

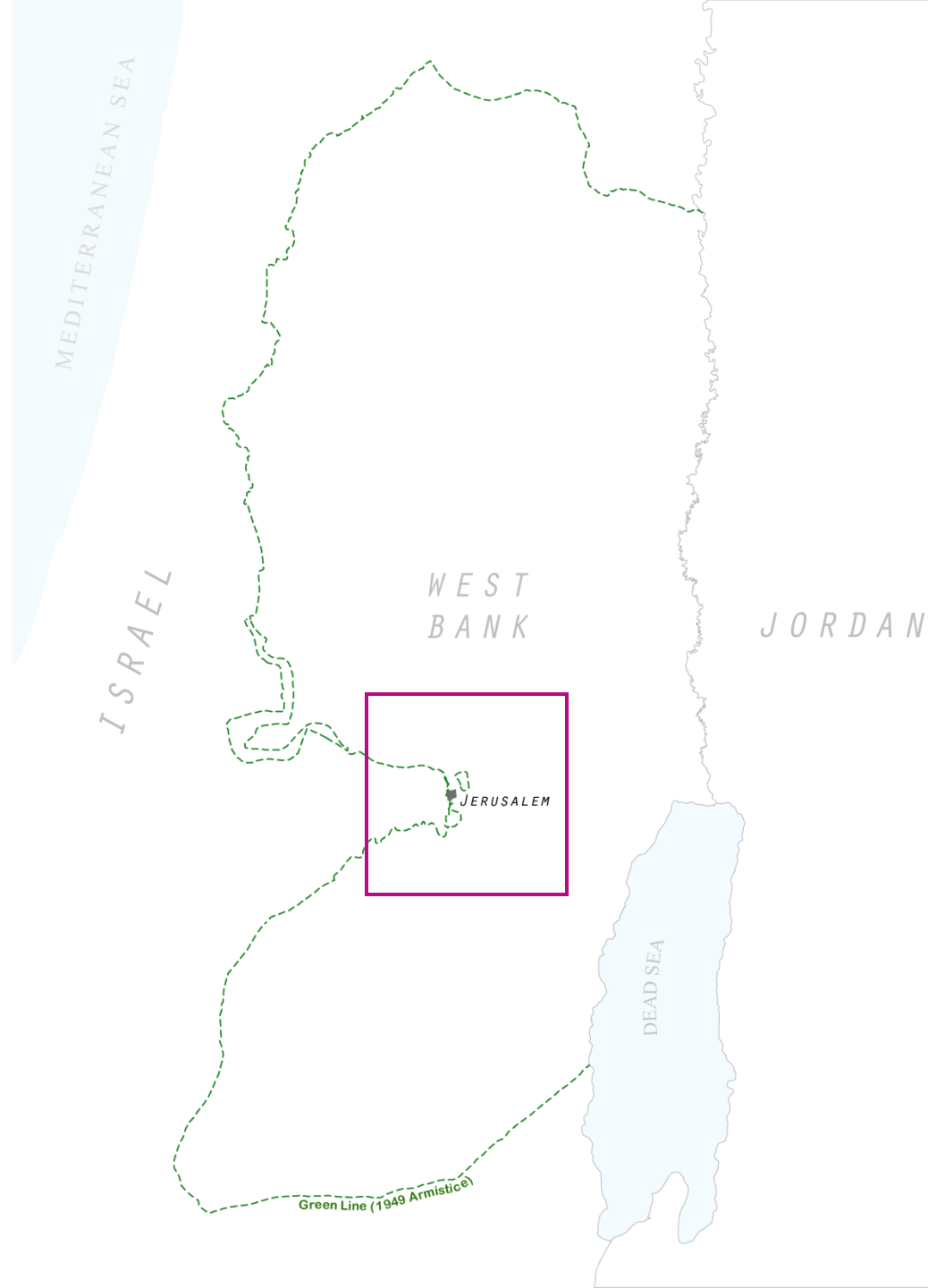
East Jerusalem intensified Israeli planning during pandemic

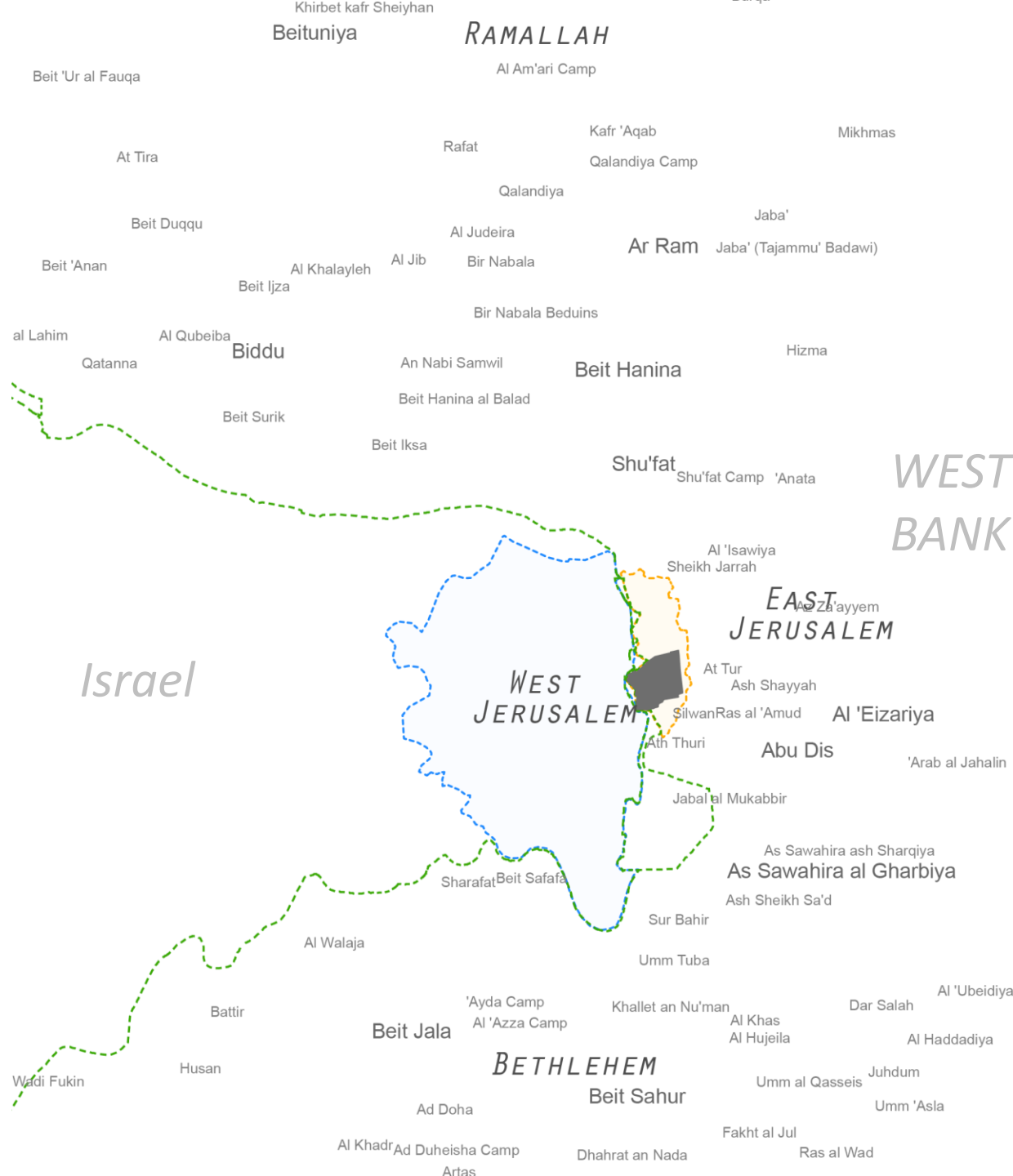
November 2022

Rami Nasrallah, Ph. D.

1948

PALESTINE DIVIDED





1948/9

DIVIDED Jerusalem

East Jerusalem

Economic and Tourism hub

Metropolitan City

Municipal area 3 km²

West Jerusalem

Frontier – Border city

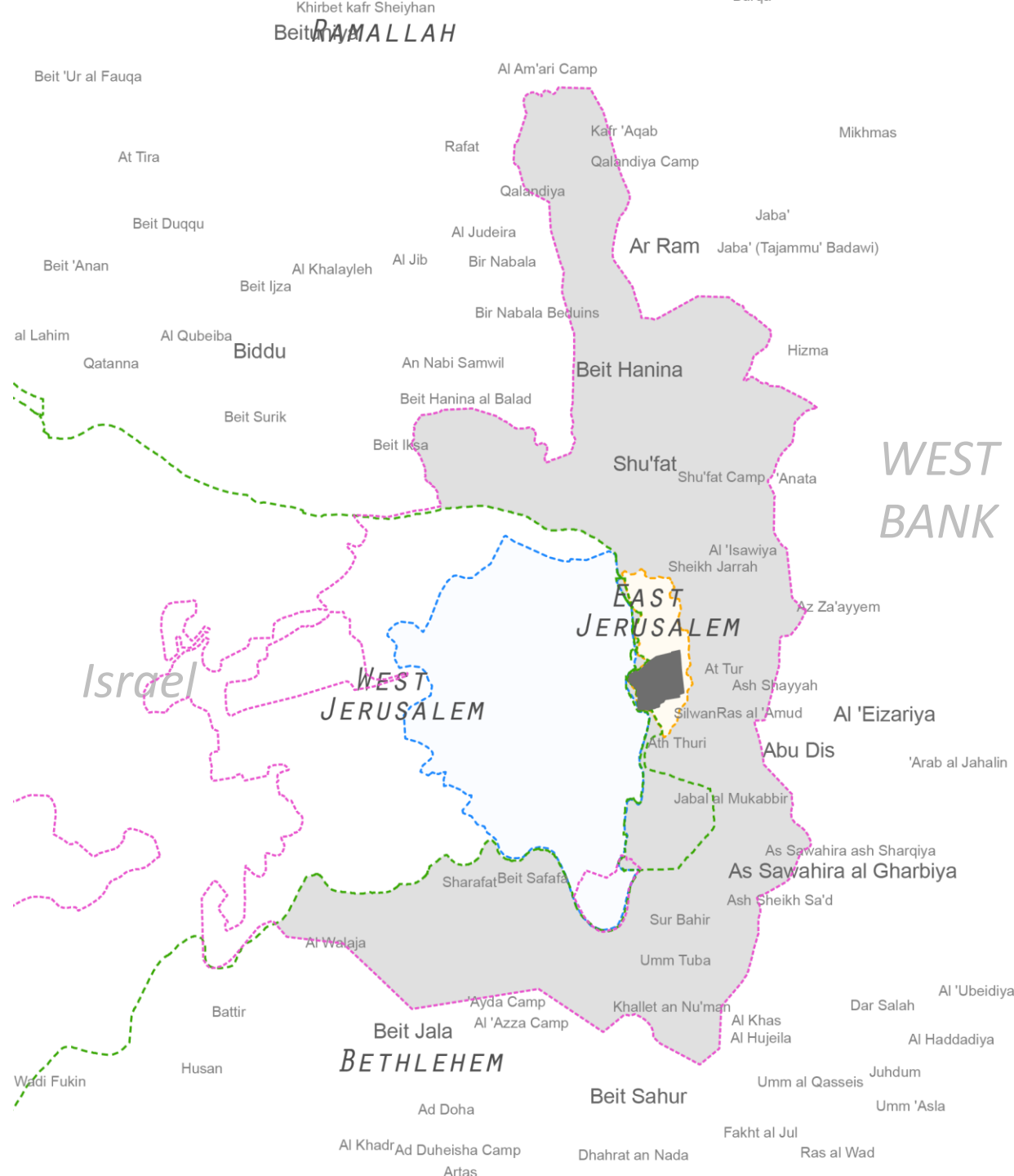
Israel declared Jerusalem as its

Capital (December 1949)

Municipal area 25.7 Km

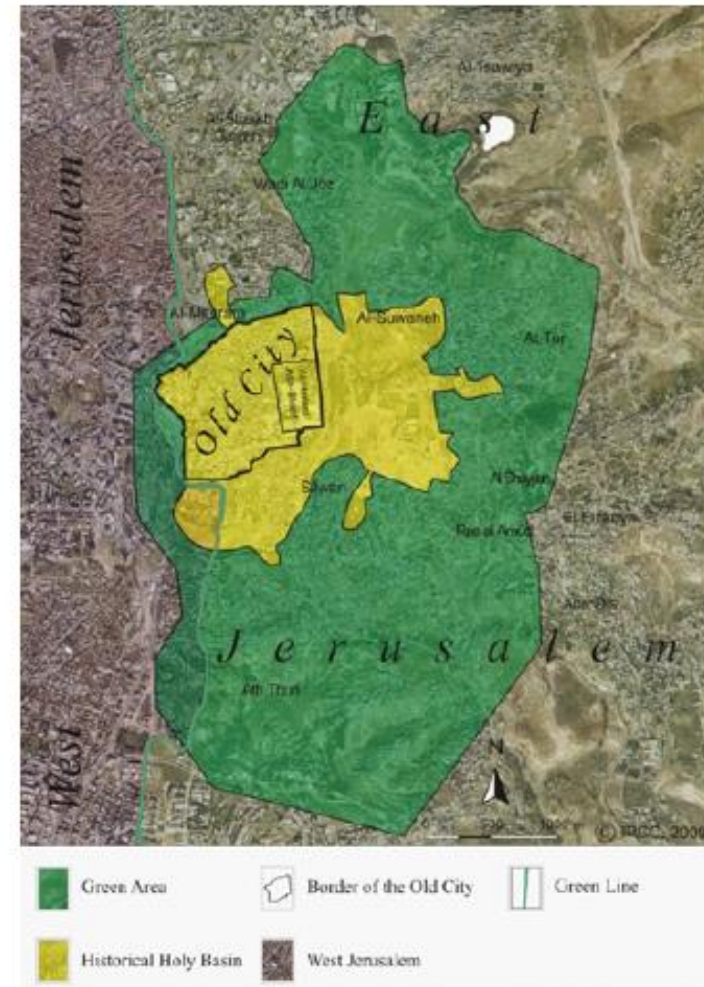
70 km² annexed to Jerusalem

permanent residency status not citizenship.



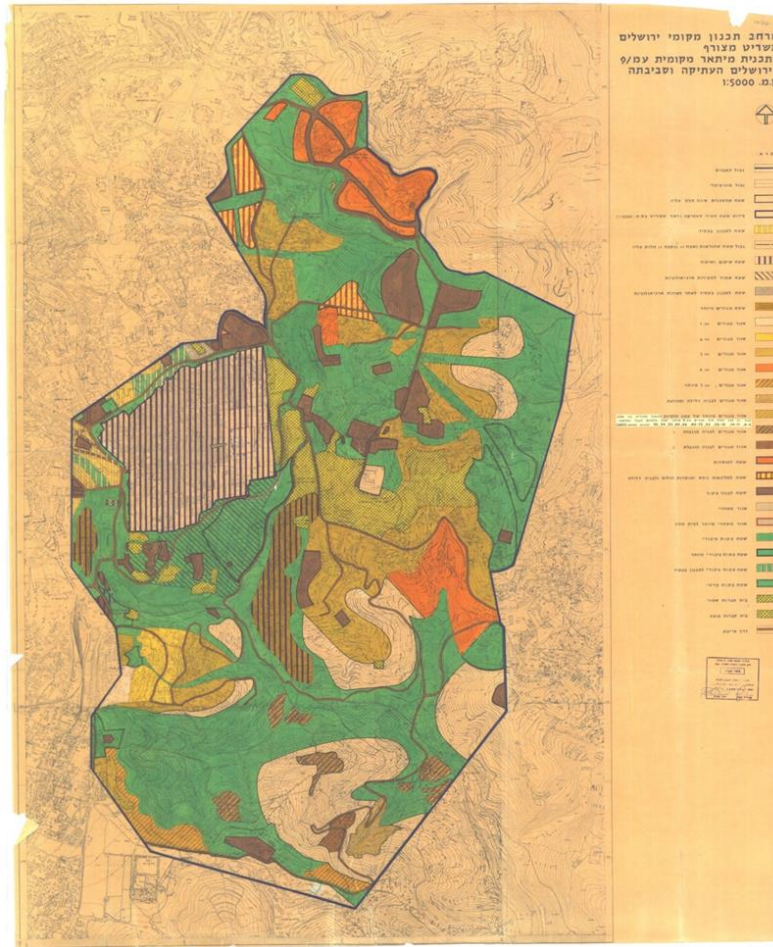
1967 the Israeli government take a series of steps to restrict Palestinian development:

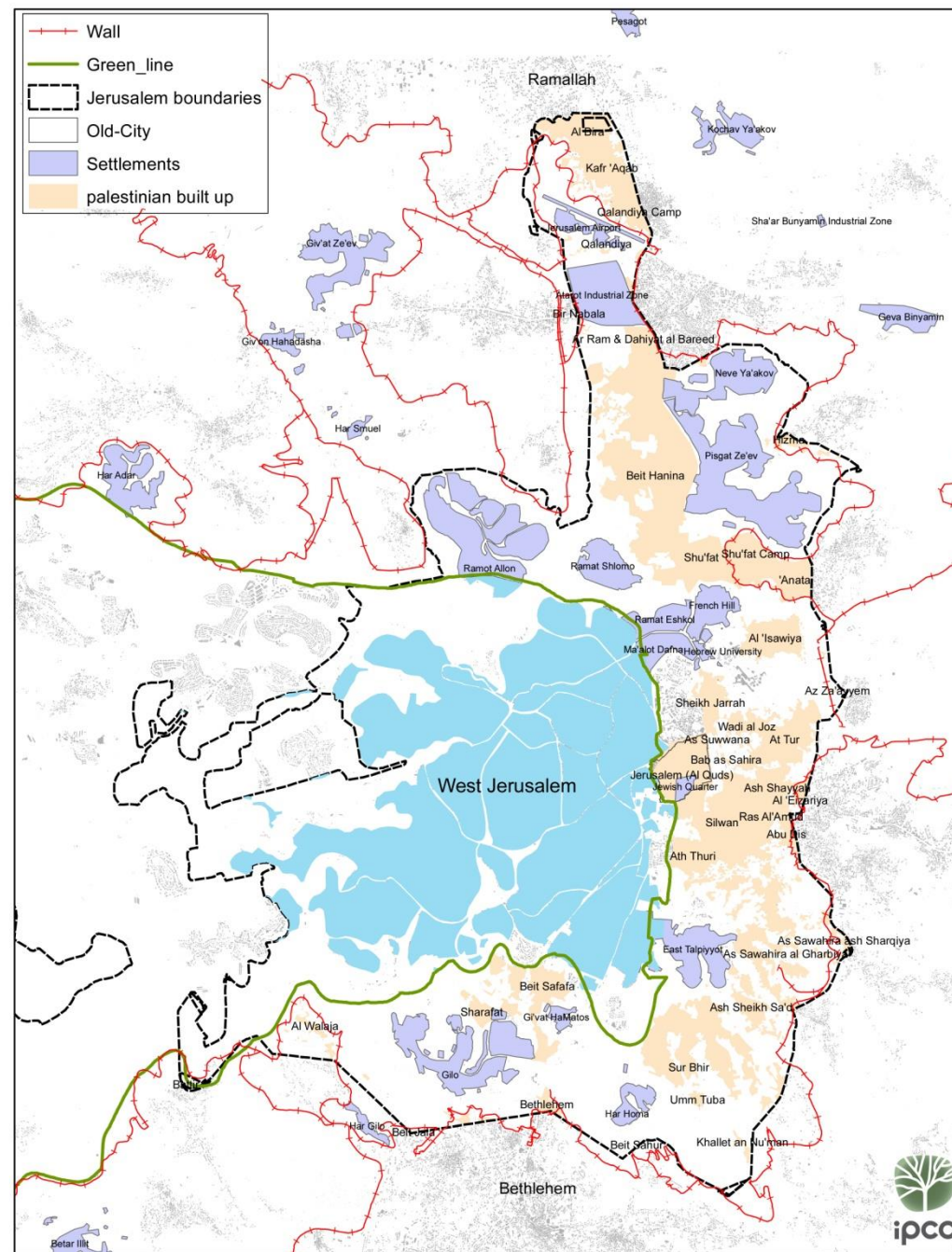
- 30,000 dunum of land confiscated (34% of EJ's territory) to build Jewish settlements
- 31,000 dunum of Palestinian Private Owned Land designated "green areas". Construction totally forbidden in these areas.
- Only 14% of EJ is Palestinian neighborhoods (including built up area and land for future development).
- Israel imposes a restricted policy on Palestinian construction and economic development.
- Inhabitants of EJ forced to migrate to outer suburbs due to development restrictions.

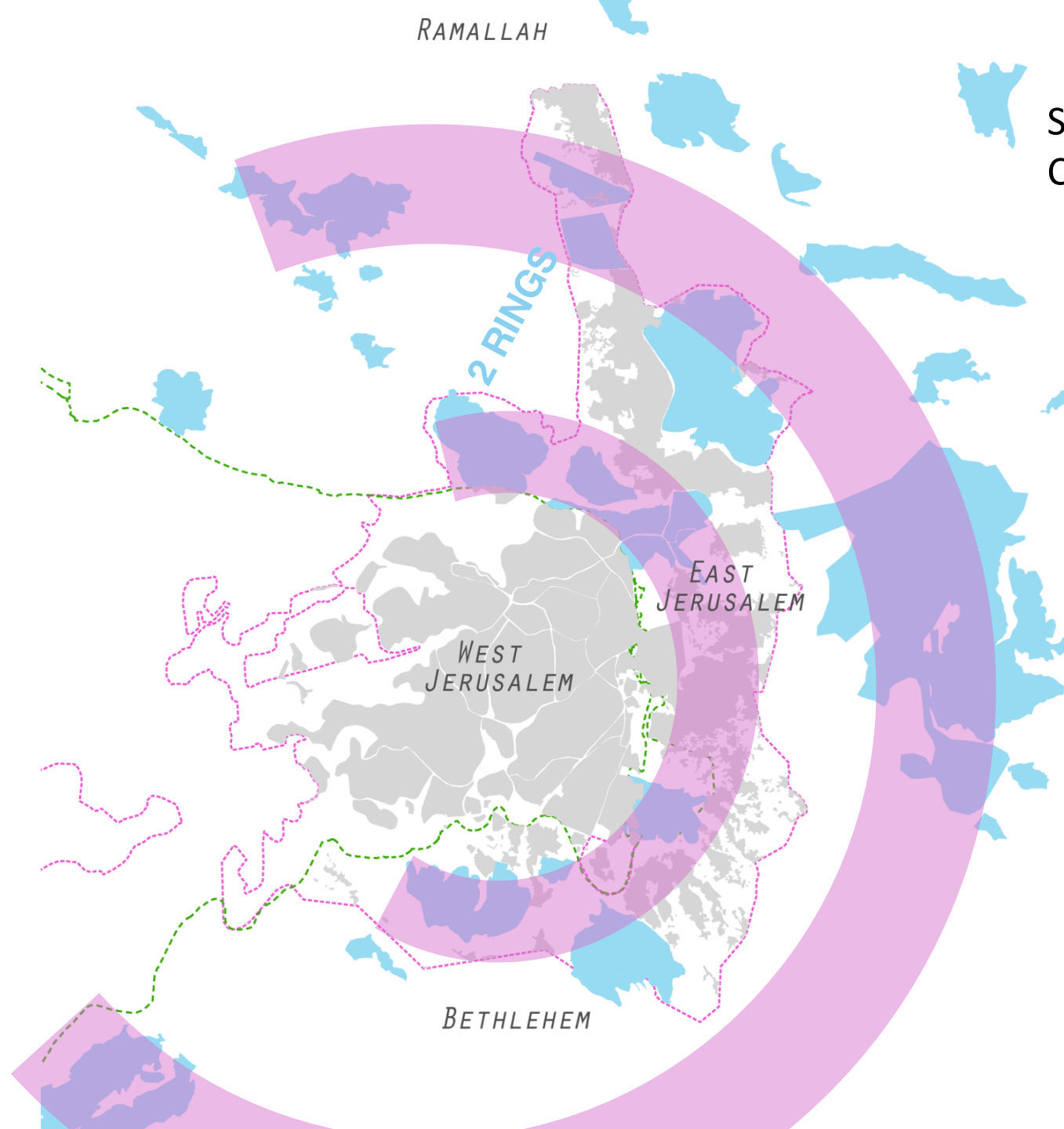


Restriction Planning

Old city Visual Basin plan







SETTLEMENT CONSTRUCTION

Restrict Palestinian
urban fabric

Fragment Palestinian
continuity

Jewish territorial
domination:

366,800 Palestinians

584,600 Israelis

215.000 Settlers
in annexed EJ

951,100 Total
(2020)

Israeli Planning system

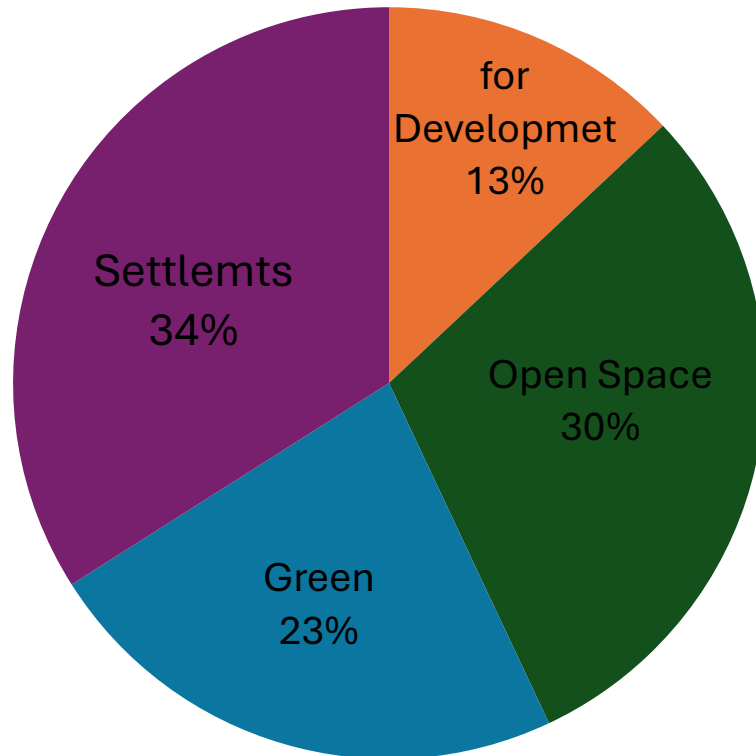
Since 1967 East Jerusalem suffered restrictive policy to prevent social and economic rights and the planning system blocked their basic social economic rights and the right to plan and develop their spaces.

- Israeli partisan planning prevented any proper planning and zoning for Palestinian neighborhoods.
- No new neighborhood developed in East Jerusalem under Israeli planning system.
- The Israeli municipality has only developed general town scheme plans at policy level (not detailed plans permitted building)
- It wasn't until late 1990s that the first outline plans were developed for neighborhoods with the largest land for development like Beit Hanian, other neighborhoods like Jabal Al Mukkaber still have no approved outline plans despite the recommendation by the Israeli Municipality to advance the process of depositing the plan 8 years ago.

PLANNING AND HOUSING CRISIS

Lack of Zoning and Planning

in most neighborhoods in East Jerusalem the town scheme plans are outdated and provide low building percentages designating areas for development as green;



9.8 km² out of the 70 km² annexed Jerusalem

7.4 km² for Public use (roads, services, gardens,...)

More than 1/3 of the existing 52,000 housing units are under demolition threat

360,000 Palestinian Jerusalemite, about 62,000 families

An extra 50,000 units are needed till 2030

Jerusalem 1937





East Jerusalem City Center:

- Modern Palestinian urbanization emerged to the north of the Walled city, between Damascus Gate and Herod's gate.
- Since late 19th century, urban expansion includes residential, schools and Christian institutions. The new development fully integrated with the Old city.
- Late 1950s early 1960s a new commercial centre developed in this area under Jordanian rule, as a replacement to the Center developed outside Jaffa Gate (under Ottomans and British).
- East Jerusalem Center is the main hub for commercial activities, hotels and travel agencies, and office spaces, in addition to residential, institutional, transportation center and cultural institutions.
- Until end of 1980s the Old city functioned as the main center with its modern expansion adjacent to the historical walls.
- Since Oslo agreement a commercial, financial and institutional functions emerged in suburbs north of municipal Jerusalem.
- since early 2000 Ramallah developed as an economic , institutional and cultural center city replacing East Jerusalem
- Since 1967 the development of East Jerusalem City Center was blocked, 55 years of occupation lacked any developmental planning and regeneration.



Ford cars outside Damascus Gate 1930's

1948 Damascus Gate square





Jerusalem - Jerusalem - Ramallah bus in Nablus Road in 1950's

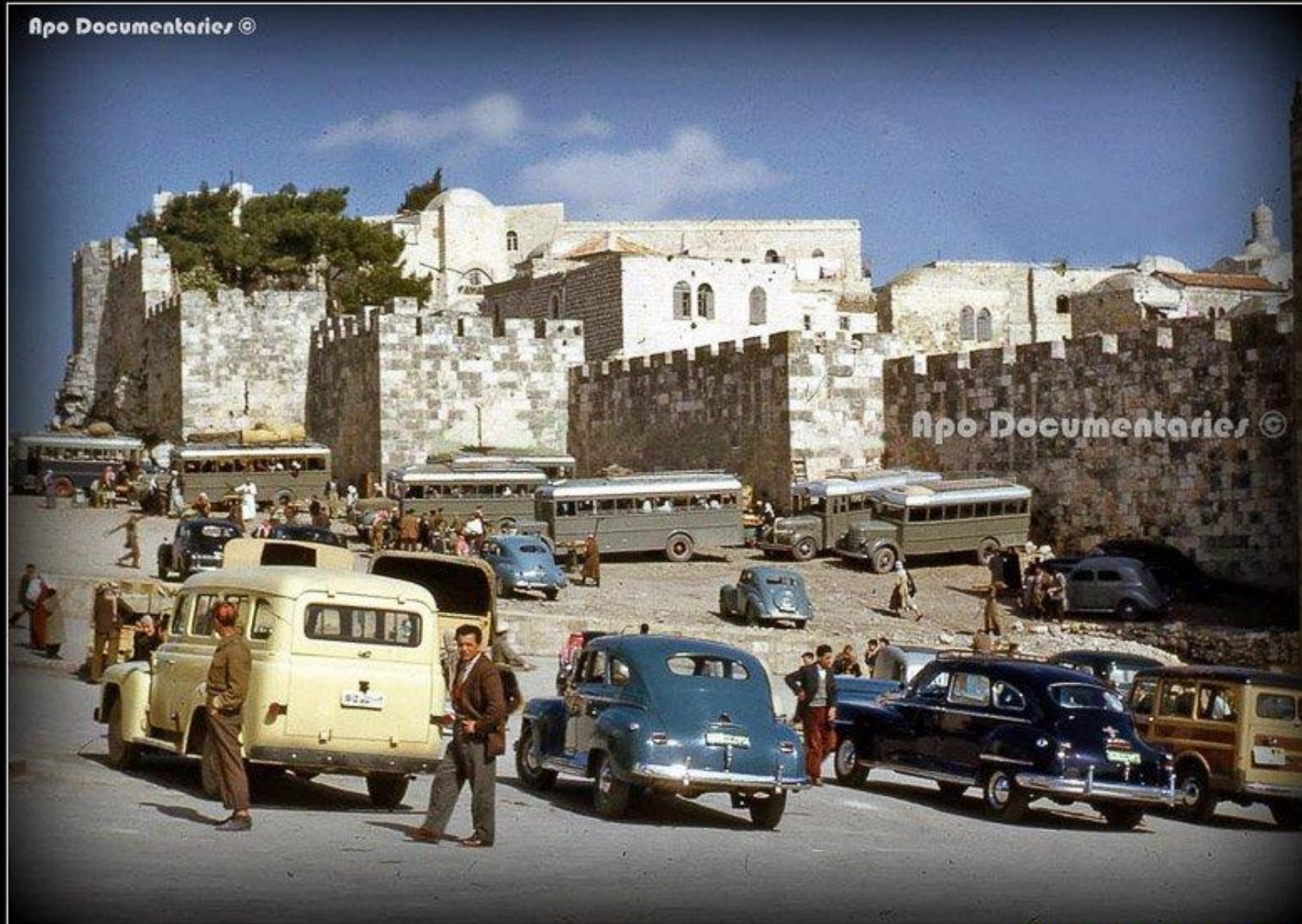
Apo Documentaries ©



Jerusalem - Sultan Suliman Street in 1950's

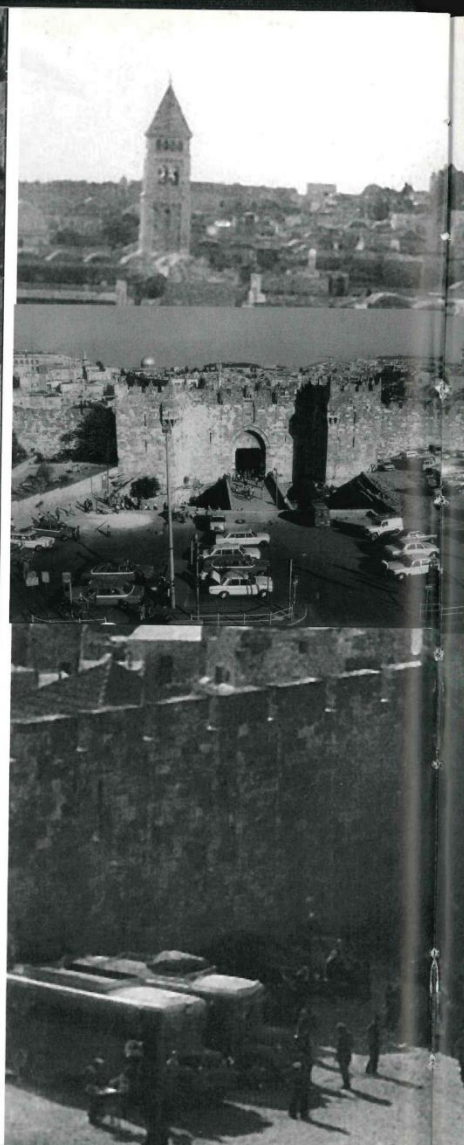
Apo Documentaries ©

Apo Documentaries ©



Jerusalem - The old bus station outside Damascus gate in 1950's

Apo Documentaries ©



Wall dividing Jerusalem in the 1960s-



Jerusalem القدس 1968



Shifting Policy- terminate Palestinian functional autonomy

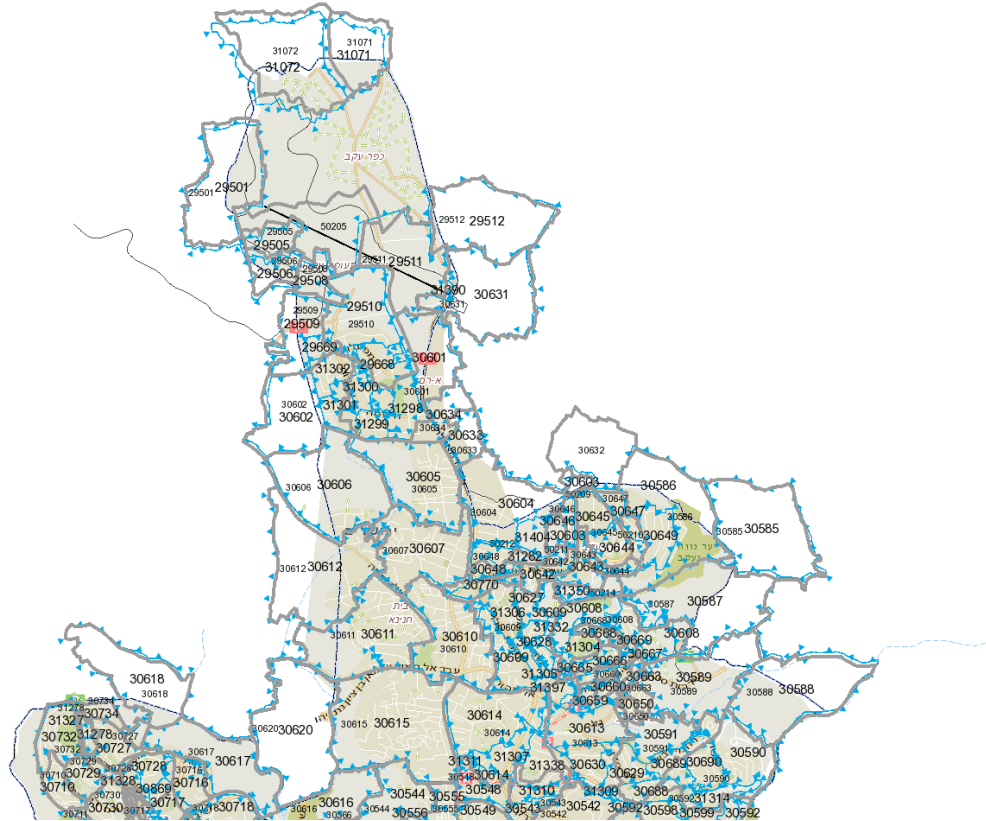
Adopted on May 13, 2018, the Israeli government's decision No. 3790 aims, to “integrate East Jerusalem into the Israeli economy and society” and to consolidate Israeli sovereignty over Jerusalem “as the capital of Israel.”

- The decision allocated an amount of 2.1 billion NIS over five years, and mainly aims to strengthen “Israeli sovereignty” over Jerusalem through intensifying the security/police control and presence in all Palestinian neighborhoods.
- Impose Israeli educational curriculum 445 million NIS allocated to achieve this goal, in addition to 260 million shekels to encourage East Jerusalem students to enroll in Israeli universities and educational institutes). Today Only 10% of East Jerusalem pupils follow Israeli curriculum in 2022 (120,000 pupils)
- Dismiss Palestinian civil society organization and functions (preventing their activities in East Jerusalem and challenge their financial and legal statue) and replacing them with organizations affiliated and funded by the Israeli municipality or by the Ministry of Jerusalem Affairs. (community centers, business training and youth activities)
- Promote Jewish Identity to dominate public spaces especially in the Old city and Silwan.

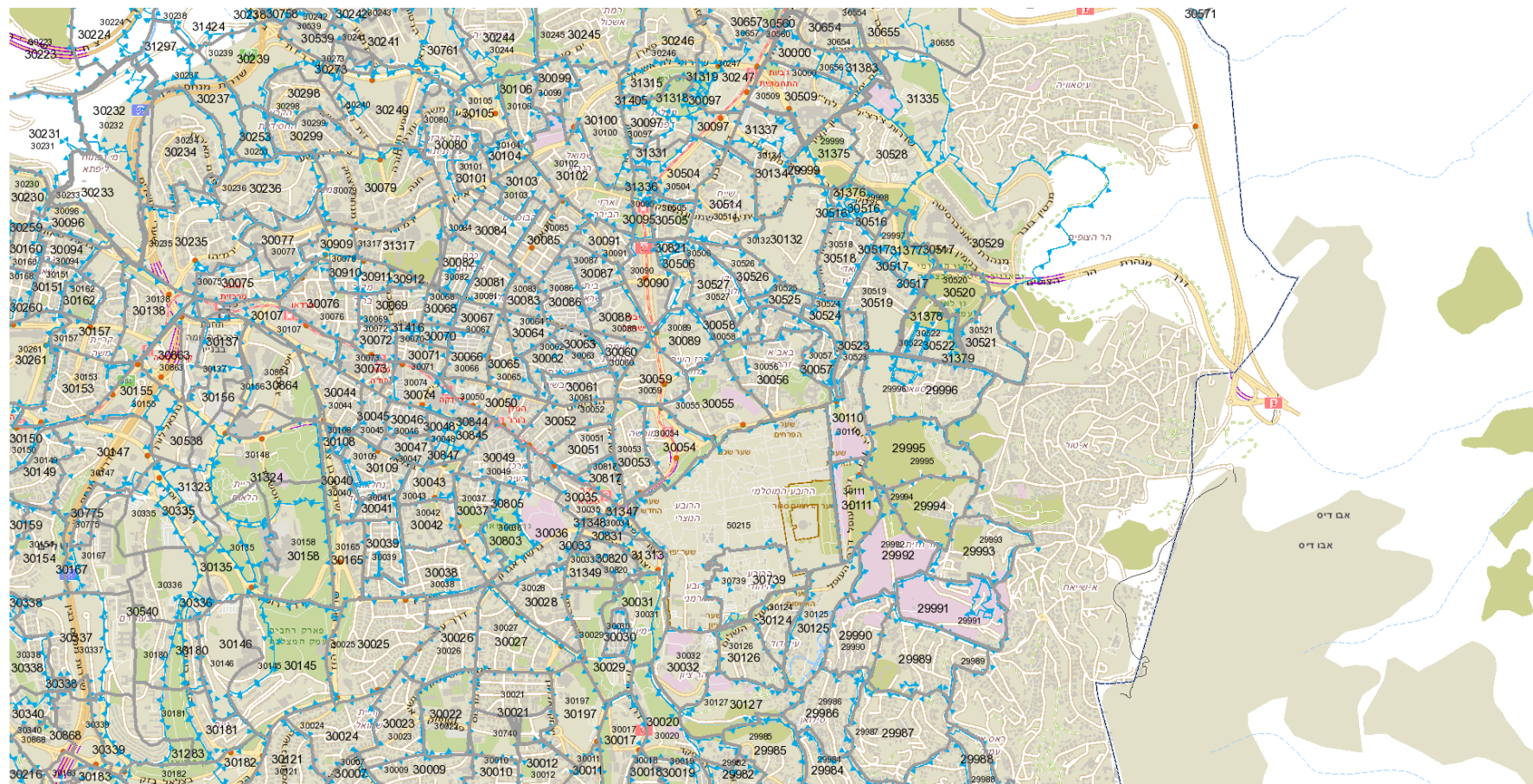
Israeli government's decision No. 3790

- 585 million NIS for public transportation, to improve bus system and central bus stations. public transportation system in East Jerusalem is integrated with the Israeli public transportation networks.
- 242 million NIS was allocated to promote the integration of East Jerusalem Palestinians in the Israeli labor market through professional and vocational training .
- No sufficient budget allocated to improve infrastructure and services tin East Jerusalem. only 85 million NIS was allocated for sewage and rainwater drainage, although the real need amounts to hundreds of times this number.
- One of the provisions of this government decision is “Planning and Land Registration.”, an amount of 50 million NIS was allocated to the Israeli Ministry of Justice to establish a land settlement of rights office to register land in East Jerusalem.

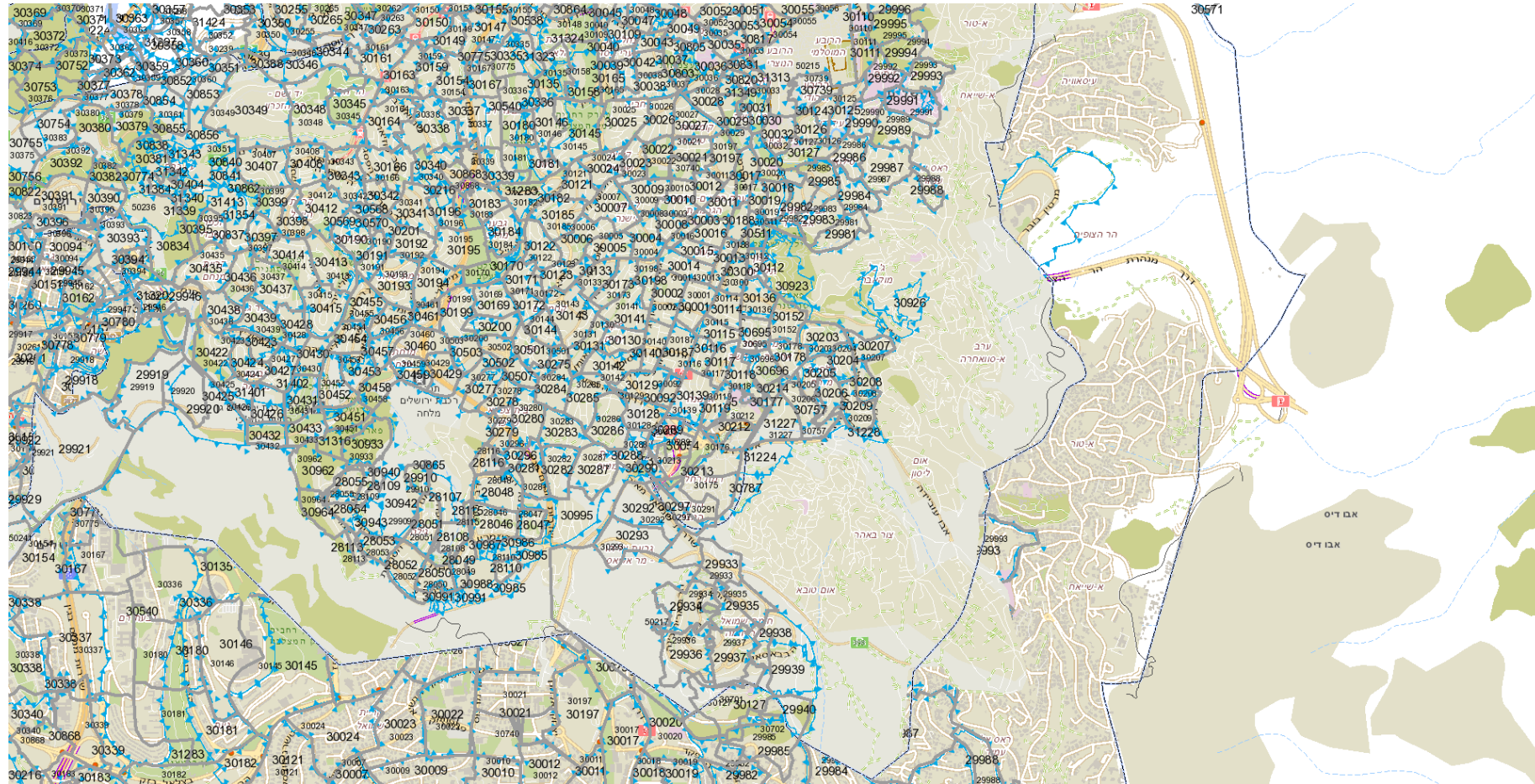
North neighborhoods – blocks boundaries



Center- blocks boundaries



South – no registration- “mukhtar” records



East Jerusalem City Center Plan objectives

Area: Plan covering an area of around 688 dunums north of the Old city walls.

East Jerusalem Center Plan Objectives:-

- Preserve, develop, and arrange planning and building rights.
- To set a planning framework and instructions for detailed planning including regulation to preservation , new building and exist buildings expansion.
- Building rights within preserved buildings and blocks are subject to detailed planning and regulations of restorations.
- Develop public space

Land Use

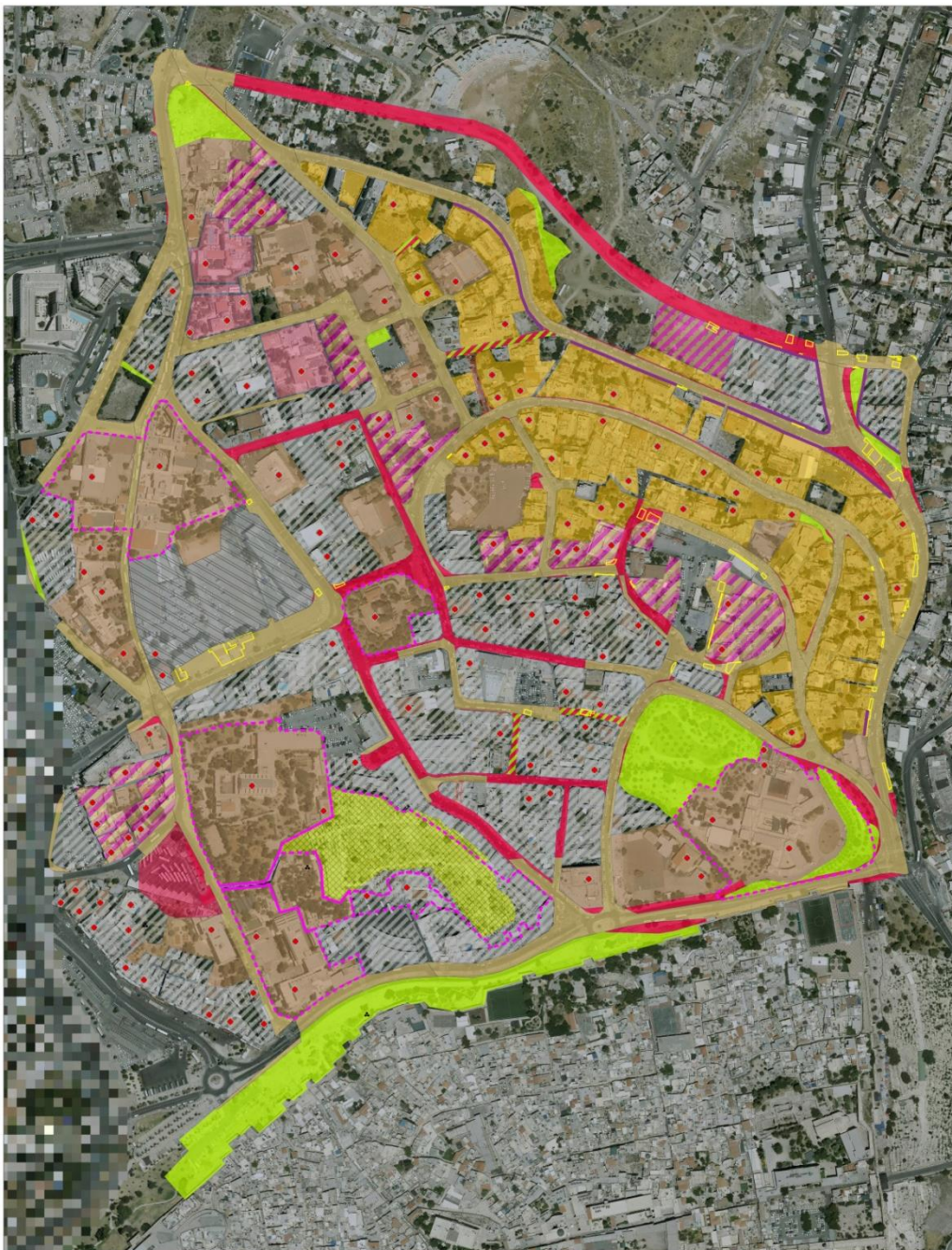
- Domination of public institutions 21.87% (150 dunums)
- 22.3% roads (157.7 Dunumm)
- Decrease of commercial area from 63 dunums to 20.7 dunums (only 3% of land use)
- limit residential area to 93 dunums compare to 119. Only new 76 new housing unites can be planned.
- marginalized Tourism functions. only 1.6% of the plan area designed for hotels.
- 55% of the area is subject to land confiscation (public institutions, roads, open areas...)

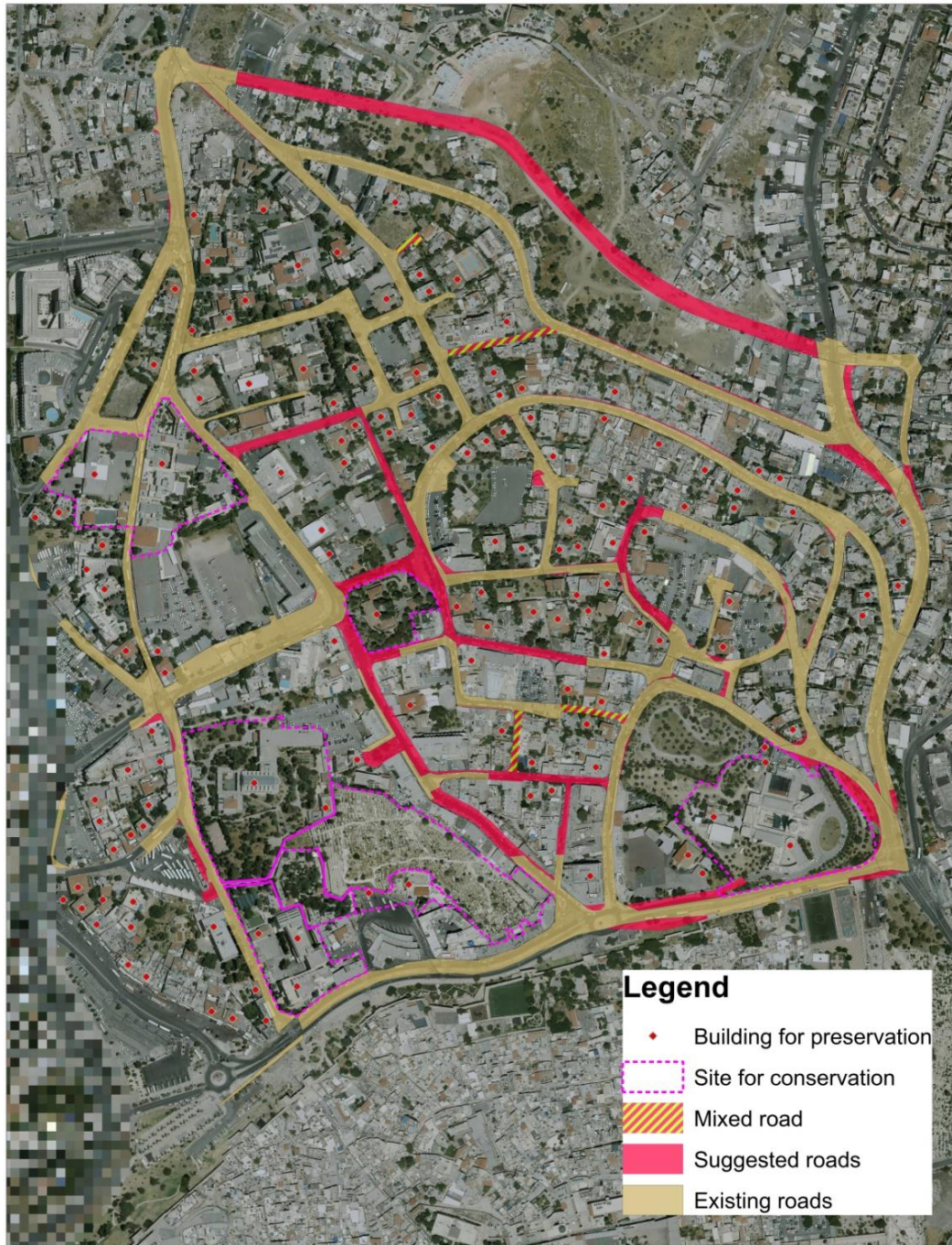
CBD Plan

Total 689 Dunum

Legend

- Commercial front
- × Archaeological Site
- ↗ Building for preservation
- vehicles path
- Walking path
- Site for conservation
- Special instructions
- Buildings for demolition
- Employment, Public buildings and institutions
- Open public area
- Urban mixed
- Transportation Center
- Comercial
- Hotels
- Housing, tourism, employment
- Residential B
- Public buildings
- Mixed road
- Suggested roads
- Cemetry
- Existing roads





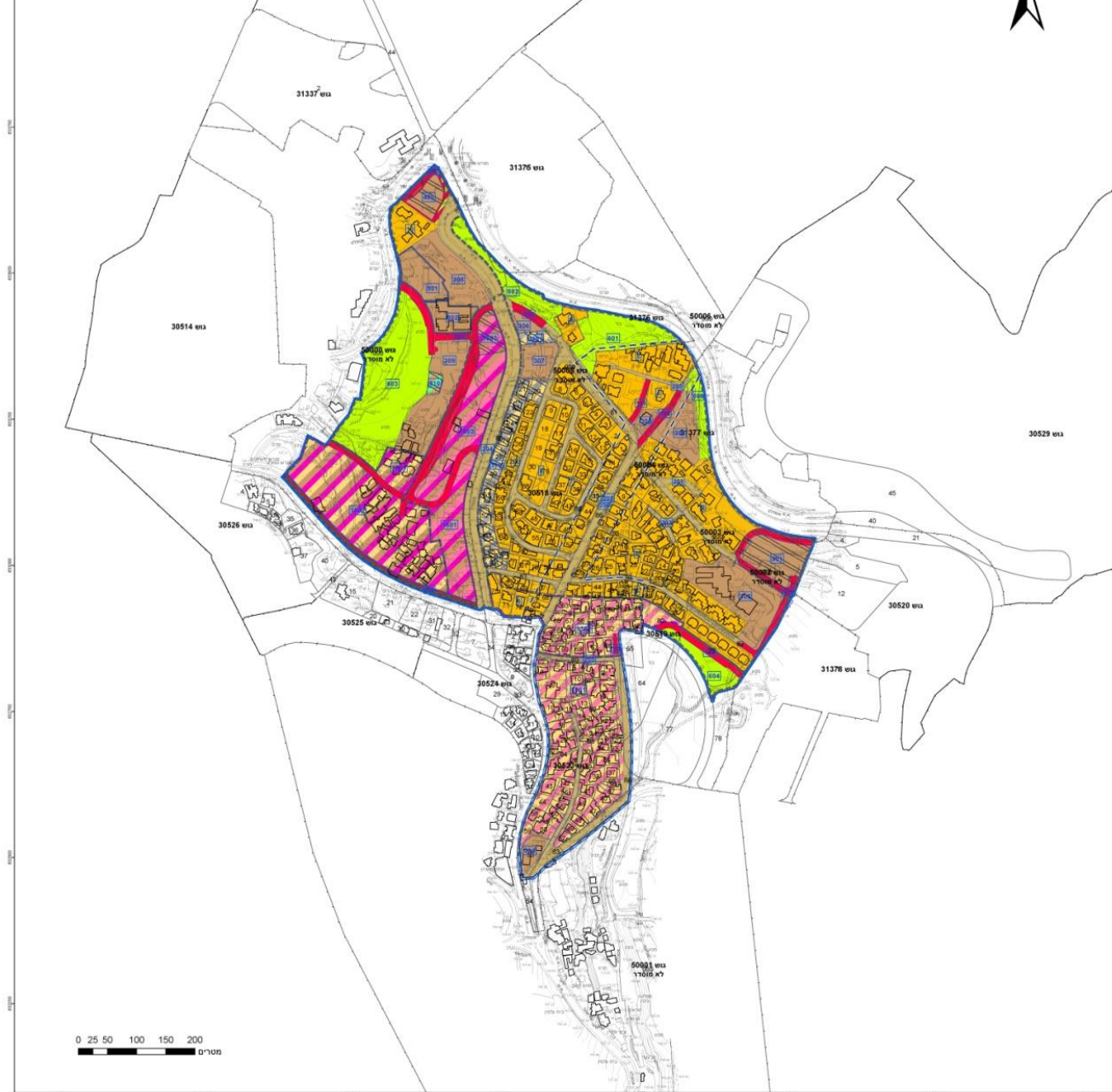
CITY CNTER plan -Dysfunctional Planning

Needs/Function	Reference - Israeli plan of CBD
Connection to the OLD city, CBD historically is an extension to the Old city	Disconnect the old city from EJ Center
Commercial and services hub to the city, its hinterland, and entire West Bank	Completely ignore the spatial and functions relations with East Jerusalem neighbourhoods' and rest of the West Bank
Tourism Center	Tourism development area only 12 dunums
Central commercial area	Reduce commercial use and transfer commercial functions to Wadi Al Joz and other neighborhoods
Urban Regeneration	No reference to any regeneration /renewal plan
Preserve the social economic to prevent urban deterioration	Restricting housing and institutionalize neglect
Attract new population from different socio-economic backgrounds especially young couples and talented youth	highly restricted housing development and marginalize residential areas.
Alcoate new residential area (demolish and rebuild with higher density (9 flours) in areas do not harm visual basin of the old city like wadi al Joz	No reference
Preservation as a leverage for economic development and urban branding	No reference
Incentives to local investors to preserve historical buildings through tangible new building rights	sweeping preservation including non-historical buildings and non-architectural value building

Dysfunctional Planning

Needs/Function		Reference – Israeli plan of CBD
Develop public space		No reference, define private institutions and schools as public – subject for land confiscation
Investment in public space as a leverage to foster urban regeneration		No reference
Develop historical city center schools (facilities and build new classes)		No reference
Health services- clines serving the entire city		No reference
Transport plan		No plan Transportation center in high dense residential and touristic area
Public parking solutions for locals, victors, and tourists		Completely ignored- exist public parking's in Musrara area will be replaced by Israeli hotels development and disconnected from EJ Center
Define specific projects to strengthen center – flagship projects		No reference
Culture as a leverage for tourism development – cultural mile		No reference
Vibrant urban center considering its unique characteristics, location, local heritage, and continuity between old and modern cities		No reference

Wadi Joz General Plan



Residential B



Public Buildings



Public Buildings,
Community Center



Public Buildings, Rescue,
Emergency



Open Public Area



Park



Approved Road



Suggested Road



Joint Road



Residential,/commercial



Residential, Tourism



Residential,
Employment, Public
Buildings



Employment, Public
Buildings, Tourism



Open Public Area, Public
Buildings



Border of Block



Archaeology, History
Area



Restoration, Revival



Special Instructions

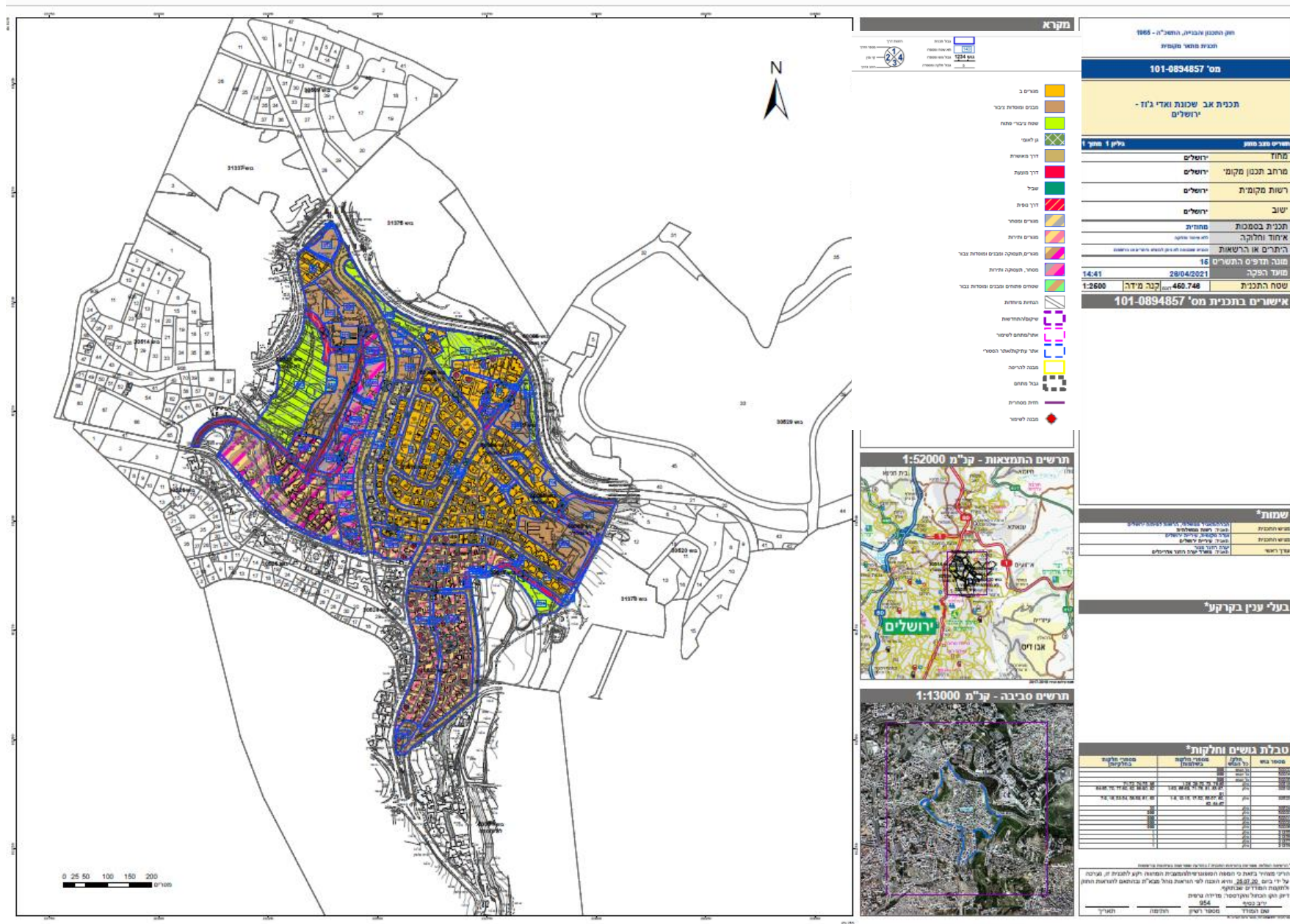


Commercial Interface

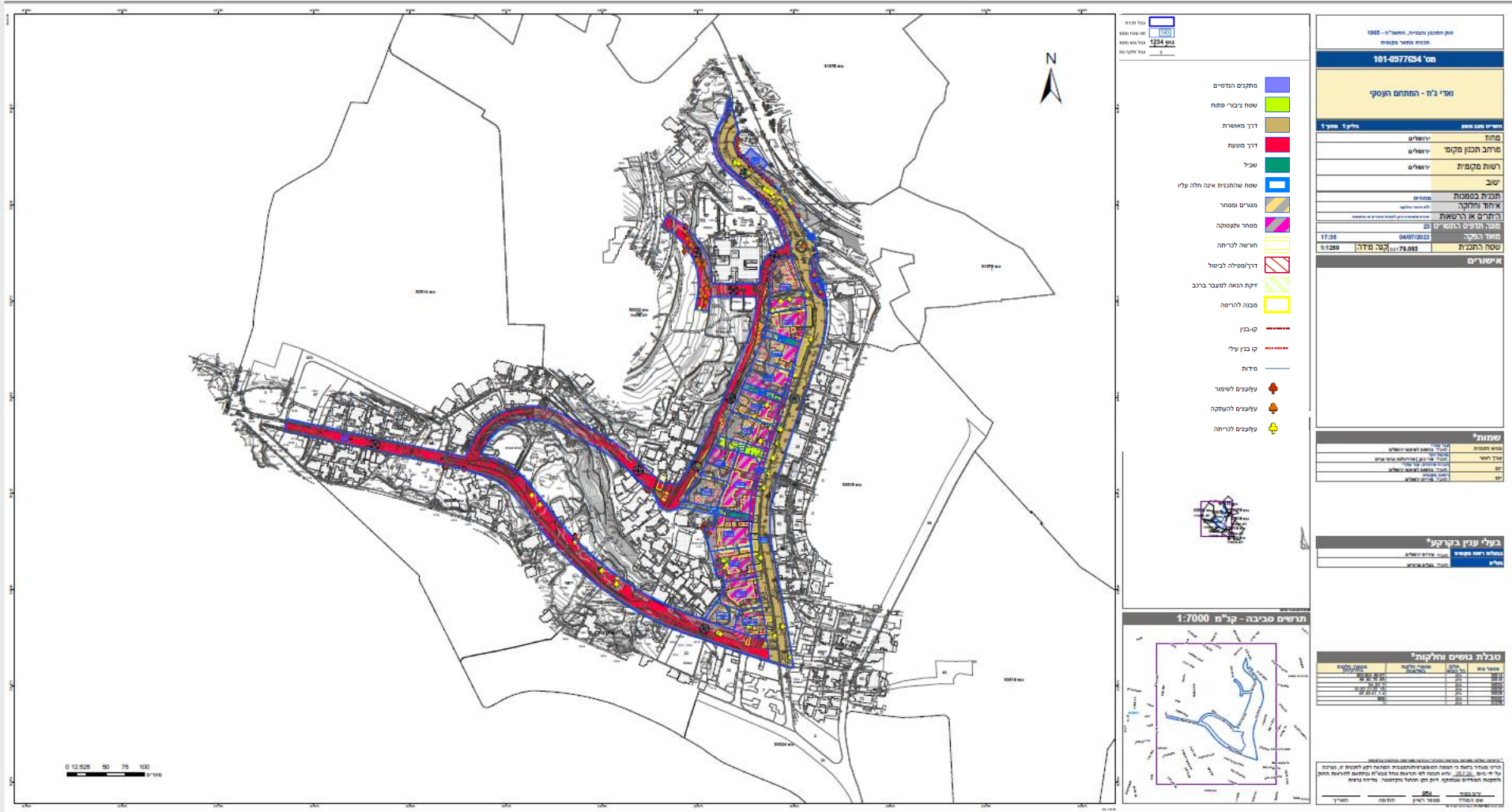


0 25 50 100 150 200
0 100 200

Wadi al-Joz General Policy Plan



10 April 2022 to develop as innovation quarter



Silicon Wadi

79 dunnum 127,000 m² 8-14 floors

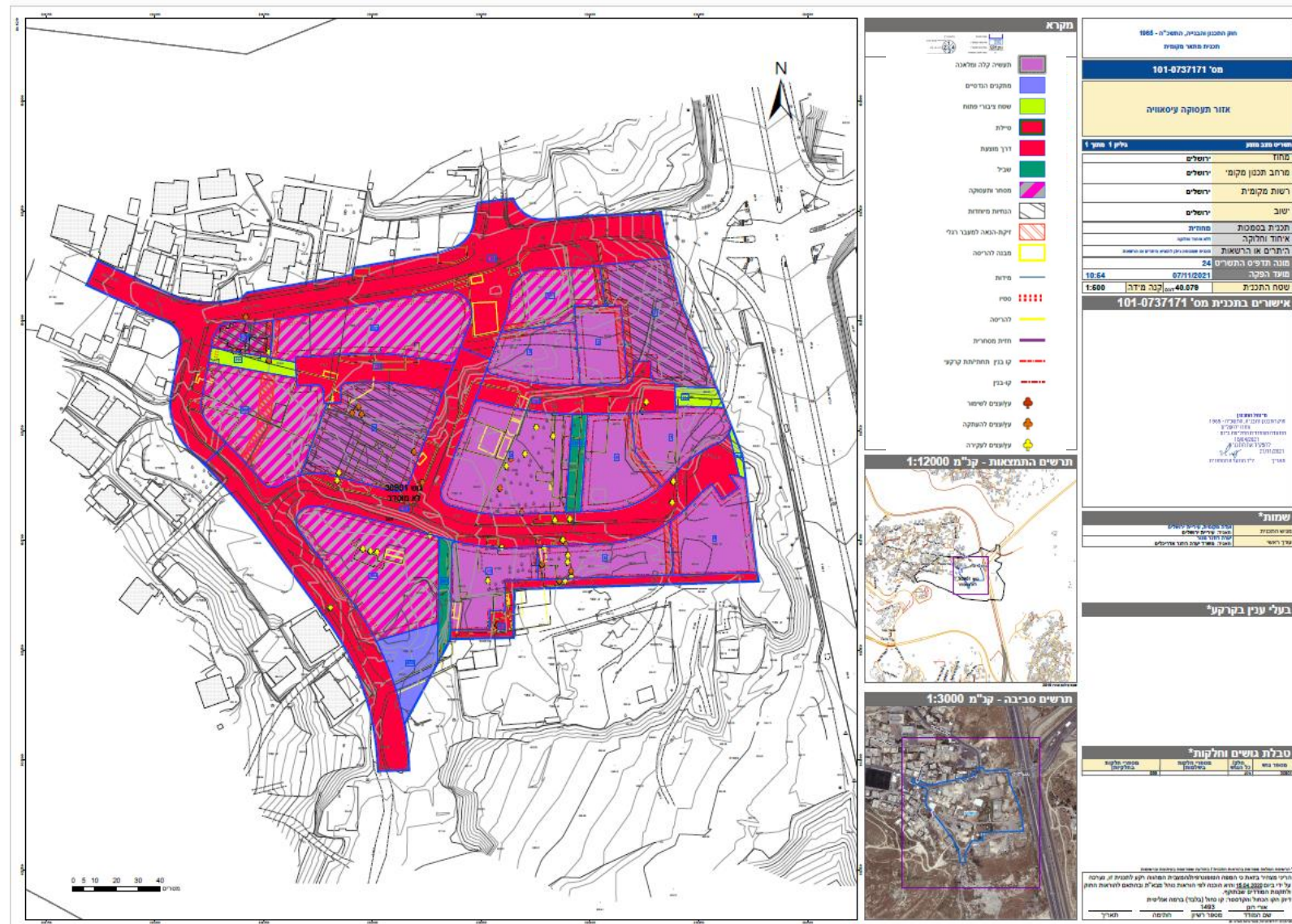
104,275 m² employment (82%) 7,659 m² commercial (6%)

16,048 m² housing /dormitories (12.6%) 166 unites

(Shortage in Wadi Al Joz 3,500 units)



Al Issawiyeh Employment area 101-0737171 (deposited plan) 40 dunnum 65,000 m² for employment



Al Issawiyeh Employment area

**Displacement of 37 commercial and workshops
building
from Wadi Al Joz**



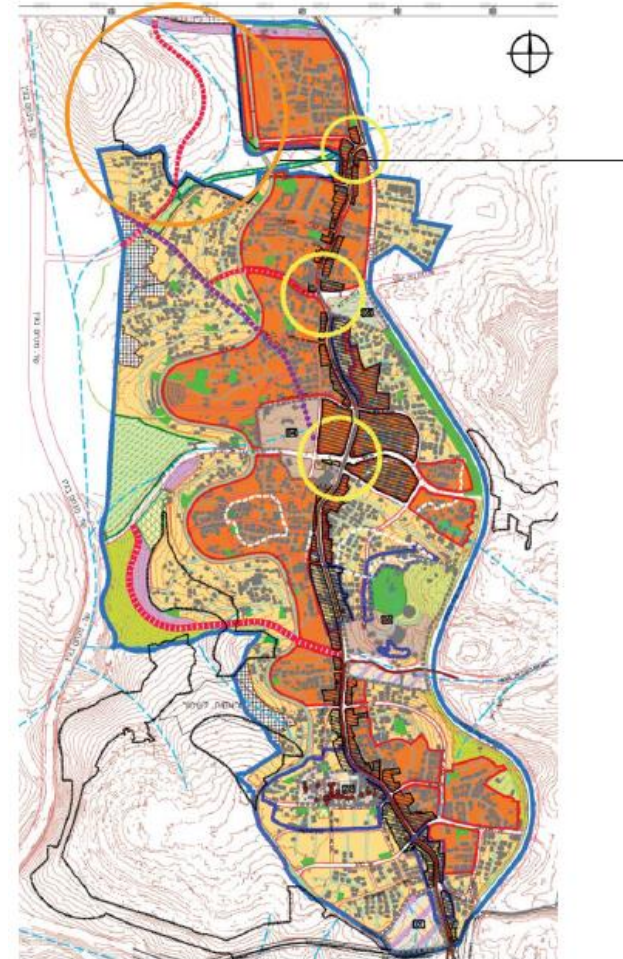
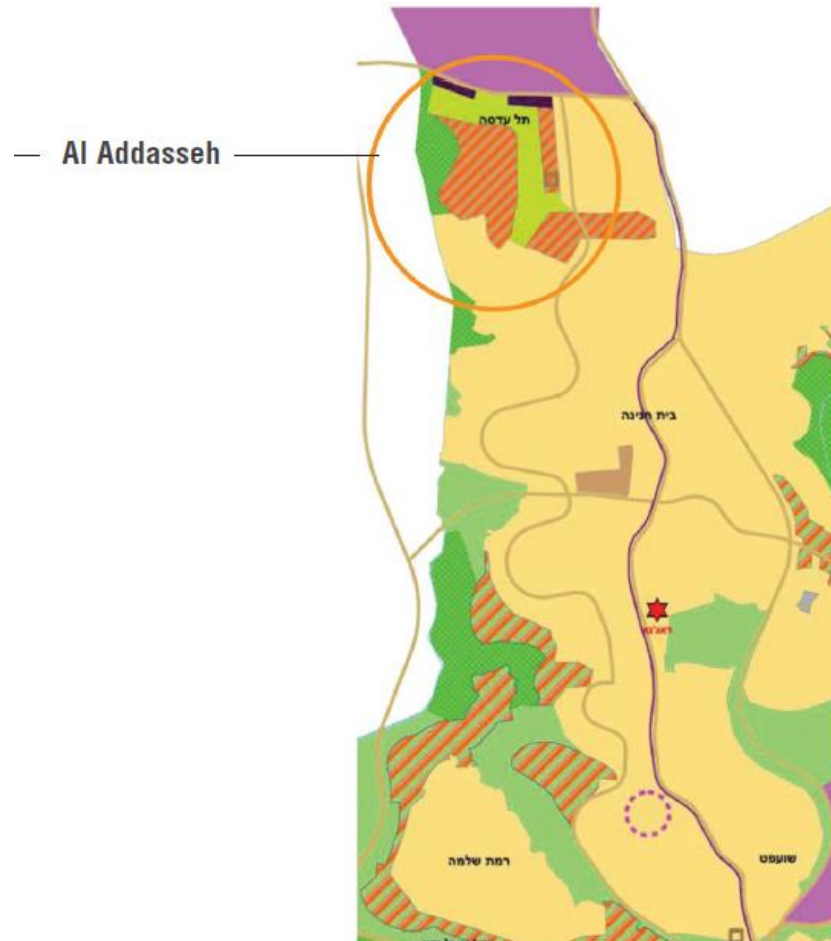
Exclusion of Palestinian development example: Al Addasseh neighborhood - Beit Hanian



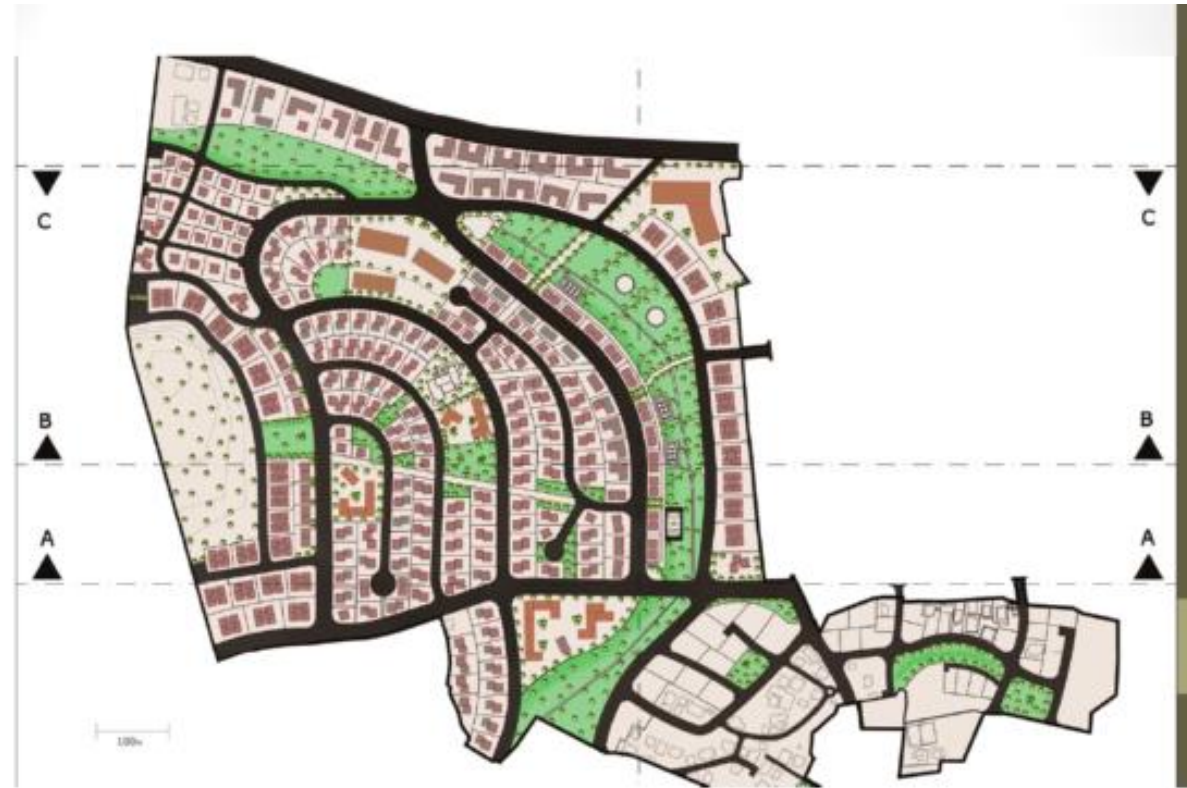
Recent Israeli plan

Al Addasseh, Beit Hanina

Master plan 2020(left) and General plan 2021 excluding new Palestinian Development (upper right).



Al Addasseh plan(IPCC,2017)



Al Addasseh first New Palestinian Neighborhood plan since 1967 (IPCC, 2017)



Musrara plan to control Damascus gate as a Palestinian identity symbol



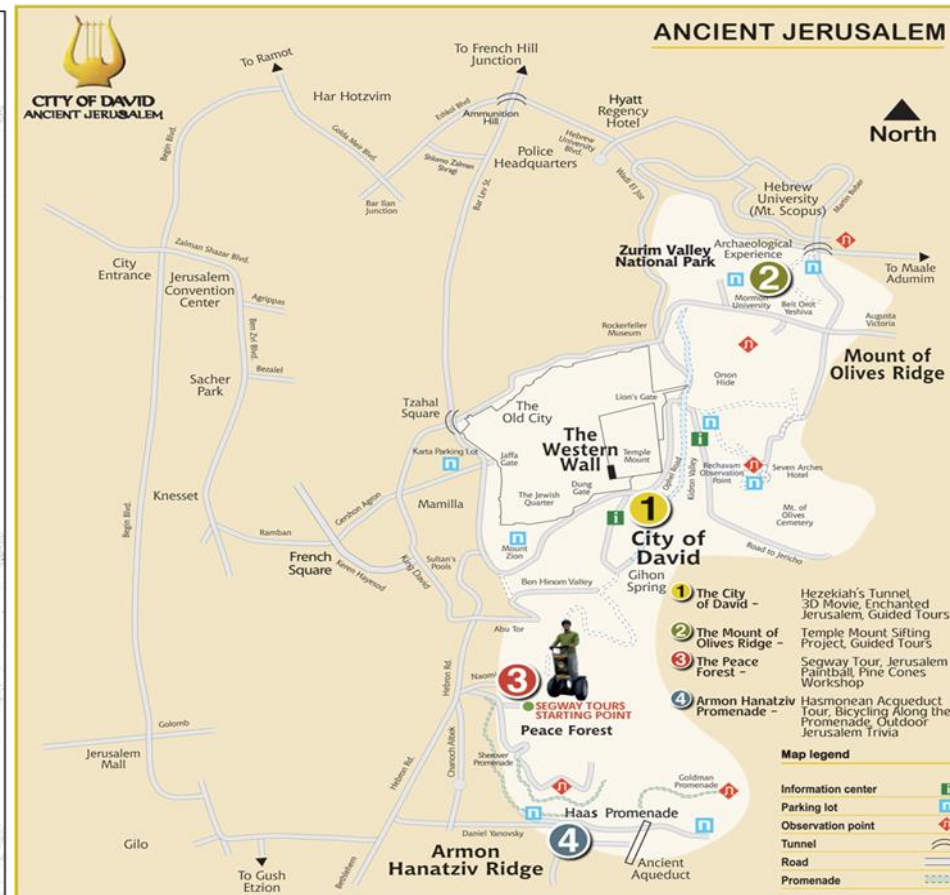
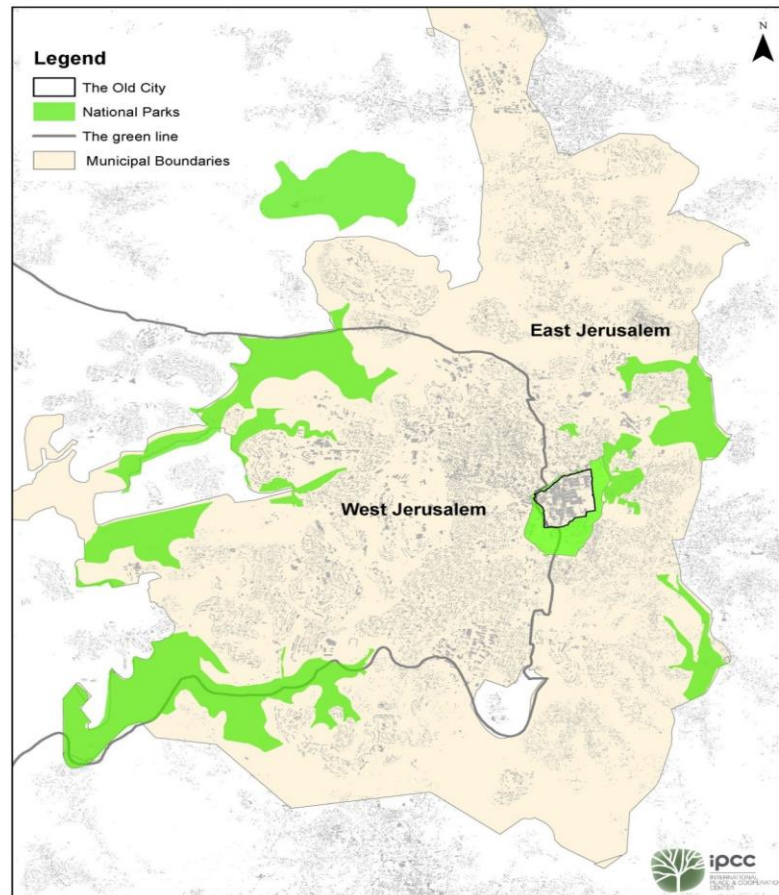
Musrara – Damascus Gate Square another settlers' plan to control Damascus Gate



Only “Jewish land” Registered under the Israeli Government plan Sheikh Jarrah



National Parks: Green as a political domination- the surrounding of the Old city controlled by extreme Settlers groups.



Damascus Gate War on symbols









Damascus Gate as an Open field – military planning – before 2020





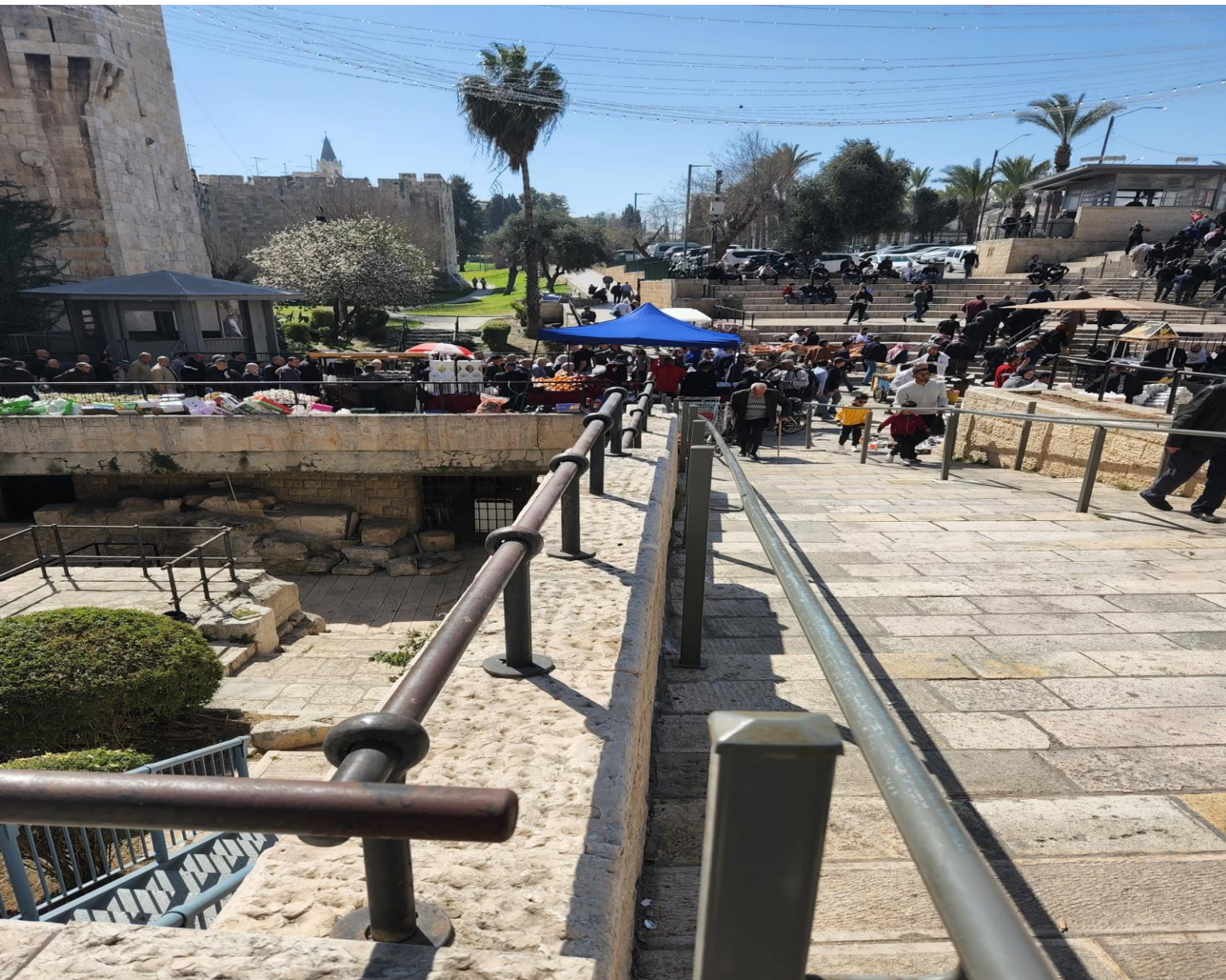
Damascus Gate as an Open field – military planning – after 2020







Fences to prevent sitting



New police station and militarily tour Damascus Gate

