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INTERNATIONAL
PEACE & COOPERATION
CENTER

2022-2023

Urban Design Studio Work: East Jerusalem Tourism Development

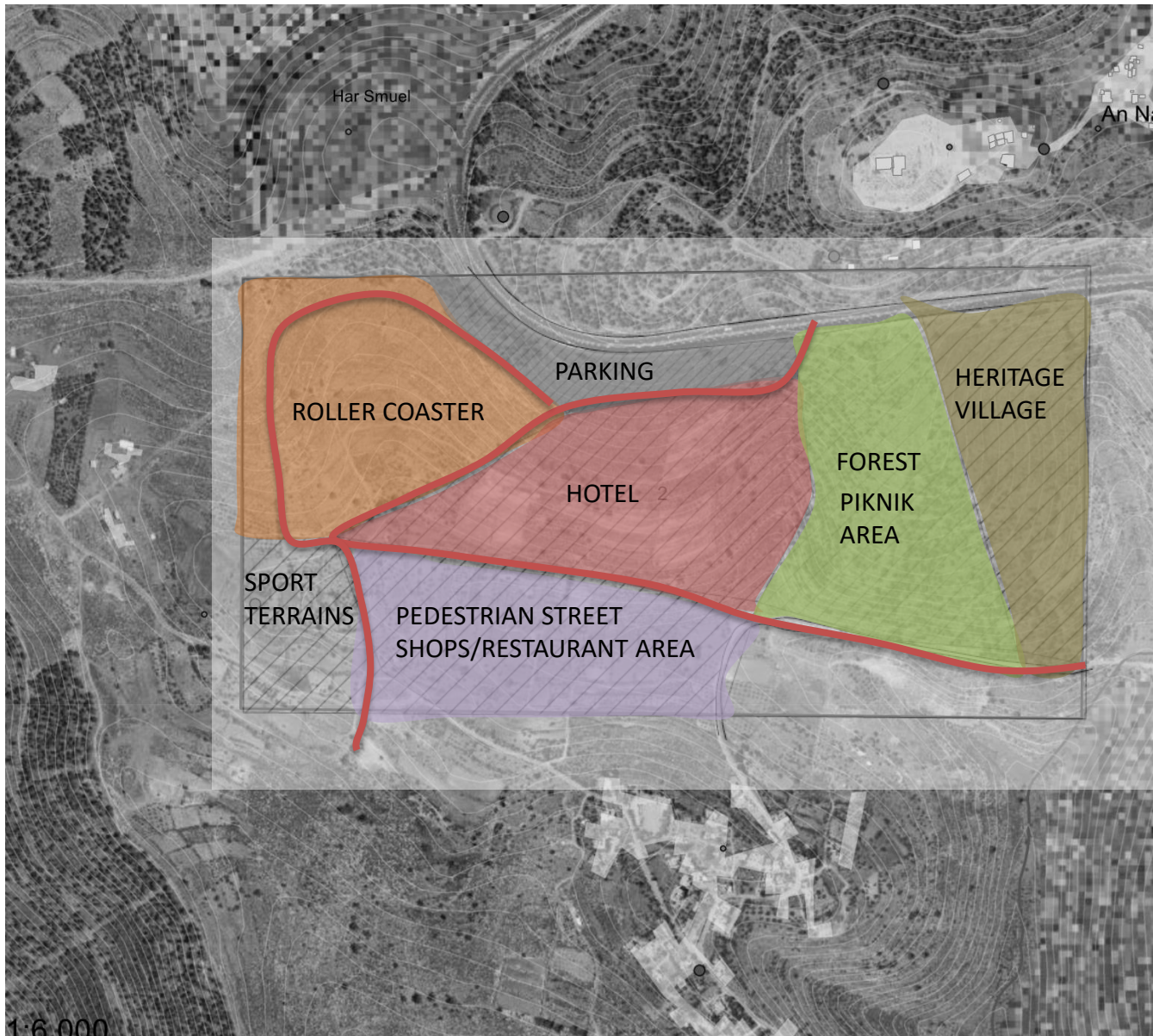


Jerusalem

LOCATION "A"

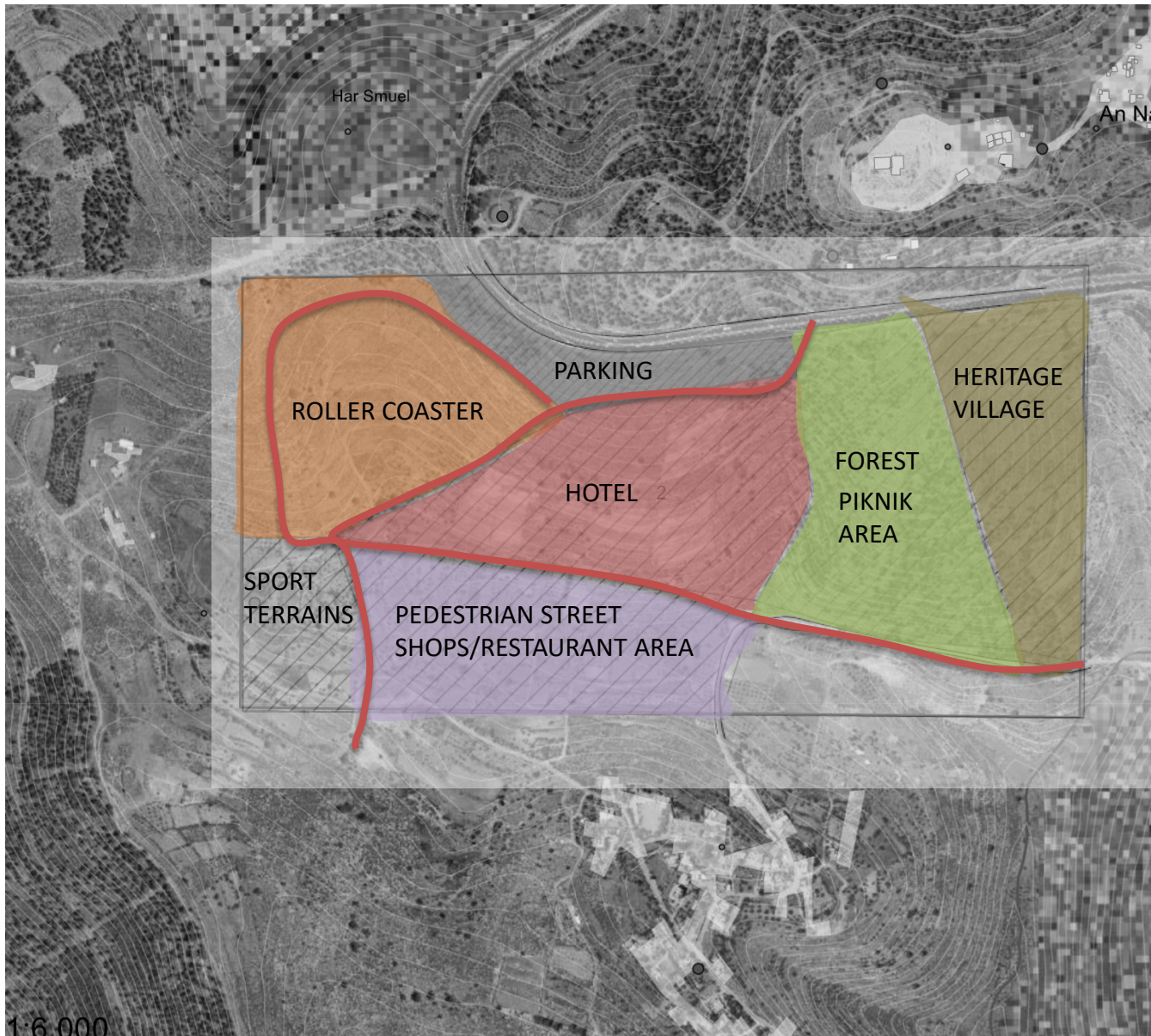
CONCEPT: THEMATIC ENTERTAINING ZONE

LOCTION "A" ZONING



Concept of **sport and entertaining tourism** is based on integration of different functions toward enhancement of Hotels offer. Hotel quarter is a key plot in this are.

LOCATION "A" ZONING



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Hotel C

23,2 dunum

3189 m2 built up

1824 m2 sport facilities

Accommodation capacity bruto 11215 m2

9x55m2

36x49m2

1x100m2

138x32m2

TOTAL 184 units

85,8 dunum
2316m2 built up
parking 1338 m2

40 dunum
3166 m2 parking

30 dunum
1449 m2 parkir

25,7 dunum green
between hotels

23,23 dunum
2790 m2 built up

28 dunum
4192 m2 built up

forest/picnic area and
hicking 208 dunum

20,5 dunum
4655 m2 built up

A - HOTEL

D - HOTEL

20,5 dunum
5124 m2 built up

B - HOTEL

13,2 dunum
7834 m2 green
5465 m2 amphiteatar

22,56 dunum
1368 m2 built up-buildings
1268 m2 semi open area
parking 800 m2
sport terrain 1626m2
green area 5117m2

Hotel A

20,5 dunum

4415 m2 built up

1824 m2 sport facilities

Accommodation capacity bruto 9900 m2

8x55m2

32x49m2

123x32m2

1x100m2

TOTAL 164 units

79 dunum
19,3 dunum built up

Hotel B

20 dunum

4075 m2 built up

1401 m2 sport facilities

Accommodation capacity bruto 9830 m2

8x55m2

32x49m2

1x100m2

119x32m2

TOTAL 160 units

Hotel D

28 dunum

4113 m2 built up

1824 m2 sport facilities

Accommodation capacity bruto 11215 m2

1x55m2

45x49m2

174x32m2

TOTAL 224 units

LOCATION "A" FUNCTIONS

Har Smuel

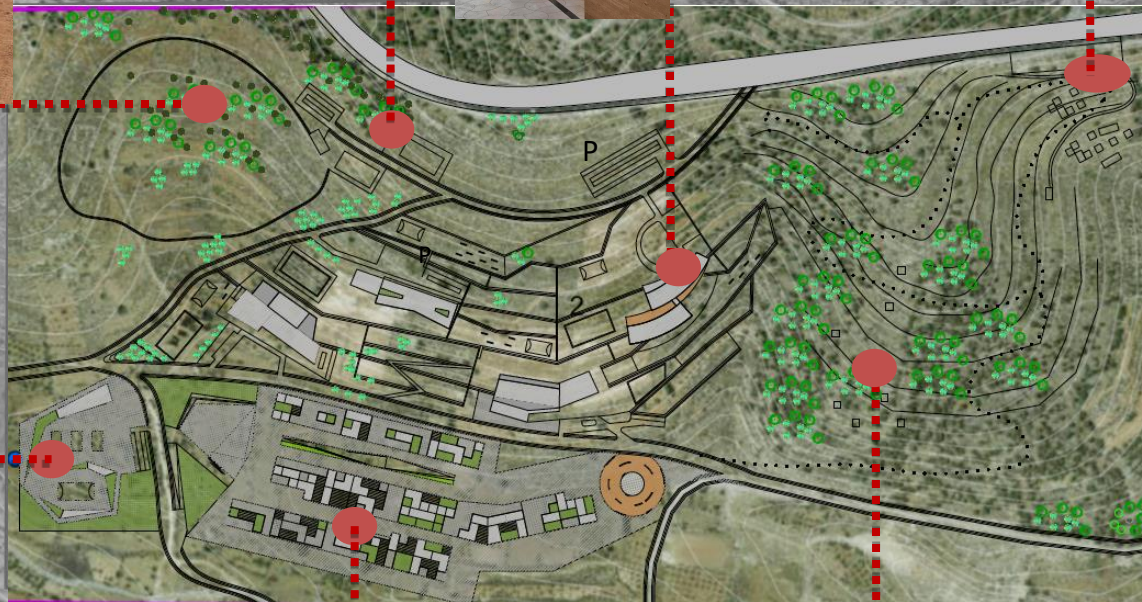


HOTEL QUARTER

HERITAGE VILLAGE



ROLLER COASTER



SPORT
Facilities with
Accompanying spaces

PEDESTRIAN STREET
SHOPS/RESTAURANT AREA



PICNIC AREA AND
TRAILS IN THE
FOREST



LOCTION "A" CONCEPT

ROLLER COASTER

PLOT SIZE: 86 dunum
BUILT UP: 2300 m²
 Gr+1 floor
 With green plot as a buffer toward settlement

Entrance area
 With parking 3150 m²

HOTEL s QUARTER

PLOT SIZE: 117 dunum
BUILT UP: 15,8 dunum
 Gr+3and Gr+4 floors
 Accommodation 43300m²
 Services 18000m²
 Swimming pools and basket terrain:6900m²
Total: 61.300m²

HERITAGE VILLAGE

PLOT SIZE: 30 dunum
BUILT UP: 1450 m²
 As replica of traditional
 Palestinian village
 Central workshop 120 m²
 and
 small stone houses
 100 m²/unit

Forest & PICNIC

between
 Heritage Village and
 hotel with Picnic spots
 and trails
PLOT SIZE: 208 dunum

PEDESTRIAN STREET SHOPS/RESTAURANT AREA

PLOT SIZE: 79 dunum
BUILT UP: 19 dunum
 GR and GR+1 floor
 19 300 m² Ground floor
 (including 4500m² open space)
 8200 m² 1st floor
Total: 23000 m² of shops, offices etc.

OPEN AMFITEATAR

PLOT SIZE: 13 dunum
BUILT UP: 5400m²(open area)

SPORT

Facilities with
 Accompanying spaces
PLOT SIZE: 22.50 dunum
BUILT UP: 1400 m²
SEMI OPEN: 1300 m²
 Open-air Parking: 800m²
 Sport terrain: 1600 m²
 Green area: 5100 m²

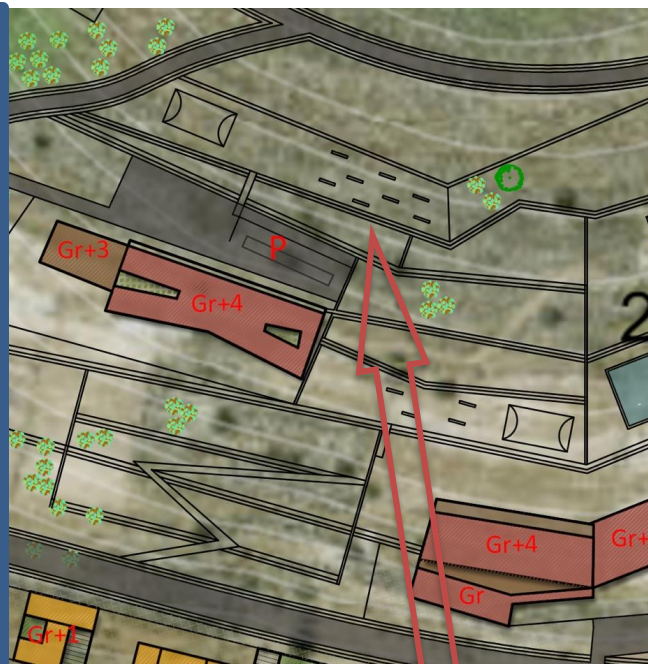




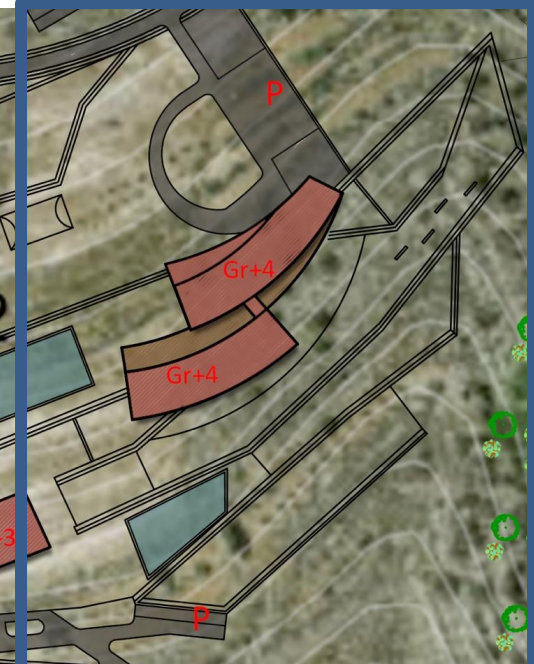
ROLLER COASTER

Positioned on the slope as a green plot and a buffer toward settlement.

Along with roller coaster there would be 2 main buildings with cafe, restaurant and ticket office.



Parking area to serve guest of the ROLLER COASTER and guests of the PICNIK ZONE



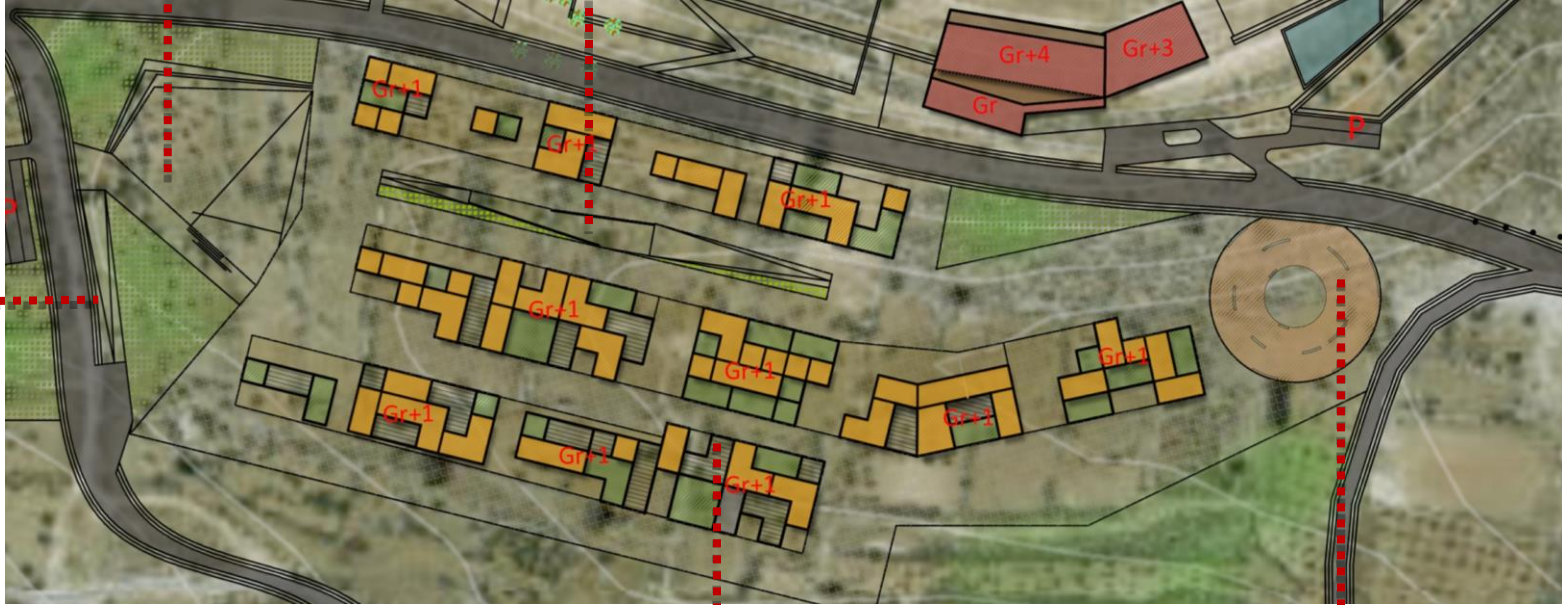
FOREST; TRAILS & PICNIC AREA

This area would preserve existing forest open for visitors. In the same time it is a buffer between two function HOTEL-HERITAGE VILLAGE. This plot would have several picnic boxes in order to enhance nature preservation.



PEDESTRIAN STREET SHOPS/ RESTAURANT AREA

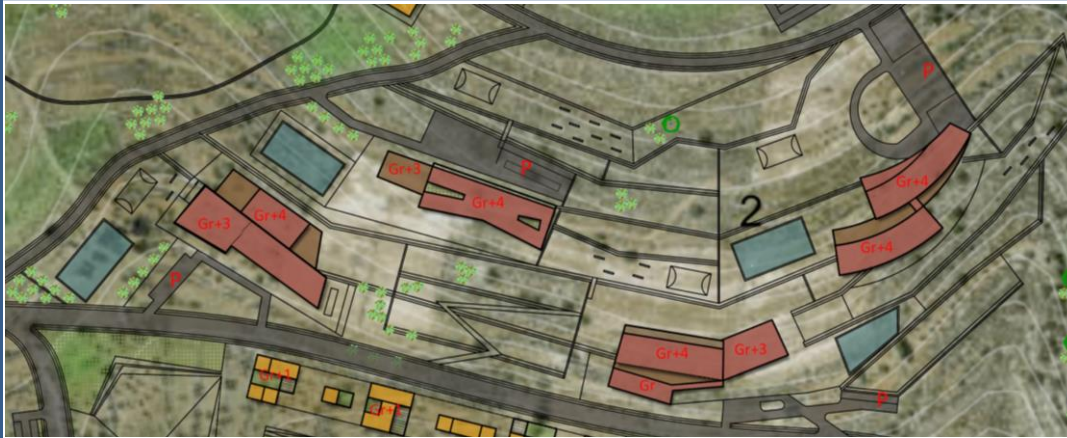
Positioned on the lowest part of the location selected for the green tourism. Paved pedestrian streets are interrupted with small buildings that could have different function (Caffe, restaurant, offices, hostel etc.).



Sun energy used for
pavement lightening -
LED lights



Underground
garage for visitors



HOTELS QUARTER

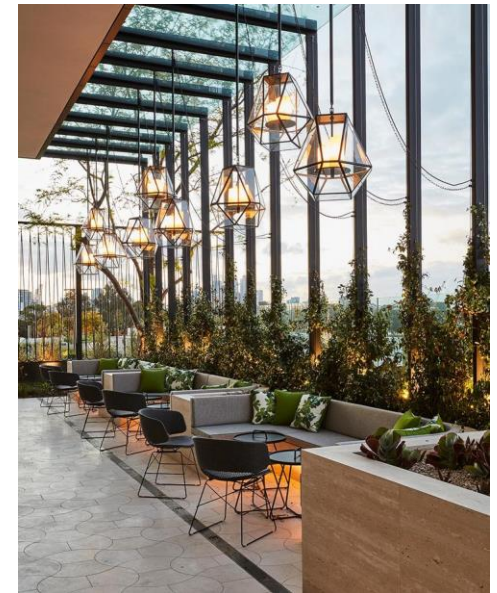
Four hotels are located on this plot, each of them have parking or underground garage. Proposed design should be outcome of following slope, terraced design of the buildings. Hotels are 3 and 4 starts hotel – accommodation capacity:732 rooms

Hotel no.1 with 164 rooms

Hotel no.2 with 160 rooms

Hotel no.3. with 184 rooms

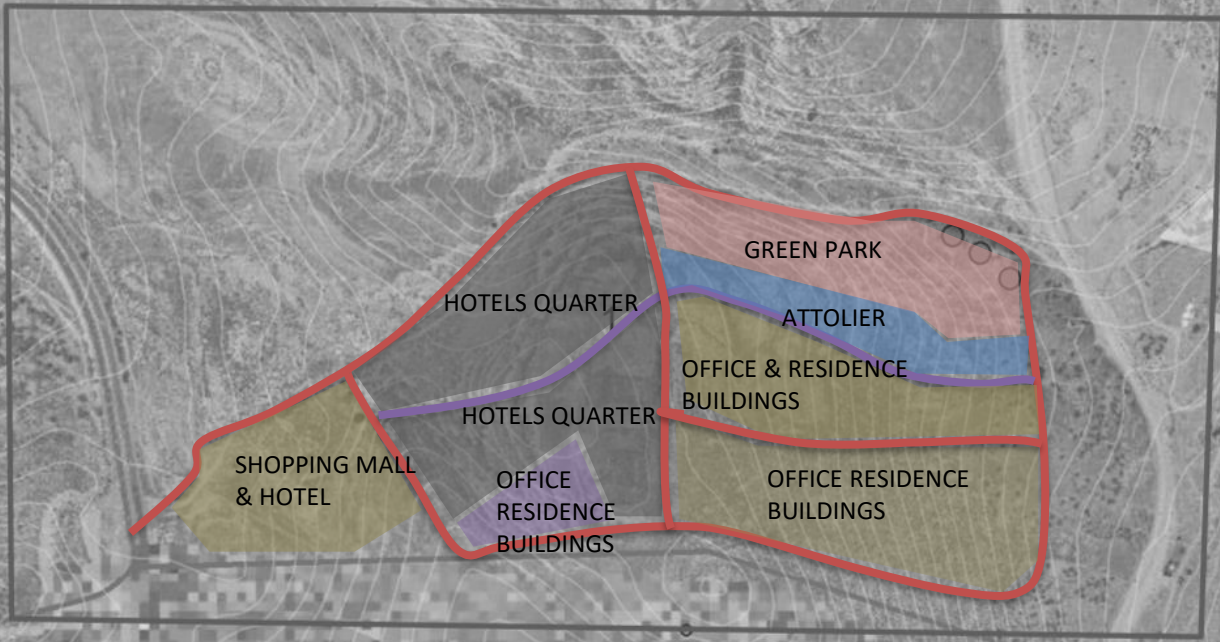
Hotel no.4. with 224 rooms



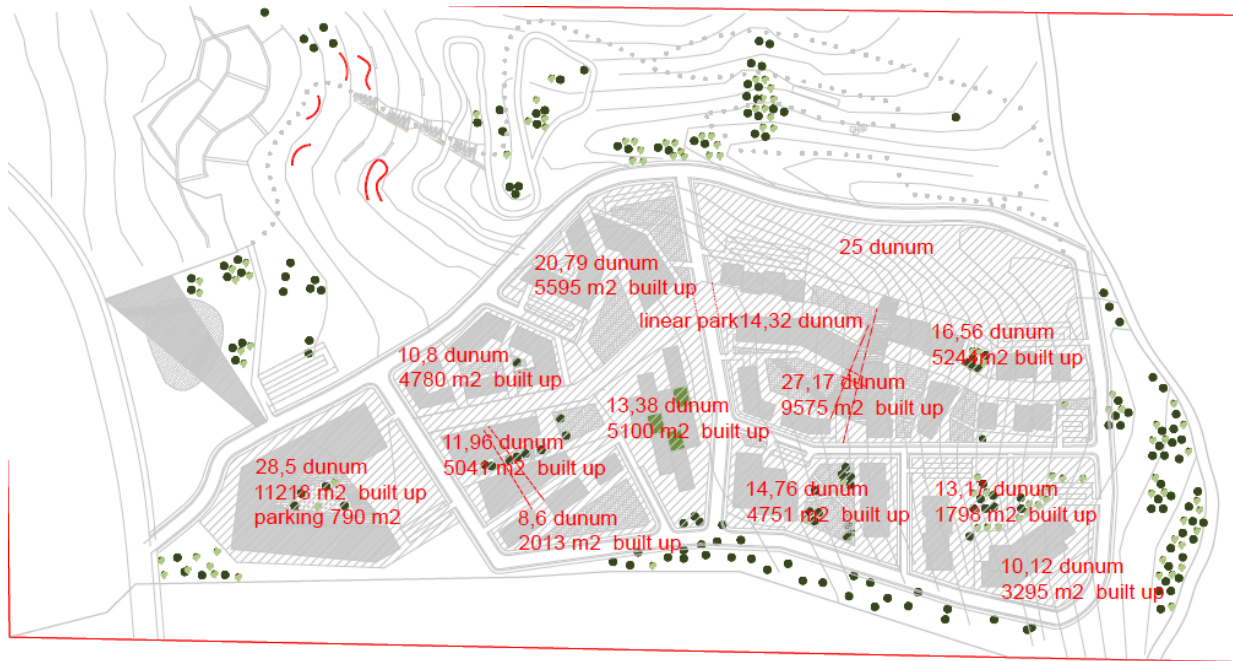
LOCATION "B"

CONCEPT: URBAN tourism

n Nabi Samwil



Concept of Urban tourism involves
Several inputs were used to choose this
concept: flat terrain, vicinity of the main
road and village.



half of the assigned location is
marked as National Park, that
was used as idea to create
several green oases inside park
for resting and enjoying nature,
while other side of the road
would be 5 starts hotel
surrounded with green belt.
~~However constrains of this
locations are seen in direct
connection with the Israeli
Separation wall, vicinity of the
settlement. In order to use this
location fully bordering plots
are mostly used as green buffer.~~

LOCATION "B" URBAN FUNCTIONS



LOCTION "B" URBAN CONCEPT

HOTEL 1

PLOT SIZE: 12 dunum

BUILT UP: 5100M2

Gr floor + 5

Accommodation capacity brut 17000m2

33x40m2

12x76m2

2x100m2

270x32m2

TOTAL 317 rooms

HOTEL 2

PLOT SIZE: 28,5 dunum

BUILT UP: 2800 M2

Gr floor + 7

Accommodation capacity brut 12800m2

24x40m2

9x76m2

1x100m2

204x32m2

TOTAL 238 rooms

HOTEL 3

PLOT SIZE: 13,50 dunum

BUILT UP: 3600 M2

Gr floor + 7

Accommodation capacity brut 16800m2

32x40m2

12x76m2

2x100m2

267x32m2

TOTAL 313 rooms

NATIONAL PARK ZONE

PLOT SIZE: 202 dunum

Area of the park would be consisted of different green pocket with different place for resting, skate park, trails, benches, garden etc.

PARK WITH OPEN MARKET

HOTEL 4

PLOT SIZE: 11 dunum

BUILT UP: 5000 M2

Gr floor + 7

Accommodation capacity:

brut 20200m2

39x40m2

17x76m2

2x100m2

321x32m2

TOTAL 374 rooms



HOTEL 5

PLOT SIZE: 20 dunum

BUILT UP: 3000 M2

Gr floor + 7

Accommodation capacity:

brut 12700m2

25x40m2

9x76m2

1x100m2

203x32m2

TOTAL 233 rooms

HOTEL 6

BUILT UP: 3000 M2

Gr floor + 8

Accommodation capacity:

brut 19400m2

38x40m2

13x76m2

2x100m2

308x32m2

TOTAL 361 rooms



SEQUENCES OF NATIONAL PARK

202 dunums are fully preserved
Without any constructed building
While only removable urban
furniture
Are used to provide more join full
atmosphere.



LOCATION "C"

CONCEPT: AGRICULTURE AND NATURE



On one side of the street museum of agriculture is located, that also serves as interactive cultural center with open air and closed exhibition spaces. Across the road most of the land is assigned as highly valuable agricultural land, that would be used for plants and seeds. This function is followed with greenhouse, open market and agricultural educational spaces to correspond to the museum. In continuation of this line there would be located village mall and hotel.

Residence hotel with accompanying services and function is located on the same side as museum and would be design following idea of COTTAGES

LOCATION "C" FUNCTIONS



**SHOPING MALL
WITH HOTEL**

Giv'on Hahadasha

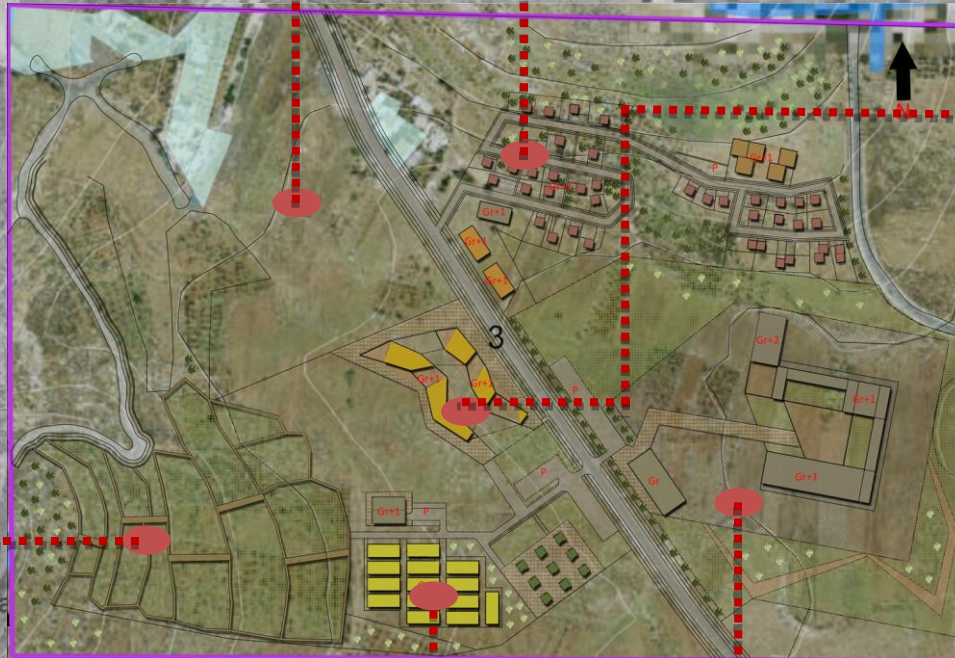


HOTEL APART/RESIDENCE HOTEL

Giv'on Hahadasha

Giv'on Hahadasha

**OPEN AND CLOSE
MARKET WITH
AGRICULTURAL PRODUCTS**



**MUSEUM
AND INTERACTIVE
CENTER**



**BOTANICAL
GARDEN**



Giv'on Hahadasha



**AGRICULTURE
MARKET AND PLANT SEEDS**

Giv'on Hahadasha

LOCTION "C" CONCEPT

HOTEL APART/RESIDENCE HOTEL

PLOT SIZE: 47 dunum

BUILT UP: 5000 m²

1400 m² support facilities

39 units cottages

CAFFE AND RESTAURANT

GR+1

Ground floor: 1120 m²

1st floor 400m²

MUSEUM

AND INTERACTIVE

CENTER

PLOT SIZE:105 dunum

BUILT UP: 11dunum

GR+1 floor (PART)

Museum Ground floor 9600m²

1st floor 400 m²

Total: 10 000 m²

CLOSE

MARKET WITH

AGRICULTURAL PRODUCTS

BUILT UP: 4300 m²

Gr floor

PLOT SITE:127 dunum

AGRICULTURAL LAND

WITH PLANT SEEDS

BUILT UP: 700 m²

GREENHOUSES

Built up: 5040 m² temporary structures

PRESENTATION BOXES

RESTING AREA

Built up: 600 m²

