

2005E.C

SITE ANALYSIS AND SITE INVENTORY

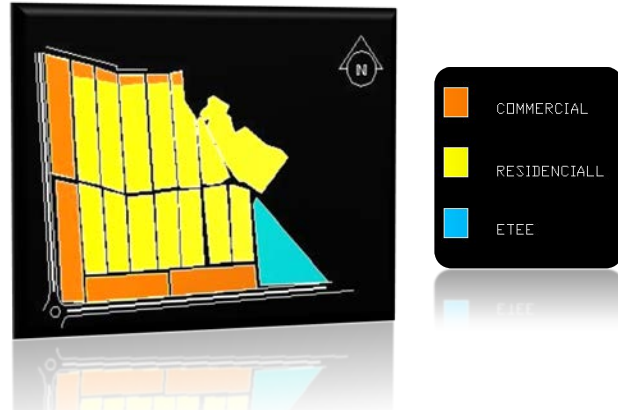
2005E.C

SITE ANALYSIS

A, INFORMATION GATHERING

LAND USE;

MIXED USE, RESIDENTIAL & ADMINISTRATIVE OFFICES (SUCH AS EETF)



POPULATION NUMBER;

MORE THAN 380 PRIVATELY OWNED HOUSES. ESTIMATING AN AVERAGE OF 5 PEOPLE AT EACH PLOT GIVES ABOUT 1900 INHABITANTS IN THE SITE.

PUBLIC FACILITIES (INFRA-STRUCTURE);

- SOLID & LIQUID WASTE MANAGEMENT-
 - DRAINAGES BESIDE LOCAL COBLE ROAD
 - NO APPROPRIATE SOLID WASTE MANAGEMENT



- NO PUBLIC TOILET
- THERE IS TELEPHONE SERVICE (TELEPHONE LINE) ,ELECTRICITY SUPPLY & WATER SUPPLY
- THERE ARE AN ACCESS ROAD BUT NOT WELL DESIGNED PEDESTRIAN & DEFINED WALK WAYS

TRANSPORTATION SYSTEM;

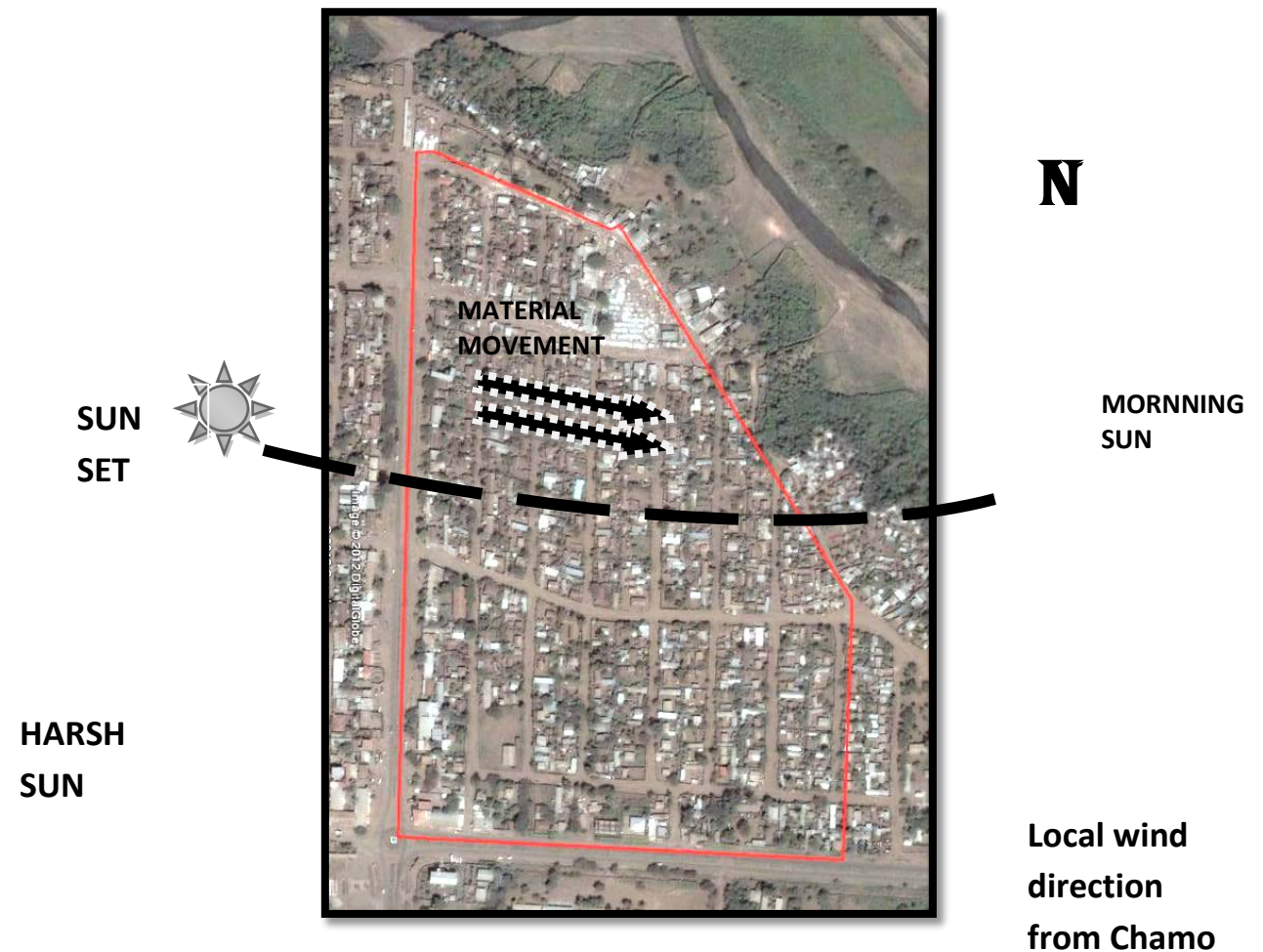
- VEHICULAR,
- PEDESTRIAN,
- BICYCLE AND
- ANIMAL TRANSPORTATIONS



Not well designed pedestrian & bike ways

TOPOGRAPHY & CLIMATE;

- **SLOPE ANALYSIS-** GENTLE SLOPE IT DESCENDS TO THE EAST.
- **CLIMATE-** HOT & HUMID



VEGETATION TYPE

–THE MOST COMMON VEGETATION TYPES ARE THE FOLLOWING.



'DIREDAWA' TREE

PALM TREE

B, VISUAL SURVEY

EDGE- EAST- KULFO RIVER
WEST- MAIN ROAD TO THE MARKET
SOUTH- MAIN ROAD TO GAMO CIRCLE

PATH- TWO ACCESS ROAD AT SOUTH & WEST DIRECTION WHICH LETS TO ACCESS THE SITE
AT SOUTH- MAIN ROAD COMES FROM ADDIS ABEBA
AT WEST- THE ROADS FROM GAMO CIRCLE TO THE LOCAL MARKET.

LAND MARK- LOCAL MARKET
GAMO CIRCLE

NODE- GAMO CIRCLE

SWOT ANALYSIS

STRENGTH

- THE SITE HAS A GOOD GRID LIKE STREET PATTERN WHICH IS FUNCTIONALLY GOOD.
- IT PARTIALLY HAS A GOOD DRAINAGE SYSTEM.



- HAS A DIRECT ACCESS TO THE MAIN ROAD SO AS TO HAVE A GOOD TRANSPORTATION ACCESS IN THE PROCESS OF THE REDEVELOPMENT.
- ALSO HAS DIRECT ACCESS TO THE LOCAL MARKET FOR THE RESIDENTS.
- ALSO HAS ENOUGH SPACE BESIDE THE MAIN ROAD FOR PARKING AND PEDESTRIANS' EVEN THOUGH THEY ARE NOT SPECIFIED.



- PARTIALLY HAS A PREVIOUS COBLE STONE PAVEMENT ON SOME LOCAL STREETS AND BESIDE ROAD WALK WAYS.

- THE SITE CAN BE CONSIDERED AS A MAIN ACTIVITY AREA.
- THE SITE HAS ALMOST A GENTLE (FLAT) SLOP WHICH MAKES IT EASY FOR THE REDEVELOPMENT PROCESS.

WEAKNESS

- LOW INCOME OF THE RESIDENCE RESIDENTS COULD POTENTIALLY RESTRICT THEM FROM PARTICIPATING IN THE RENEWAL PROCESS OF INSUFFICIENT ROAD NETWORK.
- LACK OF PROPER DRAINAGE SYSTEM FOR ALL THE RESIDENCES.



- WIDE RANGE COVERS OF LOW INCOME HOUSES THAT NEED REDEVELOPMENT.
- ABSENCE OF PUBLIC RECREATION AREAS.
- ABSENCE OF PUBLIC OPEN SPACES FOR COMMUNITY USE.



- HAS LOW ZONING PROFILE.
- LOW AIR QUALITY BECAUSE OF THE WAY OF TRADITIONAL WEST DISPOSAL SYSTEM USED BY PEOPLE BECAUSE THERE IS NO WASTE DISPOSAL SYSTEM.
- THE LONG SIDE OF THE BLOCK ORIENTATION IS NORTH TO SOUTH THERE FOR MOST BUILDINGS FACED THE AFTERNOON HARSH SUN.

OPPORTUNITY

- SINCE THE SITE IS LOCATED BESIDE THE MAIN ACCESS ROAD IT CAN BE CONSIDERED AS MAIN COMMERCIAL ACTIVITY AREA CREATING JOB OPPORTUNITY TO PEOPLE.



- THERE IS ALSO A GREAT OPPORTUNITY OF THE SITE TO BE A BIG RECREATIONAL AREA BECAUSE OF THE NEARBY KULFO RIVER TO BE USED AS ONE USEFUL SOFT LANDSCAPE ELEMENT.
- THERE IS AN ONGOING BESIDE ROAD MULTIPURPOSE BUILDINGS DEVELOPMENT WHICH MAKES THE SITE DEVELOPING.
- THE REDEVELOPMENT BY ITSELF CREATES A JOB OPPORTUNITY FOR THE LOCAL JOBLESS PEOPLE.



THREAT

- THERE MIGHT BE A PROBLEM OF SETTLEMENT OR IN ARRANGING A PLACE TO STAY FOR THE LOW INCOME RESIDENCES IN THE PROCESS OF REDEVELOPING THEIR EXISTING RESIDENCES.



- THERE ALSO MIGHT BE A PROBLEM (RESISTANCE) FROM THE OWNERS OF THE SHOPS IN REDEVELOPING BESIDE ROAD BUSINESS DISTRICTS BECAUSE THEY WILL BE OUT OF BUSINESS FOR A PERIOD OF TIME.
- FOLLOWING THE DEVELOPMENT OF THE AREA THE MIXED USE CHARACTER MAY FACE DOMINANCE BY COMMERCIAL ACTIVITY.

