

# REBUILDING DOWNTOWN BEIRUT EXTENDED BIBLIOGRAPHY

## **BEIRUT POST-CONFLICT RECONSTRUCTION**

Solidere s.a.l. is a Lebanese joint-stock company in charge of planning and redeveloping Beirut Central District following the conclusion, in 1990, of the country's devastating civil war. By agreement with the government, Solidere enjoys special powers of eminent domain as well as a limited regulatory authority codified in law, making the company a unique form of public-private partnership.

Solidere was founded on 5 May 1994 by then-Prime Minister Rafik Hariri and was incorporated as a privately owned company listed on the stock exchange. The name "Solidere" stands for Société libanaise pour le développement et la reconstruction de Beyrouth, French for "The Lebanese Company for the Development and Reconstruction of Beirut."

Solidere is widely credited as the most important force behind Beirut's reemergence, in recent years, as a bustling urban destination with a chance to earn back its ancient title of "Paris of the Middle East", even though it would be at the price of demolishing its charm. Solidere's main functions are the supervision of the government-authorized reconstruction plan, financing and developing the [infrastructure](#), new construction and rehabilitation of war-torn structures, [urban landscaping](#) and the management of property.<sup>[1]</sup> Solidere has worked to attract global retailers such as [Virgin Megastores](#) to Beirut Central District. The company's most significant single project to date has been [Beirut Souks](#), a 100,000 m<sup>2</sup> retail center that was scheduled to open by year 2008, however opened in 2009. Other ongoing developments include the Hadiqat As-Samah ([Garden of Forgiveness](#)), [Platinum Tower](#) and the [Marina Towers](#) luxury residential complex, and now very majorly the Beirut Gate and Phoenician village projects planned for the near future.

## **(NEWS) ARTICLES:**

### **The Development and Reconstruction of the City Center of Beirut Lebanon- Solidere**

- This report is written and sponsored by Solidere, the company who conducted the reconstruction projects in Beirut. They give very positive examples and outlook about how successful this project has been, while many other reports show the controversial side of the project. Many inhabitants were forced out and a majority of the shareholders are not Lebanese, meaning that the Lebanese people do not see the profits directly.
- <http://www.unesco.org/most/mideast5.htm>

### **The reconstruction of Beirut: sowing the seeds for future conflicts?- by Bruno Marot & Serge Yazigi. Translated by Oliver Waine**

- Periods of post-war reconstruction are often the backdrop for new socio-economic and political dynamics. In Beirut, the rise of market-led urbanism, a lack of proper urban planning and the far-reaching sectarian polarisation are all factors that could raise questions about the model of urban regeneration implemented and arouse new socio-political tensions.
- Not a news website, but different than a typical scholarly article
- <http://www.metropolitiques.eu/The-reconstruction-of-Beirut.html>

### **Corruption in reconstruction: the cost of ‘national consensus’ in post-war Lebanon - Adwan, Charles**

- During Lebanon’s civil war, local warlords and militias replaced unifying public institutions as the basis of government and social services. The extension of wartime elites into the post-war political system, a common feature in postconflict countries, resulted in a system ostensibly designed to promote cooperation among competing factions but which, in reality, removed all checks and balances and facilitated the diversion of state resources for private financial and political gain. Government mismanagement combined with the elements of reconstruction – large public works projects, inflows of international assistance, privatizations – provides a recipe for systematic, organized, and almost legitimized corruption. In Lebanon, initial anti-corruption efforts floundered whether they came from elected leaders, the media, international pressure, or civil society because the political system in Lebanon, designed to compel political actors to choose between either consensus or deadlock, may have prevented the resumption of fighting but only at the cost of endemic corruption.
- <http://www.cipe.org/sites/default/files/publication-docs/adwan.pdf>

### **Developers threaten Beirut’s architectural heritage - Collard, R. - 16 September 2011, The National**

- The author discusses the clash between young preservationist who want to preserve the historical buildings in Beirut’s city center and big business who want to demolish them and construct new modern buildings instead.
- <http://www.thenational.ae/news/world/middle-east/developers-threaten-beiruts-architectural-heritage#page3>

### **Beirut’s Revolution Spaces - Shams, A. - 25 July 2011**

- The article discusses the role of the main square in protests.
- <http://www.archileb.com/article.php?id=434>. (Accessed on 5 August 2014).

### **The Battle for Beirut’s buildings - Sharp, D. 1 April 2010., The Guardian**

- Criticism of the Solidere project for destroying the heritage of downtown Beirut.
- <http://www.theguardian.com/commentisfree/2010/apr/01/beirut-buildings-dubai-skyscraper> (Accessed on 5 August 2014)

### **Reconstructing History in Central Beirut - by Saree Makdisi, Middle East Report**

- Criticism of the Solidere project
- <http://www.merip.org/mer/mer203/reconstructing-history-central-beirut>

## Notes on the Art of Selling Cities: Urban Design Strategies in the New Downtown of Beirut - Jamal Abed

- The Lebanese Share Holding Company (Solidere) in charge of the reconstruction of the historic city center of Beirut is shaping its program along an ambitious Master plan based on a speculative vision of a city that is struggling to regain its competitive location in the global/regional economy. This project discloses itself through a binary reading of the city and a historicism in the urban design strategy that strives to build the city center market value on the basis of its past character and a state-of-the-art financial district. Solidere's intentions are manifested in the form of well-staged aphorisms, images, rationalized infrastructure, and historic preservation scheme that exclude and contrast with the remaining city. This paper, on the one hand, offers a critical review of these images, plans, and the liminal spaces that they produce based on conceptual themes of perception and representation as a visual arrangement/control of knowledge. On the other hand, positioned upon the ideological representation of the city center floats an informal and transient city of culture and public space whose tensions criticize the formal scheme of Solidere. Building on the actual dynamics of the city center, the paper sheds light on the problematic of Solidere's formal strategies while arguing for a new and different mechanism in mediating a "public space" that helps the reconciliation and healing process of the war-torn society
- <http://archnet.org/system/publications/contents/4770/original/DPC1482.pdf?1384786674>

## **SCHOLARLY ARTICLES:**

**Reconstructing and Deconstruction Beirut: Space, memory and Lebanese Youth-** Craig Larkin, University of Exeter

- This paper seeks to examine how Lebanese youth are negotiating Beirut's rehabilitation. How are the post-war generation imagining and spatially encouraging their city? How does Beirut's rebuilt urban landscape, with its remnants of war, sites of displacement and transformed environs affect and inform identity, social interaction and perceptions of the past?
- This article ties in the physical reconstruction projects of Solidere with the social and psychological aspects of the projects, how the Lebanese people, in particular youth, are being effected.
- [http://www.conflictincities.org/PDFs/WorkingPaper8\\_21.5.09.pdf](http://www.conflictincities.org/PDFs/WorkingPaper8_21.5.09.pdf)

**Reconstruction and Fragmentation in Beirut-** Edward Randall, Kings College London (working paper 29)

- This paper examines the impact of conflicts over urban reconstruction in Beirut. I draw on rich case studies presented by the reconstruction of the Central District by Solidere and Haret Hreik by Hezbollah in order to examine the vision, methodology and impact of distinct yet comparable reconstruction projects. I examine promotional brochures, internet and multimedia sources, media campaigns and primary source interview. The Beirut (Dahiyya), highlighting competitive pressures and control by sectarian actors and their impact on Beirut's everyday space. I find that reconstruction efforts have served more to fragment than unite the city around a common pluralistic vision. The division of sovereignty in Lebanon has given rise to new liens of united contestation and further division.
- <http://www.urbanconflicts.arct.cam.ac.uk/working-paper-29-edward-randall>
- shorter version here: <http://middleeastatkings.wordpress.com/2014/02/13/reconstruction-and-fragmentation-in-beirut/>

**Beyond Beirut: Why Reconstruction in Lebanon Did Not Contribute to State-Making and Stability-** Kathrin Höckel, Crisis States Research Center, London School of Economics

- This paper studies the impact of reconstruction on state-making, using Lebanon as a case study. It challenges the hypothesis that (capital) cities constitute ideal sites for reconstruction and peacebuilding. The author argues that the concentration of post-conflict reconstruction in Beirut's central district, pursuing a profit-oriented urban development strategy, led to a loss of government legitimacy and credibility among its citizens and weakened state control in the marginalized regions.
- I have downloaded and saved the article, also available at link below
- <http://www.isn.ethz.ch/Digital-Library/Articles/Detail/?lng=en&id=56376>

**The Recovery of Beirut in the Aftermath of the Lebanese Civil War; The value Of Urban Design-** Benjamin Leclair-Paquet, University College London

- Viewing Beirut as a city divided across cultural boundaries, this study analyses the non-efficacy of Solidere's reconstruction project for the Lebanese capital's Central Business District (CBD). The systematic criticism of this case exemplifies how the practice of urban design can create new divisions in cities instead of actively participating in cultural conflict resolution. To support the capacity of the field of urban design in playing a positive role in conflicted and divided cities, we will show through theoretical assemblages how this practice could have in fact contributed to the creation of inclusive spaces where cross-cultural interactions would have been most likely to occur. In turn, as with the two aforementioned hypotheses, this typology of interaction between antagonists could have facilitated the evolution of a pluri-cultural city along the continuum towards the cosmopolitan city.
- [http://www.academia.edu/241120/The\\_Recovery\\_of\\_Beirut\\_in\\_the\\_aftermath\\_of\\_the\\_Lebanese\\_Civil\\_War\\_the\\_value\\_of\\_urban\\_design](http://www.academia.edu/241120/The_Recovery_of_Beirut_in_the_aftermath_of_the_Lebanese_Civil_War_the_value_of_urban_design)

**The Crisis of Cultural Identity in Rehabilitating Historic Beirut-Downtown** - Ragab, T. S. (2010) in *Cities*, vol. 28, pp. 107–114.

- [http://ac.els-cdn.com/S026427511000065X/1-s2.0-S026427511000065X-main.pdf?\\_tid=c43d-](http://ac.els-cdn.com/S026427511000065X/1-s2.0-S026427511000065X-main.pdf?_tid=c43d-)

- The 15-year Lebanese civil war (1975–1991) left Beirut severely damaged. After almost two decades after the end of the war, the city center rehabilitation is in its final stages and presents an explicit paradigm of urban governance and management in a severely damaged urban setting claimed by a community of multilayered culture stratum. The construction and reconstruction effort has aspired to resurrect the pre-war cosmopolitan Beirut, and has represented not only the rehabilitation of the infrastructure and devastated structures, but equally, an attempt to reinterpret Lebanon's tumultuous past and to create a new collective memory for the nation. For many, most of this effort was in vain for multiple reasons, but more notably, it fueled an endless cultural conflict in the historical city overlooking the sea. The objective of this article is to develop a better understanding of the specific socio-political dynamics and attributes influencing the rehabilitation process of the historic Beirut city center. The article examines the capacity of the chosen rehabilitation approach which was meant to crystallize the intangible meanings of Lebanese cultural identity. In addition to the site visits and observation which took place upon settling in Beirut for the last 6 years, the conclusion is underpinned by a review of culturally-diverse literature and interviews with multiple stakeholders, in particular urban officials, local professionals, visitors, and affected residents of the city center, and represents the groundwork for similar rehabilitation initiatives.

#### **Emerging Trends in Urbanism. The Beirut Post-War Experience** - Saliba, R. (2000).

- Robert Saliba is an urban planner who has been involved in the practice and teaching of urban planning for the past twenty years, especially within the context of Beirut. Consequently, he has had the opportunity to observe firsthand the changes that are taking place in the models and practices of urban planning affecting Beirut. He therefore devoted this presentation to the emerging trends in urban planning that have appeared in Beirut, particularly in the period between 1990 and 2000, the decade that followed the 1975 - 1990 Lebanese civil war. This essay deals with the issues that Saliba discussed in his presentation as well as the questions and answers that followed it.
- <http://csbe.org/e-publications-resources/articles-and-lectures-on-urbanism/emerging-trends-in-urbanism-the-beirut-post-war-experience>

#### **Privatized Urbanity or a Politicized Society? Reconstruction in Beirut after the Civil War** - Schmid, H. 2006, *European Planning Studies*, vol. 14, no. 3, pp. 365–381.

- After 16 years of civil war in Lebanon, with massive destruction and, in the end, a fragmented society, the reconstruction of Beirut has been very difficult, with the marginalized state stepping back early on in favour of a private reconstruction under the leadership of the businessman and later Prime Minister Hariri. For the successful implementation of the reconstruction Hariri established a private real estate company that not only expropriated the former tenants and owners, but also evacuated the refugees who had occupied properties in the deserted city centre. The reconstruction of Beirut is characterized by the exclusion of most of the protagonists involved. Tenants, owners, and refugees, but also the former elites from politics, science and society were replaced by a group of newcomers, war-profiteers and investors. The decision-making therefore was strongly profit-orientated and often took place behind closed doors. In Beirut a radical new concept of urban development and urban governance has been implemented that led to a "privatization of the urban". Due to the profit orientation and the exclusion of the protagonists involved, the reconstruction of Beirut's downtown triggered a highly controversial public debate and resulted in a substantial "political mobilization" of Lebanese society. For the first time after the civil war, Lebanese society dared to speak up and publicly comment on the reconstruction. The political mobilization of the society was accompanied by a subsequent "medialization" of the conflict: The struggle over the reconstruction was negotiated to a large part through the media where initiators and critics tried to promote their strategic visions for the reconstruction. Regarding a New Urban Governance, post-war urban development in Beirut was realized mainly within a framework of democratic society. Nevertheless the process of reconstruction is characterized by an exclusion of most of the protagonists involved and by a strong market orientation which often disregarded public interests.
- <http://www.tandfonline.com/doi/pdf/10.1080/09654310500420859>

#### **Reconstruction space, re-creating memory: sectarian politics and urban development in post-war Beirut** in *Political Geography*, 21 (5): 717-725.

- For fifteen years Lebanon endured a civil war that transformed its capital city, Beirut, from the 'Paris of the

Mediterranean' to a bloody battleground of rival sectarian factions. More than a decade after the civil war, Beirut is in the final stages of a multi-billion-dollar reconstruction effort that has attempted to re-create the 'old' cosmopolitan Beirut. This reconstruction process has represented not only rehabilitation of physical infrastructure, but, equally, an attempt to reinterpret Lebanon's tumultuous past and to create a new collective memory for the Lebanese 'nation.' In this respect, and despite corporate efforts to recast Beirut as a stable, unified place, the city remains a site of struggle over the meanings of Lebanese identity and nationhood. The physical remains of war may be expertly hidden by gleaming new structures, but Beirut is a politicized space of competing meanings rooted in the region's turbulent history.

- [http://ac.els-cdn.com/S0962629802000173/1-s2.0-S0962629802000173-main.pdf?\\_tid=bed-f292a-1e23-11e4-86ce-00000aacb35e&acdnat=1407410140\\_015da949461f22f2a5a09e0b47f289bf](http://ac.els-cdn.com/S0962629802000173/1-s2.0-S0962629802000173-main.pdf?_tid=bed-f292a-1e23-11e4-86ce-00000aacb35e&acdnat=1407410140_015da949461f22f2a5a09e0b47f289bf)

**Ethnic Conflict and Urban Redevelopment in Downtown Beirut** - Nagel, C. (2000) in *Growth and Change*, 31(2): 211-234.

- This paper advocates a conceptualization of ethnicity and locality not in opposition to the global, but in relation to social, political, and economic relationships that operate within and beyond particular spaces. These arguments are illustrated with the case of downtown Beirut. Beirut's reconstruction epitomizes the commodification of place identities. But the marketing of place identity is significant beyond the immediate investment goals of the city's investors. Indeed, this new identity and the new Beirut have been generated in a hotly-contested terrain of sectarian allegiances and state legitimacy. The redevelopment of Beirut and the re-creation of Lebanese identity are embedded not only in the imperatives of the contemporary global economy, but also in the troublesome legacies of a violent past and in the day-to-day lives of the Lebanese populace.
- <http://web.a.ebscohost.com/ehost/pdfviewer/pdfviewer?vid=2&sid=22cf4461-8ae1-40d3-a357-23cca8cd-b839%40sessionmgr4005&hid=4207>

**Laying Claim to Beirut: Urban Narrative and Spatial Identity in the Age of Solidere** - Makdisi, S. - (1997) in *Critical Inquiry*, 23(3): 661-705.

- The article explains Solidere's proposed spatial narrative for Beirut and their origins, as well as the origins of Solidere.
- Hard copy in CEU library
- <http://www.jstor.org/stable/pdfplus/1344040.pdf?acceptTC=true&jpdConfirm=true>

**Beirut in Memoriam: A Kaleidoscopic Space out of Focus** - Hanssen, J.P. and D. Genberg (2002) in Pflitsch A. and A. Neuwirth (eds.) *Crisis and Memory: Dimensions of their Relationship in Islam and adjacent Cultures*, Beirut: Orient Institut.

- Not available

**Remaking Beirut: Contesting Memory, Space, and the Urban Imaginary of Lebanese Youth** - Larkin, C. 2010 in *City & Community* 9(4): 414-442.

- <http://onlinelibrary.wiley.com/doi/10.1111/j.1540-6040.2010.01346.x/pdf>
- This article seeks to address how the next generation of Lebanese are negotiating Beirut's rehabilitation by exploring how postwar youth remember, imagine and spatially encounter their city. How does Beirut's urban rebuilt urban landscape, with its remnants of war, sites of displacement, and transformed environs, affect and inform identity, social interaction, and perceptions of the past? The article presents a dynamic and complex urban imaginary of Beirut. An examination of key urban sites (Solidere's Downtown) and significant temporal moments (Independence Intifada) reveals three recurring tensions evident in Lebanese youth's engagement with their city: dislocation and liberation, spectacle and participant, pluralism and fracture. This article seeks to encourage wider discussion on the nature of postwar recovery and the construction of rehabilitated public space, amidst the backdrop of global consumerism and heritage campaigns.

**From Regional Node to Backwater and Back to Uncertainty: Beirut, 1943-2006** - Shwayri, S. T. 2008, in Elsheshtawy, Y. (ed.) *The Evolving Arab City: Tradition, Modernity and Urban Development*, Abington: Routledge.

- The making of Beirut's Central District as the political, economic and social centre of the Lebanese capital is the focus of the first section of this chapter covering the period from 1943 to 1974. Just a few days into the civil war, in April 1975, the fighting extended from the periphery into the Central District, gradually ripping the heart out of the capital and turning it into a ghost town. This process of change forms the second section. The last part focuses on the current era of reconstruction in a globalizing Central District as it is once again becoming a battlefield for regional and global actors.
- [http://books.google.hu/books?id=O8Zz-2AtulwC&pg=PA69&lpg=PA69&dq=From+Regional+al+Node+to+Backwater+and+Back+to+Uncertainty:+Beirut&source=bl&ots=72sXoLZEVv&sig=Tq5Tdb5U-GAURbDwZ\\_RIXaH7WgUU&hl=en&sa=X&ei=rOzgU\\_LrDKmN7QbU7YCgBw&ved=oCB4Q6AEwAA#v=onepage&q=From%20Regional%20Node%20to%20Backwater%20and%20Back%20to%20Uncertainty%3A%20Beirut&f=false](http://books.google.hu/books?id=O8Zz-2AtulwC&pg=PA69&lpg=PA69&dq=From+Regional+al+Node+to+Backwater+and+Back+to+Uncertainty:+Beirut&source=bl&ots=72sXoLZEVv&sig=Tq5Tdb5U-GAURbDwZ_RIXaH7WgUU&hl=en&sa=X&ei=rOzgU_LrDKmN7QbU7YCgBw&ved=oCB4Q6AEwAA#v=onepage&q=From%20Regional%20Node%20to%20Backwater%20and%20Back%20to%20Uncertainty%3A%20Beirut&f=false)

**Faith-based organizations as effective development partners? Hezbollah and post-war reconstruction in Lebanon** - Harb, Mona, in Clarke, Gerard and Jennings, Michael (eds.), *The sacred and the secular: faith-based organizations, civil society and international development*, London: Palgrave, 2007, forthcoming.

- How does Hezbollah operate as a faith-based organization (FBO)? How could it appeal, as a development partner, to other stakeholders? The chapter answers these questions in two parts: In the first, the author argues that Hezbollah's network of organizations is characterized by two interdependent features which largely explain its success and durability. On one hand, service provision relies on a diversity of institutions operating as a holistic policy network characterized by (1) responsiveness and accountability, (2) professionalism and leadership and (3) effectiveness and performance. On the other hand, service provision has produced its own social and cultural environment, referred to as the Islamic sphere or the Resistance society, which conveys faith-based meanings and values to its beneficiaries. In the second part, she illustrates her argument by focusing on a case study of the summer 2006 war in which she explains how particular Hezbollah's institutions have dealt with the reconstruction challenge. The focus is on Jihad al-Bina', the party's construction non-governmental organization (NGO), and on the Consultative Center for Studies and Documentation (CCSD), the party's think tank, to show how Hezbollah has been able to position itself as a key interlocutor with the government on reconstruction matters, and how it has been able to successfully elaborate a reconstruction strategy to rebuild the neighbourhood of Haret Hrayk in the Beirut's suburbs. The chapter closes with reflections on the role of faith within Hezbollah's institutions and on the implications of the different usages of faith for donors and other development stakeholders.
- A note on [https://www.academia.edu/1272224/Faith-Based\\_Organizations\\_as\\_Effective\\_Development\\_Partners\\_Hezbollah\\_and\\_Post-War\\_Reconstruction\\_in\\_Lebanon](https://www.academia.edu/1272224/Faith-Based_Organizations_as_Effective_Development_Partners_Hezbollah_and_Post-War_Reconstruction_in_Lebanon)

**Projects for a competition: Reconstruction the souks of Beirut** (1994). - Haddad, E. (2004). *Urban Design International*, 9, 151-170.

- This paper discusses the results of the international competition that was organized in the spring of 1994, to redesign the souks of Beirut. This competition, which attracted more than 300 entries from around the world, was a unique event in the history of the reconstruction of Beirut, as it was the only open competition to be held for the reconstruction of a major urban space in this city after the war.
- <http://www.palgrave-journals.com/udi/journal/v9/n3/pdf/9000122a.pdf>

**Beirut reconstruction: A missed opportunity for conflict resolution.** Al Nakhlah Martinez-Garrido, L. (2008).

- This article analyzes how the destruction of Beirut during the Lebanese civil war and its post-conflict reconstruction created a new source of segregation and division. The author criticizes the Beirut's reconstruction policies after the civil war and argues that the possibility of social interaction among the different communities has been systematically eliminated due to the absence of shared public areas.
- <http://www.isn.ethz.ch/Digital-Library/Publications/Detail/?ots591=0c54e3b3-1e9c-be1e-2c24-a6a8c7060233&lng=en&id=93654>

**The Reconstruction of Beirut: Local responses to globalization** - Sawalha, A. (1998) in *City and Society*, 10(1), 133-147.

- <http://onlinelibrary.wiley.com/doi/10.1525/city.1998.10.1.133/pdf>
- Community responses to post-civil war reconstruction efforts articulate the local and the global in Beirut, Lebanon. This paper discusses the nature of, and discourse surrounding, large-scale redevelopment of the central business district and the ways in which community groups respond to it. Despite the fact that local residents positively identify with international aspects of pre-civil war life, they object to new forms of global investments. Constructions of local heritage produced by residents are largely responses to the exclusionary practices of the new investors.

**Urban Governance in Post-War Beirut: Resources, Negotiations, and Contestations in the Elyssar Project** - Mona Harb el-Hak, in Shami S. (ed.), *Capital Cities: Ethnographies of Urban Governance in the Middle East*, Toronto: Toronto University Press, p.111-133 (2001).

- Among the major urban projects arising out of post-war reconstruction in Lebanon is the Elyssar project, which is planned to reorganize the southwestern suburb of Beirut. Created in 1996, Elyssar is a public agency responsible to the central government. It brings together three groups of actors within its board of administration: the state, Amal (the Shiite political movement founded in 1975 during the Lebanese civil war) and Hezbollah. This paper examines the Elyssar project when it was at its peak, during 1996 and 1997, when it had some place in the debate on the reconstruction of the city.
- <https://aub-lb.academia.edu/MonaHarb/Papers>

**Urban Cultural Heritage and Armed Conflict: The Case of Beirut Central District** – Caroline A. Sandes, in *Cultural Heritage in the Crosshairs*, ed. Joris D. Kila, James A. Zeidler, Brill, 2013

- Protecting cultural heritage during armed conflict tends to focus on key cultural properties: institutions such as museums and important historic or archeological sites, especially World Heritage sites. While protecting these national institutions and sites is of utmost importance, cultural heritage also comes in other less obvious forms. In particular any historic urban landscape: the buildings, places, streetscapes and monuments that define and represent a sense of place, history, memory and identity of that urban area and for the communities that inhabit it. Using Beirut during the Lebanese civil war as the main case study, this chapter explores the broader concept of the historic urban landscape and its significance, its relationship to and destruction during armed conflict, the relationship of this destruction to urbicide and the destruction of community in time as well as space, and the issue of protecting urban cultural heritage during conflict.
- [https://www.academia.edu/3488612/Urban\\_Cultural\\_Heritage\\_and\\_Armed\\_Conflict\\_the\\_case\\_of\\_Beirut\\_Central\\_District](https://www.academia.edu/3488612/Urban_Cultural_Heritage_and_Armed_Conflict_the_case_of_Beirut_Central_District)

**Economic Recovery and Reconstruction in Postwar Beirut** – D. Stewart, 1996

- After sixteen years of brutal civil war Beirut is being rebuilt. In this article the author notes the causes of the city's destruction and examine the fundamental demographic shifts that lie behind Lebanon's internal power struggle. Current reconstruction plans, already being implemented, call for a new, peaceful Beirut. Despite their aspirations, the plans fail to address the underlying tensions in Lebanese society, which is divided along religious and socioeconomic lines. Finally, I assess the likelihood of Beirut's economic recovery, given the current regional political situation.
- <http://www.jstor.org/stable/pdfplus/215929.pdf?acceptTC=true&jpdConfirm=true>

**Forever nearing the finish line: heritage policy and the problem of memory in post-war Beirut** - Adrienne Fricke,



- Between 1976 and 1991, central Beirut, repository of centuries of historic structures, was substantially destroyed by civil war. In 1994, a private company known by its French acronym Solidère was created by government decree and given the task of reconstructing the center of Beirut. Despite political problems, the Solidère project brought the hope of social recovery through economic renewal; yet progress should not come at the cost of memory. How can Beirut, destroyed, be a site of both recovery and erasure? Even though traditional legal and political discourses acknowledge that cultural heritage holds a powerful position in reconstruction, there are few tools for capturing its functions. Using heuristics originally employed in archeology and art history, this article addresses psychological aspects of reconstruction by discussing contemporary Lebanese art. If culture is defined not only as what people do but *how they make sense of what they have done*, the enormity of the political problems of post-civil war reconstruction become clear. National governments hoping to consolidate authority would do well to consider how best to approach public places resonant with emotionally charged memories. Policymakers should consider the complex benefits of negative heritage in drafting laws that will enable its protection. Legal reform carried out with the goal of balanced heritage policies that accommodate negative heritage is key for postconflict urban spaces. By acknowledging the weight of the past, such policies would also bolster confidence in the emergent government and the political process.
- <http://login.westlaw.co.uk/maf/wluk/app/document?access-method=toc&src=toce&doc-guid=13E32599226EC11E1BB76F07AD9140430&crumb-action=append&context=3>

**A matter of life and debt: the untold costs of Rafiq Hariri's New Beirut** - Richard Becherer, *The Journal of Architecture*, 2005, vol. 10, 1

- The images accompanying the first reconstruction project to appear after Lebanon's sixteen year long Civil War are seductive indeed. The unabashedly modern urban life depicted within the project's promotional images is peaceful, orderly, affluent, leisurely. While these labour-free images of Beirut quietly sidestep the issue of money, the fact of the matter is that this first reconstruction project did nothing less than to obsess over it. Money lay at the heart of this project. For without it, how would the war-ravaged economy replace 1200 damaged or demolished buildings, sanitise a 60-hectare toxic waste site, and replenish 150 hectares of city, in what would be the world's largest urban renewal? The much-vaunted answer has a familiar ring to it: privatisation. And Rafiq Hariri, Lebanon's billionaire homeboy made good was just the man to do it. The first step entailed Hariri's agitation as Lebanon's new Prime Minister virtually to 'give' the city centre to a new development corporation optimistically named Solide`re. The state's eventual payback would issue from profit on sales of its properties and income generated by the site. The government would also underwrite a public offering of shares in this company, a subscription that would capitalise the company to the tune of more than one thousand million dollars, making it the largest corporation by far in Lebanon (and one of the largest in the Middle East). And in order to attract other investors, Hariri would leverage his financial reputation by himself investing in the project, as would virtually all of Hariri's family and key business associates. The Lebanese government together with its Prime Minister would be invested in the publicly traded company, thus ensuring government oversight. Today, Lebanon's once-vaunted privatisation programme is regarded contemptuously by most economists who have downgraded Lebanese treasury and corporate bonds to junk levels. For the truth of the matter is that Solide`re, still Lebanon's largest company, has not truly privatised, and does not truly grow out of the free market. Instead, it epitomises a complicated public/private arrangement, less partnership than Faustian pact. The private sector holds the public sector hostage as its private fortunes are equated with the government's. Meanwhile the public sector does what it can to protect its investment and to damage control the activities of its business model and the world's perceptions of the Lebanese marketplace. Neither public nor private, Solide`re epitomises a hybrid economic world whose viability is fundamentally dependent on huge infusions of state capital, public revenues that might otherwise serve other unsung sectors of the economy. Tacit state guarantees also encourage profligate fiscal irresponsibility, fraud, croneyism, monopolism, and excess expenditure that further draw down the state's meagre resources, explode its national budget deficit, and atrophy the civil state. For the state to call Solidere a day would be to admit the failure of its economic centrepiece as well as the defeat of the very modernist social programme that propelled the project in the first place. What's more, to leave Solide`re incomplete—a ruin—would be to acknowledge the futility of Lebanon's dreams for social and economic reform, a reality which sadly this part of Solide`re's story serves but to illustrate.

- <http://www.tandfonline.com/doi/pdf/10.1080/13602360500063089>

**The Reconstruction of Downtown Beirut in the Context of Political Geography** – Heiko Schmidt, in *The Arab World Geographer*, vol. 5, no. 4, 2002

- Downtown Beirut was partly destroyed in the Lebanese civil war from 1975 to 1990. The “green line,” the demarcation line between Christian East and Muslim West Beirut, runs right through downtown. After the end of the war about 80% of the buildings in the downtown area were quickly demolished to make room for a new (post-)modern reconstruction. Naturally, this creation of a tabula rasa in the city centre of Beirut was strongly criticized by the former tenants and owners, as well as by architects, city planners, and academics. Several interest groups were formed and tried to influence the further planning of Beirut’s downtown. Finally, however, the main initiator and driving force behind the process of reconstruction, the Lebanese businessman and later prime minister, Rafiq al-Hariri, was able to gain acceptance and to establish a monopoly over decisions. The following article investigates from a political-geographical point of view the role of the different participants in the conflict surrounding Beirut’s reconstruction. The focus is particularly on the various interests, action strategies, and visions of the protagonists involved. In addition, the public application of the geographical imaginations of the future downtown area, which were decisive factors for the decision-making process, is analysed.
- <http://arabworldgeographer.metapress.com/content/j223257755n05276/> - full article not available

**The Crisis of Urban Culture: The Three Reconstruction Plans for Beirut** - Nabil Beyhum, *Beirut Review*, 1992, no. 4

- Not available
- <http://www.lcps-lebanon.org/publication.php?id=125&show=tableofcontent>

## **BOOKS:**

### **Reconstructing Beirut: Memory and Space in a Postwar Arab City- Aseel Sawalha**

- At the core of the study is the theme of remembering space. The official process of rebuilding the city as a node in the global economy collided with local day-to-day concerns, and all arguments invariably inspired narratives of what happened before and during the war. Sawalha explains how Beirutis invoked their past experiences of specific sites to vie for the power to shape those sites in the future. Rather than focus on a single site, the ethnography crosses multiple urban sites and social groups, to survey varied groups with interests in particular spaces. The book contextualizes these spatial conflicts within the discourses of the city's historical accounts and the much-debated concept of heritage, voiced in academic writing, politics, and journalism. In the afterword, Sawalha links these conflicts to the social and political crises of early twenty-first-century Beirut.
- Book not at CEU library
- <http://utpress.utexas.edu/index.php/books/sawrec> (to purchase book)
- <http://muse.jhu.edu/books/9780292792838?auth=0> (to read the chapters, but must log in through Project Muse website, which I am not sure if we are able to do this)
- **Book review** can be found at <http://eds.b.ebscohost.com/eds/pdfviewer/pdfviewer?vid=3&sid=1d25209b-66bc-4ddc-95a1-4fa38f62e5ac%40sessionmgr110&hid=106>. I have also downloaded the pdf.

### **The World Bank's Experience with Post-conflict Reconstruction. Case Study page 62- Lebanon- John Eriksson, Robert Muscat, Margaret Arnold, Colin S. Scott**

- The book is about general post-conflict reconstruction, WB mandates, practices, etc. but there are case studies and Lebanon is discussed more generally. See page 62
- Clearing landmines, rehabilitating and integrating of ex-combatants, rebuilding the infrastructure, coordinating aid sources—these are just some of the issues confronting the Bank in post-conflict reconstruction. The explosion of civil conflicts in the post-Cold War world has tested the World Bank's ability to address unprecedented devastation of human and social capital.
- Not available at CEU library, but there is a free preview on google books with many of the relevant pages available. See below.
- [http://books.google.hu/books?id=f-HQhhMFUkwC&pg=PA89&lpg=PA89&dq=sarajevo+post+conflict&source=bl&ots=05MHNgGKvc&sig=Y7n404Dk5qe-cjIQz8N\\_Qrdoso4&hl=en&sa=X&ei=oblwU8KxM5GX-7Qa8-YGABw&ved=oCFcQ6AEwCDgU#v=onepage&q=sarajevo%20post%20conflict&f=false](http://books.google.hu/books?id=f-HQhhMFUkwC&pg=PA89&lpg=PA89&dq=sarajevo+post+conflict&source=bl&ots=05MHNgGKvc&sig=Y7n404Dk5qe-cjIQz8N_Qrdoso4&hl=en&sa=X&ei=oblwU8KxM5GX-7Qa8-YGABw&ved=oCFcQ6AEwCDgU#v=onepage&q=sarajevo%20post%20conflict&f=false)

### **The heart of Beirut: Reclaiming the Bourj - Samir Khalaf (2006)**

- Over centuries, the Bourj has come to embody pluralism and tolerance as an “open museum of tolerance.” In 2005, former Prime Minister Rafiq al-Hariri was assassinated, and the Bourj witnessed extraordinary scenes of popular, multi-faith protest. Once again, Samir Khalaf argues, the heart of Beirut is establishing itself as a unique open space that allows people to appreciate their diversity and banish indifference.
- Not available at CEU library
- <http://www.amazon.com/Heart-Beirut-Reclaiming-Samir-Khalaf/dp/0863565425>

### **Recovering Beirut: Urban Design and Post-War Reconstruction - Samir Khalaf and Philip Khoury (1993)**

- Resulting from a workshop organized by the Center for International Studies at MIT on urban planning and socio-economic reconstruction in post-war Lebanon, this work brings together established professors; young scholars; architects; town planners; and entrepreneurs to explore the problems of and prospects for urban planning and to consider visions and strategies for the reconstruction of Lebanon after 16 years of civil war. The volume engages in multi-layered discussion of spatial, socio-economic and cultural rehabilitation of a fractured social order in the throes of post-war reconstruction.
- Not available at CEU library

### **Beirut of Tomorrow: Planning for Reconstruction – P. Khoury, Ragette, F. (1983) The American University of**

Beirut Press.

- Not available at CEU library
- <http://www.amazon.com/Beirut-Tomorrow-Reconstruction-Friedrich-Ragette/dp/0815660693>

**Beirut Reborn** - Gavin, A. and R. Maluf (1996). London: Academy Editions.

- The renewal of Beirut's city center is currently the world's most challenging urban regeneration project. Led by the private sector, its institutional framework is pioneering. The planning and implementation embrace many issues: infrastructure renewal, urban archeology, new development and the restoration of historic fabric, the creation of a social arena where the city can reconnect, and the relaunching of the Lebanese capital, once pre-eminent in the Middle East, into a stabilizing world of emerging opportunities.
- <http://www.amazon.com/Beirut-Reborn-Restoration-Development-District/dp/1854904817>
- Not available at CEU library

**Projecting Beirut: Episodes in the Construction and Reconstruction of a Modern City** - Peter Rowe and Hashim Sarkis (1998)

- "Projecting Beirut: Episodes in the Construction and Reconstruction of a Modern City" deals with two specific periods in urban development in modern Beirut. The first coincides with the government intervention of the late 1950s to the late 1960s, and the second episode is about the increasing private-sector involvement in planning and reconstruction after the civil war, dating from the early 1990s. Beirut is a fascinating example of modern city building, and the authors' insights into its urban redevelopment apply to other places as well. Pressing contemporary issues, such as the resolution and celebration of social pluralism and multiculturalism, as well as historic preservation, conservation and the integration of historic archaeological sites into contemporary urban life are also brought into focus. In Beirut and elsewhere, it is a matter of building upon what is already there, of acknowledging and preserving the past while progressing into the future, and of deciding what constitutes an appropriate urban-architectural heritage. This informative book is divided into six parts which deal with Beirut's urban history and archaeology, modern architecture and modern planning, together with the socio-economic framework for the reconstruction, and the social and political backdrop to which urban projects must respond. A final section summarizes the important issues to be confronted in the present reconstruction of Beirut and its future as a flourishing Mediterranean city.
- <http://www.amazon.com/Projecting-Beirut-Construction-Reconstruction-Architecture/dp/3791319388>
- Not available at CEU library

**Lessons in Post-War Reconstruction: Case Studies from Lebanon in the Aftermath of the**

**2006 War** Al-Harithy, H. (ed.), Abingdon: Routledge

- After the ceasefire, a group of architects and planners from the American University of Beirut formed the Reconstruction Unit to help in the recovery process and in rebuilding the lives of those affected by the 2006 war in Lebanon. Here, a series of case studies documenting the work of the Unit discusses the lessons to be learned from the experiences of Lebanon after the July War, and suggests how those lessons might be applied elsewhere. The cases are diverse in terms of scale, type of intervention, methods, and approaches to the situation on the ground. Critical issues such as community participation, heritage protection, damage assessment and compensation policies, the role of the state, and capacity building are explored and the success and failures assessed.
- <http://www.amazon.com/Lessons-Post-War-Reconstruction-Aftermath-Environment/dp/0415571057>
- Not available at CEU library

**At the Edge of the City: Reinhabiting Public Space Toward the Recovery of Beirut's Horsh al-Sanawbar** Shayya, F. 2010. Beirut: Discursive Formations

- The undertaking is a contemporary critique of urban governance and spatial production in Beirut. The undertaking is advocating in scope, multidisciplinary in approach, and journalistic in style. The book is an edited volume on public space in Beirut, focused on the case of Beirut's park Horsh Al-Sanawbar, hosting

the original textual and visual works of over 25 scholars, professionals, journalists, activists, and artists. The book is supported by the Heinrich Böll Foundation and the DISCURSIVE FORMATIONS.

- <http://attheedgeofthecity.wordpress.com/>
- <http://www.amazon.com/At-Edge-City-Reinhabiting-Al-Sanawbar/dp/9953015376>
- Not available at CEU library

**La paix et la crise: le Liban reconstruit?** - Debié, Franck and Pieter, Danuta, Paris: Vendôme, 2003

- Après quinze ans de guerre civile, qui aurait pu croire que le Liban exsangue, occupé, en guerre dans le Sud avec Israël, pourrait se réconcilier, retrouver un rôle financier international, reconstruire Beyrouth ? Le miracle apparent d'une reconstruction financée par l'endettement ne doit pourtant pas cacher les faits : cette renaissance s'est accompagnée d'une progression de l'inégalité et de l'exclusion. L'avant-garde urbanistique dissimule l'archaïsme du clientélisme, le renouveau touristique, une privatisation accélérée du paysage et de l'espace public, la modernité des entreprises, la persistance d'un marché encore souvent cartellisé. Ce sont ces paradoxes d'une reconstruction hors de l'ordinaire, les espoirs et les tensions qu'elle comporte que ce livre se propose d'explorer.
- <http://www.amazon.fr/La-Paix-Crise-Liban-reconstruit/dp/2130530346>

**Beirut City Center Recovery: The Foch-Allenby and Etoile Conservation Area** Saliba, R (2004) - Steidl, UK

- In the 1980s, "downtown Beirut" became synonymous with bombed-out urban devastation, reflecting the destruction wrought by the Lebanese civil war on its capital. However, under a determined and strictly implemented restoration plan, Beirut's Foch-Allenby and Etoile areas, originally "destined to be the showcase of France in the Levant," have re-emerged as vibrant and active urban centers, with some resumption of Beirut's complicated emotional heritage as a major Mediterranean port. This impressive civic rebirth, as recorded by scholar Saliba (*Beirut: 1920–1940*) in this dense 9.5"×13" architectural history, was undertaken by the Soldiere company, according to strict historical, archeological and architectural preservationist standards. Despite the overly dry, jargonish and repetitive text ("interface" is one word that the reader will hope to never see again), the book is filled with 313 color and 86 b&w photographs and architectural survey. In addition, transparent overlays document the various archeological strata and cultural/historical sites of Beirut. An overwhelming number of streets and buildings gutted by bombs, and recorded in harrowing yet strangely beautiful "before" photographs, have been reconstructed exactly. The lines of the Foch-Allenby and Etoile's elegant buildings, with French architectural influences married to traditional structures such as the "riwaq," trace Lebanon's complex history.
- <http://www.amazon.co.uk/Robert-Saliba-Recovery-Foch-Allenby-Conservation/dp/3882439785>

**The Reconstruction of Beirut** – O. Kabbani, 1992

- <http://lebanesestudies.com/wp-content/uploads/2012/04/903771b6.-The-Reconstruction-of-Beirut-Oussa-ma-Kabbani.pdf>

**Beirut Reclaimed: Reflections on Urban Design and the Restoration of Civility** by Samir Khalaf, Beirut: Dar An-Nahar, 1993

- Khalaf, the distinguished Lebanese sociologist who previously chaired American University in Beirut's Department of Sociology and Anthropology, has consciously departed from the "traditional" academic format of strictly analytical writing, and has here "essayed" a piece of writing that both builds upon his previous work and reflects upon some of the broader questions it has raised. All this, of course, in the context of the deep-seated crisis that he feels, as an urban sociologist, a Lebanese nationalist, and a convinced political liberal, when confronted with the graveyard of all such ideals that is Beirut today. It is intensely personal. Khalaf successfully establishes, within the limitations of his genre, the strength of the relationship between the way a community's space is organized, and the quality of the lives of its members.

**Archaeology, Conservation and the City: post-conflict redevelopment in London, Berlin and Beirut** - Caroline A. Sandes, BritishArchaeological Report S2159, 2010

- The book aims to examine the wider historical context of urban archeological conservation in the post-war situation, and aims to identify more clearly the reasons and values behind the conservation of arche-

ological sites within the modern city in the case of London, Berlin and Beirut.

- [https://www.academia.edu/326224/Archaeology\\_Conservation\\_and\\_the\\_City\\_post-conflict\\_redevelopment\\_in\\_London\\_Berlin\\_and\\_Beirut](https://www.academia.edu/326224/Archaeology_Conservation_and_the_City_post-conflict_redevelopment_in_London_Berlin_and_Beirut)

### **Websites:**

**Official website for Solidere-** describes the projects, urban overview, master plan, historical significance of city center, investment, stocks, etc.

- <http://www.solidere.com/>

**Official website for Elyssar** - Public Agency for the Planning and Development of Beirut South-Western Suburbs

<http://www.elyssar.com/preliminaries.html>

**Monocle-** short video about how Beirut's redevelopment has become a threat to the city's historic streets and neighborhoods.

<http://monocle.com/film/Affairs/beirut-reconstruction/>

**Solidère. 2004. Beirut – Ancient City of the Future.** <http://www.youtube.com/watch?v=jkp8xa5valM>. (Accessed on 5 August 2014)

**Beirut Central District after the Civil War**

<https://www.youtube.com/watch?v=ttk1xRAco40> (Accessed on 5 August 2014)

**Solidère: Beirut Souks** - Solidère. 2013. <http://www.solidere.com/beirut-souks/gallery/> (Accessed on 5 August 2014)

**Lebanon's reconstruction, Overview & Assessment of the "Unrealized" Recovery Decade 1992-2002, National Planning, Development Programming, Project Finance & Management Implementation** – Dr. J. Michael Cobb, IDC International Development Consultants, LLC

<http://www.idcworld.com/leb1.htm>

### **Reports:**

**Lebanon: On the road to reconstruction and recovery.** A periodic report published by the

Presidency of the Council of Ministers on the post-July 2006 recovery and reconstruction activities,

<http://www.cooperazioneallosviluppo.esteri.it/pdgcs/italiano/speciali/libano/Pdf/PCMRecoveryReconstructionReport2May2007.pdf>

**Le droit de l'urbanisme au Liban**, Lamy, S. 2010. Beirut/Paris: Institut d'Urbanisme de l'Académie Libanaise des Beaux-Arts (IUA-ALBA)/Université de Balamand/Groupement de Recherche sur les Institutions et le Droit de l'Aménagement, l'Urbanisme et l'Habitat (GRIDAUH). Available for download at the following web address: [[www.gridauh.fr/fileadmin/gri...](http://www.gridauh.fr/fileadmin/gri...)].

- A report on the Urbanism Law in Lebanon – French

**Solidère Annual Report: Momentum of Place, People in Motion: City in Scenes** - Solidère. 2011.

### **Other**

**Beirut, Twenty Years Later: Can Post-War Reconstruction Result in New Conflicts?** – Bruno Marot, McGill University/Sciences Po Paris - **presentation**

**Beirut: Reinventing or Destroying the Public Space** - Amaya-Akkermans, A. – **Blog post**, 23 May 2012.  
<http://www.hannaharendtcenter.org/?tag=arie-amaya-akkermans>. (Accessed on 5 August 2014).

**Beirut's Elyssar Project: Spatiality and Hegemony** - Amaya-Akkermans, A. 19 June 2012.  
<http://www.hannaharendtcenter.org/?tag=arie-amaya-akkermans>. (Accessed on 5 August 2014)

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