

Abstract

Sherine Shafik Aly

POST- INDUSTRIAL DEVELOPMENT: A GROWING OPPORTUNITY FOR SUSTAINABLE DEVELOPMENT

Several post-industrial areas are becoming obsolete, threatening to end their original productive, social and economic roles and facing the communities of which they are an integral part, with serious environmental, cultural and socio-economic problems. In this perspective the redevelopment of derelict industrial areas is indispensable for sustainable city development. They are currently consuming large tracts of land, underutilized, abandoned, and located in areas characterized by low market demand for redevelopment, and cause the growth of slum areas, and present a dramatic challenge to current and future generations. In this context, abandonment, sale demolition of such facilities, were fairly common approaches, but the creation of new environmental legislation, and the need to protect the environment, increased the necessity of converting post-industrial sites into multifunctional urban areas. Post-industrial redevelopment could restore natural processes and functions, create multifunctional landscapes and promote sustainable growth, improve the quality of the existing environment attract investment and reinforce civic pride and a sense of place, and promote sustainable development. This requires a new planning approach based on knowledge, new technologies and collaborative design. The paper will focus on post-industrial urban areas as opportunities for urban regeneration and sustainable development, and addresses the urgent need to redevelop these areas. It studies the design principles to redevelop derelict sites by analyzing different international examples, these principles adopted assure a harmonious reclamation of the natural and built environment, creating culturally stimulating multifunctional urban areas arising out of the derelict remains of past industry. These principles will be applied to the post-industrial area of Mena-El-Basal district in Alexandria as a case study, which has a significant cultural and environmental value, in advantageous location, situated along waterways, supported by existing infrastructure, and adjacent to residential communities, this area is environmentally impaired assets that need to be returned to productive uses, and reintegrated into the surrounding community, especially that it is suffering from social, environmental & economic problems due to abundance. The paper achieves guidelines for the redevelopment and revitalization of post-industrial urban areas that are viewed as a resource and its recovery as an opportunity to develop new multi-functional urban areas. Keywords: Post-industrial development , urban regeneration, derelict land, sustainable development, sustainable growth.