

**Abstracts of City & Regional Planning Final Projects (Master Thesis Equivalent)  
Supervised by Dr. Habib Alshuwaikhat**

<b>Project title</b>	<b>Urban Planning Guidelines for Jubail Industrial City December 1990</b>
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<b>Abstract</b>	
<p>Jubail Industrial City built as a new town on a clear land to support petrochemical industry. The city physical plan adopted new planning concepts especially for commercial services under the assumption that the city will reach its target population of 400,000 inhabitants within 25 years from the day construction started. However in 1984 Master Plan Update, the target population was reduced to 270,000 and the completion date have been extended ten more years due to the economic recession confronted Saudi Arabia in 1983. The development policy has been changed from mass production of housing by the government to natural production of houses by the private sector and individuals.</p> <p>The project have dealt with two problems;</p> <p>First the growth of commercial services is not growing to satisfy the existing demand, because the commercial system have not been changed to adopt the change in the development policy. By analyzing the existing commercial system it have been found that dispersed commercial centers and single land use concept are the major constrains to commercial growth in MAJAS.</p> <p>Second, the Royal Commission in the coming future will subdivide the second phase of the community because most of the residential lots within the first phase have been leased to individuals and the demand for more residential lots is increasing due to the adaptation of the new development policy. The project provided urban planning guidelines for residential subdivision that assure optimal relationship between spatial elements and people, which help the social interaction in the community. The guidelines propose to increase the number of local mosque and reduce the size of neighborhoods and sectors, eliminate landscaped pedestrian routes, and provide kick about in each neighborhood.</p>	