

'KABUL Maghrib'

New Commercial Center as Redevelopment Catalyst

- A Summary -

Strategy Proposal by:

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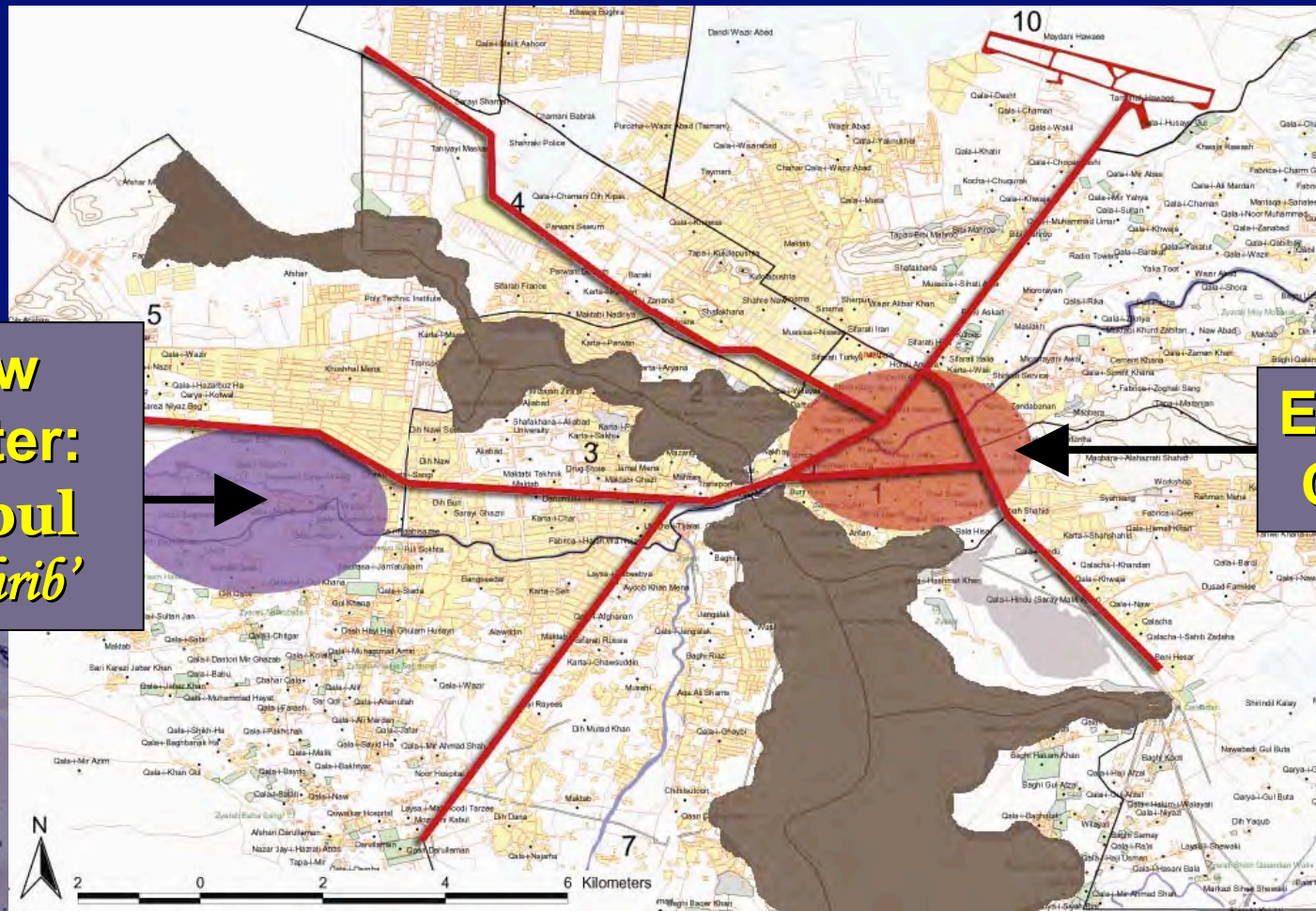


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THE 'KABUL Maghrib' VISION

An Investment Focal Point In Kabul



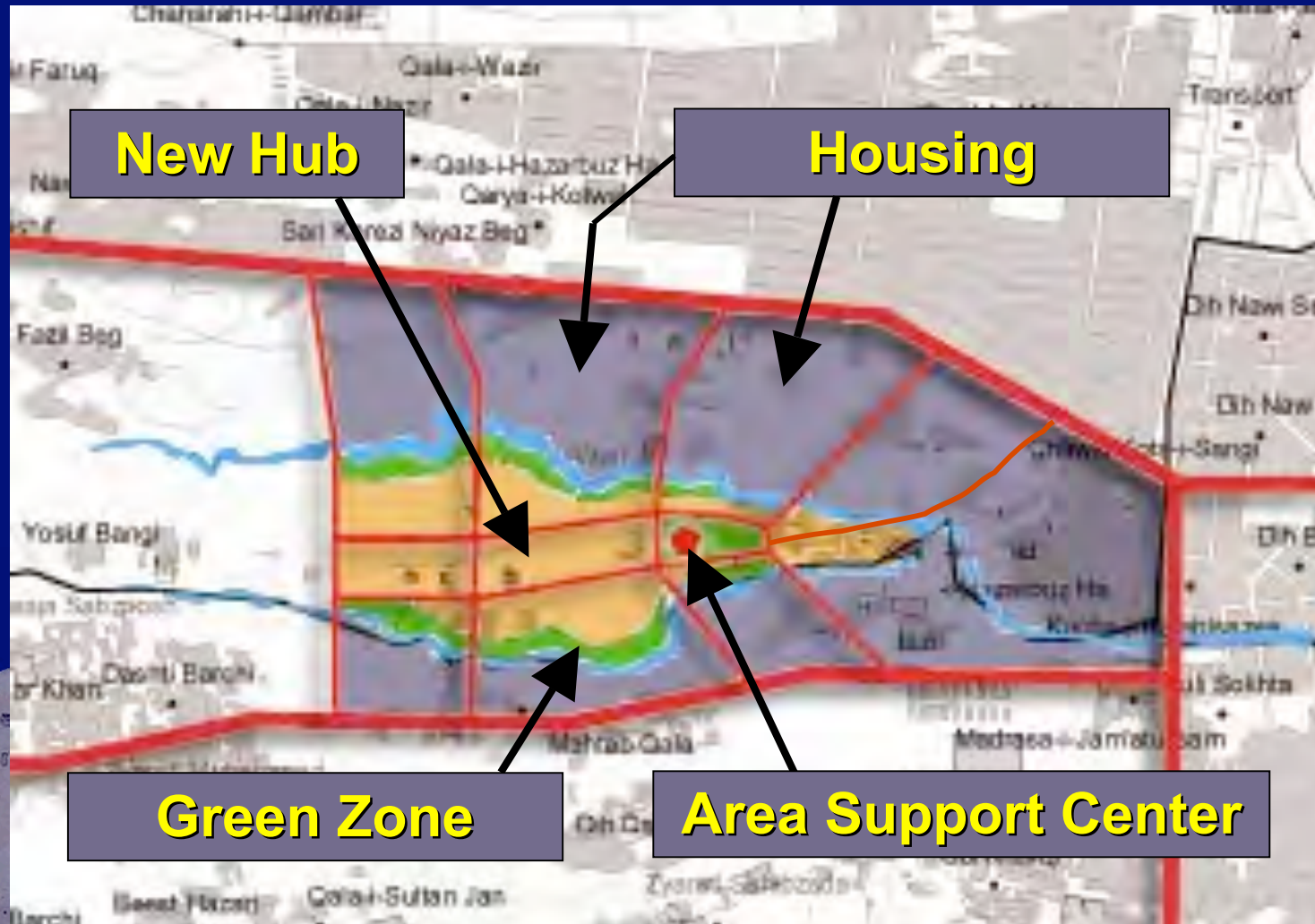
**New
Center:
'Kabul
Maghrib'**

**Existing
Center**

'Kabul Maghrib'

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THE 'KABUL *Maghrib*' VISION



REDEVELOPMENT CONCEPT



Traditional Housing



New Hub



Green Zone



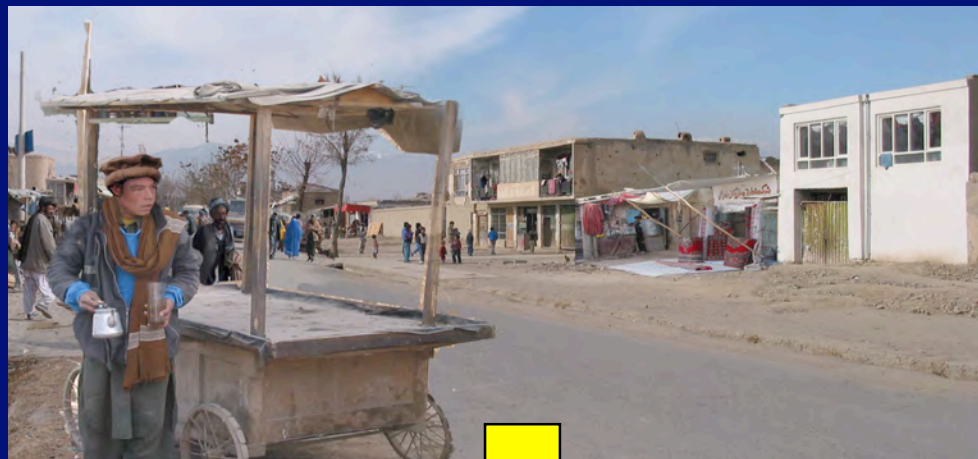
THE NEW HUB

Mixed-Use (Commercial/Residential)



New Hub

- Entrepreneurial Ventures
- Commercial Enterprise
- Private Businesses



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THE GREEN ZONE



Urban gardens
and orchards

Flood buffer



Green Zone

- Urban agriculture
- Serves immediate market demand
- Water retention to maintain water table



Kabul River
weirs



'Kabul Maghrib'

THE AREA SUPPORT CENTER



Area Support Center:

Property Allocation

Health

Education

Public Services

Technical Support



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Advantages of 'Growth-pole' Strategy

- Seed money needed for primary infrastructure in the Hub and land subdivision
- Mobilization of private resources
- Provides funds for cross-subsidy
- More self-financing and less reliance on foreign aid
- Stimulates growth of the western sector of Kabul
- Provides employment opportunities within close proximity



'Kabul Maghrib'

'KABUL *Maghrib*'

Issues

- Could Kabul support two centers?
- Are there enough private investors willing to invest?
- What incentives would be necessary, if any?
- Will sufficient funds for cross-subsidies be generated?
- Would a “growth-pole” strategy be viable?



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"The catalyst for the western sector development"



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