Urban Transformation Governance in Capital Cities; Practices from Cairo, Berlin and Doha

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Abstract— The need for participatory approach as an accredited policy in urban transformation is increasing for both developing and developed countries to reach Sustainable Development Goals. In cities centers especially in the capitals which have problems backlog of urban challenges, poor urban conditions and high heritage and economic valued areas. This study focuses on governance of urban transformation phases in critical inner capital cities from Africa, Europe and Asia; Maspero Triangle in Cairo, Haus der Statistik in Berlin and Msheireb Downtown Doha. The research aims to analyze the level of decentralization in urban decision making, study factors affecting the residents' movement after urban transformations, and analyze the effect of local community awareness and external environment on selecting the suitable participation model. Through reviews, surveys and interviews, the study finds out that the focus is on citizen's role in planning stage, while his role is neglected in ongoing operation phase and also unsatisfied in identification phase. The factors of measuring the collaborative decision making are suitable to be applied on other projects. The study finds high influence of indirect factors affecting residents' choices during alternatives selection, voting and negotiations process managed by government, media and private sector.

Index Terms— City Center, Citizen Engagement, Participatory Planning, Urban Governance, Urban Transformations.

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1 INTRODUCTION

1.1 Governance approach in urban context

Governance is all of the processes, polices and organizes of governing, whether undertaken by a government, market or network, whether over a family, tribe, formal or informal organization or territory and whether through the laws, norms, power or language of an organized society. It relates to "the processes of interaction and decision-making among the actors involved in a collective problem that lead to the creation, reinforcement, or reproduction of social norms and institutions." UN-Habitat defines urban governance as the "software that enables the urban hardware to function". "Effective urban governance is characterized as democratic and inclusive; long-term and integrated; multi-scale and multi-level; territorial; proficient and conscious of the digital age."[1]

1.2 Urban policy framing under SDGs and New Urban Agenda NUA

The need for participatory approach as an accredited policy in urban transformation is increasing for both developing and developed countries to reach sustainable development. Sustainable Development Goals SDGs approved by the United Nations in 2015 assigned in the target 17.17 the encouragement and promotion of effective partnerships based on experience-resourcing strategies in public-private partnerships. While the SDGs are about transforming the way of global economies function, the New Urban Agenda NUA 2030 is about transforming the world. Since the announcement of the NUA in Habitat III: Quito Oct. 2016, the founders have intended to moderate a paradigm shift in quality urban environment in the world based on the concepts of modern city science [2] and across five pillars of implementation [3]; national urban policies, urban legislation and regulations, urban planning and design, local economy and municipal finance, and local implementation.

Applying governance principles is a significant approach in urban transformation whether in policy framing, decision making, urban planning or implementation phases. Urbanization works as a transformative force in economic and social aspects [4].Where urban transformations policies should be aligned with this agenda, NUA seeks sharing the vision of cities for all -with reference to equal use- and the enjoyment of humane societies, promoting of inclusiveness and ensuring that all residents -current and future generations- without discrimination of any kind, ability to establishment and production of just, safe and healthy cities and human communities. That is accessible, affordable, resilient and sustainable to enhance the prosperity and quality of life for all. NUA note the efforts of some national and local governments to enshrine this vision, referred to as "the right to the city"[2], in their regulations, announcements, and political charters. NUA aims to achieve humane societies where all persons have their fundamental freedom, equal rights, duties and opportunities, including full respect for international law.

1.3 From public participation to citizen engagement and co-productive governance

By re-processing how the urban transformations are planned, designed, financed, developed, governed and managed, raising milestone achievements in the field of participatory planning approaches. There are many reasons for participatory approach in urban transformation projects[5] for both public and government and understand the actions and reactions done;

- Help the better understand of public priorities, understand of their problems and deal with challenges effectively.
- Increase the public support for urban policies and reduce the resistance with effective change management.
- Build trust with the urban authority and on the long run it's reflect on the citizen loyalty.

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Alternative conceptions of society sustain by evolving new interactions between heterogeneous social groups in collaborative and communicative approach[6]. But this kind of participation is often reduced to participate by elite, which considered a democracy downsized. Citizen or civil engagement goes further beyond traditional participation to a citizen-center cooperation approach [7], the citizen engagement takes place is a concern that relates to whether the engagement is focused on policy creation or ways of implementation. Dimensions of citizen engagements are:

- Size and diversity of citizens involved.
- Initiation: citizen-initiated to state-initiated.
- Purpose of engagement: focused on policy creation or implementation mode.
- Level of the governmental engagement: reflect type face-to-face, meetings with citizens and city representatives.
- Process of engagement: ranging from arbitration and mediation planning to citizen referenda and delegation.

The community engagement entered a next phase of participation called "co-production" as a case of citizens who have a potential influence on urban policy formulation. The co-production [8] and co-productive governance was extended the meaning of community participatory to wider areas such as co-prioritizing, co-governance, co-financing and co-assessment of urban practices. The co-production concept is significant for urban transformations [9] as: It's one of the ways where societies have been able to secure improvements to their living environments, regardless political willingness or governmental inability to provide sufficient urban services, and cases of co-productive urban transformation illustrate positive and innovative methods of community engagement under critical and complicated conditions.

1.4 Collaborative decision making process and citizen role

The urban transformation policy mix includes housing policy, mobility, urban services, environmental sustainability, community and economic development [10]. Despite of the government is the body whose responsibility and authority is to make binding decisions in a given geopolitical system; the decision-making process is not done solely by the government. The community shares decision-making process in proactive and collaborative way with a wide range of solutions, depending on the type of communication between the government and society, whether through direct hearing, community representatives, voting, proposing and preferring alternatives, or others. Participation in urban decision making includes other parties such as a state-owned corporations, socio-political groups, or another informal group of people [11].

The participatory approach enables citizens to discuss their perspectives in a stable environment, but while the problem is too complex to be tackled with local citizens or requires a deeper professional insight "the expert approach" is appropriate [12]. It has many constrains on various applications that affect the urban decision making such as strengths of the impacts among the environmental, economic and social indicators [12].

2 RESEARCH METHODS

2.1 Research challenges and questions

Problems backlog of urban challenges in capitals especially in its centers, the decision making models differ according to the political system and public needs. The development process changed from urban renewal to gentrification, and affecting the stabilization of urban poor. First challenge is that the capitals central zones have both wealthy and low-income local residents with complicated social networks and work connections. Second one is the high economic value of land in the center of the Capitals which makes investors pursue it in various ways to make profit. The third challenge is the unique identity of this zone, which usually belongs to an era with a certain character. These challenges and more will complicate the decision making process, need a perfect urban governance strategy to deal with it. In the study of urban dynamics there are many challenges for shaping urban transformations. This study tried to have answers to the following questions; what is the level of collaboration of community in urban decision making? And what is the factors affecting the residents movement after urban transformations?

2.2 Methodology and methods

This study is based on analytical methodology (deconstruction, installation and evaluation) to reach the best possible solutions to the stated problem and try to answer the research questions. It goes through methods and tools using three operations of interpretation, criticism and deduction. Firstly the study made analytical review of historical urban decisions according to the decision making models. The study made analytical review of societal environment and social networks for the case studies that affect the urban transformation process. Research tool: Literature review, interviews, and workshops. Secondly a survey was done to determine the level of collaborative governance in decision making discussing four main questions; how many decisions are made at the community level? How important are the decisions that are made at collaborative approach? How many different functions rely on collaborative approach? And how much does the government monitor collaborative decisions? The results of this survey located on a five points scale.

2.3 Case study selection

The study selects three different cases from three different environments, culture, the purpose of upgrading that deal with its challenges with a wide range of urban decision models and community engagement. The aim is not to compare the three cases but to illustrate the diversity of practices in urban transformations. Case study selection criteria as follow:
a. Located city center of capital cities with historic background of this cities.
b. Containing a heritage cites that need to conserve relate to a certain era.
c. High economic value with high investment opportunities
d. Transformations were issuing in competitions or different proposals.

In Cairo, Maspero triangle is a critical and complicated case, as a series of property tenures and urban conditions problems have persisted since the 1952 revolution and the decision to develop was very problematic for high density informal settlement in the heart of Cairo [13]. This case presents ideas about possible alternatives and policies of displacement, demolition and reconstruction. It also addresses social network, affordable housing and job opportunities in a period of political turmoil in Egypt. In Berlin after reunification, where there were many urban plans for the development of hausderstatistik, which was located on the border between east and west Berlin, this region constitutes a distinct visual identity of the era of socialism. This situation is positing the rise of capitalist thought and private sector investment ideas in exploiting the site [14]. In Doha, the urban heart of the city requires a revision coincides with the rapid urban and economic growth of the city. Contrasted with this is the presence of a different number of expatriate workers live on the site and some distinctive heritage buildings [15]. In this case, planning appears in partnership with academic bodies and use of urban competitions to reach the best solutions.

3 CASE STUDY ANALYSIS

3.1 Maspero Triangle, Cairo

3.1.1 Urban actions of Maspero triangle

Maspero triangle is a 76 Feddan area in the heart of Cairo with many important buildings such as ministry of Exterior and National Radio and Television building and iconic five star hotel. Over the past decades there have been attempts to develop the region because of the spatial importance in Cairo and due to the poor standard of living conditions and their existing property problems. The transformation process reflects the change in participation patterns over the past 30 years [16].

The urban actions -shown in table 1- divided into three thirds; first third shows the governmental announcements: the key decisions that reflect its willness in a major urban transformation, illustrated their decision that the project concurred with Egypt vision 2030 and step forward to free of informal settlements. Second third done by the state-owned organizations announces reports such as quality of life and urban valuation, most of these decisions were based on data and surveys. Third one done by academics and residents who forming Maspero's Youth Union raising slogan "Yes for development, No for displacement", and share the municipalities in best solution for their rights.

Table 1: Main urban actions of Maspero triangle, Cairo case

Date	Who	Decision model
Decision/ urban action		
2008	ISDF: State-owned	Based on survey
ISDF (1) Announce that Maspero triangle is unsafe informal settlements because quality of living (76 feddan)		
2009	GOPP: State-owned	Proposal - Academic
Cairo 2050 vision includes a master plan proposal for Maspero triangle within development of all Cairo informal areas.		
June 2013	Maspero residents	Public-academic Initiative
Madd platform (NGO) started and working with academics and experts on a parallel participatory project. The final project urban proposal was announced on Feb 2015.		
2015	Government	Two-sides negotiation
The government has formed a committee to negotiate with landlords to draw up a plan for property re-planning and redistribution. Also sign a document confirming the understanding of all the necessary procedures for the development process.		
Nov. 2015	Competition Jury	Participatory decision
Jury of Maspero re-development International competition 1st prize withheld and 2nd prize: Foster and Partners, see fig.1, [17].		
Oct. 2018	Cairo Governorate	Gov. side decision
Cairo Governorate executive council approved the final master plan for the area, which was prepared by United Consultants Office, see fig.2.		

3.1.2 Social networks and leadership

The area has two different social patterns. First social group is local residents of the triangle, who live and work in the same area or neighboring areas with bad housing conditions and low-income class. Second group is senior landlords: who own new residential/commercial buildings with acceptable housing conditions and middle class. These two groups represent 290 plots for 271 owners. The rest of Maspero triangle area owned by 8 private companies represent 972 plots, in addition to 10 plots are common properties [18]. The 271 owners are the core of negotiations options which were as follow: to provide alternative accommodation in Alasmarat affordable housing project, to receive monetary compensation, or to return to the area once it has been developed.

The Egyptian government's decisions towards urban transformation management in this area are represented by five main parties [13]: Cairo Governorate, Informal settlements development fund (state-owned), Administration of Boulaq Aboulela district, Ministry of Housing, Utilities and Urban Communities (Ministry of Urban Renewal and Informal Settlements from June 2014 to September 2015) and General Directorate of Expropriation. The governmental parties responsible for the whole transformation process, realized the importance of participation in urban upgrading [19], they have meetings and negotiations with local residents, companies and civil society organizations such as Maspero' youth union. It was formed to demand residents' rights to a decent life and housing in the land of Bulaq, standing with the development and refusing to be displacement and selling their lands to real state companies. Governmental parties communicated also with Madd platform that is a NGO aims to group and link projects and initiatives connect them with specialists and funders who are interested in making these ideas real projects.

3.1.3 Master plan of Maspero triangle

The vision of urban transformation in the Maspero has changed with the change of time and the political situation, starting with the vision of Cairo 2050, which sees the region as a business hub with relocation of the residents in other re-

gions. But after 2011 revolution, the participatory approach appeared in the production of Madd platform with sponsorship of the Ministry of Urban Renewal and Informal Settlements MURIS, in addition to the proposal winning the 2nd prize from Foster & Partners fig.1 (1st prize withholded). In Sep. 2015, MURIS was suddenly disbanded. The decision to disbanding and withholding the first prize was a change in general orientation towards the region, "It's all murky," says David Sims[20]. In the period from 2015 to 2018, the buildings were counted, evaluated, compensation was paid to their owners, and the area was completely demolished. In October 2018, a new master plan was approved -prepared by United Consultants Office see fig 2, commissioned directly by the Cairo Governorate. The latest plan considers a retraction of all the participatory efforts that were made to develop the area.

Fig.1. Maspero proposal, Foster & Partners, Competition 2015

Fig.2. Maspero final design, United Consultants, State vision 2018

3.2 Haus der Statistik, Berlin

3.2.1 Urban actions of Haus der Statistik

The Haus der Statistik is a 50,000 sqm building complex build in 1968-1970, and located in the vicinity of the famous Alexanderplatz in the middle of Berlin City. After the German unification, a lot of plans began to appear to develop this site, and appeared again when the complex was evacuated in 2008 due to the transfer of departments to another building, resulting on a various visions about the future of the region between investors, local residents and government agencies represented in the Berlin municipality and the Mitte district.

The urban actions have two sides between the investor's visions and public vision. Investors and capital companies have tried to take the advantage of the region's significant location to achieve the highest economic return by proposing a skyscraper project, while Berliners see the need to preserve the region's identity and the socialist character of the GDR era. While Berlin municipality was biased towards the investment point of view until 2017, it changed its orientation towards the opinion of the locals and started taking serious steps towards a strong participatory approach. Table 2 shows the main urban actions towards the site.

Table 2: Main urban actions of Haus der Statistik, Berlin

Date	Who	Decision model
Decision/ urban action		
1990:2015	Private investors	Private sector initiative
Private investors propose a skyscraper zone and it was accepted from local municipal without any operational steps. The proposal was displayed at the Berlin City Models Museum.		
2015	Berlin residents	Public initiative
The Haus der Statistik initiative was founded, which prevented the demolition and came into discussion with politicians with its own proposals and ideas. Following further negotiations, in-depth feasibility studies by the initiative.		
Jan. 2015	Government	Two-sides negotiations
The first cooperation agreement signed, in which the partners committed themselves to developing the entire site. Differentiated mix of affordable housing, administration, education, social affairs, art and culture		
Sept.2018: Feb.2019	Koop5 (partners)	Participatory
Integrated Workshop Process; working group, studio phase, ambassadors, citizen delegates, colloquium, public events, expert committee, planning table, planning lab, steering committee, technical working group, networking council, workshops		
Sept.2019	Koop5	Participatory
Koop5 announced the final proposal from the three private competitors based on workshop results and public voting.		

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3.2.2 Social network and leadership

There are no local residents comparable to most of housing/rehabilitation urban projects but Berliners have strong opinions towards their city. They formed Haus der Statistik initiative. The initiative's works on a cost-effective mix of uses, they have the ability to persuade the administration and poli-

ticians with their vision. A new construction of 65,000 sqm in addition to existing buildings will provide space for affordable housing, education, art, culture and social affairs, also added a new city hall with administrative uses. Combining contradictory concepts of politics/administration on the one hand and of the initiative on the other hand which are brought together in a co-productive urban project. To achieve this goal, very constructive constellation of five actors was formed. The so-called Koop5 consists of: District Office Berlin-Mitte, Senate Department for Urban Development and Housing, BIM Berliner Immobilienmanagement GmbH (state owned), WBM Wohnungsbaugesellschaft Berlin-Mitte mbH (state owned), and ZKB ZUsammenKUNFT Berlin eG – Cooperative for Urban Development (emerged from the Initiative). The five entities supervised the production process of the new master plan and supported the urban transformation in the region towards co-productive urban design.

3.2.3 Master plan of Haus der Statistik
The need for urban transformation in the area began to escalate after the evacuation of the building in 2008, and it became clear that the area needed a new vision. The prominent urban plan modeled on Manhattan-style was the closest in that period –see fig. 3- and the city administration placed the new urban concept in the Berlin City Museum in a different color to indicate how the situation would be in the future in this area. In 2015, Berlin residents united their efforts towards creating an initiative to reject the new character of the region and adhere to the existing style which dates back to the socialist era. In 2017, the local administration of the city changed and a new administration came that understands the aspirations of Berlin residents and began negotiating with them towards a common solution for the area.

Fig.3. Alexander platz development, Hans Kollhoff's 1993, Investors vision

Fig.4. Final proposal, Participatory approach 2019

In 2018:2019, a new scheme in urban design was produced with the participation of government and civil society, and with the presence of three architecture design offices that discuss with the public through several stages and implement their proposals in a competitive framework. The process is a mixture of public participation and an architectural competition. The evaluation of the three designs was carried out by expert committee consisting of seven recognized external experts from the fields of urban planning, architecture and landscape architecture and one representative of Koop5 as well as two elected citizen delegate. The final plan, see fig. 4, was reached and the implementation process began in late 2019.

3.3 Msheireb, Doha
3.3.1 Urban Actions of Msheireb
Msheireb area was historically the heart of Doha city, 31-hectare (76-acre) site connected directly to Arabian Gulf. Msheireb means in Arabic 'a place to drink water' that was adjacent to old valley of cooling fresh water. The discovery of the Qatar's oil and gas resources in the 1950's and its further development marked a conclusive change in Doha city's early progress. The urban transformation was accelerated from a small trading and fishing town to a modern metropolis, but the central area remained full with inadequate housing for expatriate workers. After 2003, the new political administration looked to Msheireb be the world's first sustainable downtown regeneration project. It revives the old commercial heart of the city through a new architectural language based on community living.

Table 3: Main urban actions of Msheireb, Doha case

Date	Who	Decision model
Decision/ urban action		
2007	Government	Single-side announcement
Msheireb Properties was launched as a real estate development company and a subsidiary of Qatar Foundation.		
2008	Competition jury	Competition
International architecture competition was won by Mossessian & Partners to master plan development of Msheireb area		
2009	Government	Two-sides negotiations
Provide alternative housing to low-income smallholders of local residents		
2009	Msheireb Properties	Participatory
Persuade with the four large property owners to re-design their homes with the new character; Bin Jelmood House, Mohammed Bin Jassim House, Company House, and Radwani House.		
2010	Msheireb Properties	Public-Private partnership
Msheireb Properties announced the start of first construction phase		

The project started from the convictions of the municipality in Qatar towards developing the urban appearance of the Qatari capital, Doha. The small number of local residents (most of them are foreign workers) led to the absence of any local public initiatives or effective participation in decision-making. The buildings' bad conditions, low-rise and poor built environment helped stakeholders using displacement and replace-

ment method to renovation the area. It took rapid negotiations to re-house those in other areas with less strategic value. Thus, "Msheireb Properties" was the main player in the urban transformation process, see table 3: main urban actions. Msheireb Properties gains its vision and strength from the fact that the Princess Moza bint Nasser is the Chairman of the Board of Directors.

3.3.2 Social network and leadership
The local residents in Msheireb consists of different nationalities mostly expatriates workers, came to work in Doha and don't have strong social networks or historical ties to the site, which made it easier for real estate developers. 'Msheireb properties' company is the main player in developing the site on behalf of the local government and managing the whole process. It was responsible for evaluating the buildings and giving financial compensation, as well as finding alternative housing for the expatriates. Negotiations were made with 4 major owners to develop their homes to suit the new style of the area. The administration relied on the policies of expropriation and giving remunerative money to the residents. Public participation was weak compared to the size and importance of the project. The urban development proposal was not subjected to popular opposition, and most of the literature was on the modern and sustainable design of the new neighborhood (Furlan, P., and Jamaleddin 2019)[21], not the development management itself.

3.3.3 Master plan of Msheireb

Fig.5. Msheireb master plan competition result, 2008

Fig.6. Recent Msheireb developments

The strategically significant Msheireb area in the heart of the Qatari capital was neglected and lost its architectural character, except for some valuable buildings. The essential problem related to the morphology of Msheireb was the collapse of buildings, because most were in poor condition due to negligence of the old urban fabric of Msheireb and a lack of open spaces. The vision of the development revolved to create a new identity for the place with modern-traditional features. Architectural competitions have been relied on to design the master plan as a model for creating competitiveness towards the vision of the new region, with multiple implementation stages over 10 years and the development of the necessary services and buildings according to the master plan idea, see fig 5 and 6. The project represents the vision of the state-based planning that controls all the details and strives precisely towards what it demands. The winner project respect main roads inside the site and four large heritage homes and start to design the buildings from scratch with 310,000 square meters of commercial, retail, hotels, cultural, governmental and other activities, in addition to 800 apartments for new residents.

4 RESULTS

4.1 Analysis of collaboration in urban decision making
Through 4 factors shown in table 4, the study analyzed the level of collaboration in decision making regards urban transformation process. The factors measured the number, significance and diverse of decisions that be make in a collaborative approach and also the strength of monitoring by central government. The analysis made out during four transformation phases: identification phase, urban planning phase, implementation phase and ongoing operation phase. Collaboration is directly proportional to the first three factors and inversely to the last one.

Table 4: The factors of level of collaboration in urban decision making

	Low				High
Number of urban decisions that made with collaborative approach	1	2	3	4	5
Important of the decisions that are made with collaborative approach	1	2	3	4	5
Differentiation of functions that rely on participatory decision making	1	2	3	4	5
Monitoring and control of participatory decisions by government	5	4	3	2	1

The analysis of collaboration in decision making, in fig. 7, shows that the highest collaborative decisions done on planning phase that happen through competitions or residents options, and highest central decisions done on implementation phase due to the expert role. The collaboration depends on the strength of the community as Berlin case. In Maspero the right of collaborative governance decreased by stages with very bright vision at first. In Doha, the role of community was limited to planning stage and alternative selection.
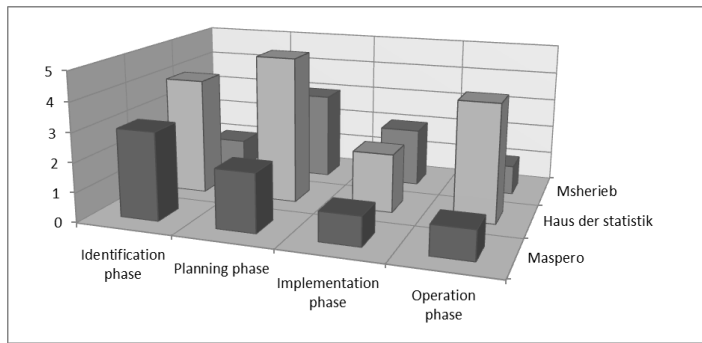
Fig.7. Decentralization level by cases and by transformation phases (5: high decentralization – 1: high centralization)

5.2 The residents' movement after transformation

In Maspero, less than one-fifth of the families' prefered to return to their land after development, see table 5. Khalil explains the residents' resort to choosing financial compensation than returning during the negotiations process as a lack of confidence in the local government[1]. Others also explain that after development, life will not be suitable or similar to their life before development, and that this is a new cloning of the region. This does not suit them in terms of prices, work and lifestyle. According to the head of the district, it will turn into the Dubai style. Despite the un-neglected meetings and negotiations with Maspero local residents, many writers and researchers consider Maspero project as a kind of gentrification with forced eviction[2], see table 6.

Table 5: The residents' movement in numbers

Maspero	Haus der Statistik	Msheireb
850	0	4886
Families of local residents choose to stay in the site after development.	Local residents in the area before development (abandoned since 2008)	People gave up their homes in exchange for adequate compensation.
3200	300	800
Families preferred monetary incentives according to building valuation results.	Affordable units will be constructed for refugees and indigent social groups.	New luxury residential units for new comers.
470		
Families moved to Alasmraat (A Gov. affordable substitute housing)		

In Msheireb, The project pioneers in Qatar foundation decided from the beginning to completely renovate the area and find alternative housing for the local residents. They were replaced by a smaller number of the upper class to live in the heart of Doha and

near to the new services in the area. Most of land uses in the new master plan have been modified to include commercial, retail, hotels, cultural, governmental buildings.

In Haus der Statistik, the residents' movement only was for the area, as there was no families live in the building complex which belongs to the state. Lively coexistence of affordable apartments, administrative as well as small-scale commercial, cultural and social uses will be added to the master plan. A significant difference appears here between global north and global south, where the movement has been reversed it was planned that the new comers to the area would be from the low-income groups despite the building is not directly owned by the residents, but the community has a public right in the area.

Table 6: Forces affecting residents' movement

	Maspero	Haus der Statistik	Msheireb
a. Local residents return to the site			
City center need for workplace and mobility networks	■		
Maintain existing relationships and social networks.	■		
b. Local residents leave the site			
Remunerative money and monetary incentives.	■		■
Acceptable substitution housing.	■		
Lack of confidence in the local government.	■		
Unsuitable new lifestyle for existing residents.	■		■
c. New comers to site			
New identity and luxury life style in the city center.			■
Governmental support for affordable apartments.		■	

6 CONCLUSION AND RECOMMENDATIONS

This study shows three different practices in urban transformation governance, two cases from the global south and one case from global north. The capital cities centers are full of conflict and challenges due to the presence of social and work networks, heritage and cultural identity, in addition to the land economic value, which leads to actions and reactions between the parties of the urban conflict, specifically the municipalities and the local residents. Municipalities –supported by investment companies- were tempting residents to give up their homes in exchange for financial rewards or alternative housing, leading to further political marginalization of the urban poor [22]. The population can reach to maintain and enhance the status quo, as in the case of Haus der Statistik, Berlin, or complete displacement and gentrification, as in the case of Msheireb, Doha, or gentrification with partial return of the residents, as in the case of Maspero triangle, Cairo.
The research recommends building trust between municipalities and residents before starting any negotiations or studies of alternatives, which leads to better choices for residents. After that, the research recommends defining the appropriate decision-making mode when submitting proposals for urban projects of public interest could be integrated with interdisciplinary framework [23], according to environmental and social analysis, choosing wrong model may not lead to the desired results.

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[1] https://timep.org/commentary/analysis/from-community-participation-to-forced-eviction-in-the-maspero-triangle/
[2] https://www.arab-reform.net/publication/urban-rights-and-local-politics-in-egypt-the-case-of-the-maspero-triangle/

The research recommends paying more attention to study citizen roles during project phases not only the planning phase, and well define the private sector active direct/indirect role in the whole transformation process. The research recommends the necessity of preserving and improving the socio-economic conditions within urban pattern in the development processes of the urban poor supporting the principles of the right to land, and studies have shown that the population does not integrate into alternative housing after changing their lifestyle. The integration between academia, private sector and civil society bodies will necessarily produce an environment for better governance and expand the scope of decentralization from the authorities with have urban and intellectual reliability.

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