

**Chapter Twelve**

**Public Services**

# LOCAL OUTLINE PLAN JERUSALEM 2000

## 12.1 Introduction

The arrangement of public services at its various levels is one of the means for increasing the attraction of a city and an important tool for setting the image of the city for its inhabitants and for its visitors from outside. The importance of public services as a dominant component of the urban quality of life was a repeated item in the comments of the residents that participated in the preparation process of the outline plan.

Report No.1 defined goals and objectives for the outline plan which determine to a large extent the programmatic base of the field of public services. The following is a list of the goals and objectives which are relevant for this chapter:

- Establishing the base for the status of Jerusalem as the capital city of Israel, as the center of the Jewish people, and as an open city sacred to three monotheist faiths.
- Strengthening Jerusalem as a capital city and as a world city, and caring for public buildings, institutions and national and international sites by means of:
  - Development of the city as a center of learning, culture and heritage, national and international.
  - The dispersal of public buildings in all its parts as a lever for its development.
  - Contributing to the development of the city by building quality public building, by international standards, vibrant and contemporary, as a lever for strengthening the international cultural status of the city.
  - Strengthening the city as an attractive focal point for research, cultural, educational and learning institutions as an international center in these fields.

These goals and objectives determine to a large degree the proper response to the needs of the public beyond those arising from the size of the population in the city. This response has to create in parallel, a reserve of land for public purposes for the entire mosaic of communities that live in the city. These goals present a challenge to the planning team in view of the scarcity of land for urban development in the city.

The central problem as it arises from the analysis of Report No.2 below and its relevance for the program of public services in the plan is as follows:

- The different characteristics and life styles of the population groups in the city create pressures for unique solutions and hence to fragmented service arrangements which prevent the efficient allocation of land for public services.

# LOCAL OUTLINE PLAN JERUSALEM 2000

- The geographical isolation of different population sectors increases the fragmentation and hence the difficulty in efficient allocation of land.
- The youthful composition of the population and the gender differentiation demand allocation of larger quantities of land for educational purposes especially in the Haredi and Arab sectors. This cannot be solved within the requisitioning of 40 % of the lot without compensation that the law allows due to the scarcity of land for public purposes.
- Lack of a consistent and accurate database that details the land area available for public use.
- The allocation of areas of reduced quality for public purpose that creates difficulties for building on them.
- The system of budgeting for public buildings of the government ministries causes a low level of building quality with no architectural merit.
- Competition over the limited supply of land between public uses and “local” uses needed by the population living in the city, and between the needs following upon the national and international function of the city which serve populations that do not live in the city.

## **12.2 Guiding principles and work process for the arrangement of Public Services.**

At the first stage, the existing situation of public buildings and institutions (according to Report No.2) were divided into two main groups:

- A. “Population Dependent” institutions that serve mainly population at the neighborhood, precinct and overall urban levels.
- B. “Capital City Dependent” institutions that are independent of the population target of the plan but depend on the status of Jerusalem as a capital city and her being the core of metropolitan, national and international institutions.

At the second stage, the programmatic and quantitative needs (according to the standards of the inter-ministerial committee) of the different sectors of the population and their geographical dispersion over the city, was calculated.

At the next stage, the necessary additions to the public buildings and institutions according to the classification carried out at the first stage were calculated. The last stage

## LOCAL OUTLINE PLAN JERUSALEM 2000

is the provision of physical and planning solutions for public buildings in the proposed plan. The work process is shown in Figure 1.

The determination of the needs at above the urban level is problematic due to the lack of accepted professional criteria for deciding the quantity of areas that are required for these uses. Jerusalem is a city with an exceptional character, being the capital city of Israel, center of the Jewish people and world center for Christianity and Islam. In spite of this, in early stages of the work process, the stock of areas designated for extra-urban use was estimated and planning conclusions were drawn which were incorporated into the proposed plan.

The determination of areas dependent on the size of population was carried out at the level of planning zones and planning precincts according to guidelines that will be given below.

**The basic assumption of avoiding in the outline plan any detriment to the rights granted to the property owners prevents the designation of land use for public purposes since this would involve payment of compensation according to Section 197 of the Planning and Building Law.**

# LOCAL OUTLINE PLAN JERUSALEM 2000

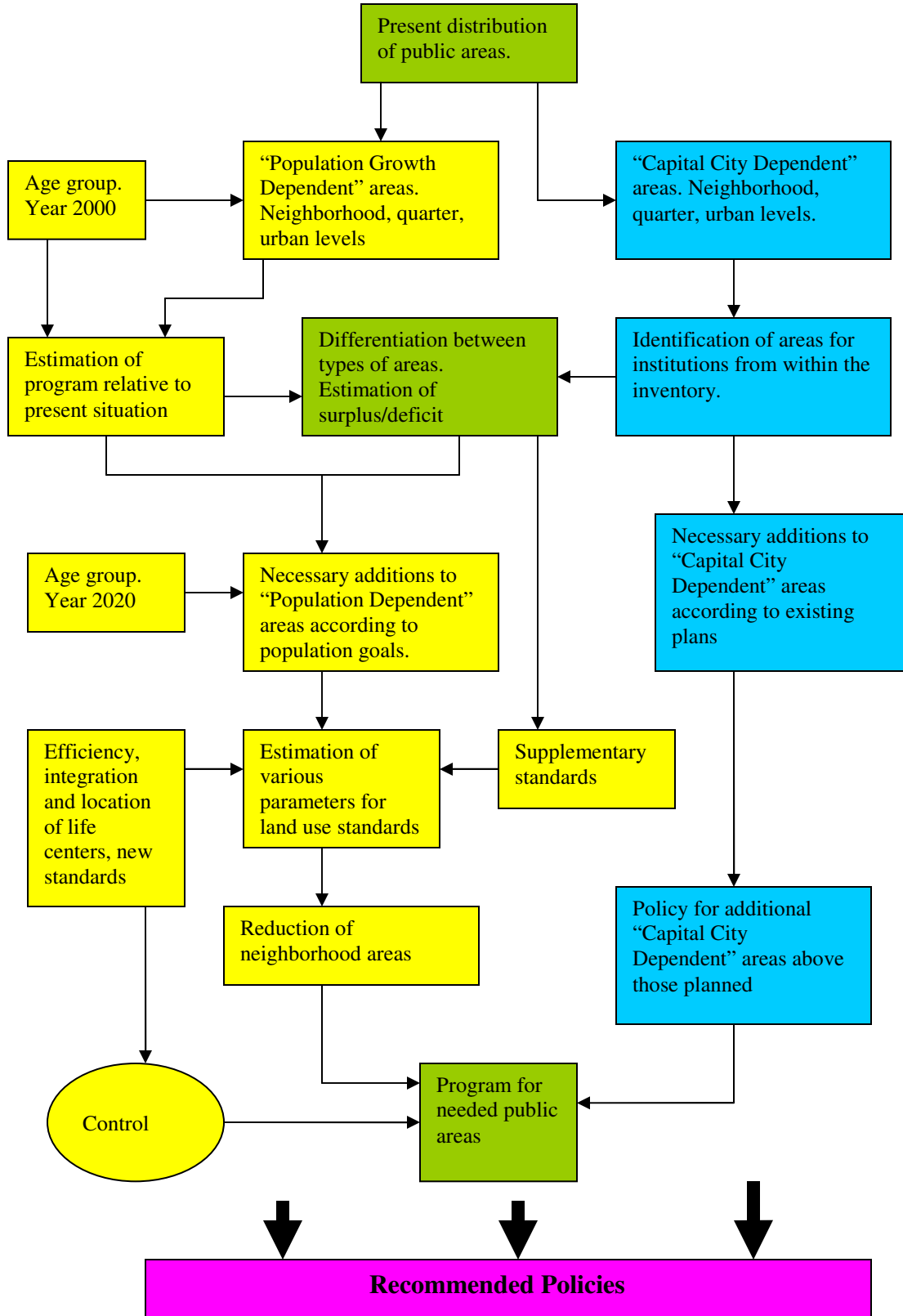


Figure 1: Flow Chart for estimating the program for public space in Jerusalem.

## LOCAL OUTLINE PLAN JERUSALEM 2000

The scale of the plan does not permit the exact location by “lots” for public purposes. The proposed plan concentrates on the definition of programmatic needs at the level of planning precincts and the designation of solutions by means of a symbol that is to be seen as a guideline for the preparation of a detailed plan.

The factors which determine the program of public areas and the proposed plan solutions are as follows:

- A. Population growth and the densification processes in the existing urban patterns, including the planning precincts in which there is a lack of areas for public purposes, demand special solutions.
- B. Improvement in the quality of life of all sectors of the population require the allocation of larger quantities of land per capita for public purposes, so as to answer the larger demand for education, culture and sport.
- C. From the analysis of the demographic data for the year 2000 which served as basis for population targets, various areas in the city were classified and divided into zones each of which was composed of homogenous population characteristics. It is possible to say with a large measure of certainty that the distribution of the Jewish and Arab populations by planning zones will not change within the planned target time period of the plan, however the variation in the geographical distribution of Jewish population groups is possible.
- D. The population forecast which was prepared by the planning team is based on the assumption of continuation of the present demographic trends, relative to natural increase, migration balance and geographic mobility that was observed in the different population groups over the last few years. Parallel to the preparation of the population forecast, the question of the building carrying capacity was examined, and the necessary and possible changes at the level of planning zones by means such as thickening and densification of existing neighborhoods was examined taking into account the existing built codes and designation of areas for new neighborhoods. The calculation of public needs is based on a population distribution according to actual capacities of the different planning zones in the city.
- E. The criteria for average size of family and age group classification for every population sector is based on the population forecast (see details in Section 11.6).

## 12.3 Means for implementation of development policy of Public Services.

The problems which characterize the arrangement of public services in the city on the one hand, and the limitations of land supply on the other, forced the planning team to suggest a “complex basket” of solutions. The goals of the outline plan and the desire to plan for a large city in which there is urban integration and not just a collection of neighborhoods with no inter-connections, require a drastic change of thinking in allocating for public purposes. The recommended means for implementation are detailed below:

- A. Creation of multi-functional focal points- Setting up of “life centers” by designating land in the valleys between neighborhoods, creating an urban continuity between them and allowing for opportunities for meeting between different populations which the center was intended to fulfill. The life center will enable a concentration of public services of high demand thresholds for larger populations. To connect the center to the park that is to be developed in the valleys and to change the designations of part of the areas slated for public purposes in the neighborhoods to residential, or as an alternative, to preserve these areas for the thickening of the neighborhoods so as to avoid the need for maintaining old buildings and the change of designation of areas that could be levers for urban revitalization.
- B. In planning zones in which it is not possible to allocate the full amount of necessary land according to the parameters set out in the manual for allocation of land for public purposes, **it must suffice** to use more modest parameters for allocating land of less quantity. Thus for example, it should suffice to allocate an area of 200-300 sq.m per classroom instead of 500 sq.m. In other words, to change the ratio of built area to land designated for public purpose and to make an effort to change the criteria dictated by the Ministry of Education without distinction, especially for areas of high density and deprivation such as the Haredi CBD and the city center.
- C. In the areas of the inner city designated for densification, especially the CBD with its three parts, it is essential to find a solution also outside the area, even if this requires busing of school children.
- D. To increase the building density and number of stories in lots designated today as for public purposes, so as to permit more efficient use of land.
- E. Utilization of initiatives of the private sector in finding solutions for public purposes, in areas in which the land scarcity is acute, by combining kindergartens and day crèches in buildings designated for residential use, or dispensaries and old age centers in buildings designated for employment.
- F. Integrating a number of public institutions in one lot such as kindergartens with a synagogue, or kindergartens with infant clinics (Tipat Halav) and day crèches, or

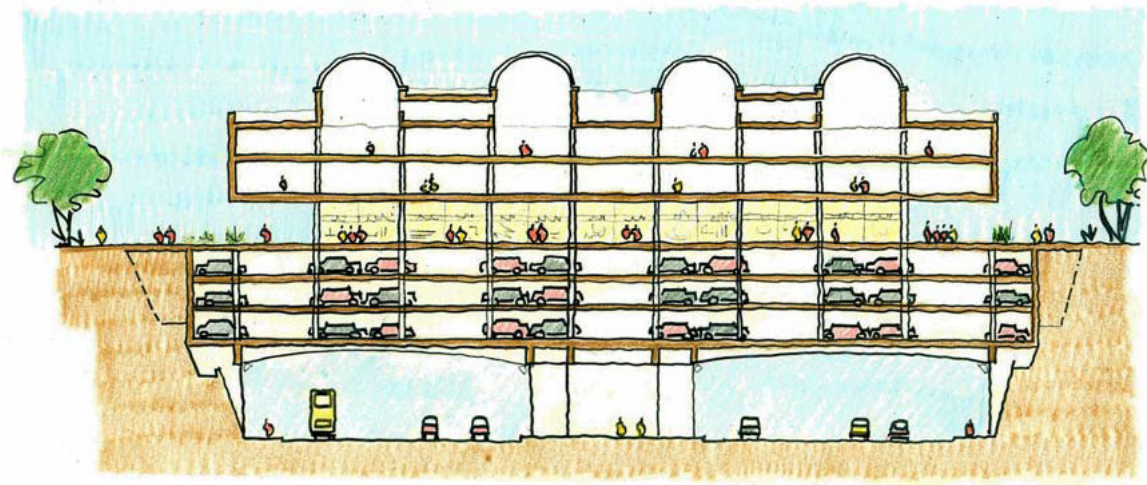
## LOCAL OUTLINE PLAN JERUSALEM 2000

welfare services with kindergartens and matnasim (culture, youth and sport centers) .

- G. In order to avoid harming the potential of urban regeneration, it is necessary to preserve educational institutions and public buildings for children and youth, while being true to the identity and character of the residential neighborhood.
- H. The planning team recommends the flexible definition of permitted uses in areas designated for public purpose (public uses only), so as to take into account the changes in the needs of the community, such as the change in need for public buildings as a result of the aging of the population.
- I. To utilize the possibilities of multi level arrangements and the exploitation of air rights above and below roads, so as to allow multifunctional use of land designated for public purposes (see Figure 2).
- J. Encourage public uses in buildings designated for preservation.
- K. The planning team recommends the lowering of the parking standard for public buildings so as to permit the decreasing of the allocation of land for educational institutions and to allow a more efficient use of lots designated for public purposes. In addition to this, the outline plan will allow the construction of underground parking lots in lots designated for public purposes. This policy of multiple uses can also contribute to achieving the goal of increasing the density in existing residential areas.
- L. The planning team recommends the cancellation of the present system of apportioning the planning work of public buildings. Instead what is proposed is to conduct an architectural competition so as to achieve design excellence in the planning of public buildings. The change in the regulations concerning the use of building materials (see Chapter 6) can also contribute to quality design of public buildings. In addition, it is necessary to act at the national level to increase the basic budgets for public buildings of the various government ministries.
- M. The outline plan recommends the thickening of existing neighborhoods. This thickening is meant to increase the stock of planned residential units in the city. In addition, the designation of land allows for the assessment of available public services in the neighborhood and the replenishment of the lack by designation of land for public purposes.
- N. The preparation of a master plan for education in the Haredi sector, a master plan for state education and state/religious education, in the format of the master plan for education in the Arab sector that was prepared recently. Similarly, the preparation of a master plan for the definition of welfare services in the city and its geographical distribution and integration of all these master plans with the multiyear development plan, in accordance with the principles of the outline plan,

## LOCAL OUTLINE PLAN JERUSALEM 2000

will ensure their implementation. It follows therefore, that in order to ensure the implementation of the principles of the outline plan it is necessary to undertake three other planning stages. One, the preparation of sectoral and areal master plans. Two, the preparation of a multiyear development plan with an overall view of all the public service systems in the city. Three, preparation of detailed plans that will ensure that the land use designations will be in accordance with the programmatic needs as laid out in the outline plan. Furthermore, in order to ensure the implementation of the principles of the outline plan, an examination (by the city planning department) of plans that arrive for consideration so as to provide the public with answers to needs that arise from the plan itself in accordance with the outline plan, is absolutely necessary.



**Figure 2: Multi-level planning.** A proposal to cover Begin Road, utilizing levels for parking, public buildings above, as well as a connection between neighborhoods on both sides of the road.

### 12.4 Extra-urban/metropolitan National and International Institutions.

In addition to the needs deriving from population size, Jerusalem is the capital of the State of Israel, sacred to three monotheist faiths, center of higher learning and center of national and international cultural and health services. The ensuring of development of these institutions is not dependent on the size of the population and its distribution.

The recommendations of the planning team in this respect are as follows:

# LOCAL OUTLINE PLAN JERUSALEM 2000

## 12.4.1 Public Management

Jerusalem the capital of Israel serves as governmental and State center both for the State as well as for the Jewish people. Institutions such as the Knesseth, the Presidents Residence, the Supreme Court, The Chief Rabbinate Offices, the High Rabbinical Court, the Jewish Agency and the Government Ministries, are all large consumers of land. However, from the analysis of data in Reports No.2 and 3, it appears that the designated reserves of land allow for the addition of about 200,000 sq.m of building, mainly in two government precincts: One in Kiryat Ben Gurion and the other in the Kirya in East Jerusalem. Therefore, the planning team recommends not to allocate additional **“Designated Precincts” for government offices.** Furthermore, the team recommends the undertaking of measures coordinated with government housing committees, to return to the city center, district government offices that have wandered over the years to secondary centers (Givat Shaul and Talpiot) and to alter the designation of part of the Government compound to employment (see in this connection Chapter 5).

## 12.4.2 Religious Institutions

Jerusalem is an important focal point for the three monotheistic religions (Judaism, Christianity and Islam). In view of this importance, the different religious organizations have constructed houses of prayer, research centers, monasteries, cultural centers etc. These institutions were constructed for the most part on private land or religious trusts, or on land especially acquired for this purpose. The financing of the institutions in the past as well as in the present, and their continued existence, originates from financing by factors external to the State. In recent years a number of institutions such as these have been set up in Jerusalem (The World Center for the Belz Hassidim and the World center for the Gur Hassidim).

The planning team believes that there is no need to allocate land for such institutions in the outline plan but in general it is believed that they should be located in the areas in which live the residents that identify with the institution and who wish to construct them.

The program for houses of worship (Synagogues, Mosques and Churches) is derived from the size of the population in the various areas of the city and is expressed in detailed plans through the allocation for public purposes. A detailed analysis of this issue is presented in Report No.2 and in the opinion of the planning team there is no need to change the existing policy in this matter.

## 12.4.3 Institutions of Higher Learning and Research

In Chapter 9- Higher Education there is comprehensive analysis of the subject of higher learning in the city and its institutions (university, higher yeshivas and colleges) which includes an analysis of their present situation, their development trends and recommendations of the planning team. It is important to stress that for the strengthening

## LOCAL OUTLINE PLAN JERUSALEM 2000

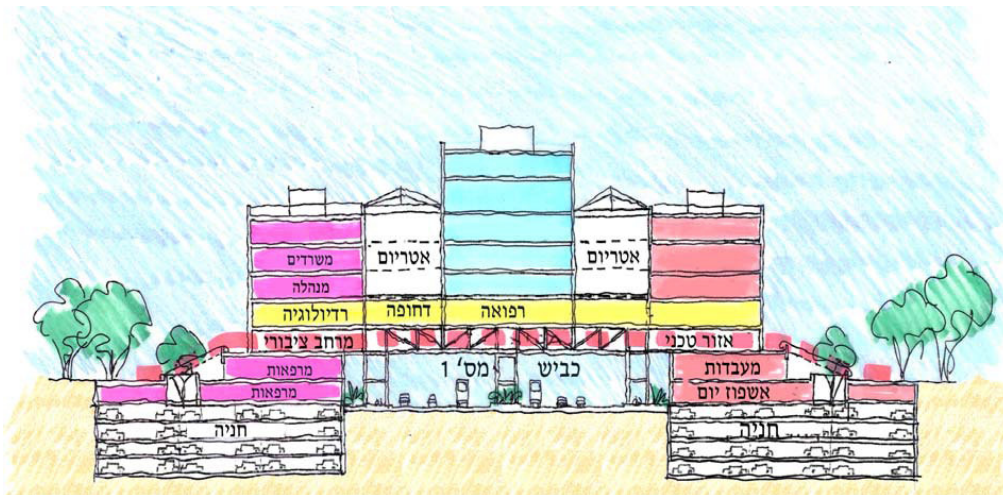
of the status of Jerusalem as a capital city and for the strengthening of its employment structure, it is important to utilize the potential inherent in higher education. The following is a summary of the recommendations of the planning team:

- Increasing the number of students in the Hebrew University in Jerusalem, including transfer of the Agriculture Faculty to Jerusalem does not require allocation of additional land since the designated reserves in the three campuses Mt.Scopus, Givat Ram and the Medical School in Ein Karem, are enough to provide an additional 400,000 sq.m.
- As part of the policy of strengthening the city center, it is necessary to implement the plan for the transfer of the high school educational institutions in the fields of art, culture and design to the city center, and in addition, to set up student dormitories in the city center.
- Setting up of an Arabic university at the “eastern gate”, so as to lessen the dependency of the Arab population on educational institutions outside Jerusalem. The required area of land is about 150 dunams.
- Setting up a university and/or Haredi colleges in a Haredi environment. Changing the status of the Higher Institute of Technology (Machon Lev) in Beit VeGan and the Women’s extension (Machon Tal) to a sectoral university for the Haredi population. This can be done via the granting of academic credit for studies in the higher yeshivot to students who continue on to academic studies (This matter is pending the decision of the Council for Higher Learning).
- Encouragement of the continued development of the higher yeshivot, mainly by means of increasing their building percentages and locating suitable areas in the interface areas of the Haredi neighborhoods of the northern city (Ramot, Ramat Shfat).
- The strengthening of the city as Israel’s capital demands the transfer of the institutions of higher learning of the IDF to Jerusalem. Areas for this purpose have been allocated on Mt.Scopus hence do not require any further allocation.
- Setting up of a Public Management Center in the city center. The recommendation of the planning team is not to allocate a separate area for this purpose but to integrate it a building or several buildings in the city center.
- Setting up of a Hotels and Tourism College.

# LOCAL OUTLINE PLAN JERUSALEM 2000

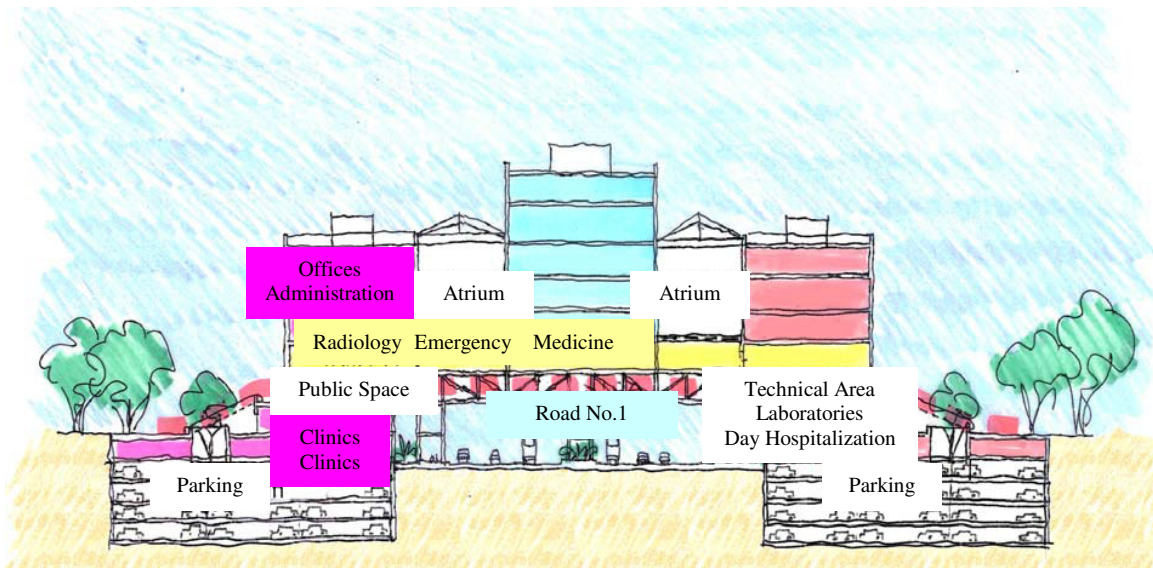
## 12.4.4 Hospitals

The number of beds per 100,000 persons in Jerusalem stood at 392 in the year 2000. This number is almost twice as high as the national average and it reflects upon the status of the city as a national and metropolitan service provider. In order not to detract from this level of service and to preserve Jerusalem's status as a provider of national and metropolitan service, there is a need for an additional 1800 beds. The solution to this need is to be found in the utilization of the potential for expanding the existing hospitals by about 1000 beds (mainly in the Hadassah Hospital in Ein Karem and on Mt.Scopus, Shaare Tzedek and El Mukassad Hospital in the eastern city), and setting up two new hospitals with 400 beds each. An estimate of land needed for each hospital is between 50-70 dunams. The recommendation of the planning team is to locate the new hospitals close to the interface line between the eastern and western cities, in order to create additional points of contact between different sectors of the population of the city and so that their location will be as close as possible to the user population. According to these principles, their schematic locations have been indicated by symbols in the plan map. One is in the north east of the city (or utilization of air rights over Road No.1) and an additional hospital in the south east of the city.



**Figure 3 – Example of utilizing air rights over roads- Constructing a hospital over Road No.1 (urban) with access from the road and from both sides.**

# LOCAL OUTLINE PLAN JERUSALEM 2000



**Figure 3: (with translation)**

# LOCAL OUTLINE PLAN JERUSALEM 2000

## 12.4.5 Culture

Jerusalem is a cultural focal point and a large number of cultural institutions are concentrated within it. The outstanding ones are: Israel Museum, Rockefeller Museum, Yad Vashem, Museum of the Tower of David, Natural Museum, Museum of Islamic Art, Science Museum, Biblical Lands Museum, Prisoners of the Underground Museum, and in an advanced stage of planning- The Museum of Tolerance in the city center and the Museum of Nature near the Science Museum. In addition there are the Congress center in the Binyanei Hauma precinct, Jerusalem Theatre and other theatres, the Gerard Behar Center, the planned arena in the south west of the city, libraries, private galleries and so on. The cultural centrality of Jerusalem is attested to by the number of visitors to the museums which, in the peak year of 1999, stood at four million (since then there has been a decrease in the visitors to museums).

The recommendations submitted to the Mayor and the Director General of the Municipality that concern the cultural institutions and art colleges have been detailed in Chapter 9. It should also be mentioned that in the proposal there are a number of recommendations which should be re-iterated:

- A. Transfer of the cultural and art institutions to the city center as much as possible.
- B. Returning the Bezalel College to the city center
- C. Locating the Cinema and Photography Schools in the Menora precinct.
- D. Setting up a Central Municipal Library in the city center.

Together with the preparation of the outline plan, the Jerusalem Municipality also requisitioned from the Jerusalem Institute for Israel Studies the preparation of a Master Plan for Cultural Institutions of the Haredi Population (the plan is under preparation by Dr. Maya Hoshen and Mr. Israel Kimche).

A main intermediate conclusion, as intimated by the planners, is that there is an acute lack of public institutions and buildings that are designated for cultural use, both at the neighborhood as well as the overall urban levels, for this sector. This is so even though there is a large and growing demand for the whole range of cultural activities in the secular sector, with a special adaptation to the characteristics of the Haredi society, both in terms of the content of the activities as well as the separation between the sexes in provision of the service. It should be noted that the solutions for the cultural institutions for this population should be located in their residential areas.

The areas proposed for the allocation of land for cultural institutions of the Haredi population are: The eastern part of Neve Yaakov, Ramot (adjacent to Ramot Polin), Har Nof and Beit Vegan. In addition, the planners recommend the allocation of land for an

## LOCAL OUTLINE PLAN JERUSALEM 2000

all urban cultural center in the center which will include a theater, central library and areas for study groups. For this purpose, it is proposed to use one of the areas designated for public purposes adjacent to the Sanhedria Murhevet neighborhood. Similarly, it is proposed to designate one of the buildings slated for preservation in the Schneller Precinct plan for non-sectoral cultural activities for the whole Haredi population.

The recommendations of the outline planning team are in agreement with the recommendations of the master planning team and complement them so that some of the needs which were identified by the Jerusalem Institute team, can find their solution in the life centers proposed by the outline planning team.

A similar deficit in cultural institutions exists in East Jerusalem and this was expressed in the comments by the residents in the planning process. In order to define their needs it is necessary to examine the issue by preparing a master plan for cultural institutions adapted to the needs of the Arab population in Jerusalem. It is proposed that such an examination will be carried out before the preparation of a detailed plan for the first life center that will be set up for the Arab population.

### **12.4.6 Sport**

In 1990, the Jerusalem Municipality prepared a master plan for the distribution of sports and active recreation installations (by planners S.Eshkol, A. Reches and M.Weil). The goals of the plan as they were approved by the municipality are still relevant today and for the coming years. The main points of the recommendations are:

- Encouragement of recreation and sports activity- inculcating educational and social values of fairness, equality and sportsmanship, giving positive content to leisure hours, enables joint activities between different groups, improvement of physical abilities and contributes to relaxation and a good spiritual feeling.
- Providing solutions for recreation sport including communal participatory and popular sport on the one hand, and competitive and achievement oriented sport on the other.
- Creation of a focal point for competitive sport, national as well as international. Utilizing and expanding the potential inherent in hosting sports groups from within the country as well as abroad that come to take part in national and international competitions.
- The egalitarian and special planning for the different population sectors in the city- provision of services through differential solutions for each sector according to its needs within the framework of setting up an egalitarian system for provision to different population groups.

## LOCAL OUTLINE PLAN JERUSALEM 2000

- Efficient utilization of resources- Building new installations only when there is a clear and proven need, use of existing infrastructure for multiple uses, building next to existing installations, and the use of the private sector for these purposes.
- Consideration of future developments- Coordination and finding a balance between the expected demand and the existing supply of land and preserving reserves of land for future sports and recreation needs.

From the analysis of findings in Report No.2 it appears that there is a serious shortage of sports installations: In the Arab sector and in the Haredi sector. The planning team is of the opinion that multi-functional focal points-life centers (see below, section 12.6.1) integrate educational facilities, welfare institutions and sports installations on the one hand, and provide opportunities for setting up installations for sports activities in neighborhood parks and metropolitan parks and provide programmatic solutions for sports needs for all population sectors until the plan target date, on the other. In sections 12.6.2 to 12.6.6 in the discussion of the program for public purposes in the planning precincts, the quantity of land necessary for the community centers including the land needed for sports centers according to the distribution of the projected population was determined.

While the development of competitive/achievement oriented sport should be left to market forces, the Municipality is bound to provide appropriate solutions to recreational culture by means of sports and recreation installations in the life centers and neighborhood parks, and according to the characteristic needs of each population group.

In the field of national and international competitive sport, the planning team is of the opinion that the development of the sports focal point in the south west of the city that includes a football stadium, a tennis center and basketball court should be continued. In addition, an arena is planned that will answer to the needs of the residents of the city and can also be a tourist attraction. It should be noted that in the university campuses of Givat Ram and Mt.Scopus there are sports installations including a football and athletics field that can be further developed to serve as additional focal point for competitive sport in Jerusalem.

### **12.5 Welfare, Population with Special Needs**

The goal of the welfare department in the Municipality is to promote the welfare of the city's residents and to narrow social gaps in the city, through honoring the cultural and human individuality of every person and community. The department operates to provide aid to residents in distress or crisis, to strengthen their independent functioning, to help them in asserting their full rights and to protect helpless persons in danger. The department plans, develops and provides welfare services to the individual, the family

## LOCAL OUTLINE PLAN JERUSALEM 2000

and the community. The service us provided by social workers, management workers, semi-professional workers and volunteers that employ a range of methods and professional work. The department carries out operations that are directed to influence the social policies of community, public and governmental bodies, so as to ensure the answers to the special needs of the city's residents in the field of welfare. The work of the department is carried out in partnership with community bodies, residents of the city, non-profit bodies and clients.

The department serves more that 42,000 households, which represent about 24 % of the total number of households in the city. The department provides aid to every resident of the city in a wide range of fields.

The welfare department of the Municipality<sup>1</sup>, in coordination with the outline planning team, defined the welfare services needs by dividing into 22 service zones the target population of the plan. This document represents a operative plan for the welfare department of the municipality and whose main points are given below:

The characteristics of the population in Jerusalem which influence the determination of extent of welfare services are:

- The division into three different population groups, geographical separation of these groups and the need to provide separate services for men and women.
- Relative large rate of poor living in the city.

In addition to this, for most of the welfare services no clear norms and programs were fixed and they are not anchored in agreed upon planning guidelines. As a result, the welfare services suffer from deprivation and scarcity of land and buildings. In many cases, welfare services are being provided in buildings that were not originally built for this purpose, this even though there has been a rise in life expectancy and the need to ensure an adequate level of service for the population.

Welfare services in Jerusalem are being provided directly by the municipality and via non-profit organizations. The services are provided at three levels:

- A. Neighborhood Level-** allows for the provision of services adapted to the social cultural characteristics of each neighborhood and provides good accessibility for the service population. Today the department operates 22 such units. Their geographical distribution and the extent of population being served are dependent on a number of considerations: Accessibility for the population, similarity of social/cultural background of the population, degree of distress. The services that are provided at this level are the neighborhood welfare secretariat, the old age center which can be allocated to community centers or schools, and day crèches

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<sup>1</sup> The work on this chapter was prepared by Dr.Uri Hyman of the Welfare Department of the Jerusalem Municipality

## LOCAL OUTLINE PLAN JERUSALEM 2000

that have been dealt with in the program for education needs (see sections 12.6.2 - 12.6.6 below). And also parent/pupil centers and children's clubs.

- B. Services at the Regional Level-** (The city was divided into four regional divisions)- The services at this level are services whose provision at the neighborhood level cannot be justified, either because of the size of the service population or due to the need of high specialization, such as for example, centers for treatment of families, centers for treatment of population with special needs. This group needs special services, therefore there is a need for the allocation of special areas due to the problems associated with the treatment of this service population.
- C. Services at the level of the entire City-** The large consumers of land in this category are old age homes, protected living for the aged and handicapped population.
- Old age homes- The rate of institutionalization in old age homes (that is the number of seniors living in old age homes out of the total number of seniors in the city) was in 1999 44 % of the seniors in the city. Based on the population projection, there will be a need, in the year 2020, of about 3600 beds in old age homes. The number of beds in old age homes in 2000 was 2600 beds. In other words, there will be about 1000 additional beds needed. According to the guidelines of "Eshel" every old age home needs to be about 100 beds. The land area that is necessary will be about 5 dunams. That means that about 50 dunams should be allocated. The assumption of the planning team is that part of the old age home will be set up by private initiative on privately owned land and for some it will be necessary to allocate lots that are consequential to the allocation for public purposes and will be owned by the municipality. It is to be noted that in view of the income levels of the Haredi and Arab populations there will be need for a larger quantity publicly owned land in those planning zones in which these populations live.
  - Protected Living- Protected living is composed of small dwelling units that enable managing an independent household in complete privacy. The seniors manage their households as they wish. However there is also provision of services by the institution, such as a house mother, emergency calls, social worker, medical services, physical help, food services etc. Among the bodies that provide these services are private owners, some are owned by non-profit organizations and a minority owned by the government (only for those eligible for Ministry of Housing help). In spite of the fact that this solution is expensive and is not affordable by a large portion of families, it has become a popular and essential service.

## LOCAL OUTLINE PLAN JERUSALEM 2000

The designation of land for protected living is initiated both by private enterprise as well as public authorities. From the analysis of data from the earlier stages of the work it appears that land owners initiate plans for protected living at high densities and after receiving their rights change the designation to residential use. Due to the expected level of demand, it is essential to avoid canceling designations for protected living since at the target date of the plan there will be a need of about 5000 units of protected living in the city.

- Handicapped population- This group includes population that suffers from various sensory disabilities- Blind and weak eyesight, deaf and weak of hearing. It also includes physical disabilities especially those bound to wheelchairs, and also those suffering from mental disabilities- retarded and autistic persons.

Most of the services provided to those with disabilities are provided by non-profit organizations. They number in the tens! Many attempts have been made to unify them for different purposes and joint activities, but most have been with limited success in spite of all the efforts invested.

The significant part of the buildings in use today are old (example: Institute for Severe disabilities in St.Simon Monastery). An analysis of the present situation shows that already today there is a lack of land for the disabled population and hence there is the need for allocation of land both to fulfill present needs as well as to provide for the future needs.

Since this is an all urban level of services, their location is derived from the geographical dispersion of the different population groups.

Analysis of the situation shows that part of the services that are within the responsibility of the Department of Welfare of the Municipality and are consumers of relatively large land parcels, are being provided by non-profit bodies. In order to accurately define the needs and to prepare a multi-annual plan of operations, it is imperative to prepare a master plan for welfare services that will analyze the work of the Welfare Department of the Jerusalem Municipality.

### **12.6 Population dependent public institutions, by Planning Districts.**

“Planning District” – is a geographical unit that includes several planning zones. The city is divided into five planning districts each including a population of several hundred thousands, and thus allows for the provision of services with a relatively high threshold level and which are not possible or profitable to be given at the neighborhood level.

## LOCAL OUTLINE PLAN JERUSALEM 2000

One of the important conclusions at the previous planning stages of the outline plan is that the usual way of allocation land for public purposes as an outcome of the setting aside of land for public purposes in the plan, cannot ensure the solution for the entire range of needs of a city like Jerusalem. Therefore, a wider and more considerate approach is required which looks at the necessary land uses in conjunction with their inter-relationships and their relationship to other land uses.

The accepted method of providing land for public purposes led to the provision of a minimal program for every neighborhood or at the best, provided the needs for the residents of each neighborhood, and this according to the usual criteria of allocation for public purposes at the time of preparation of the plan and when often areas were allocated whose topographical properties did not permit an efficient functioning of the institutions situated on them.

The mechanism of financing by government ministries and the system of handing out tenders for work encouraged building of mediocre buildings of poor architectural qualities. The goals of the plan as defined by the planning team and approved by the steering committee, require the presentation of a plan that ensures urban integration while preserving the unique characteristics of the neighborhoods as they have developed over time.

The starting point for determining the quantity of land necessary for public purposes for the size of planned population in the planning zones is derived from the capacity for residential building as detailed in Chapter 4. One of the central problems in the analysis of the existing situation is that whereas the data for the number of children and the number of classrooms is quite accurate, the situation is not so for the supply of land. The examination of urban data exposed many inaccuracies relative to the present situation on the ground in reality, including the double counting of the same lots for different uses, or the definition of uses for municipal rates that do not clarify the exact use of the land. As a result of these inaccuracies, the data showed that in different planning zones, the quantity of land designated for public purposes was larger than the necessary program. Consequently, the calculation of needs was based on the projected number of schoolchildren and classrooms for the year 2020, as derived from the number of residents in each planning zone.

Tables 3 to 7 below detail the number of dwelling units in each planning zone in 2000 and in 2020. These figures serve as the base for calculating the programmatic needs for public institutions in every planning zone.

Planning District- The outline plan divides the city into five planning districts for planning purposes. Each one of them is a geographical unit that includes several planning zones which include a number of neighborhoods. Each one of the planning districts includes about a fifth of the city's population at a scale of hundreds of thousands (except for the western planning district). This size of population enables the provision of public services above those given at the neighborhood level, and also the provision of

## LOCAL OUTLINE PLAN JERUSALEM 2000

services with a relatively high threshold level above those provided at the neighborhood level.

### **12.6.1. Life Centers - Model and Rationale.**

One of the important innovations of the outline plan that is intended to provide a solution to the shortage of land for public purpose and the limitations deriving from the sectoral isolationism in Jerusalem is the creation of multi-functional focal points- "Life Centers". The idea is based on setting up concentrations of institutions and public services by allocating land in the valleys connecting the neighborhoods, for creating an urban continuity between them and the provision of meeting opportunities between different populations that the center is supposed to serve. Thanks to the diversity of services expected to locate in them, these "life centers" are expected to become full of life all throughout the day. The life center permits the concentration of services of high thresholds for population of large sizes. It enables the connection of the center to the park that will develop in the valley and the change in the designations of part of the land designated for public use in the neighborhood to residential, so as to avoid the necessity or to preserve these areas as a reserve for the densification of the neighborhood, so as to avoid the necessity for maintaining old buildings and change of designation of areas that could serve as levers for urban regeneration.

The idea of the life centers was presented to the neighborhood representatives, by means of the community management centers. It was received with mixed reactions. In the northern neighborhoods it was well received as an opportunity for improving the existing urban services. The representatives of the residents emphasized that the services that are to be setup in the life centers should complement the neighborhood services and not replace them and so as not to empty the neighborhood of any public content. They suggested a range of functions for the life centers according to this concept which did not include neighborhood community services (such as community management centers and primary schools) but could include: Urban cultural center, halls for events and gatherings, sports centers and sports fields, secondary schools and high schools, large yeshivot etc.

In the southern neighborhoods, the residents expressed doubts as to the building in the valleys between the neighborhoods as a catch-all solution, for contact between neighboring communities without similar characteristics. In the end, the need to check each case on its merits was emphasized, both for the open space as well as for the detailed programming.

In the first stage, the planning team examined possible 22 sites in the city: In terms of the physical feasibility, in areas that connect between neighborhoods, and walking distances from them. In order to investigate the range of physical solutions, a number of typical models that exemplify these possibilities were examined. The detailed planning for each site would then have to consolidate the uniquely appropriate solution for it, the problems of accessibility, pedestrian road crossings, allocation of land and detailed programming that would differentiate between public institutions that can be transferred to the life

## LOCAL OUTLINE PLAN JERUSALEM 2000

centers and between public institutions such as kindergartens, neighborhood gardens, elderly care centers and handicapped population that need to remain in the neighborhood.

As a programmatic starting point for the “life centers”, the programmatic requirements for a mixed district<sup>2</sup> of about 25000 souls was extracted from the Manual for allocation of land for public purposes of the inter-ministerial committee. These requirements were, in our opinion, those for which a life center as proposed could be set up. In addition, the various recommendations of several municipal departments and the feedback we received from the community management centers were taken into account. As it was stated in Report No.3, according to the manual for the allocation of land for public purposes of the inter-ministerial committee, it was found that in a typical life center it was possible to concentrate about a third of the required areas for public purposes in the planning district in a total area of 70 -100 dunams. This is in addition to the district park that is necessary for a population of between 25000 and 40000 persons.

After the analysis of the attitudes of the residents and a further examination of the sites proposed by the planning team, six sites were cancelled. The 16 proposed sites were designated by means of a symbol on the plan map. In order to implement the idea of the life center it is necessary for an additional planning process of a detailed plan (jurisdiction of the district committee) following upon a detailed programmatic analysis which will detail the public institutions (comprehensive schools, community services, sports installations, health services, religious institutions). The recommendations of the planning team are to designate in every life center a special public use for the entire district that will set it apart from the other life centers and will serve as an opportunity for expressing architectural excellence and focus of identity of all the residents in the district.

It should be noted that the additional re-examination reinforced the position of the team as to the need for setting up the life centers, as a solution for the lack of public institutions. For example, feasible sites are in Nahal Tsofim in the north of the city, in the valley between Sanhedria Murhevet in the south and Ramat Shfat and Ramot Alon in the north, for the Haredi population living in these areas. A similar solution has been proposed by the Jerusalem Institute for Israel Studies team that prepared the master plan for the Arab educational system in east Jerusalem.

See below for the “Life Centers” proposed in Table No.2 and Figures No.4,5 and 6.

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<sup>2</sup> “District or quarter (Rova)” according to the definition of the inter-ministerial committee.

## LOCAL OUTLINE PLAN JERUSALEM 2000

**Table 1- List of Life Centers according to planning zones**

<b>Planning District</b>	<b>Planning zone</b>	<b>Proposed location</b>
Central District	Bet Kerem	Adjacent to the Ziv school
Northern District	Pisgat Zeev	North of Rachmelevich St. and east of Dayan ave.
	Ramat Shlomo	Nahal Tzofim
	Ramot Alon	Ramot center
	Romema	Margins of Romema above Nahal Romema
Western District	Har Harat	In the quarry region
	Reches Lavan	Tsomet Orah.
	Hadassah	Hadassah Ein Karem precinct
Eastern District	Bet Hanina	In Tel Adas south of Atarot industrial area.
	Issawiya	South of Anata-next to proposed site of university institution.
	Bet David	In the Mamuniya precinct.
	Silwan-Jabel Mukaber	North of Jabel Mukaber
	Sur Baher	South of the railway street.
	Bet Safafa	In the Shareft neighborhood.

# LOCAL OUTLINE PLAN JERUSALEM 2000

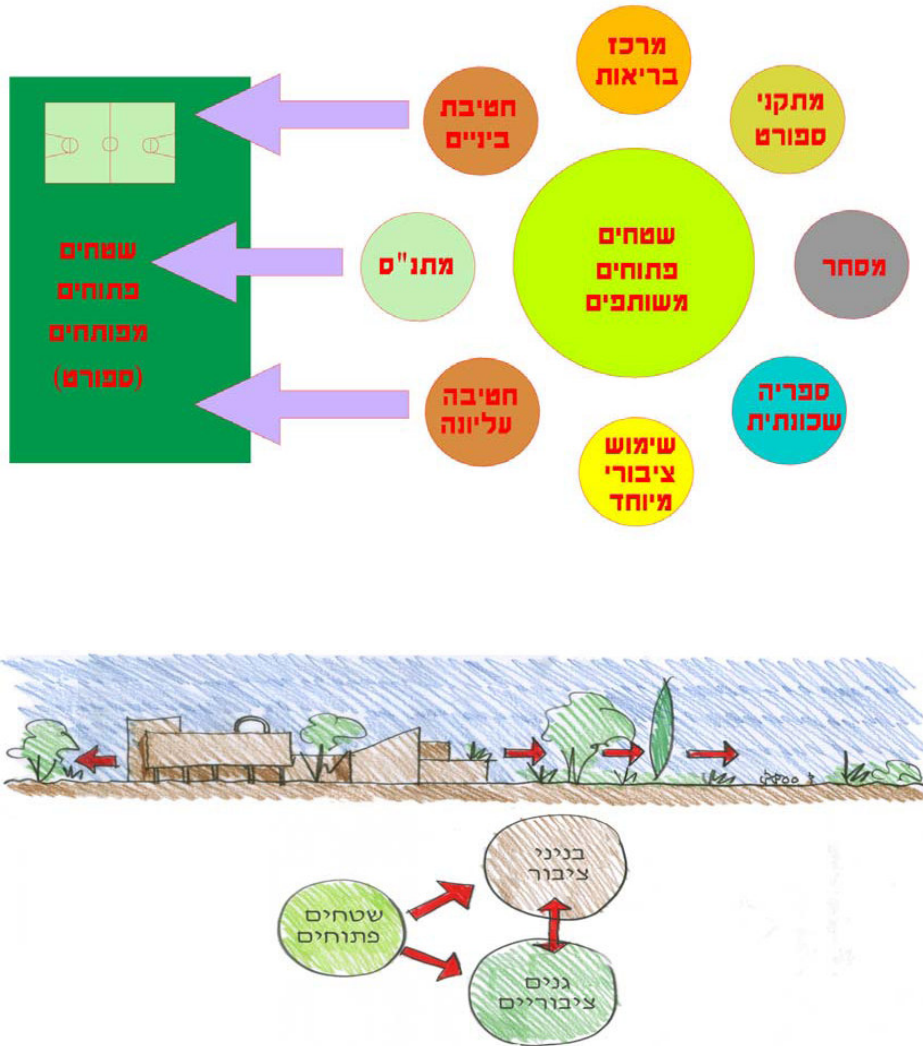


Figure 4 – Schematic model of the Life Center, and a schematic in principle of the desired connection between public buildings in the life center and the adjacent open spaces.

# LOCAL OUTLINE PLAN JERUSALEM 2000

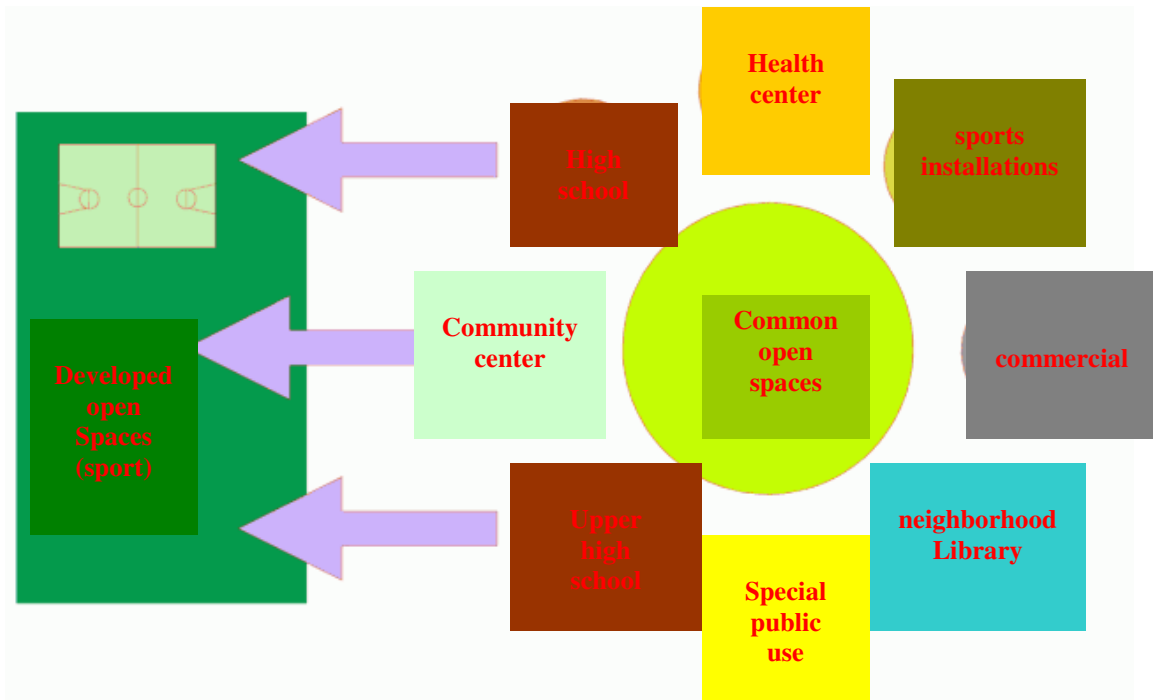
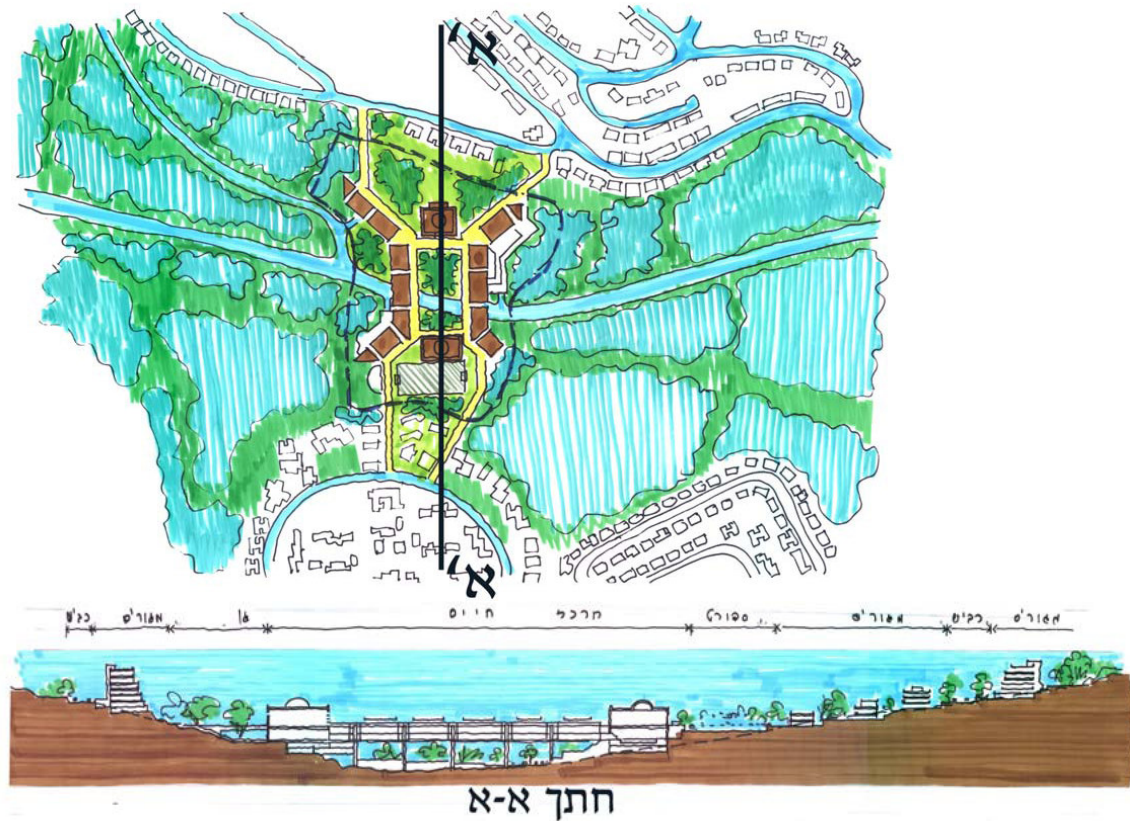


Figure 4: (translation)



Figure 5 – Section in principle of locating a Life Center in the valley between two neighborhoods.

## LOCAL OUTLINE PLAN JERUSALEM 2000



**Figure 6-** Example of model of Life Center examined for location in Nahal Tzofim (see above), in the area designated mainly for the Haredi population: The population of Sanhedria Murhevet and Ramat Shlomo, in addition to Maale Dafna, Shmuel Hanavi and parts of Ramot.

This model in principle is based on a “bridge”, anchored by two public buildings on both sides of the stream bed Nahal Tzofim, to the north and to the south, connecting between them by a stream of internal and external activities along the bridge, while it allows for the uninterrupted flow of the deep valley and the urban park below it, and bridges above a busy arterial road as well.

## LOCAL OUTLINE PLAN JERUSALEM 2000

**Table 2 – Measures for forecasting the school children population by population sector for 2020**

Population group	Non-Haredi Jews	Haredi Jews	Arabs
<b>Measure</b>			
Average number of persons per household (absolute figures)	2.8	5.0	4.5
Size of Age group as percent of total population of 0-17 years of age	1.8	2.7	2.7

The calculation of areas necessary for public purposes is based on the parameters in “Planning Manual for Allocation of Land for Public Purposes” that was adopted by the government and prepared by the Institute for Research and Development of Educational and Welfare Institutions and Edna and Raphael Lerman, Architects and Town Planners.

**Table 3- The Parameters for calculation of areas for public institutions in the outline plan.**

Parameters for calculation of areas for public institutions in the outline plan				
Institutions	Age Group	No. of Classrooms	Pupils per class	Area for Institution in dunams.
Day crèches	0-3 (only 30% participation)	3	20	1.2
Kindergartens	3-4 (100% participation)	3	30	1.5
Pre-school	5 (100% participation)	3	30	1.5
Primary school	6-11 (100% participation)	18	30	9
Comprehensive School	12-18 (100% participation)	36	30	27

## LOCAL OUTLINE PLAN JERUSALEM 2000

- For all the calculations, both for 2000 as well as 2020 it was assumed that the fixed standard was that of “The Manual for Allocation of Land for Public Purposes” of the Inter-ministerial Committee.
- The allocation of classrooms for special education was calculated in an over-all way for the whole city and stands at 1% of all the pupils and classrooms.
- If the primary school operates by the system of “young grouping” that includes pre-school children, the area of the lot should be 10.5 dunams.

### **12.6.2 Central Planning District.**

The central planning district includes the following planning zones: Geula, Jewish quarter, Lev Hair, National compound, Mt.Herzl, Bet Hakerem, Beit Vagan, Ginot Hair and Bakaa.

The planning zones that comprise the central planning district are differentiated one from the other by the following characteristics:

- Type of population- Haredim, National religious and Secular.
- The stage in life cycle of the population- neighborhoods with a large percentage of elderly versus neighborhood with young and growing population.
- The physical characteristics of the neighborhood- areas with no overall planning including old and dense building but not saturated versus new neighborhoods, planned and possessing reserves of land for public purposes, and neighborhoods with precincts for preservation.

In addition, the planning district includes precincts of national and international public institutions (Mt.Herzl, the National Compound, the Museums precinct, etc.) which are rich with public areas. Therefore any planning recommendation should take into consideration this diversity and not to pronounce an equal fate for every planning zone in this planning district.

In 2000, about 136000 people lived in the central planning district, or about 20% of the city's population. The number of dwelling units numbered about 50,000 and represented about 29 % of all the dwelling units in the city. The gap between the relatively low ratio

## LOCAL OUTLINE PLAN JERUSALEM 2000

of the size of population to the number of households derives from the relatively low figure for number of persons per household in the city center compared to the average urban figure, and from the dwellings units that no longer serve as residential today.

The central planning district includes besides other zones, the historical center of Jerusalem with the CBD (Central Business District). This area which was the city's center, included in the past many dwelling units that served as residences and over the years went through a process of abandonment by residents, aging of the population and migration of young residents to the new neighborhoods. This phenomenon decreased the need for public institutions such as schools and other institutions and was accompanied by the level of maintenance of many public buildings or by change of use to commercial ones.

In recent years, the Jerusalem Municipality has decided to revitalize the city. A development plan was prepared (See Chapter 5) and within this framework, resources were and are being directed towards the encouragement and recall of all activities in the city center, including strengthening of residences. As for public services, the policy of the municipality is directed towards encouraging the setting up of overall active urban cultural institutions in the city center.

According to the analysis of distribution of the building capacity for residences until the year 2020 it is expected that there will be an added to the 51,000 dwelling units existing today, another 8000 units , mainly by densification of existing neighborhoods and implementation of building plans already approved.

According to the population forecast, the school children population is expected to increase from the 51,000 existing in 2000 to about 64,000 in the year 2020.

## LOCAL OUTLINE PLAN JERUSALEM 2000

**Table 4- The Central Planning District – Summary of Data**

<b>Central Planning District – Summary of Data</b>								
<b>Dwelling Units</b>	2000	2020	Additional Dwelling units 2000-2020					
	52,350	64,500	12,150					
	Pupils		Classrooms			Land area		
	2000	2020	2000	2020	Added	2000	2020	Added
<b>Total No.of pupils in:</b>	51,020	67,070	1,803	2,395	592	928	1,197	211
<b>Day crèches</b>	6,000	9,580	306	479	173	30	47	17
<b>Kindergartens</b>	6,000	7,660	200	255	55	100	128	28
<b>Pre-school</b>	3,000	3,830	100	128	28	50	64	14
<b>Primary schools</b>	17,960	23,000	599	766	168	299	383	84
<b>Comprehensive schools</b>	17,960	23,000	599	766	168	449	575	126
<b>District community center (Matnas)</b>							114	

In the central planning district it is almost impossible to develop the proposed model of the Life Centers due to the lack of suitable land, except for the precinct of the Ziv School, that is limited in size. For some of the needs especially those for large plots of land (such as comprehensive schools) the solution has to be found outside of the district. Some of the pupils who are residents of the district of ages 12 and above will be forced to drive from their homes to school. This issue was settled a number of years ago by the planning bodies in the municipality and a number of precincts for public institutions were even designated in the plan “West Jerusalem”.

From the estimate of building capacity for residential building for 2020 and taking into consideration the criteria of the Efrati Committee for the central district in 2000, it appears that there will be a need, in the central planning district, of educational institutions from day crèches up to the higher division, a total of about 930 dunams. From the calculation of land areas needed by the educational system for the year 2020, the central planning district will require about 1,200 dunams, or an addition of about 270 dunams more than necessary by norms in the year 2000. Out of these about 130 dunams for comprehensive schools.

According to these standards, by the end of 2020 there will be needed 115 dunams for community centers. However in view of the large amount of overall urban institutions in this planning district, these institutions can be used, on the one hand, for community activities, and to expand the activities in the existing centers on the other.

## LOCAL OUTLINE PLAN JERUSALEM 2000

In the overall urban level, there is in the central planning district, the largest concentration of land designated for overall urban and national institutions which have potential for expansion and development within the framework of land area designated for these purposes. The reference is to the institutional precincts of Kiryat Ben Gurion for Government Offices, The Knesseth and the Supreme court, the University campus in Givat Ram, Commemoration and National Remembrance precincts in Mt. Herzl and Yad Vashem, and the Museums Precinct (see in this connection sections 12.4.1-12.4.6).

### 12.6.2. The Southern Planning District

The southern planning district includes the following planning zones: Gonenim, East Talpiot, Talpiot, Emek Rafaim, Kiryat Hayovel, Kiryat Menachem, Gilo, Har Homa and Ramat Rachel (According to the working assumption of the planning team, Ramat Rachel will be part of the city of Jerusalem by the target date of the plan).

In the year 2000 there lived about 113,000 persons in the southern planning district, which represented about 17 % of the total population of the city, in about 41,000 dwelling units that were about 23 % of the total number of dwelling units in the city.

**Table 5- The Southern Planning District- Summary of Data**

<b>Southern Planning District – Summary of Data</b>								
<b>Dwelling Units</b>	2000	2020	Additional Dwelling units 2000-2020					
	38,820	53,800	14,980					
	Pupils		Classrooms			Land area		
	2000	2020	2000	2020	Added	2000	2020	Added
<b>Total No. of pupils in:</b>	35,595	49,875	1,270	1,780	510	635	890	255
<b>Day crèches</b>	5,085	7,125	255	355	100	25	35	10
<b>Kindergartens</b>	4,068	5,700	135	190	55	68	95	27
<b>Pres-school</b>	2,034	2,850	70	95	25	34	48	14
<b>Primary schools</b>	12,204	17,100	405	570	165	203	285	82
<b>Comprehensive schools</b>	12,204	17,10	405	570	165	305	327	122
<b>District community center (Matnas)</b>							112	

According to the analysis of building capacity for residences for the year 2020 there will be added to the southern planning district about 15,000 new dwelling units. The

## LOCAL OUTLINE PLAN JERUSALEM 2000

additions will be built mainly by the thickening of existing neighborhoods and new neighborhoods, and a minority by making the existing building pattern denser.

According to the population forecast, the pupil population is expected to increase from about 36,000 pupils to about 50,000 pupils. The number of classrooms needed for the target year comes to about 1780 which means an addition of about 500 classrooms, resulting in a need for allocation of about 250 dunams for public purposes.

The program for public land areas in the southern planning district is feasible in view of the quantity of land that has been designated for urban development by means of thickening the existing neighborhoods.

### **12.6.3 Northern Planning District.**

The northern planning district includes the planning zones in the north and northwest of the city: Neve Yaakov, Pisgat Zeev, French Hill, Ramat Shlomo, Ramot Alon, Romema, Givat Shaul and Har Nof. The northern planning district is heterogeneous in terms of the population included in it and includes neighborhoods of Haredi character such as Har Nof and Ramat Shlomo, mixed neighborhoods like Neve Yaakov and Ramot Alon, and those lacking in Haredi characteristics like Pisgat Zeev and French Hill. The working assumption of the planning team is the heterogeneous character of the population will also remain in the future since it is not possible to forecast the dynamics of population in the future.

In 2000 there lived in the northern planning district about 205,000 souls, or about 31 % of the total population of the city. The number of dwelling units numbered about 49,500 and was about 27 % of the total dwelling units.

## LOCAL OUTLINE PLAN JERUSALEM 2000

**Table 6- Northern Planning District- Summary of Data**

<b>Northern Planning District – Summary of Data</b>								
<b>Dwelling Units</b>	2000	2020	Additional Dwelling units 2000-2020					
	49,400	63,500	14,100					
	Pupils		Classrooms			Land area		
	2000	2020	2000	2020	Added	2000	2020	Added
<b>Total No. of pupils in:</b>	81,550	108,230	2,890	3,860	970	1,476	1,931	456
<b>Day crèches</b>	10,300	15,460	515	773	258	51	77	26
<b>Kindergartens</b>	9,500	12,370	317	412	95	158	206	48
<b>Pre-school</b>	4,750	6,200	158	205	47	79	103	24
<b>Primary schools</b>	28,500	37,100	950	1,235	285	475	618	143
<b>Comprehensive schools</b>	28,500	37,100	950	1,235	285	712	927	215
<b>District community center (Matnas)</b>							139	

According to the analysis of the capacity for residential building for the year 2020 an addition 14,000 dwelling units are expected to be added by increasing the densities of existing neighborhoods or by thickening the neighborhoods (Romema, Ramat Alon, Ramat Shlomo) (see Chapter 3 above). According to the population forecast, the pupil population is expected to increase from 82,000 to about 108,000 pupils by the year 2020. The total area of land for educational institutions that is needed to be allocated amounts to about 1930 dunams, which represents an additional 450 dunams to the normative situation in 2000.

From the analysis of the findings of the earlier stages of the work, it appears that there is a lack of land for public purposes for the Haredi sector in the northern planning district. The solution for this lack, according to the outline plan, lies in two levels:

- A. The setting up of life centers for the Haredi population (see section 12.6.1 above).
- B. Supplementing part of the needs for land for public purposes of existing neighborhoods by lands designated for thickening the neighborhoods. In other words, to allocate land for public purposes in quantities that are above that needed for the needs of the dwelling units planned for the thickening area.

## LOCAL OUTLINE PLAN JERUSALEM 2000

### 12.6.4 Western Planning District

The western planning district includes the new residential neighborhoods in the western city (including about 1000 families who receive their services from the Mate Yehuda Regional Council). The working assumption of the planning team is that it is possible to allocate the full amount of land required for public purposes for the planned population of these neighborhoods by means of preparation of detailed plans. Furthermore, in the west Jerusalem plan, land is allocated for public purposes which represent reserves for the filling of the lack in land for public purposes in the central planning district.

**Table 7- Western Planning District- Summary of Data**

<b>Western Planning District – Summary of Data</b>								
<b>Dwelling Units</b>	2000	2020	Additional Dwelling units 2000-2020					
	850	5,800	5,000					
	Pupils		Classrooms			Land area		
	2000	2020	2000	2020	Added	2000	2020	Added
<b>Total No. of pupils in:</b>		5,355		190	190		96	96
<b>Day crèches</b>		765		38	38		4	4
<b>Kindergartens</b>		612		20	20		10	10
<b>Pre-school</b>		306		10	10		5	5
<b>Primary schools</b>		1,836		61	61		31	31
<b>Comprehensive schools</b>		1,836		61	61		46	46
<b>District community center (Matnas)</b>							11	

Taking into consideration the complex planning processes in western Jerusalem, the planning team assumes that from the entire nominal capacity of the region only about 25 % will be implemented by the target date of the plan. The pupil population will be about 5,300 in about 190 classrooms. The land area for public purposes including regional community centers will be about 100 dunams. The planning team believes that there is no difficulty in allocating the entire amount of land for public purposes in the western planning district, including the supplementing of the lack of land for public purposes in the central planning district.

# LOCAL OUTLINE PLAN JERUSALEM 2000

## 12.6.5 Eastern Planning District

The eastern planning district includes the following planning zones: Akab village, Atarot, Beit Hanina, Shuafat Refugee camp, Issawiya, Beit David, E-Tur, Old City (except for Jewish quarter), Silwan, Jabel Mukaber, Sur Baher and Beit Safafa.

The eastern planning district includes the areas in which the Arab population of the city are living. In the year 2000 this population numbered 210,000 persons and was about 33 % of the city's population. The planning district includes the southern neighborhoods such as Sur Baher, Beit Safafa, Jabel Mukaber, central neighborhoods such as the old city and northern neighborhoods such as Akab Village and Atarot.

The eastern planning district is especially problematic both as a result of the complex of structural, social and cultural problems as well as the result of the lack of adequate supervision and control of the municipal bodies. The central urban problems of the eastern city have been laid out in Chapter 4 (see section 4.5).

With some generalization it can be said that the level of service provided by the authorities to the population in the field of education, culture and social services is lower than that provided to the Jewish neighborhoods. This situation is partial due to the conscious desire of the population to avoid as much as possible the dependency on the services provided by the municipality while developing their own special and independent system, and also to the lack of proper development budgets of the authorities. This problematic situation is prominent in the field of education in which about a half of the total population of pupils in private education systems, avoiding the urban public schools. Due to the high costs of learning in the private educational system and the collapse of part of the institutions, there is now a tendency of increase in the rate of pupils turning to the urban education system.

The desire of the population and the duty of the municipality to ensure services for the residents, especially services required by law, calls upon the responsibility on the municipality to place the problem of education at the highest priority.

## LOCAL OUTLINE PLAN JERUSALEM 2000

**Table 8 – The Eastern Planning District – Summary of Data.**

<b>Eastern Planning District – Summary of Data</b>								
<b>Dwelling Units</b>	2000	2020	Additional Dwelling units 2000-2020					
	38,200	82,000 <sup>3</sup>	43,800					
	Pupils		Classrooms			Land area		
	2000	2020	2000	2020	Added	2000	2020	Added
<b>Total No.of pupils in:</b>	98,753	172,400	3525	6,160	2,635	1,763	3,080	1318
<b>Day crèches</b>	14,108	24,650	705	1,230	525	70	120	50
<b>Kindergartens</b>	11,286	19,700	375	660	285	188	330	142
<b>Pre-school</b>	5,643	9,850	187	330	143	94	165	71
<b>Primary schools</b>	33,858	59,100	1129	1970	841	564	985	421
<b>Comprehensive schools</b>	33,858	59,100	1129	1970	841	846	1480	634
<b>District community center (Matnas)</b>							234	

The following are major points of the recommendations of the Master Plan for the Educational Institutions in East Jerusalem for the year 2010 that was prepared by Dr.Maya Hoshen, Mr.Israel Kimche and Ms.Bilha Piamenta fro the Jerusalem Institute of Israel Studies, and submitted in February 2003. This plan and its recommendations were approved by the Jerusalem Municipality. It must be emphasized that the recommendations for the target year of 2010 are also capable of being adopted for the target date of the outline plan:

1. To plan the educational system according to the standards of the Ministry of Education and Municipal Education Department
2. Due to the deprivation of educational buildings and lack of available areas for building new schools, it is recommended that in certain cases in which it is not possible to provide a proper solution within the standards of the Ministry of Education and Municipal Education Department, to find innovative solutions and to exercise flexibility in the educational arrangements at least until new buildings are built.

<sup>3</sup> The estimate of the population in the district for the target date of 2020 in this chapter is based on the calculation of the real building capacities in the various zones and by multiplying the number of dwelling units by the average size of household. There are about 15,000 dwelling units that were built without permits and we do not have the data as to their location. The population for the year 2020 that serves as basis for calculating the needs of this population is in conformity with the projections for the educational system in the eastern city until the year 2010, which relies on the population projections of the outline plan.

## LOCAL OUTLINE PLAN JERUSALEM 2000

3. It is recommended that the Municipality will entirely release the Municipal Education Department from adhering to the detailed instructions in the plan regulations concerning the type of school, its level and number of classrooms, so as to allow for the necessary flexibility.
4. To quicken the pace of building classrooms in places where it is already possible to build.
5. To promote the processes of parcellation and parcel combination in areas in which their absence is preventing the building of schools and kindergartens.
6. In neighborhoods in which a deficit of land for building of schools is expected, it is recommended to locate areas for this purpose and to promote plans that will provide solutions to the expects demand.
7. In areas in which there are not enough lots for kindergartens (such as the old city for example) it is recommended to purchase and rent apartments at ground level during the procedure for obtaining a building permit while providing adequate compensation to the land owner. Or as an alternative, to rent an entire building and prepare it within a kindergarten cluster.
8. In order to provide an adequate solution to the educational needs in the area of Ras-el-Amud, Abu Tor and Silwan, a special arrangement will be necessary. This is because there are no lots for the building of educational institutions in these areas. Therefore, it is suggested to set up a combined educational precinct- "Educational Village" that will comprise educational buildings of different levels but not under a single administration, in the lower part of Wadi Kadum and to concentrate within it primary and secondary schools that will answer to the large deficit that exists in the region. It should be stated that this solution is similar to the solution of life centers as suggested by the planning team.

## LOCAL OUTLINE PLAN JERUSALEM 2000

**Table 9- Summary of Data of the Master Plan for Educational Buildings in East Jerusalem for the year 2010.**

	<b>Year 2000-existing (including classrooms under construction)</b>	<b>Year 2010</b>
Population	208,000	About 290,000
Population of preschool children	33,100	36,261 of which 9,954 in kindergartens (27%)
Classrooms for crèches and pre-school.	No standard classrooms	367
Population of children from pre-school to 12 <sup>th</sup> grade	64,600 (31%)	87,445
Of which in municipal education	29,183 (32,600 in 2002)	71,536
In private education	15,909	15,909
No registered for recognized education	19,508	
Total number of standard classrooms	758 out of 958 (1,330 in 2002)	2,637
Of which post-primary classrooms	270 out of 326	700
Make-up classrooms needed for compulsory twelve grades	1256 (884 for 2002)	1276 (904 for 2002)
Make-up classrooms needed for pre-schools and special education		1,880

From Table 9 it appears that for the target date of the plan it will be necessary to allocate land for about 3,200 ! for 6400 classrooms for the compulsory education age group. Assuming that there were about 760 classrooms in 2000, it will be necessary to allocate land for about 5600 classrooms.

The master plan for education defined in detail the means for the achievement of the goals of the educational system in East Jerusalem. The outline plan team is of the opinion that the full implementation of the recommendations of the master plan team should be carried out, and further recommends the following means for implementation:

- A. A further consolidation of the social, community education and sport services (following upon the recommendations of the Efrati Committee) in a way that will enable the implementation of the outline plan for Life Centers.

## LOCAL OUTLINE PLAN JERUSALEM 2000

- B. Raising the problem of the deficit in public areas to a high priority for the action of the Unit for Planning and development in the Eastern City (see section 4.5.1 a).
- C. In order to ensure the necessary areas for public purposes in the eastern city it is proposed to locate these areas on publicly owned land (owned by the Churches or Wakf etc.) or alternatively to find a legal solution that leaves the ownership with the owners but transfers the rights of use or lease to the Jerusalem municipality.
- D. As part of the effort to complete the statutory infrastructure in the eastern city by preparing detailed plans, to condition the granting and realizing of building rights on the transfer of land designated for public purposes to the municipality so as to permit the construction of public institutions.
- E. To find solutions that allow mixed uses so as to combine public institutions with privately owned properties such as for example kindergartens in residential buildings or community buildings in office buildings.

It should be noted that in order to achieve the goals of the plan for making up for the deficits and bridging the gaps between the existing situation and the desired situation in the target year of the plan, an allocation of resources will be necessitated, an allocation that is beyond the capabilities of the municipality. Therefore, here too special arrangements are called for on the government to provide generous financial aid.