

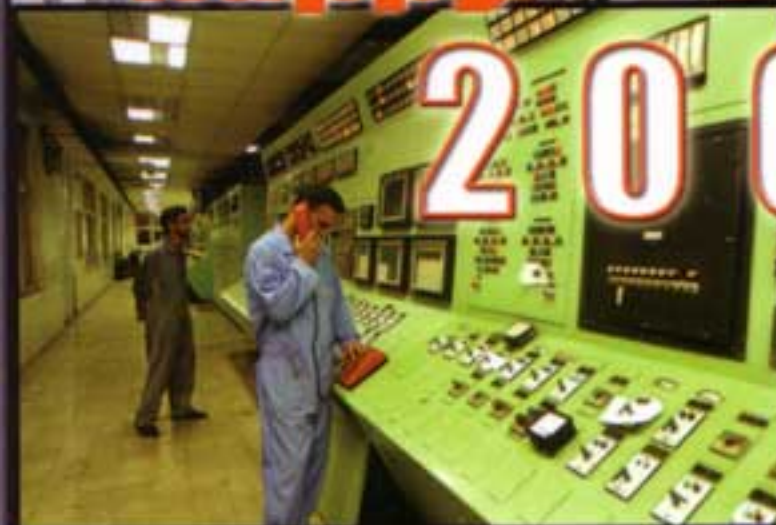
GUIDE

WHAT'S ON in **IRAQ**



Happy

2005



Business Development
Arts & Entertainment
Cultural Events
Travel & Leisure



Complete Update



Complimentary Copy

توزع مجاناً



ARCHITECT'S VISION OF THE NEW BAGHDAD ON THE TIGRIS

By: Dr. Hisham N. Ashkouri, AIA.



Armed with over 8 years of planning experience in designing the Master Plan Expansion of the University of Baghdad at Al-Jadriyah Campus, I began an effort to develop Downtown Baghdad using the same concept by taking advantage of the naturally deposited soil/new land on both sides of the Tigris River.

In 1983-1984, while I was working for the Architects Collaborative, Inc. (TAC), I was assigned the task to design an expansion of the University of Baghdad, Al-Jadriyah Campus Expansion Plan. The student population had soared at the time to 26,000 students with necessary program expansion in the science, liberal arts, engineering and fine arts areas. The concept was based on the utilization of naturally deposited soil of about 80 hectares along the Tigris River bank.

Similarly, after 34 years practicing my profession of architecture and planning, I came to find that the Tigris has deposited about 900 hectares along both banks of the River within the Central Business District (CBD).

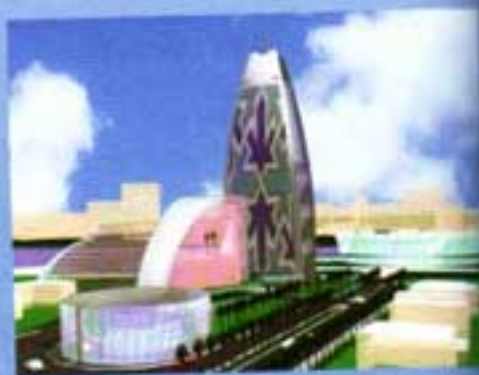
It was a great opportunity to build within the CBD area without overloading the City infrastructure. This development, while it was mainly buildings, parks, public spaces and utilities, it represented a complete Renaissance of the City of Baghdad and its old historic

neighborhoods.

The design was envisioned to be Iraqi first, financed through efforts of the private sector, both local and abroad, while it would become the catalyst of new locally sponsored developments around the local residential and commercial neighborhoods. It was also envisioned that 10% of the profit be set aside to support such neighborhood development by providing the seed money for willing individual home and shop owners to renovate their property and maintain its local architectural and cultural integrity.

The purpose of the Baghdad Renaissance Plan was to create a 21st Century Baghdad and recognize its importance as an International, Middle Eastern and Islamic Capital with business, cultural and Historic influence. It was also to reinforce the Iraqi National Democratic Principles by creating a thriving private investment environment through the use of international and local investment firms.

Examples of the international private businesses would include international banks, trading and commercial firms, insurance companies, hotels, sport centers, information technology center and broadcast center, cultural and art groups, such as the National



Symphony, the Baghdad Opera House, theatrical groups, broadcast and

ARCHITECT'S VISION OF THE NEW BAGHDAD ON THE TIGRIS

information technology center, medical center and housing.

One of the most critical elements in this design effort was to develop Air rights as a concept for high-rise structures and new buildings and allow for the inner City areas to be linked to the Tigris river waterfront. This would encourage and support historic building connection with the waterfront, continue to enhance the cultural fabric of Baghdad, to develop public parks and

its completion it would house over 500,000 employees of various levels and backgrounds.

Tahrir Square Development
As part of the Baghdad Renaissance Plan, a 21st Century concept for the City of Baghdad, my design team is developing the first node, Tahrir Square Development. Tahrir Square is located in the heart of the City of Baghdad on the Rusafa side of the Tigris River waterfront. It represents also the connection between three



recreational grounds along the Tigris in the heart of the City.

In addition, the design would create a continuation of the Corniche drive along both sides of the Tigris serving as a new traffic artery with main feeder roadways to all the bridges, highways and local streets.

The design would call for a new infrastructure tunnel system that will be separate and independent of the City infrastructure and that will provide services for the new developments along the River and would be supported by the latest sustainable energy technologies.

This project, just like other world developments would generate tax revenues to the City of Baghdad and Iraq and would contribute towards the improvement of the City Infrastructure and its support services.

The Baghdad Renaissance Plan is expected to cost about \$13 billion in private investments over 20-year period and would generate over 364,000 construction and construction related jobs. And after



important areas, the Rashid Street commercial area to the north, the Abu-Nuaas Corniche to the South and the Karkh side of Baghdad through the Jamhuriyah Bridge to the west. The Tahrir Square is area is also flanked by the well-known national memorial and sculpture of the late artist Jawad Saleem.

The Tahrir Square Development will be the largest and tallest of its kind in the Baghdad and Iraq. The project consists of four office and hotel buildings ranging from 10 to 43 stories situated on three decks of open park, retail and public recreation space. The three decks interconnect all buildings and provides for cooled shaded areas in the heat of the summer months. The entire project sits on two below ground parking decks with vehicular access to Rasheed



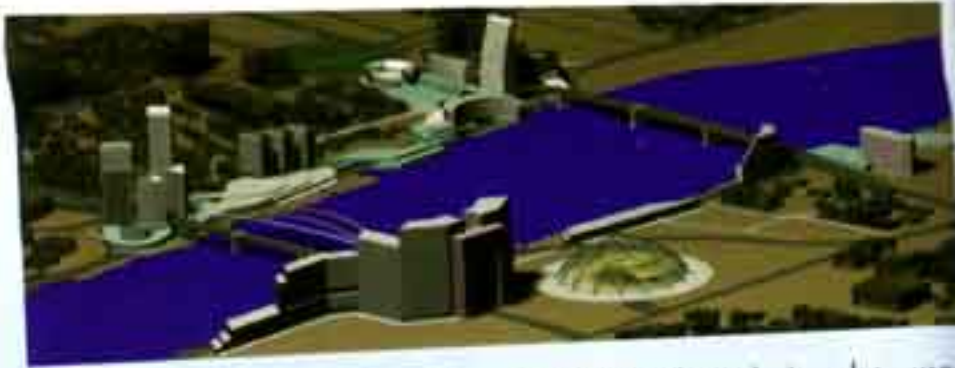


ARCHITECT'S VISION OF THE NEW BAGHDAD ON THE TIGRIS

Street, Abu-Nuwas Corniche and Tahrir Square.

The location of Tahrir Square development represents the first

low hot solar angles, are covered with two tall hollow structures allowing for natural ventilation and passive cooling. This system



large scale commercial, retail, office and hotel area in a series of buildings along the waterfront parallel to the old historic district of Baghdad. The development, modern with architectural features reflecting the Iraqi perception of form, totally respects the historic buildings surrounding Tahrir Square and contributes to their existence and future development. The intent of this project is to design a building complex that has deep connection with architectural forms

(called Badgeers) is also used extensively in historic Baghdad homes built during Ottoman and British occupation periods. The Badgeers will help reduce energy dependence and power consumption. The two sides' tall Badgeers are patterned with an Islamic tile design to add to the beauty of the complex and allow for distinct architectural form. The three other office buildings will also have unique forms



used over the past few centuries in Baghdad through the use of modern materials of concrete, glass, aluminum, ceramics and masonry. One can identify the 34-story hotel tower having four differing sides. The North and Southern sides are made of glass and steel trusses with aluminum sun shading devices along the southern wall. The east and west sides, known for their

derived form the arched roof structures of Baghdadi styles and Islamic buildings. In addition the office buildings along the Tigris is formed in the shape of a crescent, a traditional form used throughout Islamic history. The entire facades of these offices will be made of glass and sun shading devices. The site will be extensively landscaped. ■



avrasya

CONSTRUCTION - DEVELOPMENT - ENERGY

Tel. +9 212 347 41 45-46-47

Fax: +9 212 347 41 48

E-Mail: info@avrasyagroup.com

www.avrasyagroup.com

