



International symposium

Urban wastelands: a form of urban nature?

THE FRICHES BETWEEN THE CONSTRAINT AND POTENTIAL OF URBAN RENEWAL OF THE OLD CENTER OF JIJEL (ALGERIA)



Presented by:

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Plan of the presentation

- **General Introduction**
- **Presentation of the study area**
- **The old center of Jijel, fragile urban entity in the heart of a territory with multiple ambitions**
- **The problem of reconversion of wastelands in the old center of Jijel**
- **Strategic issues related to reconversion of wastelands in the old center of Jijel**





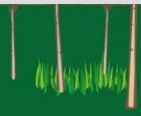
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General Introduction





Presentation of the study perimeter:





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Presentation of the study perimeter:



Delimitation of the old center of Jijel



The old center of Jijel, fragile urban entity in the heart of a territory with multiple ambitions

Three periods

Yesterday's Jijel

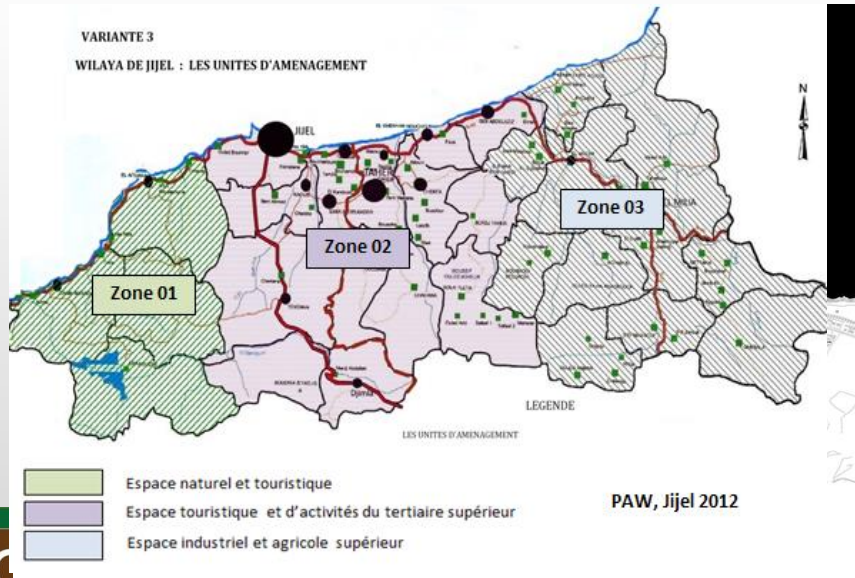
Phoenician, Roman, Byzantine, Arab-Berber, and Turkish civilizations.
August 1856 the city undergoes the earthquake
The first urban plan Established in 1861

Jijel today

Current context
Bursting of the city; a lost centrality.
A degradation of center doubled of a progressive depopulation.

Jijel of tomorrow

Jijel of tomorrow: The development of the city of Jijel by the SRAT, SDAT, PAWT, PAC; Expected impacts and specific actions





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Question 01

How could we take into account these wastelands in the strategies of development of attractiveness of the city of Jijel?

Question 01

What are the main economic, social, environmental and heritage issues related to reallocation of available land in this city?





Diagnostic



Classical Analysis



Urban Analysis Targeted by AMC Indicators



Documentary research



Analysis of territorial patterns
(PAW,SDAAM,SRAT, et le SDAT)



Direct observation



To spot the dysfunction of the old center of Jijel



The exploratory talks



Prospective visions of decision makers and
professionals on the future of the old center





Classical analysis

- *Urban fabric well structured but dilapidated*





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Classical analysis

- *Varied typology of habitat but dilapidated with the Presence of vacant housing*





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Classical analysis

- *Variety of equipment*





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Classical analysis

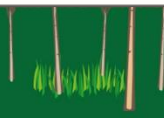
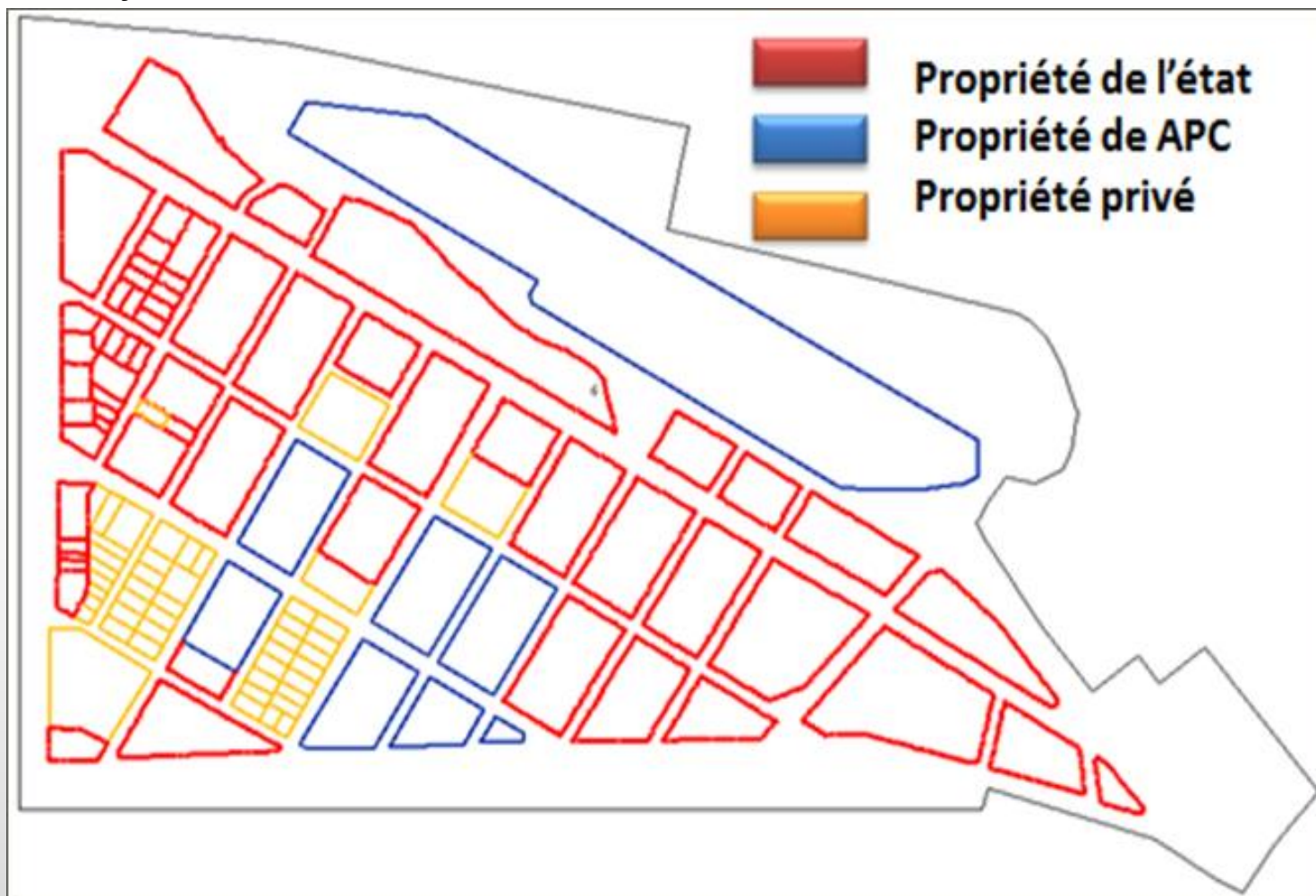
- *Commercial activity, fragile port, tourist pole unconfirmed*





Classical analysis

- *Legal status of the land tenure*





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Classical analysis

- *Urban wastelands*





N O R D

J E T E E

P O R T D E J I J E L

Gare Routière
Boudjemaa Taher

SONELGAZ
Direction Régionale
de la Distribution

Direction
des Impôts

Cimetière
les Martyrs Asseous

CITE LES MARTYRS ASSEOUS

Chambre
de l'Agriculture

Chambre
de la Presse

Chambre de l'Artisan
Chambre de la Pêche
Chambre de l'Industrie

CENTRE VILLE

CITE DE POLICE
DES 30 LOGEMENTS

CITE DJEMMAM
MOHAMED FATEH

CITE MOUSSAOUI
MESSAOUDA

CITE ISSA HERICHE

CITE HALALA HOCINE

P O R T D E P E C H E
D E B O U D I S

S U D

M O L E
N O U V E A U

J E T E E

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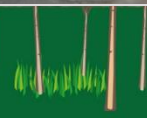
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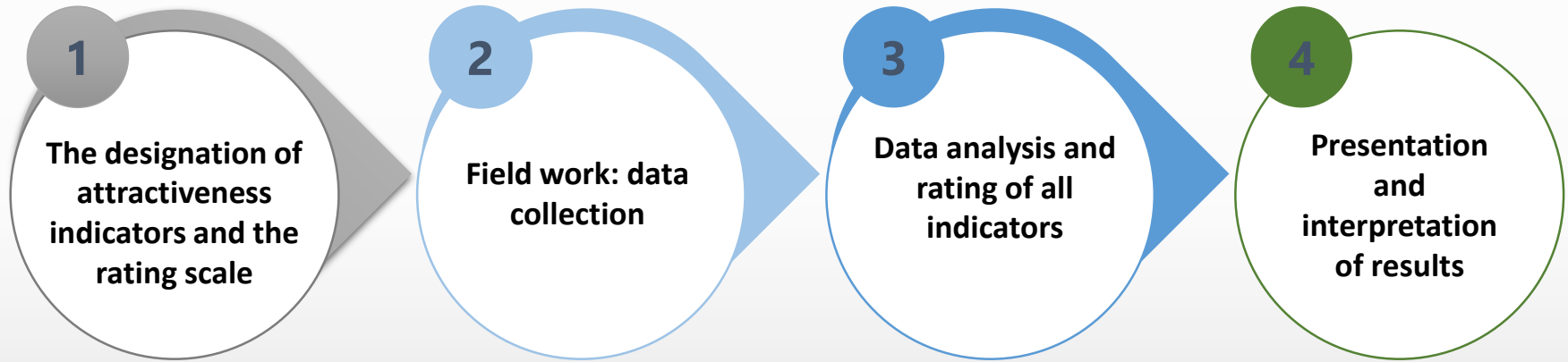


- The wastelands offer many assets to encourage new dynamics of development and local employment, the redevelopment of these wastelands helps to enhance the attractiveness of a city, both by the quality of the new equipment it hosts and by the renewal of its image, and thereby induce new developments.
- The reconversion of urban wastelands brings major challenges for the territories of tomorrow because it allows, on the one hand, to contain the spread of cities and on the other hand, to offer the opportunity to revalue and redefine the urban space.





Urban analysis targeted by indicators: evaluation of the attractiveness

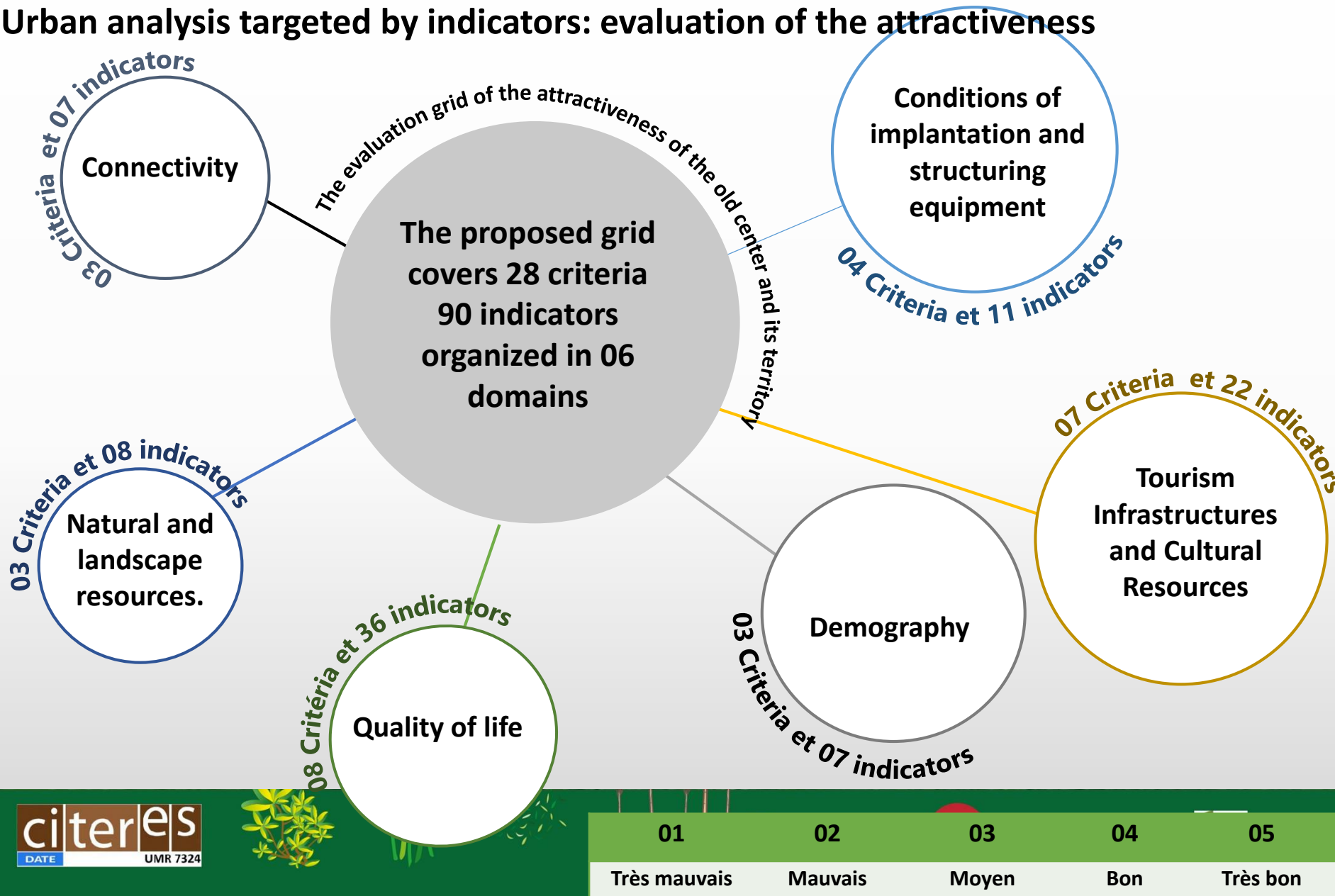


01	02	03	04	05
Very bad	Bad	Way	Good	Very Good





Urban analysis targeted by indicators: evaluation of the attractiveness



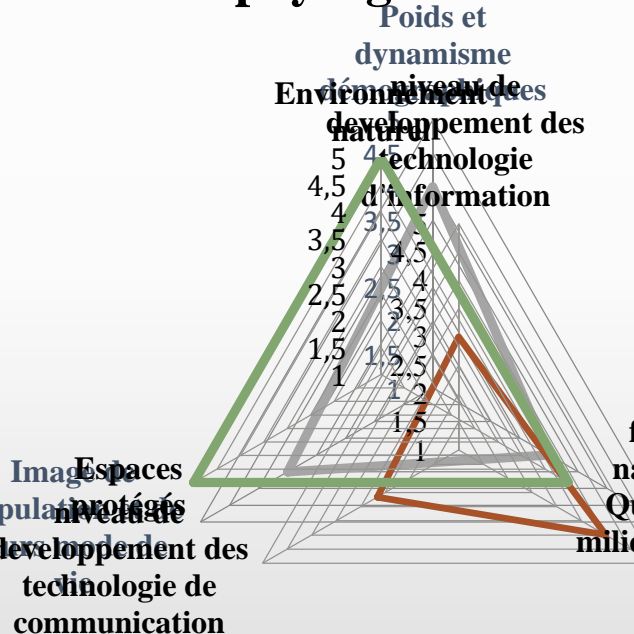


Urban analysis targeted by indicators: evaluation of the attractiveness

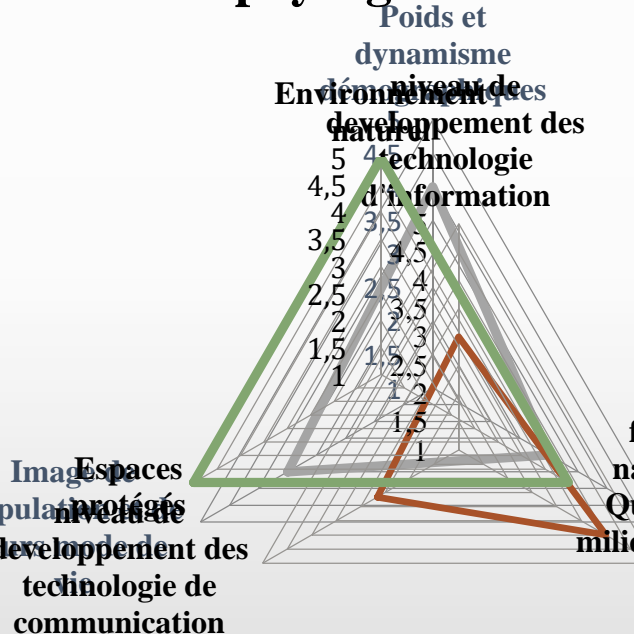
Condition d'implantation et équipements

Qualité de l'espace de vie

Connectivité
Ressources naturelles et paysagères



Environnement
niveau de développement des technologies d'information



Images
niveau de développement des technologies de communication

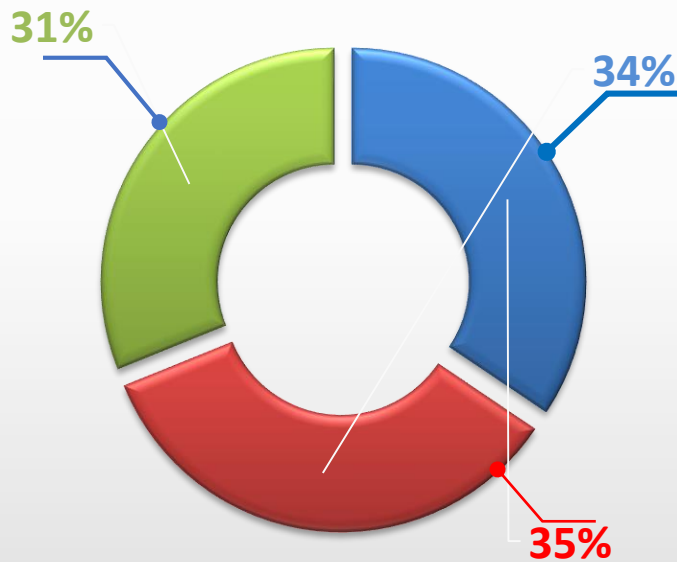




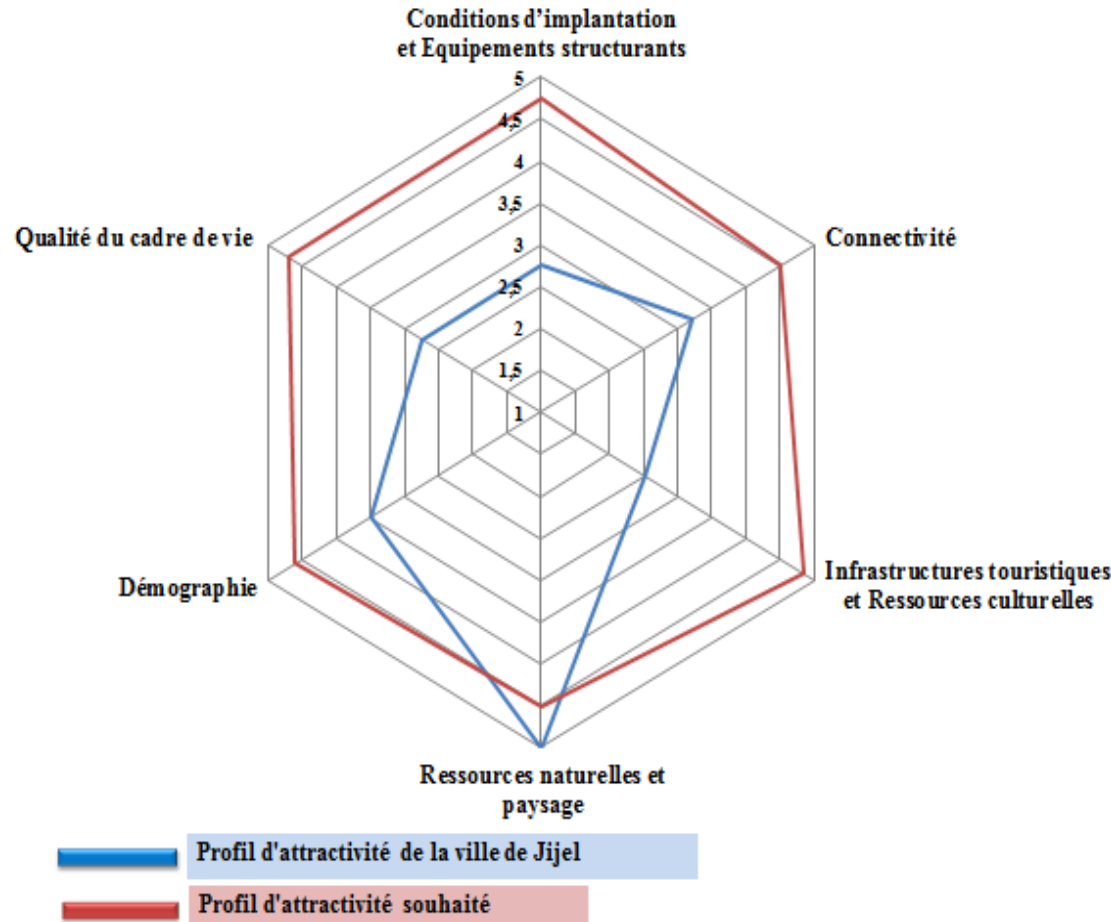
Urban analysis targeted by indicators: evaluation of the attractiveness

Profil d'évaluation de l'attractivité du centre ancien de Jijel et son territoire

Niveau des indicateurs d'attractivité du centre ancien de jijel et de son territoire



- indicateur attractifs
- indicateurs non attractifs
- indicateurs moyens



The reconversion of wastelands in the old center of Jijel

1. To improve quantitatively and qualitatively the offer in terms of:

Activity



Receptivity



Habitability

Unique offer of the territory

2. Valorization of the image of the old center

Subject of a marketing and communication strategy

Urban project

Mettre en marché



- ❖ ***The "return to the sea": a playing card for the city center of Jijel, integrate the port into the life of the city center***

The city port interface spaces are rich in terms of the social history of the city of Jijel. Their presence is strong in the imagination of the population. In this respect, the development projects must lead to the opening of the port to the population, as well as from the city to the sea.

Thank you for your attention