

## **Urban Renewal as a Method to Solve Problems of City Centers, Al-Kerak Ancient City Case Study in Jordan<sup>1</sup>**

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### **Abstract**

This research tries to study the planning problems, which Al-kerak ancient city suffers from, since it was the administrative and commercial center of kerak gaveronorate, but now it becomes only the administrative and commercial center of the new city and the district.

The most important problems the research focuses on, are the problems related to physical and environmental sides such as high building density in opposite to different services especially open space and transportation system (circulation system) which suffer from shortages because its ratio of area is too small in relation to the area of the city as a whole.

This research depends on the hypothesis of urban renewal principle in the solution of the planning problems of the ancient city, which depends on the mutual effect between the city parts and the integral relationship between them, Also this research tries to recognize the urban renewal policies and its motivations, methods and its advantages and disadvantages. These include redevelopment, rehabilitation, historical conservation, Urban infill, and revitalization. Also it tries to recognize some universal studies and local studies that are related to urban renewal which conducted on Al- kerak ancient city, and the projects that were performed in this field. It tries also to recognize the physical and environmental characteristics of the ancient city, in order to coordinate between different local and universal studies , policies and theories to come up with general and local findings, and to state suggestions and recommendations to solve the problems related to kerak ancient city.

<sup>1</sup> For the paper in Arabic see Pages (231-273).

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