



# **Commercial Revitalization and Historic Preservation Of Al-Shalalah Commercial District in Hebron City**

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## **Commercial Revitalization and Historic Preservation Of Al-Shalalah Commercial District in Hebron City**

### **ABSTRACT**

Hebron is considered an important commercial center in southern Palestine, due to its location in the middle of a fertile agricultural area and on the route of trade and communication, between the nearby cities.<sup>1</sup> Al-Shalalah commercial district is one of the main commercial districts of the old city of Hebron.

The main aim of the project is to identify delineate and revitalize Al- Shalalah commercial district and to prepare and design a protection plan for it as an example for other delineated areas.

The project is composed of four phases, the first of which is a review of the existing conditions and obstacles of Al-Qasaba, the Old City of Hebron generally and Al-Shalalah commercial district specifically. The second phase is the conceptual revitalization phase based on evaluations and findings. The third phase is the master plan for Al-Shalalah commercial district. In this phase there is identifications and delineation of the master plan components that will lead to the last phase of design implementation.

One of the important issues to be covered in addition to updating the data collected was to organize many visits and workshops with the Hebron Rehabilitation Committee (HRC), from which was extracted the main outcomes which are the buildings awareness, enthusiasm about the project,

getting the HRC and the municipality in the process of protection is very crucial because they will be the primary supporters of all stages of the revitalization process.

Understanding the priority of the HRC for focusing on the Al-Shalalah commercial district and agreeing with the HRC on the changes that should be carried out for the protection area of the Al-Shalalah commercial district was most important for my study.

Several visits were achieved to the specified district and several meetings were held with the HRC managers and engineers. The meetings and visits focused on their needs priorities, it also worked on raising awareness, providing information and suggesting new approaches for people in order to protect their own cultural heritage, especially the need for a detailed master plan for Al-Shalalah commercial district.

The main objective of the project concerning the historic preservation is neither to create a museum out of the district nor to cause the flight of original dwellers of the area, but to develop and revive the district. The detailed plan will contribute to this objective. It will not stifle life in the Old City but will attempt to influence the course of its development in the direction put by the project forward.

To sum up the project's overall leitmotif is:

- § Revitalizing Al-Shalalah commercial district.
- § Preserving the valuable and unique fabric of the area.

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1. Safi Saed Mouhamad Saed, 1996, Al-Khalil in the Mamluki Period, p101 (*Translation from Arabic, author*)

§ Slowing down the deterioration of the district besides preserving ancient buildings and market places.

All the above mentioned must be followed up focusing on the main target of restoring and sustaining the district.

It means in more details:

- § Upgrading stores and improving market places.
- § Providing incentives for economic development and regeneration
- § Upgrading public and private services.
- § Implementing the restoration and rehabilitation of monuments, landmarks and services.
- § Encouraging tourism and pilgrimage to the Al-Shalalah commercial district and the neighbouring area.
- § Adopting the proper planning and building regulations that are consistent with the fabric of the Old City.

The concept also includes processes of capacity building; especially in the economic sector.

There is a difference between devising a general plan for the Old City and implementing it. My study will concentrate on strategies and give some examples (key projects) as initial point. For the renewal I used the 'Urban Regeneration' (UR) concept, for the economic sector I tried to adapt Taylor's market analysis concept for the Al-Shalalah commercial district and other relevant strategies that focus on similar matters.

The later objective would require considering the area shop by shop and building by building to ensure that the plan will be implanted in details. To

fulfill the missing street Amenities from lighting fixtures, street furniture, variety of stone pavements, wooden or steel shelters and street signs

Urban planning in Al-Shalalah commercial district suffers from the lack of morphological maps that contain details and information on the land and its facilities. There is a comprehensive survey conducted by the HRC on the Old City of Hebron in addition to plotted maps.

The Hebron Rehabilitation Committee is considered the prime source for data especially in all demographic data related to socio economic survey included in the research process.

## ACKNOWLEDGEMENTS

I would like to express my gratitude to all those who gave me the possibility to complete this thesis. Expressing my thanks during the period over which this study has been conducted, is unlimited, because it's hard to name each one person by name.

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And a warm thanks to Dr. Khaled Qawasmi who directed me toward the work on the Shalalah specifically due to the necessity of the problem. My great thanks is for the Hebron Rehabilitation Committee and their working team for their valuable contribution and help for supplying the needed data, maps, demographic and historic information.

A special thanks is for the Bethlehem 2000 Committee and among them Dr. Khoulood Abu Dieh for providing me with uncountable books, information and guidance.

I owe my gratitude and appreciation to my family especially my mother and father, brother and sister for their emotional support and encouragement.

Last but not least, my deepest gratitude must go to my husband, who shared my hopes, dreams and fears during this period. Indeed, his encouragement, understanding and companionships provided me with great motives along the stages of the study. My love to my baby Francis, who was forced to undergo my stress and fatigue the whole process of working on my thesis.

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# **CHAPTER ONE**

## **INTRODUCTION**

### **1.1. Background**

Islamic historic towns comprise a rich mixture of urban functions, social values and architectural features; Hebron is an excellent example of such towns. Recognizing these aspects is vital in my case of the Al-Shalalah commercial district, which is considered a main historical, nourishing commercial route in the core of the Old City of Hebron (Al-Qasaba)<sup>1</sup>. Al-Qasaba area covers about 244 Dounum.

The Al-Shalalah commercial district is located on the north western side of the Old City of Hebron; 500 meters away from Al-Ibrahimi Mosque (Figure 1-1) and less than 100 meters from Tal Al-Rumaidah Archeological site.

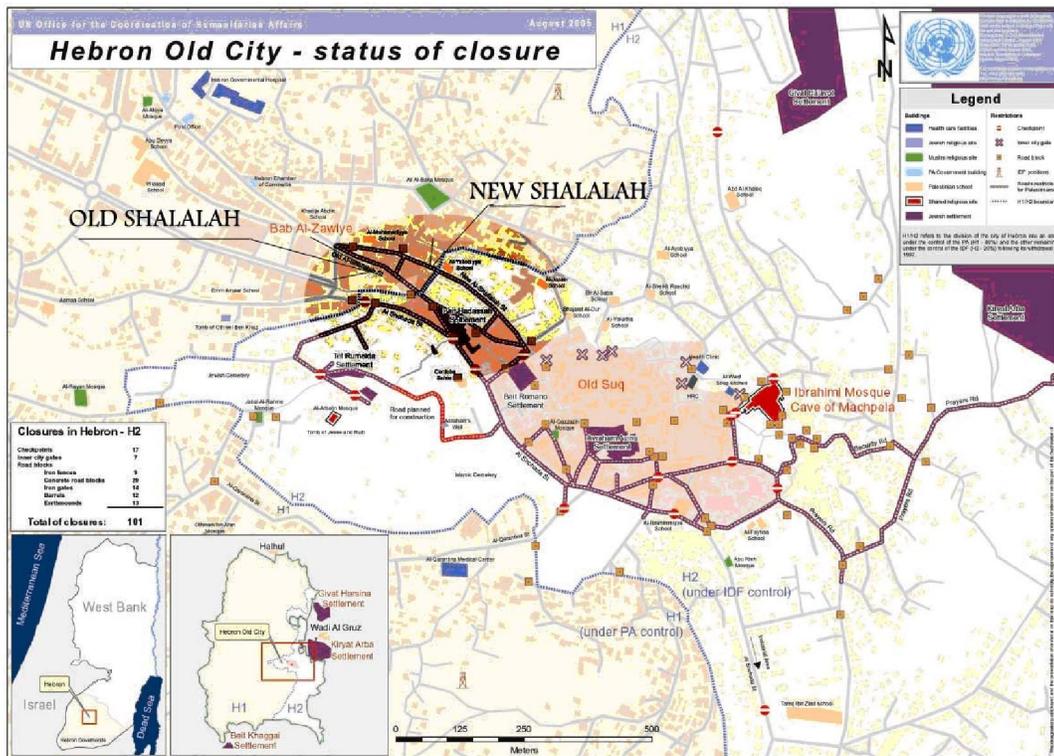
Al-Shalalah consists mainly of two routes, the first is known as the Old Al-Shalalah route and the second is known as the New Shalalah route. Both routes consist of small market places and several public, religious and historical buildings (map 1-1).

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<sup>1</sup>*The ancient city is also called Al-Qasba in Arabic. It lies to the south-east of the modern turn-of-the-century city,*



**Figure 1-1:** Ibrahimi Mosque in the center of the Old City of Hebron. **Source:** An introduction to the city of Hebron, (last visited 30/10/05)  
<http://www.jewishvirtuallibrary.org/jsource/Peace/tiph5.html>



**Map 1-1:** Location of Al-Shalalah Commercial District. **Source:** UN office for coordination Humanitarian affairs, 2005, Hebron old city status

Al-Shalalah commercial district, was considered one of the most active and vital route not only in Hebron but in Palestine as a whole. But due to the Israeli closure imposed on Hebron and on Al-Shalalah commercial district

specifically the area faced a steady decline in its economical and structural conditions. Therefore due to the complexity and sensitivity of the problem in the district there is a serious need to make all the necessary dissertation and study to revitalize and historic preserve the area.

Commercial district revitalization must undergo several stages, first by identifying the existing problems in the district, then by analyzing the collected data and finally reaching to a revitalization master plan that will revive the critical area.

From the early stages, several questions posed themselves, such as: What current problems need to be solved? Would a master plan on the area succeed? Who does this master plan target? Who are the beneficiaries? To what extent does it conform to the existing political, social, economical and institutional conditions?

Al-Shalalah commercial district has very limited demographic and statistical resources due to the occupation's limitations imposed on the area specifically, which in turn makes reaching to the required answers and solutions quite difficult<sup>2</sup> (Figure 1-2).

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<sup>2</sup> Welfare Association, 2004. *Jerusalem Heritage and Life The Old City Revitalization Plan Al-Sharq* Press, Jerusalem-P.15



**Figure 1-2:** An Israeli check point in the Al-Shalalah area. **Source:** Author, 19<sup>th</sup> of September, 2004

## 1.2. Main Problems

Identifying problems of Al-Shalalah commercial district is crucial so as to be able to reach the appropriate solutions.

Problems encountered are:

- § Political Obstacles due to the settler's presence there and their closure of the district other than their daily attacks on shopkeepers and inhabitants of the area.
- § Decline of the economic activity of the area.
- § Physical deterioration of architectural elements urban space and buildings.
- § Insufficient public and infrastructural services.
- § Absence of pedestrian paths, streetscapes and parking lots.
- § Lack of touristic shops and services.
- § Weakness in storefronts, awnings, lighting and signage.

§ Inappropriate building use in Al-Shalalah District

### **1.3. Key Objectives**

The revitalization plan's ultimate objective is to bring the Al-Shalalah commercial district back to life. Developing objectives can be contradictory and overlapping in such a district that is a part of a complex urban site.

However, in order to achieve the objectives, the needs of the target groups using the site need to be understood. The strategies and tools need to be set so as to preserve and upgrade Al-Shalalah commercial district.

This in turn entails the establishment of a professional institution to manage the revitalization process and to ensure its sustainability in the future. Giving the lead to a present institution, would be another solution for an institutional management.

The key objectives can be summarized as follows:

- § Restoring the Al-Shalalah commercial district in order to regain its central economic status.
- § Limiting the economical decline of Al-Shalalah commercial district.
- § Encouraging the inhabitant's presence to foil the attempts of settlers to confiscate and take over other abandoned buildings and market places in the area.
- § Designating and safeguarding historic buildings located in the area, while adapting them, where possible, to new uses without affecting their original design and architectural features.

After performing all the necessary surveys and findings, my revitalization plan will include:

- § Creating a dynamic process to change the economical condition.
- § Recording significant buildings and monuments.
- § Setting up mechanisms for securing the financial and professional resources needed to support the conservation process.
- § Creating a proper mechanism to encourage investors to invest in the district and hence revive it.
- § Developing a dynamic strategy for the revitalization based on the prevailing political conditions.

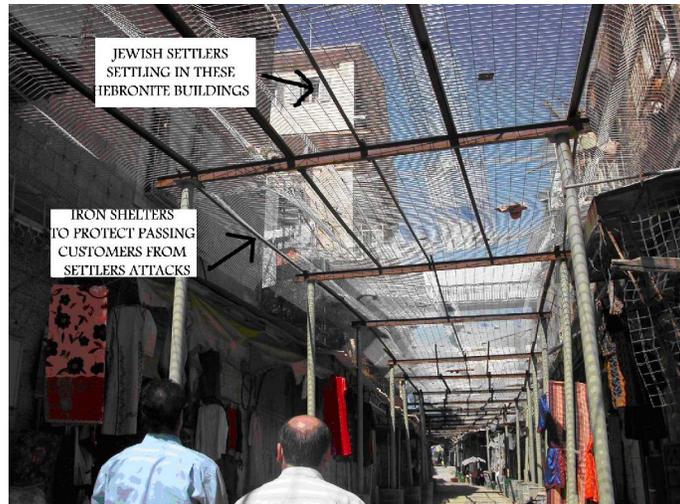
#### **1.4. Concept**

Hebron is considered an important commercial center in southern Palestine, and represents 50 percent of economic activity, due to its location in the middle of a fertile agricultural area and on the route of trade and communication, between the nearby cities. Hebron is an important religious centre for Islam, Judaism, and Christianity. It is the fourth sacred city for Muslims because of the Ibrahimi Mosque built over the grave of the prophet Ibrahim.<sup>3</sup> These two factors provides the city with both economic and touristic importance, and therefore revitalizing Al-Shalalah commercial district that is considered one of the important commercial quarters of Hebron is of great value.

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<sup>4</sup>*Safi Saed Mouhamad Saed, 1996, Al-Khalil in the Mamluki Period, p101 (Translation from Arabic, author)*

However, my revitalization plan needs to be based on realities of Hebron and precisely Al-Shalalah commercial district today. Al-Shalalah commercial district faces a harsh political condition, due to the presence of Israeli Jewish settlers in its core and their occupation of some of the buildings there (Figure1-3).



**Figure 1-3:** Jewish settlers in the old Shalalah District and special shelters to avoid of attacks on passing customers. **Source:** Author, 19<sup>th</sup> of September, 2004

When dealing with the revitalization of Al-Shalalah commercial district several factors should be considered starting from the political to the economical and finally physical conditions within the context of the Hebron city.

### **1.5. Strategic Framework for Revitalization of Al-Shalalah Commercial District**

The strategic framework for the revitalization of the Al-Shalalah commercial district should be based on the following components:

## **Documentation**

Documentation is performed by establishing a complementary data-base that includes comprehensive data about the demography, economy, institutional and functional structures, condition of existing buildings and infrastructural services..

## **Urban Renewal Strategy**

Urban renewal strategy integrates the needs related to all sectors involved in urban development and focuses on the following:

§ Upgrading stores and improving market places.

§ Providing incentives for economic development and regeneration

§ Upgrading public and private services.

§ Implementing the restoration and the rehabilitation of monuments, landmarks and services.

§ Encouraging tourism and pilgrimage to the Al-Shalalah commercial district and the neighbouring area.

§ Adopting the proper planning and building regulations that are consistent with the fabric of the Old City.

## **Capacity Building**

Capacity building means ensuring the implementation of the plan objectives which should be facilitated through:

§ Training qualified engineers in the field of traditional restoration techniques.

§ Encouraging of community based organization in the development and management of the revitalization process

§ Encouraging the creation of a merchants association which will work as a supporting organization.

### **Sustainability**

Sustainability should be accompanied with the following:

- § Raising public and private awareness of the value of cultural heritage, and the need to protect and sustain it.
- § Defining the financial, professional, institutional resources required to achieve a balanced and successful revitalization process.<sup>4</sup>

## **1.6. Methodology**

Preparing the revitalization plan of Al-Shalalah commercial district should be followed by a systematic and a comprehensive approach, in spite of the limited time and resources. The methodology followed in the coming chapters includes studies and analysis of existing conditions, current and future trends and projected solutions.

The collected database about the buildings, services, institutional and infrastructural conditions is all based on field study, questionnaires and surveys performed in the district. The historical survey, demographic studies, building materials, architectural styles and other relevant data, were not all collected by me personally, but with the help of a team work from the

Hebron Rehabilitation Committee (HRC). On the other hand at the stage of implanting the revitalization process a more detailed study need to be performed. The data collected during my study of the area is quite enough to reach a primary master plan that would be a good initiative for the future revitalization process.

Following the documentation process, I started analyzing the collected data, by studying the urban architectural fabric of the area and the district specifically in addition to studying the commercial marketspaces and physical conditions of the district, and road network surrounding and integrating the district.

Finally the Planning stage was reached, in which I started elaborating a master plan that focuses on the revitalization and historic preservation of Al-Shalalah commercial district, problems and priorities were identified and relevant approaches and strategies of similar matters were continuously reviewed and evaluated. The evaluation process was vital to achieve the vision and dynamic plan. One of these approaches is the Main Street Approach that is a community-driven, comprehensive methodology used for the revitalization of older, traditional business districts. The Tayler Study is among the important strategies that we benefited from whose purpose is to develop an evaluated tool for city planners, local officials, downtown business owners, and others concerned about the effectiveness of downtown revitalization efforts.

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<sup>4</sup>Welfare Association, 1999. *Jerusalem Old City Revitalization Plan* technical Office, Jerusalem-P.7

Cases of similar matters of Al-Shalalah commercial district were several; some were similar in the geographic, architectural and historic side such as the Old City of Jerusalem which was deeply analyzed by the Welfare Association. Others were similar architecturally such as Aleppo, or commercially such as Cape Guardian (Appendix 1-1). Taking advantage of implemented case locally and internationally is very important for the implementation.

## **1.7. Action**

The sensitivity of the situation in Al-Shalalah commercial district requires immediate actions in order to address the urgent needs of the shopkeepers and inhabitants of the district. These actions include:

- § Initiating a development plan based on the detailed analysis of physical, social and economical conditions.
- § Implementation procedures based on identification of priority needs, availability of funds, and participation of the public and private sectors in the process.
- § Emergency repair of shops due to the damage resulting from the Israeli attacks.
- § Maintenance and rehabilitation of the infrastructure in the area.
- § Seeking the involvement of all relevant local and international institutions and expand funding sources.
- § Starting the implementation during the planning stage and evaluating results to adapt the ongoing planning process accordingly.

## **1.8. Conclusion for strategies and the conception in general**

Experience from urban sites similar to Al-Shalalah commercial district reveal that the historic preservation and revitalization processes consist of incremental series of permanent changes. The historic preservation is considered a major part of the revitalization process.

Considering the fact that historic preservation is based on the premise that the past, present, and future, the continuity is essential to the health of our society and should always be considered. In Al-Shalalah commercial district is the case that continuity is the first step towards analysis. Because the district's past and present are very diverse, it was transformed from a vivid economical center, to a disserted economical base.

The four major preservation disciplines are: History, Design, Conservation, and Planning. By following these disciplines, we are following the Urban Regeneration (UR) concept which is a new concept that goes beyond urban renewal and modernisation, and deals mainly with physical change.

Since Al-Shalalah commercial district is part of significant historical city the history of it and Hebron are both important and are leading motives towards design, conservation and planning. Based on that, all necessary historical, architectural, economical, social, touristical and political aspects are considered in the following chapter. Nevertheless these dimensions are not only giving a general background of the area, but providing the first baby steps toward the rest of the previously mentioned disciplines.

Urban regeneration implies that the problems encountered in towns and cities should be tackled with a long-term, more strategic purpose in mind.<sup>5</sup>

In the case of Al-Shalalah commercial district a strategic purpose is actually needed, but unfortunately the political situation is the leading part of the future of the area, and is considered the first enemy to attack any proposed future master plan for the area. To overcome that problem, all the coming phases along the chapter of this study is based on the assumption of settlers evacuation from the area. This assumption is built on high expectations and based on facts discussed lately in chapter two.

The revitalization of the Al-Shalalah commercial district is considered to be a large and complex activity that could not be supported by an individual investor or promoter. This type of intervention requires a large financial investment, long-term commitment, and implies participation of numerous actors. All these requirements describe the necessities and emergency need of a deep study, so that the concluding results and remarks be ready for implementation at the point when the area gains its freedom.

Al-Shalalah commercial district is only one quarter of a city of historical, architectural and commercial importance. Therefore Hebron's main potentials and restrictions, should be encountered in the initial stages of the revitalization process, hence the following chapter devoted for that matter.

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<sup>5</sup> Workshop on Urban Regeneration in the Mediterranean Region- Synthesis Report on Urban Regeneration, <http://www.papthecoastcentre.org/UrbReg-synthesis.doc> (Last visited 14-10-05)

## CHAPTER TWO

### **HEBRON CITY AND AL-SHALALAH COMMERCIAL DISTRICT: EXISTING CONDITIONS, POTENTIALS AND PROBLEMS**

#### **2.1. Introduction**

Hebron is one of the oldest cities in the world, known in Arabic as “Khalil Al- Rahaman”, referring to God’s friend Ibrahim “*Who can be better in religion than one who submits his whole self to Allah<sup>6</sup>, does good, and follows the way of Abraham the true in faith? For Allah did take Abraham for a friend.*” (Holy Quran 4:125) It was founded by the Canaanites more than 5500 years ago, it’s sacred for the three religions and is located on the pilgrimage route to Mecca and on the way that connects Damascus with Cairo. Once a Canaanite city, Hebron was destroyed by the Romans and taken over by the Umayyad, and later by the Abbasids. The Crusaders occupied the city until 1167 A.D, at which point the Ayyubids took over Hebron. Consequent Mamluk rule was followed by the Ottomans from 1517 A.D-1917 A.D and then by the British Mandate in 1922 (Figure 2-1)

Between 1948 and 1967, Hebron was under the Jordanian administration, subsequently, it was invaded by the Israeli Army as the rest of the West Bank. Since that year, Jewish Settlements have been established in the old city (map 2-1). Since the signing of the 1995 Hebron Protocol as part of the interim negotiations for the 1993 Oslo Accords, the Hebron District has been divided jurisdictionally into three areas:- "Area A" means Hebron City, where the Palestinian Authority controls internal security and civil functions;

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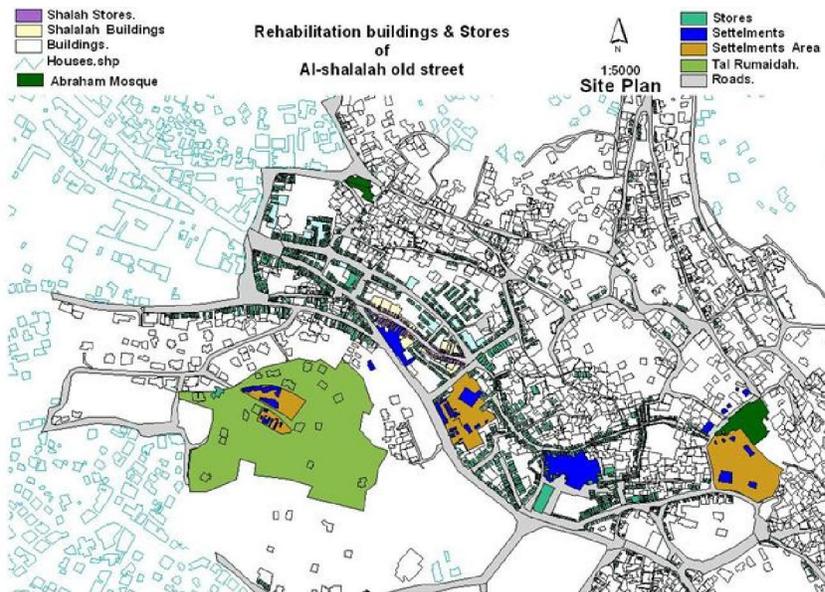
Allah is the Arabic word/expression for God<sup>6</sup>

- "Area B" means populated villages, camps and other Palestinian built-up areas, where the Palestinian Authority controls civil functions only;
- "Area C" means all other areas in the district, where Israel still exercises full authority. Hebron is the only Palestinian city in the West Bank in which there are Israeli settlements in the heart of the city. For this reason it was the only city in the West Bank that was not included in the agreement signed in 1995 and from which the Israeli Defence Force (IDF) did not withdraw. In 1997 the Hebron Agreement was signed and the city was divided into two parts: Area H1, under Palestinian Authority control, and H2, under Israeli control.

Concerning the segregation wall in Hebron the proposed plan the length of the wall inside the city of Hebron will be 5 kilometres. The Old City will be separated from the rest of the city by the wall, meaning it will be under Israeli rule, along with the four small Israeli settlements inside the Old Market Area. Work on the establishment of the Segregation Wall in Hebron governorate started in June 2003 as Israeli Army, along with the help of the Israeli colonists, constructed a segregation wall in Wadi An Nasara area at the southern edge of Kiryat Arba' colony. The erection of that part of the wall was done by the end of July 2003 as the Israeli bulldozers paved the road for an easier access for colonists leading to the Ibrahimi Mosque and other colonies in its vicinity.



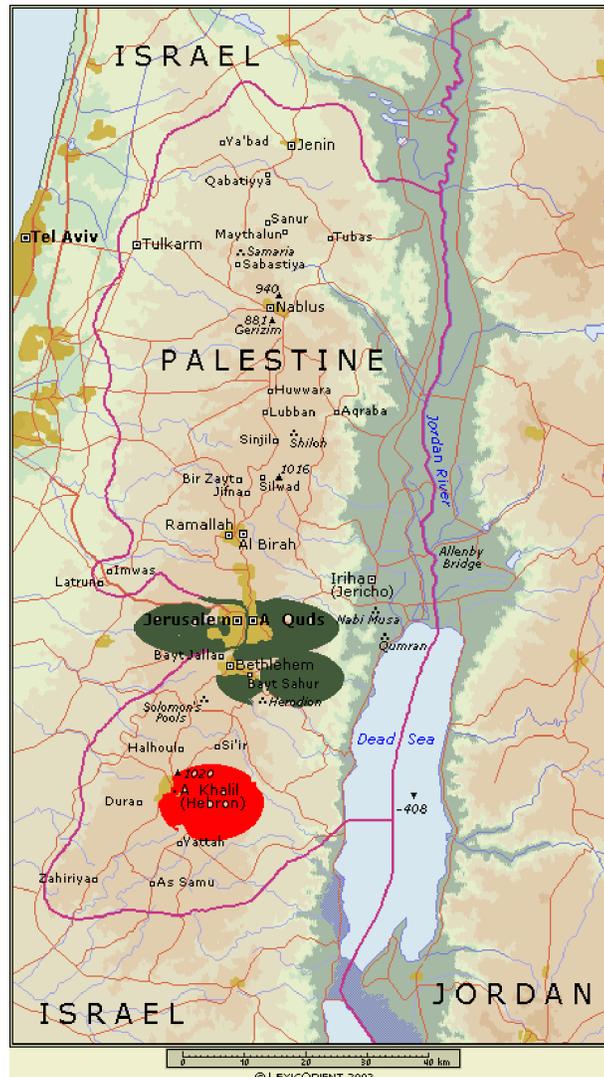
**Figure 2-1:** Ariel view of the city of Hebron (background Kiryat Arba, Israeli settlement). **Source:** Encyclopaedia of the Orient, Hebron, (last visited 27/10/05 12:36) <http://i-cias.com/e.o/hebron.htm>



**Map 2-1:** Location of Settlements surrounding Al-Shalalah Area

**Source:** HRC,1999

Hebron is 36 kilometers south of Jerusalem and some 25 km from Bethlehem, (map (2-2)).



**Map 2-2:** Geographic location of Hebron  
**Source:** Atlas of Palestine

It is the highest city in Palestine, at an altitude between 925 m in the Old City and 1.000 m in the newer areas. Its climate is temperate; it is also blessed with an abundant water supply from natural reservoirs and springs. Its fertile soil provides it with a very agricultural potential. Fruits such as apples, plums, figs, almonds, grapes, melons, and a variety of vegetables are cultivated in Hebron.<sup>7</sup> The economical base for Hebron is small scale

<sup>7</sup>Homelands of the Bible, West Bank Palestine,2004,  
<http://www.ourfatherlutheran.net/biblehomelands/palestine/hebron.htm/hebronsouth.htm>

industry producing cotton fabrics and clothes, leather products, soups and different forms of handicrafts such as ceramics and glass (Figure 2-2)<sup>8</sup>and (Appendix2-1).



**Figure 2-2:** Ceramic industry and souvenir shop in Old City of Hebron

**Source:** The author, 16<sup>th</sup> of January, 2005

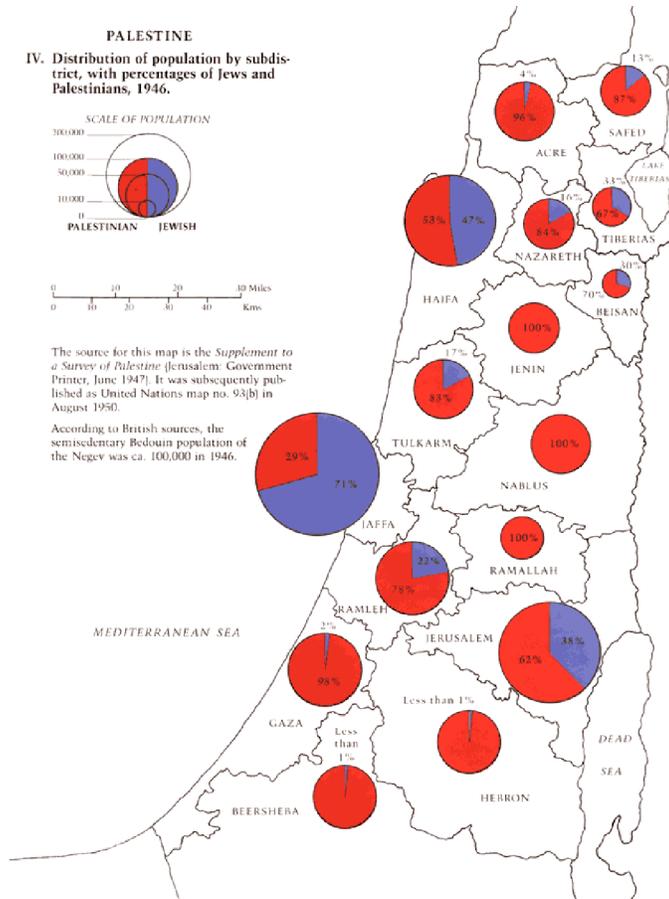
Since the beginning of the twentieth century, the city has expanded dramatically. In the year 1998 the population in Hebron counted 120,000 inhabitants. This makes it the second city in population after Jerusalem, (map 2-3). The municipality borders delimit a territory of approximately 17 km<sup>2</sup>.<sup>9</sup>

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(last visited 10/04)

<sup>8</sup> Encyclopaedia of the Orient, Hebron, <http://i-cias.com/e.o/hebron.htm>  
(last visited 27/10/05 12:36)

<sup>9</sup> Jewish virtual library, An Introduction to the City of Hebron,  
(last visited 30/10/05) <http://www.jewishvirtuallibrary.org/jsourc/Peace/tiph5.html>

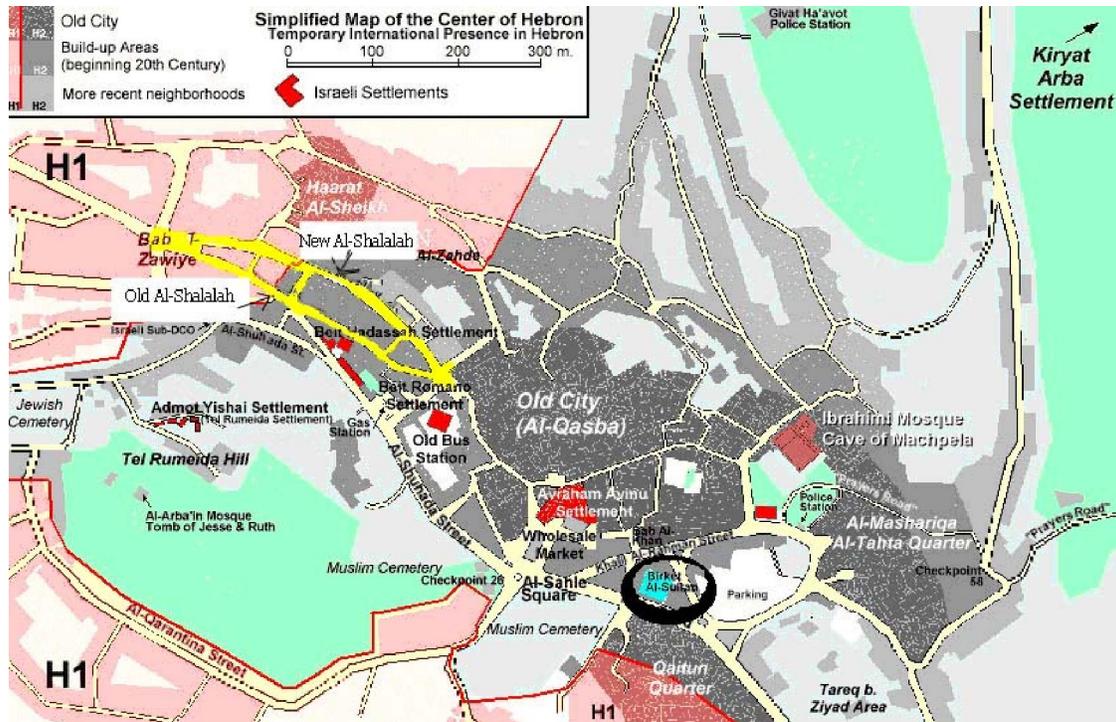


**Map 2-3: Population Distribution between Jews and Israelis in Palestinian districts in 1946**

**Source:** PASSIA, [www. Passia /population](http://www.Passia/population).(last visited 29/10/05)

There is a group of 400 settlers living in the centre, as well as about 7,000 Jewish settlers in nearby Qiryat Arba <sup>10</sup>(see map2-4).

<sup>10</sup> Encyclopaedia of the Orient, Hebron, (last visited 27/10/05-12:33pm) <http://i-cias.com/e.o/hebron.htm>



**Map 2-4:** Al-Shalalah Commercial District (in yellow colour) and the surrounding Israeli settlements. **Source:** An introduction to the city of Hebron, (last visited 30/10/05) <http://www.jewishvirtuallibrary.org/jsourc/images/maps/hebmap2.gif>.

The Old City of Hebron (Al-Qasba), has been suffering severe living conditions in the last four years due to the continuous aggravation and arbitrary measures taken by the Israeli occupation. In addition, parallel aggression is applied by hundreds of Israeli settlers who have likewise committed harassments of various kinds against Palestinians. Al-Qasaba is no longer among the most densely populated areas of the city. In the year 1967, its population dropped from 10,000 to 400 in the year 1996. To reverse this attenuation, the Palestinian local authorities have, since 1997, made a continuous effort to renovate, rehabilitate and develop the Old City. This led to an increase in the number of families moving back into it.<sup>11</sup>

Al-Shalalah district was considered one of the most nourishing routes to an ancient city under special and typical conditions of decline and destruction;

it links the eastern and western sectors of the city. Al-Shalalah in Arabic means the ‘waterfall’. It is believed that Al-Shalalah District was at one time a waterfall passage, and therefore was named Al-Shalalah. There had never been a detailed documented history of Al-Shalalah; the waterfall; but the constructed buildings in Al-Shalalah quarter can provide us with a relative idea about the stages of evolution in Al-Shalalah. Gazing at the existing buildings on both sides of the two Shalalah’s the new and the old ones, it is quite clear that older buildings are present along the old route, particularly down its southern side, while more modern buildings are present on the northern part of the new Al-Shalalah, explanation of that fact pore into the belief that the water flow that used to originate from Ein Sara (Sara water source) in the east used to flow along the present Al-Shalalah District towards Sultan’s Pool. Moreover, that in turn explains the reason why buildings were constructed on the southern side only.

Understanding the physical, socio-economic and environmental characteristics of the city, in addition to the identification of actual problems are consequent needs regarding the Urban Renewal Program (UR)<sup>12</sup> that would be fit for the initial projects. Hebron has several potentials regarding these characteristic and are therefore discussed in details in the following section:

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<sup>11</sup>Revitalization of Hebron Old Town Project, 1999-2001,HRC Booklet, Hebron, 2000

<sup>12</sup>Workshop on Urban Regeneration in the Mediterranean Region, Synthesis Report on Urban Regeneration.<http://www.papthecoastcentre.org/UrbReg-synthesis.doc> (last visited 25-9-05)

## **2.2. Main historical Architecture in Hebron and the Old City**

The Hebron city possesses remarkable stone architecture, most of which was built in the 18<sup>th</sup> Century<sup>13</sup> (Figure 2-2). It is believed that the first nucleus of Hebron was located in Tal Al-Rumaidah, which is considered the oldest Archeological Urban site in Hebron (map 2-3). This area lies in the eastern side of the Ibrahimi Mosque. Then when the Ibrahimi Mosque was built, in the times of Herodos, the urban fabric shifted surrounding the Mosque.

### **2.2.1. The Traditional Hebron family house and construction materials**

Buildings are the constructing elements of the recognizable urban fabric of the Old City of Hebron and that's why the Hebronite house needs to be considered deeply.

Buildings of Hebron's Old City are recognized for being massive with pure old fabric (Figure2-3). The massive buildings together make the Old City look like a fence.

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<sup>13</sup> Qawasmi, Khaled. The role of the Hebron Rehabilitation Committee, in preserving the Islamic, Arab features of the Old City of Hebron, Hebron Rehabilitation Committee



**Figure 2-3:** The typical Old City Hebron house, after renovation. **Source:** HRC, 2000

Most houses are comprised of two to three floors. Walls were built from stone, with door and window openings. Ceilings were often built from stone known as Al-Akadi which was intertwined in a special way. This kind of ceiling could be easily spotted as an architectural pattern known in the cities of southern Palestine such as Hebron, Jerusalem, Jaffa and Ramleh. Clay as a building material could be produced locally. Stones could be easily available in stone quarry. Furthermore, stone is very strong and can be easily maintained for longer periods and carry more load than wood.

The Hebron Rehabilitation Committee (HRC) founded on the 24<sup>th</sup> of August 1996, was able to accomplish record achievements under severe circumstances. Hundreds of residential apartments have been restored (Figure 2-4/5 and map 2-4). Furthermore commercial marketplaces, streets and roads have also been rehabilitated and parts of the architectural fabric have been rebuilt. Socio-economic surveys were also accomplished; these surveys are considered the base point for my work in Al-Shalalah commercial district, especially that recollecting recent data about the district

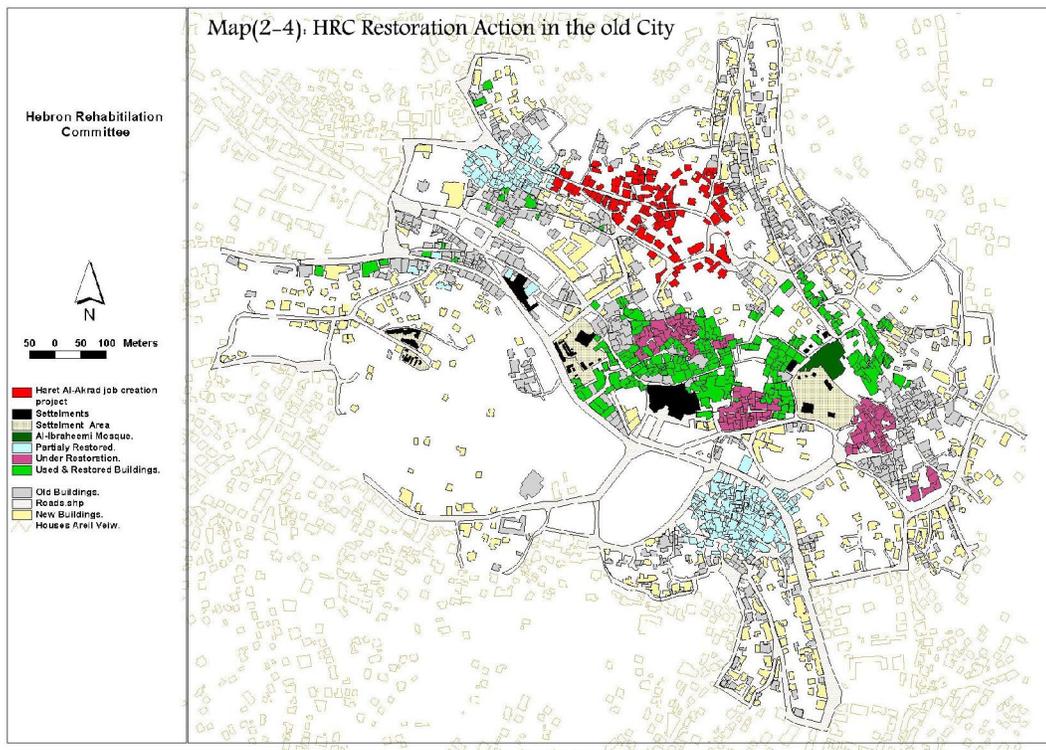
is not only hard due to the vacancy of the district, but also unsafe due to the presence of the Israeli Defense Forces, IDF.



**Figure 2-4:** The old Suq , before and after Restoration. **Source:** HRC, 1999



**Figure2-5:** Old City Houses, before and after Restoration. **Source:** HRC, 1999



**Map 2-4:** Hebron Rehabilitation Committee Restoration Action in the Old City

**Source:** HRC, 1999

### **2.2.2. The traditional and new Commercial Building**

The traditional commercial house in Hebron like all other Palestinian cities consists of two or three floors, of which the commercial stores are situated in the ground floors, and the residential buildings located in the uppers floors. These residential floors are mostly accommodated by the storekeepers’ families. The new commercial buildings in Hebron are very much the same as the traditional commercial buildings, nevertheless the new commercial buildings consists of five to six floors and very few towers are there in the Palestinian cities.

The majority of buildings in both new and old Al-Shalalah commercial district are commercial buildings, compromised of at most three

storeys. Buildings in the Old Shalalah district differ in the year of construction than those in the new Shalalah due to the historical evolution of the district stated previously. Some buildings in the old Shalalah are more than hundred years old (Figure 2-6), while others in new Shalalah are only built three or fours years ago (Figure 2-7).



**Figure 2-6:** Historical commercial buildings in the old Shalalah District. **Source:** The author, 16<sup>th</sup> of January, 2005



**Figure 2-7:** New commercial buildings in the new Al-Shalalah District. **Source:** The author, 10<sup>th</sup> of October, 2004

Cultural Heritage structures constitute a wide range of old constructions of various forms and uses which is worth being

preserved.<sup>14</sup> Plenty of those old construction Islamic elements are in the Hebronite buildings, such as: Suqs (traditional Islamic markets) and Khans (merchant's accommodation places), Hamams (Turkish bath), as well as houses with open courtyards and indirect entrances which are obvious in this Hebron.<sup>15</sup>

### 2.2.3. Mosques

The Mosques in the Islamic Architecture are considered the most important architectural center of any traditional Islamic city; Besides the Ibrahimi Mosque is a lively example of such a core. The Ibrahimi Mosque has been built over of a cave believed to hold the tombs of Prophet Ibrahim, and his family. The cave is called the Cave of Machpelah, which is included in the piece of property believed to be the first piece of land bought by Prophet Ibrahim. The mosque has been in existence since 1206 A.D. and resembles a fortress. It is full of mosaics and multi colored marble floors and walls. Salah El -Din Al Ayyubbi brought walnut pulpits for preaching and religious lessons from Egypt to the Ibrahimi Mosque .

Earthquakes and wars have taken their toll on the mosque during the Umayyad period but renovations, along with further infrastructures were accomplished. The mosque includes a school, a dike, a drinking fountain, a hospital for the mentally disabled and a mail center on its grounds that were constructed during the Mamluk period.<sup>16</sup>

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<sup>14</sup> Maons, George C., 2001:, *Architectural Heritage in Seismic Areas*-2001

<sup>15</sup> Revitalization of Hebron Old Town Project, 1999-2001, HRC booklet

<sup>16</sup> Ibrahimi Mosque in Khalil by Saira W. Soufa,

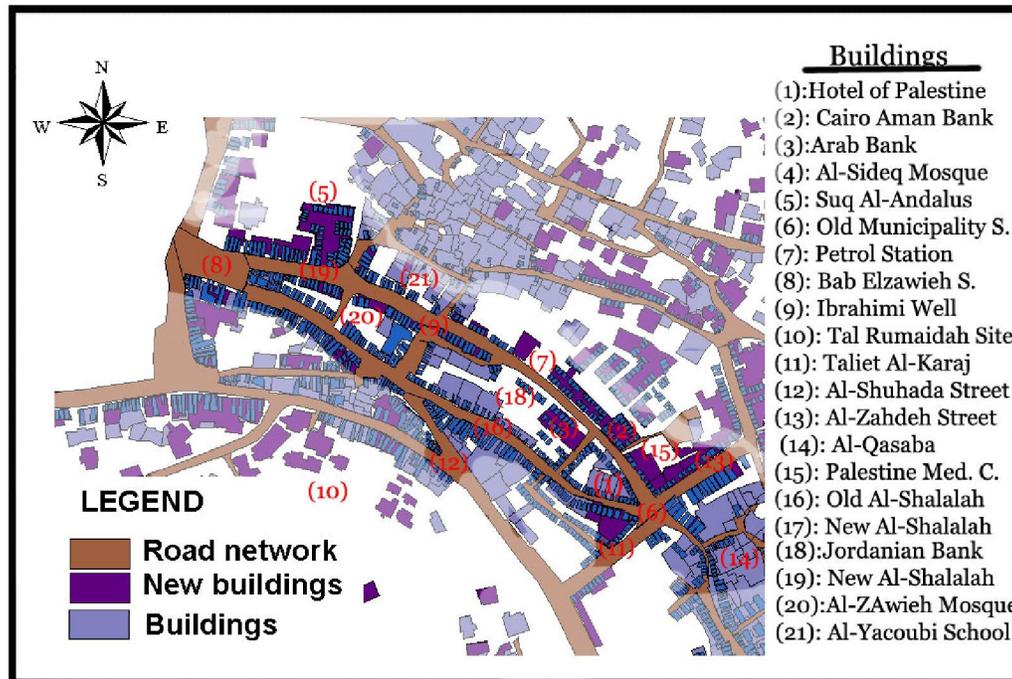
[http://www.jerusalemities.org/crimes/crimes\\_against\\_islam/32.htm](http://www.jerusalemities.org/crimes/crimes_against_islam/32.htm) (last visited 28-11-05)

Nevertheless there are more than three old mosques, located in different places, along the old and new Shalalah, and most of them are in poor condition, they all need to be restored, because a major number of the inhabitants of the old city pray in these mosques, due to the IDF restrictions, imposed on, Moslems to pray in the Ibrahimi Mosque. Al-Sideq Mosque and Al-Zawieh are two of them (Figure 2-8, map 2-5).



**Figure 2-8:** Al-Sideq Mosque and Al-Zawieh Mosque in Al-Shalalah District

**Source:** The author, 19<sup>th</sup> of September, 2004



**Map 2-5:** location of the Buildings in Al-Shalalah District. **Source:** The author, 16<sup>th</sup> of January, 2005

#### 2.2.4. Al-Suqs and Al-Khans

Al-Suq is the Arabic name of a marketplace, it consists of two rows of shops divided by a wide street and roofed by a high ceiling perforated to allow light to enter. The traditional Arab Suq was usually paved with stone pavements. For every Suq there was a gate which was closed during the night, and a guard to watching it<sup>17</sup> (Figure2-9). This system is used lately in Vienna city .

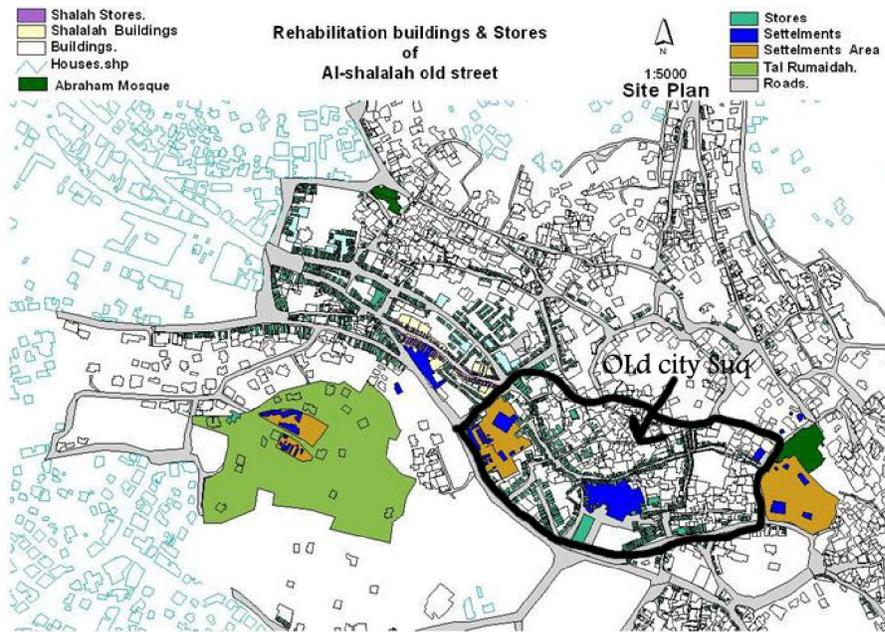
<sup>17</sup>Abu Baker, Amin Masoud 1864-1918. *Qada Al-Khalil* -1994 Amman. P.60



**Figure 2-9:** The old city  
Suq. **Source:** The author, 19<sup>th</sup>  
Of September, 2005

Al-Qasaba's Old City Suq is located inside the Israeli-controlled area (map 2-6) and remains one of the busiest in the West Bank.

The traditional Market of Hebron used to be famous for the exclusive merchandise and special architectural character, examples of these Suqs are: Suq Al-Bazar, Suq Al-Khawajat or Al-Bashoura, Suq or Khan Ajroud, Suq Al-Dibs, Vegetable Suq, Suq Al-Skafi, Suq Al-liban, Suq Al-Magharbah, Suq Al-Kazzazien (one of the branches of the Al-Shalalah), Friday Suq and Suq Al-Mazad.



**Map 2-6:** Location of the Old Suq (Al-Qasaba) and its connection to the Al-Shalalah Commercial District. **Source:** HRC, 1999

The wholesale vegetables market (Al-Hisbe) is adjacent to the Suq, however has also been closed by Israel due to so called ‘security reasons’ (Figure2-10).

The first Khan was constructed in the Islamic era during the reign of Salalah Eldin in the year 1811 A.D. and it was called Al-Arous Khan / Alqutinah on the road that connects Damascus to Himus. Al-Khan is resting zone for traders; it is located near Al-Suq, which indicates that it was used for commercial purposes. Al-Khan in Hebron consists of a huge gate that leads to the khan court and surrounding shops, and animal stables. In the khan there is an upper storey consisting of several

rooms. The four main Khans in Hebron are: Khan Al-Khalil, Khan Al-Dwiek, Khan Al-Natsheh, and Khan Al-Muhtaseb.<sup>18</sup>



**Figure 2-10:** Vegetable Market in Hebron. **Source:** HRC, 2000

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<sup>18</sup>Abu Baker, Amin Masoud 1864-1918. *Qada Al-Khalil* -1994 Amman. P.70

<sup>19</sup>Abu Baker, Amin Masoud 1864-1918. *Qada Al-Khalil* -1994 Amman. P.70

It was noticed that the number of Khans were less than the number of Suqs in the Hebron area. That doesn't mean that the external commercial level was low, but because the inhabitants of the country were working as an intermediate between the villages and the city from one side, and with the external suqs from the other side, that led to a limited number of outside traders to the area. That's why the upper storeys of the Khans were used as a living place for the trader's families.

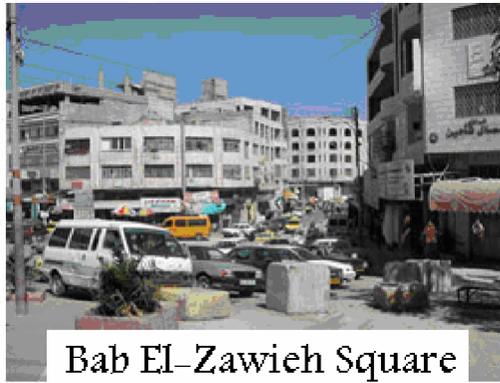
#### **2.2.5. Main Squares or Courts (Maiadeen or Sahat)**

The Hebron court records give us extensive information regarding the urban pattern in Hebron. The areas of the city were distinguished for their courts (squares) which were vacant of any architectural structures in spite of the number of buildings and the narrow streets in the city.

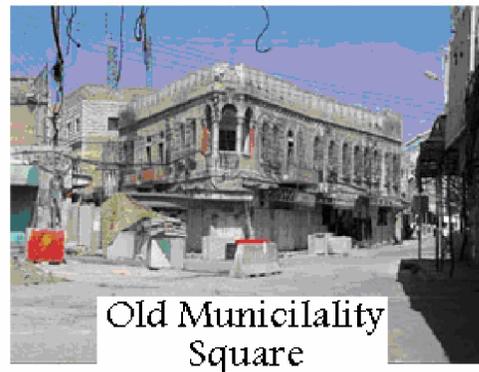
Each square is named after its vicinity; these squares were a link between the alleys and the narrow roads and were also used as reception areas for travelers arriving in Hebron before being distributed in halls or hostels (madafat) <sup>20</sup>. They were also used as a simpler market place for the areas where goods and animals were sold. The old municipality square and Bab El-Zawieh Squares are good examples (Figure 2-11a/b).

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<sup>20</sup>Abu Baker, Amin Masoud 1864-1918. *Qada Al-Khalil* -1994 Amman.p.80  
Madafat are small guest houses for short stays



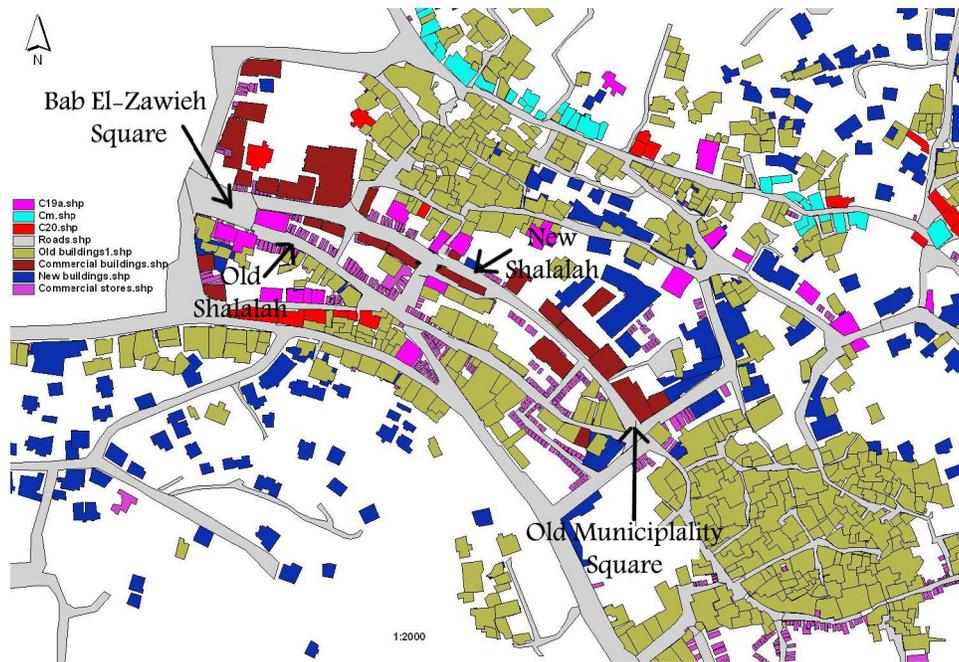
**Figure 2-11 a:** First example of a square within the city of Hebron. **Source:** The author, 19<sup>th</sup> of September, 2004



**Figure 2-11 b:** Second example of a square within the city of Hebron  
**Source:** HRC , 1<sup>st</sup> of November, 2005

These two main squares are very important, because they were as a link for the new and old Shalalah Districts. The Old Municipality square doesn't only link the new and old Shalalah Districts but also links the two Districts to the old city core. On the other hand the Bab El-Zawieh square, forms a link for the two Shalalah to the new sector of the city, and is accessible to cars as clear in the above photo. Both

squares are poorly structured, and sieve rely lack the essential streetscapes and landscaping elements (map 2-7).



**Map 2-7:** Location of the Old Municipality and Bab El-Zawieh Squares

**Source:** The author, detailed map of Al-Shalalah, using GIS

### 2.2.6. Pools and Historical Fountains (Al-Sawaqi)

Al-Sawaqi, the dwell in Hebron were built by the local inhabitants in populated areas such as the suqs, public courts and Mosques, for people to drink from. The misqah consists of an opening in the wall like a basin. It was mostly roofed by a small dome. People would drink from the Misqah out of copper bowls connected to metal strings. The misqah is replenished from nearby wells by *Al-Saqah* when empty.<sup>21</sup> Unfortunately no Misqah is detected in the Shalalah

<sup>21</sup> Abu Baker, Amin Masoud 1864-1918. *Qada Al-Khalil* -1994 Amman

District, but since the misqah is considered one of the important Islamic architectural element, its worth introducing such an element to district like Al-Shalalah.

Several water springs were found in the city. These springs were plentiful enough to fulfill the needs of the inhabitants. Among some of these springs were: Al-Tawashi Spring, Sara Spring Al-Safsafa Spring, Al-Sumaieh Spring, Al-Hamam Spring. In addition to several water wells were found which were built by the inhabitants to gather winter rain for nutritional and agricultural purposes.<sup>22</sup> (map 2-8).

Two main pools were found there, which are Al-Sultan Pool and Al-Qazazien Pool (Figure2-12).



Old picture of the site (1907)

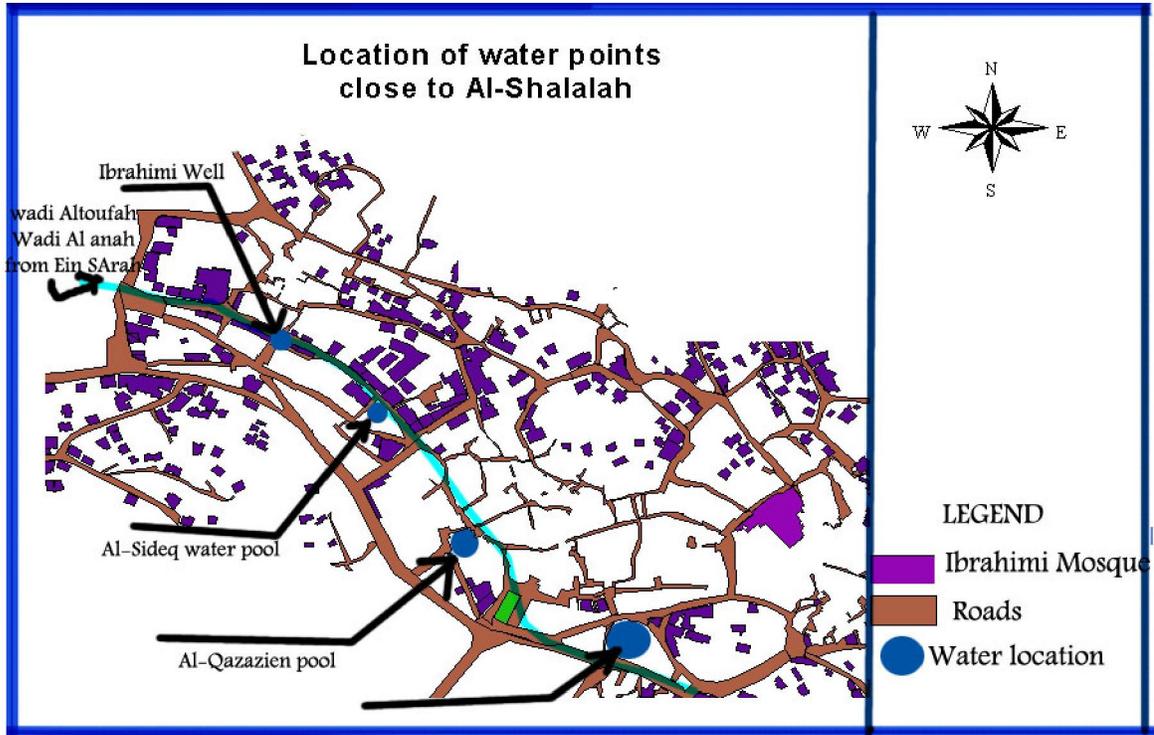


New picture of the Site (2001)

**Figure 2-12:** Al-Sultan Pool. **Source:** Al-Sultan Pool Project, estimated cost for restoration report, HRC April 2001

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<sup>22</sup>Ihshish ,Basem Mouhamad, Hebron in the tenth Hijri century 2000ac-1412bc (A master thesis) 2000, Hebron, P.163



**Map 2-8:** location of springs, pools and wells in the Hebron old city area. **Source:** The author , location of water points as directed by the HRC

In addition to springs and pools in the Hebron city there are water wells, of course several of these wells are still there and others we demolished. Since we are specifically working on the Al-Shalalah location, its worth mentioning the ignored well in that District, its called the Ibrahimi well, the well water still runs in the well, but it is poorly ignored, it is covered with a rusty iron cover and its face is covered with a concrete layer (Figure 2-13).



**Figure 2-13** : Ibrahim well in Al-Shalalah District. **Source:** The author, 19<sup>th</sup> of September, 2004

All previously stated buildings resemble the Hebronite typical historic architecture; these buildings don't only higher the architectural value of the Old City of Hebron but also its economical and touristical status. Considering the data stated above regarding the buildings, suqs, courts, misqats and mosques they form an environment and a data base for any future rehabilitation of the area and considered as potentials for the concept.

Al-Shalalah commercial district is considered a valuable portion of the Qasaba, it has all the important characteristics of the Old City of Hebron, starting from the Architecture, where it has several traditional buildings, courts where it starts and ends with two large courts, and the Suq is officially a market since the 17<sup>th</sup> century. Besides the infrastructure of Al-Shalalah commercial district encounters severe conditions therefore considering all marked

problems is a primary step in the revitalization. The described architectural values and historic sites have to be seen as the main potential for the renewing process.

On the other hand the economic, social situation is a special interest for the renovation concepts that is clarified in the following chapter. When dealing with architecture of a city we have to automatically deal with its infrastructure services of the area, because they are both interconnected.

### **2.3. Infrastructure in the Old City of Hebron, conditions and problems**

The renovation process held in the sectors of the Old City included infrastructural works that was accompanied by civil works, which include excavation of trenches and laying of cables, as well as installation of foundations and erection of poles for overhead lines.

Generally, the infrastructural services include: Road networks, water supply networks, electrical network and sanitary disposal.

The HRC had prepared infrastructural maps, for all the Old City area, but these maps are hardly updated especially in critical areas as Al-Shalalah commercial district. According to a survey performed in Spring2000, for the people and families living in old buildings. There is a shortage in the main services needed for the old city area, for instance, 7.3% of the old buildings

are not connected to the electricity network, 68.9% of the old buildings are disconnected to the water networks, 78.4% of the people living in the old buildings need health care, and only 45.4% of the old buildings have a telephone line.<sup>23</sup>

### **2.3.1. Road Networks**

Damage to roads represents the largest infrastructure damage in the Hebron district, exceeding an estimated 7million US Dollars, according to the assessments conducted by the Municipalities of Hebron and Halhul.

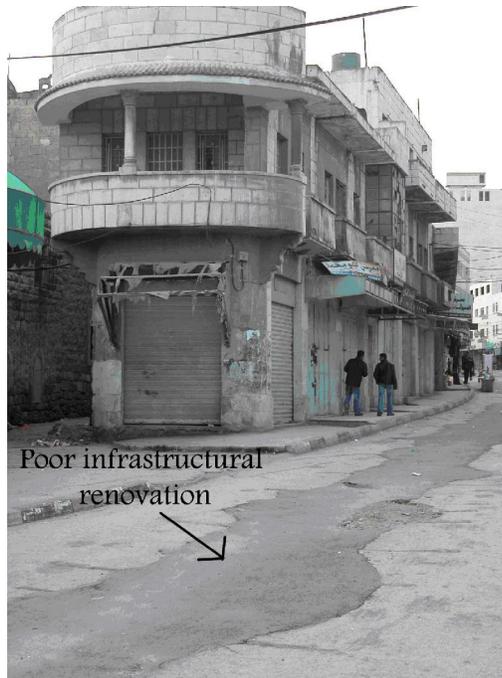
Most road damage in the Hebron district is the result of IDF tanks, bulldozers, and armored personnel carriers with metal-lugged tracks. Pavement surfaces, edges, road shoulders, curbs, center medians, roundabouts, sidewalks, traffic lights, street lights and street signs were damaged.<sup>24</sup>

The physical condition of the road networks in Al-Qasaba is acceptable in the newly renovated areas. As for Al-Shalalah commercial district there had been some infrastructural renovation in Al-Shalalah commercial district road but only on a small scale (Figure 2-14).

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<sup>23</sup>This part summarizes the conclusion of the social surveys done through questionnaire for the people and families that live in the old buildings in Spring 2000. The Social and Living Conditions for the People in the Old Buildings

<sup>24</sup>Donor Support Group, 2004 Hebron Area Damage Assessment Report , Hebron



**Figure 2-14:** Example of Infrastructural restoration done on a small scale

**Source:** The author, 16<sup>th</sup> of January, 2005

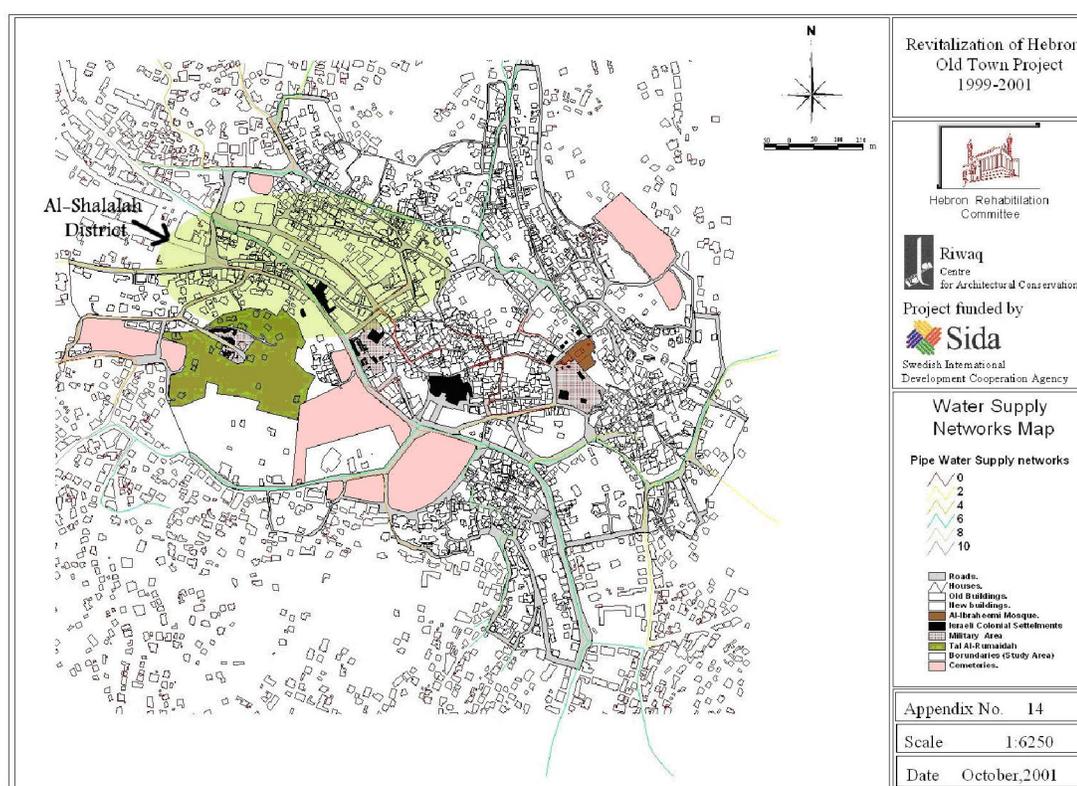
Sidewalks simultaneously were damaged; they had no designated and uniform units but rather ten different kinds of sidewalks in the same road. Additionally sidewalks are narrow; they are approximately 1.5 m wide at a time when at least double the above mentioned width is needed, especially in an active commercial district.

### **2.3.2. Water Supply Networks**

The Emergency Water Center participated in the 5<sup>th</sup> and 7<sup>th</sup> of May, 2002 assessments and reported that the most significant damages are to water transmission and distribution networks. Damages were caused by the bulldozers ripping up roads and pushing over the utility towers that supply electricity to pumping station transformers. The

need to replenish depleted supplies of pipes, fittings, and valves, has been factored into the damage assessment cost.

The water supply networks in Al-Shalalah commercial district are also in bad condition. (map 2-9).

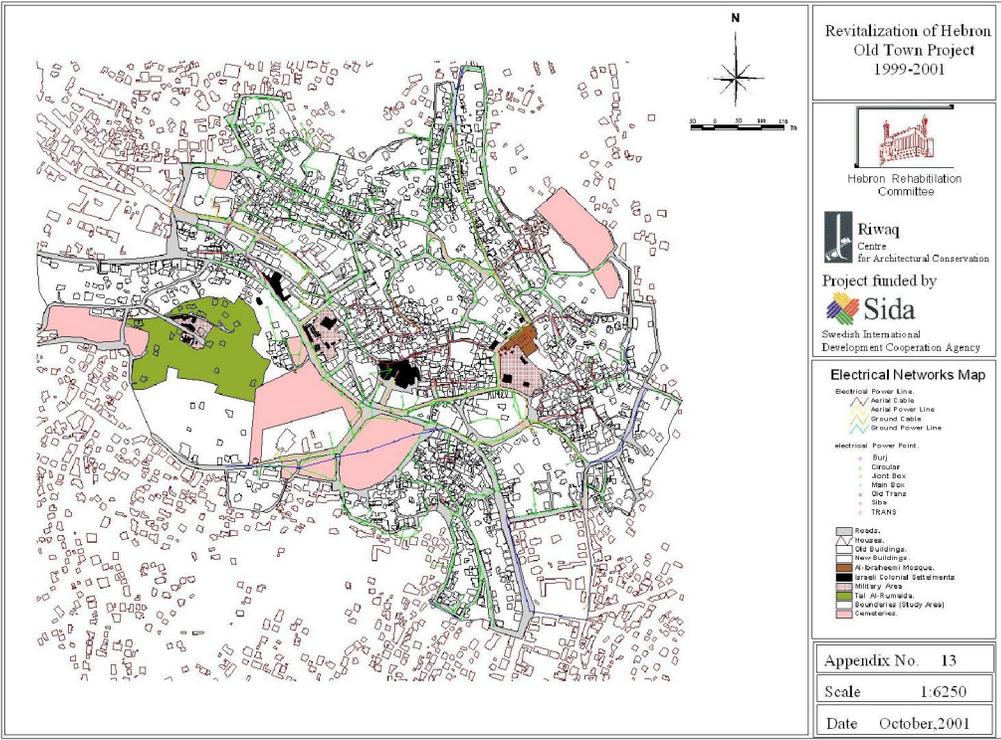


**Map 2-9:** Water Supply Network in the old city of Hebron. **Source:** HRC, 1999

### 2.3.3. Electricity Network

There is a serious problem created by the damage dealt to the electricity infrastructure of the West Bank in the March/April 2002 IDF incursions. Hence, street lights were damaged which forms a real problem during the night and points out to the necessity for the rehabilitation of streetlights.

The electrical network in Al-Shalalah commercial district needs rehabilitation especially in the old Shalalah Ace (map 2-10).



**Map 2-10:** Electricity network in the old city of Hebron. **Source:** HRC, 1999

The electrical wires with there haphazard links causes visual destruction to buildings along Al-Shalalah and old city alleys (Figure 2-15).



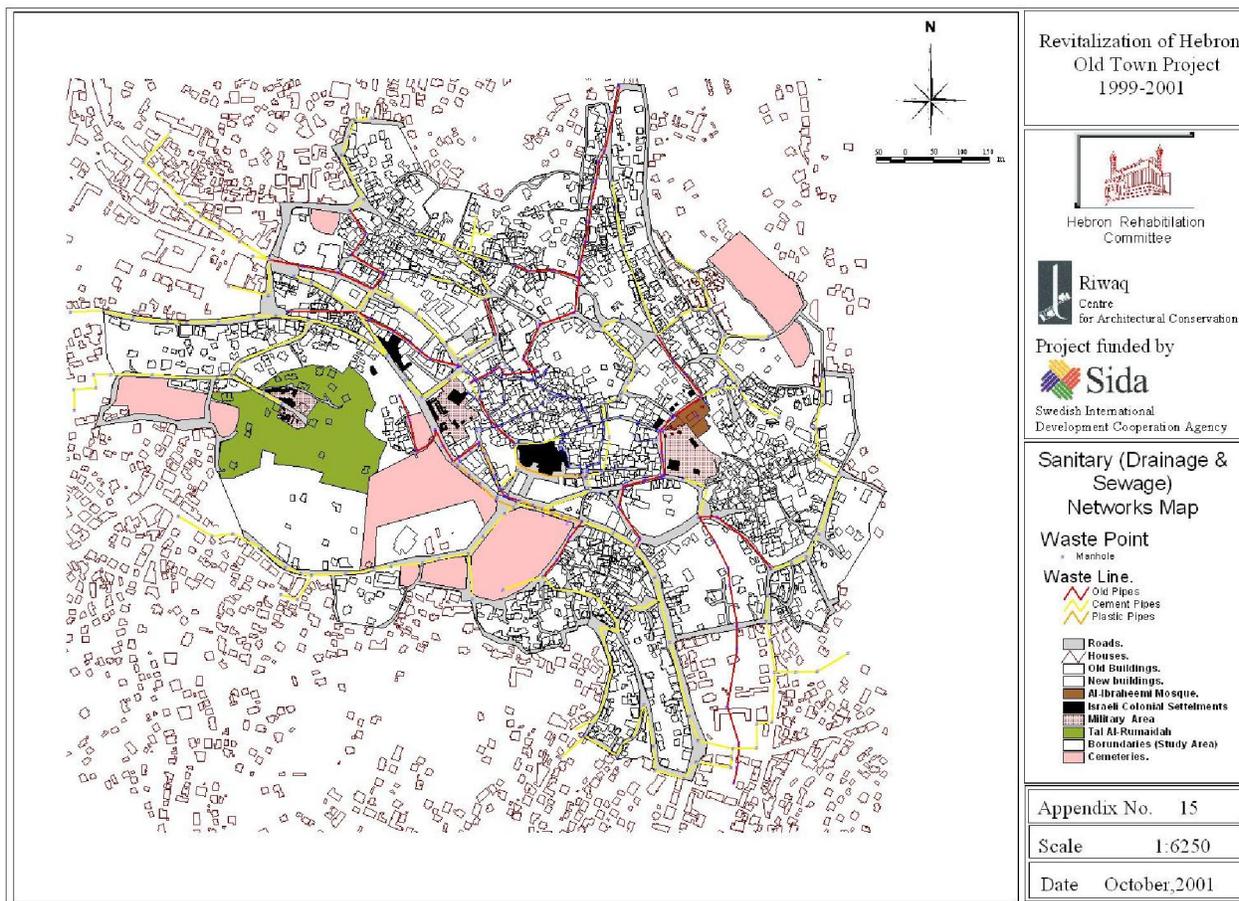
**Figure 2-15:** External electrical wires on the walls of Al-Ahli Bank in Al-Shalalah District. **Source:** The author, 19<sup>th</sup> of September, 2004

#### 2.3.4. Sanitary Networks

There is no comprehensive maintenance of the networks especially before winter, manholes are uncovered, and there is a need for separation of sewage lines from water disposal lines.

The drainage and sewage networks in Al-Shalalah commercial district are in bad condition, they consist of old pipes (map 2-11).

There exist already proposals for the renewal of the infrastructure of the Old City of Hebron, from which Al-Shalalah commercial district could benefit. The HRC did its best to find donors. The political situation and the still existing control of the city by the IDF and the Israeli settlers make it difficult to implement these proposals. And a concept should not forget to use alternative sources for energy and water supply as there are sun and wind craft, and concerning the water to revitalize the historic sources mentioned above, if possible.



**Map 2-11:** Sanitary network in the old city of Hebron. **Source:** HRC, 1999

The following sections deal with the socio-economic situation, it tries to show main conditions and demands for the drafted revitalization process.

## 2.4. Hebron’s economical conditions and problems, commerce and tourism

The Hebron economy, like the economy of the West Bank/Gaza, is vulnerable to external forces. The long closure has been extremely damaging. The lack of access to raw materials and export markets is far more damaging than actual physical damages sustained. Prior to the last 20

years, Hebron's Old City was the focus for economic activities at the city and district level. Hebron's shopping pattern has built up over the past 200 years or more. The first recognized center developed around the Ibrahimi mosque.

Before the Israeli occupation and in former times Hebron products and Hebron city as a historic market place was famous in Palestine (interior market importance) as well as in the Arab neighborhood (exterior market importance).

The Old City with its suqs and marketplaces serves the whole surrounding areas, and is still known for specialized market areas where certain products are sold, such as the oil market which used to be controlled by the Muhtaseb.<sup>25</sup> Hebron's role in interior marketing was for the benefit of the Bedouin people who depended mainly on herding cattle; hence most of its products were from the sheep, besides its products: milk, cheese and wool. These products were usually sold in the market places for merchants and who would export these products to Jerusalem or other places.<sup>26</sup>

Also cattle including donkeys, goats and cows were marketed in Hebron.

Most of the products and goods produced in Hebron were found in these market places, such as olive oil, grapes and its products, wool, glassware, copper, soap, silk, fruits and leather. In addition to products extracted from the water's of the Dead Sea, like the skin care products.

The process of buying and selling in the market places of Hebron was once conducted through the use of gold and silver Dinars and copper coins. These

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<sup>25</sup> Muhtaseb is the supervisor of accounting matters, which is a religious duty based on doing what is right and keeping away from the wrong.

markets provided goods for pilgrims visiting Al Ibrahimi mosque, such as the glassware, colored lanterns, and make-up tools.<sup>27</sup>

Merchants had also an active role with people coming from the southern and eastern parts of the country especially those coming from the Dead Sea area. There was also a strong connection between Hebron and Syria in the commerce side, especially during the Mamluki period. The Hebron's olives, soaps and other similar goods used to fill the Syrian suqs.<sup>28</sup> The exterior commerce was not only limited to the Syrian market, but also to Egyptian<sup>29</sup> and Jordanian market. On the other hand there was also a connection with the European market.

The main concern of shopping in Hebron is still its ability to compete with the other shopping areas in terms of personal mobility, convenience and durable goods.

Today, the commercial sector, in Hebron represents 50 percent of the whole economic activity. The economy of Hebron has predominantly become based on the small and medium size traditional retail and craft industry. This has had fundamental implications for the nature and distribution of jobs and types of skills, which are required.

During the last 40 years the commercial hub started to shift northwards to the present Al-Shalalah commercial district streets. At the same time, main roads radiating from the core became lined with shops occupying the ground

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<sup>27</sup>Safi Saed Mouhamad Saed,1996, *Al-Khalil in the Mamluki Period*,p103(Translation from Arabic, M.)

<sup>28</sup>Al- kalkashandi, Subouh, traisteram, Asfar in Palestine and Jordan, P.35

<sup>29</sup> Wurzburg, op.cit. p.59 Sharon , op cit p955

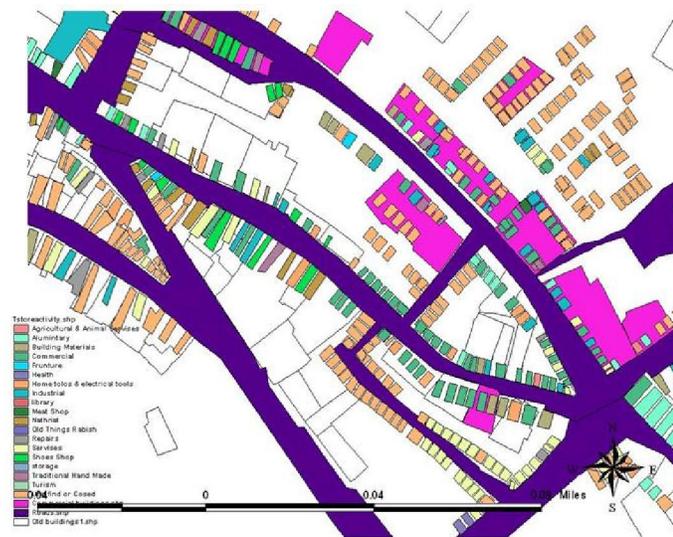
floor. Following is the economic survey held in the Old City Area during the spring of the year 2000:

### 2.4.1. Economical survey of the Old City of Hebron

An economical survey prepared by professionals in the field of economics. The questionnaire included building conditions, economic activity, income situation, services and infrastructure.

The economical survey included the economical services of about 3216 shops in the Old City, 1128 of these shops do not work on daily basis and about 2088 shops are closed completely. This is due to the occupation and the closure of the Old City by the IDF and a main reason for the economical weakness in the Old City area.<sup>30</sup> In

Al-Shalalah District from 350 visited shopping units only 50 are operating, the other 300 are vacant or closed, (see map (2-12)).



**Map 2-12:** Al-Shalalah District with the different store types . **Source:** HRC, 2000

<sup>30</sup> Hebron Rehabilitation Committee, The Social and Living Conditions for the People in the Old Buildings,2000, Hebron, p8

To summarize the economical surveys results:

#### 2.4.1.1. Economical Activities

There are distinguished economic activities within the Old City area, those are: textile, consumption products and clothes shops

Concerning the economical activities found in the old city, the table below shows the percentage distribution:

**Table 2-1:** Percentage distribution of the economic activity

Type of economic activity	Percentage
commercial aspect	18%
handcrafts industry	16%
shops of clothes	13%
Percentage of each of the other aspects	1-7%

The division of the economical services in Hebron in general shows that only 30% of these services are in the old city. The average income of these shops is around 1200 NIS per month. 70.6% of the owners of the shops see that this income is not sufficient at all. On the other hand, the income of 2% of the economical services increased before 1996, while the income of 78% of the economical services decreased.

The analysis shows that 23% of the owners of economical services agree on changing the nature of their work, while 77%

of them refuse the idea. Those who agree on changing their work are asked a question of the nature of the work they would like to do, 60% of them would like to work in commercial. This high percentage is due to the fact that people do not have the motivation to work in something new, or due to the danger around them and the unavailability of investment atmosphere in the area.<sup>31</sup>

#### 2.4.1.2. *Building fabric and Ownership*

The building fabric is various. Beside 2 – 3 floor buildings there are multi-store buildings, hosting shops, offices and small clinics of individual physicians and doctors.

80% of the reported shops are rented, only 20% of the shops are operated by the owner. From the group of the owners only 22% are living in the Old City, 76% are living in the New City, and 2% live outside the city of Hebron.

#### 2.4.1.3. *Services and Infrastructure*

The survey studies the nature of the services available and the importance of reconditioning them. There is shortage in the main services, firstly with health care where 78.4% of the buildings have poor access to medical centers, secondly, with electricity where 7.3% of the buildings of the old city buildings

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<sup>31</sup> Hebron Rehabilitation Committee, The Social and Living Conditions for the People in the Old Buildings, 2000, Hebron, p8

are poorly reached, thirdly with poor water and telephone networks nourishing 68.9% and 45.4% of the buildings.

The survey included question about the opinions of the economical actors of their situation and future approaches:

#### **2.4.2. Opinions of the economical actors**

The analysis shows that 23% of the owners of economical services agree on changing the nature of their work, while 77% of them refuse the idea. Those who agree on changing their work are asked a question of the nature of the work they would like to do, 60% of them would like to work in commercial. This high percentage is due to the fact that people do not have the motivation to work in something new, or due to the danger around them and the unavailability of investment atmosphere in the area.<sup>32</sup>

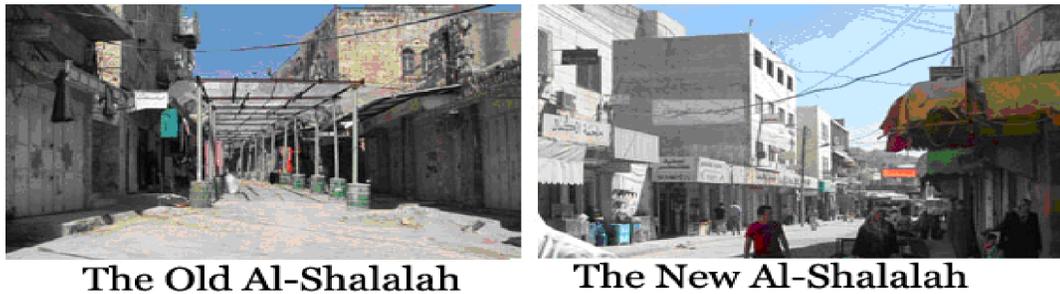
The previously reported data about the economical and building conditions of the Old City area reflects a pessimistic view of the situation there. Besides Al-Shalalah being part of that fabric and specifically a vital economic route of the old core suffers simultaneously. Nevertheless the Al-Shalalah has potentials and restrictions, which are detailed in the following sections.

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<sup>32</sup> Hebron Rehabilitation Committee, The Social and Living Conditions for the People in the Old Buildings,2000, Hebron, p7

### 2.4.3. Economic Situation of Al-Shalalah Commercial District

Both new and old Al-Shalalah are commercial districts, consisting of small commercial shops, (Figure2-16).



**Figure 2-16:** Old and New Shalalah Commercial District. **Source:** The author., 19<sup>th</sup> of September, 2004

The majority of the stores are textile shops, In addition to three banks, several medical institutions and governmental offices are there.

The evaluation of strength and weak aspects of the area is done through an identification of the shopping level within the study area. It is based on the individual knowledge and investigation visits of the projects team.<sup>33</sup>

The identification process for the shopping access is according to the report taking into consideration the following categories:

**Very active access:** this is describing a very active a continuous economic activities including, good movement, and intensive shoppers

during the working hours, and limited number of closed shops and or economic activities

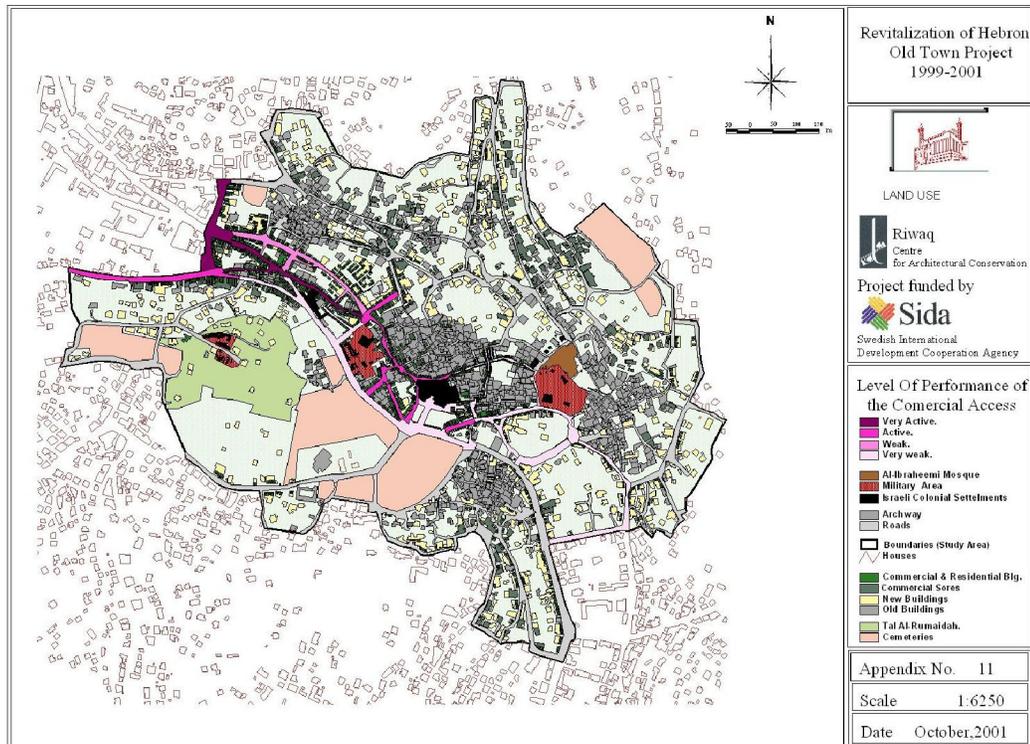
**Active access:** similar to the very active access, with less people and some closed stores and or economic activities.

**Weak access:** less shoppers more closed shops, more often military closure orders.

According to the research studies the performance level is very active in the old Shalalah and weak in the new Shalalah. That is an acceptable result within the Sevier conditions of Al-Shalalah and under the circumstances of a major number of closed stores (map 2-13).

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<sup>33</sup> The project team is a team performing all necessary studies and data collection under the supervision of the Hebron Rehabilitation Committee.



**Map 2-13:** Economic Performance Level in Hebron, Old City and Al-Shalalah commercial district. **Source: HRC,1999**

#### 2.4.3.1. *Economic Activity in the Old Al-Shalalah*

The Old Al-Shalalah is distinguished as a very active access, for the following reasons:

- The District's growth direction is toward the Old City of Hebron
- The District's location lies adjacent to bus stations and taxi services
- The Street's accessibility for the movement of people and goods

The Old Shalalah is a pedestrian shopping street with multi-storey shopping unites and large-sized courtyards compared to the old fabric of the Old City. There is a large variety of shopping goods such as food, electrical equipment, clothes and catering and limited housing blocks.

#### 2.4.3.2. *Economic Activity in the New Al-Shalalah*

Despite the similarity between both New and Old Al-Shalalah, in terms of location, starting and ending points and the level of performance. The new Shalalah is categorized as fair (Figure 2-17).



**Figure2-17:** New Al-Shalalah  
with a very weak activity

**Source:** The author, 19<sup>th</sup> of  
September, 2004

The following reasons are identified:

- Less variety of goods, it is limited to two or three types.

- Vehicle traffic movement causes shopping difficulties.
- Low reputation of shopping stores in comparison with the ones on old Al-Shalalah commercial district.

The huge number of closed shops in Al-Shalalah commercial district reflects the deterioration in the economic situation in the area.

Before going to conclusion concerning the economic aspect of a revitalization program I will go to the tourism sector as another basis of economic activities for Hebron and the Al-Shalalah commercial district.

#### **2.4.4. The Tourist Sector and Cultural Tourism**

The tourist sector is considered one main aspect for economic renewal. Being located rather close to the Ibrahimi Mosque, which is about 400 meters away, that makes the location of the streets very strategic, particularly in regards to historical significance. Also, the nearby presence of the well of Ibrahim and the archeological site of Tal Rumaidah, solely 100 meters away from the Al-Shalalah commercial district, further adds to the streets mystic and significance

Religious Tourism is the principal type of tourism, particularly in Hebron. The HRC accordingly gave special attention to religious tourism, and attempts to develop religious and archeological sites. Consideration was likewise given to tourism in the Old City as to; enhance the connection of the residence of the Old City to their town, providing work opportunity, and rehabilitating normal life in the city, and a way to display Palestinian culture. Such reinforcing the identity of the town as a Palestinian community, increases awareness towards the town, serving as a means of stopping the settlement process, and prevents changes to cultural Heritage.<sup>34</sup> The Hebron's tourist industry was prosperous before 1967, and considerable private investment was directed into several tourist services, and not only the political situation, but also lack of tourist infrastructure, mainly hotels plays a role.

Nevertheless, activating and nourishing the tourist sector automatically would flourish the economical and commercial sector of the city, which is equally related to the Political situation, the prevailing policies of Israeli occupation, political instability and security fears have had negative repercussions on this sector. The continuous military enforcement on the city paralyzed the Palestinian capacity to compete with Israel.

The absence of Palestinian investors, the weak role of the Palestinian Ministry of Tourism and the unavailability of maps of all Historic sites and Monuments in the city is another hindering factor for the tourist sector. Before summarizing the economic situation I want to give some information about the social situation as far as they may be important for my study.

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<sup>34</sup> Workshop on rehabilitation of the Tourist movement, 1999, in the Old City of Hebron, HRC

## 2.5. The social situation in Hebron, the Old City and Al-Shalalah Commercial District

Hebron has the reputation of being a conservative and traditional city. No cinemas or places of entertainment can be found here. There are very few restaurants and coffeehouses, compared to other Palestinian cities. In the study more than 50% of those interviewed were against having movie and cinemas.

Nevertheless, the city enjoys a rich community life, with a number of popular institutions, such as women and youth groups, art centers and public gardens (Figure 2-18). Hebron also has its own university, founded in 1973, and a polytechnic school.<sup>35</sup>



**Figure 2-18:** Public garden in the old city center

**Source:** HRC,2000

The Social survey was conducted through household questionnaire of Old City residents during the spring of the year 2000<sup>36</sup>. The outcomes of these

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<sup>35</sup> Jewish virtual library, An Introduction to the City of Hebron,

(last visited 30/10/05)<http://www.jewishvirtuallibrary.org/jsource/Peace/tiph5.html>

<sup>38</sup> Hebron Rehabilitation Committee, The Social and Living Conditions for the People in the Old Buildings,2000, Hebron, p5

surveys shows the demographic status for the families, their social privileges, the status of the living areas and buildings, the ownership, luxury, attitudes of the people, and opinions about rehabilitation for improving and using the land, In the following chapter the main results of the survey concerning: housing, household size, education, income, mobility and migration as well as the opinion of the inhabitants concerning rehabilitation and renewal of the city.

### **2.5.1. Housing and Occupancy, Households in the Old City of Hebron**

About 66.7% of the houses and buildings are private buildings. The rest 14% and 16.3% are either for families or for Islamic Waqf<sup>37</sup>. Also, about 58% of the people own their houses in which they live, while 42% live in rented houses.

The results show that basic needs due to the renovation activities already done by the HRC in some parts, are higher standards than in the other Old Cities of West Bank, but lower than the total city of Hebron. Most of the houses have water suppliers 89%, electricity 59%, and bathrooms 79%, separated kitchens 92%, washing machines 77%, refrigerates 54%, and TV sets 85%.<sup>38</sup>

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<sup>37</sup> Islamic Waqf, is the Arabic name for a charitable foundation that can't be sold for private interest. Family Waqf is the property that can't be sold from one reason to another but inherited from a family to another within the same family

## 2.5.2. Education

The educational process has been affected a lot during Al-Aqsa Intifada as a result of the Israeli aggressive policy on the 28<sup>th</sup> of September, 2000 and until now, despite all the efforts that have been done by the Ministry and all other partners.

The Israeli aggression, sieges and incursions had the worst effect on the educational process and on the human or physical, and psychological sides. Many students, teachers and employees faced arresting, humiliation and suffering by Israeli soldiers on military check points between cities and villages in all of the Palestinian districts. Aside from the fact that many of the students were martyred, others were injured, and suffered difficulties on their way to or in schools, they were also subject to some psychological problems in which affected their school performance and future.

The Israeli occupation had damaged the infrastructure of the educational process in many different ways and means, and the following are facts about what has been happening:

- 1289 schools in the west bank were disrupted and closed because of curfews, sieges and districts closures since the beginning of the Intifada.
- 269 school buildings were damaged as a result of shelling and clashing by the Israeli forces, since the breakout of the Intifada.

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<sup>38</sup> Hebron Rehabilitation Committee, The Social and Living Conditions for the People in the Old Buildings,2000, Hebron, p6

- 9 schools are still closed, from which 3 schools are changed to military bases; as what is still happening in Usama Ibn-Al-Munqith, Banat Joher and Al-Ma'aref schools in Hebron.
- 5.2 Million US\$ is the estimated value of the Israeli damages in Palestinian schools.
- 4.85 Million US\$ is the estimated value of the Israeli damages in Palestinian Universities.<sup>39</sup>

The table below shows the distributed number of schools

1.

Table 2.2: Disruption in schools from 1/9/2003-10/01/2005

District	Disrupted schools Number	Disrupted Teachers Number	Disrupted Pupils Number
S. Hebron	44	694.5	18280
Hebron	27	147.5	11294

Even universities and colleges were not safe from the barbaric & brutal Israeli aggression. That the Israeli soldiers violated several campuses sanctity, such as:

- Hebron University on Jan. 14<sup>th</sup> 2003. They damaged labs, computers and closed it for 6 months.
- Palestine Polytechnic University on Jan. 14<sup>th</sup> 2003. They closed it for three months.

Specifically, in Al-Shalalah there are two elementary schools, one of them is the Yacoubi School and there are several proposed schools and kindergarten, in the surrounding areas of Al-Shalalah.

### **2.5.3. Income**

About 75% of the citizens in the Old City live under the poverty line. According to the results, 38.5% of the families have income less than 1.000 New Israeli Shekel (NIS) per month, 43.3% have an income between 1.000- 2.000 NIS. Also, only 10% of workers work inside the Old City, thus their income is dependent on non-locals. Finally, only 7% of the citizens have bank accounts, which reflect the distrust of the poor regarding banks.<sup>40</sup>

### **2.5.4. Migration and Mobility**

Due to the political situation, the mobility inside the Old City is much more restricted than before the closure of the Old City and the re-occupation of the West Bank. Most of the citizens have relatives inside Hebron (78.6%), but 42% said that they see their relative rarely. Some Hebronite immigrated to Jordan (9%), or Jerusalem (7%). Nearly half of the asked persons indicated that they leave Hebron rarely and around 57% of them communicate with the outside of Hebron. The social relationship with the outside is more towards relatives living in Jordan. More recent migration from the area is going to Jordan rather than to other areas like Jerusalem, due to the fact that people can not go to live in Jerusalem. Jerusalem is closed for the West Bank inhabitants since the beginning of the negotiation process with Israel.

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<sup>40</sup> Hebron Rehabilitation Committee, The Social and Living Conditions for the People in the Old Buildings, 2000, Hebron, p7

### **2.5.5. Opinion of the people about the rehabilitation process**

People are aware of the deficits of the town and the need of building activities and renovation processes.

The majority of people prioritized the rehabilitation and commercial projects.

- 95% would like to build a Museum
- 98% want rehabilitation and redevelopment of the old town
- 81% favored having new restaurants
- 59% favored having swimming pools within the borders of the study area.

The social survey's results also strongly shows that the old town people are weary new development and planning initiatives. Such is due to the current circumstances in the surrounding area, mainly the settlers, the Israeli colonial army and the economic restrictions

Before starting with the development of a conception the spatial conditions and the political situation have to be explained more detailed, as it affects any planning activity.

## **2.6. Planning Policies and Political Pressures**

Any revitalization process must operate within political and legal framework. In my case of Al-Shalalah commercial district there are several complex issues related to authority, property ownership, use and control. Therefore any study of the planning conditions must be carried out with the existing political situation.

There are Israeli laws related to the process of restoration and protection of historic buildings, in addition to laws, instructions, and formal orders indirectly related to the revitalization process<sup>41</sup>, imposed in certain cases to restrict both the revitalization and restoration works. These laws with their double standards, serve Israeli interests, implement Israeli objectives, and restrict any Palestinian attempts to develop and revitalize their own buildings.

The shop keepers have been forbidden to open their shops (Figure2-19), particularly in the Old Al-Shalalah area. Traffic in the New Al-Shalalah area was also prohibited. Negotiations are taking place in the hopes of reopening closed shops. Several letters have been addressed to Mr. Colin Pawel, Secretary of State – USA, the UN secretary and other respectable parties requesting a quick action to reopen the Al-Shalalah commercial district, some of these letters are in Appendix (2-6).



**Figure 2-19:** A man forbid to open his shop.  
**Source:** Keep media , Hebron,  
<http://www.keepmedia.com> (last visited 1<sup>st</sup> of August)

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<sup>41</sup> Welfare Association, 2004. *Jerusalem Heritage and Life The Old City Revitalization Plan* –P.102, Jerusalem

The Old City of Hebron faced a steady decline in its economic as well as physical states due to the Israeli occupation. It is seriously affected by the presence of the settlers in the Old City of Hebron, the proposed Israeli Divisions of the city and recent actions imposed on the area, therefore these three main topics are detailed bellow:

### **2.6.1. Jewish Settlements in Hebron<sup>42</sup>**

Hebron is a West Bank City where a number of Israelis have settled illegally according to UN resolutions and the status of the West Bank as an occupied territory . Expressing their intention to re-establish a Jewish community in Hebron a group of Israelis occupied a small hotel in Hebron in 1968, the so called ‘Hadassah building’ .Though failing to obtain authorization from the Israeli military administration, they were granted the right to build a settlement on uninhabited land outside the city: Kiryat Arba. A few years later, in the early 1980s, Israelis received from the government the permission to occupy houses within the city itself.

Four small Israeli settlements have been established between 1979 and 1984 – in the Al-Qasba, along Al-Shuhada Street and on top of the Tel Rumaidah hill, overlooking the Old City. These settlements number less than fifty families, that is, approximately, 400 people. In addition, Hebron is bordered to the east by the large settlement of Kiryat Arba, whose population now reaches 6,000. Noteworthy, the

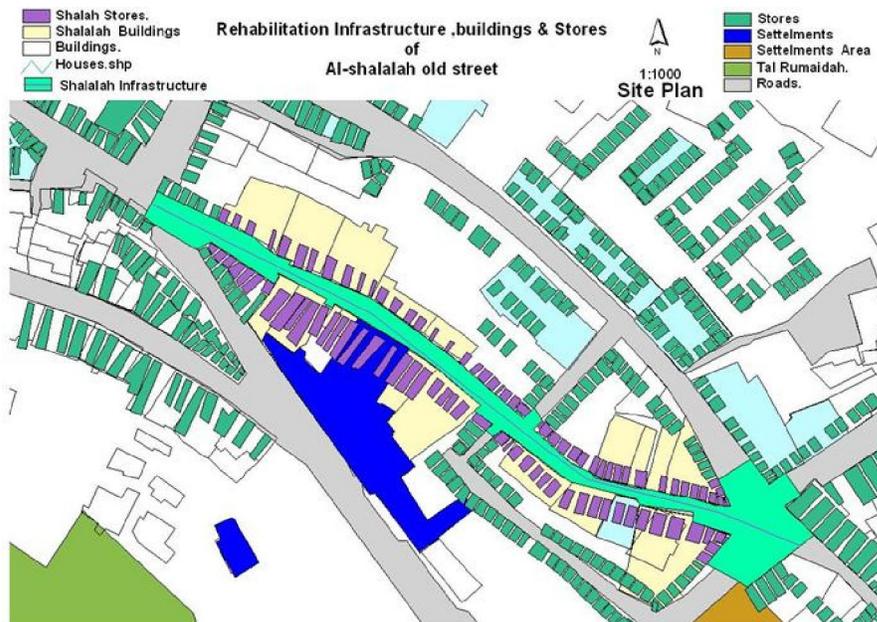
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<sup>42</sup> Jewish settlers are Israeli Jews who settle on occupied Palestinian land illegally

settlements are all located either close to densely populated, or to busy commercial areas.

The overarching political situation of the region shapes the nature of the Al-Shalalah commercial district. Three of the four Israeli settlements of Hebron are located here and are tightly controlled by the IDF. Israeli settlers are settling along the southern side of the old Shalalah district and their presence is causing a lot of turmoil for native Palestinians (map 2-14).

Israeli settlers have already set boundaries by erecting an iron gate which in effect closes the old Shalalah Street. In turn; various restrictions (ranging from human rights violations to daily inconveniences) are imposed on Palestinian inhabitants. Their mobility as motorists wanting to utilize the road is often restricted.



**Map 2-14:** location of settlement on the southern side of Al-Shalalah.

**Source:** HRC, 15<sup>th</sup> of November, 2005

The IDF aimed of protecting this growing community has caused much turmoil for the Palestinians inhabitants. For this task it achieved a number of security measures imposed on the Palestinian population, such as observation posts on rooftops, checkpoints, intensive identity checks, and restrictions of traffic. The IDF also maintains a tight supervision on construction and rehabilitation works. Similarly, the Israeli military administration can impose restrictions of use and military orders on private houses, public premises and infrastructure<sup>43</sup>(Figure 2-20).



**Figure 2-20:** Israeli checkpoints and obstacles. **Source:** HRC, 2005

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<sup>43</sup>Jewish virtual library, An Introduction to the City of Hebron, , (last visited 30/10/05) <http://www.jewishvirtuallibrary.org/jsource/Peace/tiph5.html>

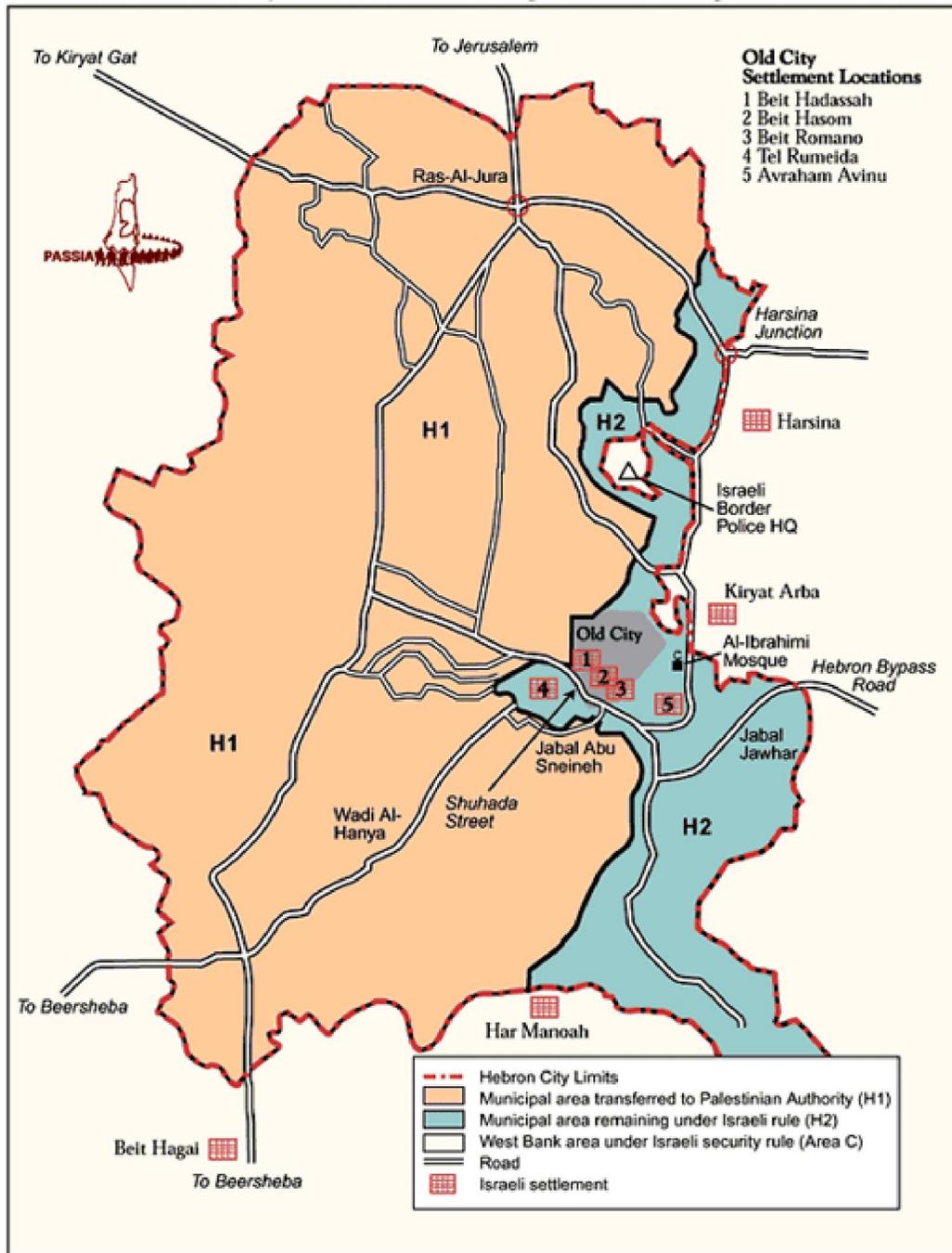
### **2.6.2. Israeli division plans of the Hebron's city**

Since the signing of the 1995 Hebron Protocol as part of the interim negotiations for the 1993 Oslo Accords, the Hebron District has been divided jurisdictionally into three areas: "Area A" comprising Hebron City in which the Palestinian Authority controls internal security and civil functions; "Area B" comprising populated villages, camps and other Palestinian built-up areas where the Palestinian Authority controls civil functions only; and "Area C" comprising all other areas in the district, where Israel still exercises full authority.<sup>44</sup>

Hebron is the only Palestinian city in the West Bank besides East Jerusalem, in which there are Israeli settlements in the heart of the city. For this reason it was the only city in the West Bank not included in the agreement signed in 1995 and from which the Israeli Defense Force (IDF) did not withdraw. Instead, in 1997 the Hebron Agreement was signed and the Old City was divided into two parts: Area H1, under Palestinian Authority control, and H2, under Israeli control. H2 however, includes the Old City with the Tomb of Patriarchs/ the Al-Ibrahimi Mosque and the Jewish settlements. Approximately 150,000 Palestinians live in Hebron, of which about 35,000 reside in the area of H2. Also living in H2 are 450 settlers, the majority live in settlements close to each other in the Qasba: the so called 'Abraham Avenue' neighborhood, 'Beit Romano', 'Beit Hadassah', and 'Tel Rumaidah' (map 2-15).

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<sup>44</sup> Hebron Rehabilitation Committee report.



**Map 2-15:** The Divided City of Hebron , Following the Hebron Agreement,1997

**Source:** Palestinian Society for the Study of International Affairs (Passia)

### 2.6.3. Recent Israeli Occupation Actions

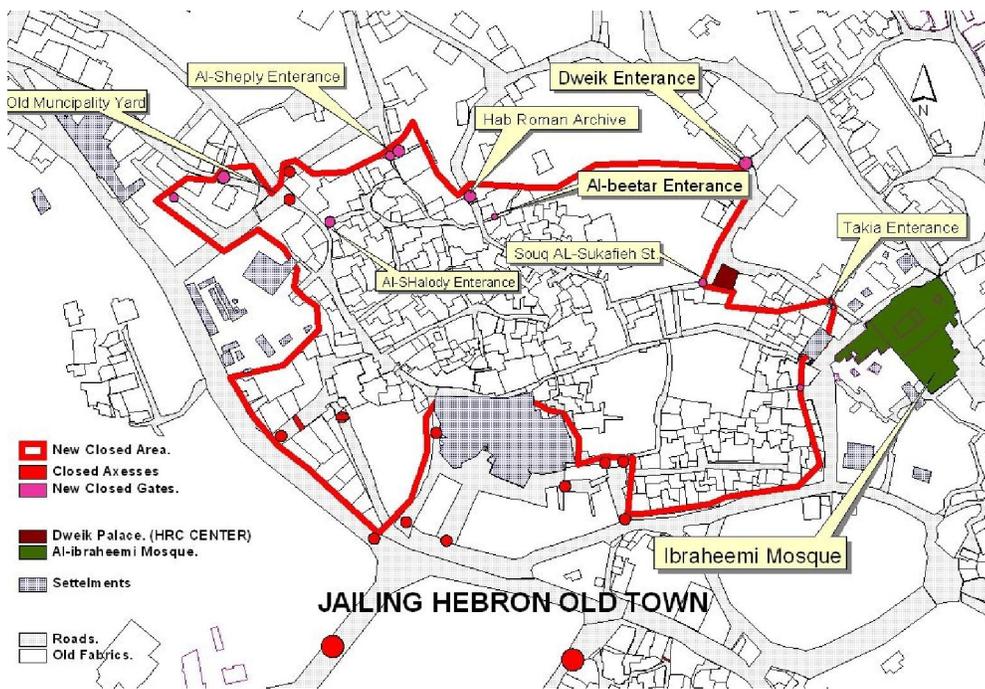
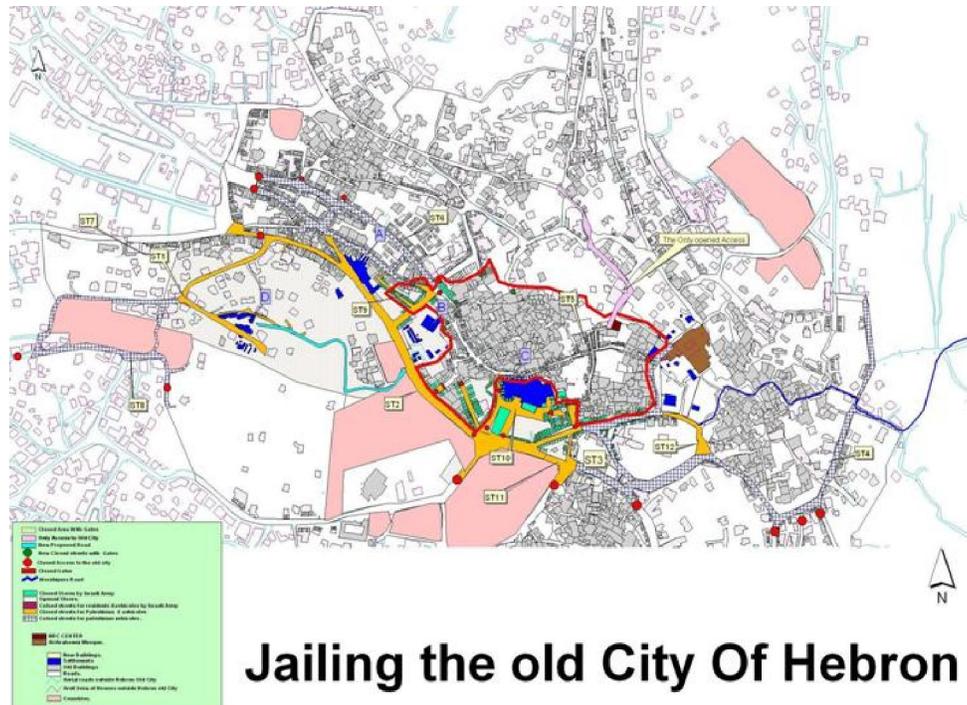
The presence of settlers in the Old City of Hebron restricts both the revitalization and restoration work in the area. There are several plans proposed by the Israeli government to restrict and suffocate the city of Hebron more and more. Among the most significant are the following points:

*Closure of the Old City and proposed new gates in the middle of Al-Qasaba core (area)*

The new proposed gates, which will in turn lead to a new division in the Old City and hence the evacuation the Old City and a wider control of a larger portion of the city (Figure 2-21, map 2-16).

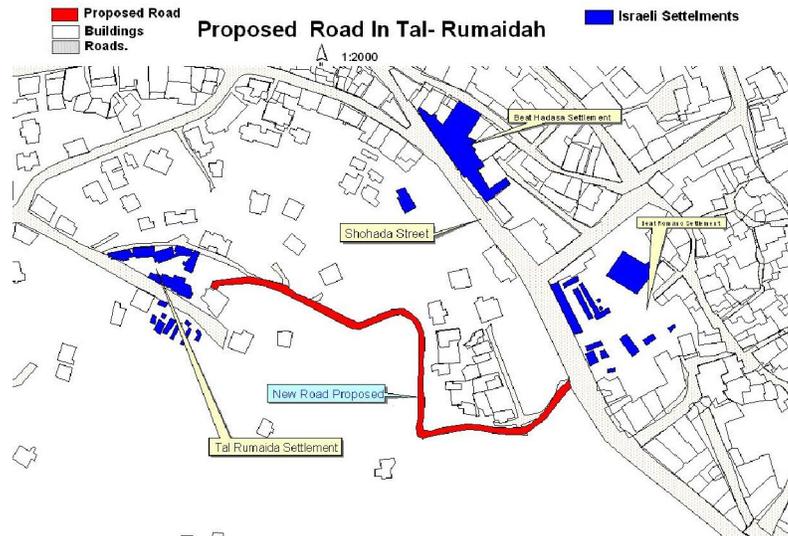


**Figure 2-21:** New iron gates placed to close Al-Qasaba from the eastern direction. **Source:** HRC, 2005

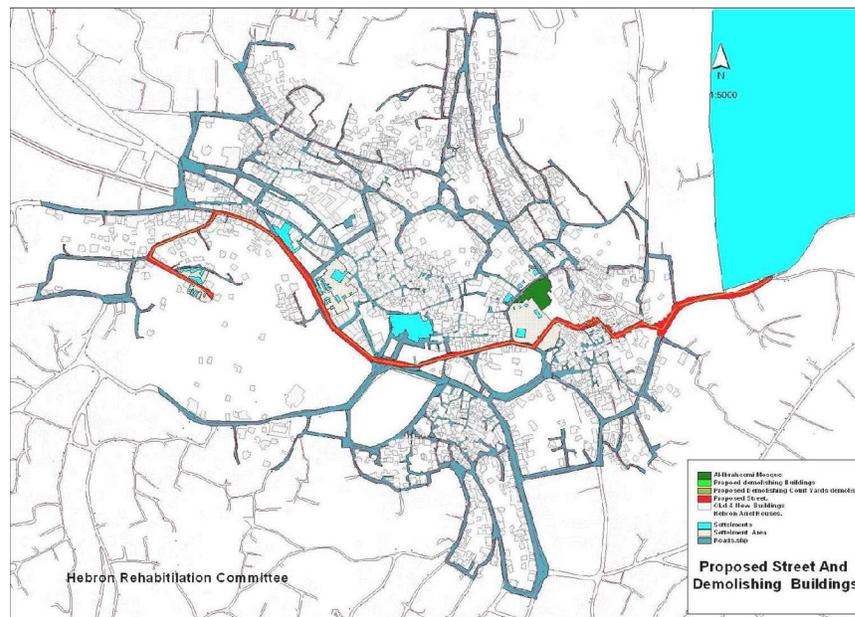


**Map 2-16:** New closure of the Old City of Hebron. **Source:** HRC,2005  
*Israeli's plan to create a new road in the Old City*

Another proposed plan, is introducing a new road parallel to Al-Shalalah commercial district road, which if really implemented would lead to the paralysis of the street and would cut its historic link with the Old City (map 2-17/18).



**Map 2-17:** Proposed road in Tal-Rumaidah. **Source:** HRC, November,2005



**Map 2-18:** Proposed road in Al-Shalalah Commercial District Quarter  
**Source:** HRC,2005

Both above mentioned Israel proposals for the Qasaba are fatal aspects to the Al-Shalalah, but looking forward and being more optimistic we need to take into account the other face of the coin based on the daily happenings and political changes.

#### *Israeli plans to evacuate illegal settlements in Hebron*

There exists a possibility of evacuating the settlers from the Old City, and nearby settlements, as is the recent case in the Gaza strip and the West Bank (appendix2-4). In case there will be an evacuation of illegal settlers from the Hebron Arab market as mentioned in Maariv, as Jewish families had occupied houses owned by Arab market traders.<sup>45</sup>

Therefore implementing the evacuation will of course liberate the Shalalah area and revive it, and the withdrawal from the Gaza Strip, this September (2005) gives a glimpse of hope for Hebron generally and for the Shalalah market specifically.

#### **2.6.4. Palestinian plans and proposals for Hebron**

The Palestinian Ministry of Antiques and several local associations are taking some major measures for the protection of historical sites as

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<sup>45</sup>[http://www.aljazeera.com/cgi-bin/news\\_service/middle\\_east\\_full\\_story.asp?service\\_id=9503](http://www.aljazeera.com/cgi-bin/news_service/middle_east_full_story.asp?service_id=9503) (last visited 20/9/2005)

Al-Shalalah. Some of these legal measures which officially considered are:

- Protective legislation in effect in the Palestinian Authority must be updated to ensure its effective application for the protection.
- Local ordinances governing commercial signage must be revised in order to control the types of advertising that alter the environmental characteristics of urban areas of historic interest.
- Regarding protective legislation, the urban space occupied by monumental districts or centers of environmental value should be given boundaries as follows:

§ A rigorously protected zone, corresponding to the greatest monumental density or interest.

§ A zone of protection or respect, with a higher degree of tolerance.

§ Zone of protection of the urban landscape, in an effort to integrate it with the surrounding natural areas.

- In bringing legislation up to date, all regions under Palestinian control such as Ramallah and Bethlehem must take into account the increased value of properties included within the enhanced zone, and also to some extent, its environment.

- Likewise, it must be taken into account the possibility to encourage private enterprise through the establishment of tax exemptions for buildings restored with private capital within the regulations established by responsible agencies. Tax exemptions may also be established as compensation for the restriction imposed on private properties as a result of their public interest.

The above detailed legislations are helpful, especially in the case of the Israeli withdrawal where they should be implemented. In a city like Hebron and the other Palestinian cities who have archeological and historical sites.

## **2.7. Conclusion**

Urban business environments are confronted with many unique socio-economic challenges. In the case of Al-Shalalah the challenges and restrictions are unlimited, which makes the studying of Al-Shalalah more valuable.

Firstly some of the main economic findings along the stages of my study are as follows:

- Lack of competition due to the limitation in the variety of goods
- Difficulty of transporting goods from and to Hebron and the Al-Shalalah commercial district.
- Competition of Israeli market.
- Limited Palestinian investment

- Deterioration in the tourism sector
- Unemployment due to the closure and low rate of working permits given by Israel, for workers to work in Israel

Developing problems for the tourism sector as another basis for economic development can be summarized as follows:

- Military closure and Israeli settler's presence in the core of Shalalah and the Qasaba.
- Lack of Hotels in the area.
- Decline of number of pilgrims coming to the country as a whole, due to the Intifada.
- Weak Palestinian arranged tourism program due to the control of Israel on the tourist activity.
- Unavailable loans to develop this sector.
- No public awareness or enough education for merchants to deal with tourists in an acceptable manner.

The infrastructural problems can be summarized as follows:

- Lack of updated maps that clearly and accurately illustrated the electricity network in the old town. This fact proves the existence of a serious archiving problem.
- Lack of cooperation between infrastructural lines resulting in great financial effort and time losses.
- The vagueness of the present maps of cooperation due to being badly plotted and hence high error percentage.

- Supply of electrical distribution components and equipment.
- Supply of lattice steel poles and tubular steel poles and accessories for overhead distribution lines. Tendering locally is completed and award can be executed shortly.

Civil works, which include excavation of trenches and laying of cables, as well as installation of foundations and erection of poles for overhead lines. Tendering locally is completed and award can be executed shortly.

The social survey shows that also housing should be included in upgrading processes, but first of all the increasing of income and job creation has an importance.

Attention should be shifted towards existing energies of the area of the Al-Shalalah commercial district by considering, community demographics, merchant and shopper surveys, and community publications.

Implementation of a commercial revitalization plan in a neighborhood-oriented shopping district is one strategy for responding to the problems identified in a district.

Understanding the characteristics and existing conditions of each sector in the Al-Shalalah starting with the architectural, economically, socially, touristical and political aspects and their encountered problems, is important to be able to discover opportunities and identifying obstacles to urban renewal and development. Additionally defining the existing legal and political frameworks within Al-Shalalah district have a direct impact on the revitalization process. The next step is to focus on the conception base of revitalization by focusing on the findings, evaluations and expectations in the primary stages of the revitalization process.

## **CHAPTER THREE**

### **3. REVITALIZATION PLAN CONCEPTION – THE ECONOMICAL SECTOR**

#### **3.1 Introduction**

Referring to the findings, a successful revitalization of the Al-Shalalah commercial district will be measured by increased economic activity and local, improved diversity of retail and entertainment offerings, as well as retention and expansion of locally owned and operated businesses. Another crucial measure is the supporting of the existing businesses that assist development of new locally owned businesses, while attracting new national caliber retailers to create a vital mix of unique retail offerings, cost competitive retailers, and retailers serving the diverse needs of the community.

The aim of the design guidelines for retail and commercial uses within the Qasaba are to improve the physical appearance and character of Al-Shalalah area and to attract new retail activity, to solve critical functional issues, and create an active and exciting district.

Fulfilling the mentioned measures must be accompanied with encouraging the conservation and adaptive reuse of existing buildings; and constructing new building structures if needed in order to ensure that the design is compatible with the existing scale, texture, and character of Al-Shalalah District.

There is a need of upgrading the physical appearance of Al-Shalalah commercial district with coordinated signage, lighting, street furnishings, and pavement systems. Creating new public plazas and open space at existing and proposed street closures, along Al-Shalalah commercial district to allow for passive and active retail and community uses.

Strengthening the gateway role with significant architectural structures that frame the district; which will in turn develop incentives to attract new residential and commercial development and seek strict design standards that build an enhanced street.

Developing subsidized parking strategies at locations within easy walking distance of the three activity centers to ensure the success of concentrated retail venues is another vital aspect to reach the need revitalization outcome. On the other hand offering creative parking solutions for new businesses is necessary for loading and unloading goods.

Last but not least the most important aspects the revitalization plan is supporting the new commercial development, by creating job opportunities and providing services and new goods for local residents. That could be achieved by:

- § Strengthening existing neighborhood retail and service centers
- § Support existing programs and funding to assist business owners to renovate and improve their commercial, retail, and restaurants throughout the District.

Currently, Al-Shalalah commercial district which is viewed as the primary retail opportunity and focus of the community is in a stage of decline. An increasing number of storefronts are vacant.

A concept to reach these goals should make use of the market analysis as a method to quantify market potentials for new business.

Occasionally the Main Street Approach is a leading idea for my concept, not only because it's an approach that deals with the commercial district, but because of the way of analyzing data through its Four Points and Eight philosophies in which all the important topics, aspects and factors are mentioned later in chapter5 which is very helpful in the revitalization analysis and implementation.

The present state of the Al-Shalalah commercial district brings up a lot of motivation to introduce new business types, new customers and even new tracking methods that will most probably lead to the success of the revitalization process. One of the distinguished analytical processes is the market analysis

### **3.2. Market Analysis**

The market analysis process compartmentalizes the work so that a community can focus on the sectors most applicable to their needs, and provide the community with analytical techniques that can be put to work immediately in economic revitalization efforts.

This type of analysis requires input from local residents so that the recommendations reflect both market conditions as well as the preferences of the community which is based on the following issues:

### **3.2.1. Market Analysis Methodology**

The analysis was comprised of interviews with existing merchants. The interviews were conducted with the primary business owners or managers in the study area. Topics covered in each interview included customer mix, employment and recruiting practices, competition and competitive advantages, rent, sales performance, strengths and weaknesses of Al-Shalalah commercial district as a business environment, and suggestions for improvement. The sample of merchants was randomly generated.

### **3.2.2. Market analysis Findings**

- The typical merchant has been in business for more than 50years, and has been in their current location for more than 50 years. Typical size of their operations is approximately 25 m<sup>2</sup>.
- Nearly 80% of the merchants plan to make physical improvements or renovations to their businesses in the near future, primarily on the exterior. This includes modernizing storefronts, painting, providing new awnings, adding new entrances or windows, better lighting, dumpster fences, landscaping, and bicycle racks.

- Al-Shalalah commercial district merchants believe their competitive advantages include their strategic location on the path to the Ibrahimi Mosque governmental offices based in the street, more selection or unique products of Textiles and a link of the Qasaba to the outer parts of the city.
- Strengths of the area most often mentioned by the interview respondents included the specialty in the Textile Market, and historical significant of the district.
- Unfortunately, merchants indicated that the area has two weaknesses. Most highly rated problems included unsafe day life with the settler's presence. The second-ranking weakness is lack of diversity of business. Finally the poor appearance of the area as evidenced by trash, graffiti, broken windows, dirty sidewalks, and vacant storefronts were mentioned as other contributors to the area's difficulties as a business environment.
- New businesses suggested by the merchants included better quality/sit down type restaurants. The second-most suggested new businesses included clothing stores, since the street specialty is in textiles. Other suggestions included better quality entertainment options such as, cinemas, internet cafe's, restaurants, live entertainers especially that these activities are hardly found in the Old City Center.
- Finally, the merchants wanted to see action, change, and results-- not just more research, analysis, and propaganda. Because they are fed up with their situation, and are seeking as a first step the evacuation of the settlers and military soldiers from their district.

As mentioned before a strategic tool for the improvement strategy is the upgrading of the physical appearance of the district.

### **3.2.3. Market Analysis Purpose**

The Market Analysis's purpose is to identify strengths, weaknesses and opportunities (SWOT). Performing this type of analysis should be based on the following issues:

#### *3.2.3.1. Understanding the types of customers accessing the District*

In the case of Al-Shalalah commercial district the consumers we want to attract are locals, due to the closure imposed on the area and on the district specifically. Of course, in the case of reopening the district and allowing the accessibility to the district and to the country as a whole will allow customers from all over the country other than international tourists, due to its closeness to the Ibrahimi Mosque to gain access to the area. Commercial design guidelines should be developed to address the following audiences: Shopkeepers, pedestrians and investors.

#### ***Shopkeepers***

The shop keepers and traders in the area are the first beneficiaries of reviving the district, at a time when these shopkeepers are seriously affected due to the closure imposed on the district.

Introducing new businesses, as mentioned in the previous chapters, should be chosen carefully, because the choice can affect the district negatively or positively accordingly.

Introducing a specialized association, from the shopkeepers themselves, could be a successful solution for choosing the right business type. An association with the right managers, who may be specialized in the economic matters of the area may be the exact directors for the definite solutions.

The workers and tourist Ministries could also be an active party in that matter, and these may in turn provide the traders, with soft loans which help activating the street in a very short time.

### ***Pedestrians***

The pedestrians may be divided into the following parties:

### ***Residence of Al-Shalalah commercial district***

The Al-Shalalah commercial district like most of the commercial districts in Palestine, has residential apartments, and residential buildings too, these residence were not discussed before in the previous chapters because at the meantime the district is almost vacant due to the critical condition of the area, caused by settlers occupation of a major percentage of these residences and due to the continuous presence of Israeli soldiers.

These residential sectors are mostly located on top of the commercial stores, very few are ground floor residential buildings but vacant because these are considered historical buildings (Figure3-1).



**Figure 3-1:** Residential apartments on top of commercial stores. **Source:** The author, 29<sup>th</sup> of September,2005

Discussing the residential condition is important for more than one reason, firstly because there is a point of view that regards the continuous presence of residences in a commercial district and considers it crucial to the vitality of the area, another point of view believes that the presence of residence in the area is negative

The presence of residence in a commercial district, may lead to the discomfort of residence, due to the continuous activity of traders and customers all day long, on the other hand their presence helps keeping the district alive 24 hours a day. At the same time most residents of this area are the traders themselves, who live close to their shops with their families.

Supporting the second point of view may be another possibility, so as to prevent the presence of residents who may be disturbed by the district's activity. And at the same if that possibility is taken, reusing

the residence as office, or public services is also another practical solution for these present residence.

### *Inhabitants living in the Old City Core*

Locals living in the Al-Qasaba core may take advantage of the Al-Shalalah commercial district due to the following factors:

- Presence of **public buildings**, banks, governmental buildings, medical centers, mosques, and textile specialized shops and other commercial buildings. These buildings serve these locals at a time when the city core is in need of these services.
- Al-Shalalah commercial district contains several educational buildings, such as Al-Yacoubi School and other elementary schools (Figure 3-2). Pupils studying in these schools are partly from the Qasaba inhabitants, therefore the Al-Shalalah commercial district Route serves as a pathway for these locals



**Figure 3-2:** Al-Yacoubi School in the center of the Al-Shalalah District

**Source:** The author, 29<sup>th</sup> of Sept.,2004

- The extension of Al-Shalalah commercial district from east to west provides a link between the Qasaba area and the new city area, which will in turn supply the Qasaba inhabitants with a better access to the new sector of the Hebron.

### *Inhabitants living in the new part of the city*

The location of Al-Shalalah commercial district is strategic for attracting customers from the outer parts of city, especially the new Hebron areas, for similar reasons, mentioned before of the Qasaba inhabitants:

- Presence of public buildings, banks, governmental buildings, medical centers, mosques, and textile specialized shops and other commercial buildings. These buildings serve these inhabitants, living close to the Al-Shalalah at the same time, serves others living in the far parts of the city, due to the presence of governmental buildings, which provides serves for all the city and village inhabitants.
- The Shalalah contains several educational buildings. Pupils studying in these schools also come from the outer parts of the city, which will positively work on mixing of the inner and outer locals and hence reduce the social levels in the society.
- The extension of Al-Shalalah commercial district from east to west provides a link between the Qasaba area and the new city area that will automatically help inhabitants of the outer parts of the city to have easy access to the old core of the Old City and

accordingly allow them to pray in the Ibrahimi Mosque, or to reach any direction through the Qasaba alleys.

### **Investors and supporting Associations**

The investors and supporting associations should have review capacity for proposed projects in the district and will interpret the guidelines for each submittal.

#### ***Investors***

Working on the investors encouragements and support, is very vital in the implementation phase. Because depositing enough cash to the district revitalization will lead to the renovation of the district success of the district as a whole.

These investors could be the Hebronite themselves, or others from all over the country, or from nearby countries. Mentioning the Hebronite is worthwhile, since they are well known in the economic sector all over Palestine, and therefore could easily encourage their own city district renovation and prosperity.

#### ***Tourists***

Hebron is a point of attraction for tourists visiting the country; since the whole study is based on the assumption of settler's withdrawal that will probably be accompanied with a sense of peace and calm, which will in turn activate the tourist's visits.

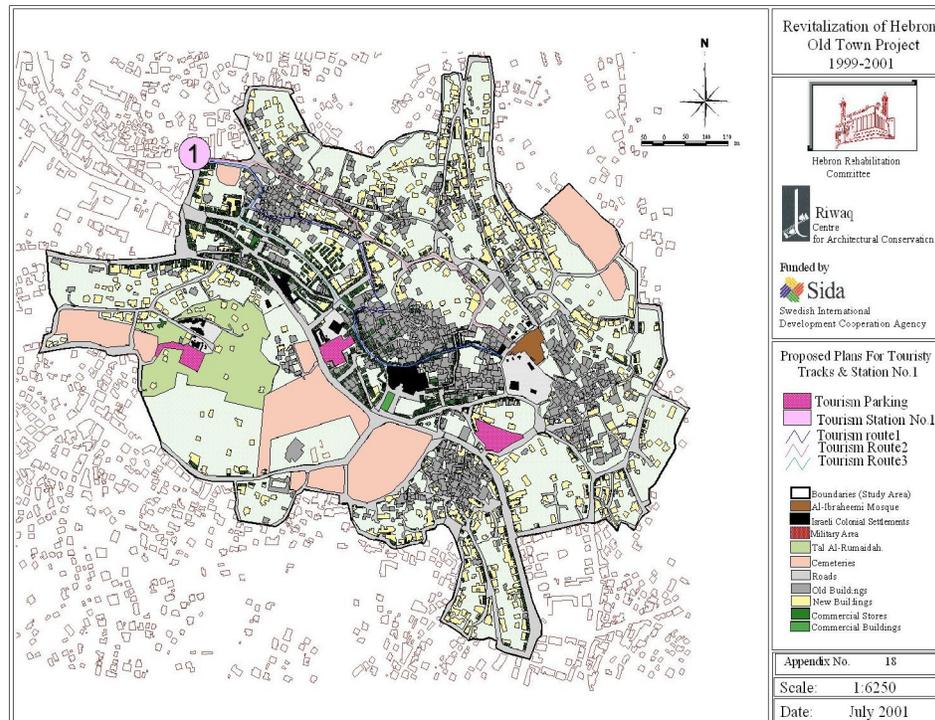
The Al-Shalalah commercial district in that matter will serve as a vital track, for all tourists heading to the Old City and precisely to the Ibrahimi Mosque.

The Hebron Rehabilitation Committee (HRC), published a proposed plan , showing their proposed tourist tracks, and the Al-Shalalah commercial district was considered a vital track according to their study (map 3-1).

The Qasaba was significantly renovated; too much effort was added to reach to unique architectural result, as can be noticed, when going along the narrow paths of the city. As a result for that remarkable result the Old City of Hebron the rehabilitation project was awarded the ‘Agha Khan Award’. The Agha Khan is an award addressed for significant Architectural works specifically with unique urban fabric. That is also considered another motive for addressing tourists and visitors interested in the traditional Palestinian architecture, where a remarkable site of the Old City was renovated, and hence returned back to life.

The presence of the hotel of Palestine, in the street is considered another point of attraction to tourists, especially with the rarity of hotels in the Hebron area. Therefore, renovating that significant building is very vital, and returning it to its previous function as a hotel, is another important factor since it was reused at some time for different purposes. On the other hand the hotel of Palestine is considered a remarkable monument in the Al-Shalalah commercial district, and it positively gives a significant identity and perspective to the district.

Considering the Ibrahimi Well located in the center of the street, is another focal site for tourists, meantime no attention is focused on the site, hence working on a special design for the surrounding area of the Well will nourish and revitalize the activity in the district.



**Map 3-1:** Proposed plan for tourist tracks. **Source:** HRC, 1999

### 3.2.3.2. *Identifying weakness in the district*

The political situation and the presence of settlers is the major reason of deterioration in the status of the area. Therefore in the case of evacuation of settlers as mentioned in chapter two, all the weaknesses have to be taken into consideration, some of which are as follows: Lack of streetscapes, unsafe pedestrian paths, insufficient public services, and deterioration in the state of historic buildings in the district, insufficient infrastructural services.

In order to take advantage of the Market Analysis process in my study, I intended to choose a study case that is relevant to my case, in which a market analysis is performed and at the same time it is a commercial district within the context of historic preservation. The study case on Old Town Cape, Cape Girardeau, Missouri was my choice due to the similar circumstances both districts face. Both Al-Shalalah commercial district and Cape Gardean's are commercial districts that are a vital route accessing to an ancient city center, as shown in the attached in the Appendix papers, the Cape Gardean's was analyzed in a noticeable way. The SWOT analysis was performed and the market analysis was done in order to identify the trade area.

### *3.2.3.3. Developing Market-Driven Strategies*

The market–driven strategies are divided into financial strategies, Physical Improvements Strategies, financial strategies and Local Government Strategies as detailed bellow:

#### **§ Financial Strategies:**

##### ***Small business loan assistance***

Small business owners often are not familiar with how to obtain financial assistance. To help obtain needed loans, assistance can be provided in analysis of the market, current revenues and debt, and projected needs for cash.

##### ***Rehabilitation loans and grants***

Subsidized loans or grants for both interior and exterior improvements can be given to assist businesses not able to obtain funds from conventional sources, and are often available at interest rates below conventional terms.

### ***Revolving loan fund***

A revolving loan fund is an amount set aside and made available to businesses for approved revitalization projects. As loans are paid off, they are returned to the fund for continuing redistribution to other businesses.<sup>46</sup>

## **§ Physical Improvements Strategies:**

### ***Design assistance***

The city can often provide design assistance, using staff members, to businesses intending to improve their properties.

### ***Streetscape improvements***

Leisurely shopping and interaction can be enhanced with the construction and installation of sidewalk benches, trees, and flower-beds, as well as mini-parks in shaded and protected areas.

### ***Historic district***

Shoppers are attracted to areas which retain their historic character. Preservation is a viable tool of promotion, and protection of historic structures can most effectively be done through establishment of a regulated historic district.

## **§ Functional Strategies:**

### ***Coordinated downtown promotions***

Downtown businesses can benefit by coordinating the promotion of their individual businesses. This can be done through a common logo, promotional flyers and brochures, and common sales.

### ***Coordinated store hours***

Retail businesses in a downtown should consciously coordinate their hours

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<sup>46</sup>Review of Revitalization Strategies <http://www.emich.edu/public/geo/557book/e199.review.html> (last visited 8/10/05)

so shoppers can easily identify when all downtown businesses will be open. As much as possible, these hours should match competing retail areas (local shopping centers and malls).

### ***Free parking***

Parking meters tend to discourage shoppers from browsing shopping. Removing parking meters and timed parking encourages longer stays in the downtown.

### ***Special transportation***

Local governments can provide special transportation (buses, vans) to the downtown for special groups, such as elderly shoppers, school children, handicapped, conventioners, etc., and may tie such service to other popular attractions.

### ***Business owners association***

Downtown business owners have many interests in common. These common interests can best be discussed through a common organization.

### ***Awards program***

Awards are an excellent (and inexpensive) way to provide the "carrot" to business owners, and encourage them to invest in their businesses in ways that will serve the interests of the entire downtown community.

### ***Regular survey of businesses***

Through a regular survey of business owners and merchants, and also shoppers, local officials and downtown leaders can monitor how people feel about the downtown area. If the survey follows a similar format from one time to the next, changes in attitudes over time can be observed.

### ***Conduct market studies***

As part of an overall technical assistance program, market studies can be

used to determine shifts in the types of shoppers potentially attracted to the downtown, as well as what business types are needed and should be encouraged for the appropriate business mix.

### § **Local Government Strategies:**

#### City/township/county cooperation

One of the most important strategies a community can develop is for various levels of local government to establish common goals and develop methods for working cooperatively, rather than competitively.

#### *Innovative zoning*

Zoning is the most powerful tool of local planning. Rather than zoning maps following patterns of land use development, ordinances can be prescriptive, and written in a way to insist that the downtown area is the only accepted location for certain key businesses and services.<sup>47</sup>

### **3.3. Physical Analysis Methodology**

Performing a physical review of existing commercial facilities in the Al-Shalalah is obviously needed especially that very few precise maps of the district are available. According to the current status of the district the study has the following classification:

- **Commercial Classifications**

Textile, clothing, food and consumption products stores

- **Public Services**

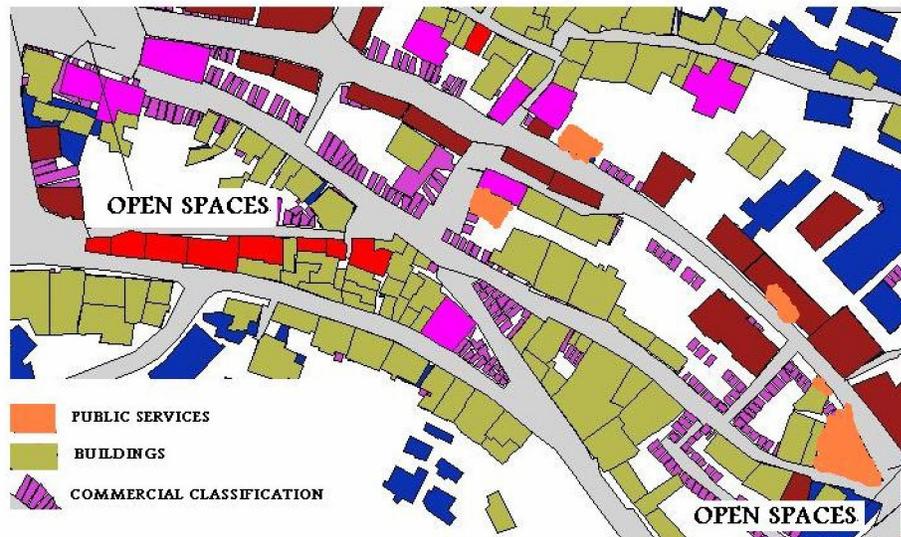
Hotel of Palestine, banks, mosques, school, clinics, governmental services

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(last <http://www.emich.edu/public/geo/557book/e199.review.html><sup>47</sup> Review of Revitalization Strategies visited 8/10/05)

- **Open spaces**

Old Municipality Square, Bab Al-Zawieh Square (map 3-2).



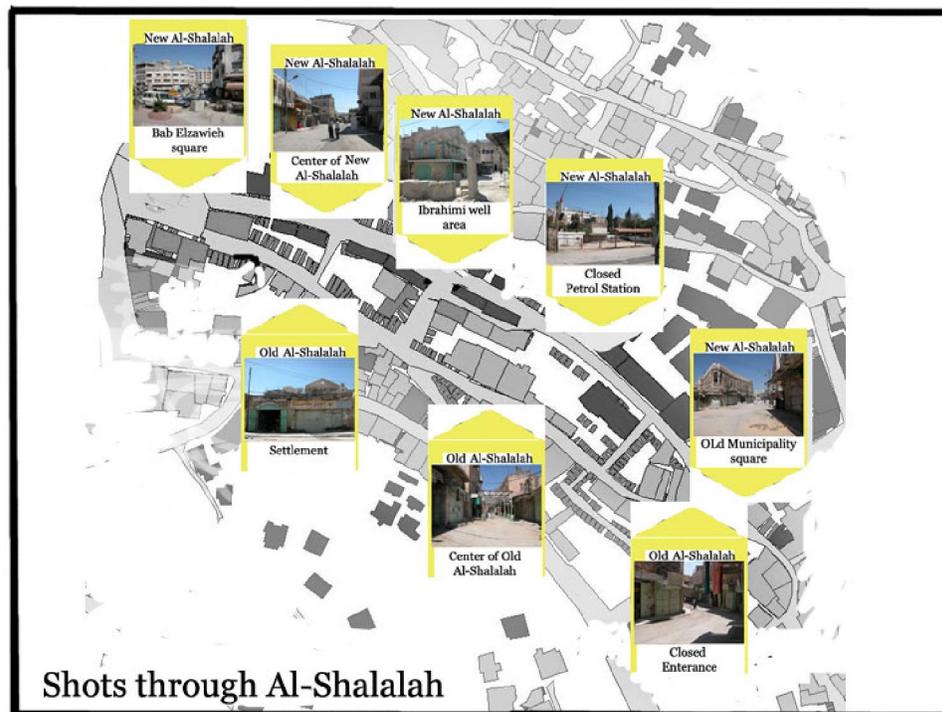
**Map 3-2:** Classification of the physical analysis. **Source:** HRC,2005

### **3.3.1. Physical Analysis of the New Al-Shalalah District**

The physical character of the New Al-Shalalah district is a limiting factor to the area's success. The narrow sidewalks create negative impacts on both the vitality and appearance of the district, therefore the suggestion of changing the district permanently to a pedestrian street would solve these negative impacts and will provide enough space for street furnishings such as street trees, tree grates, trash cans, kiosks and light fixtures (map3-2).

Other sites, while not significant currently is the Ibrahimi Well located in the center of the district, at a time when it can be the pole to all visitors of the district.

Finally, there are a few residential complexes above the commercial stores and very few old residential buildings facing the street borders. These historical residential buildings are unique buildings with architectural significant, and are vacant at the moment. The pedestrian circulation is reduced currently due to the enforced closure of the area for the movement of Traffic.



**Map3-3:** Shots through the old and new Al-Shalalah

### 3.3.2. Physical Analysis of the Old Al-Shalalah District

In the case of old Shalalah another negative impact of narrow sidewalks is the proportional relationship between the vertical building face and the horizontal ground plane. As a rule a 1:1 ratio should exist between the first story height and the pedestrian ground plane to create a proper setting for strolling comfort, allow for

window shopping, provide proper visibility for retail signage, and establish an appropriate foreground for the building elevation (map3-2).

### **3.4. Programs and Concepts for the revitalization**

#### **3.4.1. Aims**

A successful revitalization plan wants to achieve the following results:

- Providing new job opportunities.
- Contributing to social diversification.
- Halting negative migration from traditional commercial district to the outer areas,
- Regenerating the economical conditions
- Revitalizing the social and cultural activities.
- Limiting the deterioration of the buildings in the district especially those of historical importance.
- Strengthening cultural identity through raising the cultural awareness.
- Linking religious and national affiliation with the sense of responsibility toward the Old City of Hebron.

#### **3.4.2. Projects**

To reach to a successful revitalization plan some main projects need to be considered at first, these projects are stated bellow:

- ***Poles of attraction***

There are significant differences in the physical conditions of buildings found in the district. Hence, certain buildings should be given priority

according to the level of significant. This means the Revitalization Plan of Al-Shalalah commercial district proposes three activity centers, which include: Public services, significant textile shops , historical monument

These mentioned centers of attractions are all the poles of attraction to all visitors of the district. The reason behind that is discussed in detail in the following chapter.

• ***Linking small scale commercial institutions***

A second concept integral to these activity centers is linking the center with smaller scale commercial/residential development. The linkage would be by proposing new commercial institutions relevant to these centers.

That can be achieved by introducing new business to the district and linking these business to other branches located outside Al-Shalalah commercial district.

• ***Parking areas***

A third critical concept for the Shalalah is the provision for structured parking, which may be located in the Bab Al-Zawieh Square, or even an underground parking.

Bab Al-Zawieh square is the first linking space of Al-Shalalah to the new part of the city of Hebron. But first of all the traffic jam present there should be solved and special parking lots should be proposed.

Choosing that square specifically may be useful as a multi purpose solution, first by:

- Limiting the possibility of constructing any buildings or high rise building that may ruin the hierarchy of the skyline of the old city.
- Providing the inhabitants with a pleasant space for social gatherings.

- ***Merchant association***

Existing merchants are an indispensable component to the district's future. That will in turn bring all merchants back to the district at a time when they distribute to the outer parts of the city after losing hope in reactivating their stores with the current political status of the street. Considerable effort should be made to direct them and at the same time help them to develop a more prosperous future. That may be by developing a merchants association.

- ***Mixed shops and goods***

As the merchants interviewed for the Revitalization Plan recognized, a more market-responsive mix of stores, including some larger national and regional stores, will help all merchants, just as all the stores in a shopping center benefit from having desirable department stores and other anchors.

### **3.4.3. Case studies**

There have been many efforts by cities around the world to revitalize their downtowns. Some have been more successful than others. A major problem, however, has been that there is no generally accepted method of evaluating such efforts. It is difficult for downtown leaders to determine whether a program or activity has been helpful in improving downtown health. Programs that appear successful in the short run later are recognized as

ineffective over the long run. <sup>48</sup>A study that proved to be effective is the Tyler Study since it's a study that is specialized in revitalizing downtowns and that investigates attempts made by business and community leaders to revitalize their downtowns, and that evaluates their business environments social and cultural centers.

The Tyler Study's purpose is to develop an evaluated tool for city planners, local officials, downtown business owners, and others concerned about the effectiveness of downtown revitalization efforts.

The hypothesis of this study is that such a tool can be created. The Health Perception Index (HPI), provides a base Index evaluation against which other factors may be compared. It is multi-dimensional, and can be utilized both in different communities and at varying time periods. <sup>49</sup>

When dealing with the Tyler study, I am dealing with a method of checking the effectiveness of a downtown revitalization, making comparison with similar districts, searching for a comfortable environment for customers and determining an economic theme of a district.

To perform comparisons of the relative success of that effort, the Index was derived from four questions included in the survey:

#### 3.4.3.1. *Compare the health of your downtown with other similar downtowns*

As a result of my deep reading in the field of commercial district revitalization the following case studies are very helpful: The Old city of Jerusalem (Palestine) and the Old Aleppo, Syria. Where the two mentioned

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<sup>48</sup> <sup>1</sup> *Inland Architect*. July/August 1989. p. 51

<sup>49</sup> Revitalization Strategies, Tyler Study of Downtown, (last visited 31/10/05) <http://www.emich.edu/public/geo/557book/e110.tyler.html>

cases and the case of Hebron were all considered a world heritage and were all rewarded the Agha Khan Award.

### **The Old city of Jerusalem**

The old city of Jerusalem has been the source of intellectual philosophical and religious inspiration. The city's great wealth of historic structures, monuments, traditional market and whole neighborhoods<sup>50</sup> increased the city's value. Jerusalem and Hebron's old city have very much in common, not only architectural wise, but political, social, economical, and historical wise. Which makes considering the Jerusalem case one of the most suitable cases.

The urban fabric of the old city of Jerusalem is threatened by overcrowding, lack of maintenance and poor services. The Old City of Jerusalem Revitalization Program aims to rehabilitate the city, to preserve its heritage and to create a better quality of life for its inhabitants. It is a comprehensive project aimed at every aspect of human life, with several components, including restoration, training, education and raising public awareness. All these components are tied together to achieve an integrated and enduring revitalization.

The urban fabric has suffered from neglect, inappropriate use and inadequate services, with many people living in dilapidated buildings in unsanitary conditions. To address these issues the Welfare Association's office composed a professional team from the different fields: architecture, engineering, planning, economics and history. Its main aim is to implement a comprehensive program for the revitalization of the old city, comprising a number of complementary components: a revitalization plan; emergency

restoration; total restoration; a community outreach program; and an information-centre.

The Old City Revitalization Plan forms the basis of the program's work. A broad survey was carried out to identify the buildings most in danger and make proposals for their rehabilitation. The aim is not the immediate restoration of a contiguous quarter but interventions throughout the old city. Many of the projects are houses – either single buildings of two or three storeys housing one or two families, or major public or religious buildings – mosques, churches, madrasas (schools) and hostels – some of which retain their original function, while others are adapted to a new use. Buildings are selected either for emergency or total restoration. Emergency restoration is normally a quick and limited intervention to solve particularly urgent problems that pose immediate health or safety risks, such as structural instability or water leakage. Work on buildings of historic and architectural value is carried out slowly and sensitively and decisions are made with great care.

The other areas of the program complement the restoration work to ensure the sustainability of the improvements. Training for architects, engineers, contractors and craftspeople is provided through short courses, internships and fellowships to study abroad. A community outreach program encourages public awareness and participation in the rehabilitation process and organizes publications, meetings, workshops and lectures for schools, religious organizations, residents and users. Further components of the program are also proposed: an information centre and a data bank of conservation professionals and organizations, and the Jerusalem Institute for the Preservation of Architectural Heritage in Palestine. By the end of 2003, eighty-two residential projects and twenty-six public

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<sup>50</sup> Jerusalem Heritage and Life, The old city Revitalization Plan, P.10

and fifty-five commercial buildings had been restored through the program, providing decent living conditions for residents, creating new spaces for the community and ensuring the preservation of the rich historic fabric of the old city.<sup>51</sup>

### **The Old City of Aleppo, Syria**

Aleppo is considered a good example for the solutions evolved for the different and intricate problems of rehabilitation of infrastructure, homes, social services, tourist facilities and the offer of general economic incentives.

The city of Aleppo has generally been an important commercial, political and cultural center over the ages. It has now grown to a city of around 2 million. However its historic core is still almost in tact and houses over one hundred thousand inhabitants residing in traditional courtyard houses. This core also serves as the major *commercial inner city center*. The problems of the Old city became very acute due to the lack of innovative planning which lead to large-scale desertion by the inhabitants and a decline in environment. Larger streets, which contain the concentrated commercial and public services, join the neighborhoods together engulfing the monuments and forming the different areas of the town. Each town or city had its well-defined central commercial and public spaces, its important monuments and its administrative focal points. This “Organic Fabric” style of planning prevailed in almost all Islamic cities. Aleppo was such a city whose organic fabric thrived and expanded for centuries.

The steps in the revitalization of such a project could be as follows:

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<sup>51</sup> Agha Khan development Network, Old City of Jerusalem Revitalization Programme (OCJRP), Old City,

- Select the area by setting priorities related to physical conditions, level of income, importance within the fabric etc.

Commission a study to do the following:

§ Survey the physical and social conditions of the selected area.

§ Determine the basic repairs and restoration needed for each home, including the introduction of some basic elements of comfort.

§ Determine the extent of repair needed for public spaces and infrastructure.

§ Layout a full set of designs and execution documents for the realization of the scheme taking the special historical character into full consideration.

The execution phase:

§ Lay out a time schedule in coordination with the residents and different authorities involved.

§ Acquire some of the destroyed and abandoned homes in the area and restore them according to the design as a first stage; hand them over to municipality after the completion of the project for use as popular housing.

§ Help families living in similarly dilapidated houses to move into the restored ones until work on their own homes is finished.

§ The majority of homes are in a condition where repair work can be performed during occupancy. Restore such homes in stages to cause the least inconvenience to tenants.

§ Repair and restore streets, public spaces and infrastructures according to a plan designed to maintain maximum possible flow of services to residents during execution.

§ Throughout the execution phase active participation by residents should be organized. Some can contribute labor and or funding when their financial conditions allow.

The Project for the revitalization of Aleppo was started in 1992.

The overall goal of the project was set: **“Preserve the valuable and unique fabric of the Old city and slow down the deterioration of its residential zones”**. This was to be achieved by upgrading its living environment and promoting its economic and social development.

The principal elements of this approach are:

§ Take immediate steps to address the urgent needs of the inhabitants such as emergency home repair for the lower income families and commence restoration of dilapidated public infrastructure. The residents will take the process seriously and become more willing to participate

§ Commence a rehabilitation study based on a physical, social and economic survey to create a land use plan and a development scheme. Set the priorities for implementation based on necessity, availability of funds and support by the public and private sectors of the economy.

§ Suggest an institutional setup with a good measure of independence capable of taking charge of all municipal matters and development in the Old City. Upgrade the rules and regulations of administration and train the necessary staff towards sustainability.

§ Seek the involvement of all the relevant local and international institutions and expand the sources of funding.

§ Start the of implementation during the planning stage and evaluate results to adapt the ongoing planning process accordingly

## **Economic Development:**

It's important to insure that the resident are economically capable and interested in taking over such a process. It is also necessary to create the atmosphere for investors, users and institutions to participate in this process towards achieving economic gains.

The Development Plan laid out objectives and strategies for achieving such goals:

### **Economic Development Objectives**

Generally, the objectives are directed to modernize the city's business and to stabilize the city's function as a center for jobs at all levels of quality. In general allow new functions to complete the city's variety of commercial and service sector activities.

In more details the objectives are:

- Identify stable business, which contributes positively to the Old City's financial recovery and redevelopment.
- Analyze and define business, which require space outside the Old City and should be relocated .
- Develop new professional opportunities for the tourist industry.
- Establish adequate indirect measures (infrastructure) and direct tools to encourage economic growth according to realistic spatial and economic objectives.
- Elaborate an overall Subject Plan 'Urban Economy' which can give detailed reasons for adequate measures and tools.

A precondition and pre-requirement for the development of strategies in this segment is a detailed knowledge on the character of the private business in

the Old City and an in-depth analysis on the financial capacity and willingness to participate by the private and public sector.

In the Aleppo case stated above, the similarity with Al-Shalalah case is pretty obvious. Considering their process of analysis was very helpful through my incremental steps through this thesis.

*3.4.3.2. Indicate how the health of your downtown has changed over time*

In the case of the Al-Shalalah the health of the downtown area had changed dramatically, after being the most active district in the area it ended to be the least active. Of course the change over time is related to the political situation, specifically with the second Aqsa Intifada during which the economic activity slowed down all over the country, and specifically the AlShalalah was set under severe closure.

Revitalizing Al-Shalalah is based on its historical economical background, which is considered a motive and brings a glimpse of hope as soon as the district is set free.

*3.4.3.3. Indicate whether you are optimistic or pessimistic about the future health of your downtown.*

Being optimistic is the main base that encourages me to work on the whole study of Shalalah, at a time when its completely paralyzed, and the time limit for reopening is not clear.

Streetscape improvements, such as sidewalk pavers, trees and benches, and new lighting, have commonly been viewed as a panacea for poor downtown health. The study indicates that such improvements play only a minor role.

Physical improvements in Al-Shalalah commercial district should be seen as a product of improved downtown health, rather than a cause of it. As is suggested by the old cliché, "Beauty is only skin deep."<sup>52</sup>

When comparing the Tyler to the previous mentioned strategies, it may be clear that the Tyler Study goes into more details in the analysis phase, focusing on the main functional phases and physical phases that are both vital in the analyzing phase which means that this type of study must be related to the Shalalah at the final stages after the Main street and Market Analysis Approaches.

#### **3.4.4. Potentials**

The Revitalization Plan recommends various new development and renovation projects along district, based on the existing potentials.

A summary of the potential services that the Al-Shalalah commercial district should provide are:

- ***Enhancement of Public Services*** - more frequent and higher levels of trash pick-up, street cleaning, street furniture and tree maintenance, and parking management. Other services should include daily placement and maintenance of moveable street furnishings to improve the user friendliness of the district's public spaces.
- ***Blighting Social Issues*** - Addressing the residents of the Shalalah to return back to the district, so as to make the area vital day and night.
- ***Management Issues***: Merchandised skills, business management programs. Events programming and support to attract people to the district and make them aware of the area's offerings.<sup>53</sup>

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<sup>52</sup> Review of Revitalization Strategies

### **3.4.5. Aims toward implementation and solutions**

The following are the main aims considered for the future success of the District:

- Linking and coordinating various levels in order to reach to balanced solutions.
- There are several obstacles and restrictions facing the merchants and customers of the district, among these are the political ones, in addition to the historical values.
- Keeping the district closed for cars accessibility to provide a safe environment not only for merchants, but more importantly for pedestrians and customers in the district.
- Addressing parking solutions close to the area by studying the surrounding areas, and hence reaching helpful solutions.
- Streetscapes throughout the district are not available, therefore proper pedestrian orientation and must be resolved to make a truly successful walk able environment;
- Proper establishment of architecture is key to creating a comfortable pedestrian environment and streetscape;
- Evaluating and obtaining a proper mix of businesses and specific focus or market niche is important to creating destination to attract visitors;
- While modifications to the physical environment can be made to the District to facilitate success, other key intangibles should be given equal consideration:

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(last visited 8/10/05) <http://www.emich.edu/public/geo/557book/e199.review.html>  
<sup>53</sup> University Neighborhoods Revitalization Plan CONCEPT DOCUMENT, commercial Revitalization <http://campuspartners.osu.edu/commerce.htm> ( last visited 29/9/05)).

- In a downtown area with many divergent interests, a clear consensus is an unlikely objective. A course of action that will provide long-term success for the district, as a whole, should be the clear goal
- The city should be a proactive player within the historic Qasaba and towards the development or growth forward toward a single, well-defined vision.
- While the city can play a significant role, the private sector must also improve efforts to work toward common goals and create partnerships.

Within the framework of these findings, the historic revitalization Plan includes a planning vision that proposes significant change for a historically unchanged place. Significant growth, redevelopment, and integration of the natural and historic environment are all part of a larger, better and more vibrant historical Hebron.

Finally it is to say, that the implementation of the mentioned steps and strategies depend severely on the participation of merchants, landlords, customers and investors activating the District. Also is necessary the intervention of local and international authorities to contribute to the revitalization process by prevailing financial, educational and professional assistance.

## **CHAPTER FOUR**

### **4. MASTER PLAN FOR THE REVITALIZATION AND PRESERVATION OF AL-SHALALAH COMMERCIAL DISTRICT**

#### **4.1. Introduction**

The master plan for the revitalization and development of the Al-Shalalah commercial district involved carried out historical, physical, social and economical surveys. The plan aims to address the fundamental need to protect and preserve the cultural heritage of the District, upgrade its services and utilities, regenerate the economy and improve the living conditions of its inhabitants in the study area. It proposes measures to provide institutional, financial and technical tools to facilitate the implementation of the various components of the plan, their management and sustainability. The findings will result in identifying priorities for the renewal and development of various sectors of the district. To enable an effective regeneration process physically, socially and economically, in this chapter the frame of a master plan ,main goals, strategies, tools of implementation and restrictions and problems for implementation are stated as follows:

#### **4.2. Programs and Concepts for the Master plan**

##### **4.2.1. Objectives of the plan**

- Proposing a long term plan for Al-Shalalah district in Hebron city in a harmonized fashion that takes into consideration the peculiarity of the Old City and its status as a cultural site that deserves protection and preservation.
- Developing local and international awareness of the importance and need to revitalize Al-Shalalah district and protect its identity and character as part

of the World Heritage and put an end to the obstacles influenced by the Israeli settlers.

- Reviving and activating public buildings and religious institutions.
- Regenerating the local economy by encouraging investment and attracting visitors locally and internationally.
- Implementing a preservation, management and maintenance program for historical monuments and sites of special architectural, cultural and historical significance. This includes providing training programs in the field of conservation

#### **4.2.2. Key Projects**

Key projects may be detailed according to the main components of the Al-Shalalah district:

##### 4.2.2.1. Architecture

Architecture in Al-Shalalah commercial district promotes the same spirit of architecture found in the Old City of Hebron.

##### ***Buildings***

- Revitalization and Historical Preservation of the district.
- Restoring all ancient buildings and monuments in the district.
- Historic recording documentation of buildings and monuments
- Renovating the façade of the traditional market buildings, by proposing special shops signs, canopies, unified doors designs and colour which in turn will enhance the rich Architectural quality of the shop buildings.
- Prevention conservation project so as to consolidate the buildings on the verge of collapsing.

- Reactivating Public buildings, such as banks, medical centers, mosques, ...etc.
- Proposing missing public buildings such as governmental centers.
- Changing the present road into a pedestrian road.
- Upgrading and rehabilitation of infrastructural services and utilities.

### *Squares*

- Providing green areas in the squares and along the district.
- Proposing streetscapes for the district.

The two squares that are on both entrances of Al-Shalalah commercial district are appropriately oriented to give a sense of arrival to the district. Hence, special care needs to retaliate the two plazas, by introducing hard landscape, greenery and street furniture or by designing special entrances to our commercial district. In addition to giving special floor pavement, placing a district map, marking the significant landmarks, buildings, archeological sites or important focal points in the area and close neighborhoods, besides lighting fixtures, and water fountains.

### *Pools*

- Rehabilitating the Ibrahimi well
- Introducing water fountains

#### *4.2.2.2. Economy*

- Economic regeneration by reactivating the commercial stores
- Al-Shalalah commercial district used to be one of the most active commercial districts in the area as a whole and for customers from all over Palestine, but due to Israeli aggravation the street was totally paralyzed. This should work as a good initiative for me in my proposed master plan, so as to revitalize that district to get it back to its former state.

Reactivating the commercial activity of the Shalalah may be introducing new business types, with a variety of goods and services.

#### 4.2.2.3. Tourist sector

- Leading the road to be a touristic lively resource for the city.
- Proposing Touristic services
- Introducing souvenir shops

#### 4.2.2.4. Social Aspects

- Rehabilitating and introducing social services
- Introducing cultural and social activities in the district.

These previously stated social needs are for the benefit of the beneficiaries of the district who are: Shopkeepers, inhabitants (owners or tenants), surrounding neighborhood residents and tourists addressing the Old City center and precisely the Ibrahimi Mosque

#### **4.2.2.5. Planning policies**

Declaring the area as a protected historical area with strict building regulations:

§ Restrictions on the demolition of old buildings.

§ Restriction on proposing new construction.

§ Strict laws concerning new additions to the old buildings.

(This should be limited to additions that enhance the use of old buildings fabric, scale, skyline, material ...etc.)

§ Restriction on building materials, used in the conservation process.

§ Restrictions for preserving and reconstructing the image of the traditional Shalalah commercial district.

Respecting the above mentioned restrictions should be accompanied by a deep study of the Hebron's architecture, and the modern demand of our age. Besides dealing with a district rich in traditional architecture

#### **4.2.3. Concept**

The concept is based on interpreting the proposed revitalization plan into planning strategies and implementation tools. This will create a base and reference for the restoration and rehabilitation process in the Al-Shalalah commercial district.

The plan will be based on careful and systematic technical and professional research and input. The planning exercise aims mainly to identify, direct and achieve practical and useful implementation of vital projects identified within a comprehensive professional Palestinian strategy to maintain and develop the inhabitants and tourist presence in Al-Shalalah district and protect its cultural heritage.

The plan will includes proposals for physical rehabilitation and restoration of buildings, complexes, monuments, Al-Suqs and houses. The process combines the human component as well as the building, the inherited monuments, the functions and activities.

The revitalization process therefore, will include all the components of a comprehensive development plan that addresses the social, economic, cultural, physical, functional and symbolic aspects.

### **4.3. Comprehensive development Master plan**

A comprehensive plan is needed so as to address all the issues involved according to a renewal process necessary for effective urban development and preservation policies.

According to the confirmation by the Hebron Rehabilitation Committee the area of study needs a comprehensive Master-Plan to revive Al-Shalalah district, regenerate its economic base, improve their social and living conditions and create a program for the revitalization of the city and the preservation of its identity, economy and heritage.

#### **Basic needs of a Master plan**

The detailed master plan must fulfill the following:

- Depicts the most appropriate planning and legal framework for the protection of Al-Shalalah district.
- Addresses issues of zoning, road network, construction laws and regulations.
- Regulates the haphazard development that took place in the last decades.
- Complements and dictates the nature of developments and conservation which will lead to the protection of Al-Shalalah commercial district.

The **key actors** involved in that are under the intervention of:

- The Municipality, which in turn carries the responsibility, jurisdiction, decision, implementation and policy making sphere.
- Hebron Rehabilitation Committee, this Committee, will be the most important actor in our revitalization process, because it's the

leading actor in all restoration process, implemented already in the area.

- Merchants and shopkeepers who are the mostly benefited parties in our Commercial District of the Shalalah Aces.
- Investors, who will help in activating the shopping process.

#### **4.4. Tools of implementation**

- Creation of a financial mechanism to provide credit facilities such as easy loans and revolving funds.
- Creation of defense plans against the settlers attacks against locals in the District.
- Creation and regeneration of economic activities relevant to the characteristics of the Old City of Hebron including tourist related functions.
- Development and maintenance of key projects which will have an impact on the revitalization process.
- Initiating a merchant association for the managing and proposing a marketing strategy to promote a positive economic image.

## **CHAPTER FIVE**

### **5. PHYSICAL IMPLEMENTATION AND DESIGN IN AL-SHALALAH COMMERCIAL DISTRICT**

#### **5.1. Introduction**

The fruit of the discussed matters in the previous chapters, starting from the existing factors, data analysis, marketing strategies and proposed master plan is the implementation stage of the detailed master plan, in addition to the introduction of new business types and reviving old business active in the district.

Based on the main street Approach, which is a community-driven, comprehensive methodology used for the revitalization of older, traditional business districts. It is a common-sense way to address the variety of issues and problems that face traditional business districts.

The underlying premise of the Main Street approach is to encourage economic development within the context of historic preservation in ways appropriate to today's marketplace. The Main Street Approach advocates a return to community self-reliance, local empowerment, distinctive architecture, a pedestrian-friendly environment, personal service, local ownership, and a sense of community. The comprehensive strategy that is tailored to meet local needs and opportunities; it encompasses work in four distinct areas, which is recognized as **(Four Points Approach):**

Design (guidelines), Organization, promotion and economic reconstruction

Coincidentally, the four points of the Main Street approach correspond with the four forces of real estate value, which are social, political, physical, and economical (see appendix (5-1)).

## **5.2. Design**

Establishing design guidelines creates an active and vibrant retail area, while protecting the historic scale and texture of the district. Besides the design guidelines and design review processes help create or maintain the unique, unified identity of an area to which they are applied.

However, commercial and specifically retail uses are severely lacking design control. If properly directed, this level of private sector improvement could have an immediate positive impact on the appearance of Al-Shalalah commercial district.

The design guidelines need to provide standards that blend new commercial development with the rehabilitation of existing structures. This is especially true when one considers that many of the program requirements that national retailers use may be difficult to achieve if the guidelines simply try to replicate the existing building patterns that currently exist. As such, a balance will need to be struck between ensuring that new businesses can construct viable and operationally functional structures and respecting the integrity and historic patterns of Shalalah.

The purpose of the design guide lines is to define and considered approach to the most common types of building and property improvements (such as signs, facade restoration, and parking lots) as well as potential new construction that is offered to leverage existing funding as well as to encourage good decisions about design and development.

*The guidelines should address, as a minimum, the following categories:*

Cultural Heritage protection Standards, street amenities (furnishings, landscaping, paving, etc.), facades, storefronts and Entrances, awnings, lightning, and building features, signage, building height and massing, building materials

### **5.2.1. Cultural Heritage Protection Standard**

When dealing with the district I am not only dealing with it economically, but rather architecturally and socially.

Dealing with architectural preservation and cultural protection is crucial to preserve the historical link of the district to the Qasaba core, and finally revive and nourish and bring the district back to life.

For the restoration process to be more practical and applicable several Charters for the Conservation and restoration of Monuments and Sites were set. The most significant Charters are the Venice Charter: (Appendix (5-1) and the Athens Charter<sup>54</sup> (Appendix (5-2)).

The Venice Charter's concept is that any historic monument, whether it was a single architect's work or urban rural settings contributes to the study and safeguarding of Architectural Heritage, and emphasizes on maintaining the restoration and conservation on permanent basis. The conservation according to Venice should be facilitated by making use of them socially. No modification, demolition or new construction must be allowed to be taken for the traditional monument that will affect

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<sup>54</sup> The Athens Charter for the Restoration of Historic Monuments  
(last visited 31/10/05)[http://www.icomos.org/athens\\_charter.html](http://www.icomos.org/athens_charter.html)

mass or colour. As for the Athens Charter it is mention that “Problems of preservation of historic sites are to be solved by legislation at national level for all countries<sup>55</sup>,”

Based on all the information mentioned in the previous section, each of the significant buildings along the Shalalah should be documented and listed marked, so that appropriate renovation technique be handled.

### **5.2.2. Street Amenities**

Working on the streetscape of the Al-Shalalah commercial district is extremely important, since it’s the one that provides the visitor of the district with the first impression. Using simple elements in streetscape gives an over all new perspective to the district. Introducing suitable streetscape in Al-Shalalah commercial district is not a minor element since our revitalization planning is based on transforming Al-Shalalah district to a completely pedestrian path.

Adding appropriate lighting fixtures, street furniture, variety of stone pavements, wooden or steel shelters and street signs are all examples of these needed streetscapes.

### **5.2.3. Facades**

Facades should be well maintained, and when they are substantially modified, period architecture detail should be preserved. Activate, rather than block-up, upper floor windows. New building should

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<sup>55</sup>The Athens Charter for the Restoration of Historic Monuments  
(last visited 31/10/05)[http://www.icomos.org/athens\\_charter.html](http://www.icomos.org/athens_charter.html)

Jerusalemites, crimes against Islam  
visited 31/10/05)[http://www.jerusalemites.org/crimes/crimes\\_against\\_islam/32.htm](http://www.jerusalemites.org/crimes/crimes_against_islam/32.htm)(last

attempt to fit in to the style of the existing district while avoiding false historicism. Besides false facades may be introduced to existing buildings, which will in turn change the whole spirit of the building.

Adding arcades in front of existing buildings, is another solution when dealing with a commercial district, where it functions both as a decorative element, and as a shelter for customers along the district. This element is not a traditional architectural element, but adding it has to be studied well, because it had proven to be unsuccessful, as in the case of the Salah Eldin commercial district in east Jerusalem.

Taking action in demolishing a facade or even a floor in a building and sometimes ruining a building completely are all possibilities when dealing with the Al-Shalalah commercial district. Of course that must not be implemented on buildings of historical significances.

When revitalizing the Al-Shalalah, respect should be given to the general skyline of buildings along the borders of the district. Therefore any raising or reducing of floors may be proposed in order to reach to the required solution.

#### **5.2.4. Storefronts and Entries**

The storefronts should invite passers-by to become customers. Large, clear glass areas display the nature of the business within and produce an interesting streetscape that is welcoming in the evenings as well as during business hours.<sup>56</sup>

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, **Girard Coalition INsights: Design Guide**<sup>56</sup>LISC, Commercial District Revitalization, (last visited [http://www.lisc.org/resources/commercial\\_district.shtml?Social+&+Economic+Development](http://www.lisc.org/resources/commercial_district.shtml?Social+&+Economic+Development) 31/10/05)

Storefronts should be transparent and illuminated. A considered display contributes to an interesting streetscape that is welcoming in the evenings as well as during business hours. Renovations should respect the spirit and proportions of the facade above. Accessory elements such as light brackets, awnings and sign supports should be thoughtfully detailed and attractive. Security features such as window grates, security cameras, and exterior lighting, should, whenever possible, be designed so as not to be a sinister or unwelcoming presence. Display windows on the ground floor of retail and commercial buildings shall be the predominant surface on the first storey, (Figure5-1).

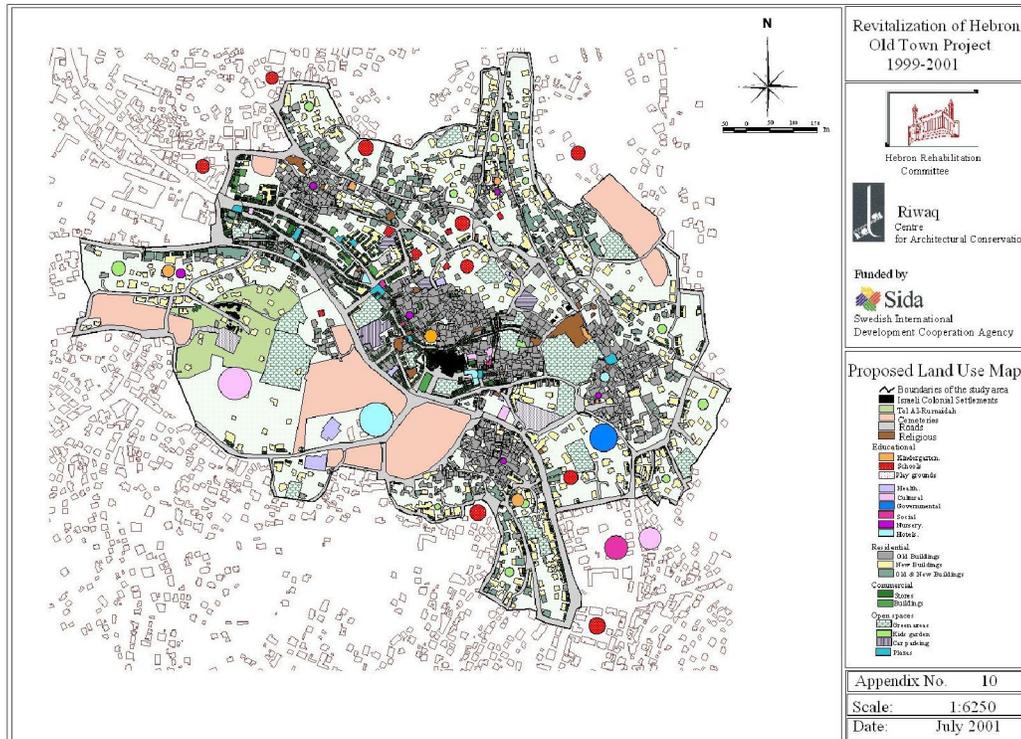


**Figure 5-1:** Transparent glass facades

**Source:** *City of Snohomish Historic District Design Standards*,  
<http://www.ci.snohomish.wa.us/PDFs/DesignStandardsHistoricDistrict.PDF> (last visited 31/10/05)

Windows shall not be darkened by use of applied films at street level. But Preserve original spacing of vertical mullions in transom windows. Mullions and muntins must be vertically proportioned. Replacement windows are also

subject to this design requirement.<sup>57</sup> Facades Provides grants to retail businesses to restore commercial facades in targeted neighborhood shopping areas.



Map 5-1: Proposed future plan for the old city. Source: HRC, 1999

### 5.2.5. Lightning, Awnings, and building features

Standardization of equipment and components for West Bank electrical infrastructure is extremely important to efficiency of repairs. For that reason it is recommended that the financing of repairs and rehabilitation of the electricity network is channeled through one single financier or donor. This also applies to rehabilitation of streetlights.<sup>58</sup>

<sup>57</sup> City of Snohomish Historic District Design Standards, <http://www.ci.snohomish.wa.us/PDFs/DesignStandardsHistoricDistrict.PDF> (last visited 31/10/05)P34

Awnings should be “right-sized” and well designed with limit message length. It’s important that it doesn’t obscure architectural features of the building. Awnings should not cover over principal architectural features. Avoid back-lit plastic sign-board awnings.<sup>59</sup> Awnings may be provided along the entire frontage of commercial buildings. Marquees are encouraged where appropriate. They shall be of a size, scale and shape appropriate to the specific building, window and door trim, (Figure 5-2/3).



**Figure 5-2:** Marquees on store facades

**Source:**<sup>1</sup> *City of Snohomish Historic District Design Standards*, <http://www.ci.snohomish.wa.us/PDFs/DesignStandardsHistoricDistrict.PDF> (last visited 31/10/05)P34

Back lighted awnings are prohibited. Awning materials must be opaque if lighting is used underneath; however, canvas awnings are permitted and shall be opaque to the extent feasible.<sup>60</sup>

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**Girard Coalition INsights: Design Guide**<sup>59</sup> LISC, Commercial District Revitalization, (last visited [http://www.lisc.org/resources/commercial\\_district.shtml?Social+%26+Economic+Development](http://www.lisc.org/resources/commercial_district.shtml?Social+%26+Economic+Development) 31/10/05)

<sup>60</sup> *City of Snohomish Historic District Design Standards*, <http://www.ci.snohomish.wa.us/PDFs/DesignStandardsHistoricDistrict.PDF> (last visted 31/10/05)P31

Awnings may have building or business names or street address on the apron, but may not function as signs, with extensive text areas.



**Figure 5-3:** Awnings with business name. **Source:**<sup>1</sup> *City of Snohomish Historic District Design Standards*, <http://www.ci.snohomish.wa.us/PDFs/DesignStandardsHistoricDistrict.PDF> (last visted 31/10/05)P34

Awnings or canopies shall be hung above the display window space above the public walkway.

### 5.2.6. Signage

Design signs that are integral to the composition of the façade. Signage design shall be considered as part of with building design. Signs may be mounted on the face of the building, provided the Advertising does not detract or overpower the building architecture and scale. Signs may incorporate graphic symbols, logos, and other elements to provide visual interest and theme continuity. However, in order to preserve the old commercial buildings, corporate marketing Themes, logos, corporate colors, and prototypes developed after 1930 shall not become a **dominant** visual feature of the site, or building. Painted ceramics sign may be appropriate especially for historic commercial buildings.

An illuminated sign shall be defined as a sign in which a lighting device such as an incandescent bulb, florescent bulb, LED or neon tube are used on the sign plane itself and not as a means for making a sign visible using reflected light, such as a spotlight sign.

The total permitted area for an illuminated sign shall be 75% of the total permitted sign area. In the event the area for an illuminated sign is irregular in outline, then the area shall be defined as the area of the smallest rectangular perimeter drawn around the sign. If the sign is composed of separate illuminated elements (i.e. widely spaced letters in individual components), then the area of the sign shall be defined as the sum of the areas of the elements, each element's area calculated as the area of the smallest rectangle perimeter drawn around each element. No more than 20% of the area of an internally illuminated sign shall be covered by the color white or any other pale tint with a light intensity of 80% of the color white. If this is in question, measurement shall be made by a City official using a photographic light meter. Signs with mirrors or other highly reflective surfaces when combined with on-sign lighting devices.

### **5.2.7. Building Height and Massing**

Although it was no fixed as a regulation, the relationship between maximum height and the street width is ranging from 0.75 to 1.50 m. It is a tool that can be used in the future when permission for higher buildings is requested. It is fixing maximum height in floors and meters. It can be seen that relationship is decreasing from narrow streets to the main ones. This is in order to discourage very high-rises as a typology itself.

### **5.2.8. Building Materials**

It's well known that the main building material, in the Hebron Architecture is the stone, where several well known masonry factories are located in the Hebron area. Therefore in the revitalization process, stone is considered a prime building material.

According to main street approach design means getting the Main Street into top physical shape. Capitalizing on its best assets, such as historic buildings and pedestrian-oriented streets, is just part of the story. An inviting atmosphere, created through attractive window displays, parking areas, building improvements, street furniture, signs, sidewalks, street lights, and landscaping, conveys a positive visual message about the commercial district and what it has to offer. Design activities also include installing good maintenance practices in the commercial district, enhancing the physical appearance of the commercial district by rehabilitating historical buildings, encouraging appropriate new construction, developing sensitive design management systems, and long-term planning.

Moreover, the historical significant of the Al-Shalalah commercial district and its strategic location and the presence of ancient buildings and landmarks (Ibrahimi well) lacks street furniture, signs, sidewalks, street lights, and landscaping ... etc. Hence, working on the right construction track must be accompanied by an active organization, that would lead to my success in the revitalization process.

### **5.3. Organization**

Implementing a Main Street revitalization program requires getting everyone to work toward the same goal, and to assemble the appropriate human and financial resources to implement a Main Street

revitalization program. A governing board and committees make up the fundamental organizational structure of the volunteer-driven program. The Hebron Rehabilitation Committee (HRC) is a suitable governing committee for my revitalization process, the presence of such an active committee in Hebron helps not only in dividing the workload and clearly delineating responsibilities, but also in building consensus and cooperation among the various stakeholders.

The committee needs both design and construction professionals for the revitalization process's success, for the following reasons:

- Ensuring the proper preservation of cultural Heritage in Al-Shalalah commercial district.
- Improvement of the quality of conservation applied to sites.
- Contribution to the revival of traditional construction methods.

Nevertheless, there is deficiency in that matter due to the following reasons:

- Lack of high quality skills for work based on the local construction methods and details in four main fields: masonry, metal and wood, and structural consolidation.
- Lack of document of recommendations and practical indications on the techniques and technologies utilized in restoration.
- Lack of institutional framework for contractors.
- Lack of Engineers and contractors certified as conservators.

Supporting associations play an important role in the revitalization process. Several local and international Organizations are specialized in the restoration and rehabilitation Projects, one of the most significant local wise is the "Hebron Rehabilitation Committee".

Other well known local Organizations are the Welfare Organization (*protects the cultural heritage and community in the Old City of Jerusalem*), Riwaq (*protects the cultural heritage and community in Ramallah and surroundings*) CCHP (*cultural heritage and community in Bethlehem*) .

On the International Level there is uncountable number of Organizations such as: UNESCO (*United Nations Education, Science and Cultural Organization*) ICOMOS (*International Council for Monuments and Site*) which is one of the organizations that aim to encourage the safeguard and to ensure the conservation and promotion of monuments and sites — that privileged part of the human heritage.<sup>61</sup> (HCSP) *The Historic Cities Support Program promotes the conservation and re-use of buildings and public spaces in historic cities in the Muslim World. HCSP undertakes the restoration and rehabilitation of historic structures and public spaces in ways that can spur social, economic and cultural development.* (SPAB) *is the Society for the Protection of Ancient Buildings it is the largest, oldest and most technically expert national pressure group fighting to save old buildings from decay, demolition and damage.*<sup>62</sup>

These parties who if financially support the revitalization process will not only revive the district totally but also help reduce the unemployment in the city and help raise the economic level which was completely paralyzed due to the continuous closures and pressures imposed on the district since the beginning of the Al Aqsa Intifada.

Supporting associations usually race to renovate significant sites as the Shalalah, due to its unique architecture and strong link with an ancient core.

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<sup>61</sup>ICOMOS International Scientific Committee on Cultural Tourism, Charter of Cultural Tourism- <http://www.icomos.org/tourism/> (last visited 20/5/05)

<sup>62</sup>The society for protection of ancient buildings, <http://www.spab.org.uk/whatis.html>, (last visited 31/10/05)

Based on that, protecting the cultural heritage of the area must be studied in detail.

#### **5.4. Promotion**

Promotion sells a positive image of the commercial district and encourages consumers and investors to live, work, shop and invest in the Al-Shalalah Commercial District. By marketing the district's unique characteristics to residents, investors, business owners, and visitors, an effective promotional strategy forges a positive image through advertising, retail promotional activity, special events, and marketing campaigns carried out by local volunteers. The above mentioned activities improve consumer and investor confidence in the Al-Shalalah commercial district and encourage commercial activity and investment in the area, which is our main goal.

#### **5.5. Economic Restructuring**

The economic restructuring strengthens a community's existing economic assets while expanding and diversifying its economic base. The Main Street program helps sharpen the competitiveness of existing business owners and recruits compatible new businesses and new economic uses to build a commercial district that responds to today's consumers' needs. Converting unused or underused commercial space into economically productive property also helps boost the profitability of the district.

### **5.5.1. Introducing new business in Al-Shalalah district**

Supporting existing businesses in Al-Shalalah commercial district will create a vibrant and stable street market economy. Besides introducing new types of shops, like souvenir shops, restaurants and coffee houses would encourage new customers to visit the district and automatically reactivate the commercial activity there.

Additionally, providing residents with needed services and job opportunities will automatically improve job-links and relationships between residents and major area employers.

Referring to Tyler study mentioned in the previous chapter, there are two basic concepts that are central to all downtown redevelopments.

#### ***Diverse Market: Downtown must have a mixture of complementary uses:***

The downtown area of Al-Shalalah commercial district must have a mixture of complementary uses in a concentrated area to generate the pedestrian activity that creates a lively, interesting social environment and a profitable business setting.

#### ***Quality Place: The Downtown area must have a physical setting for pedestrian activity***

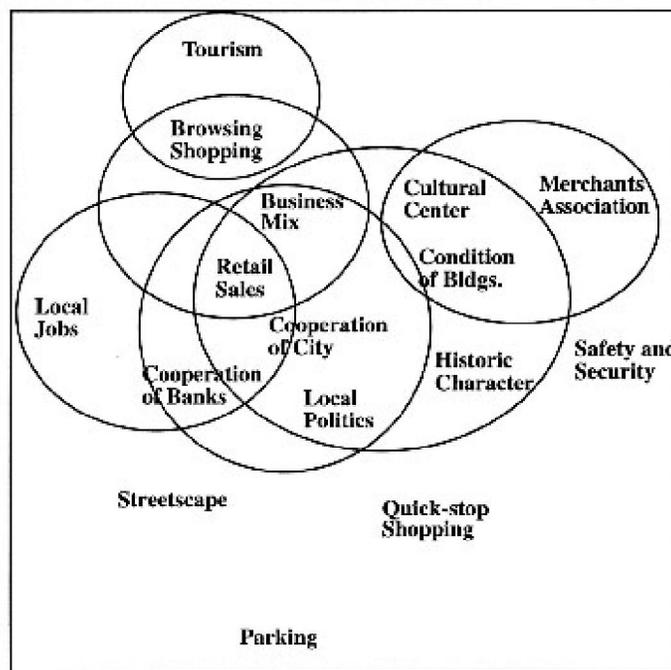
That is comfortable, convenient, visually interesting, and secure.<sup>63</sup>

That's probably my suggested initial step in the implementation of the revitalization plan of Shalalah and on it I proposed all the needed physical factors for the nourishment of a pedestrian commercial activity.

The downtown area of the Al-Shalalah commercial district must have a physical setting for pedestrian activity that is comfortable, convenient, visually interesting, and secure.<sup>64</sup>

In the Tyler study, functional characteristics were found more vital to success, but physical improvements are more a reflection of good health, rather than the cause of it, while functional factors were more causal.

The following chart illustrates clearly and simply the downtown characteristics that are central to perceived downtown health, as well as their relationships to each other.



**Figure 5-4:** Tyler Study's Bubble Diagram

**Source:** Review of Revitalization Strategies

<http://www.emich.edu/public/geo/557book/e199.review.html> (last visited 8/10/05)

<sup>64</sup> Cyril Panmier. *Designing the Successful Downtown*. p. 3.

As shown in the chart above, three factors had virtually no correlation with downtown health—"Streetscape improvements," "Parking," and "Quick-stop shopping." This was a surprising conclusion, for revitalization programs which often include all three of these characteristics as major factors in their efforts. Yet the three were shown to be not that important for varying reasons. Streetscape improvements were sometimes seen as important, and sometimes not.

Possibly more surprising and controversial was the finding that convenient parking was the characteristic least correlated with the downtown health index. Many merchant associations have expressed their concern with the inadequacy of downtown parking area as a reason for their poor sales, and city officials have responded by spending capital improvements money on larger parking lots. Yet this survey found that other factors were much more closely tied with commercial success, and that the parking problem was largely overrated as a factor. This is important to recognize, because many cities have allocated a large portion of their downtown improvement budget to more or improved parking, when there is no evidence that the amount or quality of parking contributes to downtown health in any significant way.

The third non-factor was what was labeled quick-stop shopping—the type of shopping that imitates the strip commercial centers. Customers typically have directed purchases, with their goal to be quickly in and out. These types of businesses do not contribute to the character of healthy downtown areas, which are most successful when they are destination points, rather than quick stops along the way to somewhere else.<sup>65</sup>

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(last <http://www.emich.edu/public/geo/557book/e199.review.html><sup>65</sup> Review of Revitalization Strategies visited 8/10/05)

Introducing the following retails to Al-Shalalah may be successful:<sup>66</sup>

- **Souvenir Shops**

There are no souvenirs shops in the Al-Shalalah, most souvenir shops are in the center of the Qasaba and most of the present ones are closed due to the low tourist activity. Therefore, one way of reviving the economic activity is by marketing the tourist industry that symbolizes the Hebron's light industry

- **Handcraft (village industry) center**

Proposing a light industrial workshop center, where tourists and visitors of the center not only by the local products, but also have the opportunity to watch the whole industrial process in a well organized manner. To assure the success of such a project a special center with all need equipments and requirements should be proposed in the center of the district.

Encouraging the tourist activity in the district should be accompanied with the proposal of all needed services, among these are the restaurants and coffee houses.

- ***Restaurants and Coffee houses***

There had been no restaurants or coffee houses in the district, even during its peak activity in the past. The revitalization of the district means the attraction of more customers and tourists in the district. Hence, proposing new oriental food restaurants and Hebronite dishes servings in these restaurants may be point of attraction.

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<sup>66</sup> The costs Associated with problem Housing in Elmwood, Elmwood Neighborhood Revitalization Plan Action Table(3), [http://envstudies.brown.edu/thesis/2002/alarie/background/action\\_table.htm](http://envstudies.brown.edu/thesis/2002/alarie/background/action_table.htm)(last visited 31/10/05)

These restaurants may expand in the middle of the pathway of the district with suitable streetscape, greenery and street furniture.

When dealing with the district we have to consider nearby public buildings such as the educational and governmental buildings or others.

Certainly in Al-Shalalah there are several educational institutes located in it and surrounding it, therefore introducing any needed services for the pupils would be successful:

- ***Internet Cafes and other educational services:***

There are more than one school located in the district, and according to the HRC's proposed plan, there are also several educational buildings surrounding the district, (map(5-1/p.136), therefore fulfilling the necessary needs of these pupils may open new economical opportunities, such as: internet Cafes, computer appliances, libraries, stationeries and bookshops.

To sum up all the mentioned steps are all proposed opportunities for reviving the economical activities in the area district these are vital the attraction of all visitors of the district.

### **5.5.2. Economical and Political Recommendations for Al-Shalalah Commercial District**

- Arranging marketing and shopping festivals.
- Encouraging investment in the Old City by providing easier marketing facilities, like tax exemption, financial support, ...etc.
- Providing parking lots for cars coming from the surrounding villages.
- Finding Recreational parks and children's playgrounds.

- Transferring ministries or public offices
- Preventing the immigration of the streets inhabitants.
- Encouraging the opening of restaurants and coffee houses.
- Reviving craftwork and minor low scale industries.
- Providing services through reactivating present banks in the district, post offices, medical services....etc.
- Providing public transportation facilities to encourage inhabitants and tourists

For a Main Street program to be successful, it must whole-heartedly embrace the following time-tested *Eight Principles*:

*Comprehensive, Incremental, Self-help, Partnerships, Identifying and capitalizing on existing assets, Quality, Change and Implementation*

## **5.6. Implementation Strategy**

Master plan implementation is the logical step following the adoption of the plan. Implementation requires several key components to be successful. Implementation must be done with commitment –that is, the community must undertake plan implementation with the full understanding of its complexity, the time required, and the relationship and sequence of the plan’s various elements. Implementation must be funded; the community must allocate adequate resources for staff, professional assistance, project funding, and financial leverage. Implementation requires partnerships; public and private sector individuals and organizations must come together as an implementation team. Finally, implementation must be dynamic; unanticipated redevelopment opportunities will present themselves throughout the process of planned implementation, so the implementation

team must be able to assess and reprioritize on a continuous basis to take advantage of emerging opportunities.<sup>67</sup>

The following implementation strategy details the steps and activities needed for implementation:

- Strategies for business recruitment and retention.
- Strategies for recruiting and working with developers.

### **5.6.1. Strategies for business recruitment and retention**

One of the most important components of maintaining a downtown business district is to have healthy merchants. Healthy merchants are those that are successfully meeting their market niche, and who are achieving their own goals for growth and financial viability. Very often, no one within the community is really monitoring the state of their downtown businesses.

For example, do we know which businesses are doing well (and why?), which businesses that may be slipping (and why?), which businesses that could benefit from specific technical assistance (help in marketing merchandising, inventory control, etc.), those business owners who want to retire or sell their businesses, those businesses who want to move to larger or smaller space, etc. A Business Retention/Recruitment Committee, should provide a resource data bank for ongoing support to local businesses. This support can stabilize or even save a business by offering resources (technical assistance, workshops, training, speakers, connections, referrals, etc.) in store merchandising, inventory control and buying, internet opportunities, financial planning, promotion/marketing/advertising, customer service, employee hiring/retention and succession planning.

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<sup>67</sup> Downtown Revitalization and Market Analysis  
<http://www.oconomowoc.org/LifePages/OconomowocFinalDraftpages52-67> (last visited 4/1/06)

Additionally, programs that offer façade design and financing assistance, joint marketing plans, downtown promotions or events that increase pedestrian traffic, ongoing newsletters, updated consumer surveys, demographics and marketing materials can all be of assistance to existing businesses.

### **5.7. Success of the Project**

The main objective of this project was to "counteract the political pressure to evacuate the old town and on Al-Shalalah specifically and to avoid its becoming a target for Israeli settlements . . . [which] naturally overlaps with the sensitive position of the Palestinian Authority, which is at the threshold of becoming a state. Land, property, identity, and cultural consciousness are sensitive and important issues."<sup>16</sup> So even though the project was physically rehabilitating residences, it was playing a social/ political/religious role as well. By giving the city back to the owners, in a livable state, the Palestinians were reaffirming their ownership and right to the city. It is much more difficult to take away a place that people have put time and effort into protecting and preserving, and it gives the Palestinians legitimacy to the city of Hebron in the eyes of the world. The conservation aspects are not all that important." By saying this, he underscored the role returning to the old town of Hebron will have to the Palestinian residents, as being even more important than saving the physical fabric.<sup>68</sup>

### **5.8. Conclusion**

There is a severe need for revitalization and Historic Preservation of the Al-Shalalah commercial district, hopefully all the information that was collected and proposed will be of really benefit to the HRC Committee and

to the country as a whole. The target behind all what was discussed along my previous chapters is to end up with a master plan in which all proposed results are presented.

It's crucial to conclude that the legal Heritage aspect of dealing with cultural properties in Palestine is very complicated. Putting forward a detailed plan for Al-Shalalah commercial district area as defined by the project by including roads; public area designated use of different parts and may even extend to how the facades of houses may appear. Once such a plan becomes final it will restrict the possibilities for changes within the designated area in a manner that is inconsistent with the detailed zoning plan.

My ultimate goal during the whole process of this thesis was to deal with every detail that has any relationship with the thesis topic.

The motivation behind the whole study is that the topic is enriched with daily news reports on the area starting from the Israeli proposals to make changes in the area and the continuous aggravation of the IDF forces against locals.

Providing a more precise data about the inhabitants, storekeepers and stores in the Al-Shalalah, but the present state of the area, with the closure enforced on it, made that impossible.

Any party that will have a future interest in my addressed topic, must go in detail in every building in the district were its entire characteristics should be noted in detail, based on that a detailed restoration map must be outlined.

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## APPENDICES

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## Appendix (1-1): Cape Guardian

**Girard Coalition Inc.** has created a Design Guide for Girard Avenue to assist building and business owners to plan and implement building improvements. Recognizing that most of the resources that must be mobilized to improve the corridor are in the hands of individual property owners, GCI seeks to make it more likely that each incremental investment in the physical appearance of the Avenue "adds up" creating, over time, a popular, vibrant Avenue that residents and visitors frequent. During this exercise it became apparent that the objectives of residents, and even business owners, are challenged by the current practices and the requirements of retail development:

- Contemporary retail businesses often require substantial dedicated off-street parking with the additional expectation that the parking lot, rather than the sidewalk will be the entrance to the building.
- Lenders typically avoid opportunities that include a mix of uses within a single building envelope. This makes it difficult to develop mixed-use, multi-story buildings.
- Adaptive re-use of existing buildings usually appears to be more costly and more difficult to finance than construction.
- The materials and construction techniques readily available to property owners and their tenants from local suppliers, sign makers, and contractors deliver a quick-fix approach to repair, business identity signs, and shopfront "makeovers".
- The Avenue was, for some of its length, thought of as more of a highway than a street. As a result, signage, lighting, and development practices began to shift toward being more auto-oriented and less pedestrianfriendly.
- Concern about crime and mischief has led some Avenue merchants to take measures such as blocking up windows, installing bullet-proof glass at registers and putting up solid grates over shopfronts. The presence of such "fortified facades" creates an un-welcoming environment for shoppers and prevents patrolling officers from seeing inside. The Design Guide defines a considered approach to the most common types of building and property improvements (such as signs, facade restoration, and parking lots) as well as potential new construction. that is offered to leverage existing funding as well as to encourage good decisions about design and development. The Girard Avenue Design Guide documents the most common types of building projects anticipated along the Avenue, and illustrates a conceptual design approach for each.

**Purpose Girard Coalition Inc.**, has created a Design Guide for Girard Avenue as part of this plan document. The Guide recognizes the corridor's varied building types, uses, and development opportunities. It is organized to demonstrate both general principles of design in the context of the Avenue, and to reflect preferred design approaches to specific improvements likely to be undertaken in each of the sub-districts.

### DESIGN GUIDANCE

#### Secretary of the Interior's Standards

Secretary of the Interior's Standards and Guidelines provides technical guidance for the preservation and restoration of historic facades

#### The Philadelphia Art Commission

The Philadelphia Code also requires Art Commission approval for some signs on private property in certain special control areas, including projecting signs along Girard Avenue.

#### Design Guidelines for Commercial Façade Improvements

The Philadelphia City Planning Commission document recommends improvements for the appearance of facades typical of older buildings that line Girard Avenue. This book covers specific features of storefronts, the character of upper floors (cornices, windows, etc.), entrance doors and accessramps, store windows, shop displays, facade and shop lighting, some details regarding shop signs, awnings, security grills, and building colors.

**a. Shopfronts** should be transparent and illuminated. A considered display contributes to an interesting streetscape that is welcoming in the evenings as well as during business hours. Renovations should respect the spirit and proportions of the facade above. Accessory elements such as light brackets, awnings and sign supports should be thoughtfully detailed and attractive. Security features such as window grates, security cameras, and exterior lighting, should, whenever possible, be designed so as not to be a sinister or unwelcoming presence.

**b. Facades** should be well maintained, and when they are substantially modified, period architecture detail should be preserved. Activate, rather than block-up, upper floor windows. something about one story new buildings. New building should attempt to fit in to the style of the existing district while avoiding false historicism.

**c. Signs and Awnings** should be "right-sized" and well designed. Limit message length. Do not obscure architectural features of the building. Design signs that are integral to the composition of the facade - not "stuck on". Sign upper floor businesses. Mixed use buildings should develop a coordinated graphic program for business identity signage, as well as directory information and address display. Awnings should not cover over principal architectural features. Avoid back-lit plastic sign-board awnings

**d. Parking Lots** in the districts where there is auto-oriented retail.

## **Appendix (2-1): Palestinian Industry**

### **Industrial Base**

Economic growth potential in Palestine lies with the Palestinian private sector. Small-scale, single owners and family enterprises dominate businesses. Large enterprises are still very limited in number. The private sector industrialists have been accustomed to profiting under difficult circumstances during the occupation, using their size as a source of flexibility in favorable market conditions. Major Palestinian Industries include:

### **Stone Industries**

The stone and marble industry in Palestine is a growing and successful industry. It contributes 4% to the GNP and 5% to the GDP. The Palestinian stone and marble is significant not only by local standards but also globally. It constitutes around 4% of world production (one third of Turkey's production and half of that of Germany). Its product varieties, colors and features most types meet international standards and specifications characterize Palestinian stone. The competitiveness of Palestinian stone derives from two sources:

Its origin from the "Holy Land" creates spiritual and symbolic imagery in the minds of much of the world's population - particularly Christians and Moslems. The variety of colors and textures of the products.

### **Construction Material Industries**

The contribution of the construction sector to the GDP is currently rising in real terms and as a percentage of the total labor force. This sector is also important for growth as it carries significant forward and backward linkages, ranging from simple manufacturing plants to major construction materials production and processing industries. In addition, the industry has also acted as an impetus for the promotion and mobilization of local investments and has contributed to the consolidation of the Palestinian economic base

### **Textiles and Garments**

The Palestinian garments and textiles sector employs an estimated 65,000 workers in the West Bank and Gaza and contributes approximately 15 percent of Palestinian manufacturing output. Most manufacturers employ fewer than 20 workers but a few companies have more than 100. Palestinian producers sell approximately 70 percent of their production locally (accounting for a 20% local market share) with an additional 20 percent being sold to Israel (and through Israel agents to overseas markets).

A small amount is exported directly to overseas buyers. Total investment in the sector is estimated at \$46 million, much of which is in the form of the latest equipment used by mostly family owned enterprises.

The garment and textile sector makes an extremely important contribution to the Palestinian economy. It is an industry in the midst of redefining itself however, as international competitive pressures make it more difficult for Palestinian products to compete on international markets when marketed through existing channels, primarily Israeli agents.

Palestinian producers are currently manufacturing a wide range of products including underwear, children's wear, knitwear, tailored shirts and trousers etc. The quality is high as is attested to by the presence of some of the world's best-known brand names on products currently exported under license to Israeli agents.

### **Food Processing**

The Food Processing sector is one of the most rapidly developing sectors in the Palestinian economy. The vitality of the sector's basic products as well as the recent developments in quality to meet international standards and requirements are both enhancing the sector in the local market and increasing the export capacities of local producers. Local market share increased from 25% in 1996 to 30% in 1997 - an increase of 20% in market share for local producers. This increase is an indicator of the development and growth of the industry.

Market studies reveal that the average family spends 42% of its income on food, indicating the importance of this sector and the need for a competitive local industry to provide high quality food products. The total market for Palestinian food products is approximately \$35 million per year.

### **Handicrafts**

Palestinian handicraft has its origins in the production of indigenous basic utensils and domestic furnishing made of clay, glass, straw, wood and cane. The increasing importance of Palestine as a destination for tourists and religious pilgrims has stimulated development of handicraft industries producing for local and international markets. In addition to the traditional embroidery, Palestinian artisans incorporate local and imported designs in the production of olive, wood and mother-of-pearl souvenirs, including crosses, Christmas tree ornaments, nativity scene sets, Islamic motifs and jewelry items bearing the insignia of the Holy Land.

Furthermore, Palestinian artisans produce (hand made) glass in a wide variety of shapes and colors, continuing a Mediterranean traditional craft dating back to Phoenician times. The tradition of rug weaving continues, using yarns hand-spun and hand-dyed, from wool obtained from the Awassi sheep. Leather, textile and bamboo products are also available. In addition, Armenian artisans have specialized in the production of fine painted ceramic tiles and pottery, thus adding to the range of traditional Palestinian handicrafts. Although these handicrafts workshops and retail outlets can mostly be found in and around Jerusalem, Bethlehem, Hebron and

Gaza City, these handicraft industries are continuing to flourish and they seem to be growing extensively each year.

### Metal Products and Engineering

The metal products and engineering sector in Palestine produces a wide range of products including wire, nails, welding rods, office furniture, warehouse shelving, household utensils, industrial scales, agricultural equipment, industrial machinery and tools, abrasives and others. The industry has captured an estimated 60-80% of the local market for its products and has been increasingly successful in export markets. The annual growth rate of this sector is estimated at 4%. Total investment in the sector is estimated at \$50 million

### Chemical Industries

The chemical industry in Palestine includes three main product lines: paints, soaps and detergents. It also includes related chemical industries such as cosmetics, agricultural and industrial chemicals and fertilizers. The industry, which includes 119 factories, is widely spread in various Palestinian provinces: Nablus, Jenin, Bethlehem, Ramallah and Hebron.

#### Paints:

There are 10 major factories in Palestine that produces paints. Their production covers 25-30% of the local market consumption.

The paint industry includes water-based and oil-based paints, industrial and car paints. The paint industry is one of the better-developed local industries and is characterized by the diversity of its production lines.

#### Soaps:

The local soap industry is unique in the region and in the world. The traditional 'Nabulsi' soap is only produced in Palestine and is one of the most popular traditional soaps in the world since it is based on olive oil. The industry is centralized in the city of Nablus and covers 100% of the local market and is exported throughout the region.

#### Detergents:

The detergent industry is also diverse: powdered as well as liquid detergents are produced; high foam for hand wash and semi-automatic as well as low foam for automatic and compact washers. The production capacity of detergents in the West Bank and Gaza is about 50 tons a day. The sales volume of washing powder reached 6,500 tons in 1996. The local market share of detergents is estimated at 50%.

### Pharmaceuticals

The pharmaceutical industry in Palestine is unique in terms of its innovation and development. The industry only started after the 1967. Prior to that, all pharmaceutical products were imported from foreign companies via importers in Amman, Jordan. This difficult situation led nine pharmacists in the West Bank to establish small laboratories to manufacture simple syrups and anti-diarrhea products in 1969. In 1970 nine small laboratories merged to become three larger companies: Jordan Chemicals in Beit Jala; Palestine Medical Company in Ramallah; and, Jerusalem Pharmaceuticals in El-Bireh.

After 1970 the pharmaceutical industry started to grow and new companies entered the local market: Balsam Co. in El-Bireh in 1972 and Bir-zeit Co. in Bir-zeit in 1973; Eastern Medical Co. and Gama in 1978, both in Ramallah; and Pharmacare in 1985 in Beitunia, and MASCO in Gaza in 1984.

### Plastics

The plastics industry is one of the more developed local industries. According to recent statistics, the total investment in the plastic sector in the Gaza strip reached 11 million US Dollars. 60% of the local production is marketed in Gaza, 30% in the West Bank and 10% in Israel. 65% of plastic factories in Gaza market 80-100% of their production in Gaza. 75% of the factories in the West Bank market around 50% of their production in Israel.

### Medium and High Tech

Due to the huge shift in the economy of Palestine and its enlargement, medium and high tech firms have been created. Furthermore, the Industrial Free Zones and the promising laws of investment encouraged investors to establish new enterprises in this field. Connections with the World Wide Web / Internet services, and computer technology, as well as all the other advanced technologies, have been achieved, and Palestine is now considered a competitive country compared to other countries of the region.

## **Appendix (2-3): Donor Support Group-Hebron Area Damage Assessment Report**

### **1. Introduction**

The Donor community has united to assess damages in the West Bank since the 1 March 2002, incursions by the Israeli Defense Forces (IDF). Donor Support Group (DSG) Emergency Operation Rooms have been established for food, shelter, health, psychosocial/trauma, water and electricity. Donor led teams have been undertaking regional-based assessments. The ultimate goal of the Donor Support Group is the development of sector and multi-sector area-based packages to be used by donors as a basis for their funding/assistance decisions.

USAID had the privilege of leading the donor assessment team in the Hebron district. The report reviews lessons from two trips to the Hebron district and the findings of the Emergency Operations Rooms and the NGOs, as well as incorporating the views and findings of the local community and municipal leaders. The cost matrix and attached priority tables show the budgets and specific projects ready for packaging to the donor community. Each sector has provided a summary of the technical nature of the damages. The Mayor of Hebron has strongly endorsed the findings of this assessment.

### **Assessment Trips**

The Donor Support Group (DSG) tasked USAID with organizing and sponsoring the Hebron district assessment. The Hebron district, population 350,000, does not currently have a Governor's office and all regional DSG activities were coordinated through the Mayor of Hebron. Two USAID-sponsored DSG trips in the Hebron District assessed damages sustained after 1 March 2002 in municipal Hebron and villages with populations of at least 10,000. Ongoing high levels of violence made scheduling of the assessment trips difficult and there were a number of postponements.

Two assessment teams reached the Hebron district on 5 May 2002 and examined (a) the H1 (Palestinian controlled) and H2 (Israeli controlled) areas of municipal Hebron, and the municipal area of Halhul, and (b) Yatta, Beit Omar, Samua, Edna, Shoukh, Sair, and Bani Naim. Municipal governments and village councils worked with the assessment teams in each locale. Damage to electrical, road, and water systems were seen by the team, recorded and photographed.

### **Methodology of assessments**

Donor-lead assessments utilized the operations room resources, standard forms, and established unit rates to the degree possible. The assessment work was undertaken in three stages: (1) compilation of initial estimates (for the Oslo Meeting); (2) verification of these assessments to ensure quality and coverage (1 May 2002), and (3) prioritization of repair interventions through a consultative process (7 May 2002).

Each donor-lead assessment is characterized by minimum data collection protocols, which include:

- § Cooperation with and utilization of municipal departments as valuable sources of information. Each municipality provided an initial damage assessment report.
- § Cooperation with district governors to ensure inclusion of line ministries.

- § Cooperation with relevant sector ministries to obtain damage assessments.
- § Site visits, organized and managed by the respective lead donor, to all municipalities in the district, as permitted by access issues.
- § Verification and prioritization of potential responses through a consultative process, drawing on existing local representative structures.

### **Damage Assessment Scope**

- § All physical and institutional damages resulting from incursions by the IDF in the West Bank on or after 1 March 2002. However, team professional and expert discretion were exercised in decisions to include or exclude particular damage sites.
- § No Palestinian Authority security facilities or infrastructure were included in the assessment.
- § UNWRA administered refugee camps were not considered within the purview of this assessment process, since, UNRWA is undertaking assessments of its own. However, UNRWA assessment of damage to refugee camps/populations will be integrated into the final assessment package through the Donor Support Group.
- § OCHA, coordinating with UNRWA and drawing on resources in the Emergency Operations Rooms, will compile humanitarian needs data and this data will be integrated on a regular basis into the Donor Support Group.

### **Costing Principles:**

Pricing of the damaged infrastructure is based on replacement costs, and includes incremental labor cost, overhead costs associated with hiring local private firms for installation, any damage removal costs, and provision of temporary supplies deemed essential to maintaining vital services. The cost of materials is based on the lowest bids received in recently issued tenders. Standard unit rates for each sector, and the most applicable in each geographic region, promote price consistency throughout the West Bank. Damage assessments of facilitates include equipment, furniture and physical assets, but not loss of cash or income. Assessments are prepared on the standard forms provided by each Emergency Operations Room. Identified damage repair projects will be prioritized and aggregated into the estimate for each **sector and geographic** area to be reported to the donors.

### **Sector Damages Assessment Results**

#### **A. Roads**

Damage to roads represents the largest infrastructure damage in the Hebron district, exceeding an estimated \$7 million, according to the assessments conducted by the Municipalities of Hebron and Halhul. Detailed damage breakdowns and estimates of repair costs were provided to the DSG assessment team by the municipalities and the DSG team toured the damaged roads in Hebron H1 and Halhoul on 5 and 7 May 2002. As previously mentioned, the IDF denied the team access to H2. Most road damage in the Hebron district is the result of IDF tanks, bulldozers, and armored personnel carriers with metal-lugged tracks. Pavement surfaces, edges, road shoulders, curbs, center medians, roundabouts, trees and vegetation in medians, safety rails, sidewalks, traffic lights, street lights and street signs were damaged. Detour roads, recently constructed because of road closures through Hebron H2, were also damaged by the traffic of heavy

military vehicles. These detour roads are of particular significance because they replace the main arterials, such as Route 60, between Hebron district Palestinian population centers, now off-limits to Palestinian traffic.

Hebron Municipality lists repair of the high traffic volume "detour roads" as its highest repair priority, followed by repair of the main municipal streets. The budget to repair these detour roads is an estimated \$870,000, a figure not included in the total \$3.7 million figure for repairs since it really responds to closure issues as opposed to purely incursion-caused damage.

Village roads have experienced damages parallel to those in Hebron and Halhul municipalities. Trenches were dug across roads and IDF bulldozers excavated roadway asphalt and base course for barrier placements at intersections and at intervals along roadways, damaging water, sewage, and electrical utilities in the process. Other damages included ripper damage, asphalt damage from heavy tracked tanks vehicles and track grousers, and damage resulting from vibratory affect of tanks and heavier than normal traffic loads.

## **B. Water**

The Emergency Water Center participated in the 5 and 7 May 2002 assessments and reported that the most significant damages are to water transmission and distribution networks. Damages were caused by the bulldozers ripping up roads and pushing over the utility towers that supply electricity to pumping station transformers. The need to replenish depleted supplies of pipes, fittings, and valves, has been factored into the damage assessment cost. Costs are calibrated against quotations received by the Emergency Water Operations Committee (EWOC).

Hebron Municipality has requested \$350,000 for the construction of a new reinforced concrete water reservoir. EWOC endorses the technical and financial merit of replacement of the existing damaged Habail Reservoir with a new and larger reservoir, since there is an existing, growing needed for greater storage capacity than available in the present, damaged reservoir. Therefore, significant investment to repair the existing structure is not recommended.

## **B. Electricity**

Norway, the lead donor in the electricity sector, the Palestinian Energy Authority (PEA), The World Bank (WB), and other members of the donor community have set up an Emergency Operation Room to respond to the serious problems created by the damage dealt to the electricity infrastructure of the West Bank in the March/April 2002 IDF incursions. The Emergency Operation Room is housed in the Norconsult office within the Jerusalem District Electrical Company.

### **Two surveys have been conducted:**

- § **A preliminary survey to determine the most urgent needs to restore electricity to high priority consumers such as hospitals and water**

§ **A second, more comprehensive survey to determine all damages has been conducted as a basis for this report. A detailed questionnaire was sent to all utilities and municipalities owning and operating electrical infrastructure. The results from this survey have been priced and presented in Annex 2**

Standardization of equipment and components for West Bank electrical infrastructure is extremely important to efficiency of repairs. For that reason it is recommended that the financing of repairs and rehabilitation of the electricity network is channeled through one single financier or donor. This also applies to rehabilitation of streetlights.

The standard procurement procedures followed by donor funded projects are too time consuming to respond to the urgent needs in the electrical sector. It is proposed, therefore, that materials and equipment from existing PEA stocks and materials presently under way to Palestine, earmarked for ongoing contracts and projects, are re-directed to emergency repairs and rehabilitation. Necessary additional materials can be procured under variation orders to ongoing contracts. This will mean that the necessary materials will be within two months, as opposed to seven months under normal procurement conditions.

The ongoing contracts for the West Bank, financed by Norway, are:

- § Supply of electrical distribution components and equipment.
- § Supply of lattice steel poles and tubular steel poles and accessories for overhead distribution lines. Tendering locally is completed and award can be executed shortly.
- § Civil works, which include excavation of trenches and laying of cables, as well as installation of foundations and erection of poles for overhead lines. Tendering locally is completed and award can be executed shortly.

**Materials redirected from ongoing contracts can be replaced either under new contracts procured in accordance with established procedures, or, alternatively, by extensions to ongoing contracts.**

#### **D. Public Buildings**

Schools and hospitals sustained the greatest damage amongst public buildings in Hebron. The Ministry of Public works reports 25 schools Hebron H1 and H2 damaged. School gates, boundary walls, doors, windows, external and internal walls, and contents of classrooms and administration rooms were all damaged. Gates, boundary walls, and pavements were damaged by tank tracks. Door locks were broken and doors were forced open with prybars or heavy hammers. In some cases gunfire or explosives damaged locks and doors. Gunfire damaged window panes and frames, as well as exterior and interior walls and furnishings. Some of the school equipment, furnishings and classroom books and materials were damaged or destroyed. Cases of theft or destruction of electronic and scientific equipment were reported. Graffiti in Hebrew was painted on some interior walls of schools. The Palestinian Authority Ministry of Public Works has repaired much of the damage in order to keep the schools operational.

Damage to the Al Mazan Hospital in Hebron resulted from gunfire from light and heavy caliber weapons directed at the hospital. Windows and frames were damaged or destroyed and exterior and interior walls were damaged by bullet impacts. Bullet impact destroyed some hospital furnishings and equipment. Roof damage from bullet impact was also observed. The area around Al Mazan Hospital remains unsafe because of an Israeli military sniper post in nearby Halhul.

In the villages, school main gates and boundary walls were destroyed. Schoolyard asphalt was damaged by tanks and bulldozers. The windows were broken, doors were splattered with bullet holes, exterior and interior doors and walls were damaged by explosives and bullet damage, most door locks were destroyed by explosives or armor piercing bullets, computers and office equipment, and files were destroyed, and graffiti was painted on walls.

### **E. Health**

WHO/HART assessment team, led the work in the health sector and focused on validation of damage to medical equipment and evaluating critical operating capacities. DSG team structural engineers assessed the physical damage to medical building facilities. The conclusion was that the damage to medical equipment was limited, but indirect damage resulting from electrical power fluctuations had caused equipment damage, which should be the focus of a more in-depth, minute assessment.

The implications of the damage vehicle, bullets, is more worrisome than the actual infrastructure damage itself. The Ministry of Health hospital (see photo) sandbagged windows and entryways to protect patients. The Al Mazan hospital closed two of the patient wards, Cardiac Surgery and Ophthalmology Outpatient Clinic, because of the threat of injury.

Access continues to be the most significant factor impacting the health sector, with movement of patients, staff and essential supplies very constrained. The Princess Ali Ministry of Health hospital reports occupancy rates 50 percent lower than normal in the month of April. Access problems have impeded repair of damaged equipment because of the inability of technicians to get to the equipment and facility to bring in necessary replacement parts.

The health team recommends a careful consideration of the policy implications of any proposed response. From an emergency perspective, the most pressing health need is to ensure that there is a minimum package of services to cover health needs. Where expressed needs go beyond that, particularly related to rehabilitation (or refurbishment) and procurement of highly specialised medical equipment, some of the broader policy implications of the future development of the health care system should be taken into consideration.

### **F. Private Sector**

PRIZIM and MAP Project staff met with private sector representatives from business and industry. The Hebron district, one fifth of the population of West Bank/Gaza, produces nearly forty percent of all industrial and commercial outputs. As noted above, Hebron is divided into two sectors:

- § **H1, comprising 80 percent of the area of the city, is under Palestinian control**
- § **H2, encompasses 40,000 Palestinians and three Israeli settlements, estimated total population of 3,500 inhabitants**

The assessment, furthermore, took into account the inherent differences between the commercial and industrial sectors. The 1800 factories that constitute the Hebron industrial sector account for 29 percent of Hebron's economic activity.

<b>Sub-sector</b>	<b>%</b>
Stone & Marble	26%
Shoes & Leather	27%
<b>Plastic Industry</b>	<b>4%</b>
Metallic Industry	10%
Paper, Carton and Printing	6%
Food & Beverages	3%
Textile & Sewing	12%
Traditional, Ceramic & Glass	4%
Construction Materials & Contractors	7%
Other Industries	1%

The commercial sector, comprised of 2550 establishments, in Hebron represents 50 percent of economic activity.

<b>Sub-Sector</b>	<b>% Per Sector participation</b>
Construction Materials	10
Foods & Beverages	25
Home Appliances	20
Book Stores & Stationary	10
Cloths	15
Spare Parts / Cars	5
Carpets & Furniture	5
Electronic & Electrical Appliances	5
General Trade	5

**The Hebron economy, like the economy of the West Bank/Gaza ,is vulnerable to external forces, and the long closure has been extremely damaging. The lack of access to raw materials and export markets if far more damaging than actual physical damages sustained. However, direct infrastructural damages are not inconsiderable**

#### **Appendix (2-4): Israel to evacuate illegal settlers from Hebron**

Israel will evacuate 15 Jewish families illegally living in an Arab market in the West Bank city of Hebron, an Israeli newspaper reported on Monday.

The news came after Israel completed its historic withdrawal from all 21 settlements in the Gaza Strip as well as four other enclaves in the northern West Bank.

*Ma'ariv* said that army chief of staff Dan Halutz ruled that the Jewish families should be evicted from houses owned by Arab market traders in Hebron by December.

An Israeli army spokesman said that Israel's High Court ruled for Hebron evacuation after the State filed a suit against the Jewish families.

The spokesman noted that Israel has been committed since 2003 to evict Jews who "illegally infiltrated."

The daily quoted another Israeli official as saying that there "is a decision in principle by the defense minister (Shaul Mofaz) to evacuate them,"

"Halutz said that the compound would be evacuated by December, and IDF (army) commanders in the sector have already informed the settlers that there are such general plans.

"The evacuation will take place as part of the opening of the Palestinian market and out of a need to separate the Jews from the Arabs, simply because they do not get along with one another," the official added.

Hundreds of Israeli troops are stationed in Hebron to guard about 500 Jewish settlers who live among 150,000 Palestinians around the Tomb of the Patriarchs, a site holy to both Jews and Muslims.

In a deal with the Palestinian Authority, Israel pulled out from 80 percent of Hebron in 1997 but it maintained control over the religious site.<sup>69</sup>

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[http://www.aljazeera.com/cgi-bin/news\\_service/middle\\_east\\_full\\_story.asp?service\\_id=9503](http://www.aljazeera.com/cgi-bin/news_service/middle_east_full_story.asp?service_id=9503) (20/9)<sup>69</sup>

## **Appendix (2-5): Rehabilitation works banned in the Old City (translation)**

Israeli forces issued a military order banning all rehabilitation works in any part of the Old City. At the same time, the Israeli Supreme Court issued a ruling allowing settlers to continue construction works in Tal Al Romeida.

In a report published yesterday, Hebron Rehabilitation Committee condemned Israeli measures. The report said that in addition to the closing down of several streets in the city, such as Al Shohada, Al Sahla, Al Haram (Ibrahimi Mosque), Bab Al Khan, Souk Al Sagha and Al Shalalah Al Kadeem street, the army forced shop owners to close their shops in Al Shalalah Al Jadeed Street, including all banks located in that street, despite the fact that the curfew imposed on Al Kassaba area was lifted.

The report also said that the Israeli Military Chief of Hebron area came to the Old City Rehabilitation Committee (OCRC) and informed officials there that all rehabilitation works in the Old City must stop in compliance to a military order as of yesterday. This means that the HRC must cease to operate.

According to Engineer Khaled Al Kawasmi from (OCRC), the Committee might receive a copy of this order today. Ali Al Kawasmi, head of (OCRC) said this order was in fact an order "banning OCRC from tending to its work".

In Al Shalalah Street, the army prevented Bader Al Siwouri from proceeding with construction and rehabilitation works in his shop. He was also stopped and taken to the military post adjacent to Beit Hadassah.

On another level, the Israeli Supreme Court rejected an appeal submitted by OCRC and several inhabitants from Tal Al Romeida to stop settlement construction works in the area. The Israeli lawyer who submitted the appeal, Shlomo Leker, informed OCRC that the Court decided to allow settlers to continue construction works and to build a new residential complex according to a construction plan approved by Israeli Defense Minister earlier ■■■

This complex includes 4 buildings in the archeological site of Tal Al Romeida to replace the caravans already in place there and forming the settlement outpost known under the name of Ramat Yashay, built on land confiscated in 1984.

It is to be noted that Israeli authorities had issued an order in 1967 banning all construction works in Tal Al Romeida, considered as an archeological site. A similar order had been issued by the "British Mandate" Authorities in 1944 for the same reasons.

On a completely different subject, Hebron municipality started removing dirt piles and cleaning up some streets in the city, which were closed down by the army. The municipality also repaired sidewalks and streets and black topped some of them.

The Mayor of Hebron said the municipality started a long time ago repairing damages sustained by water and sewerage networks due to Israeli measures and bulldozers. He said the municipality will plant trees to replace the ones uprooted by the army during the various incursions<sup>70</sup>.

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<sup>70</sup> Al Quds, 3/7/2003, p.10, Al Ayyam, 3/7/2003, p.5, Al Hayat Al Jadida, 3/7/2003, p.2.  
[http://www.aloufok.net/article.php?id\\_article=301](http://www.aloufok.net/article.php?id_article=301)

Despite claims by the Israeli military, PCHR's field workers in the West Bank report that Israeli occupation forces (IOF) have continued positioning forces at stable military checkpoints erected at the entrances to the major towns, and have also erected a number of sudden military checkpoints at the main crossroads on the eve of the Palestinian presidential election.

In Hebron, IOF have maintained their presence at IOF have also maintained their presence at the following checkpoints inside Hebron: a checkpoint at the entrance of Tal al-Rumaida area; a checkpoint at al-Shallah.<sup>71</sup>

The High Court of Justice on Monday gave the army 45 more days to complete security measures that would enable many of the Palestinian-owned stores on Shallah St. in Hebron's old city to reopen after almost one year.

Oct. 21, 2003 22:47

### **High Court presses IDF to enable reopening of Hebron stores**

DAN IZENBERGBy

The decision to reopen the stores came in response to a petition submitted on behalf of two of the storekeepers by the Association for Civil Rights in Israel.

According to ACRI attorney Noa Stein, the storekeepers have been unable to earn a living since November 2002. The shopkeepers who petitioned, Mahmad Kawasmi and Mahmad el-Attal, have each been supported since then by one of their sons, who have their own families to look after.

According to Stein, "The closing of the stores on Shallah St. is just one example of the IDF's policy to close shops in Hebron, but in this case the closure has been going on for an especially long time."

Stein added that when ACRI complained about the closure last April, the Judge Advocate General informed the organization that there is no law preventing the shopkeepers from opening their stores. But the officer in charge in the area rejected their requests and soldiers physically barred them from opening their stores.

According to the state's representative, Yuval Roitman, the head of the Judea and Samaria division investigated the possibility of opening as many stores as possible and see what engineering adjustments would be necessary to provide security for the Jewish residents.

In the wake of the study, he decided to open all of the stores on part of the street and most of those on another section "aside from a few at the end of the street, known as the Intersection of the Banks, and the six shops located under the foundations of Beit Hadassah."

Stein urged Supreme Court Deputy President Theodore Or to reduce the time allotted to the army, saying her clients had waited long enough. Or denied the request.<sup>72</sup>

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[http://www.pnic.gov.ps/arabic/quds/eng/news/2001/2001\\_7/e\\_update\\_20.html](http://www.pnic.gov.ps/arabic/quds/eng/news/2001/2001_7/e_update_20.html) \_Al-Aqsa Intifada <sup>71</sup>

<sup>72</sup> <http://www.jpost.com/servlet/Satellite?pagename=JPost/JPArticle/ShowFull&cid=1066715114145>

### **Imposing a strict curfew on the city center and arresting residents in Yatta and Al Hadab (translation) :**

Soldiers detained lots of Hebronites to search them or to check their I.D's. They also forced merchants to close their shops in Bab Al Zawieh. Some merchants were even beaten up ; others were taken to a military site.<sup>73</sup>

### **Israeli army allows 75 stores to reopen in West Bank town Dec 05 '03**

HEBRON, West Bank (AFP) — The Israeli army allowed Palestinian shopowners to reopen scores of stores near a Jewish enclave in the heart of the West Bank town of Hebron which were ordered to close more than a year ago.

Seventy-five shops on the Al Shalalah road were given permission to open for business although hundreds of other stores in the area remain closed either on the orders of the army or because the owners are reluctant to open for business.

A statement by the army said that the stores were being allowed to open as part of measures "to ease conditions" on the Palestinian population.

Hebron mayor, Mustafa al-Natche, told AFP Friday that while "the reopening is a positive move, it does not amount to much."

Natche said that he wanted to see other shops opened, in particular the main fruit and vegetable market.

Under the terms of a 1997 accord, Israel pulled out of 80 percent of Hebron but about 1,200 Israeli soldiers and policemen still guard the enclave, which includes the Tomb of the Patriarchs, holy to both Jews and Muslims and is populated by radical Jewish settlers.<sup>74</sup>

### **A call to re-open the shops in Al Shalalah Street (translation)**

The Association for the Rights of the Citizen appealed to the Israeli Supreme Court in order to allow for the reopening of 18 stores and shops in Al Shalalah Street closed last January. This closure has created economical and financial difficulties to the shop owners and is making life more difficult for Palestinians. The effects of this closure become more severe when a curfew is imposed on the area.

The appeal was presented by lawyer No'a Shtein from the Association in the names of two of the shop owners who are Mohamad Al kawasma (a grocery store) and Mohamad AL Attal (a clothes shop). Both families have to ask for help from their relatives in order to make both ends meet.

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[http://www.aloufok.net/article.php?id\\_article=38](http://www.aloufok.net/article.php?id_article=38)<sup>73</sup>  
74

[http://www.keepmedia.com/ShowItemDetails.do?item\\_id=329887&oliID255&bemID=MikOzFGjHnfoJTVgK3hOCAaa6928](http://www.keepmedia.com/ShowItemDetails.do?item_id=329887&oliID255&bemID=MikOzFGjHnfoJTVgK3hOCAaa6928)

Al Kawasmi is totally dependant (economically) on one of his sons. However, this son is married and has to take care of his own family too.

As for Al Attal, he has ten kids and they have to depend on the salary of one of the sons, a doctor, who is married too.

No'a Shtein had earlier on, in April, appealed to the Military Counselor and to the Military Prosecutor in Israel to allow for the shops to reopen. At that time, other shops in the old city were allowed to go back to business, but not these 18 shops in Al Shalalah street. The public prosecutor told her that the shop owners can go back to their shops as there are no legal instructions banning their opening. She was told that the shop owners are to seek the help of Tarek Shanan, in charge of infrastructures in the army, if they faced any difficulties. However, despite all this, the owners are still banned from opening their shops.

Shtein had said in her appeal that closing down these shops was a violation of the rights of these people and of their dignity, and goes against international rules banning collective punishment. She said that it appears the decision was arbitrary and was not justified. However, the 18 shops remain closed down<sup>75</sup>.

***The Israeli occupation army continued its aggressions against our people using all kinds of weapons and imposing total blockade on and occupying most of our cities, towns and villages***

***Hebron:*** The occupation forces invaded the village of Al Burj using heavy fire & gas bombs, invaded houses, tortured citizens and forced citizens to stand in the open in a freezing weather. They also erected a gate at Al Shalalah Street, prevented Palestinians from opening their stores, continued to close several areas and deployed several checkpoints.<sup>76</sup>

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[http://www.aloufok.net/article.php?id\\_article=434](http://www.aloufok.net/article.php?id_article=434) Al Quds, 6/8/2003, p.8, Al Ayyam, 6/8/2003, p.4-<sup>75</sup>

<http://www.p-p-o.com/Eng/2003/kh12/6-12-2003.htm><sup>76</sup>

**Appendix (2-6): Letters addressed to Collin Pawel and Kofi Anan.**

**Date: 13/5/2002**

**To: Mr. Colin Pawel  
Secretary of State – USA.**

Dear Excellency,

Hebron, a southern Palestinian city, is calling upon your attention. After more than 19 months of prevalent tension in the region, we hope that you will spare some time reading this letter.

As shop-owners in the market of the Hebron Old Town, we denounce the specific situation that affects us and our community, as the traditional crafts and trades that animates the streets of the Old Town are being exhausted by the closures imposed by the Israeli Army.

Out of 140.000 people living in Hebron City, 40.000 of them live in H2 area, which has never been liberated from the Israeli military control since 1967.

In H2 area the Palestinian's everyday life is a struggle for mere survival.

Israeli military control impose on our people a collective and unfair punishment, as up to now we had to suffer more than 7 months of curfew. This means that students do not go to school, employees cannot go to their jobs, ill people cannot reach doctors or hospitals, and kids cannot play out doors, not even on the roofs of their own houses, where some of them have been shot to death.

All the civil and economical activities are denied by the Israeli military authority: in addition to closures during curfews, we, traders and shop-owners, have been forbidden to open our stores since 12 months.

These shops and stores provide the main income for our families.

We have urgent questions to be answered before we reach the limit of starvation: is Palestinian civil society threatening for the Israeli army? What is the crime to be punished in the everyday activities of a market place?

While all the negotiators involved in the Palestinian question, including Israel, pretend they want peace, we witness everyday how the occupation is held by a warfare system that is feeding hate within our people.

As traders and shop-owners in H2 area, we do not know how our families will live with no income. What kind of reaction are the Israelis expecting from us and from our children, when we have no food to eat, no clothes to wear, and no medicines for the ill?

That is how the occupation justifies itself, by imposing on people a situation that withdraws them from their peaceful attitude.

Once again, we claim for your intervention as anybody who is committed to peace, to avoid further closures, to help us reopening our shops, to prevent further crimes, to stop the blood shedding, as to plant peace in order to reap peace.

Sincerely yours,

**Traders & Stores' Owners of Hebron Old Town (H2 Area):**

**To: Mr. Colin Pawel  
Secretary of State – USA.**

Dear Sir,

We, residents of Tel-Rumaida Area in Hebron City – Palestine, are kindly asking your Excellency to spare us some time reading this letter.

In 1983 we received the unpleasant news that Israeli settlers are coming to Tel Rumaida area. Soon after settlers started to move their mobile homes (caravans) to the mentioned area, initiating by that their temporary settlement at a center of Arabian - Palestinian gathering area. Settlers have fixed (7) mobile homes & lived in them. The Israeli government had afforded hundreds of military soldiers to protect them.

Palestinian residents have to suffer, since then, more Israeli aggravation; Palestinian families have to accept settlers' thrown stones on their windows & glasses, Palestinians have to deal with missing their animals killed by Israeli poison, Palestinians have to deal with losing their trees & plants cut off by Israeli settlers. Many complains were registered at the Israeli police stations, but unfortunately, with no responds. During the last Intifada no Palestinians could enter Tal Rumaida but the residents of the area, Palestinians are not allowed to drive their cars & vehicles homes, Palestinians have to be isolated even inside their own city.... Briefly talking Palestinians have to lose their humanity & security.

Hope has lightened up our hearts & souls when your Excellency delivered your speech in Los Fiel University on the 19<sup>th</sup> of November 2001, in which you urged Israel to stop enlarging & building new settlements.

Unfortunately, the very next day was the plumper to hear the Israeli prime minister, Mr. Ariel Sharon, announcing his decision to build new buildings in Tel Rumaida area converting by that the temporary settlement into a permanent one.

It is for your Excellency to expect what could happen after that, & how much the Israeli aggravate

Finally, we call upon you & upon all peace lovers to intervene to stop this coming up building & to stop as well all other planned settlements, in order to stop tension & get into the desired peace.

**Residents of Tel Rumaida area:**

Date : 6/5/2002

To: His Excellency Mr. Kofi Anan  
Secretary – General of the United Nations.

Dear Excellency,

On the 25<sup>th</sup> Nov 2001, we have sent your Excellency a letter acknowledging you of what is happening in Tel Romaida area in Hebron City.

As a reminder; we would like to brief the case: The Israeli settlers have initiated a mobile settlement in Tel Romaida area in 1983. The settlement was nothing, but 7 mobile caravans protected by hundreds of soldiers. Although not many settlers, but many problems caused by Israeli settlers along with their army toward Palestinians of that area have to take place continuously. This temporary settlement contains the most extremists such as Barokh Marsil and other members of Kakh Movement, which is not acceptable to be presented in the Israeli Parliament (Kinaisit).

The crises became bigger as the settlers started lately to convert their mobile homes to permanent ones by building concrete buildings in that area, which is considered to be archeological site, within which building is forbidden by Jordanian law which has been followed by Israeli military decree. We, residents of the area along with Israeli archeologists and parliament members, have raised a complaint to the Israeli Supreme Court against the Israeli government, ministry of defense & civil administration. The court rejected the appeal since the Israeli Minister of Defense claimed that there is no intention to allow building permanent residential buildings for settlers in Tel Romaida area.

Nevertheless, the Israeli Minister of Defense is now in the process of permitting the settlers to build a fifteen apartments' building in that area, after they have got all the required permissions for that building except the political one.

The foundation of such a settlement in this particular location, in the middle of the city surrounded by Palestinian families & residential buildings from every where, is very much like allowing fire next to a gas tank or a bunch of wood.

Therefore, and for the sake of peace and for the sake of our kids' security, as well as for theirs', we inspire hope in your intervention at the political level to stop this action immediately.

**Residents of Tel Romaida area:**

## **Appendix (2-7): ACTION ALERT**

Christian Peacemaker Teams call upon you to oppose Proposed Settler Road in Tel Rumeida Area, Hebron

A new Israeli military order threatens to confiscate more Palestinian land, further restrict the Palestinian families' lives, and pave a road through a Muslim cemetery, all in Tel Rumeida, the oldest part of the city of Hebron. The small Israeli settlement in Tel Rumeida consists of a few houses, tight against Palestinian neighbors who suffer constant restrictions from the Israeli military and harassment from Israeli settlers.

The military order or decree, number t/17/05 of 11 February 2005, is attempting to create a new settler road connecting the Tel Rumeida settlement with the settlements of Beit Romano and Avraham Avinu, near Abraham's Tomb in the Old City Hebron. Implementing this decree violates the Hebron Protocol, which was signed between Palestinians and Israelis in 1997. Additionally, creating this road will expand Israeli settlement holdings in Tel Rumeida in direct violation of the "Road Map" for peace.

The creation of this road will include demolishing parts of historic houses, disturbing Muslims' graves, uprooting long-lived olive trees, and destroying ancient monuments in the area. Additional security fences along the route will exacerbate the prison-like conditions under which the Palestinians of Tel Rumeida are already living, where they endure virtual house arrest in their own homes, on their lands.

It will also increase Israeli military and settler control of the area, abetting settler violence and harassment of the Palestinian families, including schoolchildren, living in Tel Rumeida that has reached a crisis stage in recent days. (Please refer to CPT Hebron Release: "Hebron Palestinian Families in Crisis: Settlers Escalate Violence; CPT Offers Opportunities for Reporters to Visit Besieged Palestinian Families", 9 May 2005.) It is to be noted that all settlement development in occupied lands by the occupying power is illegal according to the 4th Geneva Convention of 1949, to which Israel is a signatory.

Palestinian residents of Old City Hebron have expressed fears to CPT that a consequence of the increasing settler violence and harassment, even prior to that surrounding the proposal of the new road, will be to put more pressure on Tel Rumeida Palestinians to move out, thus providing unoccupied homes and lands for takeover by settlers to be evacuated from Gaza in the summer.

The Hebron Rehabilitation Committee (HRC) has raised an objection to implementing the above-mentioned decree to the Israeli Supreme Court through an Israeli lawyer. The court refused to give a cease work order immediately, contrary to its usual policy of postponing their decision for ten days. This time, however, after ten days, no decision was taken; and the court informed HRC verbally that no decision would be taken before 1 May. Following this, HRC obtained a cease work order from the court until the court is scheduled to discuss it on 15 May.<sup>77</sup>

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<sup>77</sup>Christian Peacemaker Teams, Can palnet, [www.cpt.org/Hebron](http://www.cpt.org/Hebron) (last visited 10/11/05)

**Closing doors and windows of Palestinian citizens' buildings  
On the Israeli settlers new road**

Although they have a sufficient road available, the Israeli issued a military decree in 2002 to demolish 22 buildings east of the Ibrahimi Mosque. After a court case at the Israeli Supreme Court accompanied with an international campaign against that decree, the HRC was able to force them to reduce number of buildings to be demolished from 22 buildings into 3 buildings.

In August 2004 these buildings were demolished and the supposed worshippers road was created. But the Israelis are still not satisfied; on Tuesday the 6<sup>th</sup> of December 2005 they began blocking doors and windows of Palestinian houses overlooking at that road east of the Abraham Mosque, the road which was created on the ruins of historical buildings in order to connect Kiryat Arbaa settlement with the Abraham Mosque.

Since the Israeli decree was issued to demolish the mentioned historical buildings Hebron Rehabilitation Committee has tried its best and contacted all concerned organizations in order to stop implementing this crime against Palestinian cultural heritage and against Palestinians living in that area as HRC is completely aware that creating this road will definitely mean suffering for citizens living around that road, the Israelis will save no effort in order to make life hard on residents of that area and limit their movements in order to let them go.

Closing the mentioned doors and windows with stones is a violation of human rights and violation of Palestinian Heritage as they are erasing our archeological monuments, Hebron Rehabilitation Committee calls upon you to help stopping implementing this aggression and inquiring your intervention at the Israeli levels to have them re-open the doors and windows they closed to allow their owners living freely and with dignity.

***Hebron Rehabilitation Committee***

## **Appendix (2-9): Hebron: Apartheid Road in the Making**

Some of the houses that Israel is about to destroy were built as early as during the Mamluki period 900 years ago. This is a grave violation of UNESCO's regulations that generally instruct to preserve historical structures. International Humanitarian Law also prohibits unnecessary aggression on private property owned by occupied and stateless subjects. By law, the Israeli occupiers actually have no right to change the Palestinian territories in such a brutal mode.

OCCUPIED HEBRON – Approaching downtown Hebron nowadays, the visitor can witness two contradictory scenes. First, dozens of illegal settlers gathering every day around bulldozers that systematically destroy Palestinian homes. The happy settlers view this brutal activity while singing and dancing. The second scene is dozens of Palestinians who are gathering much further away as a direct result of the notorious military checkpoints placed by the army. The indigenous Palestinian residents of Hebron sadly watch as their houses are destroyed. Their minds are pre-occupied not only with the present destruction but also with the gloom future awaiting ahead of them.

Palestinian organizations – including the Hebron Rehabilitation Committee, the local Municipality, the Wagf and the National Committee – are issuing statements on a daily basis calling for international and domestic Human Rights organizations to urgently intervene and make all possible efforts to stop the inhumane demolition of Palestinian homes in Hebron.

During the last week the Israeli occupying army began to construct a new road which is 400 meters long and 6 meters wide. The road is supposed to link the illegal settlement of Kiryat Arba' to the Al-Ibrahimi Mosque, or Cave of the Patriarchs, located in downtown of Hebron. Dense dust is currently fully covering the old city as the humongous “teeth” of the American-made bulldozers damage ancient houses, east of mosque.

The Military Order to build road is actually 2 years old. It stipulates that Jews alone will be permitted to use the road. Twenty two Palestinian houses will be demolished in order to build the road. The Hebron Rehabilitation Committee, in cooperation with the Municipality and the owners of the homes, succeeded to reduce the number of homes to be demolished to 9. This outcome resulted from a long and exhaustive legal struggle in the Israeli Supreme Court. The Court's verdict from last March 'legally' authorized the demolition of these 9 Palestinian houses.

By now, 3 houses of 10 rooms each were completely demolished. These houses belong to the Da'na, Abu Haikal, Jaber and Abu Odeh families. Parts of stairs bordering the mosque were also destroyed in the process. Israeli soldiers assumed control over the office of the Rehabilitation Committee in Bab Khan near the mosque. This office is already closed for already 3 years following a Military Order that was issued back then.

In addition to damaging Palestinian homes and destroying historical structures in downtown Hebron, the new Apartheid road is bound to exacerbate even further the long suffering of the Palestinian residents. The reason is that the road is going to enclave them on both of its sides. This will inevitably negatively affect all aspects of life whether economic, social, educational or other.

Thousands of Palestinian residents of Hebron are going to be trapped in this new evolving Apartheid matrix: instead of passing the otherwise 300 meter distance they will be forced now to travel 10km around in order to reach the city center, where their work, schools, universities and markets are located. Ultimately, this is a sort of Apartheid Wall that will split the northern and southern parts of Hebron's old city.

Some of the houses that Israel is about to destroy were built as early as during the Mamluki period 900 years ago. This is a grave violation of UNESCO's regulations that generally instruct to preserve historical structures. International Humanitarian Law also prohibits unnecessary aggression on private property owned by occupied and stateless subjects. By law, the Israeli occupiers actually have no right to change the Palestinian territories in such a brutal mode.

Lastly, one should bear in mind that this is not the first instance whereby Apartheid practice is exercised in Hebron. There is additional road in Wad Nassara in Hebron's old city that already for 2 years now is designated for the use of illegal Jewish settlers, excluding its use for indigenous Palestinian residents. This road is called by the settlers 'Derech Ha-Mitapalelim HaYehudim,' i.e., the 'Jewish Prayer Road.'<sup>78</sup>

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<sup>78</sup>Ahmad Jaradat and Shiko Behar( [http://www.ccmep.org/2004\\_articles/palestine/082004\\_aic.htm](http://www.ccmep.org/2004_articles/palestine/082004_aic.htm)) last visited, 31/12/05)

## Appendix (2-10):

### The Planning and Urban Development of Historic Buildings Unit

This unit aims at developing planning policies to protect cultural and architectural properties in historic cities, and at developing a model for the rehabilitation of historic centres in various Palestinian villages and cities. This unit also aims at establishing laws, which protect the cultural properties, whether as building regulations by local authorities, or as laws and legislations specific for the protection of cultural properties. Work in this unit started with a project collaborating with the Municipality of Ramallah and a mission to find mechanisms to help revive the historic parts of the old city of Ramallah and to integrate the economic, **social** and cultural **aspects** to create an economic commercial centre in the old city. RIWAQ's experience with the **Hebron** Rehabilitation Committee was more or less similar, but it took a different shape. The work is executed by the Committee, it renovates large parts of the old city within a structured plan aiming at reviving the historic city comprehensively taking into consideration practical obstacles.

#### Work in this unit focuses on two main issues:

**A.** The planning and reviving of the old city of **Hebron** project, in collaboration with the **Hebron** Rehabilitation Committee. The second phase of this project has been completed. Detailed architectural studies of the old city, which were incorporated with the **social** and economic studies, were prepared. The final report involved these studies, detailed maps and proposed future projects. This report was translated into English and presented to Swedish experts towards holding a study session to discuss the results of the second phase and schedule the plan of action for the third and final phase. This phase included preparing a detailed plan to be approved, in addition to stipulating laws and recommendations to revive the old city of **Hebron**. This session was held for three days in September 2002 in **Hebron** and was attended by the members of the **Hebron** Rehabilitation Committee and RIWAQ and Swedish experts.

**B.** Constructing the Palestinian law for the protection of cultural and natural properties. The bid for constructing this law was delivered to the Institute of Law in BirZeit University and RIWAQ. RIWAQ acts as consultant in matters relating to architecture and antiquities and as the owner of the National Registry of historic buildings in Palestine. Work on this project will continue until September 2003. This project is divided into three phases. The first is concerned with preparing the general policies for the law. The second is drafting the law depending on the general policies. The third and last is the preparation of the memorandum explaining the law and a list of secondary legislations which are related to the law. The work team is constituted of 20 experts, divided on three work groups. The first includes legal experts, the second consists of experts in cultural and natural (movable and unmovable) heritages, the third is a technical work group, which includes **social** experts, international management experts, general management and management of financial resources.<sup>79</sup>

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<sup>79</sup>Riwaq, [www.riwaq.org/planning/planning.html+social+aspects%2BHebron&hl=en](http://www.riwaq.org/planning/planning.html+social+aspects%2BHebron&hl=en) (last visited 31/12/05)

## Appendix 2-11) : Education in the West Bank

### - Background

Education is the largest public service sector within the PA; educational services in the WBS are provided by the public (PA), UNRWA, private and NGO sectors, with the latter two dominating the pre-school and tertiary levels while the others focus on basic and secondary education. Many schools are overcrowded, with some 25% operating on more than one shift. Public expenditure on education has been increasing steadily since 1995: in 2002, the education's share of total public expenditure was 17.3% in 2002. (MAS Social Monitor, no. 6, 2003).

The Palestinian school system is a two-stream system (literary and scientific) that consists of primary and secondary grades. After the ninth school year, students must choose a stream along which to complete the required 12 years of schooling, which end with the Tawjihi (matriculation) exam; passing is a condition for university or college enrollment.

### - At a Glance:

Total Number of Schools	2,102	
Total Number of Teachers	44,518	
Students enrolled (WBS)	1,024,285	of which 922,044 in basic and 102,241 in secondary schools
Classes	28,668	of which 25,368 in basic and 3,928 in secondary schools
Literacy Rate (2002)	91.1%	(male: 95.7%, female: 86.4%)
Drop-out rate (1999/2000):	1.4%	(=1.7% male; 1.1% female)
Repeaters (1999/2000):	2.3%	(=2.6% male; 2% female)

(Source: Ministry of Education, Statistics about Palestinian General Education, 2003/2004; previous years; PCBS, 2002.)

### Basic & Secondary Education: Teachers, Schools & Students by Supervising Authority, 2002/2003

		West Bank <sup>a</sup>	Gaza	Total
Private	Teachers			4,862
	Classes			2,486
	Schools			253
	Students			59,166
UNRWA	Teachers			7,798
	Classes			5,800
	Schools			272
	Students			253,578
Government	Teachers (m / f)	23,437 / 15,153	8,421 / 5,229	31,858 / 20,382
	Classes	1,273	304	1,577
	Schools (m / f / co-ed)	492,674	218,867	711,541
	Students			
	Teachers (m / f)	29,796 / 18,937	14,722 / 9,731	44,518 (21,336 / 23,182)
Total	Classes	1,597	505	28,668
	Schools (m / f / co-ed)	604,775	419,510	2,102 (716 / 712 / 674)
	Students (m / f)			1,024,285 (517,568 / 506,717)

<sup>a</sup> incl. Waqf and private schools in Jerusalem.

(Source: Ministry of Education, Statistics about Palestinian General Education, 2003/2004.)

### Distribution of Students per Class / Teacher by Supervising Authority

Average no. of students per:	UNWRA		Government		Private		Total	
	Classes	Teacher	Classes	Teacher	Classes	Teacher	Classes	Teacher
	43.7	32.5	34.9	22.3	23.8	12.2	35.7	23.0

(Source: Ministry of Education, Statistics about Palestinian General Education, 2003/2004.)

### - Higher Education

University Colleges	5	(WB: 4; GS: 1)
- Students enrolled (1999/2000)	4,381	(male: 1,561, female: 2,820)
- Graduates (1999/2000)	747	(male: 372, female: 375)
- Teaching Staff (1999/2000)	201	(male: 173, female: 28; with PhD: 23)
- Teacher-Student ratio (average)	4	
- Degrees (students enrolled)	BA (3,998), Higher Diploma (74), MA (72)	
Community Colleges (up to diploma)	25	
- Students enrolled (1999/2000)	5,157	(male: 2,388, female: 2,769)

- Graduates (1999/2000)	1,780	(male: 722, female: 1,058)
- Teaching Staff (1999/2000)	486	(male: 303, female: 135)
- Teacher-Student ratio (average)	13	
- Degrees	Diploma	
Universities	11	(WB: 8; GS: 3)

**Appendix (2-12):***The Effect of the Israeli Occupation on the Palestinian Education From (28/9/2000-29/12/2005)*

**has committed itself since it took The Ministry of Education and Higher Education over the responsibility of education in 1994 to rise up with the educational process, and to enhance the quality of education. The increase of schools enrollment have been a major concern, a quality and capacity building within the strategic plans for the various education tends still, in spite of the hard political circumstances.**

**The educational process has been affected a lot during Al-Aqsa Intifada as a result of the Israeli aggressive policy on the 28<sup>th</sup> of September until now, despite all the efforts that have been done by the Ministry and all other partners.**

**The Israeli aggression, sieges and incursions had the worst effect on the educational process and on the human or physical, and psychological sides. Many students, teachers and employees faced arresting, humiliation and suffering by Israeli soldiers on military check points between cities and villages in all of the Palestinian districts. Aside from the fact that many of the students were martyred, others were injured, and suffered difficulties on their way to or in schools, they were also subject to some psychological problems in which affected their school performance and future.**

**The Israeli occupation had damaged the infrastructure of the educational process in many different ways and means, and the following are facts about what has been happening:**

- 1289 schools were disrupted and closed because of curfews, sieges and districts closures since 28/09/20006 till now.
- 269 school buildings were damaged as a result of shelling and clashing by the Israeli forces, since the breakout of the Intifada.
- 9 schools are still closed, from which 3 schools are changed to military bases; as what is still happening in Usama Ibn-Al-Munqith, Banat Joher and Al-Ma'aref schools in Hebron.
- 5.2 Million US\$ is the estimated value of the Israeli damages in Palestinian schools.
- 4.85 Million US\$ is the estimated value of the Israeli damages in Palestinian Universities.

- 38 schools in Jenin, Tulkarm, Qalqilya, Jerusalem, & Bethlehem which had nearly 11 thousand students, were affected as a result of the Annexation & Expansion.

The worst scenario is Nablus district, since it is suffering from tight and strict curfews and closures, almost 500 teachers couldn't reach their schools in the district. Despite all these difficulties, 9 schools challenged the hard sieges and closures, and thus the study was not completely disrupted in these schools. Also in Kufor Ain's schools (girls and boys) in Ramallah, studying was disrupted as a result of the tight curfew. Table (2) shows the number of schools, students, teachers, and employees disrupted during the INTIFADA.

Table 2: Disruption in schools from 1/9/2003-10/01/2005

District	Disrupted schools Number	Disrupted Teachers Number	Disrupted Pupils Number
S.Hebron	44	694.5	18280
Hebron	27	147.5	11294
Nablus	91	1566	34784
Ramallah	57	1187	23148
Qabatia	12	253	6018
Jerusalem Suburbs	51	79	3040
Jenin	33	414	17990
Bethlehem	22	411	19019
Salfeet	13	153.5	4525
Jericho	2	30	562
Qalqilya	23	1672	13228
KhanYounes	17	304	12313
N.Gaza	18	0	11768
Gaza	20	560	13433
Rafah	30	717	18061
<b>Total</b>	<b>416</b>	<b>8188.5</b>	<b>197527</b>

- *With support of Donors, Governmental and Non-Governmental Organizations, MOEHE made some repair in the previous districts. Especially after the great loss at the Palestinian Universities and schools, where the estimated cost was 4.85 million, and 5.2 million in sequence. of*

**Even universities and colleges were not safe from the barbaric & brutal Israeli aggression. That the Israeli soldiers violated several campuses sanctity, such as:**

- Bethlehem University on Dec. 8<sup>th</sup>, 2002 they besieged it, threw poisonous gas bombs and disrupted study. They stayed there for five

days. Also damaged furniture, doors, windows, computers, and 245 books.

- An-Najah National University campus on Dec 14<sup>th</sup>, 2002 in Nablus city. They besieged it and forced teachers and students to leave it.
- Hebron University on Jan. 14<sup>th</sup> 2003. They damaged labs, computers and closed it for 6 months.
- Palestine Polytechnic University on Jan. 14<sup>th</sup> 2003. They closed it for three months.
- Al-Quds Open University /Ramallah, Al-Azhar university/Gaza, Palestine Vocational Girls college/ Ramallah, Palestine Vocational College/ Tulkarm , BirZeit University campus.

## **Appendix (2-13):Israeli Obstacles to Economic Development in the Occupied Palestinian Territories**

(JMCC, pp 180, 2nd edition, April 1994)

There have been no positive economic developments in the Occupied Palestinian Territory (OPT) since we published the first edition of this report. Despite the peace talks and the signing of two major agreements between Israel and the PLO, Israel has not lifted its restrictions against the Palestinian economy, and the one-year closure of the OPT is speeding up the economic decline.

Two developments have, however, taken place which will probably have an impact on the future Palestinian economy. The first was the signing of the Oslo Agreement and its economic appendices, as well as the ongoing economic multilateral negotiations and the Continuing Committee for Economic Cooperation. The Oslo Agreement's appendix, 'Protocol on Israeli-Palestinian Cooperation in Economic and Development Programs,' nonetheless, did not define the Palestinian National Authority's control over the economy during the transitional period. It merely identified the areas of cooperation with Israel, for example, in water, electricity and energy.

The second development was the World Bank and International Monetary Fund missions to the OPT in 1993. These missions--commissioned by the countries who pledged US\$ 2.5 billion to the OPT--conducted studies for future development plans, and the funds are expected to target Palestinian development projects over the next five years. The World Bank's study concluded that the main weaknesses in the Palestinian economy lie in the 'structural imbalances and distortions' resulting from 'heavy dependence on outside sources of employment for the Occupied Palestinian Territory, the unusually low degree of industrialization, a trade structure heavily dominated by trading links with Israel and with a large trade deficit, and inadequacies in the provision of public infrastructure and services.'

The Israeli closure and 'cantonisation' of the OPT, the isolation of East Jerusalem, and frequent curfews, have in fact devastated the economy. Lost earnings amount to millions of dollars as thousands of workers are prohibited from working in East Jerusalem and inside Israel, and Palestinian agriculture and internal trade is being severely restricted.

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### Introduction

Through 25 years of military occupation, Israel has created in the occupied Palestinian territories an economy dependent on, and subservient to, its own. In the predominantly land-based economy of the West Bank and Gaza Strip, control of land and water resources is the basis for political and economic control, and vice versa. The Israeli-Palestinian conflict is, above all, territorial. With the failure of the international community to pressurise Israel to implement the host of international resolutions adopted by the United Nations (UN) Security Council, and other international bodies, governing the conduct of a belligerent occupying power, the visible and 'invisible' consequences of the Israeli military occupation have gone largely unchecked and unhindered for the past 25 years.

This report, coming as it does during the latest peace negotiations, details the effects and consequences of the Israeli military occupation on economic development in the occupied Palestinian territories. We have attempted to make the connection between the Israeli occupiers laws, the military orders, and the consequent underdevelopment and 'de-development' of the Palestinian economy. The report, although covering the West Bank, Gaza Strip and East Jerusalem, concentrates on the West Bank where most available information and current research comes from.

We have not included information on the other territories occupied by Israel--the Syrian Golan Heights (illegally annexed in 1981) and parts of southern Lebanon.

What marks Israel's occupation of the West Bank and Gaza Strip as arguably unique is its methodical attention to 'legal' justifications for what are blatantly illegal acts and clear violations of international law. The result is a status novel under international law; Israel considers itself the 'administrator' as opposed to a 'belligerent occupier', with 'sovereign' powers without formally annexing the occupied territories. The system of Israeli military orders has created a structure which is an obstacle for any significant future

development. Most of these military orders are illegal under international law and were developed to serve the purposes of occupation. They create dependency and subserviency, they facilitate the appropriation of vast amounts of Palestinian land, and are designed to serve the interests of Israeli settlers at the expense of indigenous Palestinian interests.

When, for example, in 1983 the then Israeli PM Menachem Begin claimed that Israel was not confiscating any 'Arab' land in the West Bank, this was, legally-speaking correct, but according to Palestinian attorney, Raja Shehadeh, 'it was nevertheless taking it by other methods'. By 1991,

Israel had expropriated an estimated 65 percent of the West Bank and nearly 50 percent of the Gaza Strip. Most importantly, the military orders are intended to prevent independent economic activity and development since this may lead to political independence.

An estimated 1,500 military orders to date, some unnumbered, regulate all aspects of Palestinian life in the West Bank. A similar set with its own numbering system has been issued for the Gaza Strip.

These orders amend existing Jordanian law in the West Bank and Egyptian law in the Gaza Strip. They have the force of law and are rarely successfully challenged in the Israeli Courts. The Israeli Military Area Commander is endowed with all legislative, executive and judicial powers previously held under the jurisdiction of the Jordanian and Egyptian governments between 1948 to 1967; the

Area Commander also has control over the appointment of all Israeli officials in the occupied Palestinian territories. 'The law' was transferred to 'the person responsible' who became, in effect, a dictator who held nearly absolute power. In addition, the host of military orders relating to 'security' (in the wide definition given to this term by the Israeli authorities), allow the use and abuse of the military orders for political reasons, including punishment and reward through economic restrictions and collective punishment.

Although Israel refuses to acknowledge the application of the Fourth Geneva Convention (1949) and the Hague Regulations (1907) to its occupation of the West Bank, Gaza Strip and East Jerusalem (illegally annexed in 1981), it has said it complies with the 'humanitarian' conditions of these regulations. However, Israeli policies and practices in the occupied territories are clear violations of international law. The continuing process of Israeli settlement on Palestinian land, for example, illustrates that Israel is not complying with this 'humanitarian' spirit; as the new Israeli PM Yitzhak Rabin said during his 1992 election campaign: 'I was always for the principle that it is permissible to build settlements even beyond the Green Line.'

Nowhere is Israel's control more pervasive than in the sphere of the Palestinian economy and economic development precisely because economic independence would fuel political independence. 'Security' reasons have provided the Israeli authorities with a convenient excuse to refuse anything from planting tomatoes to not publishing a budget for the occupied territories in 25 years. Discriminatory practices abound, from prohibiting picking wild thyme to restrictions on setting up a business, export to Europe and registering every single tractor. Israel's attitude towards development in the occupied Palestinian territories is clear; as Israeli PM Rabin commented during his last premiership: 'There will be no development [in the occupied territories] initiated by the Israeli government, and no permits will be given for expanding agriculture or industry which may compete with the State of Israel'.

To provide an overview of the obstacles to economic development, we look at the different sectors of the economy, the major military orders, the relevant clauses in international law, examples of the effects of Israeli military policies, and offer our conclusions and policy recommendations for each sector. We have attempted to illustrate the dependency on Israel created in each sector; the exploitation of the trapped Palestinian market to provide a dumping ground for surplus Israeli products, the exploitation of cheap Palestinian labour, and the host of economic and legal restrictions faced by Palestinians in daily economic life.

In addition, the Palestinian economy has been severely affected as a result of the Gulf War and unprecedented 2-month blanket curfew imposed throughout the occupied territories during the war. And, while Israel continues to receive substantial amounts of foreign aid, aid to the Palestinians has fallen dramatically. Remittances from the Gulf States have all but dried up and aid from the United States (US) was cut from \$14 million to \$12 million in 1991. One exception has been aid from the European Economic Community (EEC) which has increased during the past few years.

As a result of 25 years of occupation, the Palestinian economy has 'de-developed'. The result is an inward-looking economy, producing, under heavy restrictions, for the local market. That foreign export is permitted on a small scale is largely insignificant because the current system forces production for local demand and effectively prohibits Palestinian industrialists and farmers from utilising any benefits from foreign trade.

One major constraint we have faced in writing this report has been the lack of accurate data. There is no source of accurate data; even the published Israeli Central Statistical Bureau's figures are based on 'estimates' for 1988-1991. This illustrates the extent to which Israel's military occupation is secret; no budget has ever been published for the occupied territories, figures for population, water resources, land acquisitions, etc., are all secret and access is consistently denied to Palestinians. We have used data from a number of sources: academic reports, periodicals and magazines, the West Bank Data Base Project (a now defunct Israeli research body which had access to figures from the Civil Administration), books, newspapers, the JMCC database, interviews and field work. In most cases, the figures published and collected vary and sometimes contradict each other, often dramatically, and so are only included to illustrate points rather than provide accurate statistical information. This is one of the major constraints facing all researchers and policy analysts working in the occupied Palestinian territories. Israeli restrictions are designed to prevent accurate data collection. When, on occasion, the Israeli authorities have been approached to provide certain data or information, they invariably refuse to release the information.

Our conclusion is that unless the legal structure and other economic restrictions imposed on the Palestinian economy and society in general are removed, there will be no significant economic development in the West Bank, Gaza Strip and East Jerusalem. Real change, improvement and significant economic development will only come about when the fundamental territorial conflict is resolved and there is an independent Palestinian state with its own economic and legal structures. The issue of economic development cannot be separated from political independence, and until the fundamental political question is resolved, economic development will continue to be used as a weapon and tool against the struggle for Palestinian self-determination.<sup>80</sup>

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<http://www.jmcc.org/research/reports/econom.htm><sup>80</sup>

بيان صادر عن لجنة إعمار الخليل

إغلاق أبواب وشبابيك منازل المواطنين الفلسطينيين المطلّة

على الشارع الاستيطاني في حارة جابر شرقي الحرم

قامت سلطات الاحتلال الإسرائيلية صباح اليوم الثلاثاء بإغلاق أبواب وشبابيك منازل المواطنين الفلسطينيين المطلّة على الشارع الاستيطاني الواقع في البلدة القديمة من الخليل شرقي الحرم الإبراهيمي الشريف والذي تم شقه على أنقاض مبانٍ تاريخية يعود تاريخها للعصر المملوكي تم هدمها في شهر آب من عام 2004م. حيث تم شق طريق للمستوطنين يطلقون عليه "طريق المصلين" يصل بين الحرم الإبراهيمي الشريف ومستوطنة كريات أربع.

منذ بداية صدور القرار بشق الطريق المذكور قامت لجنة إعمار الخليل بالتوجه لكافة الجهات المعنية وبذل كل ما في وسعها منعاً لتنفيذ هذه الجريمة بحق إرثنا الفلسطيني وبحق سكان تلك المنطقة إدراكاً منها بأن شق هذا الطريق يعني معاناة السكان المحيطين به وتضييق الخناق عليهم وعلى حرية حركتهم وعيشهم والضغط عليهم بهدف تهجيرهم من المنطقة.

إن إغلاق شبابيك وأبواب المنازل المطلّة على هذا الشارع ببناء حجري عليها هو انتهاك كبير لحقوق الإنسان وانتهاك لإرثنا الحضاري لا يمكن السكوت عليه، حيث أنهم بذلك يقومون بطمس المعالم التاريخية، إن لجنة إعمار الخليل تعتبر هذا العمل جريمة جديدة تضاف إلى سلسلة الجرائم الإسرائيلية في البلدة القديمة من الخليل، وتتأشد كافة محبي السلام وحفاظي الإرث الثقافي والحضاري محلياً ودولياً التدخل لدى الحكومة الإسرائيلية لإعادة فتح أبواب وشبابيك هذه المنازل ليتمكن أصحابه من العيش بحرية وبكرامة.

لجنة إعمار الخليل

## **Appendix (5-1): The Main Street Approach to Downtown Revitalization**

### **The Main Street Approach – An Overview**

The Main Street Approach® was developed by the National Main Street Center of the National Trust for Historic Preservation, a partner of The Maine Downtown Center. The 1700 local Main Street® programs in over 40 states who have adopted this preservation-based approach have realized \$17.0 billion dollars in reinvestment in their downtown commercial districts.

While commercial district revitalization can be addressed in many ways, the underlying premise of the Main Street approach is to encourage economic development, within the context of historic preservation that is appropriate to today's market place. This approach advocates a return to community self-reliance, empowerment, and the rebuilding of commercial districts based on its traditional assets: unique architecture, personal service, local ownership, and a sense of community.

The Main Street approach is incremental and will not produce wholesale, immediate change. Expensive improvements, such as pedestrian malls constructed with once plentiful public funds, often fail to address the underlying causes of commercial district decline and do not always produce the desired economic results. If a long-term revitalization effort is to succeed, it will require careful attention to every aspect of Downtown – a process that takes time and requires leadership and local capacity building. The Main Street program should be seen as one of many tools that a community utilizes to generate economic and entrepreneurial growth. Also, while they may be an important component of an overall plan for downtown revitalization, communities should not confuse substantial public improvement projects for the Main Street program.

A local Main Street program is not designed to tackle the bigger issues of an entire community. The focus is limited to the revitalization of the central business district. This certainly takes into account that a healthy, economically viable, and attractive Downtown is important to the community at-large's overall health and vitality, and vice versa.

Both the public and private sectors of the community must be involved and committed for a local Main Street program to succeed. Each sector has an important role to play and each must understand the other's needs, strengths and limitations so that an effective partnership can be created.

### **The National Main Street Center's Four Point Approach**

The Main Street methodology addresses the following four areas of concern and combines activities in these areas to develop a community's individual strategy for redeveloping Downtown. They are organization, promotion, design, and economic restructuring.

#### **Organization**

The Main Street approach to Downtown revitalization requires the effort of the entire community. The merchants, property owners, local government officials, and civic leaders must agree to support common goals for revitalization and join together in a partnership. The Downtown development organization and the local Main Street Executive Director are key players. A local Executive Director is necessary to act as an

advocate for the Downtown and to coordinate the various efforts of individuals and groups to ensure that all are working together to develop the Downtown.

### **Promotion**

The promotion of the Downtown as a single, unified commercial area – in the same way that a major shopping mall is promoted – will help attract customers and strengthen Main Street’s role as a viable business center. The Downtown organization can coordinate an aggressive promotion and marketing campaign that includes a program of special events and business promotions. If it is to thrive, the Downtown must improve both its self-image and the image it projects to potential customers and investors.

### **Design**

Good design is essential to all aspects of Downtown revitalization. The Main Street design philosophy is not a “purist” preservation approach, but one that seeks to utilize and enhance those elements of quality design that remain in each building. Good design must be extended to include promotional literature, store window and merchandise displays, public building improvements, and street amenities.

### **Economic Restructuring**

Economic restructuring seeks to change the ways in which Downtown “works” by restoring many of the elements that Main Street has lost over the past few decades. While many small Downtowns may not regain their dominance as primary retail centers, careful economic and market analysis usually confirms that they can maintain economic strength by diversifying the present mix of retail uses and by attracting new retail and non-retail functions, including office, recreation, services, and residential uses. Retail and business retention and recruitment, development of effective merchandising techniques, encouraging entrepreneurial reuse of upper stories for Downtown housing and office space, and better utilization of existing and potential recreational assets are all aspects of economic restructuring.

Successful Main Street programs are usually structured as a non-profit corporation guided by an active working board. Four standing committees that correspond to the four points develop projects and work plans for implementation. Local programs hire a paid director to help coordinate the efforts of volunteers and implement the program.

The Four Point Approach relies on **Eight Principles** to produce fundamental change in traditional commercial business districts:

#### **The Main Street Approach is comprehensive**

A single project cannot revitalize a downtown. An ongoing series of initiatives can build community support and create lasting progress.

#### **The Main Street Approach is incremental in nature**

Small projects can make a big difference. They hone the skills and confidence of program participants and demonstrate to onlookers that things are happening on Main Street.

#### **Main Street requires local commitment**

Although the Maine Downtown Center can provide valuable assistance, local leadership, and community involvement are what make for long-term success.

#### **A public/private partnership is needed to make meaningful, long-term revitalization possible**

Both the public and private sectors of the community must be involved and committed for a local Main Street program to succeed. Each sector has an important role to play, and each must understand the other's needs, strengths, and limitations so that an effective partnership can be created.

**The Main Street Approach focuses on existing assets**

A crucial first step is to identify the assets that make a particular downtown unique. Capitalizing on these assets provides the solid foundation for a successful Main Street initiative.

**The Main Street Approach relies on quality**

Quality must be the goal in every aspect of renewal, from storefront design to promotional campaigns. Quality builds respect and confidence.

**The Main Street Approach involves changing attitudes**

Bringing back Main Street requires changing people's attitudes and behavior as well as the environment. Community members must learn to see Main Street as a viable center of commercial and civic activity and then must incorporate Main Street into their regular routines.

**The Main Street Approach is implementation oriented**

Frequent, visible changes in the look and activities of the commercial district will reinforce the perception of positive change. Small, but dramatic improvements early in the process will remind the community that the revitalization effort is under way.<sup>81</sup>

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<http://www.mdf.org/downtown/msapproach.html><sup>81</sup>

## **Appendix (5-2): The Venice Charter Appendix**

The Venice Charter international Charter for the conservation and restoration of Monuments and sites: Accordingly, the International Congress of Architects and Technicians of Historic Monuments, which met in Venice from May 25th to 31st 1964, approved the following text:

*ARTICLE 1.* The concept of an historic monument embraces not only the single architectural work but also the urban or rural setting in which is found the evidence of a particular civilization, a significant development or an historic event. This applies not only to great works of art but also to more modest works of the past which have acquired cultural significance with the passing of time.

*ARTICLE 2.* The conservation and restoration of monuments must have recourse to all the sciences and techniques which can contribute to the study and safeguarding of the architectural heritage.

*ARTICLE 3.* The intention in conserving and restoring monuments is to safeguard them no less as works of art than as historical evidence.

*ARTICLE 4.* It is essential to the conservation of monuments that they be maintained on a permanent basis.

*ARTICLE 5.* The conservation of monuments is always facilitated by making use of them for some socially useful purpose. Such use is therefore desirable but it must not change the lay-out or decoration of the building. It is within these limits only that modifications demanded by a change of function should be envisaged and may be permitted.

*ARTICLE 6.* The conservation of a monument implies preserving a setting which is not out of scale. Wherever the traditional setting exists, it must be kept. No new construction, demolition or modification which would alter the relations of mass and color must be allowed.

*ARTICLE 7.* A monument is inseparable from the history to which it bears witness and from the setting in which it occurs. The moving of all or part of a monument cannot be allowed except where the safeguarding of that monument demands it or where it is justified by national or international interest of paramount importance.

*ARTICLE 8.* Items of sculpture, painting or decoration which form an integral part of a monument may only be removed from it if this is the sole means of ensuring their preservation.

*ARTICLE 9.* The process of restoration is a highly specialized operation. Its aim is to preserve and reveal the aesthetic and historic value of the monument and is based on respect for original material and authentic documents. It must stop at the point where conjecture begins, and in this case moreover any extra work which is indispensable must be distinct from the architectural composition and must bear a contemporary stamp. The restoration in any case must be preceded and followed by an archaeological and historical study of the monument.

*ARTICLE 10.* Where traditional techniques prove inadequate, the consolidation of a monument can be achieved by the use of any modern technique for conservation and construction, the efficacy of which has been shown by scientific data and proved by experience.

*ARTICLE 11.* The valid contributions of all periods to the building of a monument must be respected, since unity of style is not the aim of a restoration. When a building includes the superimposed work of different periods, the revealing of the underlying state can only

be justified in exceptional circumstances and when what is removed is of little interest and the material which is brought to light is of great historical, archaeological or aesthetic value, and its state of preservation good enough to justify the action. Evaluation of the importance of the elements involved and the decision as to what may be destroyed cannot rest solely on the individual in charge of the work.

*ARTICLE 12.* Replacements of missing parts must integrate harmoniously with the whole, but at the same time must be distinguishable from the original so that restoration does not falsify the artistic or historic evidence.

*ARTICLE 13.* Additions cannot be allowed except in so far as they do not detract from the interesting parts of the building, its traditional setting, the balance of its composition and its relation with its surroundings.

*ARTICLE 14.* The sites of monuments must be the object of special care in order to safeguard their integrity and ensure that they are cleared and presented in a seemly manner. The work of conservation and restoration carried out in such places should be inspired by the principles set forth in the foregoing articles.

*ARTICLE 15.* Excavations should be carried out in accordance with scientific standards and the recommendation defining international principles to be applied in the case of archaeological excavation adopted by UNESCO in 1956.

*ARTICLE 16.* In all works of preservation, restoration or excavation, there should always be precise documentation in the form of analytical and critical reports, illustrated with drawings and photographs. Every stage of the work of clearing, consolidation, rearrangement and integration, as well as technical and formal features identified during the course of the work, should be included. This record should be placed in the archives of a public institution and made available to research workers. It is recommended that the report should be published.

### **Appendix (5-3): The Athens Charter**

**The Athens Charter** for the Restoration of Historic Monuments:

The following seven main resolutions were made and called "Carta Del Restauro":

International organizations for Restoration on operational and advisory levels are to be established.

Proposed Restoration projects are to be subjected to knowledgeable criticism to prevent mistakes which will cause loss of character and historical values to the structures.

Problems of preservation of historic sites are to be solved by legislation at national level for all countries.

Excavated sites which are not subject to immediate restoration should be reburied for protection.

Modern techniques and materials may be used in restoration work.

Historical sites are to be given strict custodial protection.

Attention should be given to the protection of areas surrounding historic sites.<sup>82</sup>

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[http://www.icomos.org/athens\\_charter.html](http://www.icomos.org/athens_charter.html)<sup>82</sup>

[http://www.jerusalemities.org/crimes/crimes\\_against\\_islam/32.htm](http://www.jerusalemities.org/crimes/crimes_against_islam/32.htm)

## Appendix (5-4): Regulations

### Terminology of general regulations

This section seeks to describe the main terminology and concepts used in the planning proposed regulation.

**Density:** Relationship between inhabitants and their occupied area.

**TOP (Total occupancy of the parcel):** It represents the number that multiplied by the parcel area define the construction area (m<sup>2</sup>) allowed to build.

**LOP (Land occupancy percentage):** It represents the percentage of the allowed parcel area to be occupied with buildings.

**CV (construction area):** Built up area (m<sup>2</sup>) allowed per parcel.

**H/D:** Relationship between building height and streets width used to regulate maximum building height in certain areas.

**Front/side/back withdrawals:** Obligatory minimum withdrawals.

**Shared Buildings wall:** Wall that divides physically two building units.

**Front line:** It is the parcel border in front of the street.

**Parcel backyard line:** the line separating two parcels by their back.

**Parcel side line:** the line separating the parcels by their side.

**Private areas:** all those facilities located inside the parcels, except in those cases that establish its partial or total cession for public uses.

**Urban places:** Areas whose ownership belongs to municipality, classified in streets, with their sidewalks, round about, squares, parks, and boulevards.

**Green structure:** it means the distribution of green public places in the city.

**Planning zone:** Administrative area regulating land use, densities, road network, etc.

**Attached buildings:** buildings using a shared wall of minimum length of 5mts.

**Isolated buildings:** those not contacted with others, with four facades

**Basement:** the stories of the building, which are under the level of the street (can have a max. of 1mt. above street level), and have at least accessibility and ventilation from one side.

**Cellars:** the stories of the building, which are under the level of the street and are completely underground.

**Balconies:** Any type of covered construction open sides, within parcel boundaries, with natural lighting and ventilation.

**Hanged Balconies:** Construction upon the sidewalk that can not exceed 1,20 m and can be allowed in front withdrawal and limits of parcel.

**Road network:** organized as arterial, collector and local.

**Infrastructure:** Network of drainage, sewage, water supply, electricity, etc.

**Social services facilities:** buildings and areas, private and public fully dedicated to provide services to the community.

**High rises:** buildings whose height is 8 floors or more. It means that they are allowed only in arterial roads (more than 20 meters).

**Housing Project:** Private or governmental investment in housing which involves several units. The houses can be nuclear units with private parcel and apartments with shared entrance, gardens and courtyards.

### **Road network design.**

#### *General*

Design of the road network is considered a key variable in planning urban development.

The team has taken into consideration the previous studies done by UNESCO "Emergency action plan for Bethlehem area" and Sogelerg Ingenierie "Traffic Management studies". Regional roads and main accesses to historical sites are well considered in such studies. Deeper studies have been carried out by the team, - including field surveying-, in order to produce the road network plan for Beit Sahour and Beit Jala.

At the same time several proposals for improving the situation in Bethlehem have been discussed with the municipal authorities.

The convenience of locating new roads within the boundaries of existing parcels was considered, in order to minimize occupancy with roads. The topography -not always in coincidence with parcel boundaries- was taken as prior condition.

Road network were classified according to the following hierarchy, taking the patters of the existing roads:

Regional roads: more than 25 meters.

Arterial roads: 18 meters or more.

Collector roads: between 12 to 17 meters.

Local roads: between 6 to 11

Pedestrian roads: Less than 6 meters.

**Parking**

Average area for parking is estimated as 0.5 m2 per every 10 m2 of built up area of public and commercial buildings. For housing such rule is applied to those buildings with more than 500 m2.

Is strongly recommended to abolish the regulation which allows pay a fee instead of providing the minimum car parking place in the new projects.

Minimum Parking requested

- Residential A, B, A high:** 1 parking per housing unit.
- Residential C, D, Old City:** 1 parking per two housing unit.
- Pure Commercial buildings:** 1 parking per 50 m2 of the built up area.
- Commercial mixed with other use:** 1 parking per 100 m2 of the built up area.
- Shopping centres** 1 parking per 50 m2 of the built up area.
- Industrial buildings:** 1 parking per 100 m2 of the built up area.
- Industrial / housing:** 1 parking per 200 m2 of the built up area.  
Minimum: 1 parking each 5 employees.
- Administrative buildings:** 1 parking per 100 m2 of the built up area.
- Restaurants, Party saloons, etc** 1 parking per 20 m2 of the built up area.
  
- Public Buildings:**
- Schools and Kindergartens:** 1 parking per 100 m2 of the built up area.
- Colleges and Universities:** 1 parking per 50 m2 of the built up area.  
1 Bus parking per 500 m2.
- Hospitals, clinics:** 1 parking per each 3 beds.  
1 parking per 50 m2 of the admin. Offices.
- Governmental buildings:** 1 parking per 50 m2 of the built up area.  
(Libraries and Museums included)
  
- Hotels**
- 1 to 3 Stars** 1 parking per 4 rooms.
- 4 to 5 Stars** 1 parking per 3 rooms.
- Cinemas and Theatres:** 1 parking each 10 seats  
1 bus parking for each 300 seats

*3.4 Minimum parcel sizes for housing development*

Standards for minimum parcel size have been established according to *proposed density* for each zone:

*Parcels in area:*

- Residential A: **1000 m2 (1 donum) .**
- Residential B: **750 m2 (3/4 donum).**
- Residential C: **600 m2**
- Residential D: **500 m2 (1/2 donum)**
- Commercial area: **400 m2**
- A High (Housing Projects) **2000 m2 (1.5 donum).**

Urban agriculture: **1500 m2 (1 1/2 donums).**

**Land uses and density estimation.**

*a) Summary of existing Land Use Regulations. Beit Jala*

Density	Land Use	Minimun Parcel (m2)	LOP	Max area (m2)	Maximum Building Height	withdrawals		
						front	side	back
Low	Residential A1	1000	36%	1440	4	5	4	5
	Residential A2	1000	36%	1440	4	5	4	5

	Residential A3	1000	36%	1440	4	5	4	5
Medium	Residential B	750	42%	1890	4+2	5	3	4
High	Residential C	500	48%	1440	4+2	4	3	4
	High Rises (Residential & commercial)	2000	36%	5760	8+...	12	8	8
	Urban Agricultural	2500	10%	500	2	12	7	7

**Criteria to classify land uses.**

(Figures are summarised in the previous table)

**Low Residential A**

This is considered as exclusive residential area, where commerce of any kind are not allowed and withdrawals with gardens and olive trees are being safeguarding.

**Low Residential B**

This is a still an exclusive residential area, even when small parcels size and highest density area permitted. Only certain daily commerce is allowed.

**Low Residential C**

Typical residential area, where daily commerce as shops selling products for household consumption, including mini markets, kiosks, etc. are allowed.

**Residential D**

This is the medium density residential zone, which is most of the cases located surrounding the historical city cores and increased densities are promoted in order to consolidate the cities central district.

**C.A. Commercial area**

Includes all those activities generating income. The main characteristic is that attached building are allowed, in order to generate continuity of front lines. In case of those services related to recreational activities, demanding accessibility and parking (cafes, restaurants and recreational activities) it is regulated according to section 2.3.

**C.S. Commercial secondary**

It is required its location in arterial roads, demanding 20% of the ground floor for public facilities and parking. In the densest areas to attach building by their side is allowed creating pedestrian boulevards. Alongside some streets, especially in Beit Jala and Beit Sahour a 3-meters side withdrawal is required to preserve its existing characters.

**Markets (Suk):**

Refers to a public area well located in the city, grouping a wide number of shops. It should be located in pedestrian roads and areas surrounded it. Are consider tourist areas thus they represent an attraction due their typical and traditional products.

**T. Tourist area.**

It involves activities mainly orientated to satisfy the needs of the tourists, including three different typologies, encouraging construction of big and small hotels, hostels and big tourist establishments as restaurants and recreational facilities.

**Old City District special architecture.**

Areas with historical heritage or where it is promoted to keep special Arabic architectural styles of the Palestinian cities, imposing strict regulations of facades & building typologies (city cores). All projects either restoration or new buildings here need special approval by Municipal City Councils.

**H.R. High-rises district**

Promoted alongside certain main streets and up to maximum 8 stories in Bethlehem.

In Beit Jala and Beit Sahour was fixed up till 6 stories. It should be mentioned that basements and cellars are not included. Parking is according to building use.

**High Housing projects**

Specific area for high-density housing projects promoting private investment. It is expected that the municipality will recover land for social facilities and green areas in a percentage according with parcel size.

**DFU. District future urbanisation.**

Corresponds to areas of public or private ownership where it is foreseen the application of special regulations to control its development.

**DUR. District urban renew.**

Refers to areas where it is planned to demolish buildings, streets, etc. to apply in the future new regulations, typically to increase densities or to improve living conditions in a certain area such as the refugee camps.

**DEP. District for environmental protection.**

Refers to areas intended for the protection of the natural environment, where building constructions is not permitted, the development of private activities and planning public uses are restricted. Typically it corresponds to the valleys (wadies) and hills.

**SSF. Social services facilities.**

Refers to all those uses oriented to satisfy community needs at different levels, allocated in specific parcels, regulated according to local standards as

**GA. Green areas.**

It includes all those areas affected to public and private uses where it is developed recreational activities at local, city and regional level. Residential buildings are not allowed at all.

**I.Z. Industrial zone.**

It is understood as an Industrial Production Zone the area where is integrally developed the packing, assembling or processing of a commercial product, goods and/or services. Categories are:

**Light Industrial Zone**

Non vexatious, non-noxious, non-explosive and low consumption energy industrial type, which demand low infrastructure requirements. (Typical situation of handicraft workshops)

**HI. Heavy Industrial Zone**

Type of industries that, because of management of materials, production process, and the nature of the inputs, products and disposals could be dangerous for population's health. It demands intensive use of infrastructure and high consumption of energy and fuels.

**UA Urban agriculture.**

Corresponds to those parcels where are carried out agricultural activities. A certain parcel size should be respected as minimum although agricultural activities in the area are 90% related to olive trees & some fruits. Buildings are permitted in a very low density, in order to discourage residential activities.

Minimum parcel size was fixed at 1500 m<sup>2</sup> after analysing local standards although Palestinian by laws restricts to 3000 m<sup>2</sup>, figure that appears as not suitable for the area.

Definition of physical boundaries for land use zoning.

*There are three possibilities to apply the regulation proposed per zones:*

- a) Following the boundaries of the parcels. Only recommended in those cases where there are no existing streets.
- b) Following the axis of the streets. Only when there are real changes in land uses pattern in side and on the other side a road.
- c) Restricting a distance in meters from parcel's front line where is allowed to develop certain activity. (Typical in commercial areas alongside main streets)

***Building Height***

As can be seen in *table 3.5 b)*, new criteria different from existing "*by laws*" is proposed to regulate densities through TOP represented as building height. Many changes are promoted regarding this particular issue such define different TOP for residential areas represented in 2, 3 and 4 stories as maximum height. Nor basement and cellar neither roof are considered, what can allow still much more construction volume per parcel.

***Relationship between building height and street width.***

Although it was no fixed as a regulation, the following table suggests number of floors and maximum height according to the street width. It is a tool that can be used in the future when permission for higher buildings is requested.

## Appendix ( 5-5 ): Future estimation

Based on the natural population growth figures, expected national and international tourism attraction, the estimated total number of persons for the year 2025 to use the Old City of Hebron, for various economic activities are 254678 persons/day.

The above forecast is based on the followings:

- Two times shopping trips /day for the people living in the old city of Hebron.
- Two times shopping trips /week for the people living in Hebron city

Therefore, the total number for the above categories is estimated on 241428 person/day.

The total number of the students to do their shopping trips to the area is calculated of 22500 students/day. The calculations are based on the followings:

- One time shopping trip/ week for school students.
- Two times shopping strips/week for college students

For tourism industry, the number of tourists visiting Hebron old town is 1000/day. (20 bus 50-passengers/ bus). It is assumed that the existing average of economic performance is as same as the forecasted average in the year 2025.

Economic performance level = average number of visitors/ # of activities.

Taking into account the expected number of people to visit the economic establishments within the study area, and to provide adequate number of shopping units in addition to the existing ones, the demand for the year 2025 is calculated according the following formula,

Economic performance level (APL) = average number of visitors/ # of activities.

Therefore, by using APL= %52, and # visitors 254,674, and one unit/200 persons, the demand until the year 2025 will be 2449. Having into account the existing 2316. Therefore, the demand will be 2449-2316= 133 unites.

### Needs assessment of economic activities up to 2025:

The study area comprises of 2316 shopping stores (unites). The operational unites are 1128, the rest 1188 are vacant.

- There are distinguished economic activities within the study area, those are, food, handcraft, whole sale, and small local industries.
- There are 36 multi-story buildings, these comprise business offices, individual physician doctors, clinic, etc.
- For the calculation of shopping units demand, the American standard is used for the process as follows:
- Average family size in USA is 4 persons/family.
- One shopping unit for 120 peoples.

Hence the Palestinian family size is 6.6, therefore, one shopping unite is to be considered for 200 peoples.<sup>83</sup>

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<sup>83</sup>Hebron Rehabilitation Committee, The Social and Living Conditions for the People in the Old Buildings-p-10-12

## إعادة إحياء و المحافظة على الطابع التاريخي و التراثي

### لمنطقة الشلالة التجارية في مدينة الخليل

إن الهدف الرئيسي من هذه الرسالة هو إعادة إحياء منطقة الشلالة ذات الأهمية التاريخية والعمرانية، وتوضيح هوية المكان وإعادة إحيائه كمنطقة تجارية هامة بالإضافة إلى إعداد خطة لإعادة إعمار تلك المنطقة لتكون بمثابة مثال يحتذى به لإعداد مناطق أخرى لها نفس الأهمية التاريخية والعمرانية في أرجاء مختلفة من فلسطين.

تقع منطقة الشلالة في مدينة الخليل التي تتميز بموقعها الهام في جنوب فلسطين، وهي منطقة زراعية و تجارية متميزة وتشكل همزة وصل بينها وبين عدد من المدن المجاورة. وتواجه الشلالة الآن مشكلة تواجه المستوطنين فيها وتدخل قوات الاحتلال بشكل دائم مجرى الحياة اليومية مما أدى إلى شل حيوية المنطقة. يتألف مشروع إعادة إحياء منطقة الشلالة من أربع مراحل وهي:

المرحلة الأولى مرحلة دراسة الوضع الراهن والعقبات الموجودة في منطقة البلدة القديمة في الخليل عامة وفي منطقة الشلالة خاصة، المرحلة الثانية وتتضمن فلسفة المشروع، أما المرحلة الثالثة فهي تشمل اقتراح خطة لإعادة إعمار منطقة الشلالة وتحتوي على أهم خطوات التطبيق التي ستقودنا بدورها إلى المرحلة الرابعة والأخيرة وهي تطبيق تلك الخطة على أرض الواقع.

من أهم النقاط التي يجب تغطيتها في هذا المشروع بالإضافة إلى جمع المعلومات المطلوبة حول المشروع كان ترتيب لقاءات وورش عمل مع لجنة إعمار الخليل والتي ساهمت في توضيح وضع المباني القائمة في المنطقة وأبدت الاستعداد الكامل لتوفير المادة الدراسية اللازمة للمنطقة وذلك في محاولة للحفاظ عليها كإرث تاريخي هام.

لا يهدف مشروع إعادة إحياء منطقة الشلالة إلى تهجير سكان المنطقة أو تحويلها إلى متحف يؤمه الزوار بل جعلها منطقة حيوية تعود إلى سابق عهدها من ازدهار عمراي وتجاري ، وتتلخص أهمية المشروع فيما يلي:

1. إعادة إعمار منطقة الشلالة كمنطقة تجارية مهمة.

2. الحفاظ على القيمة العمرانية والتاريخية للمنطقة.

3. الحد من تدهور وضع المباني والمحلات التجارية في المنطقة.

ولتحقيق الأهداف السالفة الذكر علينا مراعاة النقاط التالية:

أ. تحسين وضع المحلات التجارية والأسواق الموجودة في المنطقة.

ب. تقديم الدعم اللازم لتشجيع التطور التجاري في منطقة الشلالة.

ت. الاهتمام بالمرافق العامة.

ث. تحقيق عملية إعادة إعمار إحياء وتأهيل المباني القديمة ودعم الخدمات العامة في الشلالة.

ج. تشجيع السياحة والحجيج إلى منطقة الشلالة والمنطقة المجاورة لها.

ح. إتباع قوانين التخطيط وقوانين المباني التي تتماشى مع بنية ونسيج البلدة القديمة في المنطقة.