

## URBAN REGENERATION STRATEGIES IN AMMAN'S CORE: URBAN DEVELOPMENT AND REAL ESTATE MARKET

<https://pdfs.semanticscholar.org/2be8/92a1827a2bb8df26606cac14c59027ddf49e.pdf>

### Abstract:

Little knowledge about urban regeneration in the Middle East has been explored. Showing experiences in the case of Amman would contribute to the theory building of urban regeneration. The following research is an assessment of urban regeneration policies and experiences in Amman's core in two cases: the Old Downtown, West El-Balad, and the "New Downtown", Abdali. The experiences are critically assessed using both qualitative and quantitative methods. The analysis and review are conducted based on data from onsite, interviews, observations, photographs, official reports and articles. Findings from literature provided a framework of principles of good urban regeneration policies, and organized the research questions and structure. The assessment concerns rationality, impact, effectiveness and the long-term implementation of urban policies. Many proposals and projects for revitalizing West El-Balad were completed. Most of the implemented projects were financed by grants. There was no commitment to the proposed urban policies and regulations, thus the Downtown heritage is at risk. Abdali was developed by an organization, most of Phase I is constructed, but Phase II is not. This research examines the role of urban planning, real estate markets and urban regeneration policies in providing the desired outcomes. Urban regeneration was proposed and implemented in the absence of realistic appraisal of the market conditions. Some urban policies of the future plans of Amman would have a bad impact on the city's development. Although the initial intentions of urban regeneration were economic development, the outcomes end up.