

# **Mixed Uses in Egyptian Communities with Reference to New Urbanism Principles**

Submitted by

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## **Abstract**

The thesis discusses the concept of mixed-use as one of New Urbanism principles and a way of providing a high quality of life for many Cairenes. Urbanists find mixed use a way to achieve a friendly environment with increased walkability and easy access to daily services.

As for the Egyptian community, residents of central Cairo districts find that areas they live in do not provide them with the quality of life they were seeking; due to high pollution level, traffic problems, parking problems, crowding and shortage of green areas. Thus, upper-middle and high income families prefer to move to a new development seeking better quality of life. However, new cities do not provide what residents need. There is a shortage of services, absence of security, few job opportunities and no public transportations. Thus, the main current problem is that residents of new developments in Greater Cairo Region cannot reach their daily service easily, this is evident in current appearance of unplanned change of use

The thesis aims to study the concept of mixed use with relevance to New Urbanism principles and how they should be appropriately applied in the Egyptian context with a special focus on Greater Cairo region. This is done through conducting a theoretical review of theories which discuss uses whether separated or mixed.

The second part consists of field analysis of five areas in Greater Cairo Region. The researcher conducted surveys and used questionnaires to determine positive and negative aspects of mixed-use trends in planning.

The research ends with conclusions and recommendations to how mixed use areas can be appropriately applied to satisfy inhabitants' needs in Greater Cairo Region and the accompanying impact on the urban environment.