



BIRZEIT

[historic center revitalization + urban connectivity + old campus redesign]





Palestine / 2010

During the summer of 2010 the Tejido Group from the University of Arizona assembled a group of volunteer students from the University's College of Architecture and Landscape Architecture to collaborate on a series of projects in Palestine with RIWAQ / Centre for Architectural Conservation. The two groups focused on developing urban revitalization and connectivity strategies for historic Birzeit near Ramallah, Palestine. It was a wonderful experience for all involved. We grew in many unanticipated ways, both personally and professionally. As a consequence, the relationship between Tejido and RIWAQ will continue to flourish in the foreseeable future. The following is a brief summary of the design and planning outcome of this year's collaborative effort in Birzeit.

Team Birzeit

Tejido Group / CALA / University of Arizona

Andr   Rodrigue
Monique Bassey
Dani Alvarez
Pavel Savine
Marie Taylor
Karen Costello
Mark De La Torre
Kevin Garrison
Jesus Alan Figueroa
Dr. Mark Frederickson



Introduction

The vision set forth in the following pages, is a result of the collaborative effort among faculty and students of the University of Arizona / College of Architecture and Landscape Architecture / Tejido Group and the RIWAQ Centre for Architectural Conservation in Palestine. The Tejido Group and RIWAQ have a long-standing relationship which provided the opportunity for our group of architectural students to come and take part in one of RIWAQ's most challenging design projects. The goal was to build off of previous RIWAQ research and through a fresh perspective, generate community revitalization and development concepts that could be coalesced into relevant master planning and design options for Historic Birzeit in Palestine.

One of the missions of RIWAQ is for historic buildings and centers to be seen as an important tool for economic and social development, and to change the existing belief that they are a liability to progress. In response to that mission, Tejido spent a week observing the cultural, socioeconomic, functional and environmental implications of the entire town of Birzeit, and reviewed the significant documentation and analysis provided by RIWAQ. Then, within a three week time frame, Tejido developed a conceptual master planning framework for the integration of the new and historic town centers of Birzeit based on a variety of landscape urbanism and architectural strategies.

As this project focused on generating revitalization strategies for the Historic Center within the Town of Birzeit, the following is a collection of alternative design and planning concepts offered to RIWAQ, and the Town of Birzeit for their review. These interrelated concepts range in scale from urban connectivity and economic revitalization strategies to specific designs for mixed-use infill and student housing.

During analysis, activity nodes of significance that are both well-utilized and under-utilized were identified. Alone these spaces are either non-functioning or could be better enhanced by developing definitive relationships with adjacent nodes. The connections among these nodes represent the first dimension of the plan. The second is the connection, and therefore at times creation, of green zones and open spaces; a network of green was created to form the links among nodes, open spaces and existing dwelling and commercial activities within Birzeit. The third dimension of the plan offers more specific architectural and landscape architectural solutions to an array of historic structures, infill opportunities and open spaces located throughout the Historic Center and the surrounding Birzeit urban fabric.

RIWAQ has done a remarkable job in the conservation of spe-

cific structures within the historic center; consequently we have focused much of our effort in designing and developing urban and rural connections between the historic center, new Birzeit and the surrounding rural landscape. One central concept was to develop a green buffer, which includes parks, agricultural land, and general open space surrounding the Historic Center in an effort to preserve its context and deter encroaching development. Green pedestrian "fingers" radiate in and out of this buffer in an attempt to connect with the surrounding contexts in a variety of ways, and allow the many benefits of the historic town to be shared and enjoyed by those living and working in and around it. We sought to form partnerships to ensure its future as an integral economic and social catalyst for the continued development of Birzeit.

Acknowledgements

Special Thanks Go To:

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The Nassar Family

The students from Birzeit University, Eman and Ahmad

The students from Al-Najah University, Hiba, Aya, Abir and Mutheer

As a group of architectural students from the University of Arizona's College of Architecture and Landscape Architecture / Tejido Group, we were excited simply to travel to Palestine's West Bank and share our ideas, but throughout this journey we have also developed relationships with talented designers and planners, as well as experienced new design problems, processes and perspectives.

The citizens we have met while finding our way through the site have been remarkably welcoming, and speak volumes of the selfless kindness and hospitality of the region. We have been welcomed into homes and businesses by people asking nothing in return but to satisfy their joyful curiosity. And, the children were especially gregarious, curious and a constant source of fun for us to witness and interact with. In turn, they have all become integral parts of our design process, products and world view.

Thank you to all the members of RIWAQ, for the immeasurable amount of time that you put into this experience for us. The amount of research and analysis done in advance of our visit is considerable, and noteworthy. And in addition, the time spent introducing us to the people and the culture of Ramallah, Birzeit and Palestine is in reality an almost impossible favor to return. However, we look forward to attempting to do so when you, and your Palestinian students, visit us in Tucson, Arizona at the University of Arizona.

For the past twenty years the University of Arizona's Tejido Group has developed into an interdisciplinary and collaborative applied research program in which faculty and professionals in Architecture, Landscape Architecture and Planning work side by side with University graduate and undergraduate students in an apprenticeship-style professional learning environment.

Although we employ methodologies from all of the allied design and planning professions, one of the more useful and perhaps unusual urban revitalization strategies we have developed requires the engagement of Landscape Architectural design processes and planning strategies during the initial concept-development phases of our projects. We have come to understand and embrace Landscape Architecture as an effective catalyst of consequential economic, environmental, social and aesthetic change in urban environments. It is a remarkably effective tool for urban and small town revitalization. Although our process inevitably varies from project to project, we find that with most complex planning projects, landscape architectural organizational criteria and sources of form prove quite effective as design tools.

Accordingly, in our more complex projects we evaluate the relative merit of our ideas through review of the following design and planning ordering systems:

Economy; is the design economically sustainable? Does it create jobs and income sources for the community?

Environment; is the design environmentally sensitive? Does it connect and enhance existing ecosystems and reduce our carbon footprint?

Culture; does the design create opportunities for meaningful social exchange and learning?

Function; does the design circulate effectively? Is it safe? Is it easily maintained?

Aesthetic; has the design identified and created an aesthetic sensibility appropriate to the history and culture of the region?

These systems are a form of checklist deeply embedded in our design process, and we believe that an idea's relevance and usefulness increases according to the number of different ordering systems that it engages.

In summary, it is our experience that Landscape Architecture has the capacity to effect profound change in urban environments. And, it places an array of revitalization tools at our disposal.

- It can stimulate economic development with modest initial investment.
- It can purify and preserve our precious air, land and water resources.
- It can preserve and remediate wildlife habitat. It can encourage meaningful socialization and recreation.
- It can focus growth and reduce sprawl. And, it can offer an urban respite to soothe an otherwise stressful existence.

Mark Frederickson PhD LEED AP
Director of the Tejido Group



Existing Conditions

overall condition of the city

Node Separation

A large area of undeveloped land in the middle of the city separates the two primary nodes from one another.

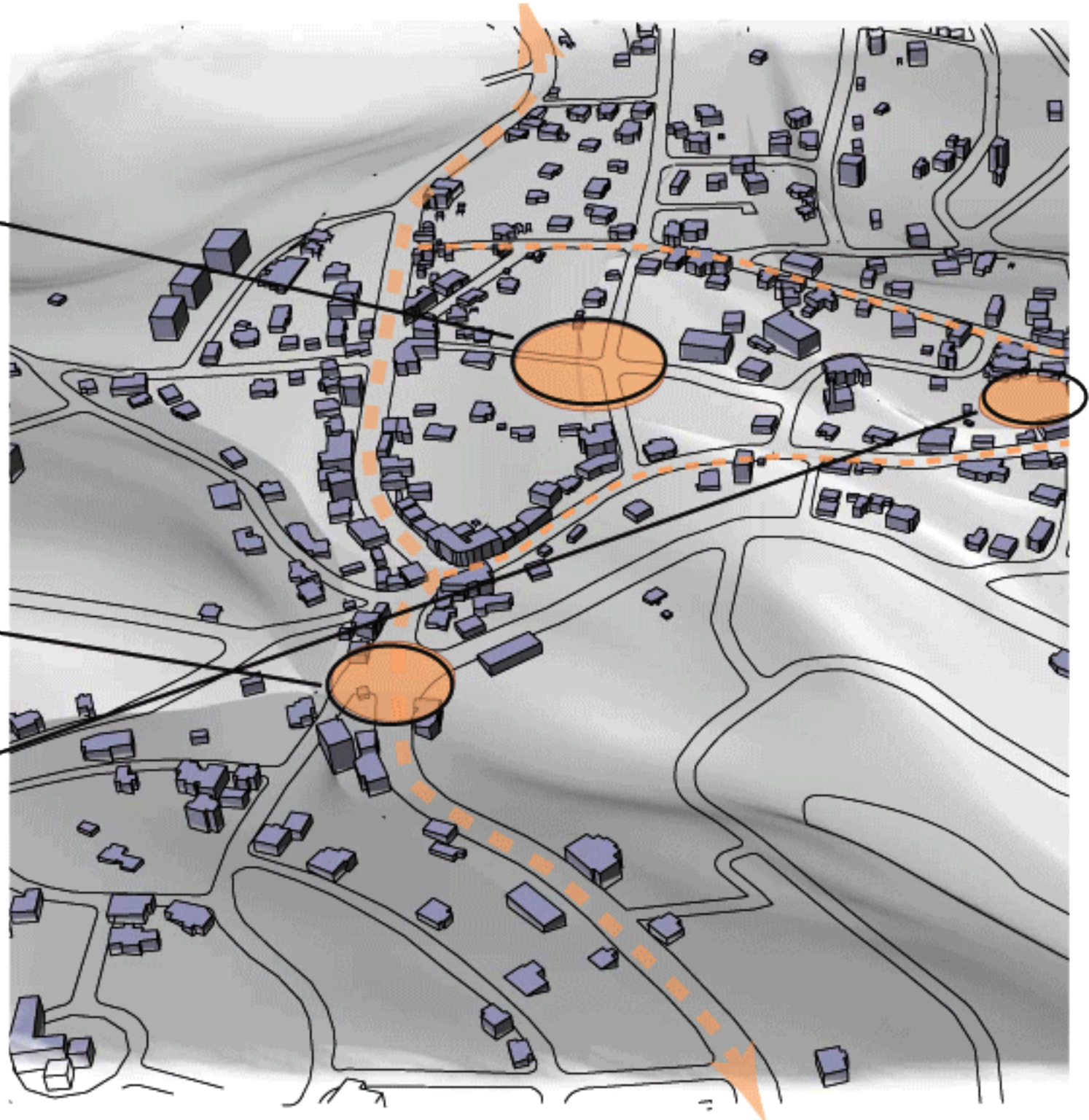


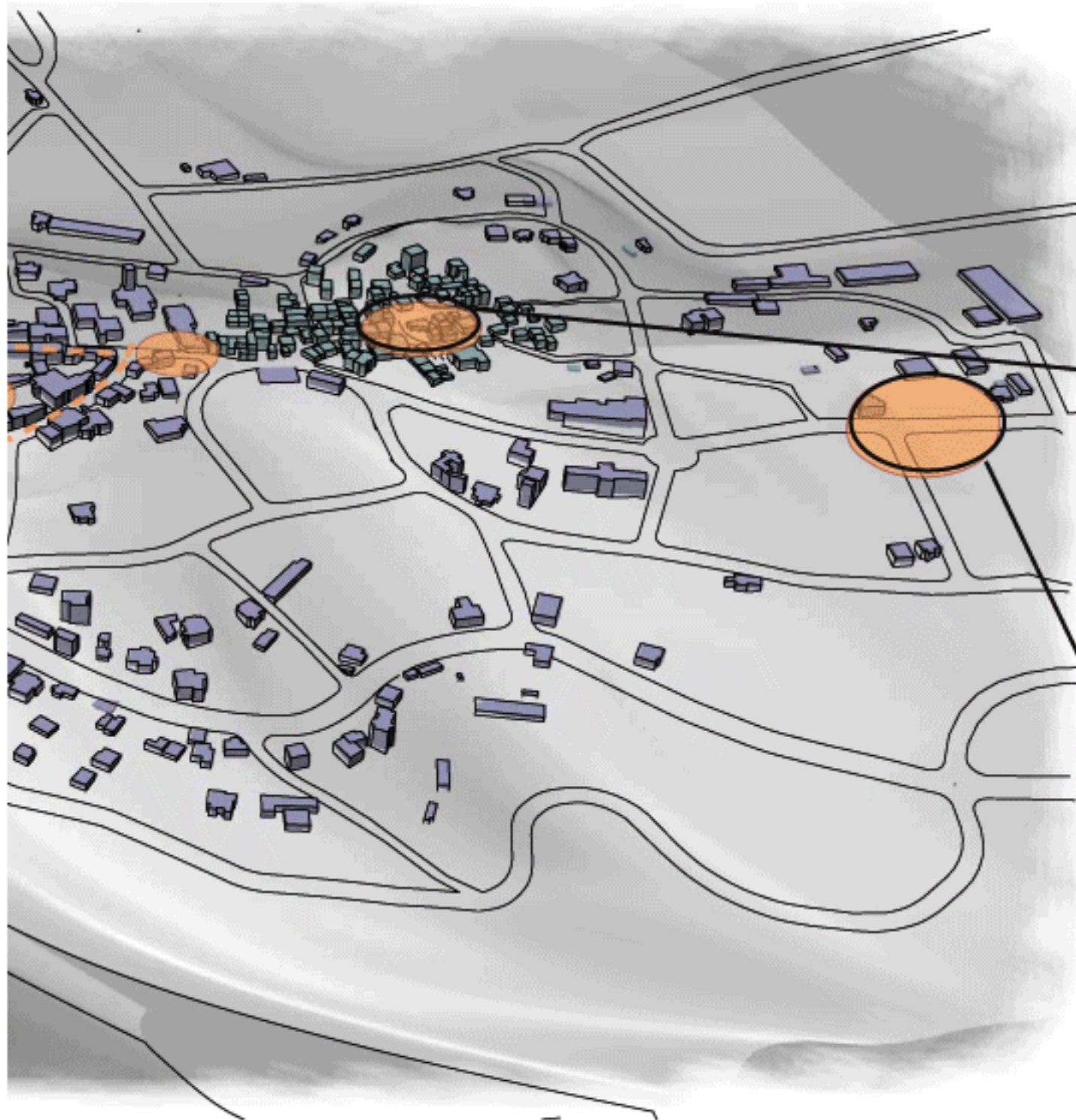
New City Center

The economic center of the city, along a major route that moves traffic from north to south through the West Bank.

Old Birzeit University Campus

After the university moved to a new location, buildings of good condition, and a large, attractive open space were left vacant.





Major Streets

Currently, streets only reflect the growing increase in vehicular traffic and neglect to account for necessary pedestrian use.



Historic City Center

The older buildings are not designed for modern living, and necessary facilities for economic viability are now neglected.



Under-utilized Space

The outskirts of the city are only partially developed with sporadic housing, leaving unprogrammed and unused space



Existing Conditions

nodes, circulation, land use, zoning



current nodes:

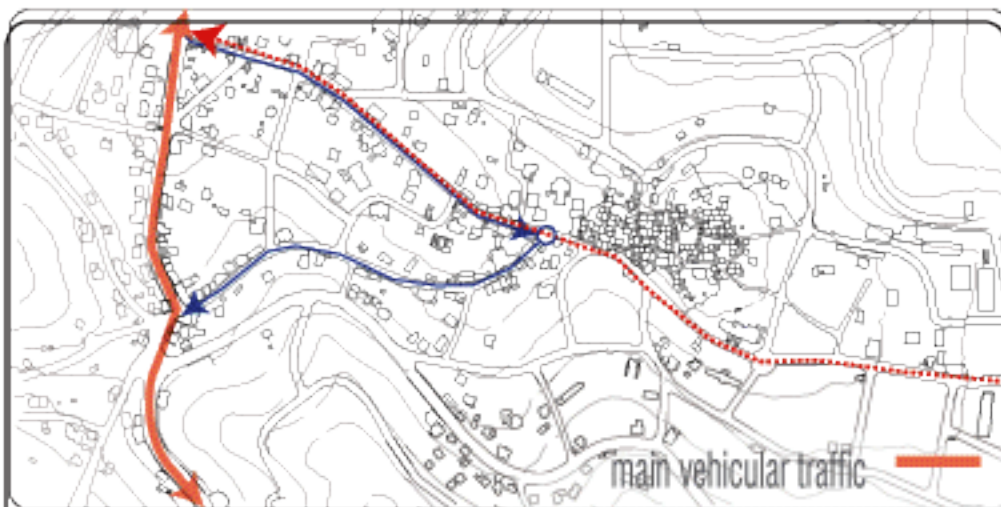
- no physical or visual connectivity among nodes



current zoning:

- historic center is labeled historic and not given any other designations, i.e. commercial, thereby increasing its marginalization

farms
mixed use
residential
commercial
government
historic



current circulation:

- mostly vehicle oriented
- marginalized access in the Historic Center

main vehicular traffic
taxi traffic
large truck access



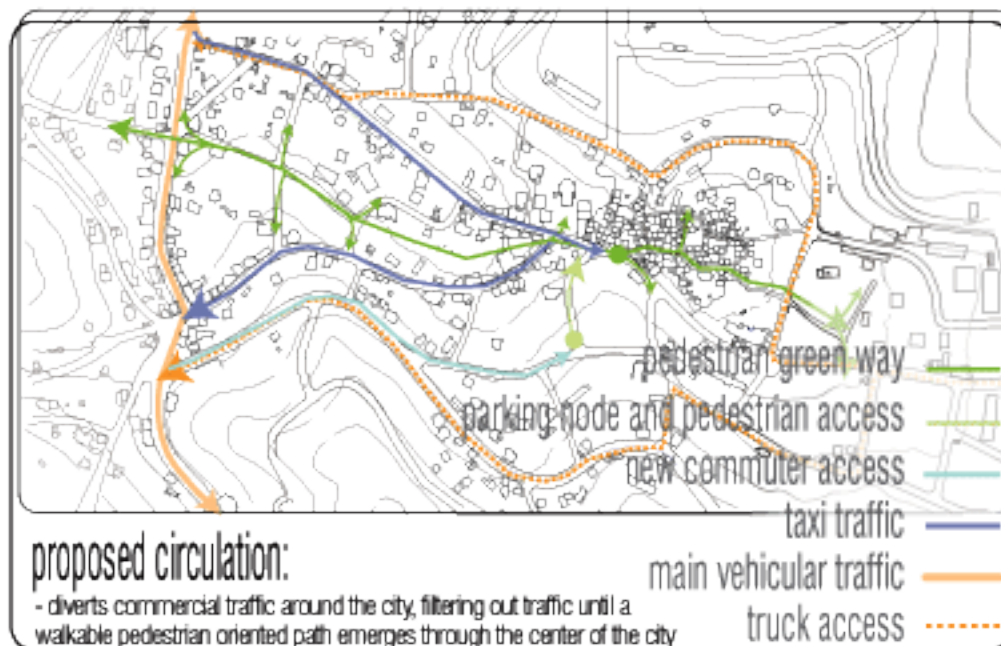
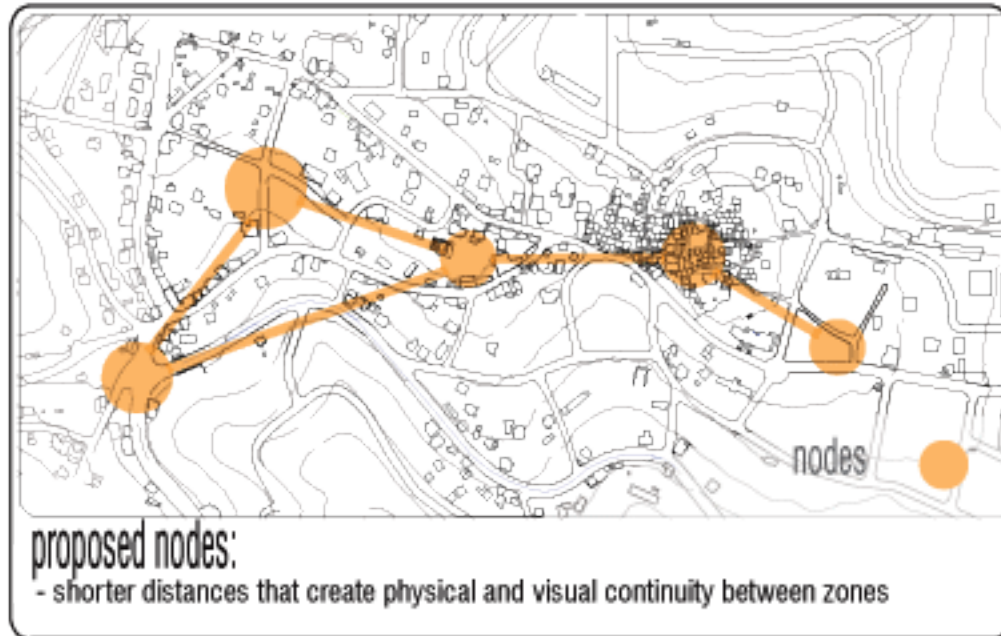
current land use:

- not only the area of the historic center, but all of the area between the new and old centers is under utilized

farms
unused/derelict
residential
commercial
open (with ownership issues)
open without ownership issues
religious/government use

Proposed Strategy

nodes, circulation, land use, zoning



Proposed Strategy

networking: green space, public access, play and water strategies

green opportunities

identifies undeveloped areas that could benefit from beautification and enhance surrounding neighborhood and business culture

opportunity (zoning allowed)

opportunity (zoning conflict)

tower



public space

defines a network of publicly accessible spaces that allow for the infusion of people and activity throughout the city.

plaza

park

courtyard

parking opportunity







Proposed Strategy

surface manipulation, water collection, play



terraces and water harvesting

terracing strategies are used throughout the plan to define space as well as direct water to crops and planted areas.

-  water flow to agriculture
-  terracing/earth movement
-  water flow
-  water collection points



play spaces

building on existing patterns of the children's movement through the city, landscape and technology is introduced and geared toward child development.

-  outside play area
-  computer nodes

Proposed Economic Strategy

supporting a city through commerce and agriculture

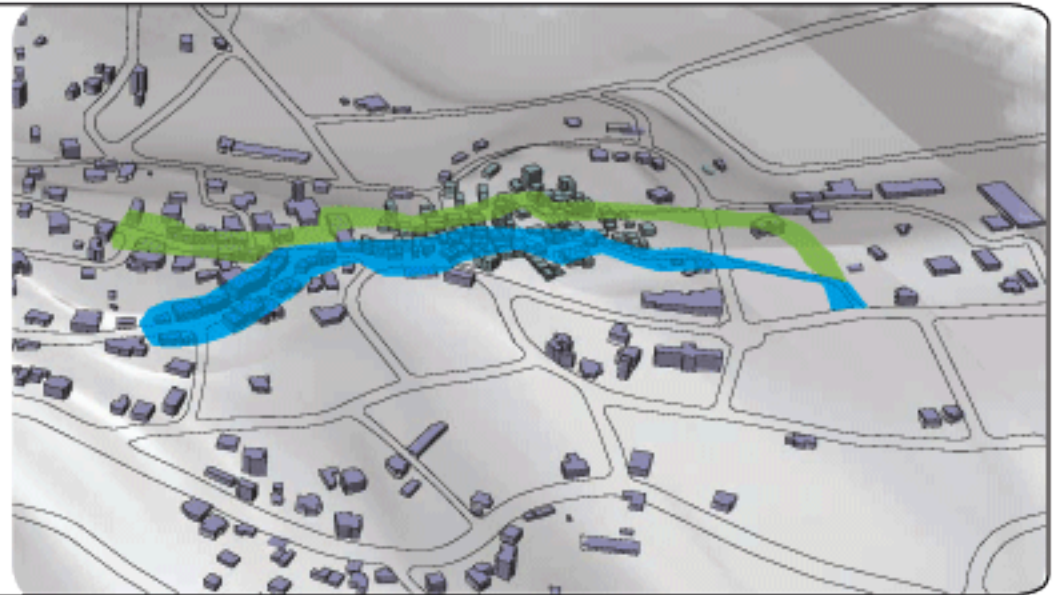
souqs (market)/commerce

two paths of commerce emerge from the city's commercial streets and terminate in the industrial zone on the other side of the Historic Center, creating a continuous flow of commerce through the historic center. One route is for the retail of goods, while the route behind it is dedicated to selling goods that aid business in production or service.

'wholesaling' support souq



retail/service souq



agricultural support system

following the diagram of GROW - PROCESS - CONSUME, a supporting agricultural system is utilized to connect the rural outlying areas that create the green buffer, to the urban center. This also provides goods to sell in the adjacent markets (souqs).

consume



process

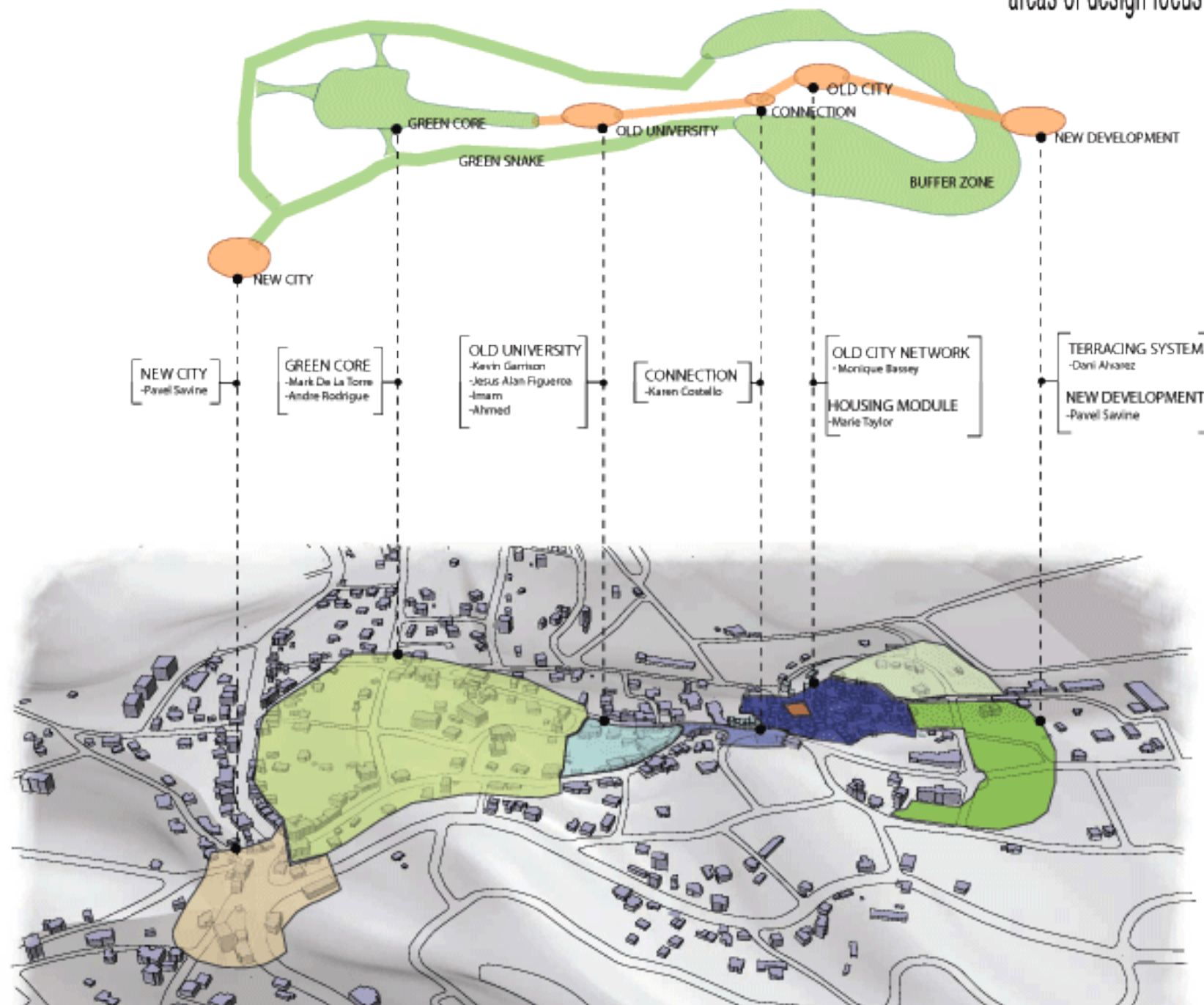


grow



Proposed Strategy

areas of design focus

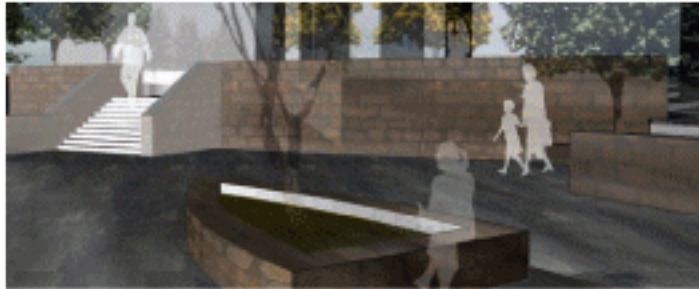


Proposed Strategic Plan

overall condition of the city

Green Core

A conceptual framework for connectivity will increase nearby property values, desirability and sense of place in Birzeit.



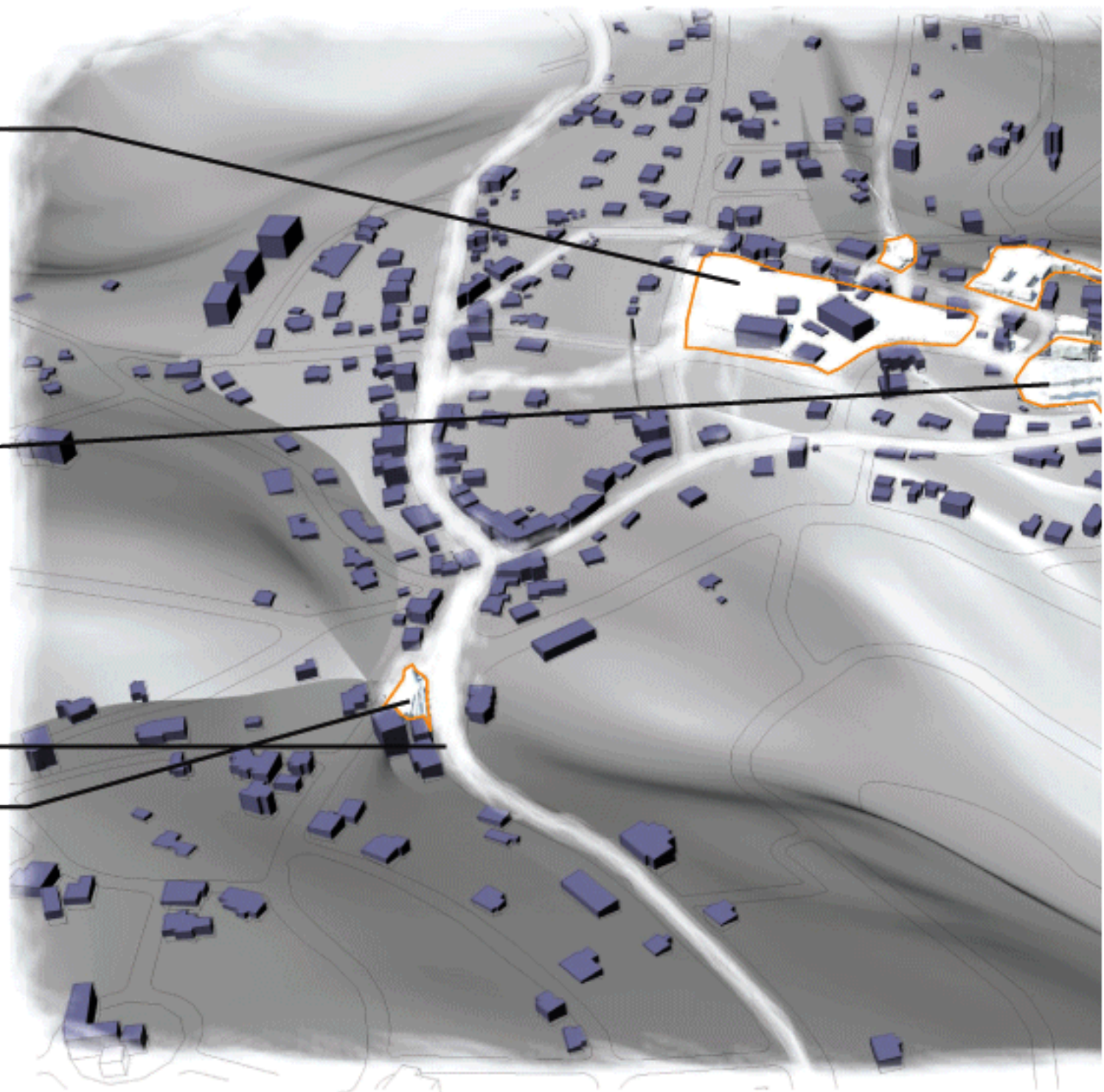
Old Birzeit University Campus

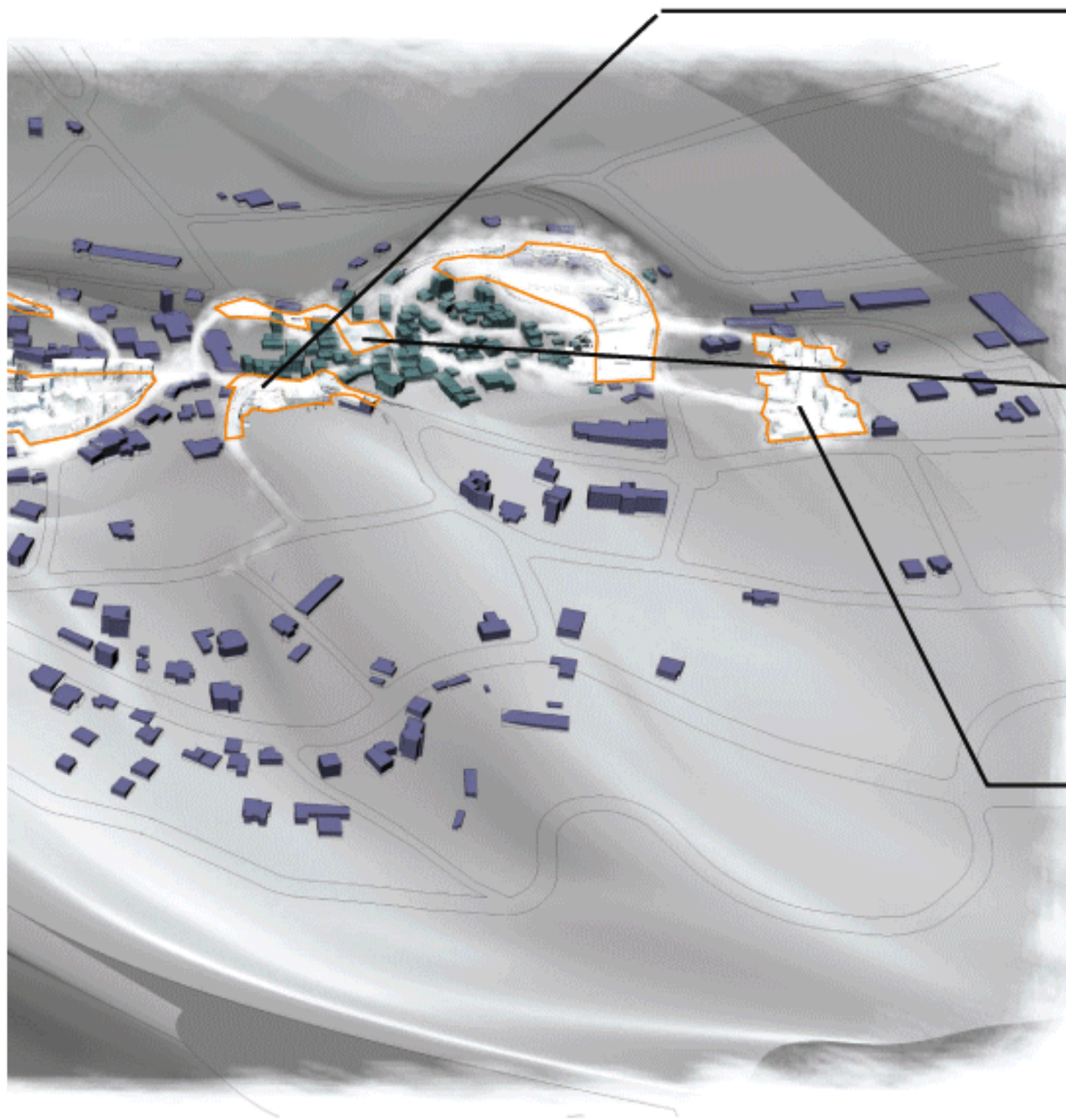
Will draw from every day child-oriented programs as well as larger events to regenerate the nearby struggling businesses.



New City Center

Announces Birzeit as a PLACE with a functional streetscape language that will carry through the entire urban fabric.





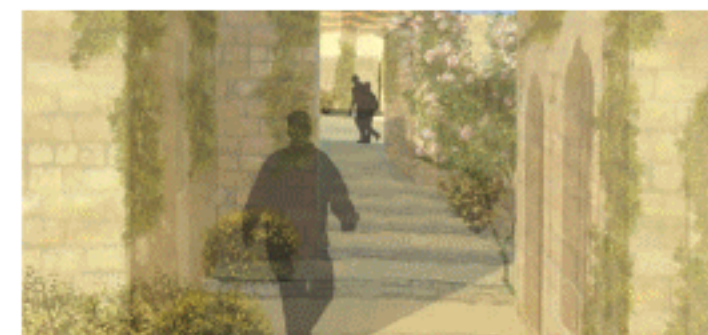
Old City Connection

Traffic patterns will be altered to emphasize the historic center, increasing ease of access for tourists and locals.



Historic City Center

Re-visioned spatially and programmatically to connect to the rest of the city through streetscape that relates people to their economic basis.



New Development

Unused space will be negotiated to support agriculture which will in turn become an anchor for further economic expansion.



01.New City

main corridor and entrance into Birzeit



AESTHETIC Differentiate Birzeit as a special place, announcing an architectural language that continues throughout the city.

SOCIAL The tower and the terrace are elements that are common in the landscape become dignified symbols of place.

FUNCTIONAL The space also works as a taxi hub, alleviating some of the downtown disorder.



vehicular circulation plan



01.New City

main corridor and entrance into Birzeit



ENVIRONMENT Vegetation is supported by water run off, as it flows downhill via the terraces, while simple, inexpensive shade structures allow for people to stop and enjoy the space.

02.Green Core

the pedestrian way through the city of Birzeit



While land terracing remains as an effective agricultural practice in the region, it is also appropriate to incorporate the use of terraces in conjunction with water harvesting strategies. On the west end of the site, a youth regulation sized football pitch acts as the first phase in collection. Using strategically placed berms, the pitch will act as a plain for flood irrigation. The water is then collected in optional, underground cisterns, and/or spills over the top plain to the terraces below.

diagram of water movement/collection



Sociocultural The potential for social interaction between the residents of the Historic center and the new city is a key element. Ideally, this interaction will instill a new sense of self-pride in the two disconnected communities, thereby promoting equitable interest in both. The cultural precedent of residential courtyards for this design has been applied at a macro-level. The existing built fabric acts as a minimally permeable buffer zone between the street activity and this interior space. This makes the situation ideal for children as well as families and other user groups.



Functional Circulation is a key indicator in evaluating the functional success of an area. The proposed "green core" already has connections to existing remnant paths which the residents have already put to use. Open-space connectors try and replicate this attempt to connect key north/south circulation paths to the major east/west thoroughfares. The "core" itself reflects the existing built environment and utilizes undefined spaces deemed appropriate for moving people through the interior corridor between the New and Old city. This circulation system is supported by the proposed streetscape beautification of the major vehicular thoroughfares that frame the northern and southern edge of the "core".

Economic The most relevant economic driver for this component of the design is the incentive it creates for new Birzeit residents to move westward on a daily basis, thus engaging the existing commercial market and any new proposed programs. This "green core" pedestrian connection encourages the public to utilize adjacent business and encourages a westward investment towards the historic center.

Environmental Given the existing topography and climatic conditions, certain measures were applied to the design that will enhance the proposed circulation. A topographical peak, which comes down from the north and cuts west through the center of the old campus, splits much of the "core" into two sides, with the northern and southern regions both descending towards their respective directions. This allows for rain water harvesting techniques to use the existing landscape in order to supplement proposed vegetation growth along the major thoroughfares. To accentuate the natural slope, cut and fill methods will be employed in order to create a series of terracing so that no excess material is required. Native trees will be proposed as both shade providers and way-finding markers.

Aesthetic The visual draw for this "green core" is partly based on its own title. The palette of natural vegetation offers a wide range of visually pleasing species from the yellow flowers of the Cassia tree to the pastel purple blooms of the Jacaranda. In addition, the use of terracing creates a compelling visual sequence through space.

02.Green Core

master plan of the green core, phasing strategy and modules of development

The phasing strategies for the green core are not necessarily sequential. Each element was chosen and designed according to their ability to succeed on an individual basis in addition to the need for a given program. When the situation best presents itself, various modules can be completed, adding to the idea as a whole. The phasing diagrams illustrate one likely route to achieve the overall design in an economically feasible manner.



02.Green Core

north end



location within the larger green core



There are numerous parts of the "green core" that follow a similar program. Even supplemental circulation zones, such as the pedestrian connectors, play an important role in the success of the design as a whole. The northern pedestrian connectors have been developed in response to the residential population to the north. Additionally, these routes could serve as key access routes for future markets if additional agricultural components are incorporated along the northern border. The use of terracing in these connectors allows for multiple zones of activity, drawing from the historic site's natural geological features. Pulling the northern residents into the "core" promotes movement towards to the historic center.

The terracing also works to utilize as much of the existing environment as well. The natural stonework incorporated in the way-finding strategies along the street fronts can be used as an iconic element to signify the movement through space as a whole. The physical entry markers for the site could be based on easily recognizable yet unique vegetation choices and iconic towers.

02.Green Core

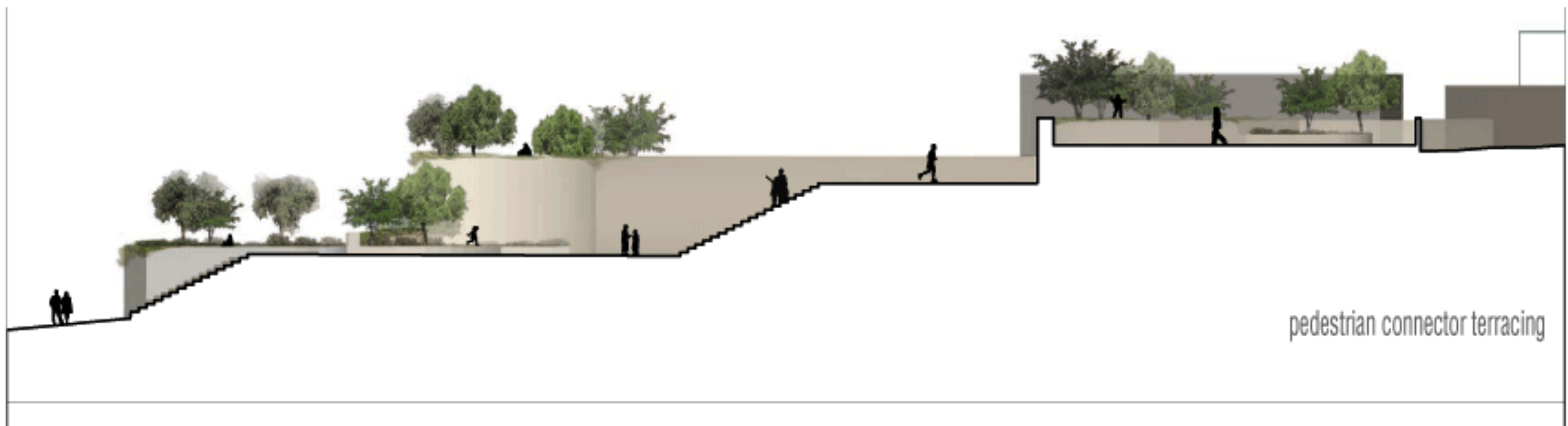
design specifications



diagram of use



plan



pedestrian connector terracing

02.Green Core

connection terraces



parcel acquisition

Much like areas of restoration and development in the United States, land ownership is a concern in this design process. Due to the current parceling of the existing land, ideal pedestrian connectors are actually inhibited. Parcel acquisition is an important part of this process. Various methods for this process can benefit both the existing owner, adjacent commercial business, and ultimately the towns people themselves. Street beautification strategies are a strong element in order to start further parcel acquisition discussions as the first step will likely be done by means of public land.



02.Green Core

off-street urban plaza



The urban street front offers additional potential for development along the existing major east/west vehicular thoroughfares. Most pedestrian connectors will bring both people up in elevation, and to the central circulation point of moving towards the historic district, and so the inclusion of a mixed-use base and/or commercial development is a potentially strong element. This new building growth responds to both this preliminary movement from the new city center and to the desire to bring student housing back in proximity of the historic district to reactivate certain areas with academic life.

02.Green Core

increasing walkability in Birzeit



The main focus of the first Green Core phasing strategy is centered in the area immediately surrounding the existing Music Conservatory. The goal is to create a centralized park, with a flexible and varied program to bring locals and visitors in from the commercially developed street front and provide alternate routes through the site that are quiet and comfortable, increasing the opportunity for spontaneous social interaction.

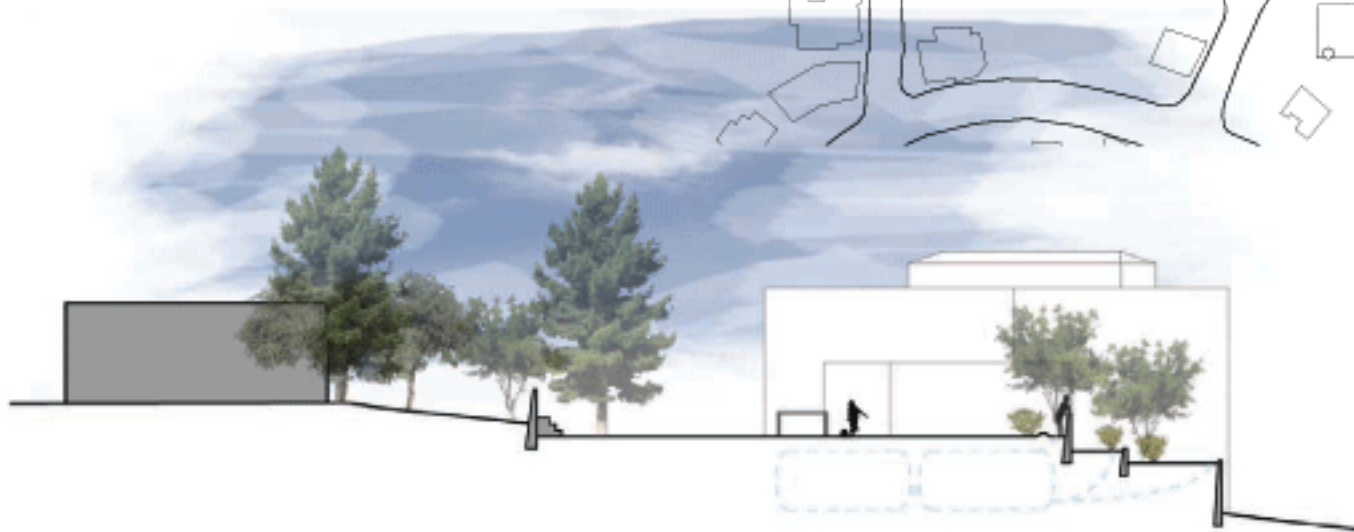
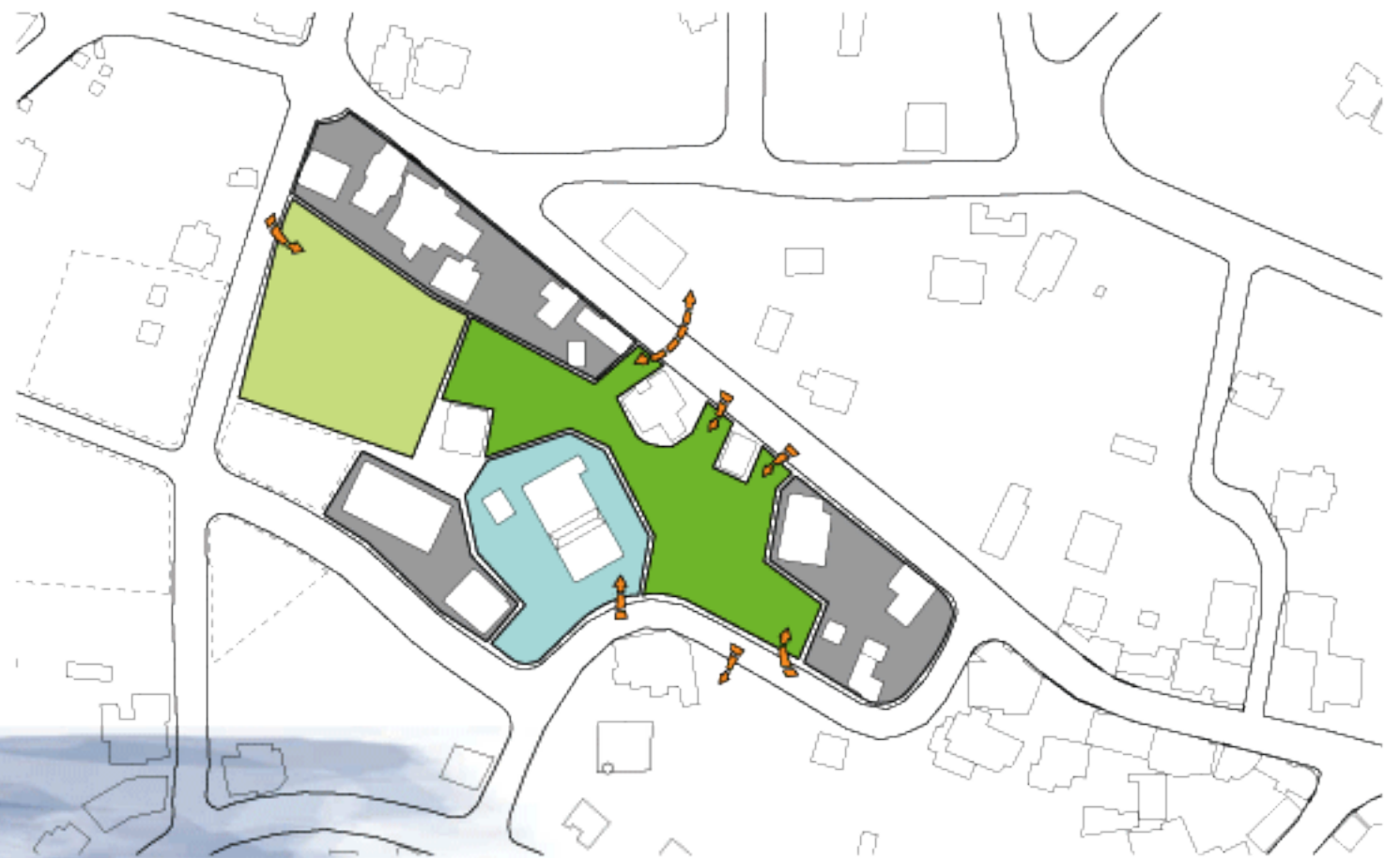
The area of focus is located roughly 100 meters north east of the area known as "Old Campus" and roughly 400 meters west from the historic center of Birzeit.

02.Green Core

design specifications



location within larger green core



02.Green Core

open recreational space



Programmatically, the whole of the site is meant to be a place of respite, as well as a series of simple shortcuts through urban matrix that pull pedestrians off of the busy street to a quiet, shaded area full of opportunities for spontaneous social interaction. The individual programmatic strategies are broken into three categories: entertainment, recreation and culture.

02.Green Core

art in the parks



The entertainment would be provided by the existing music conservatory that could hold concerts and other performances within the park's space. The recreation strategy is more focused on youth recreation and is provided on the west end where the football pitch is the main space and areas around could be used for playground equipment. Finally, the cultural space is found within the ancillary spaces throughout. Local artist and artisans would be able to display their work at certain times of the week or month. The southeastern corner of the site is proposed to have a memorial sculpture recognizing the strength and perseverance of the Palestinian people, remembering a heritage and looking ahead to the future.



03.Old University Campus

cultural node: reuniting the people of Birzeit



connection to green network



circulation diagram



The proposed design for the Old Campus focuses on revitalizing the open spaces and in turn, the buildings adjacent to them. By maximizing the use of the spaces year round, the Old Campus can help define Birzeit.

Open spaces accessible to the public:

- Sustainable cultural tourism
- Art and architecture school
- Hostel
- Day-care
- Urban gardens
- Children's play zone
- Large event facility to hold events such as: olive harvest, the annual Birzeit music festival, and other social gatherings.

03.Old University Campus

development strategy



Function

- Multifunctional Spaces
- Drawing villagers and travelers towards the historic center and bringing them to the campus.
- Increasing student traffic.
- Circulation through a cardinal axis

Sociocultural

- Culture events and workshops are centered here.
- Has the opportunity of becoming a cultural center drawing people from around Birzeit, i.e. Ramallah.

Aesthetics

- Adaptive reuse of old historic buildings, and revitalizing the area.
- Maintaining a historic foundation with bits of modern flare.

Economics

- Proposal creates a dynamic business market that will create new jobs and pull income from external markets, at the same time solidifying Birzeit's economic health.

Environment

- Reducing the heat island effect through large area shading
- Creating educational gardens
- Reducing hardscape
- Activating spaces with water harvesting efforts
- Increasing green area for beautification and environmental purposes.

phase one



phase two



phase three



03.Old University Campus

entrance from the rotunda



section through access and circulation



03.Old University Campus

main open space: plaza interior



open space diagram

section through terracing/seating



03.Old University Campus

main north entrance



before



watershed diagram

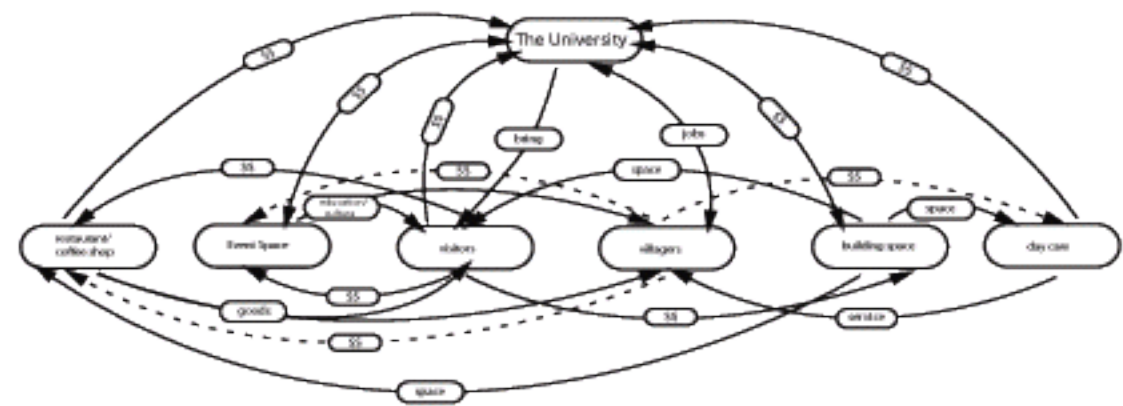


03.Old University Campus

future development for the south entrance



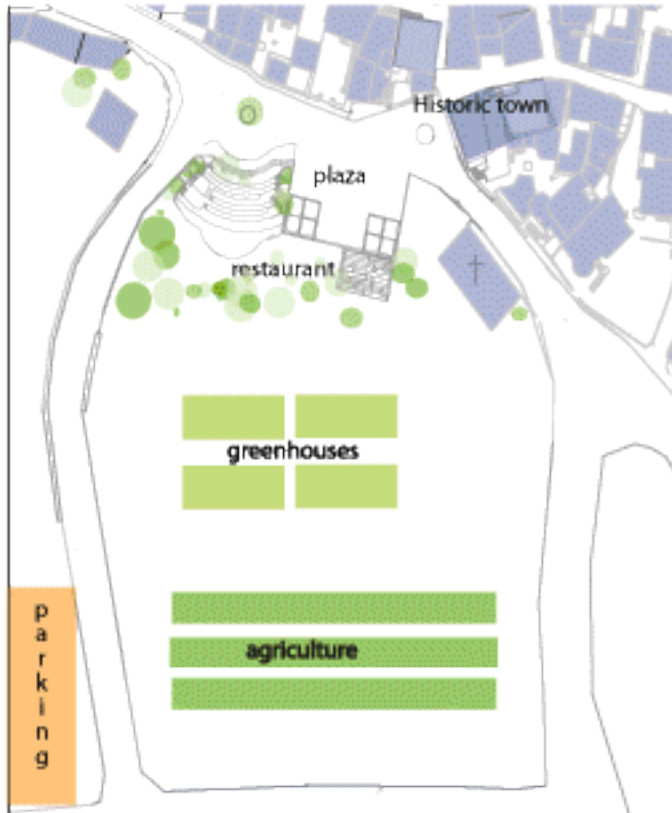
before



economics diagram

04.Connection Node

creating a focal point



The proposed design seeks to give the Historic Town Center a strong focal area and anchors all of the attractions into a central point. It proposes to widen the road, build a roundabout and drop off point. It is also proposed to build a small town plaza over a centrally located vacant building and use the land for a small open air theatre to be used by the town for cultural, social, public and private gatherings.

Function the plaza serves as an entry point to the town - welcoming visitors; has amazing views, and it can be easily closed off to traffic for large functions. The roundabout and drop off area encourages people to come into the historic center. The outdoor terraced theatre is multi-functional.

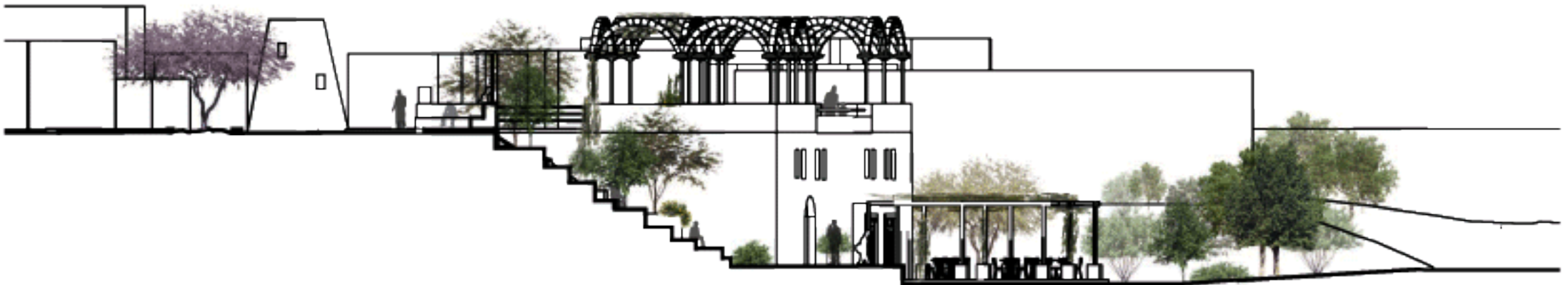
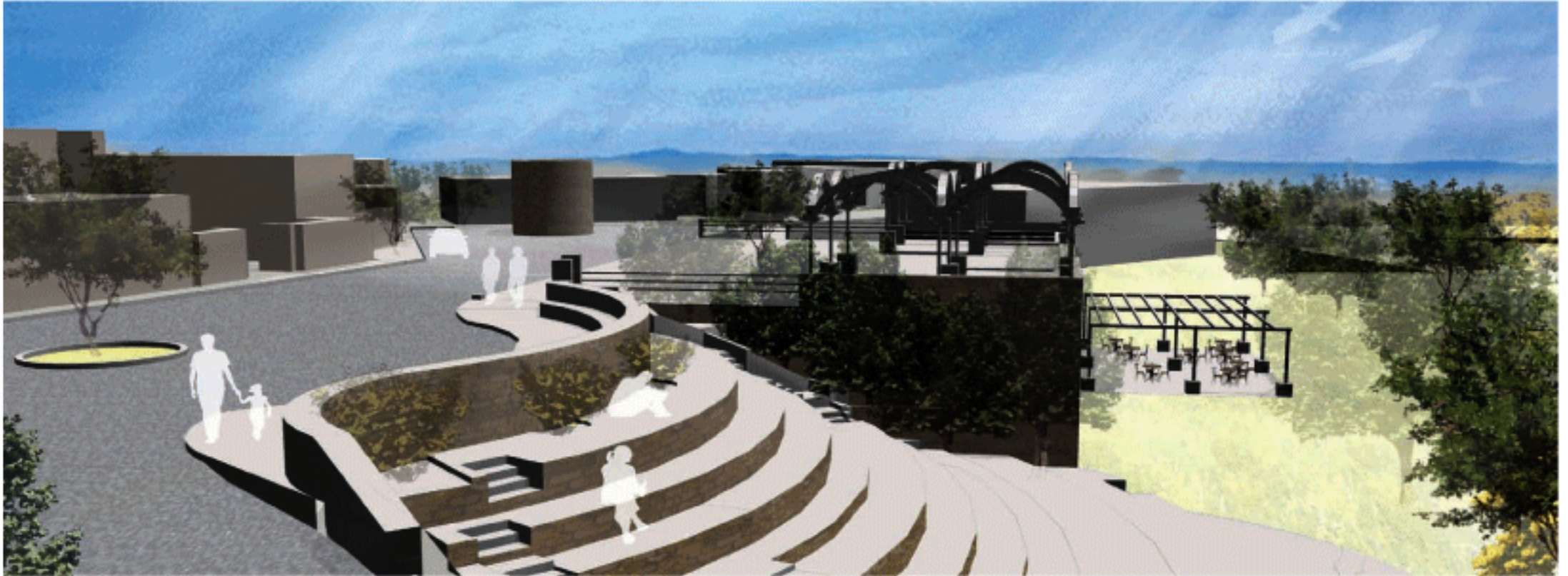
Sociocultural A flexible space, suitable for all types of events. The proposed watchtower is reminder of Palestine's historic buildings. The arcaded seating areas are also an acknowledgement of Palestine's architectural heritage.

Economic Tourism: The efforts made, and ongoing work, have turned Birzeit into a charming place and the plaza and terraces are perfect places to sit and enjoy the views and nature. The proximity to Ramallah makes day trips to Birzeit a strong possibility.

Business: The drop off area next to the plaza makes it easier to reach the center of the Historic center. Taxis can drop off, or pick up by the plaza and then turnaround the roundabout. This should lead to an increase in traffic, and business, to the area. The building below the plaza will be in a prime position for business. A business such as a restaurant who caters to weddings and other special events could become an important employer for the town. The plaza and terraces can accommodate all types of ceremonies. A successful caterer could buy locally produced agriculture, further strengthening Birzeit's economy. The greenhouse and land below could also support a plant nursery. The amount of building development within a 20 mile radius could support such an endeavor.

04.Connection Node

accessing the old city



05.Old City Network

green network

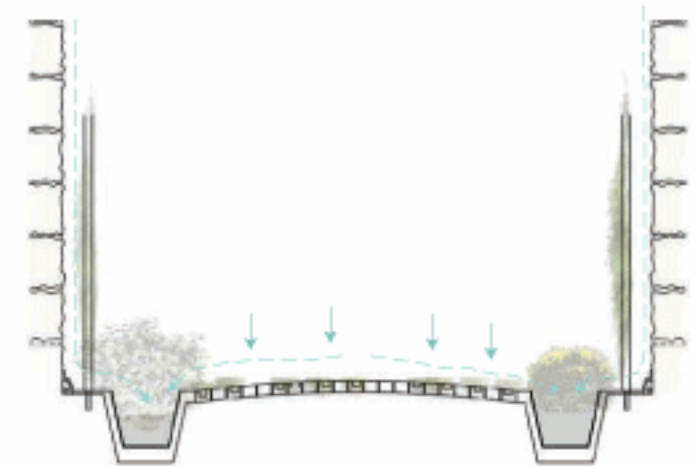


The proposal is to create a Green Network of systems that cover the perimeter and the interior of the historic zone. The proposal encourages the sharing of abandoned private and public open spaces into a comfortable living environment that provides public spaces for social gathering.

- water pipes
- trash service route
- streetscape flow of water direction
- possible open spaces for plaza/courtyards
- trash/recycle dispersal areas
- cisterns

05. Old City Network

water harvesting strategies

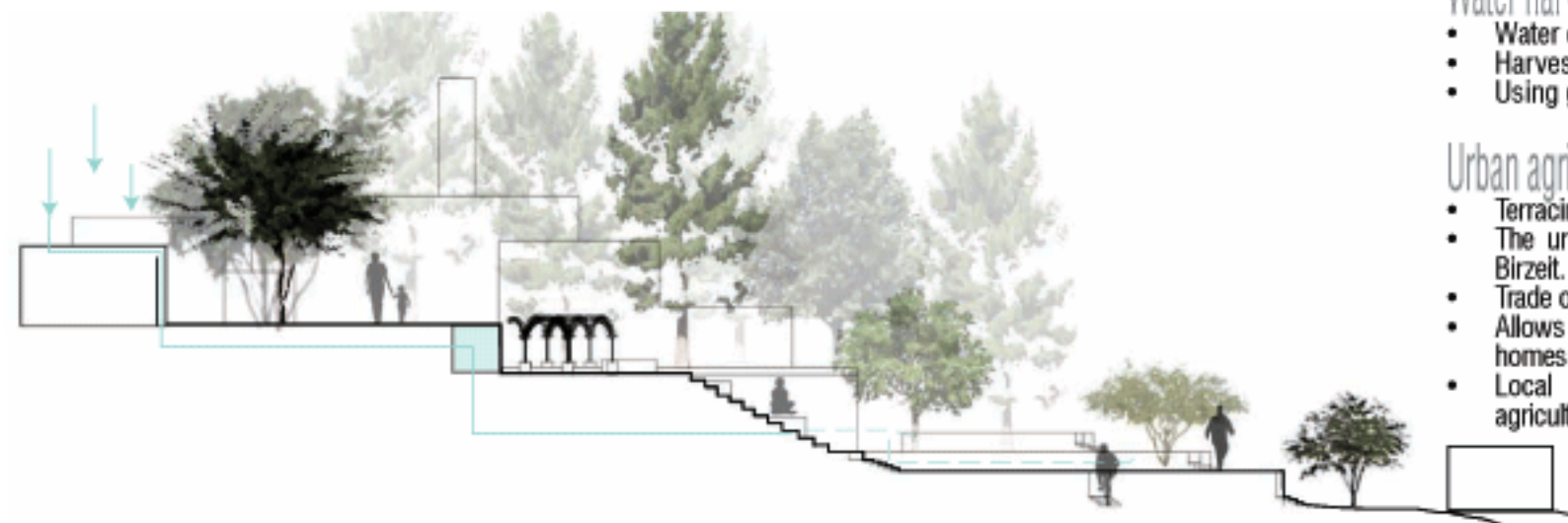


Water harvesting

- Water collection on roof
- Harvesting water in cisterns
- Using gravity to collect and disperse water

Urban agriculture

- Terracing along the slope of the land to develop urban agriculture
- The urban agriculture creates jobs and brings investment to Birzeit.
- Trade of goods between locals.
- Allows for families to grow fresh produce and use it in their homes.
- Local shops can also purchase products from the urban agriculture plaza.



05.Old City Network

historic streetscapes

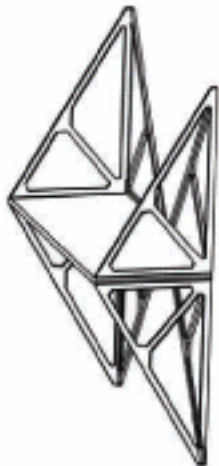
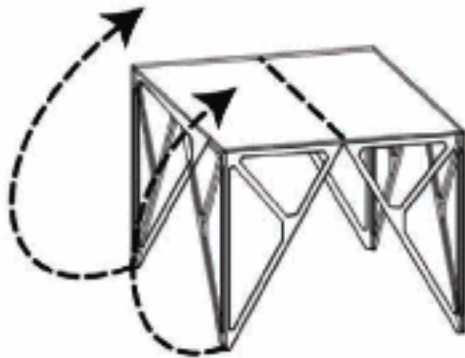
Streetscapes

- Planters along streetscapes to protect the historic foundations
- Flashing strategies to treat the building / ground condition
- Adaptable furniture along streetscapes
- Pavement strategies for water collection, vehicular and pedestrian traffic flow, and venting cart routes

Trash Collection

- Trash collection and service routes

multipurpose vendor table/bench



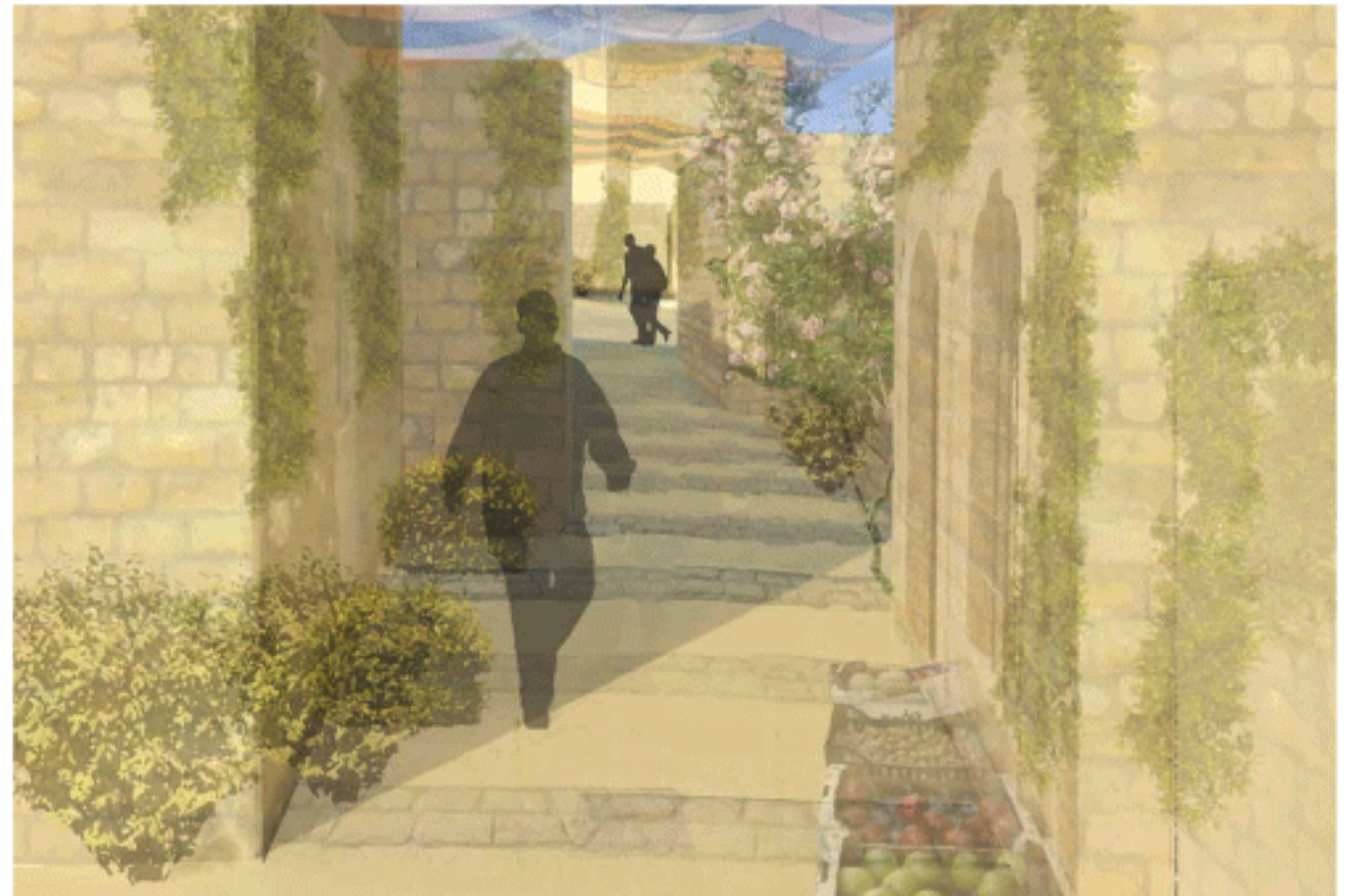
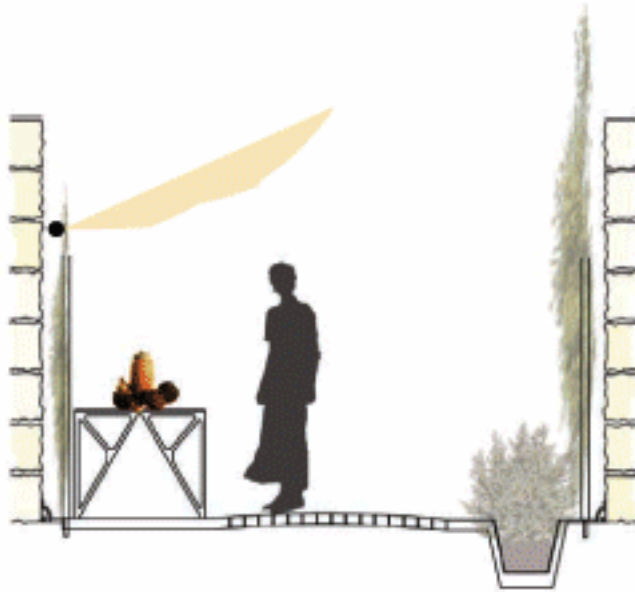
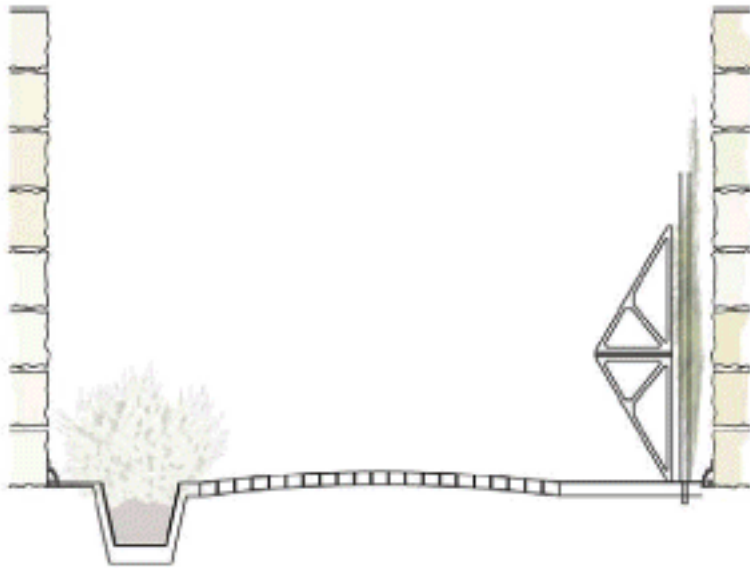
Plaza/Courtyard

- Social gathering areas that relate their program to their location within the old town
- Commercial street plazas: for vendors, entertainment, and visitors
- Residential street plazas for the locals,



05.Old City Network

historic streetscapes



06.Housing Module

comprehensive unit for modern student living



FUNCTION All the modern amenities in a simple plan. Considerations for light moving through a space with few apertures, created an open plan environment whose shape follows the vault of the ceiling in order to maximize use of the volume within while creating partitions for private spaces.

ECONOMICS minimalist modernism maximizes the use of small spaces and can be cost estimated closer to furniture prices and not standard construction.

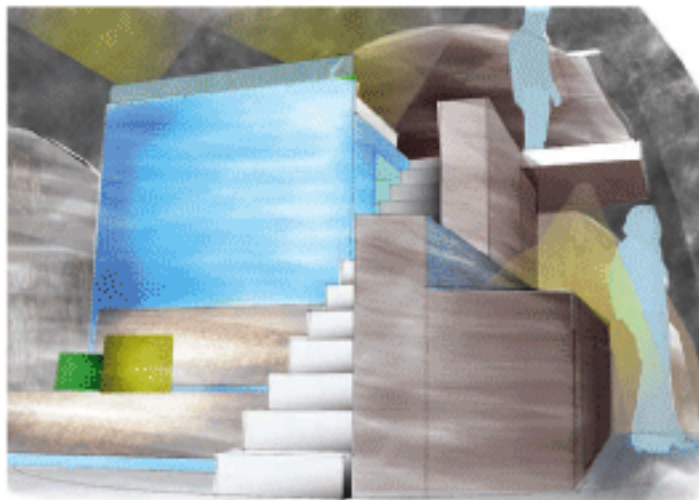
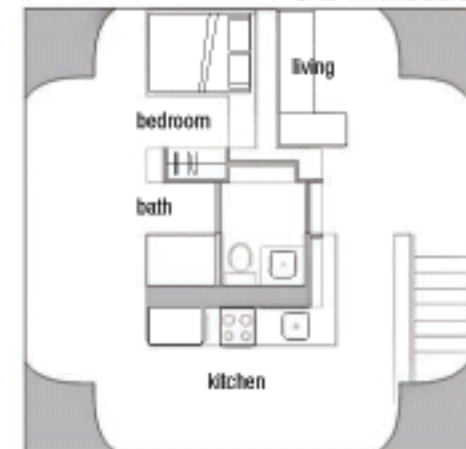
SOCIOCULTURAL Preservation: preserving the envelope but also making it a piece of art with reverence. The juxtaposition of old and new can make the old and forgotten become something cherished and remembered.



6x6 m module



8x8 m module



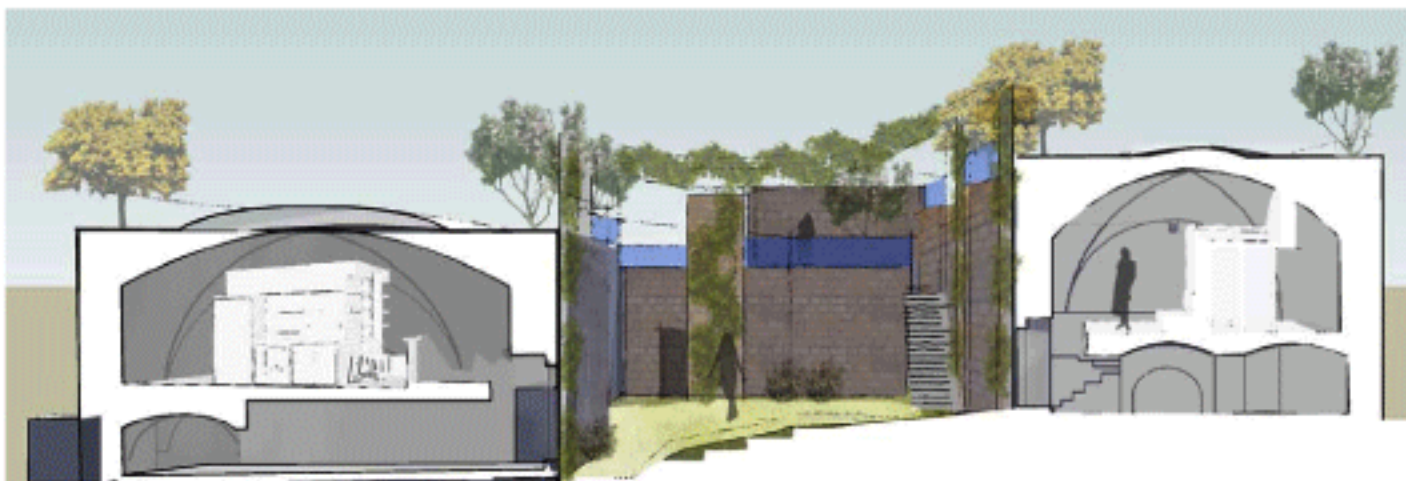
06.Housing Module

the students' outdoor living room



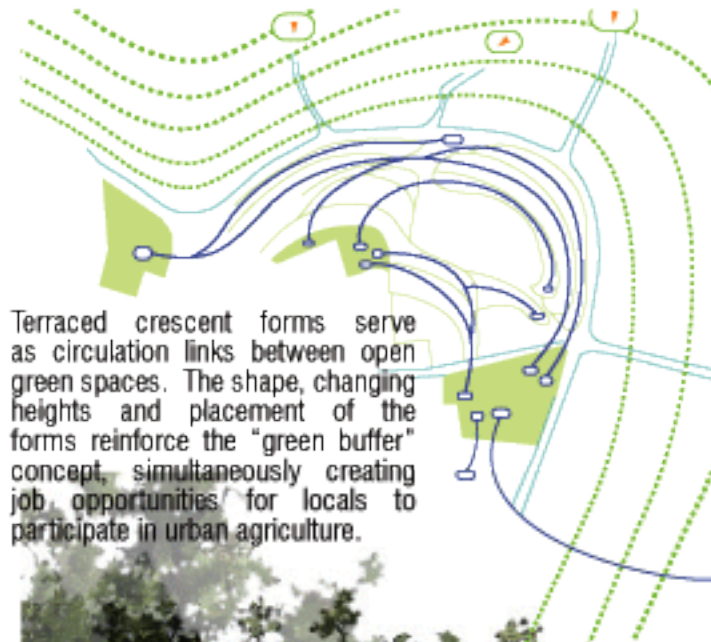
FUNCTION an open gathering space to compliment efficiency housing. A layering of spaces allows for a more public, noisy environment below a more quiet and private roof garden setting.

SOCIOCULTURAL& ENVIRONMENT trellises with different colored flowered vines identify each unit, and carry to the canopy to create a colorful shade structure.



07. Terracing System

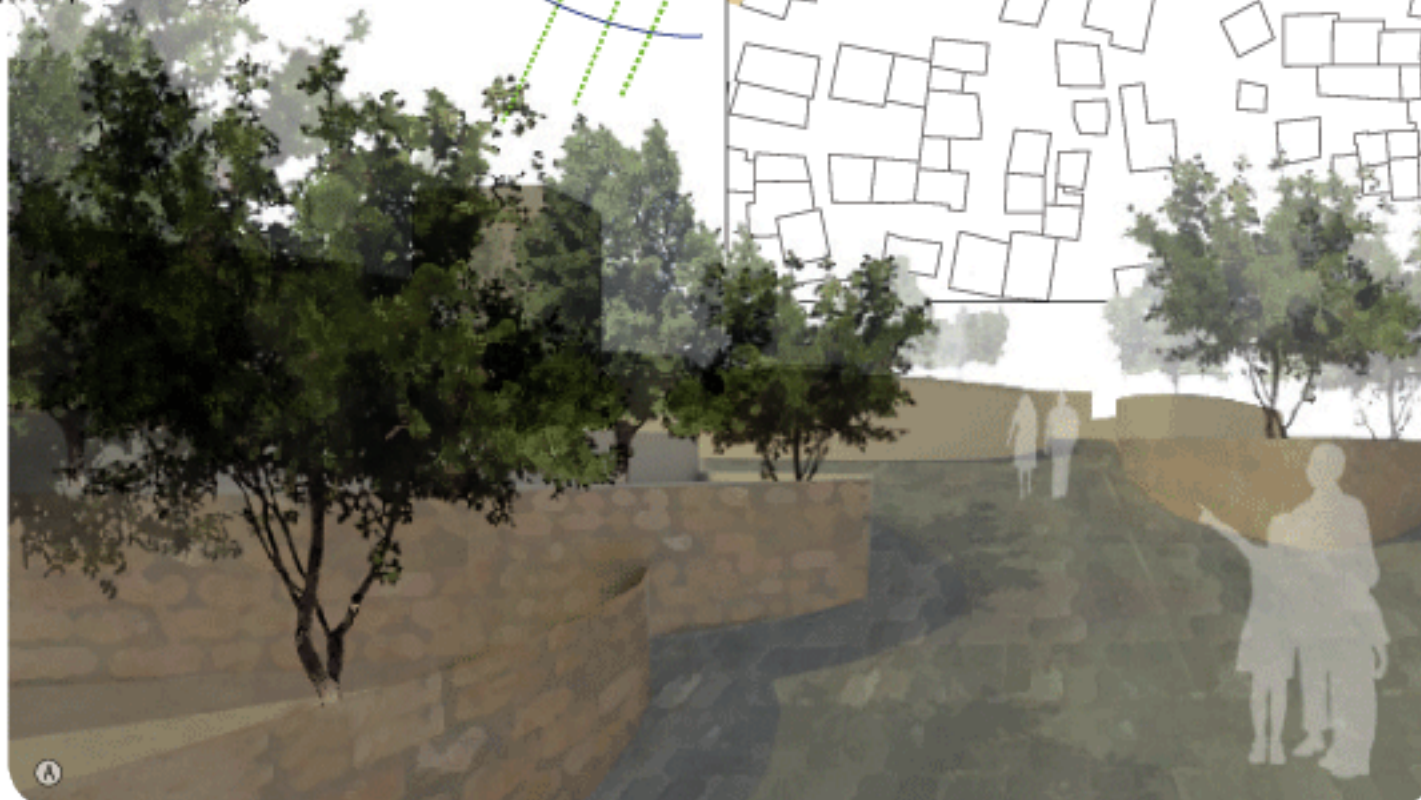
main corridor and entrance into Birzeit



Terraced crescent forms serve as circulation links between open green spaces. The shape, changing heights and placement of the forms reinforce the "green buffer" concept, simultaneously creating job opportunities for locals to participate in urban agriculture.



New crescent forms provide an aesthetic relief and serve as an announcement of arrival to the Old City of Birzeit.
Existing northeast entry to Old Birzeit.

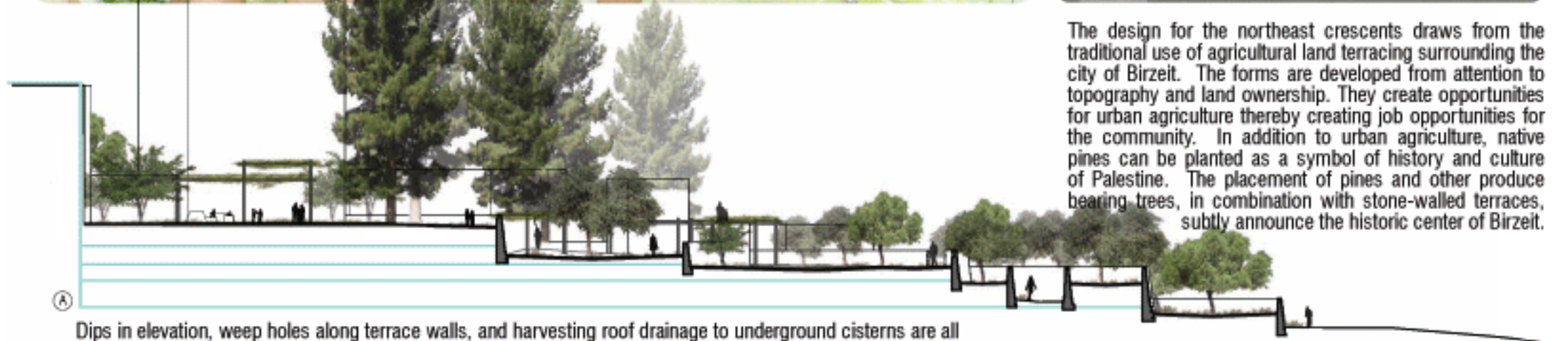


07. Terracing System

main corridor and entrance into Birzeit



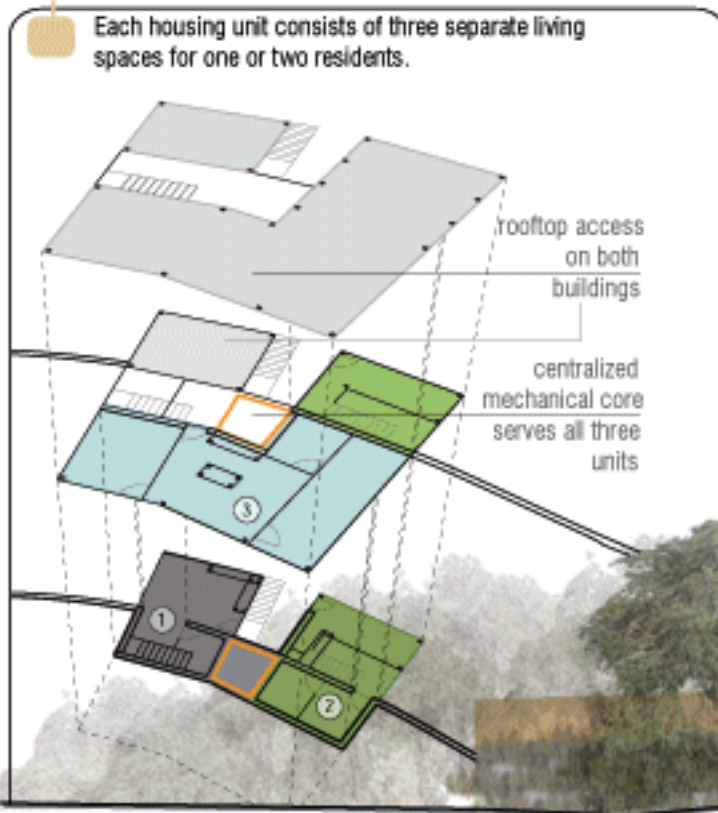
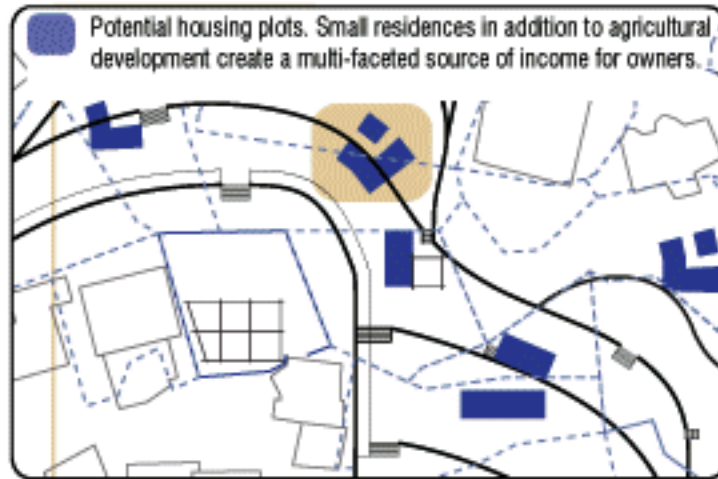
The design for the northeast crescents draws from the traditional use of agricultural land terracing surrounding the city of Birzeit. The forms are developed from attention to topography and land ownership. They create opportunities for urban agriculture thereby creating job opportunities for the community. In addition to urban agriculture, native pines can be planted as a symbol of history and culture of Palestine. The placement of pines and other produce bearing trees, in combination with stone-walled terraces, subtly announce the historic center of Birzeit.



Dips in elevation, weep holes along terrace walls, and harvesting roof drainage to underground cisterns are all important factors in maintaining the greenery of the crescents.

07. Terracing System

new housing development



In addition to urban agriculture, landowners can generate income by building and renting small residences. Built form in this area should be controlled, and housing units should maintain specified maximum building heights and areas in order to protect the agriculture, preserving the beauty of the city's historic center. The housing units utilize the existing stone walls of the terraces as a thermal massing strategy. Modernity is referenced by the use of steel structure and shades, providing a benefit to local metal workers. In addition to providing shade, steel louvers can also be used for growing produce.



Operable windows and cross ventilation strategies are utilized to keep cool and eliminate the need for central air conditioning. Thermal comfort is also provided by proximity to trees that create a cooler micro-climate. Level changes and shared courtyards reference the traditional buildings in the area, and more spaces are created for spontaneous social interaction.



08.New Development

mixed use: support for farming, vocational training, and housing



STAGE ONE

ECONOMIC Planting a 'green buffer' creates incentive for local jobs, while construction is low-tech, traditional.

FUNCTIONAL The structures contain machinery and farming supplies that support cultivation of the buffer.

SOCIAL Continues Old City ethic of high density development

STAGE TWO

SOCIAL Vocational schools and play spaces for children. Adults learn, while children are nearby and occupied.

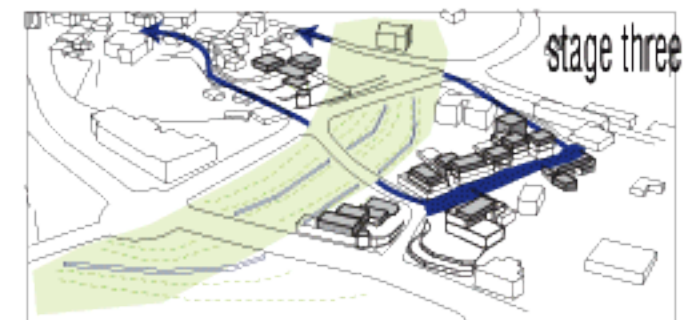
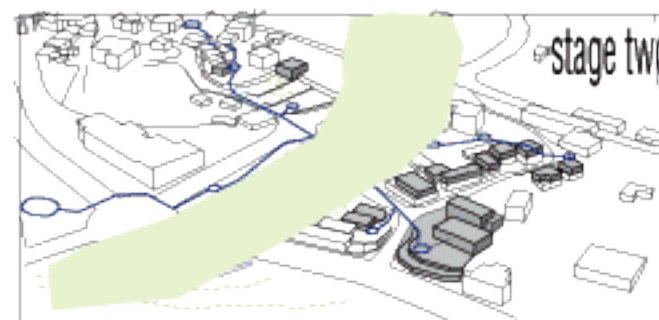
ECONOMIC New knowledge will create more job opportunities rooted in local economy.

FUNCTIONAL Courtyards and open range ensure casual observance of buffer zone.

STAGE THREE

SOCIAL Additional housing for students and helps create pedestrian traffic into established network.

ECONOMIC Souqs, old university and core models will be put into action.



08.New Development

master plan



minimizing ownership conflicts ownership/parcel map

Social - Connects to the master plan networks, and adheres to parceling. Owners may be given incentive to build, and stages can be completed as owners see benefits.

Environmental - Following master plan pattern of terracing and water direction.

Economic - leaving room for the buffer zone and encouraging new high density development.

Stage 3

Stage 2

Stage 1

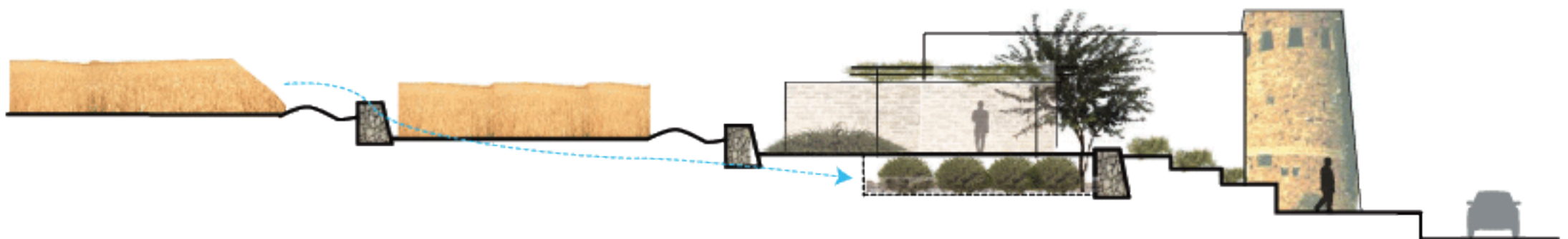


intended land use master plan



08.New Development

main corridor and entrance into Birzeit

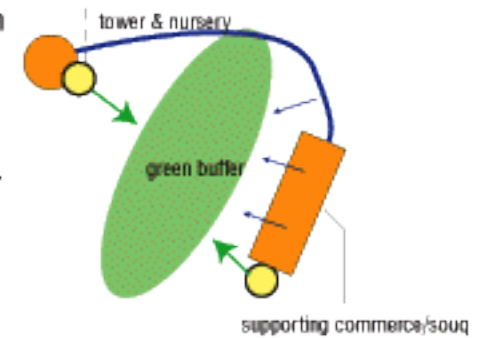


08.New Development

old city plaza and plant nursery



ECONOMIC A plant nursery is the center of the entry plaza to the old city, starting crop growth and providing native plant materials to the municipality and citizens of Birzeit.
ENVIRONMENTAL Water for the Nursery is partially gathered from city storm drain system
CULTURAL Entry is marked by watch tower, a common occurrence in the historic landscape.
FUNCTIONAL Link to maintenance street system.



08.New Development

the final stage of the network: education and training



linking computers and schools education network



ECONOMIC Space for a secondary nursery, space for information and vocational education.

FUNCTIONAL The buffer zone is kept as open space as it fulfills agricultural and recreational roles. The final node has plaza space for events and expansion of plant nursery.

SOCIAL The final entry point to the 'new city' has same language of tower and terrace as other 'entries'

