

2023 AIA | DC Chapter Design Awards

Project Title: Msheireb Downtown Doha Phase 4

Location: Doha, Qatar

Date of Completion: 04/04/2021

Project Statement (150 words max):

Few cities in the past century have grown faster or more remarkably than Doha. What was once a small fishing and pearling village is today a bustling coastal capital of 2 million people. And while Doha's transformation has been nothing short of remarkable, it's easy to lose sight of the city's past and culture amid the forest of skyscrapers that now define the city's skyline. Msheireb Downtown Doha is a response to that.

Developer Msheireb Properties—in consultation with Her Highness Sheikha Moza bint Nasser—challenged HOK and an international consortium of architects, engineers and contractors to create a new urban center that draws on the past to meet the challenges of tomorrow.

The result is a 77-acre development that is arguably the first fully built smart and sustainable city center. Msheireb Downtown Doha's thoughtful layout and world's largest below-grade parking facility, prioritizes walkability and human connections.

Design Narrative: How does this project address Design for Integration, Wellbeing, and Discovery? (150 words max)

The Msheireb Downtown Doha's fourth and final phase is known today as the Business Gateway Quarter. It is the densest section of the development and includes 15 mixed-use buildings.

Unlike the steel and glass towers that dominate much of Doha, the architecture of the Business Gateway Quarter incorporates regional materials and draws on Qatari nature, culture and history to create an architectural language rich in reference, strong in resilience and reflective of the community.

The street grid follows that of the original city in a nod to Doha's history and the district's emphasis on walkability. Msheireb translates to "place or sweet water" and is named for a subterranean stream that made the site a traditional gathering space. Sikkat al Wadi, a pedestrian boulevard within the Business Gateway Quarter, follows the path of the original stream and terminates in Nakheel Square, a plaza designed for community and social interaction.

Community Engagement: How does this project address Design for Equitable Communities and Economy? (150 words max)

The tight urban design of the Business Gateway Quarter encourages human interaction and activates the public realm despite the environmental challenges in this notoriously hot region of the world. Building orientation and massing provides shading for pedestrian walkways and was designed to channel prevailing breezes from the nearby bay.

Sustainability and Resilience: How does this project address Design for Ecosystems, Water, Energy, Resources, and Change? (150 words max)

Doha is known for its intense sun and sweltering temperatures. The design doesn't try to "fight" these harsh conditions. It adapts to the environment using resilient, time-tested design strategies. Resilient building skins comprised of stone and solid precast emulate the adobe bricks used for centuries to shield local inhabitants from the sun and provide for cool building interiors. Low window-to-wall ratios—a contrast to modern glass-and-steel structures—further minimizes solar heat gain within buildings. Patterned building facades vary in depth and proportion to minimize solar glare and exposure as the sun moves around buildings. Exterior fins shade buildings during peak daylight hours.

Wide open plazas and low building heights allow for expansive views of the surrounding district. Native plantings connect people to local ecology while minimizing the need for irrigation. Customized building materials—such as railings, sunshades and canopies—reflect organic forms from Qatari nature, including wind-blown sand and dappled sunlight.

Would you like this project to be considered for a Jury Citation in any of the following categories? (For more information on the 10 Measures from the Framework for Design Excellence, please [click here.](#))

- Integration
- Equitable Communities
- Ecosystems
- Water
- Economy
- Energy
- Well-being

Retail businesses (shopping, food and other services) at the base of each building adds to the district's vibrant streetscape. Public plantings and greenspaces connect people to nature while public plazas, such as Nakheel Square, encourages people to gather outdoors. Public transit, including light rail and metro, encourage active transportation.

- Resources
- Change

Msheireb Downtown Doha provides a template for developers and designers looking to create resilient buildings and communities through a combination of time-tested sustainability solutions such as passive shading and building materials known for their insulating and cooling properties, new MEP technologies such as water reclamation, highly efficient HVAC systems and LED lighting, and smart city planning that supports mass transit, encourages active transportation and creates a true mixed-used community with buildings and public spaces designed to adapt for new uses and future needs.

- Discovery















← 3 →
الكورنيش
Al Corniche
شارع المرديني
Al Firdaws Street Al Bidoa
مشوربة القبة الدوحة
Musharaba Domehan

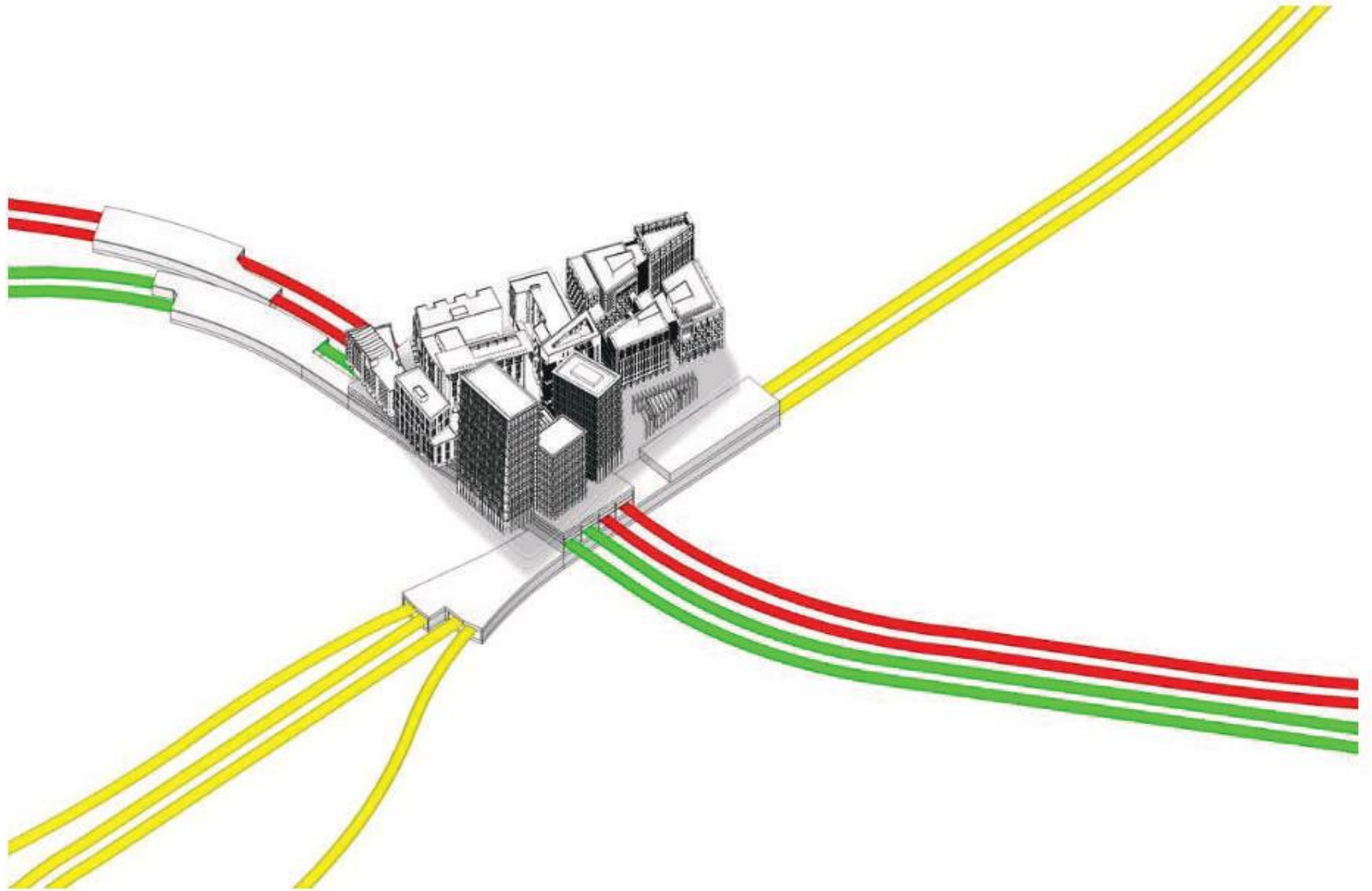




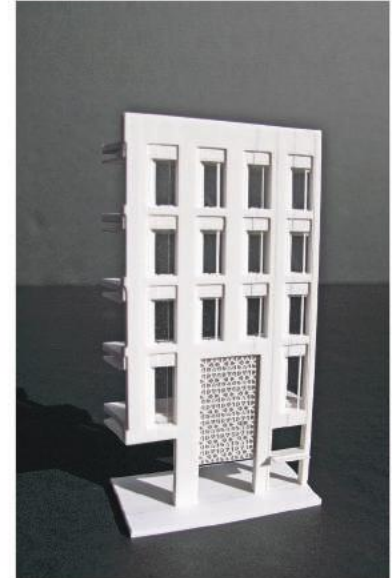
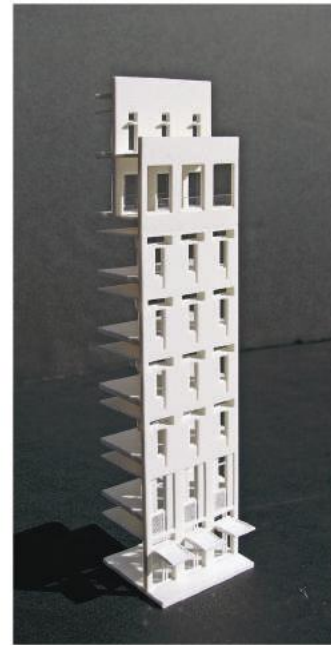
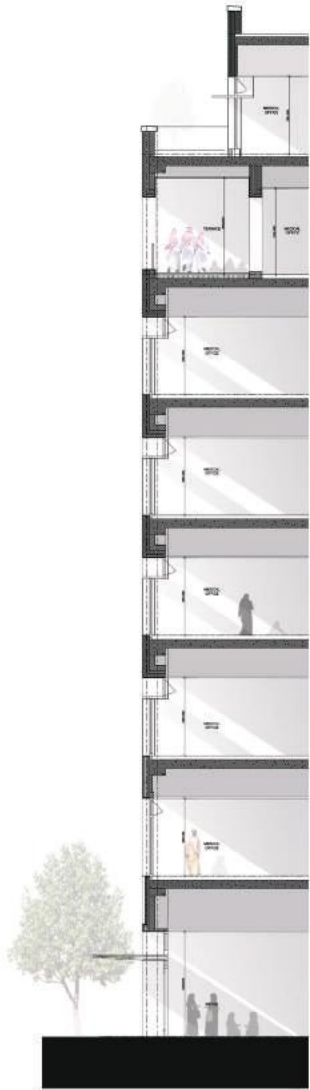
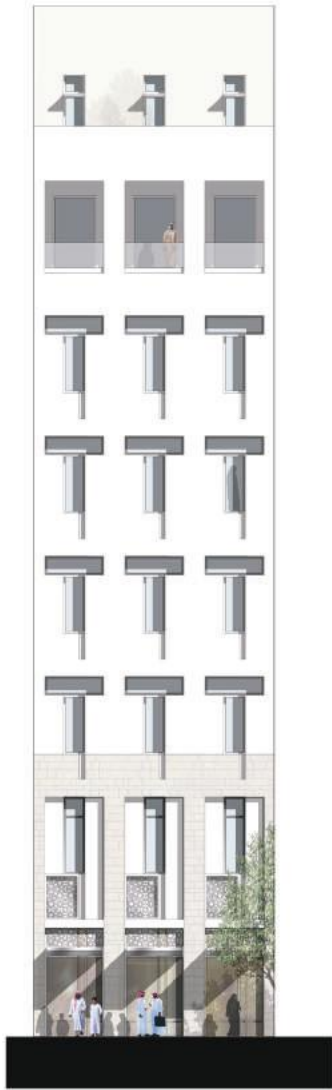
No.	Plot	Height	Use
1.	W02	G+4	Office
2.	W04	G+9	Office
3.	X03	G+8	Residential
4.	X04a	G+7	Residential
5.	X04b	G+9	Hotel
6.	X06	G+11	Residential
7.	Y01	G+7	Medical Office
8.	Y02	G+7	Medical Office
9.	Y03	G+6	Medical Office
10.	Y04	G+7	Medical Office
11.	Z01a	G+22	Office
12.	Z01b	G+10	Office
13.	Z04a	G+16	Office
14.	Z04b	G+6	Office
15.	Z07	G+2	Flagship Retail



Relationship of Metro to Phase 4 Master Plan



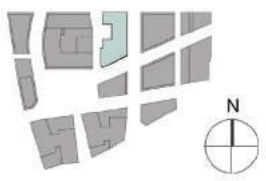
Scheme **A** - Red & Green Lines Above Gold Lines







1 LEVEL 1 FLOOR PLAN





1 TYP FLOOR PLAN
1:15

