

# بسم الله الرحمن الرحيم





# شبكة المعلومات الجامعية

## التوثيق الالكتروني والميكروفيلم





# جامعة عين شمس

التوثيق الإلكتروني والميكروفيلم

## قسم

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# بعض الوثائق الأصلية تالفة







بالرسالة صفحات  
لم ترد بالأصل





AIN SHAMS UNIVERSITY  
FACULTY OF ENGINEERING  
Urban Planning

**The correlation between art and development- The  
Case of CBD Cairo**

A Thesis submitted in partial fulfilment of the requirements of the  
degree of Master of Science in Architectural Engineering, Urban  
Planning department

by

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Bachelor of Science in Architectural Engineering  
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Cairo - (2020)



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**Statement**

This thesis is submitted as a partial fulfillment of Master of Science in Architectural Engineering, Faculty of Engineering, Ain shams University. The author carried out the work included in this thesis, and no part of it has been submitted for a degree or a qualification at any other scientific entity.

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## Thesis Summary

The world has adopted a culture-based urban development approach with the aim of regenerating non-industrial cities after its destruction. This approach was adopted with aim of redeveloping the affected quarters from the War and the affected quarters of the deteriorated areas due to the heavy industries. Recent years have seen widespread urban and regional policies led by cultural industries aimed at stimulating the social, economic, and physical conditions of neighbourhoods. One of the most vulnerable and affect cities art the old industrial and economic centers of the city; that have lost their glory due to de-industrialization and the spread of planned suburbs on the outskirts of cities. In the 1980's, this culture-led approach became a major driver for the revitalization of cities through arts and cultural activities.

Currently Downtown Cairo is undergoing a series of arts and culture initiatives/projects by the private stakeholder (Al-Ismaeilia Real-estate) and urban infrastructure projects by the governorate. Other state entities like Misr Realestate Assets and Misr Insurance holding company have been refurbishing buildings as well, The thesis aims at determining the role of arts and culture in the current urban development model that is taking place in Downtown while also identifying the urban model. This is due to the different and various interventions taking place by two major stakeholders Al-Ismaeilia real-estate and the local authorities. The latter is creating pockets of culture that attract a certain population. Through interviews with the stakeholders, online and field survey, social media observations and unstructured observations, the thesis concluded that both stakeholders have similar visions, the authorities are working on rehabilitating Downtown and investing in the urban realm and attempting to develop an arts and culture activities to attract more local and international population to Downtown Cairo; while Al- Ismaeilia are attracting a creative class through their arts and cultural activities. The thesis concludes that Al-Ismaeilia real estate is utilizing arts and culture to attract creative class while the governorate doesn't have the capabilities to develop a similar strategy and it is important to spread the arts and culture activities to include more social classes. Hence, it is crucial that local authorities and the private sector to

coordinate and cooperate in the ongoing development of Downtown Cairo. On top of that, there is a dire need to develop social housing policies to protect Downtown renters and owners from displacement.

**Key words:**

Urban planning, gentrification, rehabilitation, creative class, cultural economy, art, culture, artists



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