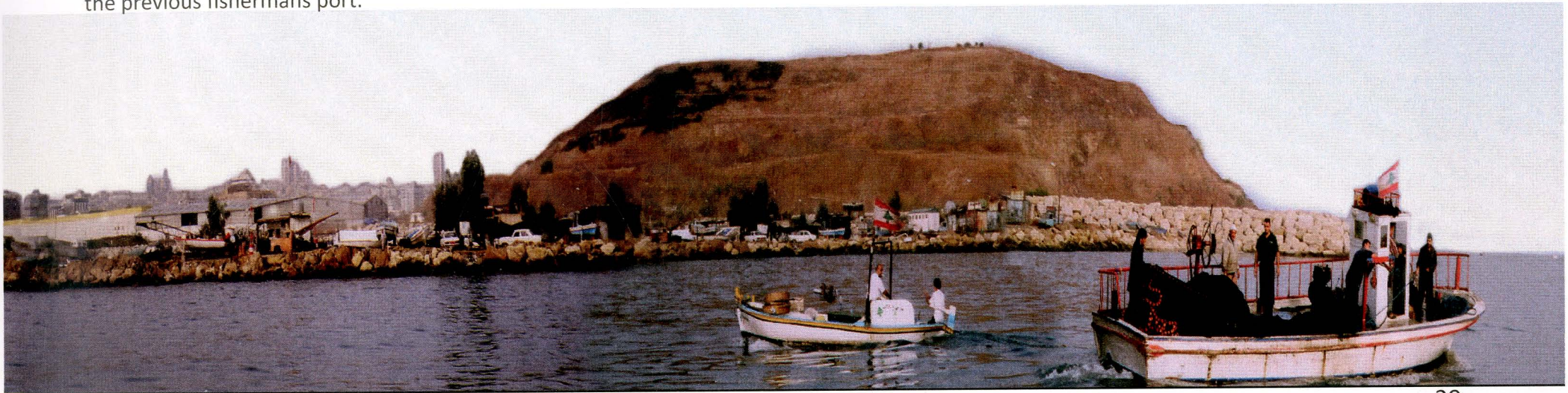
2007



# Densification of Medawar



Scarcity of the fabric at an early age of the 20th century 1922, before the French mandate, is noticeable. In 1959 the increase of the urban fabric that generated the need for urban planning at that time, denote the rapid growth of the area. The area as explained previously has been frozen for the past 30 years. The waste dump pictured below, and not covered in the area under study, is one of the landmarks, located before the eastern entrance of Beirut. It has killed the previous fishermans port.

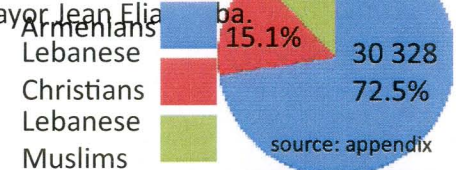


# Socio Economical analysis

Since this incident, the area “has been frozen” and most of the original inhabitants never returned. The slums were erased, leaving space for the erection of industrial warehouses, servicing the growing port. To accommodate this growth which took place in the 1968–1970, and after the massacre, the area grew from a residential area, to more or less an industrial one. A transit community has settled in the maslakh quarter named Arab el Maslakh, for they originally came to work in the slaughterhouse. Mainly workers, this low income community lives around Medawar area where the children go to the Rmeil Public school; although named Rmeil Public school, it is located in Medawar, Senegal str. Among the families of Arab el Maslakh, foreign workers live, often many sharing one apartment.

Between Bresil and Ibrahim Pasha streets, the Lebanese and Lebanese Armenians community is settled, on the previously know camp St Michel area. Most of them have been in the area since before the civil war. The majority of the community grew up there, and most of the middle aged population dwells on their memories of the sandy beach before it was adjoined to the port.

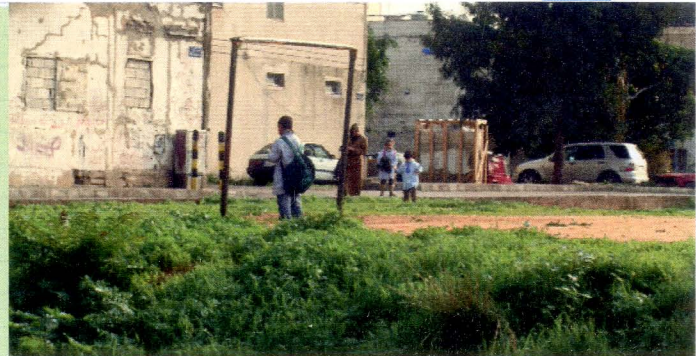
Children go to private Armenian schools and College des Sacres Coeurs frère Gemayze. The youth culture is mainly missing. The area is mostly deserted from any social interaction. Few, are those who hang around the streets, mainly because of the lack of social related activities (rf. to Land Use below). Most of the male present on the streets are middle aged phalangistes feeding into the concept of الفتوة. These low middle income community are selling their 2496s to private investors, the first sale at the average price of 2000 \$/sq.m and it has gone up to 5000\$/ sq.m according to the mayor Jean Elia Saliba.



## الفتوة

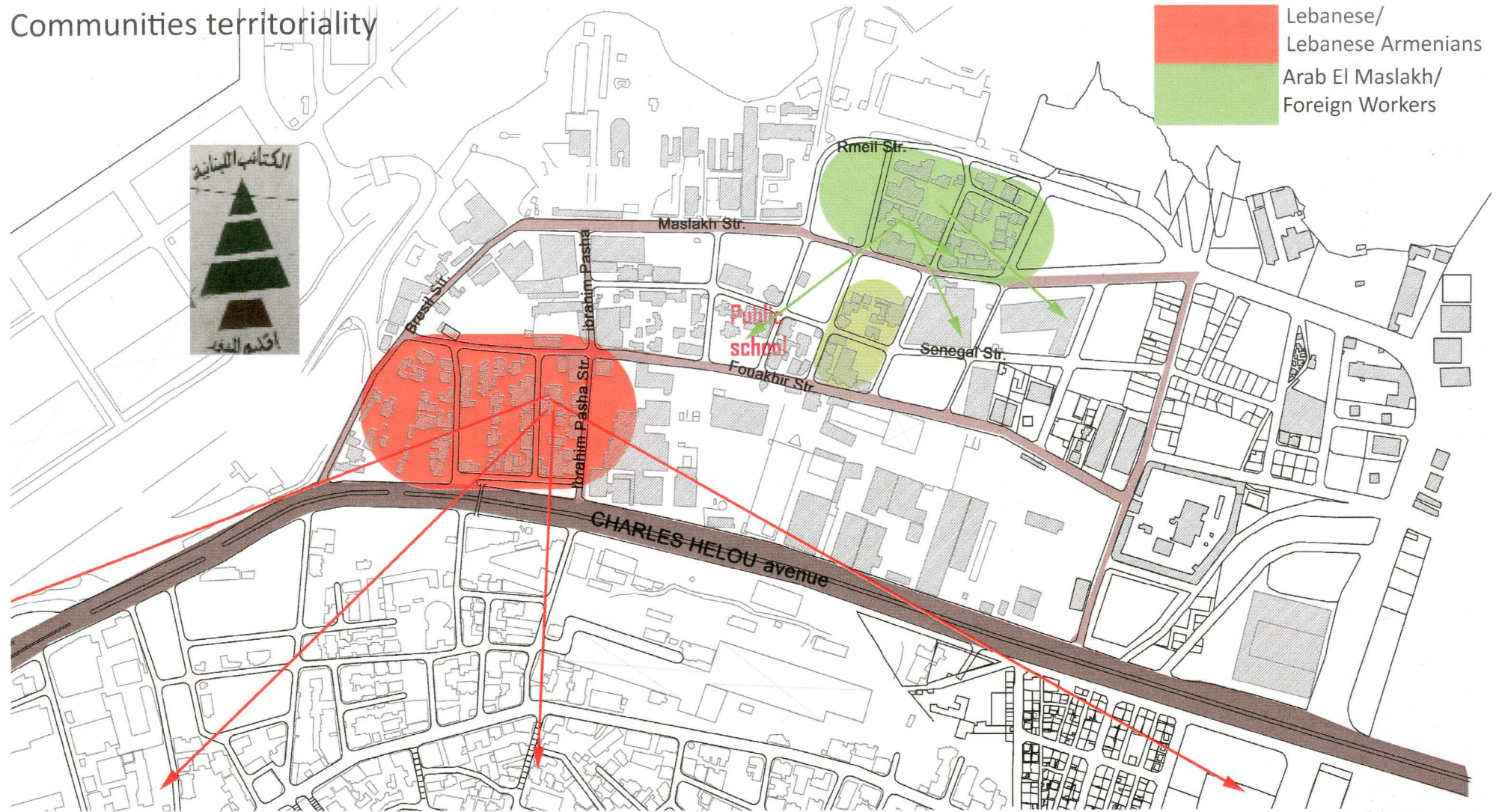


	Lebanese	Lebanese Armenians	Arab El Maslakh	Foreign Workers
Community	Permanent	Permanent*	Transit	Transit
Present since	tracked back to Ottoman 1915		Lebanese Civil War	—
Work	Miscellaneous	Miscellaneous	Workers	Workers
Income	20, 000, 000/year^	20, 000, 000/year	6,000,000/year	6,000,000/year
Social Class	Low Middle Income	Low Middle Income	Low income/ min wage	
Religious Views	Mix	Christianity	Islam	Mix, mainly Islam
Political Affiliations	Phalanges			
^ according to Mayor Jean Elia Saliba				
*- registered most of them have moved out				



# Communities territoriality

- Lebanese/  
Lebanese Armenians
- Arab El Maslakh/  
Foreign Workers





# Land Use

## Governmental Institutions

Two military bases are iconic of the area. One of the military bases, located on the previous site of the slaughterhouse, has been ordered to evacuate according to the first Based lieutenant in the concerned base. The other military base occupies a land owned by the Phalanges. The military presence is dominating the area.

Quarantine hospital, is one of the first hospitals inaugurated in the area. (rf. to history)

Ministry of Health and the pharmaceutical bank are located between the hospital and the military bases.

The quarantine garden, very rarely visited was built in the 1970s. It is one of the very few public spaces of area, as a matter of fact of Beirut in general.

The Beirut Municipality is located near the eastern entrance of Beirut, marking its presence.

Rmeil Public school caters for the children of Arab el Maslakh and many neighboring communities.

The Fire Station headquarters are located on the Charles Helou.

Old Train Station is located across the highway its location was chosen by the ottomans to transfer goods from Beirut to the greater Middle East by train.

On the Charles Helou Avenue, before the covered area under study, Electricite Du Liban headquarters are located on the southern part of the highway.

Military Base



Rmeil Public school



Public Garden



Karantina Hospital



# Land Use

## Governmental Institutions

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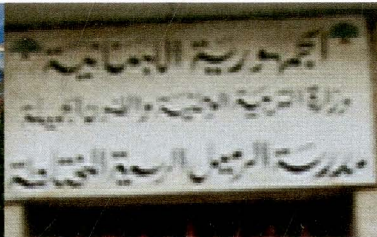
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Military Base



Rmeil Public school



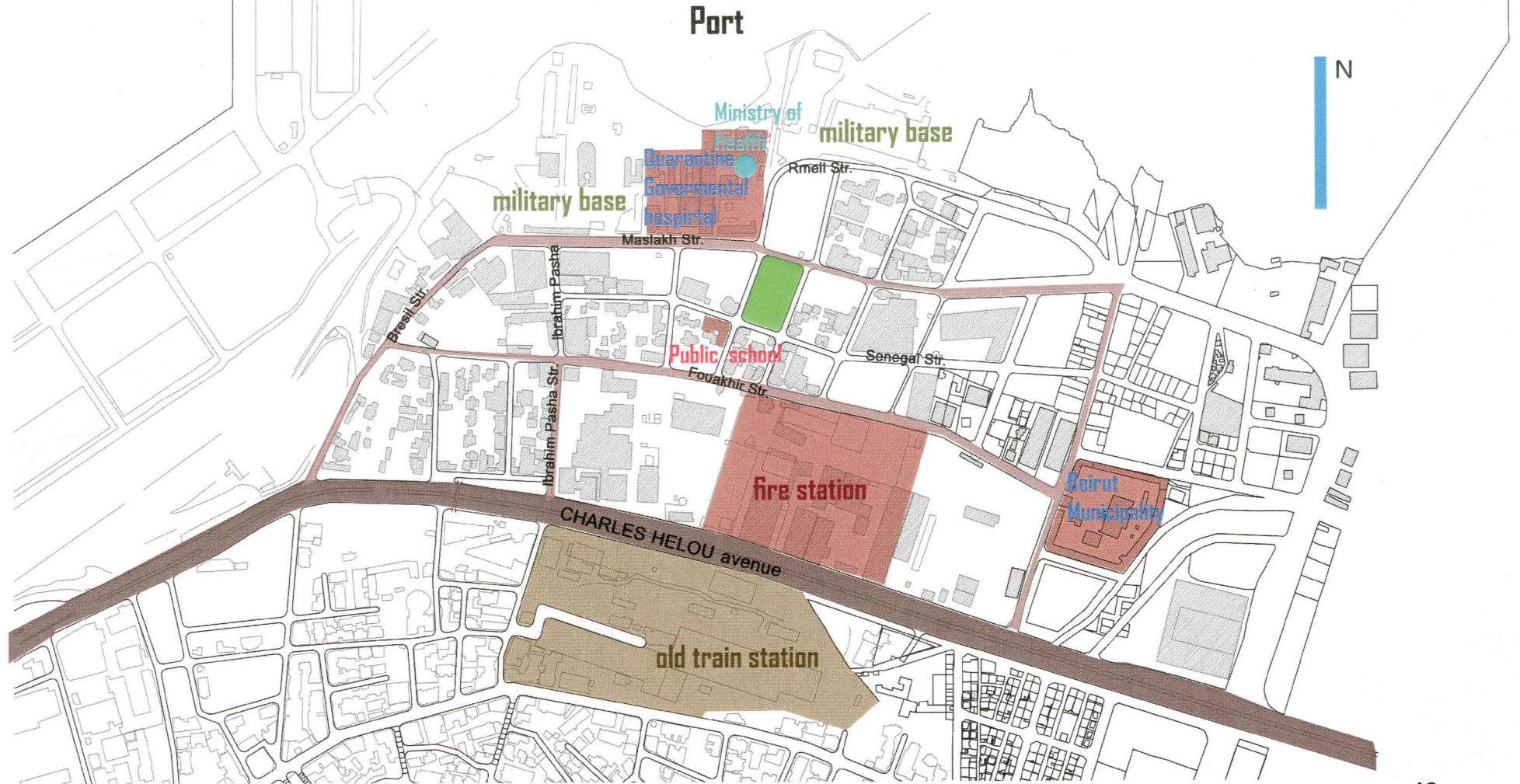
Public Garden



Karantina Hospital



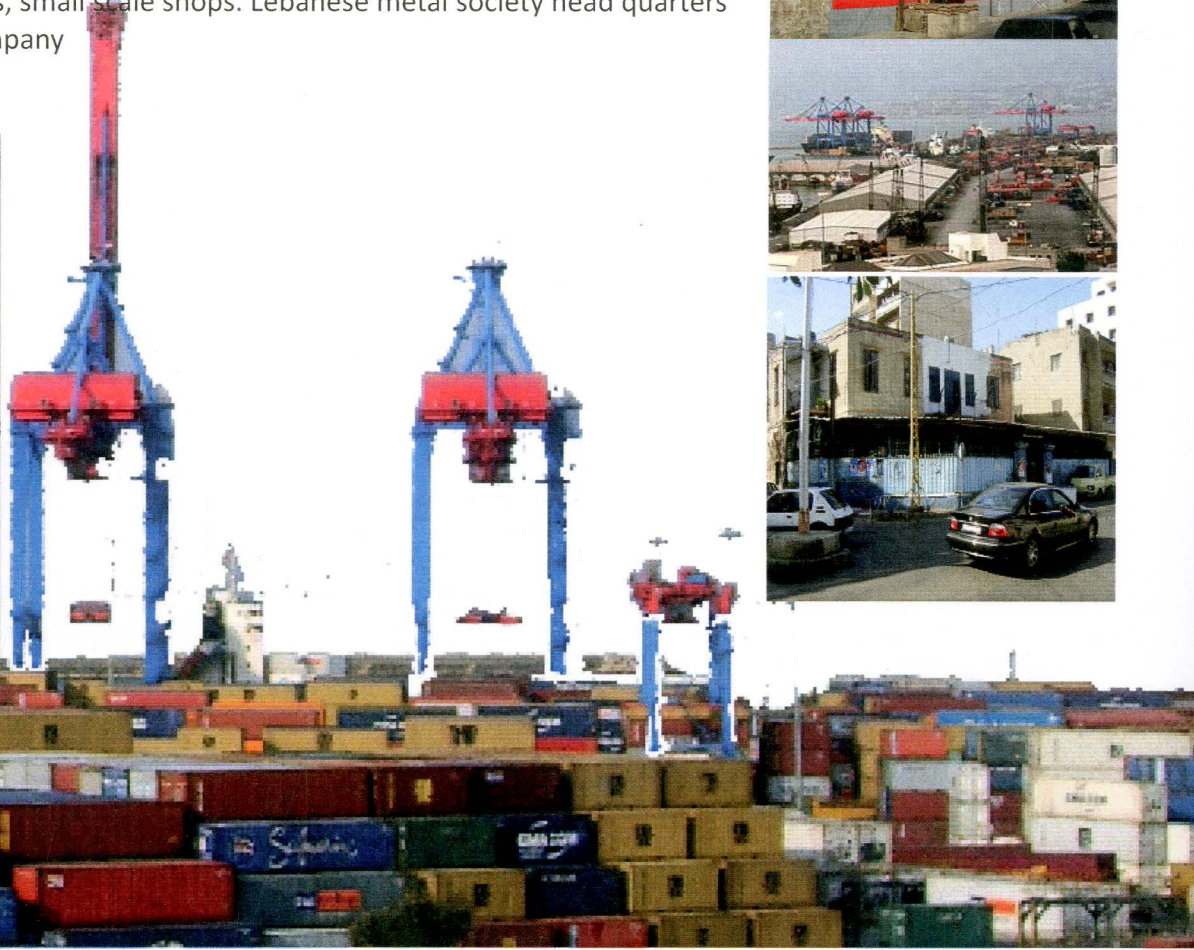
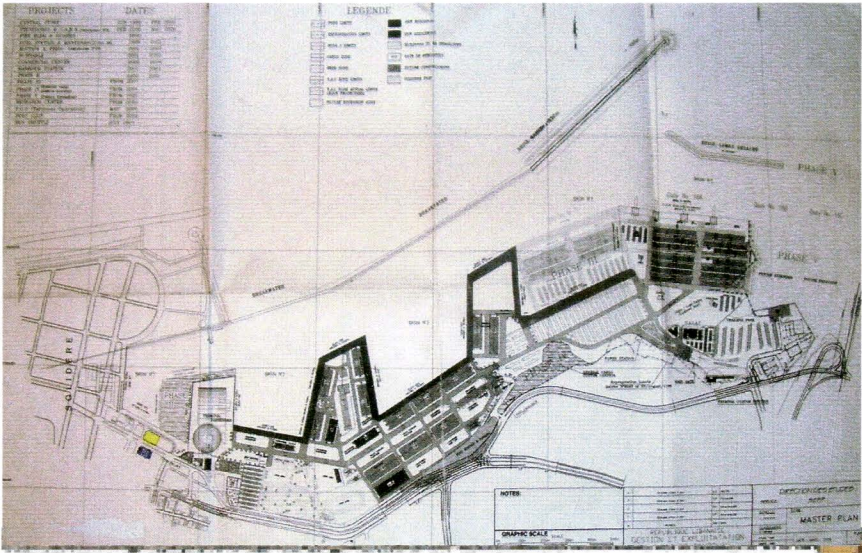
# Governmental Institutions



# Industries & Warehouses

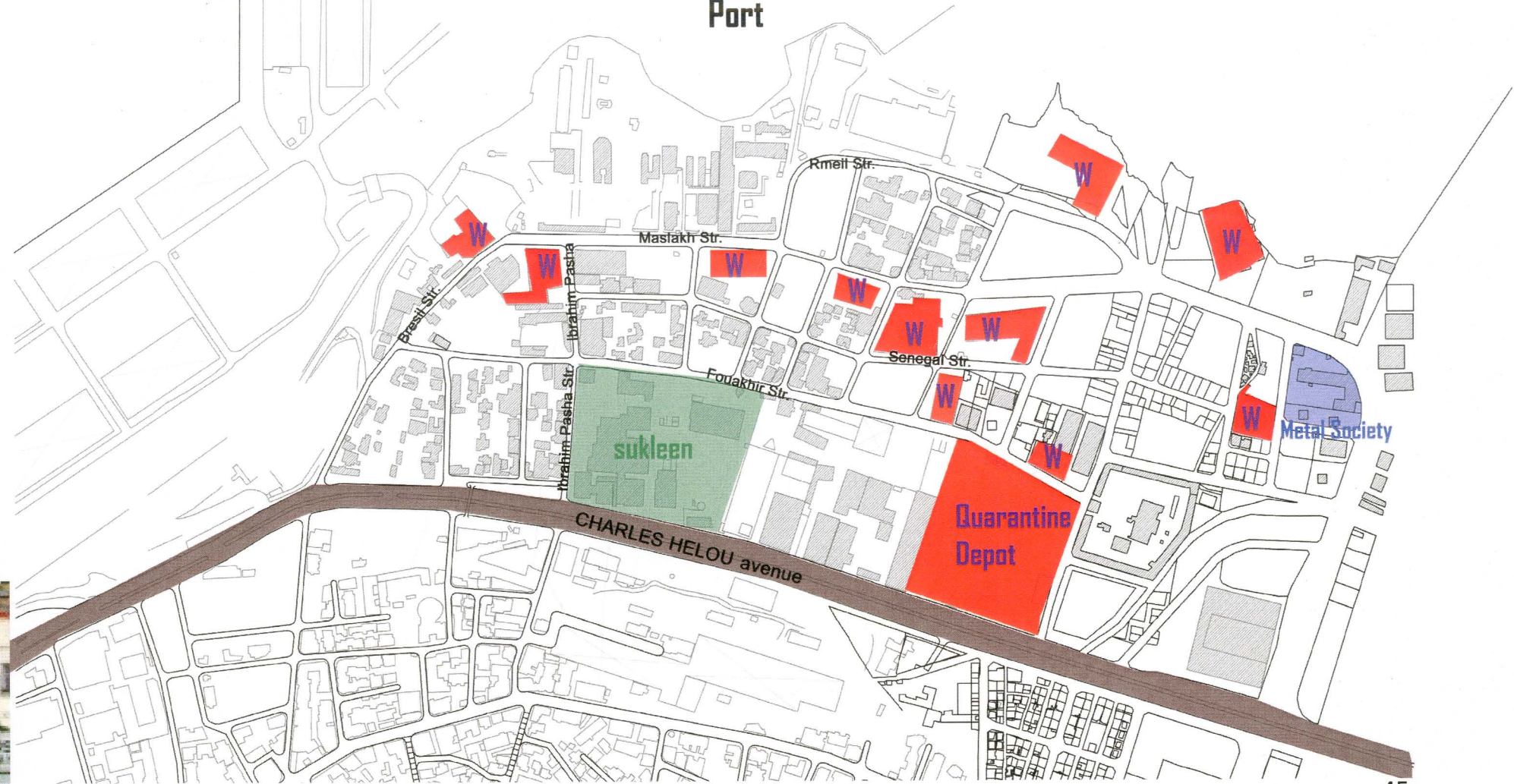
To accommodate the growth of the airport in 1968-1970 and after the karantina massacre, the area has been transformed to mainly industrial warehouses. Mainly garages, industrial warehouses, small scale shops. Lebanese metal society head quarters are located there. Sukleen the cleaning and waste management company

Port Growth till 2025. source Port Authority

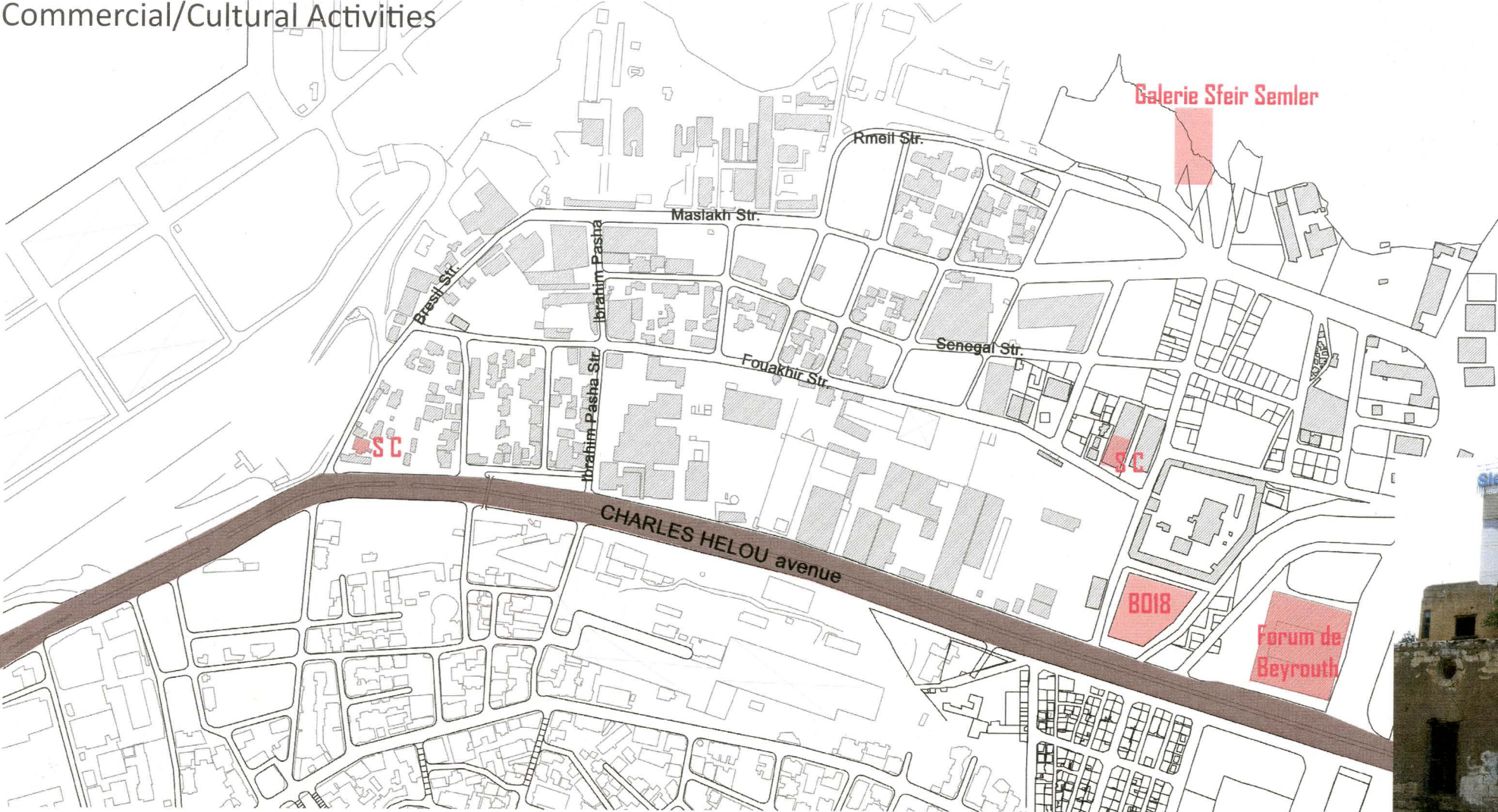


# Industries & Warehouses

## Port



Commercial/Cultural Activities



Galerie Sfeir Semler

Rmeil Str.

Maslakh Str.

Bessil Str.

Ibrahim Pasha Str.

Fouakhir Str.

Senegal Str.

SC

SC

CHARLES HELOU avenue

8018

Forum de Beyrouth



## Commercial/Cultural Activities

Recreational activities are merely present except for the BO 18 nightclub located on the site where the PLO, supposedly, launched their Karantina massacre, as well as Gallerie Sfeir Semler. Bernard Khoury's office is located. These cultural type activities, as well as the art lounge located nearby, are slowly forging a new style of the area.

Commercial activities are present, most of these operate as wholesalers.

Sleep comfort galleries are located in the Medawar.

## Religious and Political Institutions

Two religious intuitions are present around the studied area: Mar Mikhael church located on Fouakhir. The small scale church has established its community where it organizes trips for the children of the church. "Maronite Ligue" is present there.

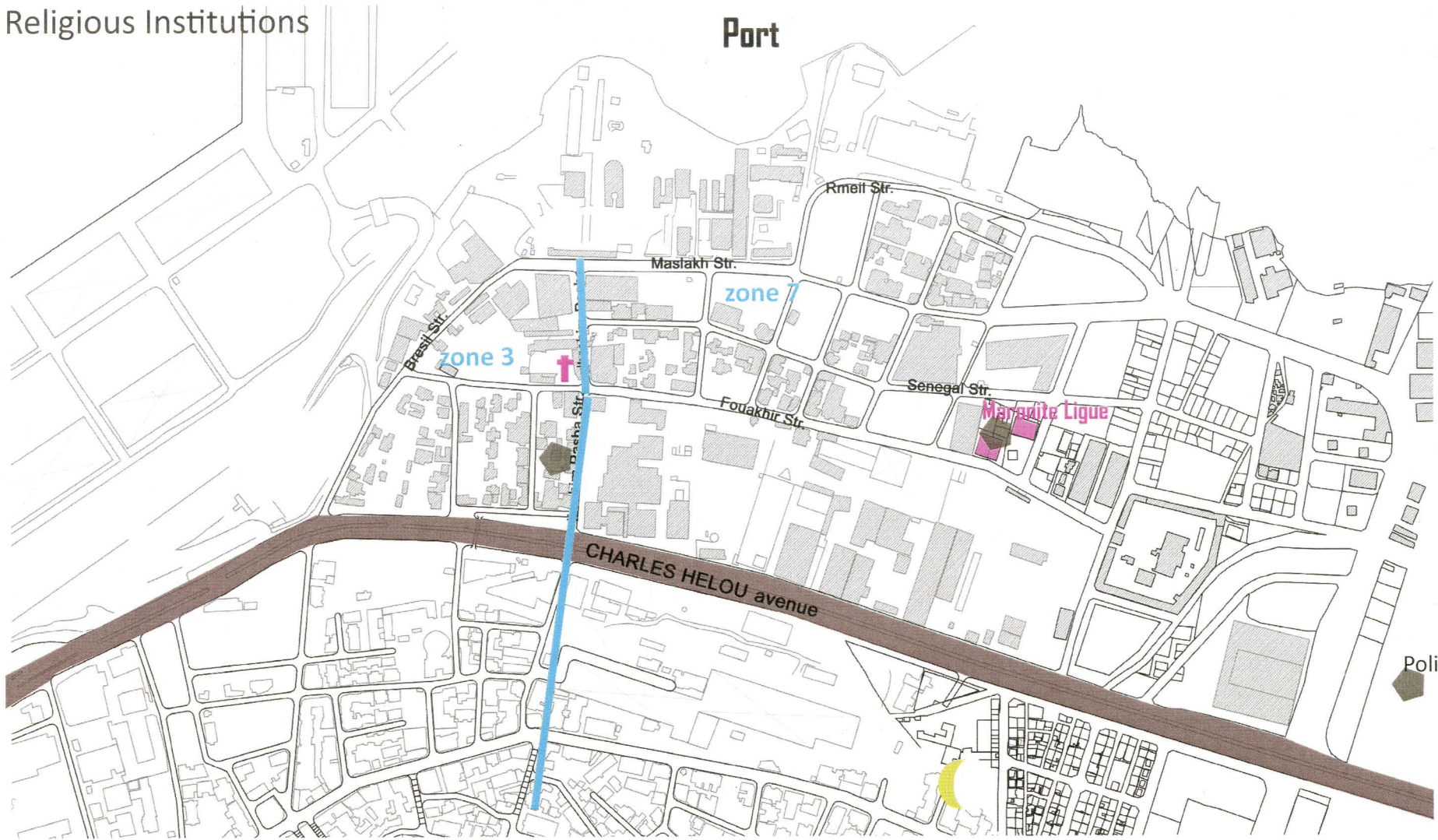
And Al Khodr Mosque, located south of the Charles Helou Avenue, beyond the area under study. It dates back to the ottoman mandate dating back to 1664 and is considered as a heritage builndg, it got rehabilitated in 1952, and expanded in 1957. The mosque can fit 1200 prayers.

The area is heavily marked by its political affiliation to the Phalanges and Lebanese forces, where several political offices are scattered around.

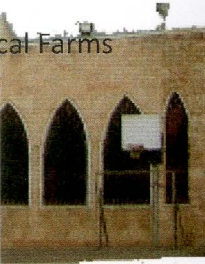


# Religious Institutions

Port



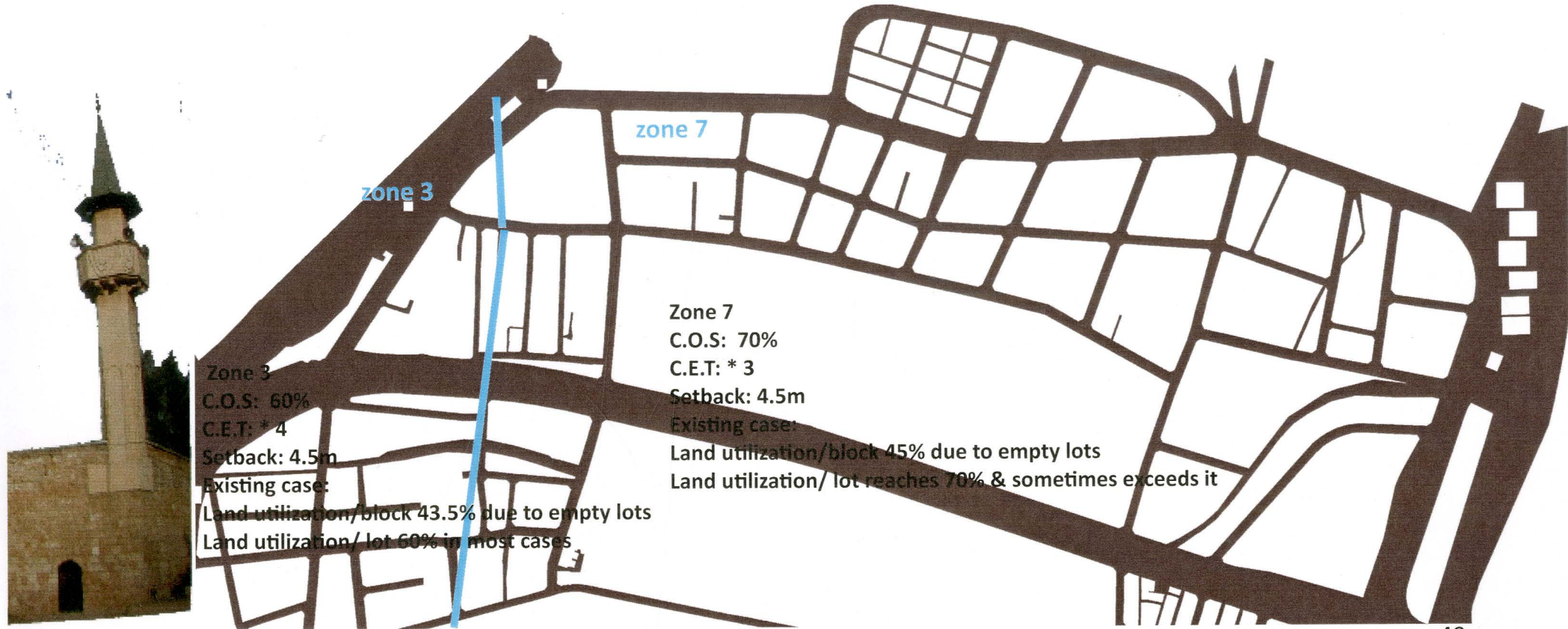
Political Farms





# Zoning

The 1959 urban planning envisioned this area as a grid structure. The physical structure is characterized by a grid + cul de sac. The spontaneous developments of the area made it organic at the block level. The street hierarchy is noticeable on the plans.



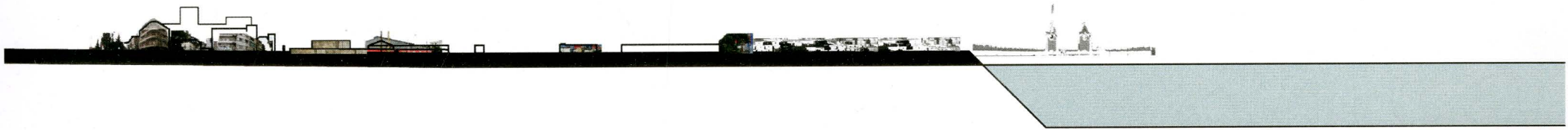
# Buildings Streets Typologies

Most of the buildings are of no classified “architectural value”. Most of the buildings are either industrial or commercial. Some typical Lebanese houses are present, in an abandoned state, these artifacts have been either transformed to garages or other uses, with their roofs falling apart. Temporary extensions have been added to them. These Lebanese Houses are not classified as Heritage building to be rehabilitated, for they were not as elaborate and luxurious as the ones present on Sursock street, Ashrafiyeh.

Some low quality “high rise” blocks of flats are a result of the war during which state control was absent. These constructions often took place in periods of truce.

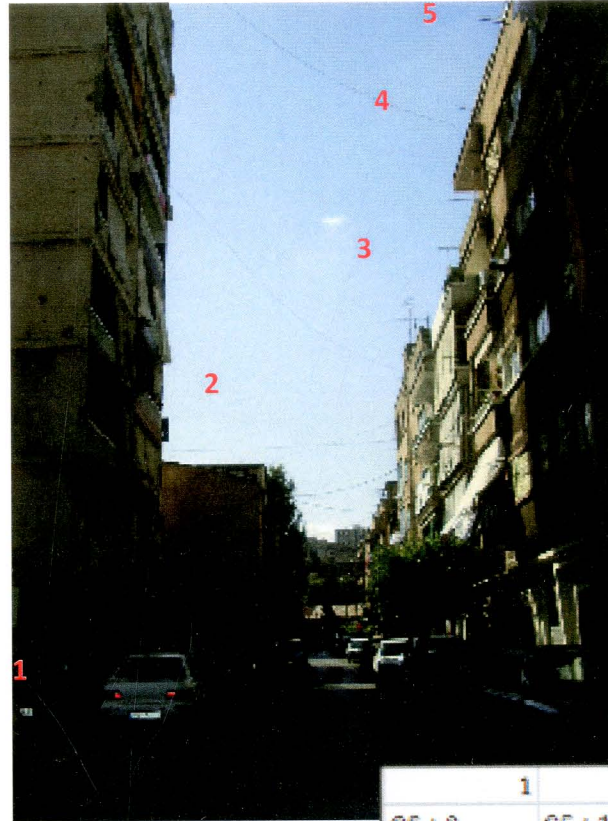


Building Number	1	2	3	4	5	6
Number of Floors	GF +4	GF +1	GF +3	GF +3	GF +3	GF +1
GF Use	Shops	Residential	Shops	Shops	Shops	Shops
Date/Type	1950s	Lebanese House 1970s	1950s	1950s	1950s	1920s

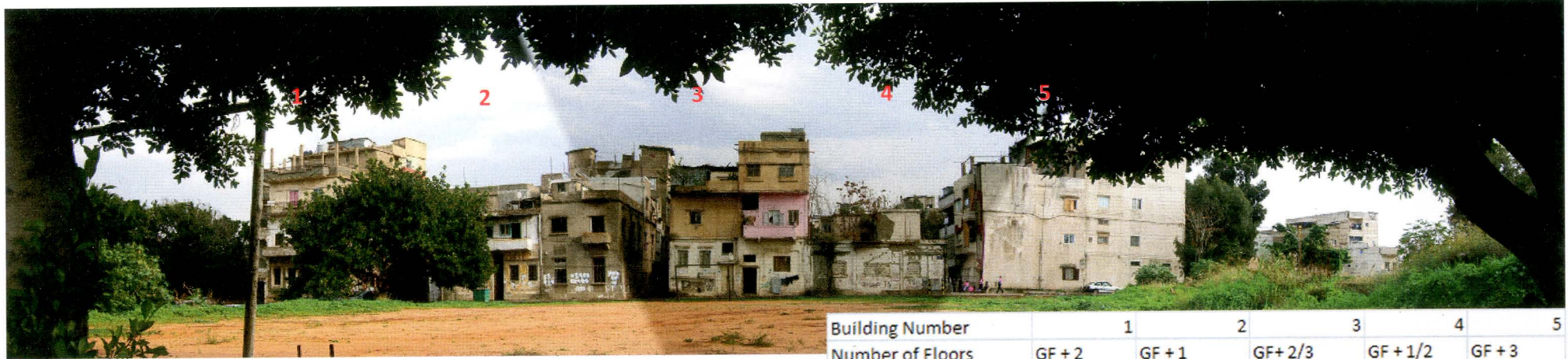


section through the military base

# Buildings Streets Typologies



	1	2	3	4	5
GF + 8	GF + 1	GF + 4	GF + 4	GF + 4	GF + 4
Shops	Residential	Shops	Shops	Shops	Shops
1970s	1950s Villa		1950 1950s		1950s



Building Number	1	2	3	4	5
Number of Floors	GF + 2	GF + 1	GF + 2/3	GF + 1/2	GF + 3
GF Use	Residential	Residential	Residential	Residential	Residential

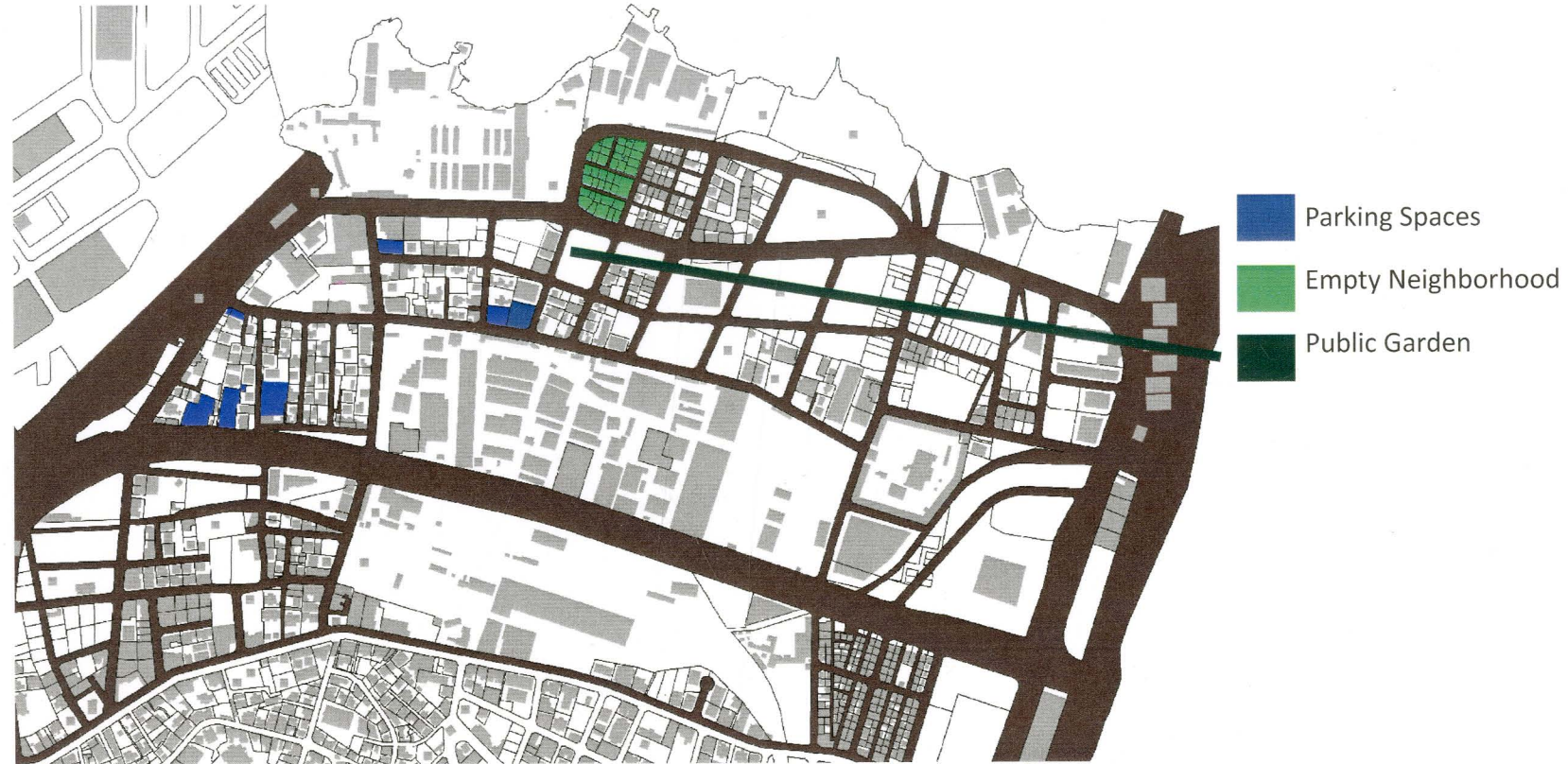


roof extension



## Public/ Private Spaces

Several lots remain empty. Most of the empty lots are used as parking spaces. There is no extension of the semi private spaces to the public streets. Few men occupy the street for surveillance, sitting on the sidewalks, as mentioned previously. A whole neighborhood also remains empty. It is left to the wild nature and it is used as a football field mainly frequented by the Arab el Maslakh and children as a football field. The balconies and semi private ground floor areas are used for dry cleaning and sometimes storage of ladders. The extensions on the roof will be discussed later.



If a development ought to happen in the now frozen Medawar where little architectural heritage is present, where the price of land speaks by itself for its value. What will happen with the already existing local community? Will it be shipped off somewhere? And leave its land for the unaffordable exclusive 600 sq.m apt buildings to be erected. Leaving the ground floor highly exclusive? What about the pedestrian experience that is in the process of being erased? What if we develop a new project that will both respond to the real estate market, open up to the public, leaving open the possibility for interaction/coming back to the area?

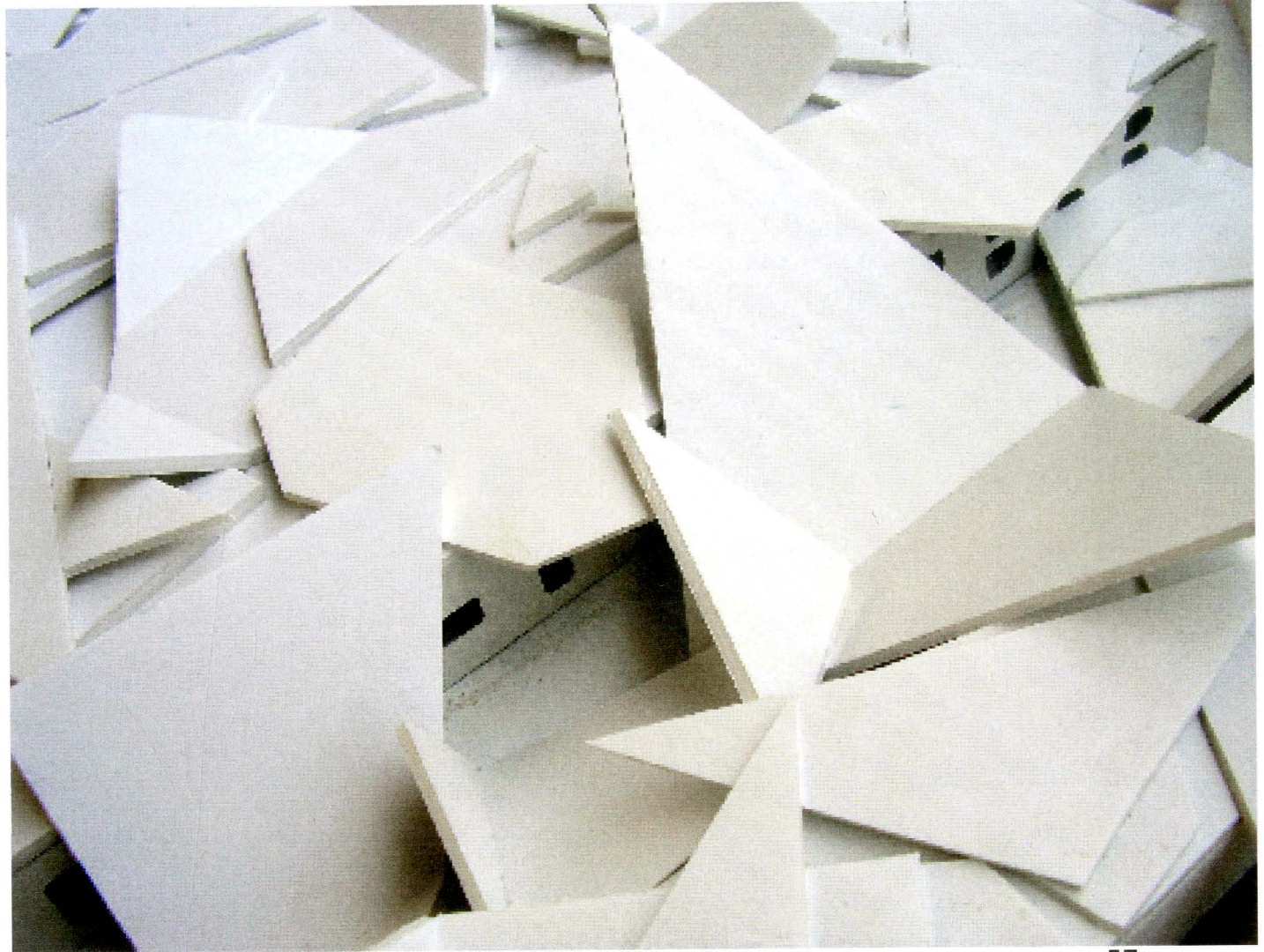
Heritage is not only about buildings; mainly it is about people/culture. Referring to Eugène Brieux play "les Americains chez nous" published in 1922 (the Americans among us) which can be simulated to the developers among us. Where the writer depicts the Americans as sharp businessmen, money makers, where nostalgia/feelings does not stand in their way. The story revolves around a French family that owns an old palace, only worth its age and huge land, and their dilemma of whether to sell lured by the financial benefits, or to leave the property as is, to freeze the past and the present. A dilemma between their mind and emotions, for their land is planted by their grand grandparents. It is charged with their memories.

Thus when these developers are buying the lots for millions of dollars, and developing their urban fortresses, people are "deshabiller de leur memoirs" Thus how can we comply both? Harsh reality yes it is. But memory and heritage does not rely on freezing the past and conserving everything as it is, it relies on updating oneself, while leaving the possibility of coming back open.

Let us examine a previous case of rehabilitation in Beirut, Wadi Abu jmil, the case that up-scaled the Lebanese real estate prices.

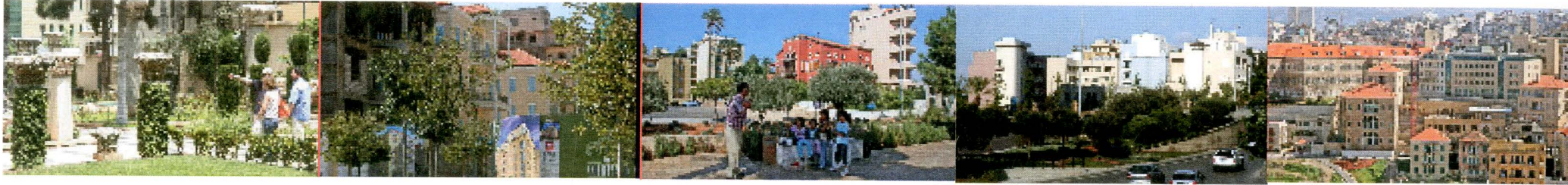


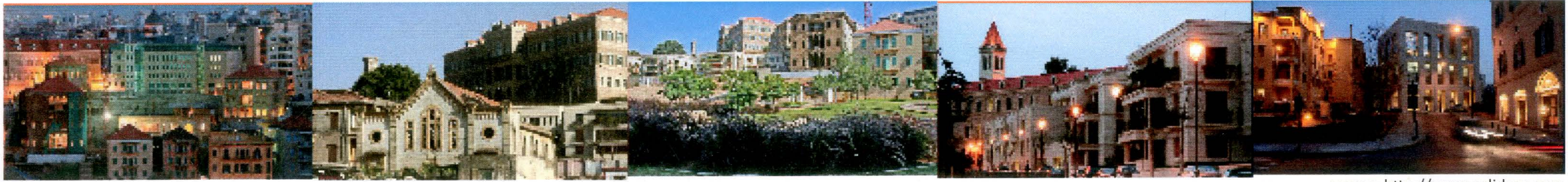
Model by Rina Kurdahi  
Market Demand Erasing Public Realm



Wadi Abu Jmil is a neighborhood located in Zokak el Blat, one of the 13 recognized quarters in Beirut. “Zokak al-Blat occupies a unique position within Beirut’s urban fabric. It was one of the city’s first sites of urban expansion before 1840, and as such it has been distinguished by its direct access to the city centre. During the Lebanese Civil War of 1975-1990, being near the country’s financial and political centre meant proximity to the ‘Green Line’ – the demarcation zone between east and west Beirut. The post-war reconstruction of the downtown area that began in the 1990s embraced the northern parts of Zokak el-Blat and deeply affected the architectural and functional aspects of the whole quarter.”<sup>28</sup>

The post-war reconstruction of Wadi Abou Jmil, the northern part of the ring road, was subject to major demolition after the war in contrast to the southern area where new buildings rose at a rate of 5.4 buildings per year (national rate was 8.4).<sup>29</sup> The war had destroyed the social composition of the neighborhood which was until then characterized by high income residents and many foreigners, including British and American diplomats.

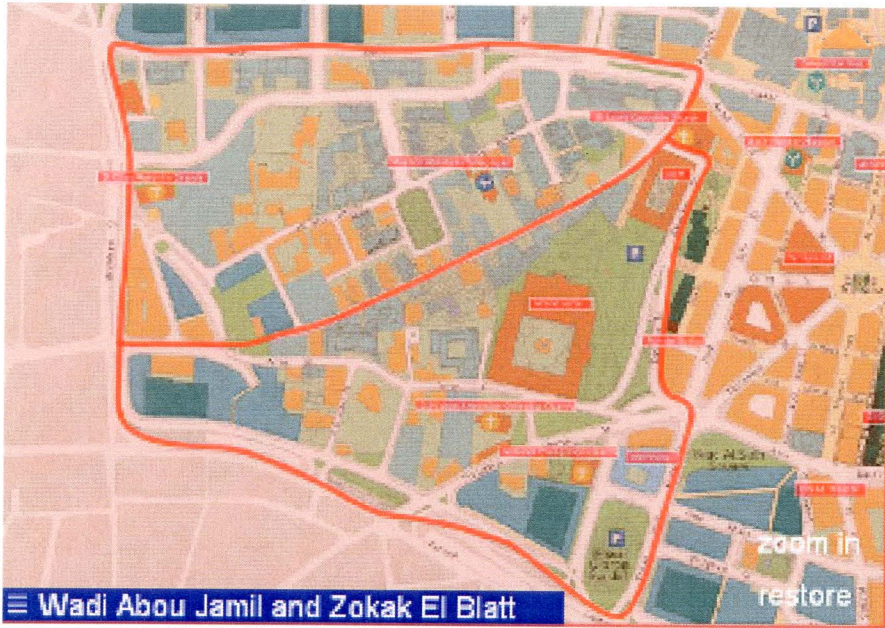




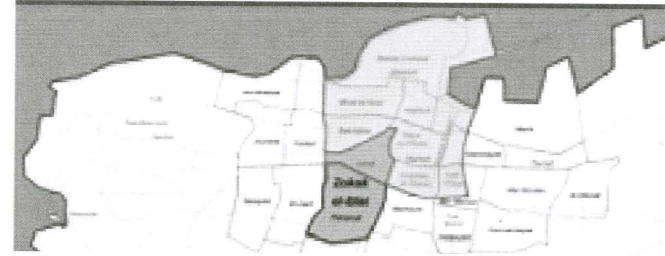
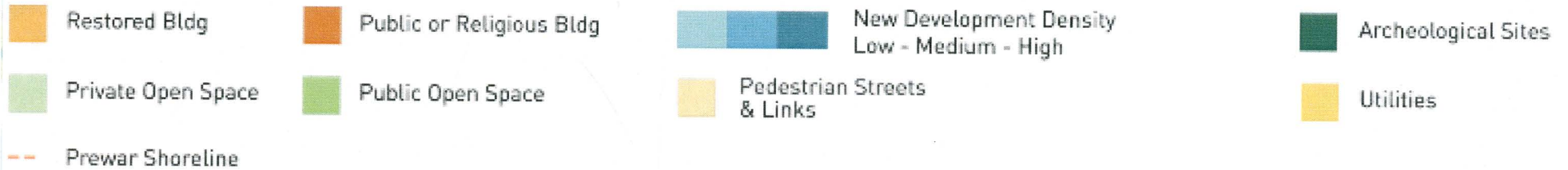
source: <http://www.solidere.com>

“The north south dichotomies do not end here with the end of the war, construction activities and demolition increased again. But now, a line was drawn between the areas north of Avenue Fouad Chehab - where in 1994, the entire real estate property was transferred into the hands of the private real estate company Solidere- and the rest of the quarter south of the ring road.”<sup>30</sup>

Regarding Solidere’s effects on the urban fabric of Zokak el Blat, it is evident that large scale demolition of buildings north of the ring road took place during the early and mid 1990s i.e. after the war. “Only very rarely however where buildings in Zokak el Blat completely destroyed by war. Instead and very much like before, many buildings were demolished to make room for new constructions.”<sup>31</sup> Physical destruction was mainly noticeable; buildings were damaged by shooting, shelling and fire. Mostly abandoned houses were subject to decay which was sometimes increased but sometimes curbed by squatters or place keeper inhabitants. Houses were abandoned as the results of the final exodus of original inhabitants and landowners mainly Christians and Jews. These were replaced mainly by refugees and displaced families in the post-war period. “The eviction of squatters preceded the demolitions. This together, with the general expropriation of properties by conversion of property deeds and leases into Solidere shares, prevented any possible return of the former inhabitants to their premises. In the intra BCD area of Zokak el Blat, then, we are dealing with three developments: the elimination of the largest part of the historic built fabric; the complete and final obliteration of the historically grown social fabric (as well as its short term successor, the fabric of war era inhabitants);The abolition of historically developed property relations, along with a far reaching erasure of the historical property boundaries and plot limits.”<sup>32</sup>



source: <http://www.solidere.com>

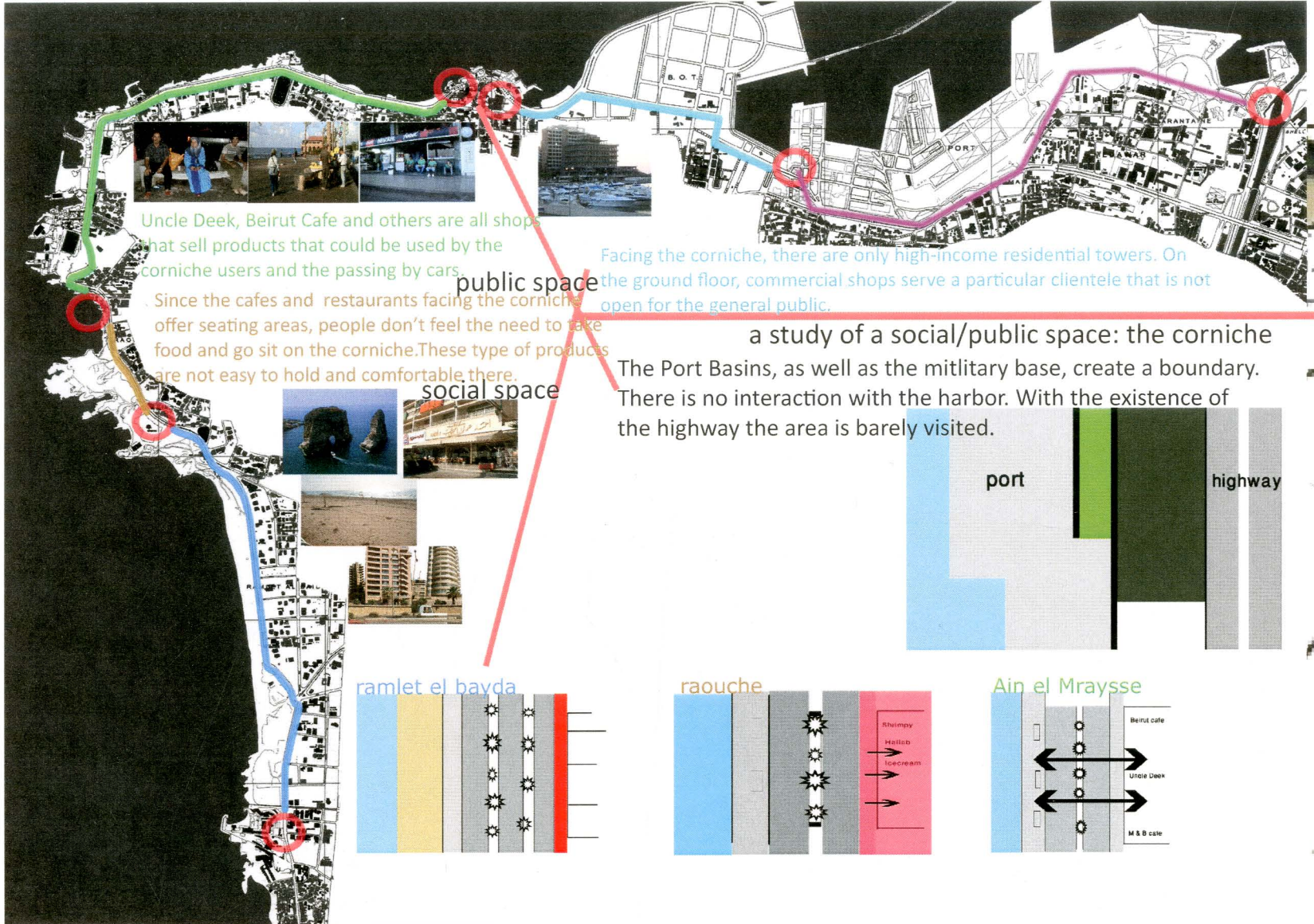


One can notice the abundance of open public space in Wadi Abu Jmil. Nevertheless they remain empty, for the lack of affordable social spaces catering for them.

28. Gebhardt, H./Sack, D. (Eds.): History, Space and Social Conflict in Beirut. The Quarter of Zokak el-Blat. Beirut (Orient-Institut der DMG Beirut, Beirut Texts and Studies 97)
29. Bodesintein, R. The making and remaking of Zokak el Blat a history of Urban fabric. p 30
30. Bodesintein, R. The making and remaking of Zokak el Blat a history of Urban fabric. p 32- 33
31. Bodesintein, R. The making and remaking of Zokak el Blat a history of Urban fabric, p 31
32. Bodesintein, R. The making and remaking of Zokak el Blat a history of Urban fabric. p 33

Solidere, indeed invested in public/social spaces created in Wadi Abu Jmil (rf. to mad, garden around the Serail). There are lots of gardens, but these gardens are surrounded by elitist exclusive shops/restaurants such as Emanuel Ungaro, Elie Saab, Sultan Ibrahim targeting a small clientele. These social spaces do not animate the public spaces for they do not serve them. Another factor that contributes for the lack of liveliness in these gardens, is the constant surveillance applied.

Let us examine another public space in Beirut, the cornice, an interface between public and private, which exemplifies the importance of the existence of social spaces surrounding public spaces to animate them. And then Barcelona a case study that succeeded in linking all the animated places in the city, transforming the city into an urban/cultural/social promenade.



Uncle Deek, Beirut Cafe and others are all shops that sell products that could be used by the corniche users and the passing by cars.

Since the cafes and restaurants facing the corniche offer seating areas, people don't feel the need to take food and go sit on the corniche. These type of products are not easy to hold and comfortable there.

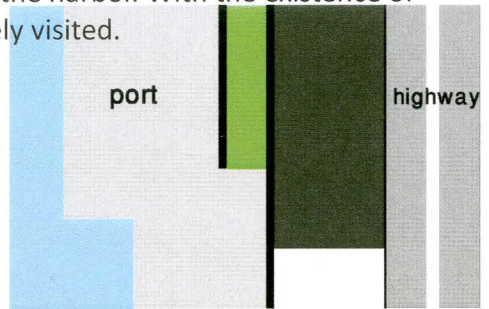
Facing the corniche, there are only high-income residential towers. On the ground floor, commercial shops serve a particular clientele that is not open for the general public.

### a study of a social/public space: the corniche

The Port Basins, as well as the military base, create a boundary. There is no interaction with the harbor. With the existence of the highway the area is barely visited.

public space

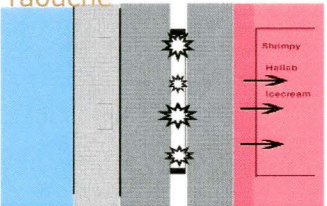
social space



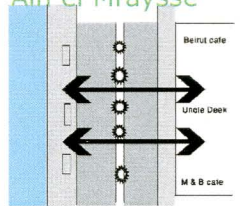
ramlet el bayda

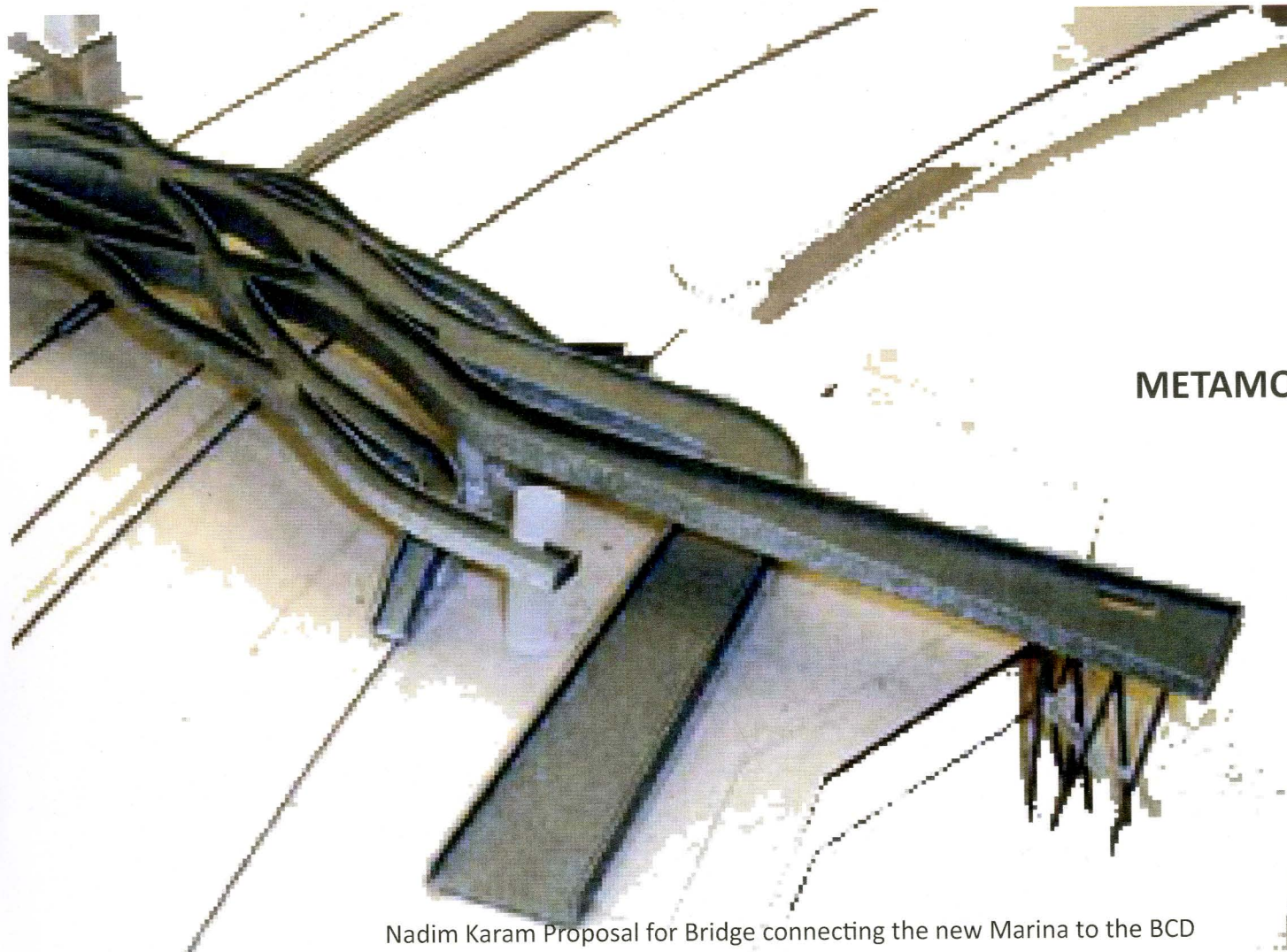


raouche

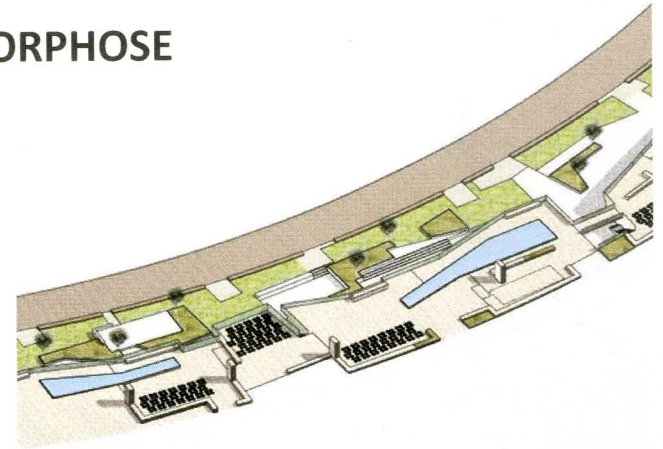


Ain el Mraysse

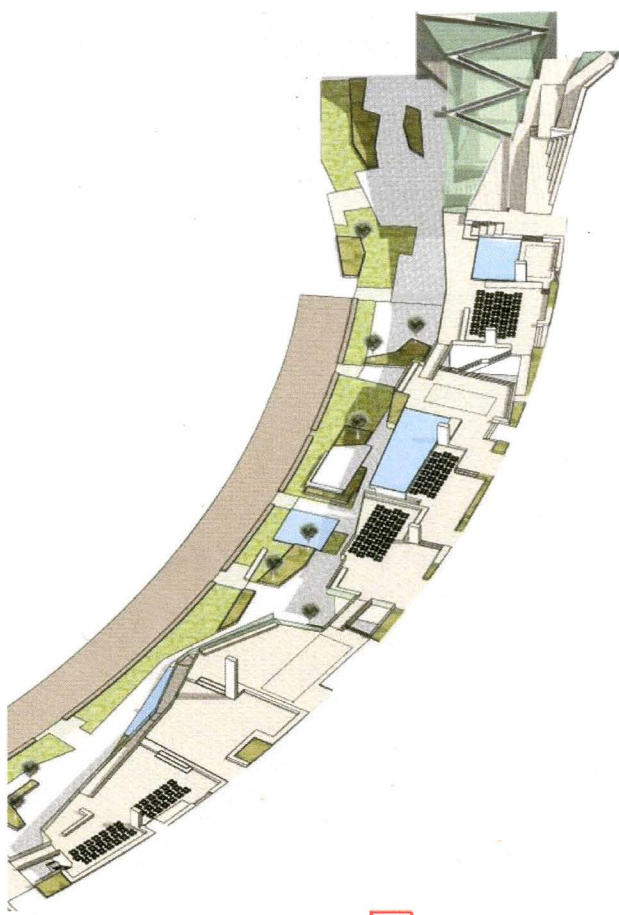




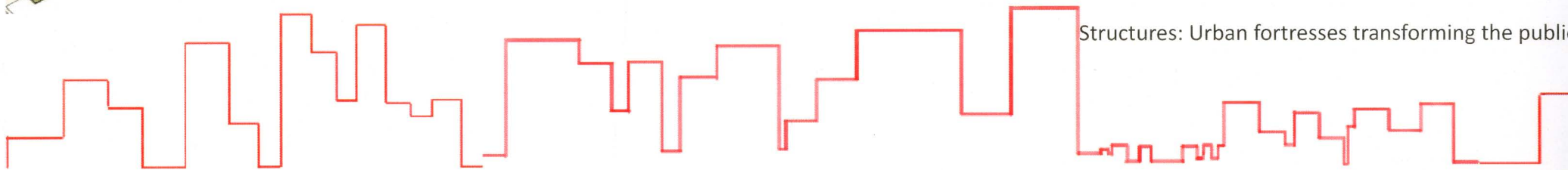
## METAMORPHOSE



Nadim Karam Proposal for Bridge connecting the new Marina to the BCD



Ain El Mrayse: a successful public space in Beirut The people that come to Manara are from all age groups; the space is usually occupied by families that undergo different activities, here are some examples: - Men who usually bring their furniture with them, spend their time fishing, playing games (like “tawle” and “wara2”) or just sitting around in circles talking to their friends. - Others use the Cornish for different exercises, from walking to jogging in small groups or individually. - Some take the time to pass by the coffee shops on the other side of the road to grab a cup of coffee or a cone of ice-cream before going back to the Corniche to enjoy it on the public benches overlooking the sea. - The Corniche offers some public services (such as toilets) and public benches; however the lack of those is clearly reflected in the people’s habits of bringing their own chairs and tables. Comparing the success of Ain el Mraysse to the rest of the Corniche, especially in comparison to Ramlet el Bayda and the new Raouche structures which are lacking social activities on the ground floor, one notices the success of Ain el Mraysse due to several factors, mostly because of the presence of cafes, and the flexibility of the space; where people can bring their own food, entertainment chairs. This flexibility is missing in Solidere public areas.



Structures: Urban fortresses transforming the public





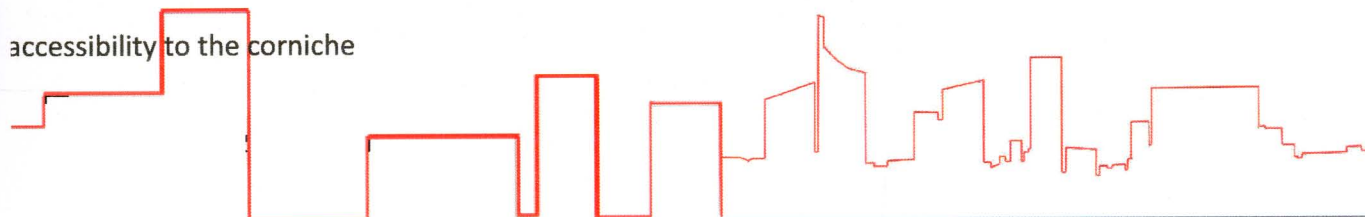
Activities that took place in Ain el Mrayse

The success of the whole corniche area is due to the promenade and wide uninterrupted side walk that is presented. The importance of the pedestrian connectivity to public spaces, from one place to another, has been noted and bridges linking Solidere area, to the corniche has been envisioned. One must note that these bridges are not enough. There should be accompanied by social places that animate these public spaces, this is the case that happened in Barcelona.

Steven Holl Project on the New Marina, includes Cafes, Retail, Promenade & a Hotel. He added some **social related activities** to the hotel, in order to revive the now dead marina.



accessibility to the corniche



vibrant, cultural,  
alive, accessible,  
pedestrian friendly routes,  
promenades,  
moments,  
framed spaces,  
unique spaces,  
beautiful streets,  
**barcelona**  
"great streets"  
museums  
cafes  
shops  
walking  
sitting  
interacting



Paseo de Gracia.  
source: Jacobs, A. Great Streets 1993

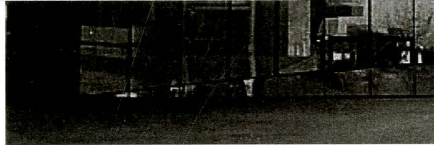
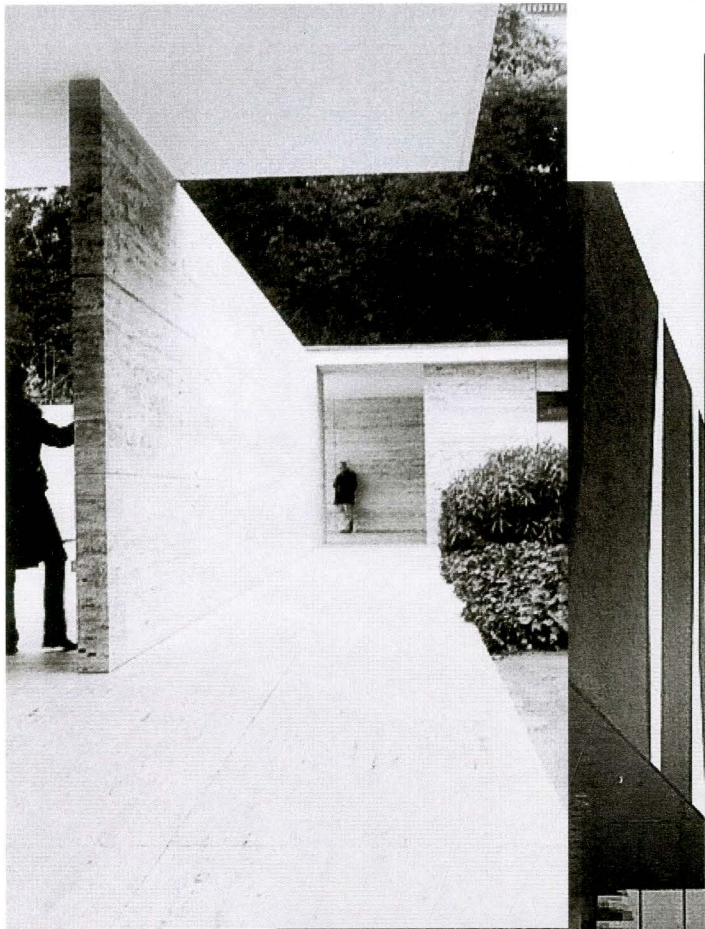
# Barcelona

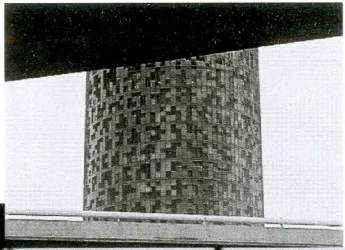
The introduction of Barcelona comes from my own personal experience with this city, but also as a successful revitalization project. The success of this public private intervention (Meyer Hans: City and Port. ), unlike other public private city rehabilitation projects, relies on the social and public spaces produced; the beauty of Barcelona lies in its social interaction, its pedestrian flows. This city is truly alive through its cultural dimension and its accessibility.

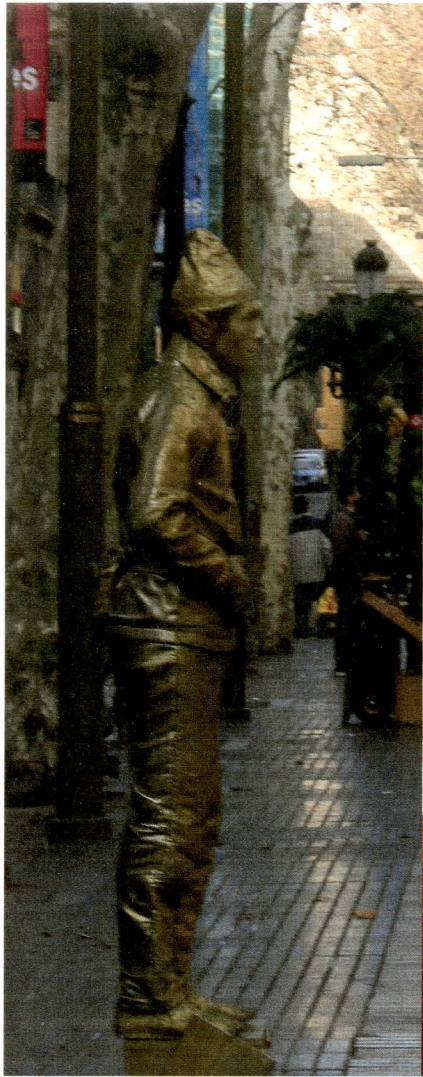
Open public spaces link the city to the port: a series of moments takes you from Passeig de Gracia to Las ramblas, to the gothic quarter then to the waterfront promenade created along the shoreline, extending from the sandy beach to the port. The city of Barcelona praises public spaces. Thus in order to revive the city, it connected its public spaces, creating an urban promenade, a cultural promenade through the city. Las Ramblas, Passeig de Colom and Port Vell are the main public spaces that link the city to its harbor through a promenade. Parks, museums, public beaches/exhibitions, cafes, restaurants, and aquariums fill the first balcony of the sea front. Cultural tourism is enhanced by these social spaces even those that are not facing the harbor. These spaces created as cultural/promenade instances, enhance not only the city-scape, but also the tourism and thus the economy of the city. The city redeemed itself as a touristic city on the world map; it transformed itself from an industrial textile port city, to a cultural city through the introduction of nodes of attractions linked together by the urban promenade. These nodes are of a historical heritage, cultural attraction, all promoted under the agenda of social related activities.

“The city’s approach to public space is marked by a dual nature: public and social. A market-led approach that was sensitive towards social urban needs.”<sup>33</sup>





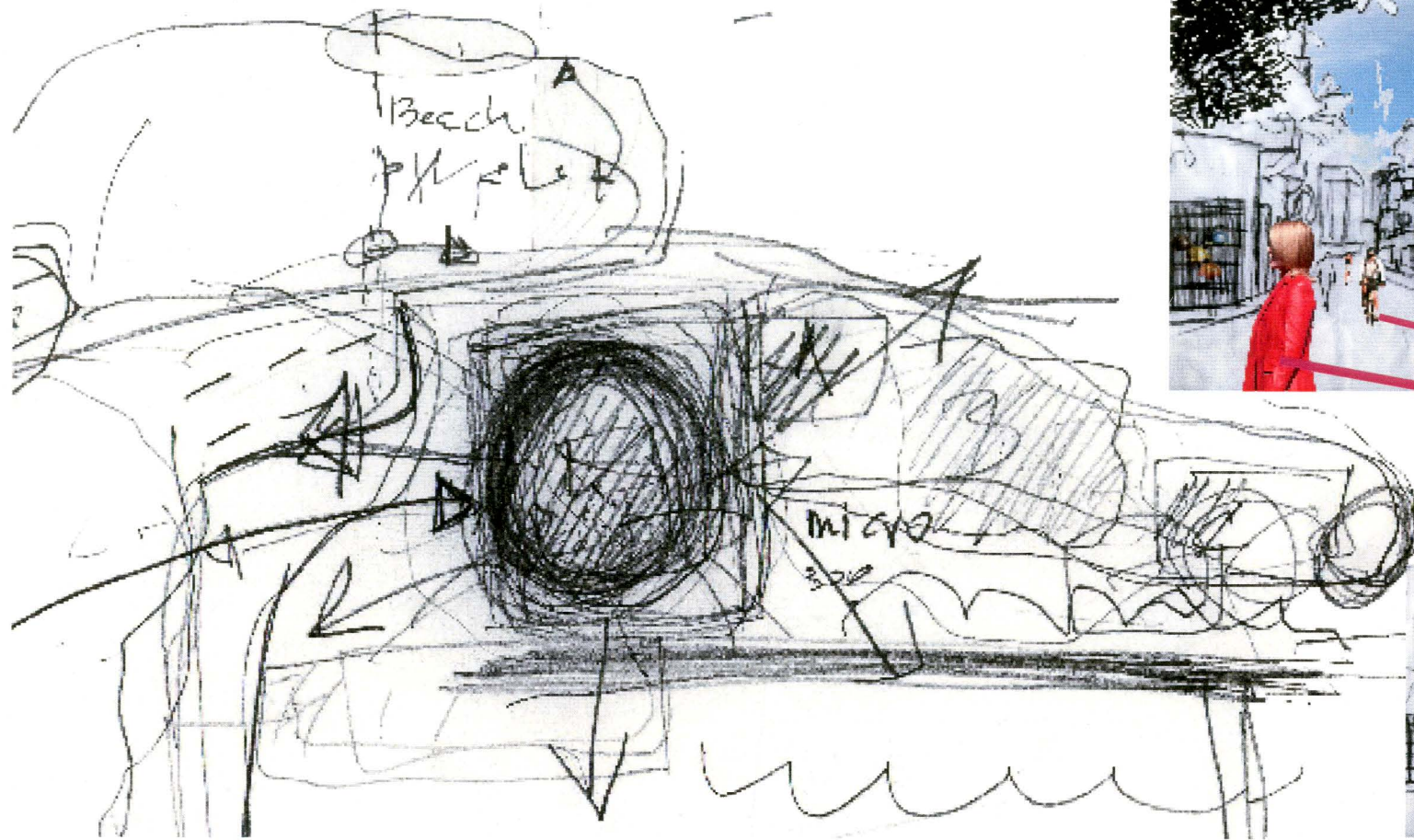








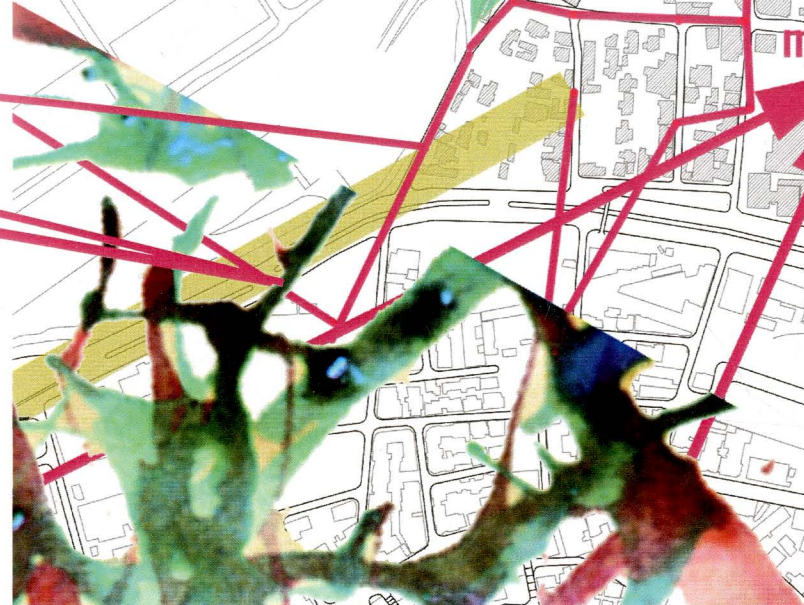
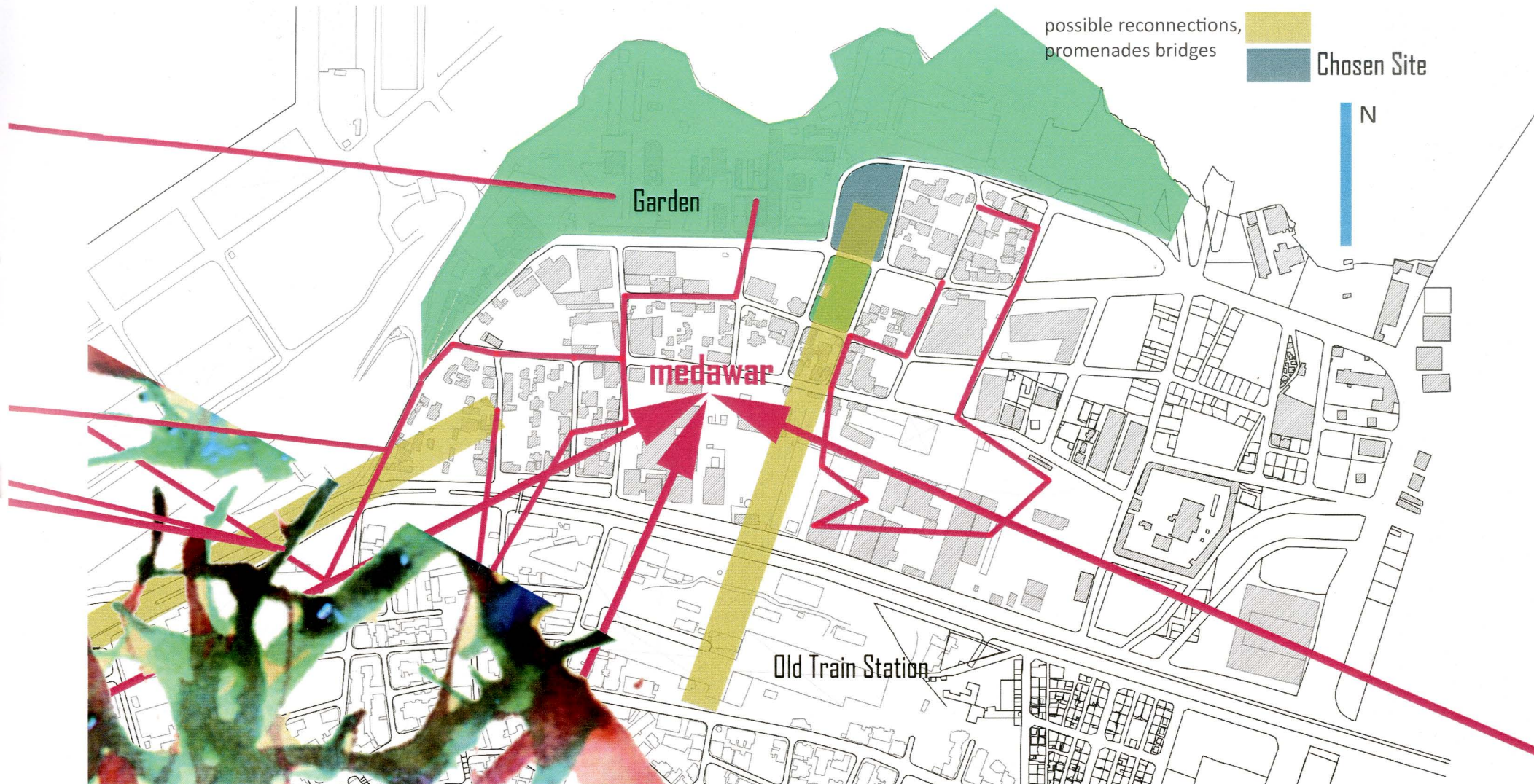
The now frozen Medawar area is lacking social interaction; merely few people hang around the streets. There is no pedestrian action, there are not noticeable social interaction except for the few men who monitor the heavily phalange area. My vision for the whole area is affected by the fact that this part of the city is still not stained by these urban fortresses. Furthermore in the data collected the military base that occupies the phalanges owned site, is envisioned to be transformed into a public garden. Medawar, if to be rethought of, as is the case nowadays with the developers seeking piece meat development, should be re read and re interpreted in a manner to induce and enhance social interaction, social spaces, public spaces, pedestrian action, and public engagement with the city.

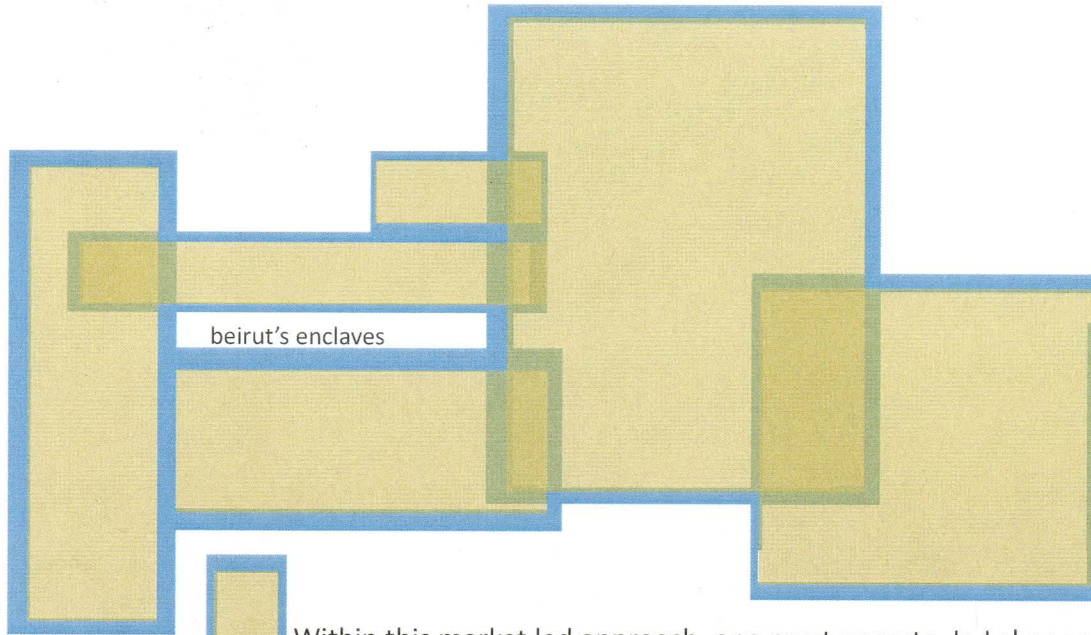


possible reconnections,  
promenades bridges



Chosen Site





beirut's enclaves

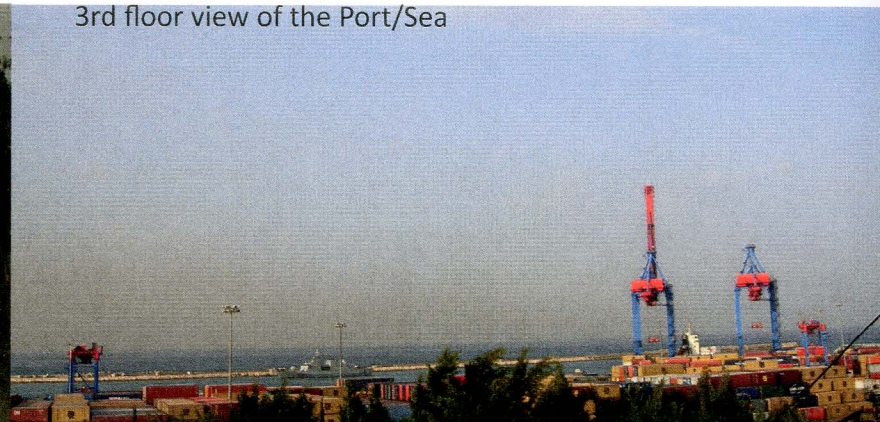
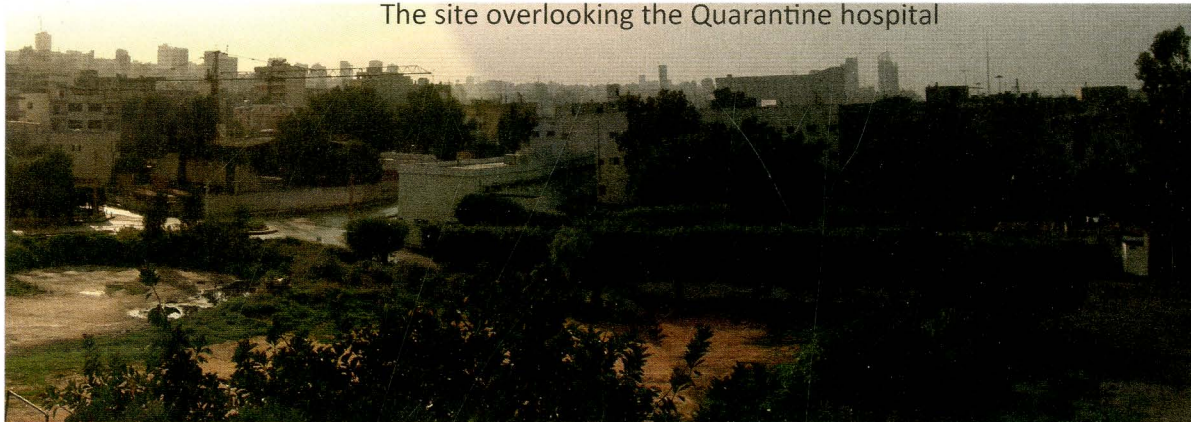
Within this market led approach, one must operate. In Lebanon, given the few planning initiatives and little concern for public realm and public benefits where even the existing parks are either closed or opened for a few hours, one must embrace the reality that any development is initiated through private initiative or the private sector backed up by the government (rf. to Solidere). As such, private developers are seeking a high rate of return on their investment, and thus are limiting their investment in the public realm, or public-oriented activities on the ground floor, and creating as mentioned previously isolated pockets for a certain targeted clientele. Solidere has acknowledged the importance of this public factor in the program of the development; it couldn't do otherwise for it was dealing with the downtown heart of the city. However on the new marina as we can see in the Millennium Tower and the Marina Tower, the trend of enclaves is set. Buildings in the BCD area that do offer, public facilities on the ground floor, do not succeed in creating this socially interactive public space. (rf. to Wadi Abu Jmil).

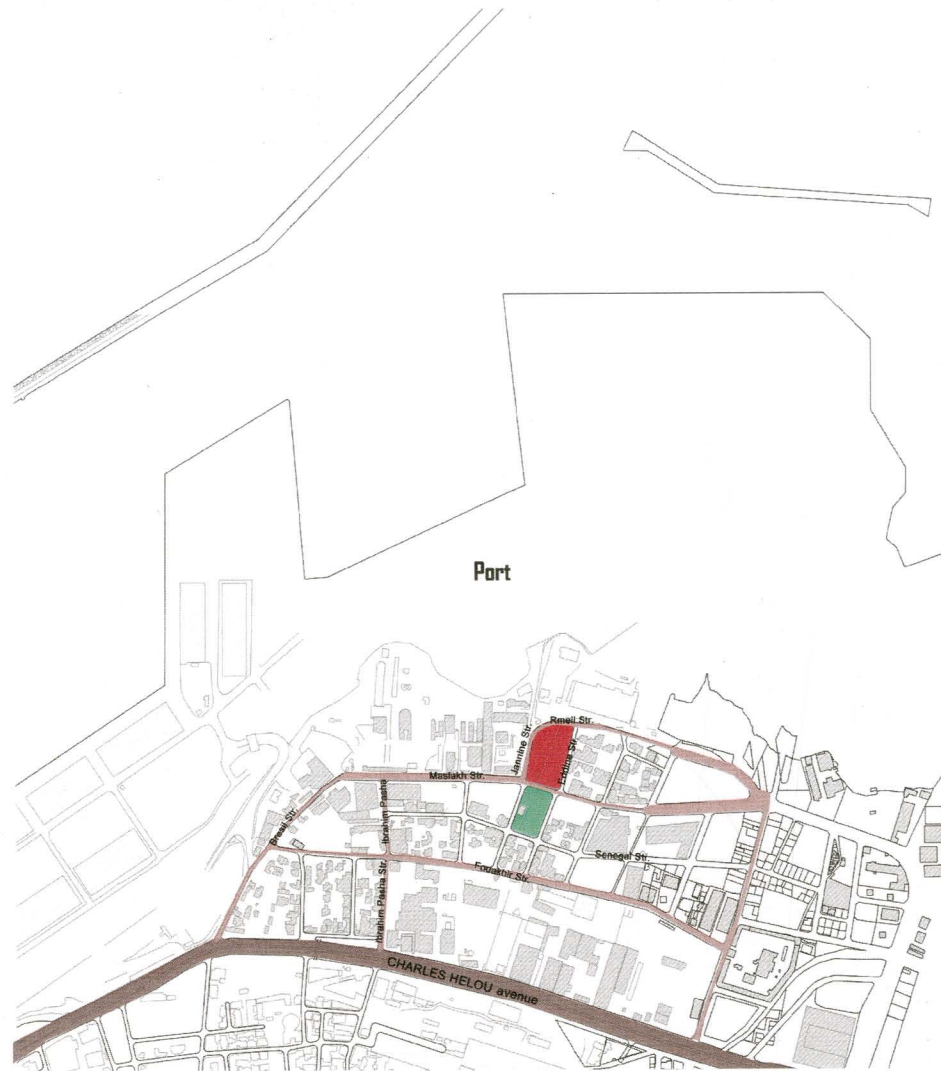
Developments are ought to take place (rf. to real estate section above.) And since they are occurring under the umbrella of private developers' initiatives, they are promoting one lifestyle of living. They are investing in urban fortresses, killing the experience of the city life. Urban design nowadays, is a result of the action of developers. (rf. to section I) Beirut's experience has metamorphosed. One's path is often obstructed by these created enclaves/gated communities. Let's explore a new development that will ensure an attractive rate of return to the developer, while re-reading Beirut, re-promoting social interaction, re-discovering public spaces, interpreting a new way of living... revealing the other face of Beirut

## Site of intervention

The proposed site for the project has been chosen, for:

- Its size, 5500 sq. m. Located between 4 streets, 3 secondary: Remeile Str, Maslakh Str, Jannine Str and 1 tertiary road: Rachid Eddine Str. The site encompasses 38 lot numbers( rf. to map)
- Its specific location, in Medawar area as a whole, on an empty lot in order not disturb the urban fabric of the local permanent community, “the Lebanese and Lebanese Armenians” and its proximity to this community in order to also cater for them.
- The public garden facing it that will be included in the project.
- Its current port/sea view.

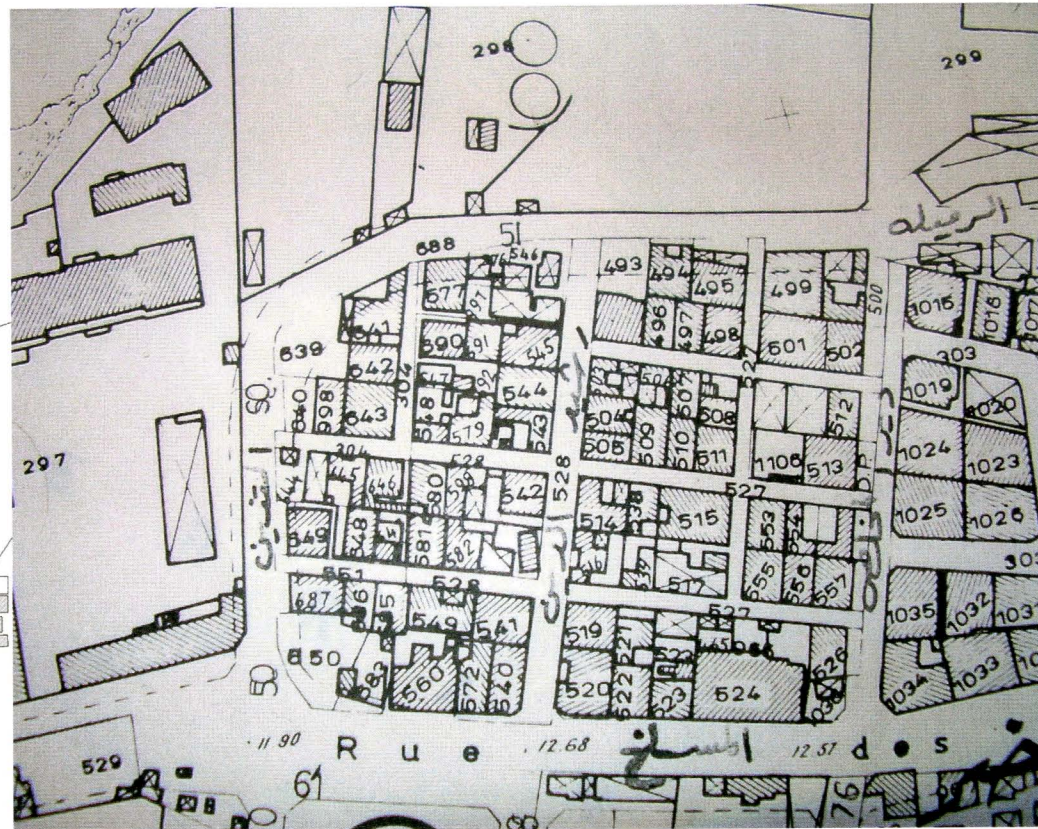




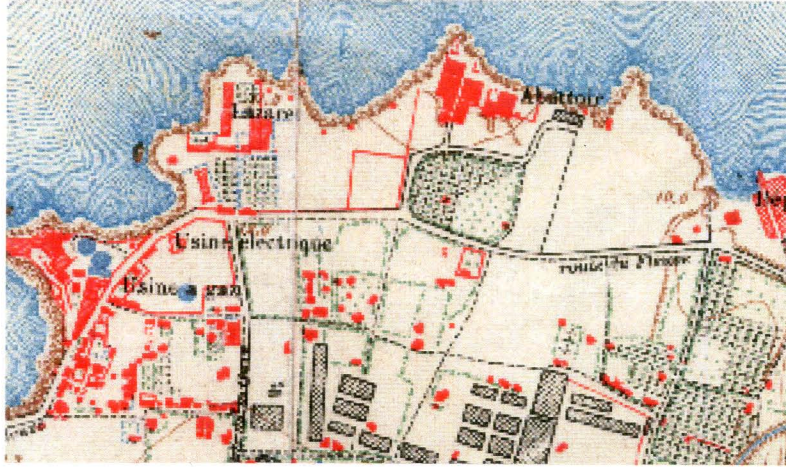
Chosen Site

Public Garden

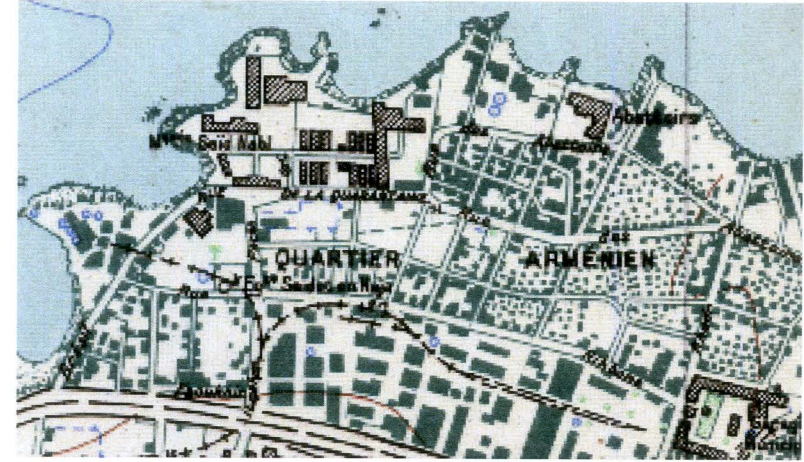
source: Beirut Municipality



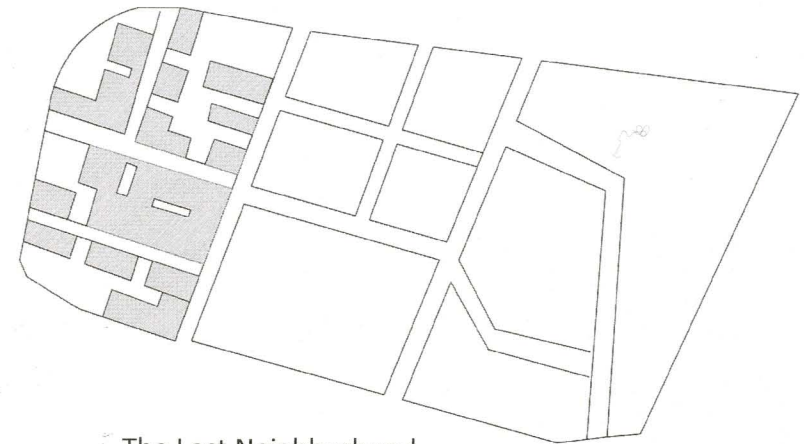
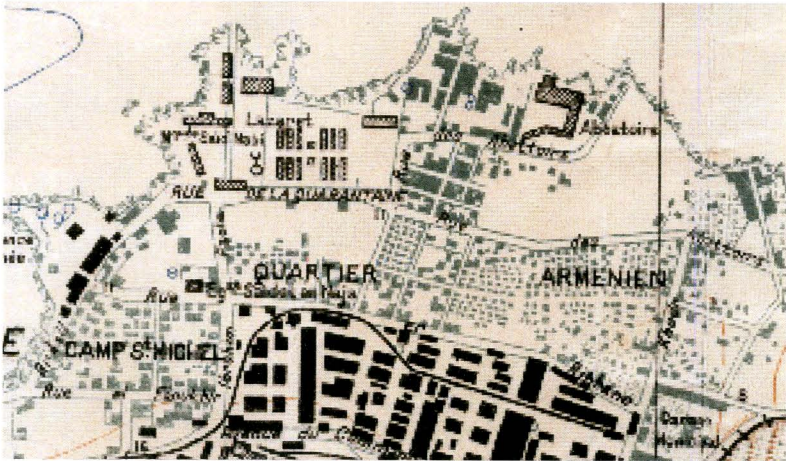
# History



1922: The site was a Public Garden  
1940: The Neighborhood was formed



1959: Developments of the surrounding lots



The Lost Neighborhood

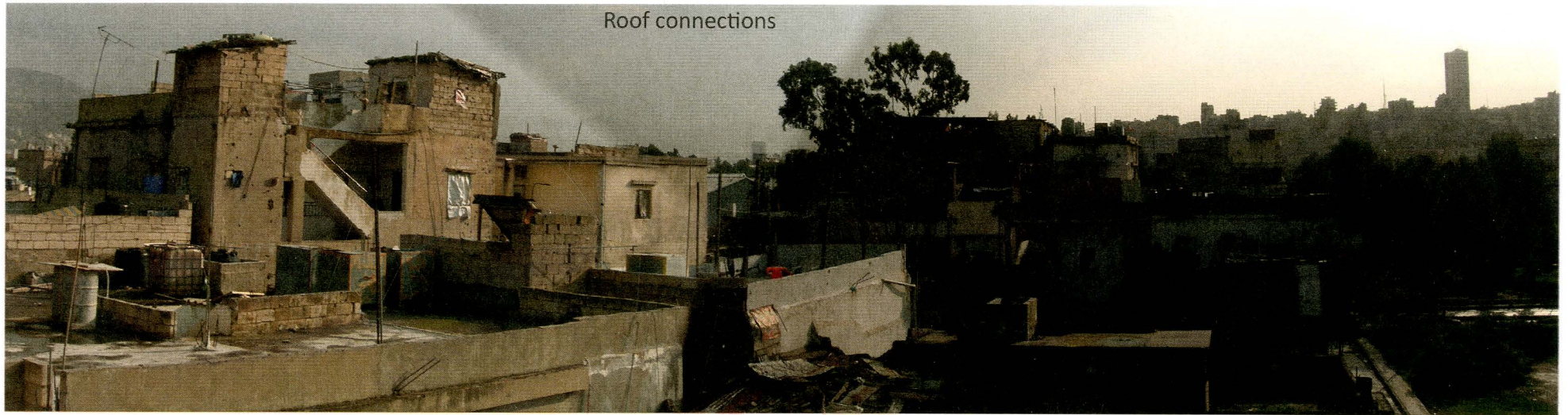


Memoire du parcellaire: the lost neighborhood an entire block facing the Karantina garden was demolished during the war. When the decision to interfere on this site encompassing several lots was taken, the intention of leaving some of the passages that existed in it, and reviving some of the urban scale that existed on this site was explored. (To get a sense of the urban scale, one must refer to building/ street typology on the neighboring site of the Arab el Maslakh community section above.) However the design will not limit itself to this memory, it will open itself to the reviving of this memory at certain architectural moments (infiltration, passages, size of units) .

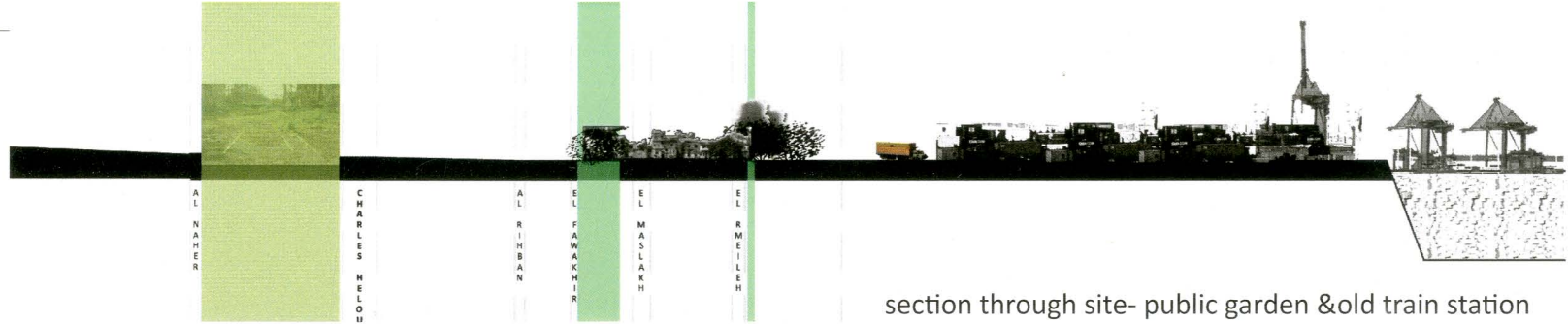
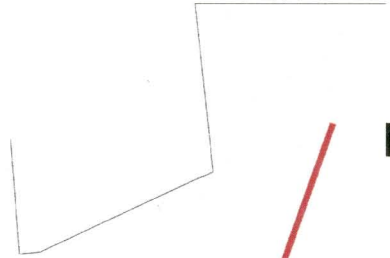
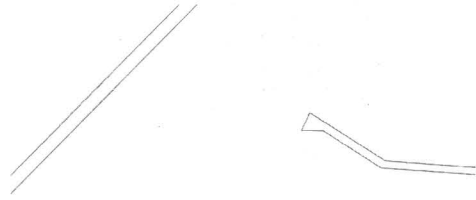


## Roof Connections & Appropriation

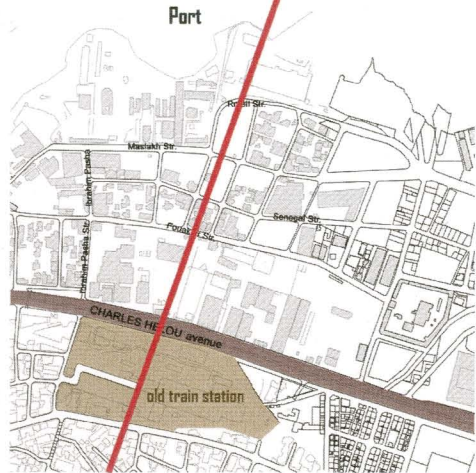
The community largely appropriates the roofs, adding extra rooms. Also the roof is appropriated a storage area, seating/lounging area. The layers of rooms added highlights the needs of this transit community to expand in its limited congested nest.



# Section



section through site- public garden & old train station



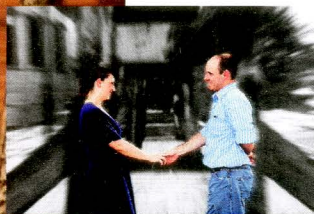
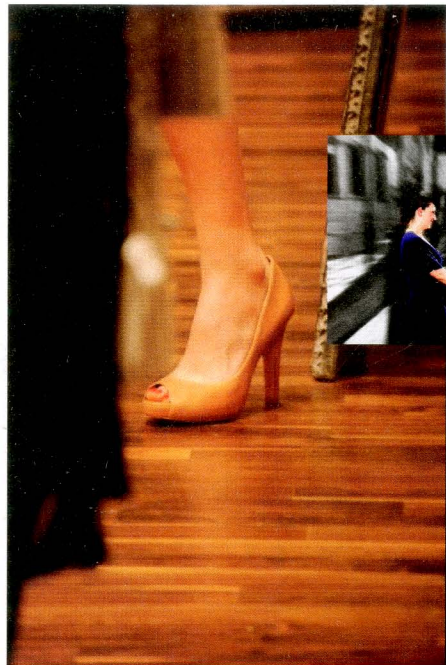
A green section more or less is noticeable on this cut. The view is not interrupted by high rise buidlings/structures as opposed to the other new waterfront structures.

vibrant, cultural,  
alive, accessible,  
pedestrian zones,  
promenades,  
moments,  
framed spaces,  
unique spaces,  
beautiful landscape,  
**beirut- medawar**  
"great streets"  
galleries  
cafes  
shops  
walking  
sitting  
interacting

## Program

As emphasized before, the program is to be developed in order to ensure an attractive rate of return on the investment of the developer, and most importantly to call for the public engagement, social interaction.

- To include amenities that cater for and promote cultural life in Beirut city as a whole, in order to infiltrate the public into this now “isolated” area. Noting that BCD has established its identity as the banking sector, offices, shopping and restaurants. The housing offered there is elitist selling at unaffordable prices. Medawar with its unique location can provide an intermediary scenario between the suburban life and the BCD unaffordable loft. Thus various housing/lodging unit sizes will be offered, flexible enough to be joined together. 30 % of these units are to be furnished and leased, to ensure a continuous flow of social dynamics into this project...creature.
- Amenities called for shall cater for
  - Advancement & encouragement of social interaction between various stratus and cultural groups by creating public realms and avenues such as all ground floors and mezzanine shall be available for social related spaces. These social spaces will extend blow the already existing public garden, with an entertainment center located below it.
  - The street will be bridged above the program



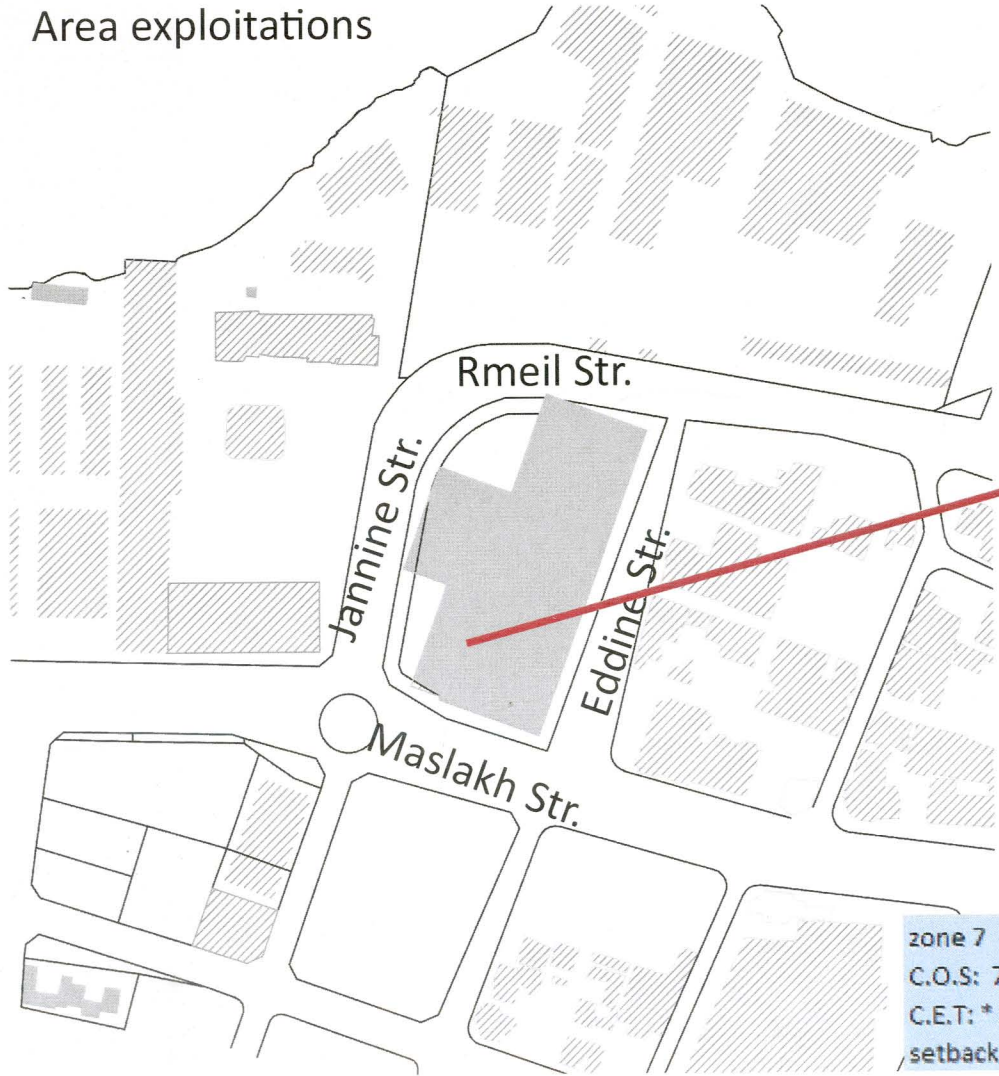








# Area exploitations



zone 7  
 Land Area 5500 sq.m  
 C.O.S: 70% 3850 sq.m  
 C.E.T: \* 3 16500 sq.m \* 1.2 \* 1.2=23760sq.m  
 setback: 4.5m

zone 7		Land Area 5500 sq.m	16500	19800	23760
C.O.S: 70%	3850 sq.m				16500 sq.m * 1.2 * 1.2=23760sq.
C.E.T: * 3					
setback: 4.5m					

				quantity	unit A	quantity	unit B	quantity	unit C
bedroom	3.6	3.6	12.96	1	12.96	2	25.92	3	38.88
bathroom	2.2	2.6	5.72	1	5.72	1	5.72	2	11.44
kitchen	4	3.6	14.4	1	14.4	1	14.4	1	14.4
reception	4	4	16	1	16	1	16	2	32
dining	4	4	16	0	0	1	16	1	16
pantry/laundry	2.2	2.6	5.72	1	5.72	1	5.72	1	5.72
Guest W.C	1.6	1.4	2.24	1	2.24	1	2.24	1	2.24
Entrance Hall	2	3	6	0	0	1	6	1	6
				total	57.04	total	92	total	126.68
				TOTAL	68.448	TOTAL	110.4	TOTAL	152.016
				w. balconies					
				Area	70		110		150
				quantity	109		66		33
					7630		7260		4950
				Total Housing			19840		
				sale 70%	13888				
				lease 30%	5952				
				unit A		49	3430		
				unit B		16	1760		
							5190		

## Unite H: Le Corbusier

The Unité d'Habitation was "Le Corbusier's most influential work."<sup>36</sup> This postwar structure was launched in Marseille in 1945 and accomplished in 1952. The 110m by 20m building housed 300 apartments and thus 1200 inhabitants. "The long sides face east and west as do the through apartments. Special apartments are on the south side and the north wall is blank. There is a roof garden, integral brise soleil and balcony, elevator access from a lobby among the pilotis, and in the Marseilles block, two floors of shopping midway up the bldg. the well known section develops from a circulation system of corridors every three floors: access is from the corridor into two level, through apartments that are L shaped in section and interlock around the corridor."<sup>37</sup>

This giant twelve story apartment block, responded to the great shortage in the housing market post WWII. But most importantly it examined and explored to the fullest the harmonious organization of individual life and collective life. Inspired by the Carthusian monastery of Ema in Florence that le Corbusier visited in 1907, where he stated that "from this moment on, the binomial- individual and collectivity- became clear to me; it is an indissoluble binomial."<sup>38</sup> Thus the program of this building revolves around communal spaces such as recreational spaces, theater, kindergartens, medical facilities, and supermarket. According to Suzanne Lherisson who has been living in the complex since its inauguration in 1952: Le Corbusier insisted on the notion of communal living, le Corbusier held several events called "soiree" where he promoted social interaction.

"**LE CORBUSIER** nous a parlé de vie associative, défense des intérêts, création de loisirs .... Et la décision est vite prise de la fondation de L'Association des Habitants de l'Unité d'Habitation Le Corbusier Marseille le 14 Janvier 1953."<sup>39</sup>

"Although the program of the building is elaborate, structurally it is simple: a rectilinear ferroconcrete grid, into which are slotted precast individual apartment units, like 'bottles into a wine rack' as the architect puts it. Through ingenious planning, twenty-three different apartment configurations were provided to accommodate single persons and families as large as ten, nearly all with double-height living rooms and the deep balconies that form the major external feature."<sup>40</sup>

# Unite d'Habitation

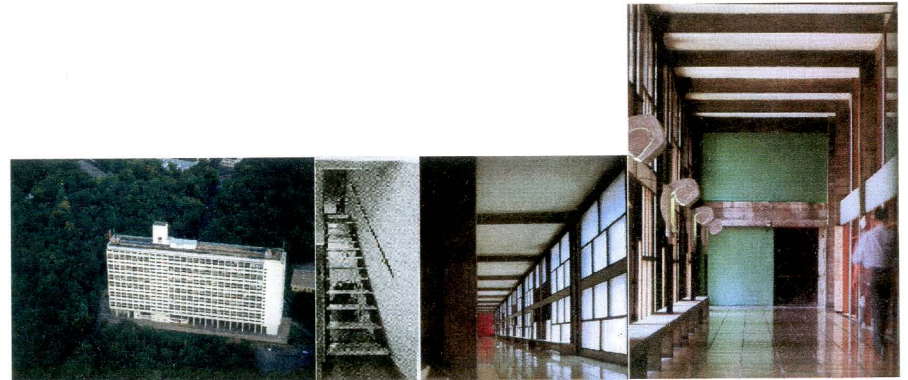
36. Trachtenberg, Marvin. Hyman, Isabelle. Architecture: from Prehistory to Post-Modernism. p541

37. Sherwood, R. Modern Housing Prototypes. 1978 p 120

38. Brooks, H.A. Le Corbusier. 1987 Princeton university press p 117

39. <http://www.marseille-citeradiouse.org/chap2/realite-3.htm>, last web accessed on 25/01/09

40. Trachtenberg, Marvin. Hyman, Isabelle. Architecture: from Prehistory to Post-Modernism. p541



[Handwritten notes in French, organized into two columns. The left column is headed 'Casel' and the right column is headed 'Casel'. Both columns discuss 'membres' (members) and 'l'appareillage' (equipment). The notes include lists of materials and technical details, such as 'Ciment', 'acier', 'bois', and 'verre'. There are also small diagrams of structural components and a central photograph showing a close-up of a concrete structure with rebar and a circular opening. The handwriting is dense and somewhat difficult to read in places, but the overall structure is clear.



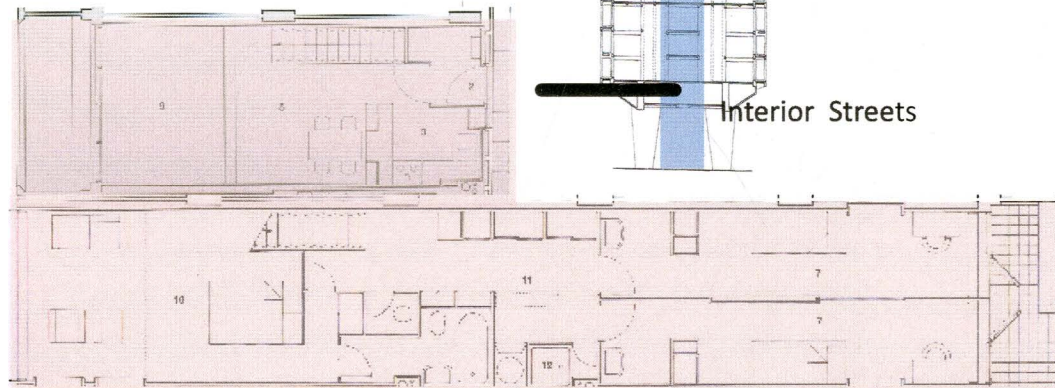
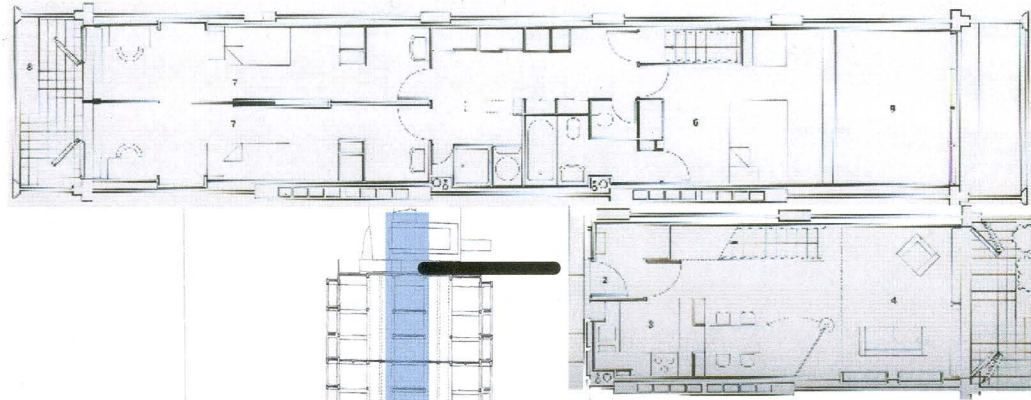
Jenkins, D. Unite d'Habitation Marseilles: Le Corbusier. Phaidon Press Limited. London. 1993

Guiding principles in unite h: 41

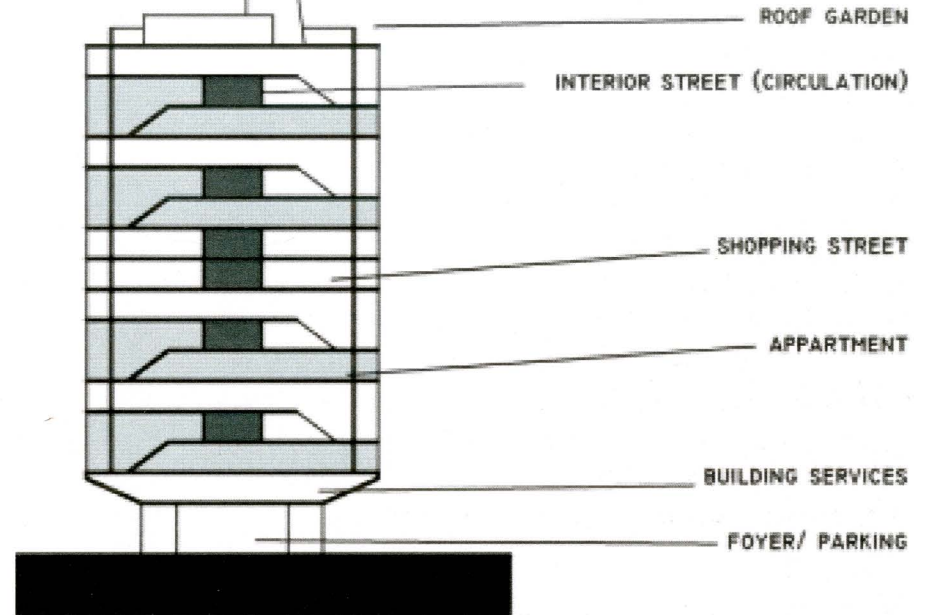
- 1- **Individual life:** respecting individual life seeking to protect it from excessive contact with neighbors. In the apartments children rooms and stuff. Economical reasons prohibited this instead sliding blackboard partitions.
- 2- Family protection: from the neighbors, eliminate all excessive contact with neighbors. Neighbors not seen nor heard.
- 3- **Collective organization:** reconciling the above distancing with collective organization. "He offered a dwelling that is at once isolated and situated within a collectivity."
- 4- Dwelling extensions: "provide at a close proximity to the dwelling all services that are daily or very frequent necessity: **certain business, day care, nursery school, primary schools, playing fields, gymnasiums, meeting places, youth centers.**"
- 5- Integration into unites: unite de grandeur conforme: unit of adequate size.  
"The number of apartments amalgamated in an apartment building is a function of the area of the terrain and the density often arbitrarily established by urbanistic bylaws and very often results from a calculation of the buildings profitability with respect to the land expense that an apartment can support. Thus population density is a function of the value of the land instead of the result of human concerns. Le Corbusier understood this error and wanted to avoid making it. To le Corbusier, the structure of society was made up of units integrated with one another. He believed that architectural structures must reflect social structures and must offer units of appropriate size integrated with one another"
- 6- Natural conditions: garden town. Human need for contact with nature.
- 7- Pedestrian and automobiles: separate the pedestrian from the automobile
- 8- The core of the city:  
Le Corbusier did not imagine all of the buildings in the city set in gardens at a good distance from each other so he created little downtown areas and quarters which are gravitational centers of social life.
- 9- Biology: "le Corbusier saw society as an organism, made up of cells and individualized yet dependent organs, each a unit integrating constitutive elements each integrated into a higher unit of which it is a vital element "
- 10- Three human establishment
- 11- Beauty and poetry: the goal of architecture is beauty and poetry. It is harmony, it is the play of forms and proportions "**architecture is the learned, proper, and magnificent play of volumes in light**" Corbusier.

Individuality  
Interaction

Community  
Garden  
Mixed Use



Interior Streets



Jenkins, D. Unite d'Habitation Marseilles: Le Corbusier. Phaidon Press Limited. London. 1993

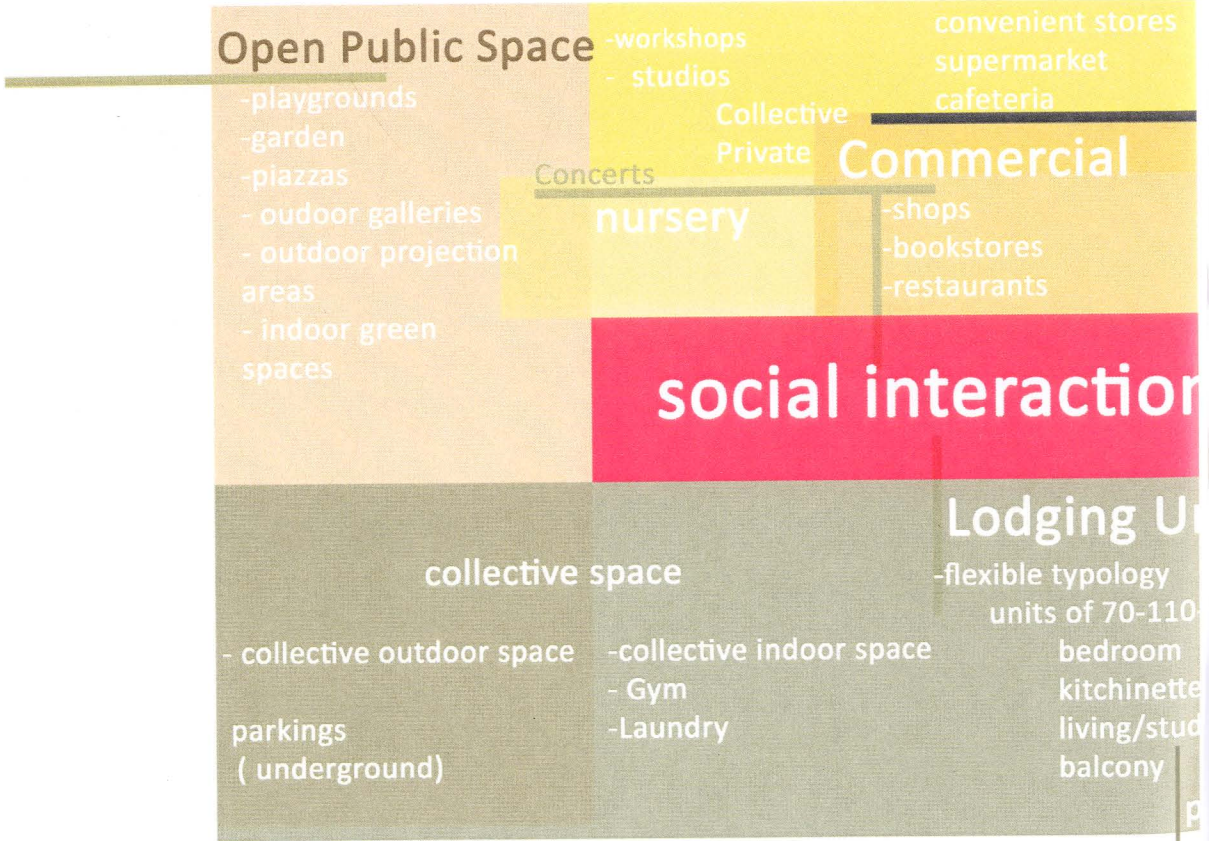
above ground unexploited areas				3920
Nursery(0-6)			178	
	# of kids	area/kid	total area	
class room	30	4	120	
playground	30	0.6	18	
Garden			40	
			178	
Cafeteria			510	
In house				
Café shops				
Gardens				
Laundry			35	
	# of guest U. Rate60%			
	81	48.6		
Gymnasium			650	
indoor	#of users	area user		
	70	5	350	
swimming pool			300	
Workshops			350	
	#	area/unit	total	
	10	35	350	
Multi-Purpose Room			400	
Retail			1750	
	#	area/unit		
	70	25	1750	
Garden				
outdoor projection screen				
outdoor galleries				
Parking			4065	
	# of cars	area/car	total	
required	241	15	3615	
visitors	30	15	450	
Services			935	

3873

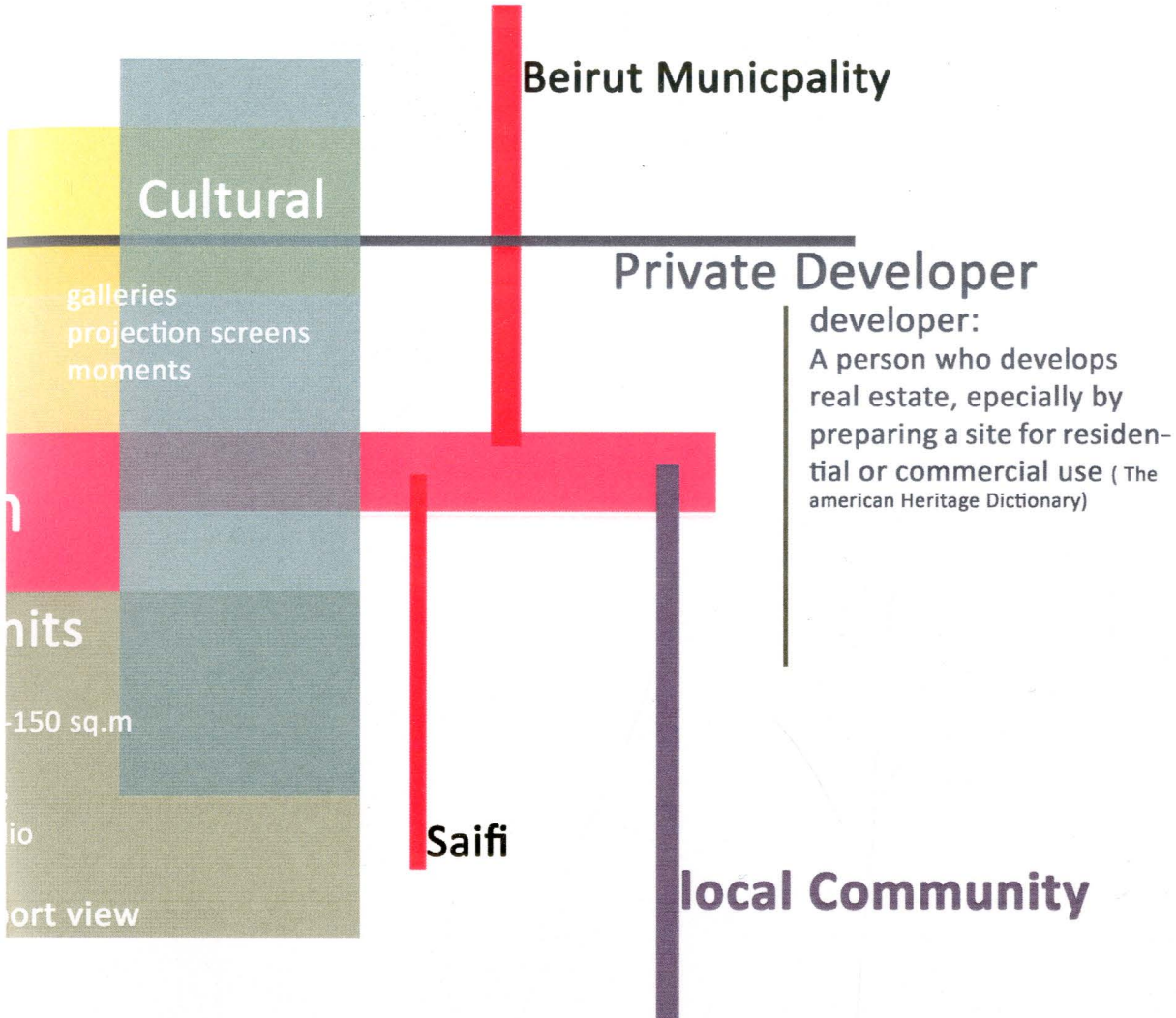


Garden	3604				
3 undergrounds	total area	10812			
Cultural		2500			
Galleries					
Cinemas					
Exhibition Spaces					
Arcades					
Retail		2500			
	#	area/unit			
	100	25	2500		
Food		700			
Cafes					
Food Court					
Circulation		900			
Parking		3600			
	# of cars	area/car	total		
	required	200	15	3000	
Services		600			

10800



program inter-relationship and main stakeholders



**Beirut Municipality**

**Cultural**

galleries  
projection screens  
moments

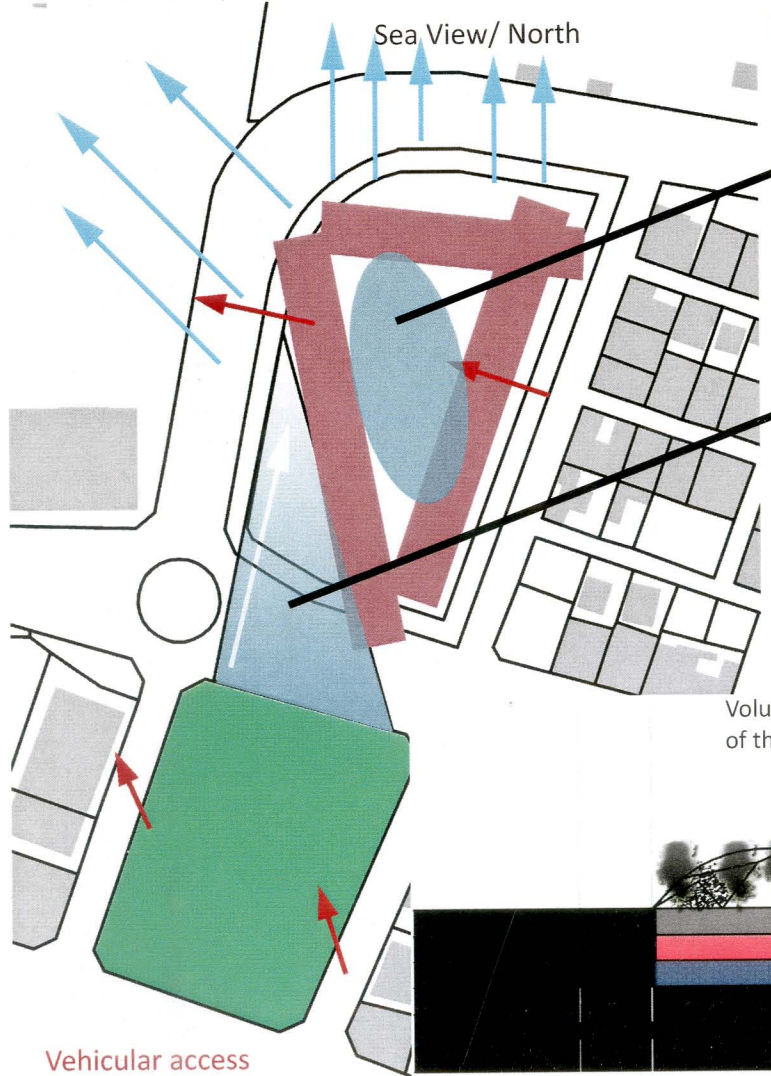
**Private Developer**

developer:  
A person who develops real estate, especially by preparing a site for residential or commercial use (The American Heritage Dictionary)

**Saifi**

**Local Community**

# Program vs. Site



Pedestrian Garden/ piazza

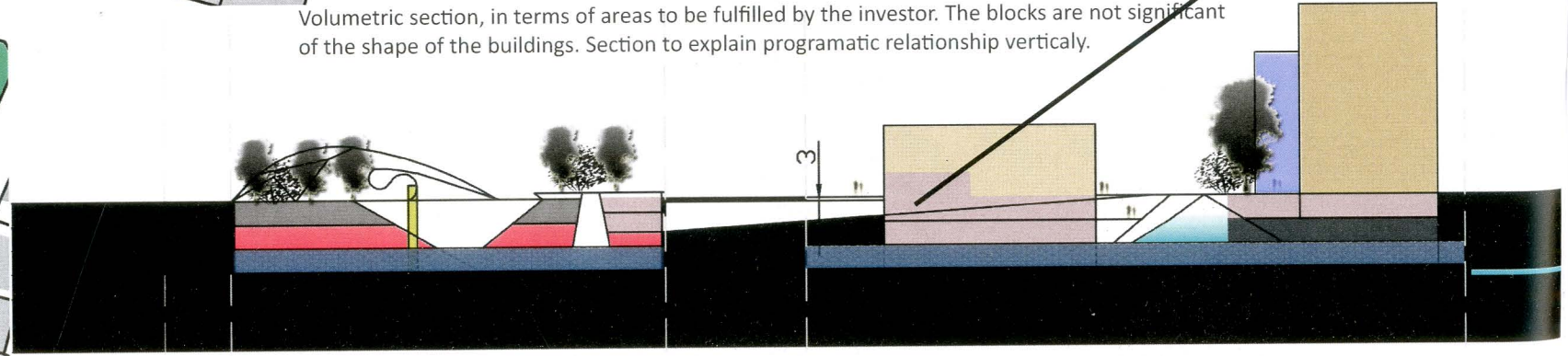
Sea View/ North

Urban Cut to link the two sites underground, in order not to interrupt the pedestrian motion by the vehicular street. This cut is made of platforms allowing for the extension of the inside retail facilities to the outside

Unit As are separated from other units, for they are more suitable to be adjoined with the retail and cultural facilities below them

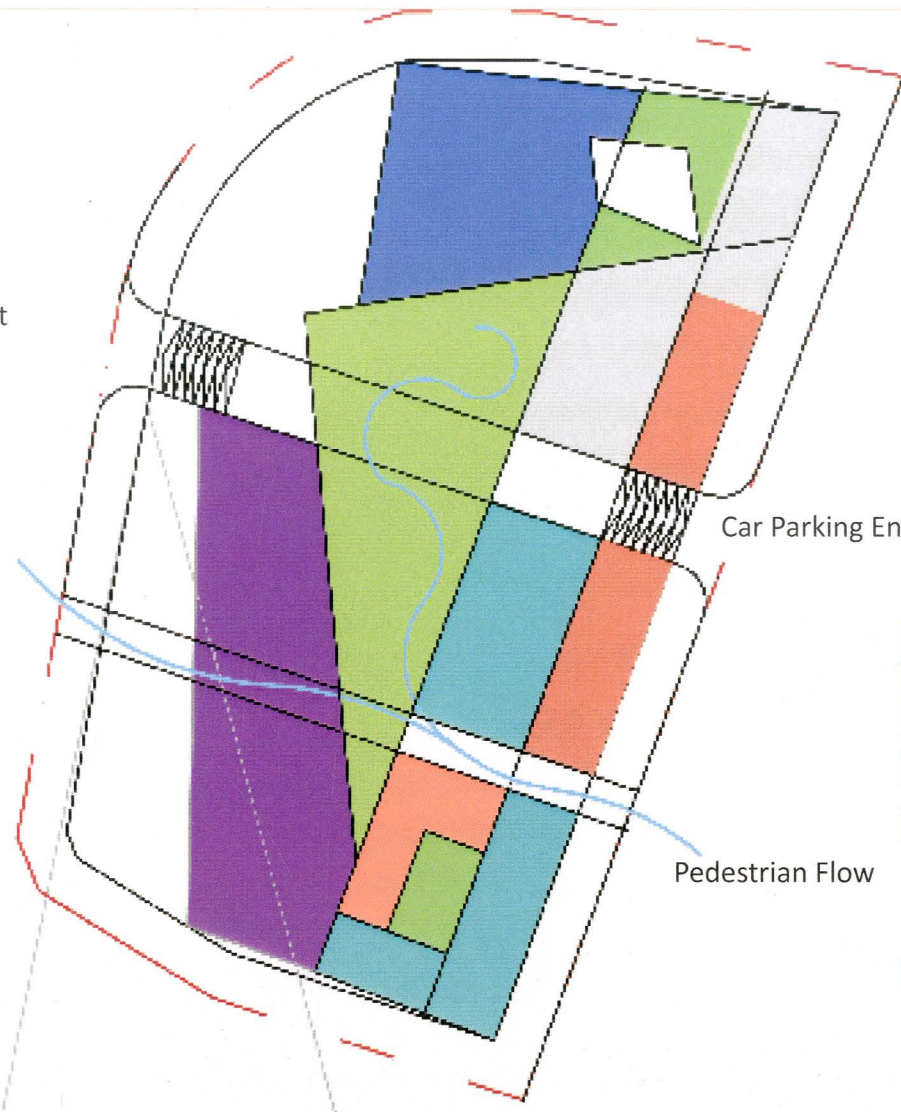
- Unit B & C
- Cultural/Retail
- retail
- Cultural
- parking
- Unit A

Volumetric section, in terms of areas to be fulfilled by the investor. The blocks are not significant of the shape of the buildings. Section to explain programmatic relationship vertically.



Vision 2

Vehicular access



Car Parking Exit

Car Parking Entrance

Pedestrian Flow

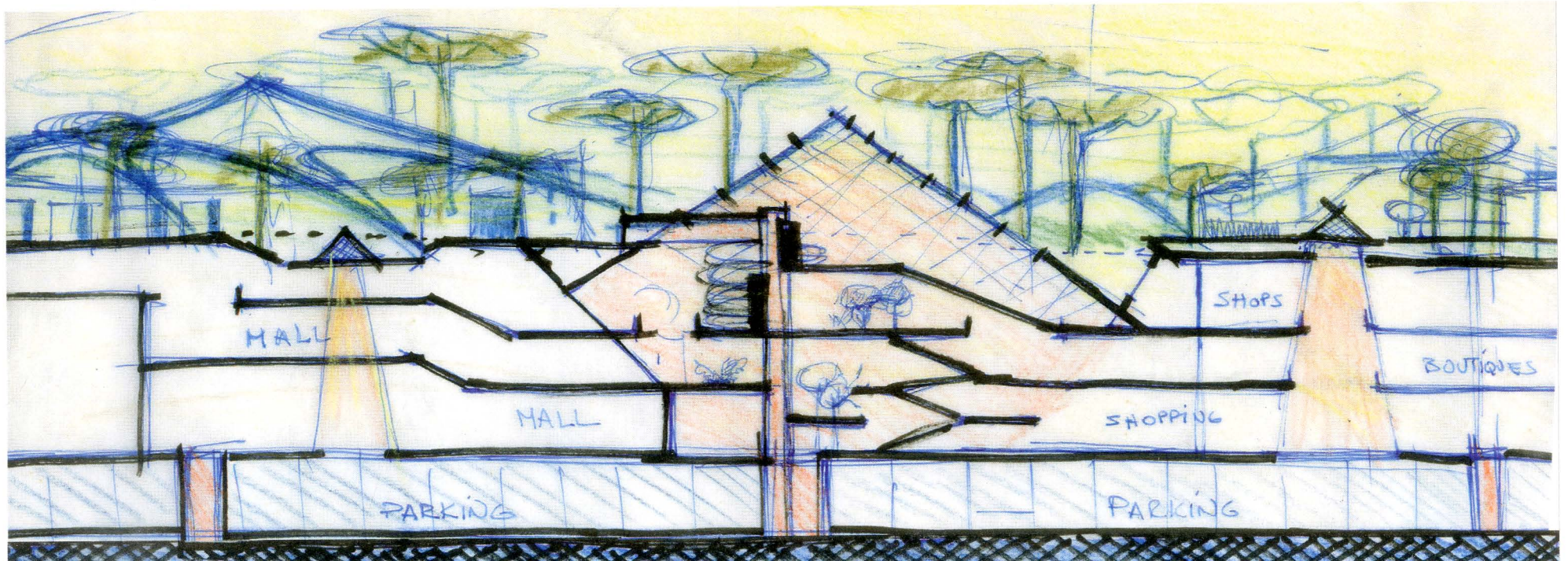
Water Level



- Garden
- Retail/Cultural
- Cafes
- Multi- purpose room
- Workshops
- Gymnasium above ground floor bldg on pilloties here serving as an extension to the mutli purpose room which hosts garage sales
- Nursery

## Public Private Venture

Since the quarantine garden is most often closed, and in order to enhance social interaction, and revive this public space, the private developer will take use of this 3604 sq.m lot to develop under it, social spaces such as Retail, cafes restaurants, cultural activities including cinema, galleries. Exhibition spaces. This public private venture is formulated on the basis: that the developer ought to landscape and maintain the public garden for the agreed upon period. When the developer has reimbursed the cost of the garden refurbishment and its underground facilities, he shall benefit from a % share of the rents revenues to be agreed upon. The developer is enticed to this Public private partnership for the added value of the underground facilities joined to his site, will provide a quicker sale of his on site retail shops.



# Cost - Revenues Table

most of the estimates per sq.m are either referenced according to Pr. Abdul Malk or Lebanon Opportunities

<b>Garden</b>			<b>12731784</b>
	area	cost	total
parking	3604	490	1765960
excavation shoring & piling			
3604*12	43248	13	562224
excavation =12 m (3 undergrounds)			
<b>BRIDGE*</b>			<b>2600000</b>
ref. Iskandar Karam Civil Engine			
<b>Landscaping</b>			
	3604	900	3243600
<b>Retail &amp; galleries</b>			
	5700	800	4560000

<b>Direct Costs</b>	area	\$/sq.m	total \$					
Land	5500	4000	22000000					Site
Construction Cost	23760	700	16632000					
		total	38632000					
cost of land per sq.m:		925.9259						
total actual cost of construction/sqm			1625.925926					
Design Fees & supervision		7%	1164240					
Permit*			460000					
*ref Pr. Abdul Malak								
<b>cost of financing</b>	INVESTOR 40%			interest vs. rate of return				
	bank 60%			1 years with 2-3 years grace				
				interest =4.5 NPV>0				
				interest= 7				
<b>operational cost</b>	F.A: area	area^	total	height	volume	\$/m^3	total \$	
maintenance	5952	10000	15952	3.2	51046.4	0.5	25523.2	
landscaping								total LBP
services *	covered in monthly fees							38284800
*water electricity fuel...								
^Communal Spaces, circulation								
monthly maintenance cost		3190400						
or minmium wage = 500,000 L.L	6.3808	6 workers						
<b>revenues</b>	\$	\$/unit						
retail of parking	20 000	220	4400000					
retail space	8000	4000	32000000					
housing sale 70%	13888	2500	34720000				total housing	19840
		total	71120000					
housing lease 30%	5952	1200	7142400	71424000				

## Cost- Revenues Analysis

The 5500 sq.m land divided into 38 plots is owned by several people most of whom evacuated the area and never returned back. Prince Walid Bin Talal is seeking to buy the entire land, over the past 3 years, he has been acquiring lot after lot. The 5500 sq.m will be sold in parcels ranging from 100 sq.m to 350 sq.m according to the original lot sizes in the Beirut municipality, (ref to previous map). And since the average sq.m is being sold between 2000 and 5000 sq.m in the area, let us assume that these lots will be sold at 4000\$/ sq. m considering we are a risk averse person and are considering the maximum price factoring the small parcels and the inheritance problems on them.

So the cost of acquisition of the land will be 22 000 000 \$

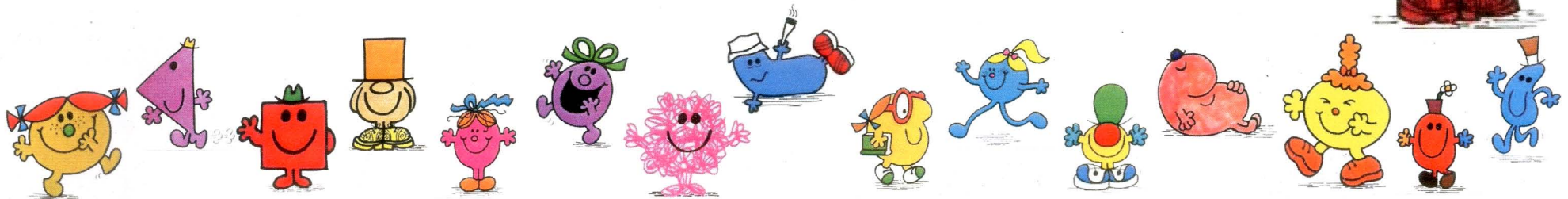
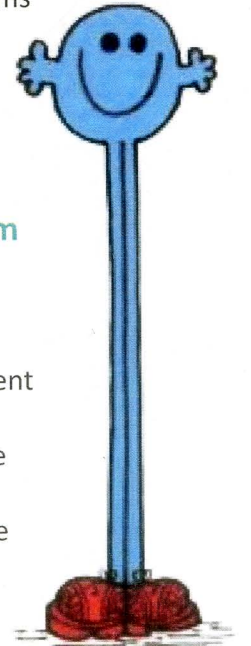
If the cost of construction is 700\$ sq.m and with the 23760 sq. m the cost amounts to 16632000 \$

In Beirut area average prices for apartment buildings range between 2000 and 5000 sq.m even to 6000 in areas such as ain mreysse and ramlet el bayda wadi abu jamil (annexed prices: source Lebanon opportunities. )

Being a risk averse person the calculations are done with the most cost and minimum revenues where all sq.m were sold at **2500 \$/sq.m** not taking into consideration height.

- 60% of the construction cost (exclusive of the land) is financed by international firm
- 5 to 7 per thousand as security bond to be issued annually to guarantee the project against war hazards fire
- 40% which is to be paid by the developer. Nothing that the existing public Garden venture with the developer falls under a different category (rf. to previous section on Private Public Venture)
- It is planned that 22% of the apartments to be sold during the first 2 years. Also 14% of the retail is expected to be sold during the same period.

Therefore based on the above the developer has in hand equity surplus to repay partially his loan and his capital investment according he has increase his value capture





The identified **stakeholders** are:

- **Private Developer**, by entering the market, targeting a wider segment of the society, (with the sizes of units that can be joined) the developer will ensure a quick rate of return on his money (rf. to cost analysis)
- **Municipality**: Cost burden of the maintenance of the exiting public garden will be alleviated and transferred to the concerned developer/developers. Annual rate of return on the rental on the underground development.
- **Local Community**: the local community will benefit from the social related activities provided by this project on two levels. The first one on which they are directly involved in the activities, that cater for them. On the second level, the spillover effect that will be generated by such a catalyzing project. Some might argue that such a large scale project might cause gentrification. However with the small units sizes and their affordability compared to the rest of the market in Beirut (rf. to cost analysis), the middle income can afford to buy flat in this project. (rf to appendix 1)

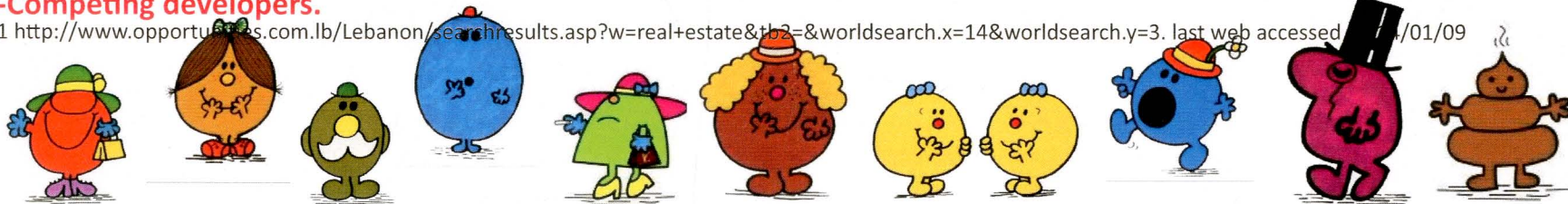
**-New targeted clientele:**

By providing a range of lodging units, flexible enough to be joined and to cater for different end users, the Beirut market will respond to the needs of wider diverse clientele:

- Young community, for a bachelor's flat, for students, who would like to live in studio like apartments.
- Young urban professionals: "A growing segment: Young Urban Professionals Young professionals with high incomes are giving a boost to the real estate sector as they seek stylish apartments" <sup>1</sup>
- Corporate apartment: furnished apartments will be provided.
- Middle income families who wish to trade their 250 sq.m in the suburbs of Beirut, for a 150 sq.m flat in Beirut, avoiding traffic, and benefitting from the living in the city.
- Elderly, empty nesters (those people whose children have grown up and left the family home and are left on their own and wish to move to a smaller apartment for cost saving and convenience..) They are seeking a 100 sq.m flat, with the benefits, of open spaces, greenery, services catering for their needs.

**-Competing developers.**

1 <http://www.opportunities.com.lb/Lebanon/searchresults.asp?w=real+estate&th?=&worldsearch.x=14&worldsearch.y=3>. last web accessed 11/01/09



“to make architecture is to make a **creature**” Le Corbusier

vibrant, dynamic,

alive, accessible,

pedestrian zones,

promenades,

moments,

framed spaces,

unique spaces,

beautiful landscape,

**beirut- medawar**

“great streets”

surprising

mutating

changing

walking

I want my **creature** to promote events

spaces

sitting

moments. running

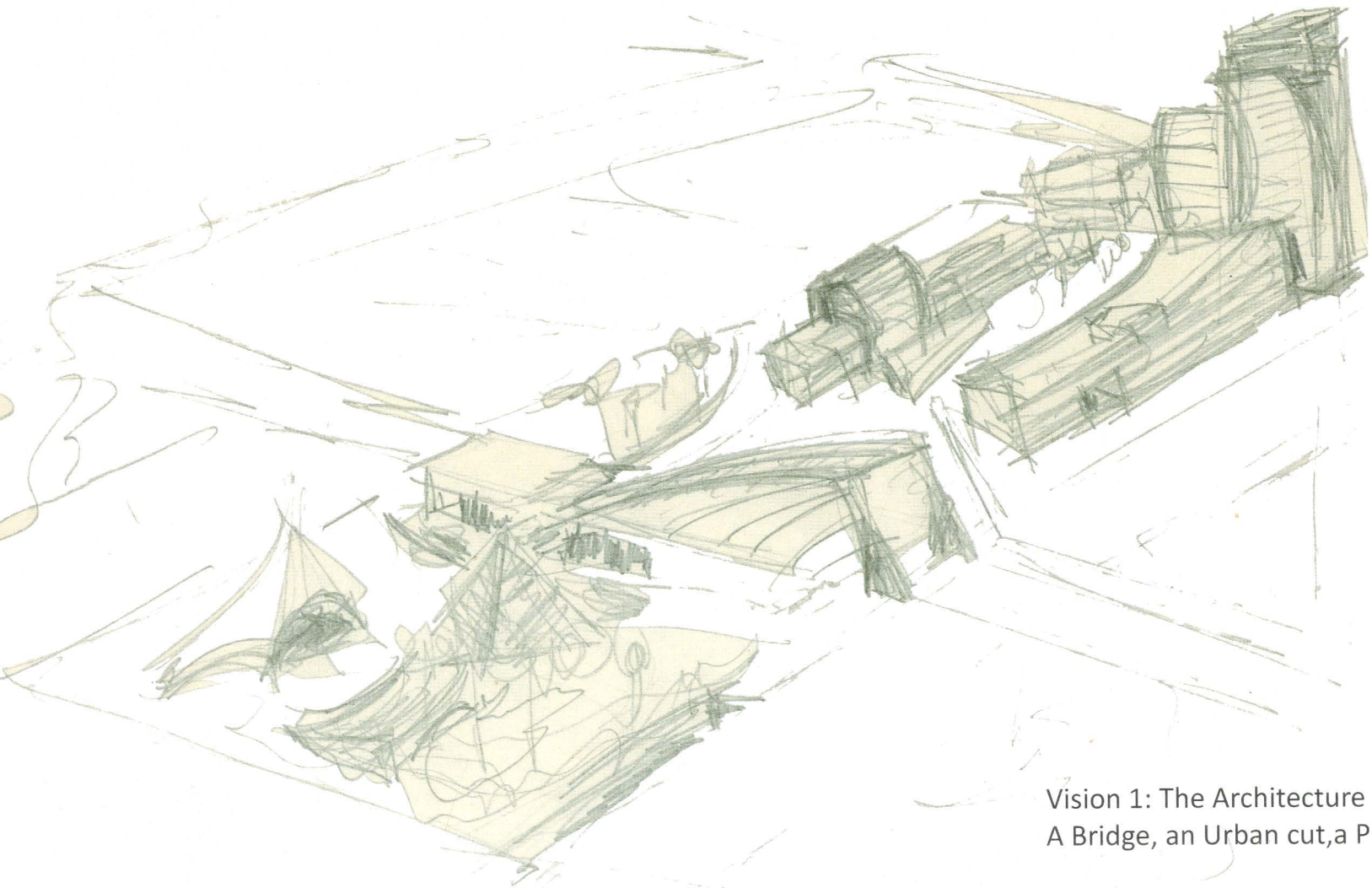
I want to be walking around, and a sculpture/ painting lures me in, an unexpected event. This creature is spontaneous unpredictable, everchanging due to its social dynamics. I was passing by a shop and I saw a nice painting, I paused and admired.

I was going to get my dry cleaning suddenly I found myself, lounging in the garden, reading and gazing at the children play... I found my self walking around the pedestrian piazzas

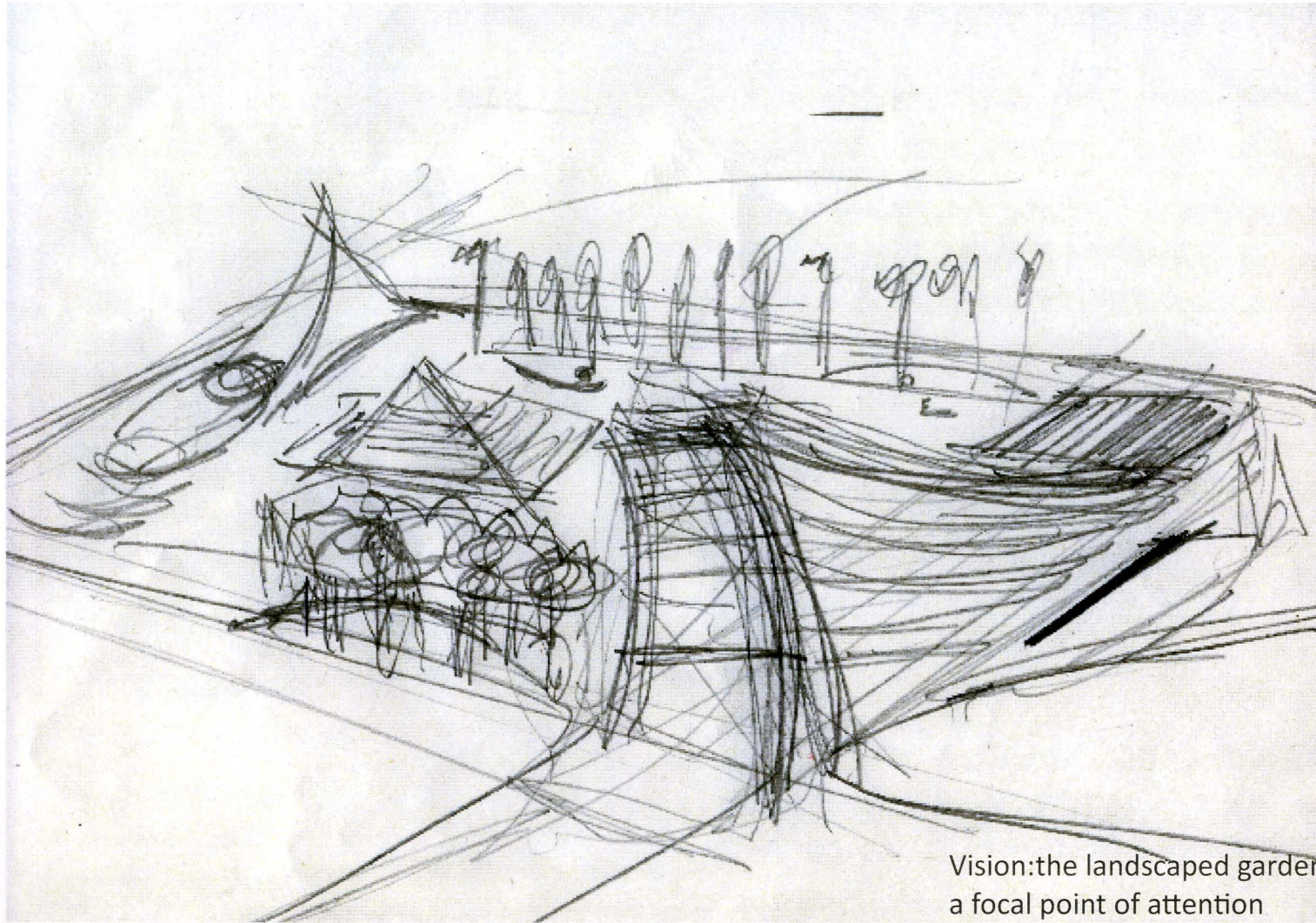
## Design Guidelines:

The design will encourage pedestrian movement and social interaction: by providing amenities and services that cater not only for the proposed units but also to the general, (bring both benefits to the developer financially, and the end users,) the effect of this project is not to be considered as a threat for the existing local community. The spillover effect to adjacent areas, will revive the economy, and motivate the local community around Ibrahim Pasha Street, not to sell their land.

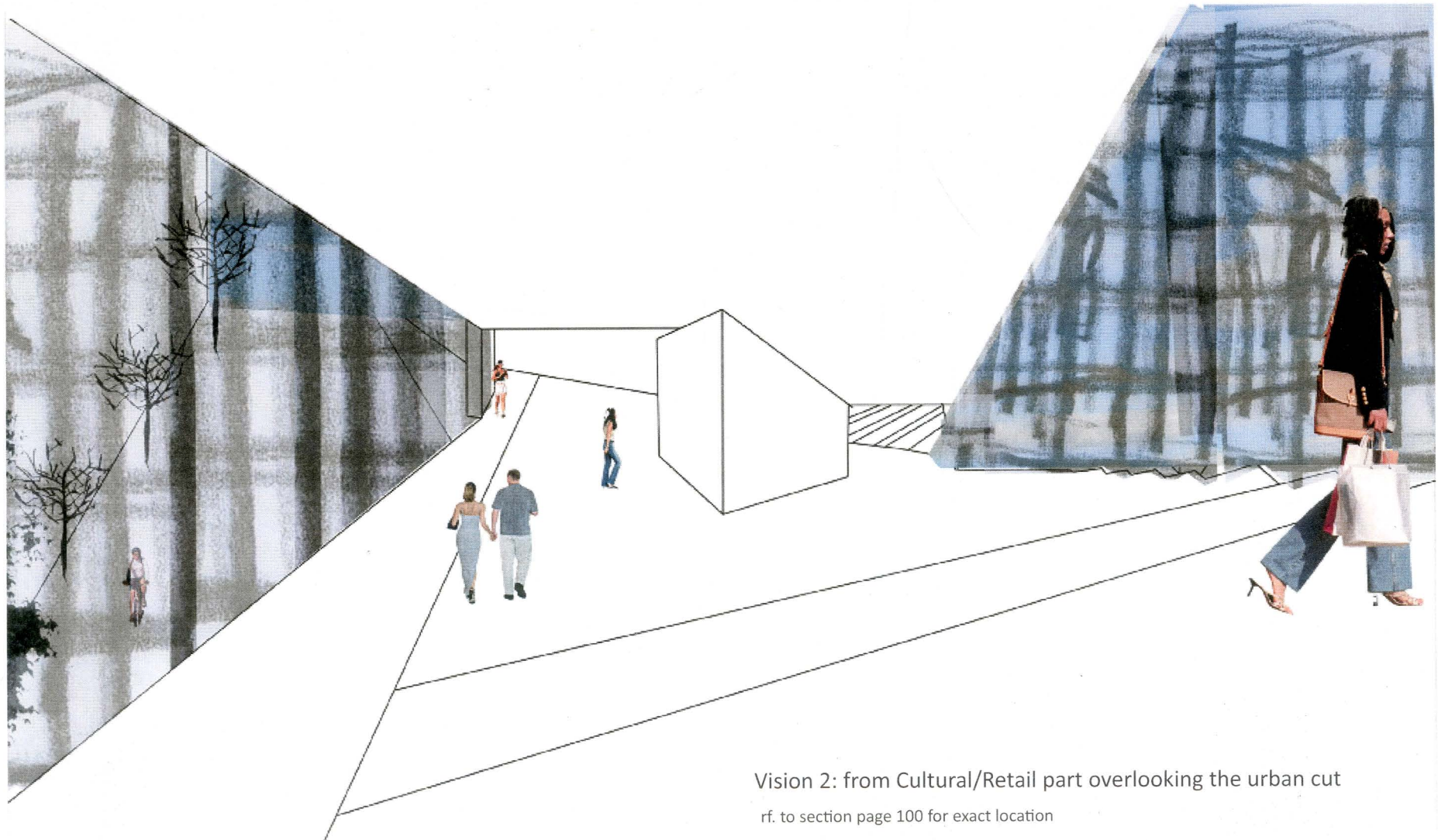
- Variety of dwelling unit types and expression/design.
- Opportunity for changing and multi use of space
- Alternate means of access to dwelling units.
- Reduce pedestrian- auto conflicts with grade separation,
- Common space visible from the street and accessible from it
- Maximize opportunity for interaction
- Segregate conflicting activities: quiet zones vs. children play area



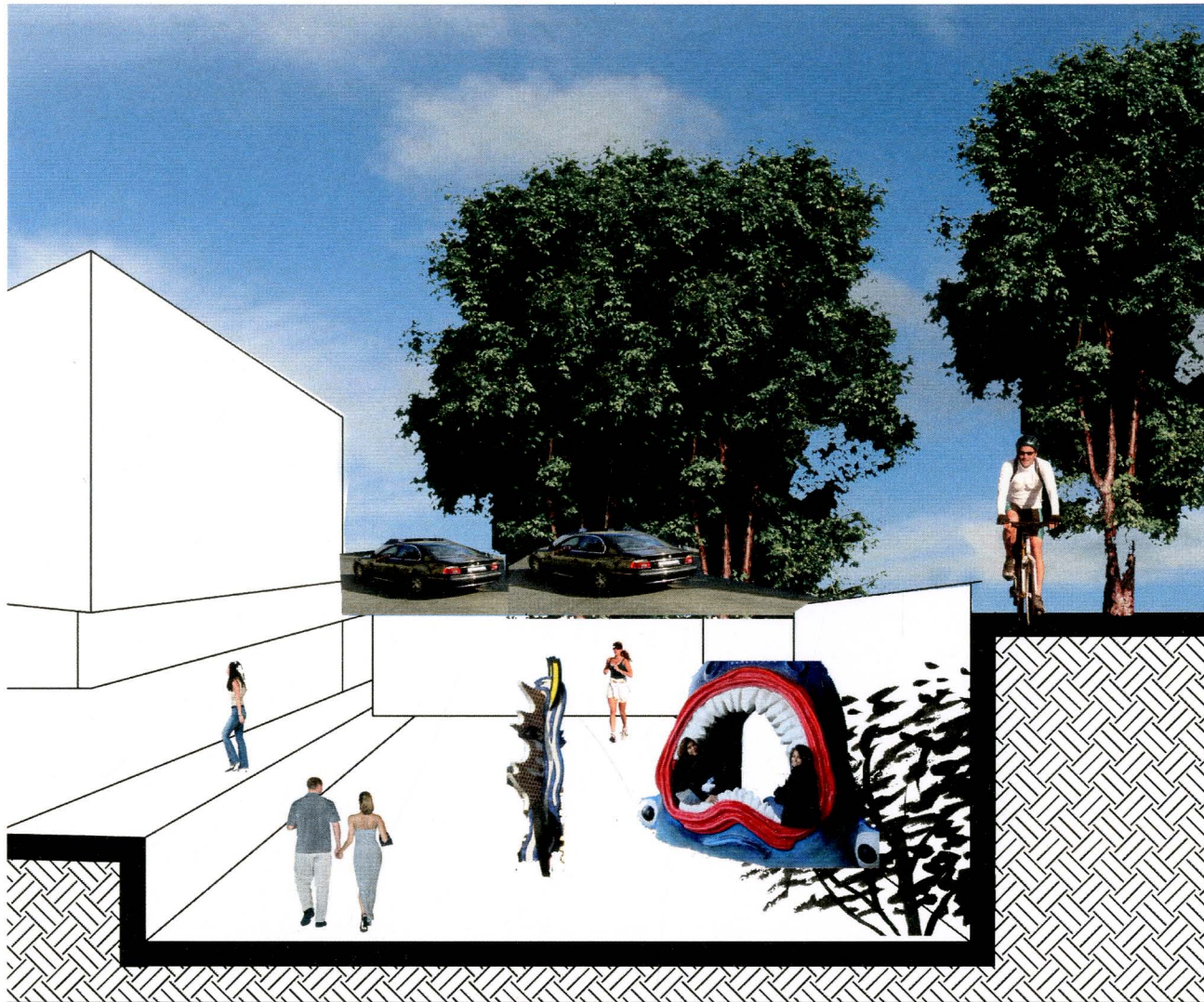
Vision 1: The Architecture of the site employed is dynamic. A Bridge, an Urban cut, a Piazza, pilloties, cantilevers.



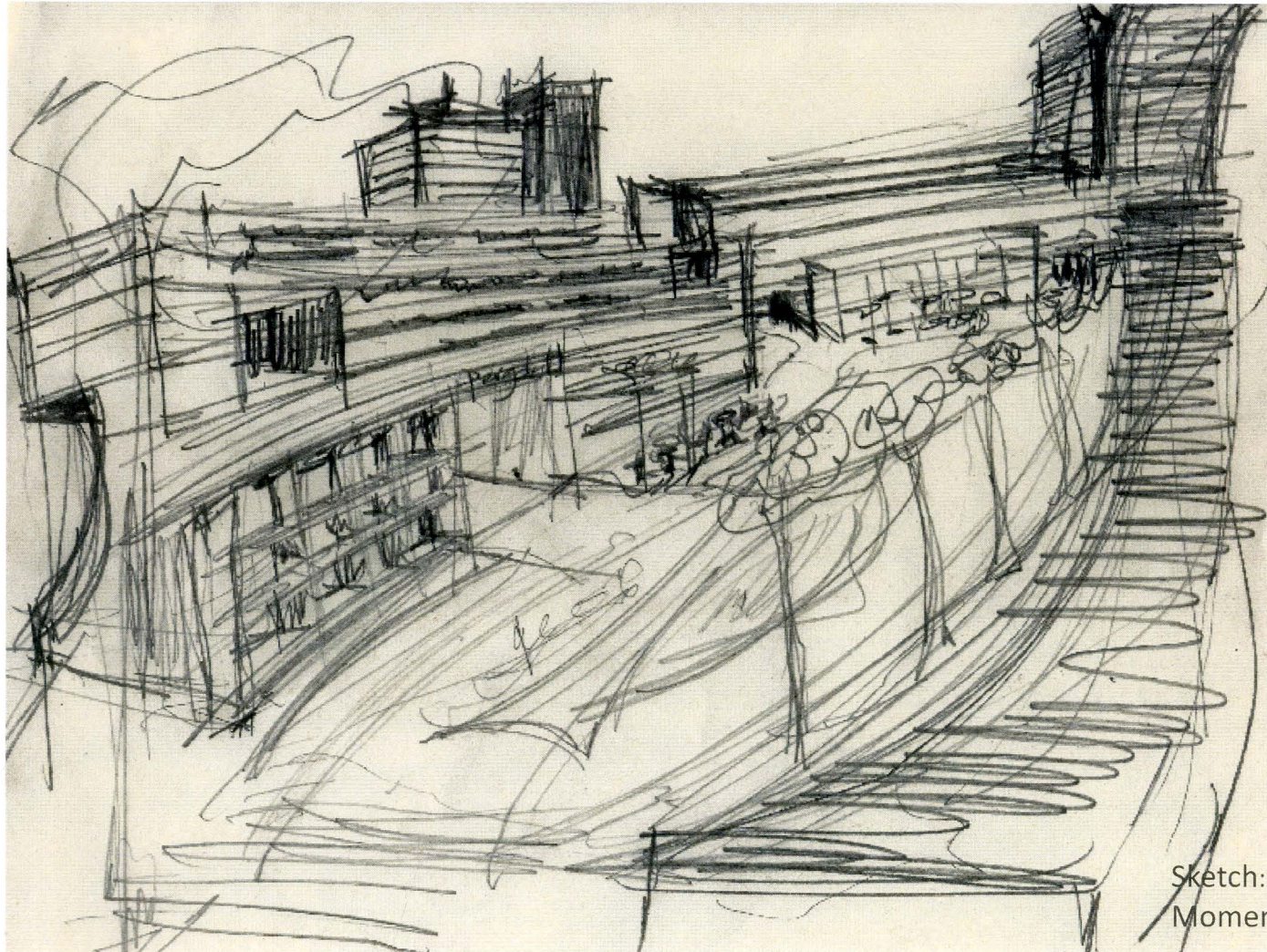
Vision: the landscaped garden, and the bridged street, forming a focal point of attention



Vision 2: from Cultural/Retail part overlooking the urban cut  
rf. to section page 100 for exact location



Vision: From the Urban Cut into the projection screen/retail



Sketch: In the public Plaza  
Moments & different architectural articulations





Sketch: In the public Plaza  
between “two buidlings”

# Appendix I

**Bahri Garden 2**  
Project: Lot# 1086

Price List				
	Description	Area (m2)	Rate (\$/m2)	Value (\$)
Floor 23	Apt 23	575	8000	\$4,600,000.00
Floor 22	Apt 22	575	7652	\$4,400,000.00
Floor 21	Apt 21	575		
Floor 20	Apt 20	575		
Floor 19	Apt 19	575	7130	\$4,100,000.00
Floor 18	Apt 18	575	6957	\$4,000,000.00
Floor 17	Apt 17	575		
Floor 16	Apt 16	575		
Floor 15	Apt 15	575		
Floor 14	Apt 14	575		
Floor 13	Apt 13	575	6261	\$3,600,000.00
Floor 12	Apt 12	575		
Floor 11	Apt 11	575		
Floor 10	Apt 10	575		
Floor 9	Apt 9	575		
Floor 8	Apt 8	575		
Floor 7	Apt 7	575		
Floor 6	Apt 6	575		
Floor 5	Apt 5	575		
Floor 4	Apt 4	575		
Floor 3	Apt 3	575		
Floor 2	Apt 2	575		
Floor 1	Apt 1	575		

**Unavailable**

**Available**

**Ramlet El Bayda**  
Project: Lot# 4255

Price List				
	Description	Area (m2)	Rate (\$/m2)	Value (\$)
Floor 14	Apt 14	555	6300	\$3,496,500.00
Floor 13	Apt 13	555	6300	\$3,496,500.00
Floor 12	Apt 12	555	6200	\$3,441,000.00
Floor 11	Apt 11	555	6100	\$3,385,500.00
Floor 10	Apt 10	555	6000	\$3,330,000.00
Floor 9	Apt 9	555	5900	\$3,274,500.00
Floor 8	Apt 8	555	5900	\$3,274,500.00
Floor 7	Apt 7	555	5800	\$3,219,000.00
Floor 6	Apt 6	555	5750	\$3,191,250.00
Floor 5	Apt 5	555	5700	\$3,163,500.00
Floor 4	Apt 4	555	5550	\$3,080,250.00
Floor 3	Apt 3	555	5400	\$2,997,000.00
Floor 2	Apt 2	555	5200	\$2,886,000.00
Floor 1	Apt 1	555	5000	\$2,775,000.00

**Unavailable**

**Available**

**Note:**  
Each Apartment includes  
- 5 parking spots  
- 1 Airconditioned driver room with a bathroom.

Tower B			Remarks
Size in sqm for each apartment	Rate for Each Apartment		
	Rate per sqm	Price	
674.00	-	-	
556.00	-	-	
552.50	-	-	
549.00	-	-	
546.50	-	-	
544.00	-	-	
530.50	-	-	
530.50	\$5,280	\$2,801,040	
530.50	-	-	
530.50	\$5,114	\$2,712,977	
530.50	-	-	
530.50	-	-	
530.50	\$4,883	\$2,590,432	
530.50	\$4,804	\$2,548,522	
543.00	\$4,725	\$2,565,675	
543.00	-	-	
528.50	\$4,589	\$2,425,287	
528.50	\$4,520	\$2,388,820	
528.50	-	-	Mockup Apt.
528.50	\$4,389	\$2,319,587	

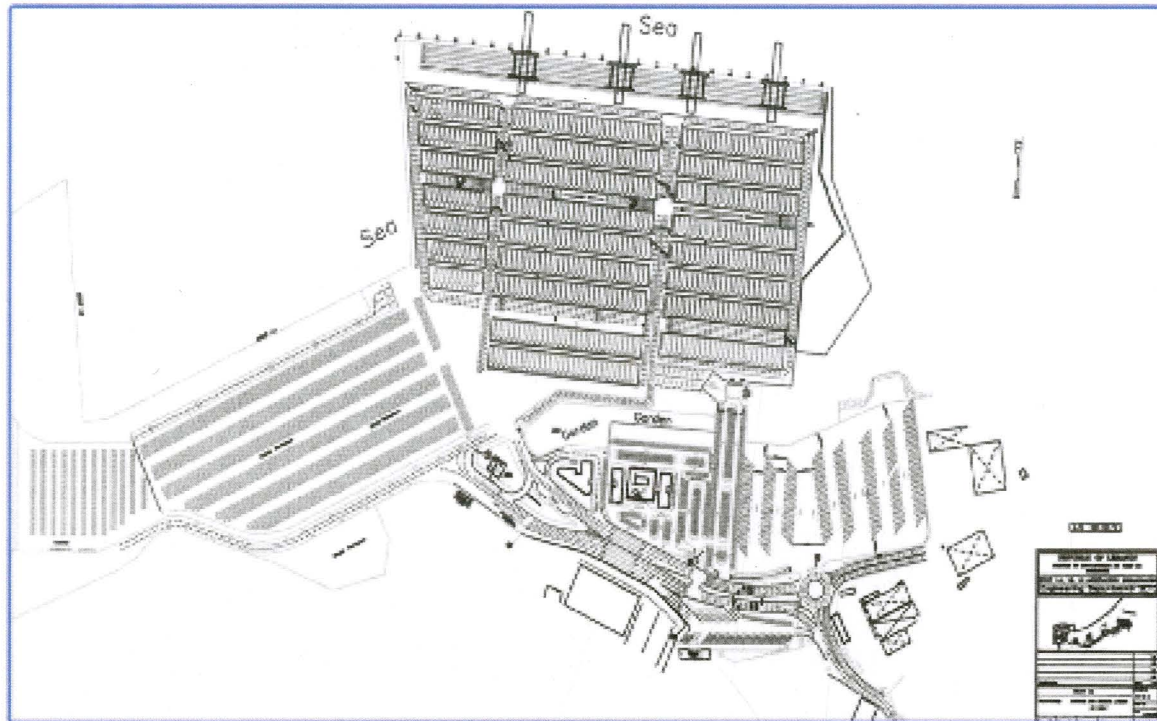
Sold \ Reserved	
Intrest in progress	
Available	

\*\* For Information Purposes Only. Prices May Change And Are Not Final

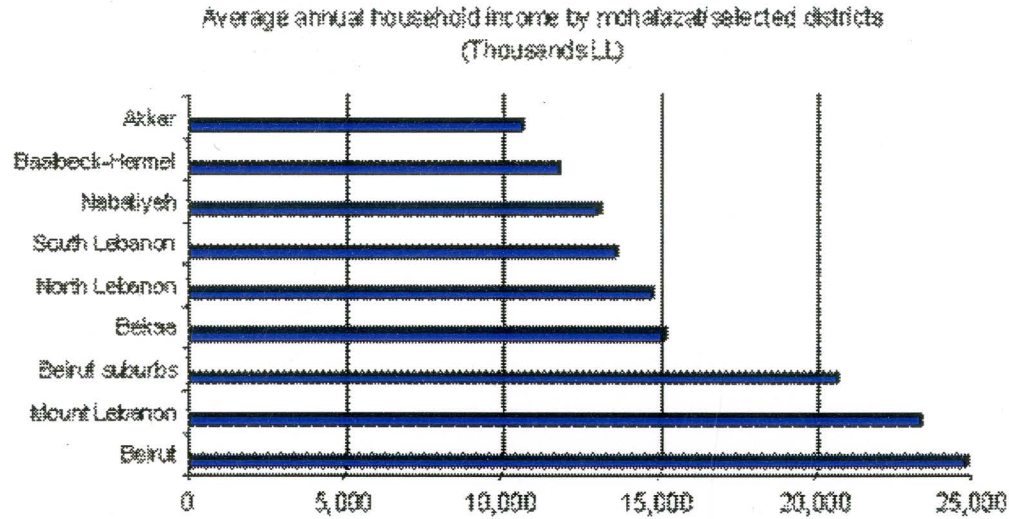
## احصاء 2007 للناخبين في بيروت

الناخبين	الرمن أ.	الرمن ب.	الرمن ج.	نبريا	روم أ.	روم ب.	سريان أ.	سريان ب.	علوي	كندان ك.	لاتينا	ملونيا	سني	شيني	المراتيني	اشوري	روشتاتنا	م. مسيح	م. مسلم	مجموع
<b>بيروت 1</b>																				
الاشرفية	8091	2660	10	287	16094	6115	789	3811	101	440	1286	5857	5437	1634	31	230	603	46007	7459	53466
الرميل	7444	1252	10	1523	6053	3080	140	536	2	275	1712	6728	188	15	4	15	93	28855	213	29068
الصفين	509	640	29	640	1614	2616	6	335	34	34	237	2979	296	95	18			9042	422	9464
المجموع للطوائف	16044	1306	4823	326	23761	11811	935	4682	103	749	3235	15564	5921	1744	53	245	696			
عدد النواب																				
عدد النواب دائرة 1	0																			
المجموع العام للمسيحيين والمسلمين	8094	83904																		
المجموع العام للناخبين في الدائرة الاولى	91998																			
<b>بيروت 2</b>																				
المدور	25283	2039	9	3006	1286	1118	133	430	15	404	691	2243	4685	442						41784
المرقا	537	114	9	114	206	10	127	56	12	40	41	117	5297	1846	449	1	78	1776	7164	8940
الباشورة	1083	168	97	481	978	643	125	787	14	271	519	1258	18222	21954	97	1		6411	40287	46698
المجموع للطوائف	26903	2207	115	3601	2470	1888	268	1273	41	715	1251	3618	28204	24242	546	2	78			
عدد النواب	2	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0
عدد النواب دائرة 2	4																			
المجموع العام للمسيحيين والمسلمين	52602	44820																		
المجموع العام للناخبين في الدائرة الثانية	97422																			
<b>بيروت 3</b>																				
المزرعة	221	175		221	3874	529	205	196	6	25	128	698	66817	3438	46					76705
المصيطبة	621	272	2063	6150	3652	1405	744	30	38	147	1123	38244	9150	9150	1	1	607	14760	49487	64247
راس بيروت	432	110	942	4429	216	1831	216	230	13	384	1100	384	65	654	21	43	1067	9928	20743	30671
عين المريسة	625	109	1313	267	42	20	251	28		110	569	1393	5394	1393	75		204	2300	8100	10400
ميناء الحصن	888	168	59	164	1134	861	11	139	10	364	12	1555	364	792	4686		163	10145	3336	13481
زقاق البلاط	2151	381	114	381	333	450	24	134	15	194	471	21974	17398	17398	69	6	247	39501	39501	44042
المجموع للطوائف	4938	1211	4712	16187	5327	16187	4712	1211	168	4938	1327	5516	154038	32825	4897	50	2414			
عدد النواب																				
عدد النواب دائرة 3	0																			
المجموع العام للمسيحيين والمسلمين	50937	16986																		
المجموع العام للناخبين في الدائرة الثالثة	239546																			
المجموع العام للناخبين في بيروت	189420																			
المجموع العام للنواب في بيروت	4																			

Appendix III



military base transformed into a garden. source unknown



The Central Administration of Statistics (CAS) released in February the results of the national Survey of Living Conditions of Households Residing in Lebanon, undertaken in the first half of 1997 with financial and technical support from the United Nations Development Programme (UNDP).

“1/3 the salary goes to housing over 20 years, approximately loans do not exceed 120 000\$” Sana Chucri- Blanch direction od Bank of Beirut- Hamra

Thus with the unit sizes offered, apartments cater for a much wider segment of the Lebanese Society.

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