

Strategy Of Sustainable Conservation And Preservation To Stop Migration From Architectural Heritage Sites

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ABSTRACT

Urbanization is of special concern to those of us who understand the great value of cultural heritage sites. In a sense, urbanization is the reason for and the culmination of many of the ills discussed in the previous researches; as cities grow and develop, more and more people around the globe move from simpler, heritage ways of life into modern urban ones as called migration of the heritage sites population. These developments process often degrades heritage environments and communities, which in turn sends more people to live in the modern sites, creating a feedback loop of over-exploitation of resources to unsustainable patterns. Many of these heritage areas are home to some of the world's greatest treasures, in the form of natural wonders and human cultural heritage sites, and these are often placed under severe threat from fundamental changes in human activity in their surrounding environments.

Meanwhile, many cities themselves are important cultural landscapes. As their populations expand beyond their historical boundaries and population capacity, redevelopment and sprawl threaten countless sites of great cultural, aesthetic, and historic significance. Development in and of itself is not necessarily destructive, but poor city planning, the unchecked intrusion of heritage and (sub)urban sprawl into formerly rural areas, indifference by officials to important sites, and exponential population growth combine to create a host of problems that threaten both sites of human cultural heritage and the natural environment itself. New Methods and migration of the heritage sites population contexts addressed migration as an urgent global concern, and it was connected to heritage. So, the paper aims to elucidate and complicate relations between migration and cultural heritage, through historical perspectives zone and contemporary global contexts to make a sustainability of architectural restoration and preservation to stop emigrate from heritage sites.

As example, Cairo is full of historical areas and important monuments that embody the city's richness not only as the capital of the Islamic world, but also as one of the masterpieces of urban humanity throughout history. Hence, the scope of the historic city of Cairo was included in the World Heritage List in 1979 under the name Islamic Cairo in recognition of its absolute historical, archaeological and urban importance. Which has no princes, which requires an urgent plan to preserve the site and stop the deterioration of the urban fabric, which suffers from accumulated problems such as social and economic pressures, poor infrastructure, illegal settlement, traffic and transportation problems.

Keywords: *Urbanization, heritage sites, cultural heritage, unsustainable patterns, migration heritage, historical perspectives, poor city planning, natural environment, global contexts, archaeological zone, Conservation, Preservation, rehabilitation.*

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1.INTRODUCTION

According to (UNESCO 2002) define that the “Heritage as the contemporary use of the past has the advantage of side-stepping some contentious issues, while improving the focus upon others”. In (UNESCO, 2007) report define heritage is “our legacy from the past, what we live with today, and what we pass on to future generations” In (1972) UNESCO divided heritage into two major parts: tangible heritage such as Monuments, Buildings and Sites, intangible heritage as well as the knowledge and skills (including instruments, objects, artifacts, and cultural spaces).

Cultural heritage is the creative expression of people`s way of life in the past, near past and present. This gives a close look of the traditions, the beliefs and the achievements of a country and its people. The heritage classify to two kinds: tangible heritage which are and intangible heritage.

Successful and realistic development and revitalization strategies must be study all the effective factors in development proses to stop the Migration from these heritage sites. The historic city is not just the buildings or public spaces but all compounds like location, quality of space and social shape this site.

The paper proposes to avoid the excessive one way development and social and ecological Unbalances resulted by focus only on the economic development, be it based on service or entrepreneurs. After study of historic city it was noticed that is more than one strategy to development the historic city , the decision maker must chose the suitable strategy as recovering the historic site, reshape the heritage zone, transform to new location, reduction the urban attractiveness or turn it as conservation site.

2. BACKGROUND:

By reviewing the historical background for the heritage city in ancient cities until the 19th century and the theoretical review after 19th century we realize the important role of heritage sites in deformation the city and important affect in social, economic and political life for the users and their cities. We realize that the heritage city and its public spaces are influenced by the current atmosphere for each age like political power in Greek and roman, religious power in Islamic age and the economic power in twentieth century cites to understand that the heritage city is a mirror for the general conditions in each city. After reviewing this historical background, we are able to define the majeure factors such as (Location, Size, Distinction, Image, Accessibility, Amenity, Variety & viability) which have effects on heritage sites components like public spaces and buildings to set a measurement framework to evaluate the heritage city performance in contemporary cities which helps to take the right decision in development management for the city center in historic cities. Each main factor is divided into a number of detailed performance indicators that will be used to evaluate the efficiency of heritage city to stop the migration from it.

3. HERITAGE SITES IN HISTORICAL CITIES:

3.1 Definition of heritage

According to (UNESCO 2002) define that the “Heritage as the Historical use of the past has the advantage of side-stepping some contentious issues, while improving the focus upon others”. In (UNESCO, 2007) report define heritage is “our legacy from the past, what we live with today, and what we pass on to future generations” In (1972) UNESCO divided heritage into two major parts: tangible heritage such as Monuments, Buildings and Sites, intangible heritage as well as the knowledge and skills (including instruments, objects, artifacts, and cultural spaces).

Cultural heritage is the creative expression of people`s way of life in the past, near past and present. This gives a close look of the traditions, the beliefs and the achievements of a country and its people. The heritage classify to two kinds: tangible heritage which are and intangible heritage.

-Tangible Heritage: Tangible heritage comprise moveable (it can easily be moved from one place to another and that include materials heritage that can be physically touched such as monuments, historical centers, group of buildings, archeological sites, cultural landscapes paintings, objectsetc. According to ICOMOS 2000 report, there are forms of heritage:

a. Architecture Heritage b. Archeological heritage c. Urban heritage.

- Intangible Heritage: Intangible heritage it deals with immaterial heritage such as music, dance, theater languages, religious ceremonies, traditional performances.....etc. (UNESCO, 2007)

3.2 Historical district

Historic district is considered the special section of urban heritage in Contemporary city, it may not the center of the city, where the older and the significant building, structure, or objects are found. Or it is defined as an area or group of areas that contains on resources that are related by history, architecture, archaeology or culture. Also it is defined by either as significant of properties representing a collection of one or more historical development pattern of the city that is worth protecting for the future.

3.2.1 Benefits of historic districts

The historic districts have a value importance to the cultural heritage and it our duty to take care of heritage, and it is conveys diverse messages and values (historical, artistic, political, religious, social, natural, etc.) that contribute to give a meaning to people`s life.

3.2.1.1 Historical benefits

Historic districts ensure legal protection for the historic resources of the countries, These resources are considered a culture heritage that people should take care because it have meaning of city` identity and people maintains their identity through their heritage which is both tangible and intangible. Frequently a country is identified with particular monument or site for example Italy with tower of Pizza, Egypt with pyramids, India with Taj Mahal and United Kingdom with Shakespeare. (Aslan, 2006)

3.2.1.2 Social benefits

Historic districts provide social and psychological benefits by involving the community to make decisions and to participate in the process of protecting.

These districts and as a result, promote revitalization and diversity of this community, Strengthen the cultural life and make it a more attractive and desirable place to live and work.

3.2.1.3 Culture benefits

Historic district have culture benefits; they are considered a record for communities, helping to understand the development of the place, the source of inspiration and technological advances which support better design and a sense of more innovative use of materials in comparison with other districts. These historic districts represent a way of understand cultural diversity and recognize the link that exists between people. They preserve the original character of buildings and streets, while welcoming growth and innovation within those spaces. They are a living, active record of communities and their residents. (Rocchi, 2015)

3.2.1.4 Environmental Benefits

Most of historic districts are sustainable by nature because it is outcome of human need without design but a As a result of repeated experiments. Many older buildings were designed with energy conservation in mind, taking advantage of natural light, cross-ventilation, and climate-appropriate materials. Preservation commissions are also increasingly improving their design guidelines to make it easier for historic building owners to use renewable-energy technologies. (Rocchi, 2015)

3.2.1.5 Economic Benefits

A number of studies in recent years, analyzing the economic benefits of historic preservation on property values, the results have consistently reported that properties in historic districts appreciate significantly faster than comparable properties not located in historic districts. Property value is determined by the buyers and sellers of the market and when dealing with historic properties, those buyers and sellers must recognize the significance of the historic properties in order for the value to remain high. (Commission, December 2011) Figure 1

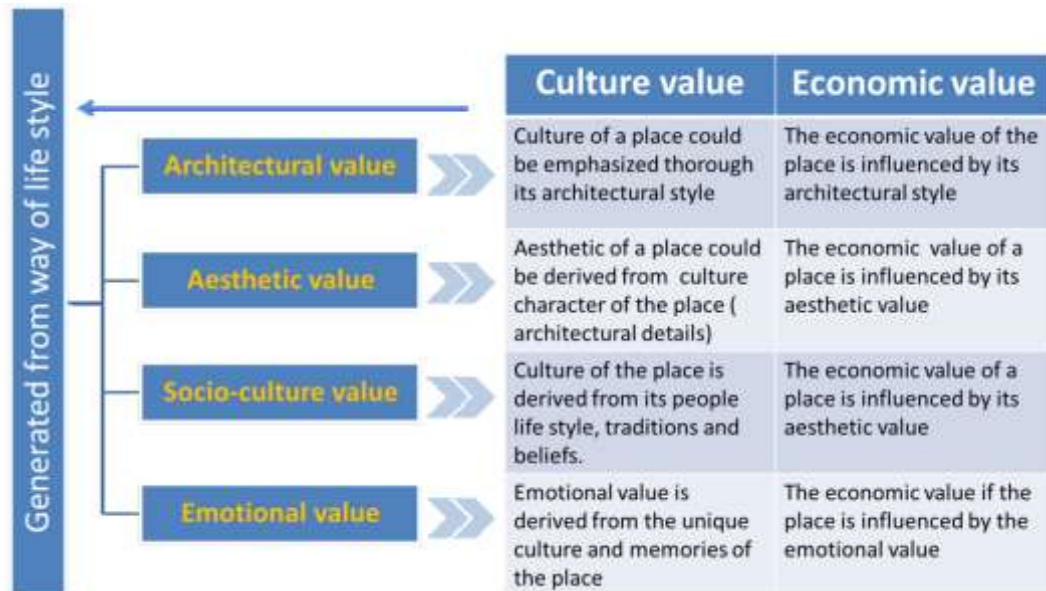


Figure 1: show the relation between the culture and economic benefits.

3.3 HISTORICAL CITY PROBLEMS:

Historical districts specially the historical city face a lot of problems and risks and the research will focus on these problems and we can divide them to two important categories man-made problems and natural problems.

3.3.1 MAN-MADE PROBLEMS

Many historic areas have suffered from decay over the past few decades. Even most of the maintenance and design work which are necessary for them have been neglected and as a result, these areas are struggling with physical, Social, economic, cultural and technological problems.

3.3.1.1 Cultural problems

a. **Wars:** Many historic districts have been destroyed by the wars, The main reason for destroying these symbolically important objects or places is to weaken the enemy`s confidence as a strategy Figure 2. (Stanley, 2005)

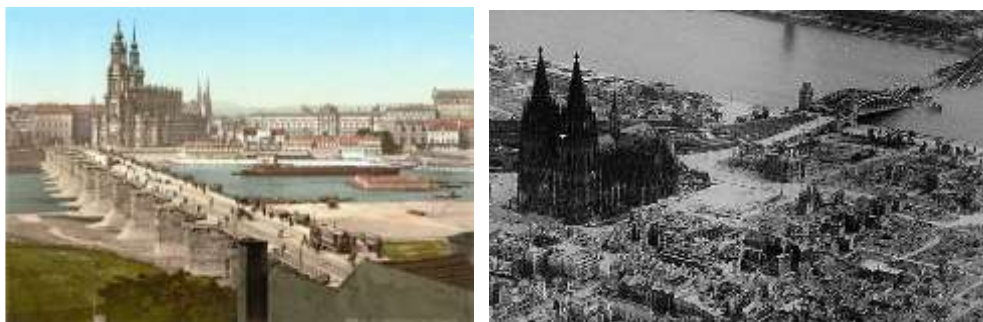


Figure 2: show the Dresden city, Germany before and after world war 1945

- b. Absence of cultural awareness:** Most of residents of historic district are poor people without any awareness to the importance of the historical districts, which results in a dismissive attitude towards the existing historical building, the conversion to fabric shops and small factories and the demolition of valuable and historical building and constructing other instead that bear with no relation to the area.
- c. Absence of effective policy for preserving historical districts:** The concept of preservation and rehabilitation of historical districts and legislation has been put to just protect these areas; however they were treating them as a museum in place without an indigenous life.

3.3.1.2 Economic problems

- a. Reveal of new economic exchange:** Due to global economic and social changes this is because new types of economic exchange different from the traditional and original ones have occurred and large markets had taken place outside the center, the traditional markets disappeared and the economic activity became dependent on small industries and handicrafts.
- b. Change of function and main uses:** As a result of the spreading of commercial uses for commercial areas, land costs have risen and the uses have changed. (Inter-American Development Bank, 2009)

3.3.1.3 Social problems

- a. Normal increase of population:** According to normal increase of population that turn the historical districts to high population density and social segregation, have devalued the historic nucleus and have paved the way for its conversion into an urban slum area .
- b. Disturbed distribution of population:** Due to the focusing on these historical districts in major cities and the increase in density of population in them with absence of governments that lead to an inability of these areas to manage and is reflected in the appearance of slums surrounding them with an increasing population density.
- c. Social transform:** Due to the social and economic changes appeared in last century, the extended family had disappeared and has changed to a nuclear family structure.
- d. Migration:** Migration from heritage sites to modern cities which leads to causing imbalance in the city, low-income people migration leading to a lack of environmental interdependence between them and the new districts they have moved to, finally the migration of the indigenous inhabitants; because globalization and technology some traditional functions and activities have been changed that make the indigenous inhabitants move to new districts with new luxury and comfort feathers. (Stovel, 1998)

3.3.1.4 Physical problems

Many circumstances and reasons are contributing to physical problems within the urban blocks of historic district for example; Complete absence of the constructor's laws, Poor efficiency of the network infrastructure includes water, sanitation, gas and electricity power, missing of heritage documentation and historic buildings. (Bianca, 2000)

3.3.1.5 Technological problems

Many technological factors effect in historic city center like Development of production process and machine usage, appearance of new building materials and structure methods, Transportation and Appearance Telecommuting. (Aslan, 2006)

3.3.2 NATURAL PROBLEMS

A Natural disaster is the effect of a natural hazard, which has a direct impact on the environment, and leads to financial, environmental and human losses. However, these

losses depend on the capacity of the population to support or resist the disaster and their flexibility. (Bankoff, 2004)

3.3.2.1 Climate problems

Climate disasters include blizzards, cyclonic storms, hailstorms and tornadoes. This type of disaster depends on the wind characteristics and composition as well as speed and seasons where the blowing, causes massive destruction on wildlife, urban areas and people.

3.3.2.2 Water problems

Water disasters include floods and tsunamis. Tsunami for example can be caused by undersea earthquakes, which result in thousands of deaths, collapse and the destruction of entire regions. Figure 3



Figure 3 Heritage Northeast Flood in New Hampshire, USA– spring 1936

3.3.3.3 Biological problems

Biological Disease considered one the problems that could be destroyed cities and make any district not suitable for any activities. Disease played a huge part in the fall of empires and civilizations like Aztec empire. (ICCROM, 2010)

3.3.3.4 Natural Disasters

Natural disasters include earthquakes, lahars, and volcanic eruptions. Earthquakes, for example are a sudden shake of the earth’s crust, that lead to immediate and severe damage to buildings and historic districts. (ICCROM, 2010) Figure 4

Historical City and Heritage sites Problems								
Man-Made problems					Natural Problems			
Cultural	Social	Economic	Physical	Technological	Climate	Biological	Nature Disasters	Water
▼	▼	▼	▼	▼	▼	▼	▼	▼
wars	Increase of	New Economic	Maintenance	Machine	War	Disease	Earthquake	Rain

	popul ation	mic exchan ge	nance	usage	d	se	uakes	n
Abse nce of cultur al aware ness	Social transf orm	Invest ments	Destru ction of historic buildin g	New type of construc tion and material s	Fros ting		Volca nic	Flo ods
Educ ation level	Migra tion	Availa bility of manpo wer		Transpo rtation	Stor m		Lahar s	

Figure 4 the problems in historical city

3.4 Historic city centers scenarios in 21st century:

Due to the social and economic Hugh changes, and technology revelation in 21th century Which change the function of city center and the relation between the man and his city center, the vision and future for the old city center face a lot of scenarios and future directions, that we can summarized in three main scenarios: Figure 5

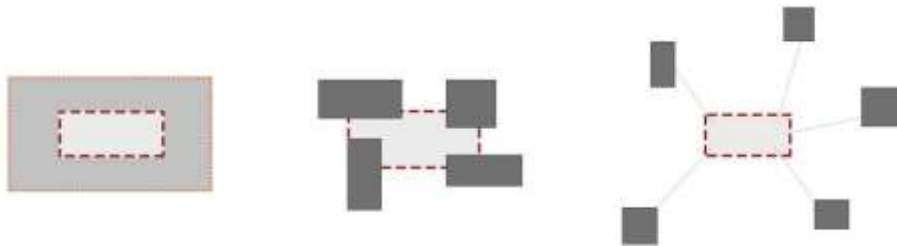


Figure 5 Different scenarios for the Heritage city center future in 21st century

a. Death of the center:

Due to changing in city center functions that reduction the urban attractiveness which make different commercial and service centers for the city appear in the edge of the city.

b. Center functions split into different centers:

This scenario talk about the city center divide to multi centers with separation functions which service the city.

c. Center continuity with some changes: this concept support the continuity of the center with some change like reshape the city center, add new secondary centers or Reduction the city function

4. AFFECTING FACTORS IN THE HERITAGE CITY DEVELOPMENT STRATEGIES

In order to study any historic site especially the city center, it must be first defines the affective factors in historic center like location, character, urban fabric and quality, knowing this factors help to take first step for development strategies.

4.1 location of heritage city center

Location of urban historic sites has great importance, as every situation has a different kind of treatment, and different way of integration with the surrounding context. The paper will focus on different type of location, geographically leveling, scale, visual as Workskett "said the setting of a building not only affects the way in which it can be seen, but also alters the apparent value and importance of the buildings itself." (Worskett, 1969)

4.1.1 Geographic location of heritage city center

The geographic location is very important for any development process. Each location contacts in a degree with city pattern effects directly in city's development strategies, social life and need, conservation policies and transportation.

There are three locations for heritage historic center: Figure 6

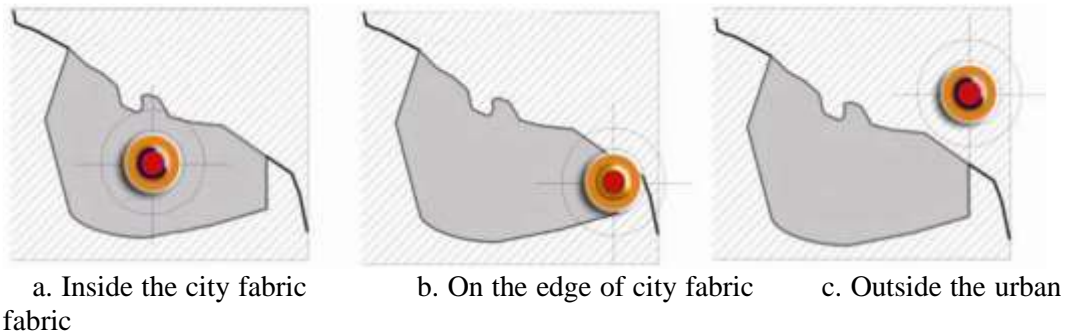


Figure 6 The possible locations for the heritage city centers.

4.1.2 Topographic location of c heritage city center

Topographic location for the historic center is very important to functional linkage with the surrounding context; transportation and visual also depend on the topographic location.

There are three locations for historic center:

4.1.3 Scale of heritage city centers

The scale of city center affects directly in the economic condition and the policies taken to isolate or integrate with surrounding contexts.

4.2 Character of heritage city centers (Lynch, 1960)

Historic City centers have a different character and style rather than the surrounding context. Character of is very important to arranging spaces, activity, and material that is linked the idea of how the a place is to be used and what should express.

4.3 Boundaries of heritage city center

The boundaries of urban fabric for city center enhance the identity of that area and encourage the development of functional, economic and social interaction within the surrounding areas. However it not should have a sharp edge but it may be there are flexibility and integration between the historic center and urban fabric for the city. so we need it is necessary to considered macro and micro scale:

a. Macro scale: The basic elements to be considered at macro scale are neighborhoods, districts, and corridors.

b. Micro scale: The minimum elements to be considered at micro scale are thoroughfares, buildings (form, placement, from, ages, types), lots and blocks and civic spaces like parks and plazas. The details of the elements at both the macro and the micro scales define the character and quality of city centers. (Parolek, Parolek, & Crawford, 2008) (Tiesdell, 1993)

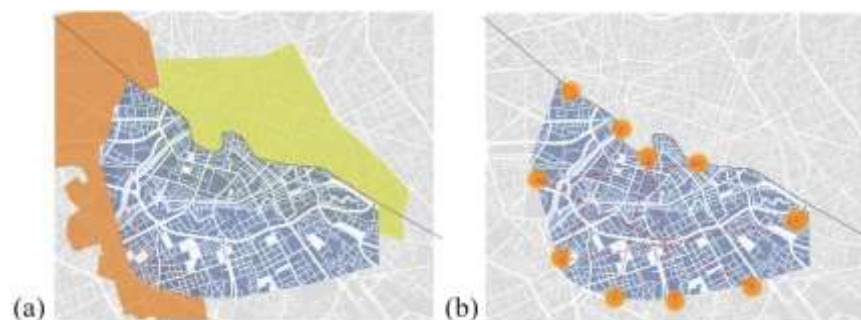


Figure 7: show the Macro and micro scale for city center.

4.4 Quality of space

The quality of space depends on the way we feel it and that is due to the space's morphology and our senses. There are five factors set the quality of space and help to decision the suitable development strategies.

4.4.1 Sense of space

Urban space has a great effect on the sense of any historic space also have an effect on the user experience. In defining the sense of space Fritz Steele said "the sense of place is the pattern of reactions that a setting stimulates for a person. These reactions are the product of both feature of the setting and aspects the person brings to it" (Steele, 1981) Due to Lynch sense of space identified by legibility, structure and identity and image ability.

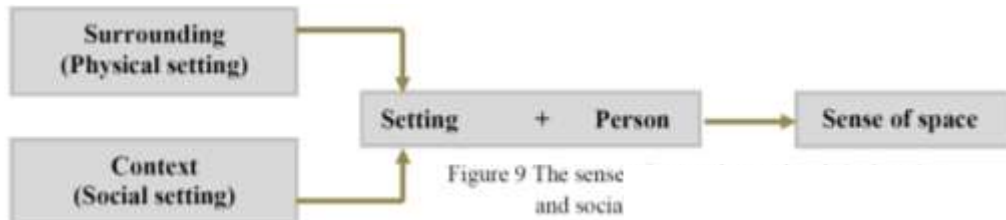


Figure 8 The sense of space due to the physical setting and social setting (worskett, 1969)

4.4.2 Sense of enclosure

It driven from the way in which spaces are formed between historic buildings, giving more importance to both. Also it represents the purest expression of a sense of space when dealing with historic sites. (Moughtin, 1999)

4.4.3 Sense of continuity

Sense of continuity is very important aspect in development process, it not aim to freeze the urban space surrounding the historic center but to produce a setting more and more densely packed with references to the stream the time rather than a setting that never changed. (Tiesdell, 1993 p 236)

4.4.4 Space and time

Time in urban space represent the fourth dimension in measurement of urban scale as Madani-Pour defines it "Movement within space is certain duration" (Madani-Pour, 1996)

4.4.5 Hierarchy of space

The internal structure of all urban spaces is based on an interconnected series of hierarchies.it is define the relationship between the compounds of historic city center and surrounding spaces to make linking to all city urban fabric. The hierarchy of spaces is in two main forms, Linear or Radial positions.

4.5 The effect of Architecture in development strategy

The historic buildings take an important part in decision maker strategy of any revitalizing and development for historic city center or any historic sites, there are three points which affect in evaluation the architecture value of buildings typology, scale, and condition.

4.5.1 Architecture typology

Historic buildings are valuable for the city and identity of space and due to their value the development strategy depend on. There are five main values define the importance of historic buildings;

a.Event:

Which make the buildings valuable due to religious, historical, cultural event happened inside or outside this building,

b.Historic personality:

The building is build, used by important personal at this time,

c.New technology:

The building is built using a new technology, material, structure method at that time,

d.Style:

The group of building style is unique which give the center a character and sense of place,

e.Symbolic landmark:

The monument which build for symbolic reason which now is landmark for the city.

4.5.2 Scale

Scale of historic building effect on people`s feeling and perceptions and also its relation to the surrounding buildings. Scale of building effect also in management of development and the flexibility of redesign and reuse these buildings which effect in urban design.

4.5.3 Condition of buildings

The condition of the historic buildings is very important in revitalizing the city center, it depend on the building condition if it is just façade or just need to restoration and sometimes in effect in concept of city center revitalization if it was man-made damage like wars to document important period in city history like what happen in Biuret city center after civil war.

4.6 The Effect of People In Development Strategy:

People are very important dimension for any development strategy. In city streets and city centers, social activities will generally be more superficial, with the majority being passive contacts – seeing and hearing a great number of unknown people. But even this limited activity can be very appealing (Carmona &Tiesdell, 2007). The social effect depend on more than factor; Important factor is typology of people who use the city center, the owner of buildings, the operator which represent the government and the user of this center like pedestrians, shoppers, drivers, students, street venders and tourists. Another factor is the human need as Maslow`s hierarchy of needs represent the physiological (food, health, shelter), safety and security, affiliation (belong, identity), esteem and self-actualization. (Lang, 2005). One of effective factors is public participation. People are very important dimension for any development strategy. In city streets and city centers, social activities will generally be more superficial, with the majority being passive contacts – seeing and hearing a great number of unknown people. But even this limited activity can be very appealing (Carmona, Heath, Toner, & Tiesdell, 2003). The social effect depends on more than one factor, typology of user, population, human need and public participation.

4.6.1 Typology and development roles and actors

The classification of people typology is very important as to realize the total condition of the historic center, as the policy of intervention determined does not affect the historic buildings only but the of people who using that center and on their need. There are four type of user for the historic center:

Owners: Investors and landlords.

Residents: They could be also owners to their units or it could be rentable.

Operators: The government, city council and Municipality.

Consumer: Pedestrians, shoppers, drivers, students, street venders and tourists.

To more fully understand the development process, it is necessary to identify the key actors, their motivations and objectives, their relationships relative to each other, their motivation for involvement in the development process and, more generally, why they might pursue - or be persuaded to provide - higher quality. Each development role can be considered in terms of five generalized criteria: (Carmona, Heath, Toner, & Tiesdell, 2003, p. 220)

- a. **Time-span:** Interest in the development is primarily short- or long-term.
- b. **Financial Objectives:** whether the actor's primary concern is for cost minimization or for-profit maximization.
- c. **Design (Functionality):** whether an actor has a specific concern for the development's ability to serve its functional purpose.
- d. **Design (External Appearance):** whether an actor is primarily concerned with the development's external appearance.
- e. **Design (Relation to Context):** whether a development's relation to its context is a primary concern to the development actor.

In (Carmona, Heath, Toner, & Tiesdell, 2003) book public spaces-Urban spaces define

the main actors for the successful development strategy. Table 1

4.6.2 Human Population and People Capacity

Population and people capacity for the city center is very important for the development strategy because it define the suitable dealing with spaces and buildings, the human population affect in many ways on historic centers, it affect due to the capacity of people according to spaces area and buildings and if the number of people fit it or need to manage the relation between the spaces area and human population, also it is necessary to study the capacity percentage for user during the whole day and whole year.

Development Role	Time scale	Financial strategy	Functionality	Design appearance	Relation to context
Investors (investment funding)	Long-term	Profit maximization	Yes But primarily as means to financial end.	Yes But primarily as means to financial end.	Yes To extent that there are benefits to making positive connections.
Occupiers	Long-term	Cost minimization	Yes	Yes But only to extent that external appearance symbolizes/represents them and their business	Yes To extent that there are benefits to making positive connections.
Public sector (regulation)	Long-term	Neutral (In principle).	Yes	Yes To extent that it forms part of a greater whole.	Yes To extent that it forms part of a greater whole.
Adjacent landowners	Long-term	Protect proper	No	Yes To extent that new development has positive or negative externalities.	Yes To extent that new development has positive or negative externalities.
General public	Long-term	Neutral	Yes used by general public	Yes To extent that it defines part of public realm.	Yes
Landowner	Short-term	Profit maximization	No	No	No
Developers	Short-term	Profit maximization	Yes But only to financial end.	Yes But only to financial	Yes To extent that there

				end.	are positive or negative externalities.
Funders	Short-term	Profit maximization	No	No	No
Builder	Short-term	Profit maximization	No	Yes	No
Adviser	Short-term	Profit maximization	Yes	Yes	No

Table 1 Show different development roles and actors according to five generalized criteria

4.6.3 Human Need

One of the main goals for revitalization and development the historic city center is ensuring the satisfaction of human needs. Knowing people`s need and preferences and what the public space offers to people are key issues for understanding what makes a city center development strategy is successful for the people. Maslow in his theory defines the basic human needs into five-stage and can get point of considerations from (Carmona, Heath, Toner, & Tiesdell, 2003): Table 2

Human Needs	Description	Point of considerations
Physiological needs	Physiological needs are basic: The body craves food, liquid, sleep, oxygen, sex, freedom of movement, and a moderate temperature.	- Warmth - Comfort
Safety needs	protection from elements, security, order, law, limits, stability, etc.	- Feel safe from harm - Privacy - Accessibility
Belongingness and Love needs	humans need to feel a sense of belonging and acceptance among their social groups and be part in work group, family, affection, relationships, etc.	- A sense of identity - Community facilities. - Legibility, visual appropriateness
The Esteem Needs	Talk about the man needs to feel respected through self-esteem, achievement, mastery, independence, status, dominance, prestige, managerial responsibility, etc.	- Ownership - Feel valued - Belonging
The Self-actualization Needs	That can be through realizing personal potential, self-fulfillment, seeking personal growth and peak experiences.	- Creativity - Artistic expression - Opportunities for participation in development

Table 2 : show the human needs five-stage for Maslow and point can help in development.

4.6.4 Public participation

Public participation means to involve those who are affected by a decision in the decision-making process. It promotes sustainable decisions by providing participants with the information they need to be involved in a meaningful way, and it communicates to participants how their input affects the decision especially in development strategy for historic city. Participation generally means: the collaboration of people pursuing objectives

that they themselves have defined. (Sanoff, 2000).

Participation so contextual, so it may be varies in type, intensity, extent and frequency. Possible stages of involvement would vary accordingly. These can be classified into four experiences that lead to agreement about the future action (Burns J. M., 1979):

- a. Awareness:** participants discover or rediscover a certain situation, thus discussion of the situation is based upon their accumulated experiences.
- b. Perception:** Understanding the situation and recognizing its physical, social, cultural and economic properties.
- c. Decision Making:** Participants create physical designs, based upon their perception and priorities according to the pervious phases. Good strategies use the outcome as a resource to produce final schemes.
- d. Implementation:** Many community planning projects stop at the last phase, due to the fatal results to the outcome of the development, so it is necessary people take place in any development strategy to guarantee development project continuation.

The success of a public participation program is largely determined by how thoroughly and thoughtfully it is planned, built relationship between the users and the decisions-maker. Figure 9

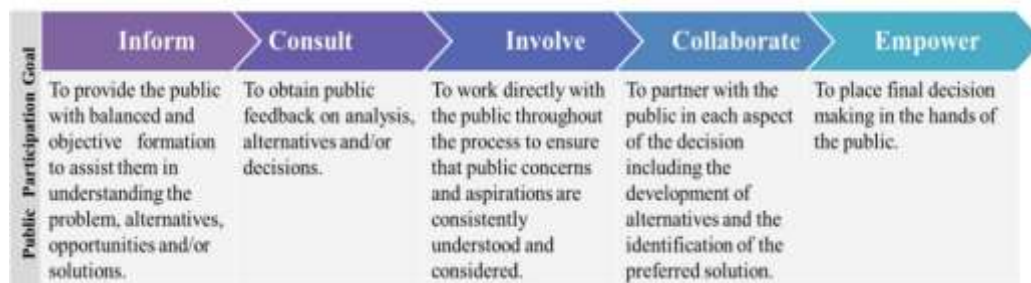


Figure 9 : show the public participation process according to International Association for Public Participation (IAP2)

4.7 Historic Centers and Districts Development Strategies

Historic districts are the areas or sections in a city and contain old buildings with valuable historical or aesthetic significance (Doratli, Hoskara , & Fasli , 2004) over a certain eras of styles of architectural typical of history. Historic districts compose historic residential areas, historic city centers and urban heritages. Historic preservation, with the rehabilitation and restoration on historic property is an endeavor to preserve or protect buildings, objects, landscapes environment and other artifacts of historical culture and character.

There are three policies of strategies to dealing with historic city centers and districts as buildings and urban form, those methods are the preservation, conservation and revitalization phases. Each of methods could be used alone or depending on each other's, and the previous factors for the development strategies that set the suitable method for the development

4.7.1 Preservation Policy for Development Strategy

Preservation refers to the protection of the historical historic centers and surroundings. districts where they are a number of historical buildings on order to preserve the character of the center. The preservation takes place for specific buildings, general architectural features and urban form. Preservation is saving and caring for the legacy we have come to call our cultural heritage". (Tomlan, 2014). Preservation method began to take action after the World War I and rapidly after the second world was as many of world heritage has been threatened or even destroyed and the first international action was the Athens Charter Restoration of Historic Monuments in 1931. (ICOMOS, 2007).

4.7.2 Conservation Policy for Development Strategy

Conservation is more dynamic activity than the preservation, it seek to retain the fabric and architectural historic qualities and essential character of an area, allowing buildings and the surrounding urban spaces to be reused for the purpose and new development to take

place. The conservation for the historic centers as a whole including all different activities in the center that is including as well the economic and social activities in the center. There are a lot of methods to conserve the historic buildings and spaces and every method depending on the condition of the elements, there are different levels and concepts for those methods according to the region, regulations and the Charters which are used for this project development such as:

a. Conservation:

Involves all the processes of looking after a place so as to retain its cultural significance.

b. Maintenance:

The continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

c. Restoration:

Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

d. Reconstruction:

Returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

e. Adaptation use:

The process that changes a building for purposes other than those initially intended while retaining the unique character. Those concepts according to The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (Burra Charter, 2013)

4.7.3 Revitalization Policy for Development Strategy

Urban revitalization is a process that comprises of a set of urban management strategies to facilitate economic, social, environmental, cultural and historical (re) development of problematic, deprived and derelict urban areas. (Spandou, Garcia, & Macário, 2010)

In a historic areas the revitalization of its historic districts has positive and encouraging results, it is supposed to reach a balance for each local situation between preservation, protection and conservation of urban heritage, economic development, functionality and livability of a city and as a consequence responding to the needs of current inhabitants while enhancing in a sustainable manner the city's natural and cultural resources for future generations as well, Revitalization means reaching a satisfactory balance between the laws of economic development, the needs and the rights of inhabitants, and the enhancement of the city as a public good. (Veirier, historic districts for all, a social and human approach for sustainable revitalization, brochure designed for local authorities, 2008).

Urban revitalization due to (Lisbon Charter, October 1995) "Urban revitalization encompasses projects aimed at renewing the economic and social life of a rundown part of a town. This notion, akin to that of urban rehabilitation, is applied to all those areas of towns having no clear identity or remarkable features of their own" Revitalization can be socially sustainable and economically viable by:

- a. Preservation of old buildings cannot be dissociated from the people living in the historic districts and who give them meaning.
- b. Enhancing the authenticity of a building, site or district should lead to the search for "non-primary stratified authenticity", that is to say, take a critical look, and interpret the link and the meaning between the material and the history to give inhabitants the possibility of optimal (re) appropriation.
- c. Transformation is an interpretation of the old urban functions in all their diversity. Sustainable social revitalization is both preservation and development through strategies and actions designed to improve inhabitants' living conditions and their perception of the district, and to attract tourists, new residents and investors.
- d. Keeping a social perspective in revitalization projects means putting people back in city centers, to respond to the diversity and plurality of the needs and choices of the inhabitants, and making these new functions compatible with the cities of today.

- e. Create social links by improving living conditions (traffic management, public amenities, employment, housing, trade, water management).
- f. Support creativity and cultural diversity, the atmosphere, vitality and dynamism of a district are all elements that make people want to innovate and create. Planning a revitalization project requires priorities in the short- and long-term. A “regional” diagnosis of present and future needs, measuring foreseeable consequences if no action is taken, must be associated with an inventory and typology of the city’s center heritage. An action plan must be drawn up according to the given criteria, notably in terms of the training of actors. (Veirier, historic districts for all, a social and human approach for sustainable revitalization, Manual for city professionals, July 2008).

4.8 Evaluation the affective factors to upgrade measurable framework. Figure 10

Due to have a framework to evaluation the ability of the city center for the suitable development strategy the paper upgrades the previous measurable framework with affective factors. Table 3

Factors	the affective factors															
	location of city center			Character of city center	Boundaries of city center	Quality of space				Architecture			Social dimension			
	Geographic location	Topographic location	Scale of city center	Character of city center	Boundaries of city center	Sense of space	Sense of enclosure	Sense of continuity	Space and time	Hierarchy of space	Arch- typology	Architecture Scale	Condition of buildings	typology of people	human need	public participation

Table 3 show the affective factors in development strategies.



Figure 10 show the framework of effective factors in development strategies for heritage city

5. ANALYTICAL AND EVALUATION SELECTED EXAMPLE:

Hence, the scope of the historic city of Cairo was included in the World Heritage List in 1979 under the name Islamic Cairo in recognition of its absolute historical, archaeological and urban importance. Which has no princes, which requires an urgent plan to preserve the site and stop the deterioration of the urban fabric, which suffers from accumulated problems such as social and economic pressures, poor infrastructure, illegal settlement, traffic and transportation problems, in addition to the lack of legal and administrative standards.

5.1 El-Moez Street, Cairo, Egypt (Reshape the city center)

El-Moez Street is one of Cairo's most remarkable historic places, giving you a glimpse of old Cairo. Walking along El-Moez Street, you will be fascinated by the historic atmosphere of the old cafés, souvenir shops, and food and sweets sold from kiosks and carts. You will also find Islamic art carved into the historic mosques and houses.

5.1.1 The Location of El-Moez Street

Considered one of the oldest streets found in Old Cairo, El Moez street is full of rich history & architecture, dating back to the founding of the city. Old Cairo was deemed a UNESCO World Heritage Site in 1979, and it was called "one of the world's oldest Islamic cities"

- Al-Muizz street goes from Bab al-Futuh city gate in the north to Bab Zuweila gate in the south, both entrances to the stone walls built by vizir Badr al-Jamali in the 11th century.

- This makes it one of the longest streets in the walled city, approximately one kilometer long.
- Although the name al-Muizz street usually applies only to the street within the historic walled city, in practice the road from al-Muizz street continues (under various names) further south for a few kilometers.
- Passing through the Qasaba of Radwan Bey (al-Khayamiya), and finally ending in the large necropolis of Qarafa (the Southern Cemetery or the City of the Dead).

5.1.2 Historical Background

Moez Street is one of the main streets in Historic Cairo. It is one of the oldest streets in and one of the best open-air museums in Egypt. as the city was founded by the Fatimid dynasty in the tenth century, during the reign of the fourth caliph, al-Muizz Li Din Allah. Historically, it was the most important artery in the city and was previously called the Qasaba (or Qasabah), and it formed the main axis of the city's economic districts where its markets were concentrated. Al Muizz Street in Cairo has the greatest concentration of medieval architectural treasures in the Islamic world, redefining words like majesty and beauty.

- This is particularly evident in the area between al-Qasrayn, which is surrounded by some of the most important monuments in Islamic Cairo.
- The new Caliph al-Muizz undertook a massive project of reconstruction, through the renovation of roads, the canal system on which agriculture in the Nile valley depended, and the construction of new capital, Cairo.
- In 970, Jawhar was responsible for planning and building a new city to serve as a residence and center for the Fatimids caliphs.
- The city was called al-Mu'izziyya al-Qaahirah, the "Victory City of al-Mu'izz", later simply called "al-Qahira", which gave us the modern name of Cairo.
- The city was located northeast of Fustat, the existing capital and main city of Egypt.
- Jawhar organized the city so that two large palaces for the caliphs were in its center, while between them there was an important square known as Bayn al-Qasrayn ("Between the Two Palaces").
- The main street of the city connected its north and south gates and passed between the palaces via Bayn al-Qasrayn.

- In this period of the city's history, however, Cairo was a restricted city, accessible only to the caliph, the army, state officials, and other people necessary for the functioning of the palace city.
- In 1171 under Salah ad-Din (Saladin), the city was opened to the people and went through great changes.
- Over the subsequent centuries, Cairo developed into a large-scale urban center that eventually eclipsed the previous city of Fustat.
- The Ayubid sultans and their Mamluk successors, who were Sunni Muslims eager to erase the influence of the fatal Shiite Muslims, progressively demolished and replaced the fatal structures with their own buildings and institutions.
- The seat of power and residence of Egypt's rulers also moved from here to the newly built Citadel to the south, initiated by Salah ad-Din in 1176.

5.1.3 Challenges El-Moez Street Development

- In the 20th century, the construction of an important road known as al-Azhar Street.
- It runs from modern downtown Cairo in the west to al-Azhar and then on the Salah Salem highway in the east, created a major disruption in the traditional al-Muizz road.
- Al Muizz street, named after the first Fatimid caliph in Egypt, was built as the main street of the great Fatimid city.
- Most of the palaces, mosques, and monuments built by Ayubid, Mamluk, and Ottoman rulers who ruled Egypt after the Fatimid period continued to be built on this street.
- To this day, Al Muizz street preserves the greatest density of the most significant buildings and monuments of Islamic art.

- Walking through the heart of Islamic Cairo along its entire length, from Bab al Futuh to Bab al Zuweila, one can understand how this street is one of the most important places in Islamic history.
- In addition to the series of impressive monuments it is scattered with, its busy surroundings are home to hundreds of craftsmen and merchandise displayed in the Khan el Khalili market.

5.1.4 Development Strategy of El-Moez Street

Beginning in 1997, the Egyptian government carried out extensive renovations in historic buildings, modern buildings, paving, and sewage to turn the street into an “open-air museum.



Figure 11 show the framework of development strategies for of El-Moez Street

5.1.4.1 Urban development

On April 24, 2008, Al-Muizz street was rededicated as an exclusive zone for pedestrians between 8 a.m. and 11 p.m.; cargo traffic is allowed outside this time. Figure 12



Figure 12 Urban development strategies for of El-Moez Street.

5.1.4.2 Architecture Development

- One of the objectives of the reforms is to approximate the original appearance of the street.
- Buildings above the level of the monuments were lowered in height and painted in an appropriate color, while the street was repaved in its original style.
- On the other hand, the nocturnal appearance of the street was modernized by installing state-of-the-art outdoor lighting in the buildings. Figure 13



Figure 13 Architecture development strategies for of El-Moez Street.

5.1.4.3 Culture Development

Nearly, 34 monuments along the street and 67 nearby were restored with public participation as development stockholders. Figure 14



Figure 14 Culture development strategies for of El-Moez Street.

5.1.4.4 Economic Development

A number of cultural and artistic events will be held in numerous cultural institutions and centers Figure 15



Figure 15 Economic development strategies for of El-Moez Street.

5.1.4.5 Transportation Development

Al-Muizz street was rededicated as an exclusive zone for pedestrians between 8 a.m. and 11 p.m.; cargo traffic is allowed outside this time.

6. CONCLUSION

Preserve, develop, and pass on to future generations of heritage area are an objective. Many cities demonstrate that it is possible to reconcile heritage preservation, conservation of resources, economic development, and well-being of the inhabitants and promotion of a controlled, responsible tourism. This balance is not reached permanently; it requires constant adjustments and evaluations. The conservation of old buildings in the heritage city is not to be dissociated from the determining role of the inhabitants, who, from generation to generation give them a sense and pass on their history. The historic districts have a value importance to the cultural heritage and it our duty to take care of heritage, and it is conveys diverse messages and values (historical, artistic, political, religious, social, natural, etc.) that contribute to give a meaning to people`s life. After studying the different scenarios for the heritage city changes in 21th century like emigrate from the heritage sites and split the center functions to different centers and study the effective factors in development strategies for historic city and due to have a framework to evaluation the ability of the heritage city for the suitable development strategy. The aim of this framework to help the decision maker to set the suitable strategy for the heritage sites development as historic districts:

To evaluate the development strategies for the historical city and get the effect of the factors as location and space quality for the decision maker, the paper put strategies to stop the emigrate from the heritage sites. Research findings have revealed that the criteria and principles of the sustainability of urban and tourism development of Al-Moez Street have

been taken into consideration to a reasonable extent. This is also confirmed by the findings of the statistical analysis and the positive and negative aspects that have been observed by a team who paid frequent visits to the area.

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