

**PRIVATELY OWNED PUBLIC SPACES AND REGENERATION OF  
CONTEXTS OF VALUE  
WITH SPECIAL REFERENCES TO CAIRO'S EXPERIMENT**

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**ABSTRACT**

Privately owned public spaces are a new model of spaces that is recently integrated in city centers and new developments such as corporate courtyards and pocket parks. This new model is implemented through a public private partnership process that is recently adopted in regeneration strategies. The current research examines privatized open public spaces as a regeneration tool through a public private partnership process. Since such spaces guarantee economic sustainability and catalyze regeneration of existing built environment surrounding them.

The first part of the paper discusses changes of social aspects and morphological patterns of open spaces through time, open spaces as a major constituent of town character. It also examines the concept of privately owned public spaces that are different from traditional spaces owned and operated by governments exploring whether it can be a regeneration tool for surrounding existing contexts. The second part of the paper explores the concept of privately owned public spaces and its applicability in urban renewal of existing decaying contexts through public private partnership, and whether it can catalyze regeneration through economic sustainability in existing contexts, or it will change the social patterns and consequently the character of areas. Therefore it investigates case studies from developed and developing cities: Sony center, Potsdamer platz, Berlin, The Hackesche Höfe complex, Berlin, The Arkan plaza, Zayed city, Egypt, to assess the appropriateness and applicability of the conception in the Egyptian contexts of value. It concludes with a brief framework for the evaluation of the public private partnership policies for open spaces regeneration initiatives in Egyptian context.

<https://www.jeasonline.org/paper/1096/preview>

**KEYWORDS:** Privately owned public spaces, Public private partnership, Regeneration of contexts of value, public spaces character.

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