

URBAN REVITALIZATION

WATERFRONT DEVELOPMENT AS AN URBAN REVITALIZATION TOOL

FOR COLOMBO WATERFRONT REDEVELOPMENT PLAN



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In recent history we have witnessed the "Development" of technology and subsequent degradation of our communities. While technology claims to connect and bring people together through ideas like the World Wide Web, this type of connection and technology in turn discourages local community values. The loss social interaction and recreation within our own homes, towns and cityscapes deteriorates our communities.

Most great cities have developed along water front, which either thread through them as river and canals or front on them as bays and oceans; they are the greatest resource for enjoyment and open space available to city dwellers. The Great water front communities and landscapes are of the most obvious examples of the effects technology has had on the integrity of our communities. These towns were once centered both socially and economically on their land, their identity and culture was defined by it. As technology shifted to the highways the communities began to lose their connection to the environment and each other. As designers, more specifically Urban Designers, we have the ability and knowledge to discourage the effects our shifting technology has and provide for or improve the quality of life for a community. This study attempts to identify and utilize a community's needs, both social and economic, and their local history to reconnect and revitalize the physical environment, as well as, the social culture and identity.

Urban waterfront redevelopment is a program of land redevelopment in areas of moderate to high density urban land use. Renewal has had both successes and failures. Replenished housing stock might be an improvement in quality; it may increase density and reduce sprawl; it might have economic benefits and improve the global economic competitiveness of a city's centre. It may, in some instances, improve cultural and social amenity, and it may also improve opportunities for safety and surveillance. Developments such as London Docklands increased tax revenues for government. The process has had a major impact on many urban landscapes, and has played an important role in the history and demographics of cities around the world.

The City will encourage the location of modern facilities in the waterfront area when appropriate and where sufficient land is available: In planning for the redevelopment of this Core Area, the Master Plan has recognized the relationship between the Waterfront and the City Centre. The expansion of the City Centre to the edge of the water can provide a bold new dimension to the vitality of its commercial core and the livability of its strengthened neighborhoods. The Master Plan will act as a management

tool for the implementation of goals and for the physical development of the surroundings of the Lake.

Develop the guidelines and recommendations for the Beira Lake Master Plan is very important. The focus of this work has been to balance the demand for the many uses competing for waterfront land. These uses include boating facilities, utilities, recreation, housing, offices, retailing and transportation. It is believed that this balance can be achieved, but as decisions regarding waterfront land use have long term implications, these decisions must be carefully weighed and fully considered.

Today, under the dominance of global economy and changing dynamics of urban life, distinctive characteristics of waterfronts and cities ignored in many revitalization projects. "New towns in towns are rising on the sites of decaying piers. Upscale shopping is replacing abandoned warehouses. Parks are greening the old concrete shorelines and ferries are using waterways that were once the realm of cruise ships." (Bender 1993, 33) This scene exists almost in every contemporary urban waterfront that is situated in different world cities. There are many similarities between waterfront projects developed in Europe and Asia. In this context, waterfront revitalization can be criticized as being standardized. Since there is a competition between cities to attract more people and capital, cities began to copy models that have successfully implemented in other world cities in order to warranty their success. Therefore several models of a waterfront revitalization program were determined from the projects that were successfully completed and many cities become the most attractive element of waterfronts schemes to revitalize the abandoned waterfronts and attract more money.

Water body in an urban context act as utilitarian, recreational, reflective, landscape & transport feature in the urban built environmental form. The history the urban water bodies consist of canals, lakes, rivers, reservoirs & sea. How ever in our urban context the use of inland water bodies for utilitarian purposes is very limited. The water bodies function as provision for drainage purpose. This is very significant in the urban areas where the built up area is intensively developed in comparison to rural areas. Therefore storm water drainage is a must in these areas. The next is the transport and transports a part of recreational and communication system. The internal water bodies of an urban area, there for need planning and management in order to maintain its function system. However from the inception of the human race water have the close link with their substance. Water is an essential commodity for any living creature.

The aspect is focused on its potential as annulment which covers substantial space of an urban area. This has to be seen, not merely to above things of water bodies. But also should consider the aesthetics & its relevance to the design perspective of urban areas. Therefore, water bodies are just not an object, but it has a multiple effect on in terms of physical social, economic & environmental aspects are concern the latter has become increasingly important. Due to the open spaces demanded in order to ease the mental stress of the people who are living in city. Environmental psychology is

there fore stressing the proper conservation potential spatial entities in highly congested & complex built up areas in such urban areas.

The presence of waters was the powerful motivation & the peaceful inspiration for the emergence & the continuity of human settlement on the world. Especially true in the situation of cities exist in the history many of the great cities were emerged as a result of the intimate relationship of man with the waters and the powerful fascination of waters towards man. In that sense waters are the souls of city.

Especially water edge is the one of main element of the city. Sometimes it's demarcating the city bounders. Water edge has a grate value in the city because its interlink spaces with treating gathering point to people who are in city, the buildings and roads paths and human activates are vary in water edge. The Venice, France, New York examples to active and creative space of social & special expressive spaces. Those spaces enhance character and Image of the city.

Water conceives the power of life on earth. It represents & symbolizes the existence and the continuity of life. Man as a living animal, has an enormous dependence on waters. He is deeply bounded Wrap & woof with the qualitative & quantitative living aspects of waters. Its highly varied qualities act and react on human senses & ensure its power over man above all; it is the soul of all lives on earth.

The Need for Revitalization of Urban Areas

The radically changing economical, political& social structures brought about the enigmatic issue, the haphazardness in to the living structures, & can be highly experienced especially in urban entities the exceptionally varied dimensions of this complex issue, delivered enormous amount of unfavorable, in humane spatial forms in to the living cores thus making the living entities most unlivable spatial entries for human habitation.

Water front revitalization has been the most remarkable urban development in the world during the last two decades. As most of the world's big city centers are located on water's edge, revitalization of waterfronts usually refer to down town development. Being new potential urban lands, water fronts offer great opportunities to make contemporary pieces of cities. So, integration of those lands with the existing urban fabric is becoming an important issue of urban design and planning disciplines.

Since there is a competition between cities to attract more people and capital, cities began and continue to copy models that have been successfully implemented in other world cities in order to warranty their success. Baltimore Inner Harbor development was copied by many other world cities. For example, aquariums become the most attractive element of waterfronts schemes to revitalize the abandoned waterfronts and attract more money.

Another major objective of developments is to improve urban image. One of the most important issues for cities is to remake their images both on a national and international level. Public and private leaders prefer to remove negative effects of abandoned industrial sites and/or locate new heavy industrial initiatives to outer harbors or inland industrial parks. They looked for an entirely new image to compete with other world cities. Sydney and Bilbao are two leading examples of cities that promote their waterfronts. Both cities became worldwide known cities after the revitalization of their waterfronts. Every year, approximately 15 million people visit Sydney's waterfront

Method of study

The intention of the study is to analyze water as a constituent factor to enhance the quality of urban character & image. Examining ideas of by leading theoreticians and applying their principles to the intimate space, which carried out through a literature survey both focusing on urban design and City. Kevin Lynch's Image of the city and Christopher Alexander's Pattern language will serve as the starting points for this analysis. Further evaluation was done through discussions with colleagues and online architecture design forums.

The approach here represents a sharp relation between Man, Water & surrounding. One of the specification physical and psychological constituents of water and it enhance the quality of urban character & image. There are remarkably few examples of physical forms have been studied directly for there relationships to physical or physiological behavioral process. With the three component model it is to possible look for those aspects of physical attributes which have the greatest likelihood of linking to the other components of the place in which facilitates the identification of places.

There for we seem to have a meager understanding of the constituents of place. There ramifications and the ways which we experience. This has happened mainly due to the incomplete picture which western contemporary scholars, has presented to the world, eventually the place as a concept in the life of a human being is lost. Place is important factor to identify the character. The place can be land mark, or it can be a public gathering space. And also it can be a transitional space. Finally discuss the effect of the water and how it uses to enhance the quality of urban life.

The dissertation idea comes with the lack of integration water to enhance the image of the Colombo. Water is a one of main element in urban context. Integration of water is enhance the quality of city, also it uplift the quality of urban space.

Finally aim is go through the Research Sri Lankan example in urban context to identification how to respond to water bodies. And what are the future development proposals in selected area and how to respond to the water bodies with the cities in developing countries. So the selected case study responds & with theories, proposals and examples in other countries.

One of the key principles and public expectation of waterfront development is that this place should be designed for people to use. There are several reasons of this public attitude; but, the most important one is the shift of cities from industrial to service economy, which brings a new understanding of city space. There is a demand of public spaces in cities for recreational and leisure uses. Similar to the other leftover spaces, waterfronts became suitable urban lands to construct newly emerging trends of society. Therefore, recreation – including commercial facilities, residential components, entertainment units, sports facilities, cultural centers and parks are evolving as the most dominant concepts in the definition of contemporary waterfronts.

Scope & Limitations

Identify how water can help enhance the city image. Analyze important contribute factors of water bodies in the urban context. And then realize how it integrate and generate aesthetical and functionality to the urban city. Water is one of the most important element which to enhance the quality of the city.

Given the study objective of the thesis, the whole paper is organized into 4 chapters. Following the introduction, Chapter One will introduce the theoretical background of the study and introduce the research design and methodology of the thesis. Based on

government document review and key-informant interview Chapter Two will provide a brief introduction major concerns of creating public spaces and their effect will also be specified. In Chapter Three, the general situation of public spaces, and land use pattern on and around public spaces will be explored.

Chapter Four also will summarize the research findings, and propose recommendation and future research.

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