

**Chapter 4**

**Residential Building**

# LOCAL OUTLINE PLAN JERUSALEM 2000

## 4.1 Introduction

The reserve of lands designated for residence in the Jewish neighborhoods of the city has been almost completely exhausted and no big land blocks are to be found where existing neighborhoods can expand or added. In different words from the economics realm "the supply of land for residence in Jerusalem is totally inflexible" (according to the existing authorized plans).

The demand for residence in the city is high as a result of natural increase and the will of the residents to remain where they live. When the supply is inflexible and the demand is high the prices skyrocket. This is particularly true when it comes to the old neighborhoods close to the center of the city and the orthodox neighborhoods throughout the city where the land reserves have been exhausted. In the outskirts of the city, the price of the apartments is relatively low, however once the land reserves in those areas are exhausted the prices will increase as well.

As a rule, prices of living quarters in the city are higher than those in the suburbs which encourages the migration of city dwellers to the suburbs, a trend that started in the 90s and has become a significant phenomenon.

There is a bigger supply of lands in the Arab neighborhoods of the city which is not utilized well for residence. In those areas too, however, the demand is considerable and is increasing. The land and housing market in the Arab sector is separated from the Jewish market and is not a "sophisticated market" (see chapter 8).

There is an affinity between the size of the population in the city and the level and variety of the urban services it offers, meaning, there are advantages to size, however, Jerusalem has urban qualities that affect the prices of apartments in the city.

Following is a number of positive aspects that stem from the process of population increase in the city:

**Refreshing the population structure-** A population addition to the entire city and to its older neighborhoods in particular impedes the process of aging and human stagnation and refreshes the communities.

**Increasing the demand for services:** A growth in a population that uses municipal, cultural and commercial services in the city, will extend the demand for these services, the competition over consumers and the supply and variety. This expansion of the consumers' market is significant both to the quality of services and their diversity.

**Expansion of the employment options:** A diversified and big population constitutes a wide base of employment in different economic sectors in the city. The expansion of employment consequent the expansion of the population will benefit the residents both in terms of having more options and competition and in terms of an addition in the city's income that will facilitate an improvement in services.

# LOCAL OUTLINE PLAN JERUSALEM 2000

**Physical and social upgrading of the residential neighborhoods:** There are a number of areas in Jerusalem whose physical structure has not been completed yet as either their development was frozen or slowed down and their visual and functional state is severely deficient (e.g. areas in the Katamon neighborhood). New building in these places will assist in completing the missing structure, fix up urban flaws and invigorate the activity in them.

**Image and consciousness:** An increased demand for residence in the city will benefit the residents' consciousness and urban image in a way that an additional growth in demand for residence will be incurred alongside an upgrading of the quality of the population.

In order to achieve the goals and objectives in the master plan it is recommended to take the following measures.

## **4.2 Densification of existing residential neighborhoods**

Restoration and development of the residence neighborhoods largely depends on the redevelopment of the lots in which the populated residential buildings are situated by building additional flats and by improving the quality and welfare of housing for the residents in the existing housing units.



## LOCAL OUTLINE PLAN JERUSALEM 2000

There are a number of **advantages** to dealing with the populated lots in the city:

### **Strengthening the existing neighborhoods:**

Developing the existing residential lots is the most direct tool for rehabilitating the residential neighborhoods in the city. Extending housing, rehabilitating buildings, environmental development and other functional solutions are applicable and familiar means of upgrading the residential areas. An addition of apartments to the existing residential lots encourages the migration of a new population into the neighborhoods themselves, expands and enlivens their communities.

**Optimization of utilization of land and infrastructure:** Crowding construction in the residential lots in built up areas is based on a more intensive utilization of built up lots in the city coupled with an increased utilization of existing infrastructure. Crowding the built up areas contributes to the preserving of land reserves for future development for comfortableness and other ends.

An increased usage of existing infrastructure reduces the public cost for development. In case restoration and renewal of infrastructure is needed in the residential neighborhoods due to their additional utilization, the city's senior residents will be the first to enjoy the restoration activities.

**Proximity to demand centers** – The more desirable areas in Jerusalem, based on land value for residence are the old neighborhoods adjacent to the city's center. These neighborhoods are characterized by a unique urban structure (as a result of the culture and period of construction) which attracts the strong population. In these areas there is usually a dearth of available lands that are big enough for construction and an addition in construction in the built –on lots is the only answer for these demands.

### **Direct advantages:**

The development of the residential lots is the immediate and direct way to strengthen the residential environment of the city's residents. Implementing housing extensions, rehabilitating the lot's infrastructure, planting and gardening, elevators and fences installment as well as a garbage stall immediately affect the lifestyle of the lot's tenants and raise the value of the lot and the property.

### **A balanced "development package"**

The development of the residential lots carries an important financial aspect. Adding flats in the built-on residential lots yields an income to the lot owners from selling the construction rights or from selling apartments. Expanding the existing apartments and cultivating the lots require a considerable financial expense (although an increase in the value of the property is expected to occur at the end of the process). A "development basket" which includes the funding of cultivation and restoration works by the profit from the flats' addition can be built for every lot. This way the share of the flats owners in funding the development is minimized.

The handling of the residential lots is extremely problematic and sets up a number of **applied obstacles:**

**Proprietary complication-** in most of the residential neighborhoods the lot owners are the flat owners. Meaning the property is shared by a number of owners. The lot development requires a general agreement and full collaboration of the owners that

## LOCAL OUTLINE PLAN JERUSALEM 2000

includes participation in development funding. In part of the city's neighborhoods the ownership is public – the tenants lease the apartments from the state or from the state and municipal companies. The development of these lots requires special arrangements between the authority that owns the property and the tenants of the building concerning streamlining the resources from selling the apartments to the development of the lot itself.

**Complexity of Engineering:** A big part of the buildings in the city were built using old construction techniques of a low constructive quality. Of all the desirable areas at the center of Jerusalem, the oldest and most problematic ones in terms of engineering are also the most desirable ones (Talbiye, Rehavia, Beit HaKerem, the German colony, Bakaa etc). Construction additions in these lots by adding floors is extremely problematic. In many cases a heavy investment is required in strengthening the structure in a way that upsets the economic balance of the building.

**Pressures and social tension:** development of the built-up residential areas involves a considerable disruption of community's life in the lot and around it. The need to harness the community members to the task and the interdependence creates a potential for tension and pressures that exceed the social regular balances.

**Visual blending in sensitive areas:**

A part of the development works in the built on lots involve a new building of considerable scope (flats additions and building expansion). These works influence the building's appearance. Changes in the shape of the buildings consolidate into a change in the familiar urban view of the city. This carries a special meaning concerning the historic structure of the city particularly in the old neighborhoods that have a unique view. The merge of the new construction with the old structure in a way that the former does not deviate from the familiar view, requires effort and sensitivity in planning and implementation as well as increase in expenses by means of adding planning procedure to the detailed plan.

Despite the many obstacles, the numerous advantages of "redevelopment of built-up residential lots" turn this strategy into an important tool in the process of rehabilitating and developing Jerusalem. In order to deal with the applied obstacles, professional, organizational and administrative tools have to be supplied.

It should be noted that the policy of housing expansion and floors addition can not be applied to all the neighborhoods in the city in light of different limitations like preservation areas or the desire to sustain the existing structure such as one-floor building.

Following is a detailing of the intervention means in existing residential areas:

# LOCAL OUTLINE PLAN JERUSALEM 2000

## 4.2.1 Addition of Housing units to existing buildings.

An addition of apartments to the existing buildings can be done by adding floors, building apartments in pillar levels as well as by an addition of wings and buildings in the lot.

### A. Floor addition

Building additional floors on the roofs of existing buildings is the most popular means of adding apartments in built on lots and constitute a considerable potential for flats addition within the existing residential neighborhoods. It should be emphasized that adding floors has many advantages, among them, the fact that it does not require additional land for residence and often does not require investment in infrastructure development (in certain old neighborhoods an addition of floors requires the upgrading of infrastructure like in Beit HaKerem).

Theoretically, adding floors in the entire city allows for the building of tens of thousands of housing units but due to difficulties in materialization that stem from proprietary, engineering, organizational and administrative problems as well as visual sensitivity in preservation areas, the assumption is that the materialization percentages of this means will not exceed 10%-20% of the building's capacity planned for up to 2020.

This proposed policy is based on the assumption of elevating the urban structure by up to 6 floors in most areas. This policy of adding up to 2 floors above the authorized number of floors is not applied in areas of one-floor construction. The main limitations to floors' addition are as follows:

- Adding two floors and no fewer than six floors to prevent differences in height.
- Addition of up to two floors and no fewer than four in the Old City's visual basin due to the visual sensitivity involving the view in these areas.
- It is stipulated that the floors addition will be done if the building's appearance is upgraded, the building lot is developed and the joined infrastructures are improved.
- It is stipulated that the floors in preservation areas will be added only if a detailed plan is authorized by the district committee that will examine the subject in the detailed planning.
- Limiting the addition to areas where the population can be crowded due to infrastructure considerations, public services and environmental welfare.

# LOCAL OUTLINE PLAN JERUSALEM 2000



**Figure no. 1:**  
Floor additions  
Existing condition



After floor  
additions

# LOCAL OUTLINE PLAN JERUSALEM 2000

## **B. Building in pillar levels**

Building apartments on open pillar levels of existing buildings is a relatively easy thing to materialize. This construction is not problematic engineering wise such as building on the roof and it does not enlarge the surface layout of the existing structure. Moreover, engineering checks show that it is possible to utilize the building addition in the pillar level for constructive strengthening of the building and even adjust it to the demands of resistance to earthquakes.

However, the actualization of building in the pillar level is limited to building types characterized by an open on all sides pillar level (residential neighborhood from the 60s and some of the later neighborhoods). It is worth mentioning, that an open on all sides pillar level is part of an architectural world view that conceptualized the open on all sides floor as a common open space for the tenants of the building.

Throughout the years it turned out that in a large part of these residential neighborhoods these areas have not been put into use and have been neglected to the point of being a nuisance to the tenants of the building. The addition of the apartments in the open on all sides floor should be examined in each and every case in light of the following aspects:

- The possibility of producing a suitable apartment quality wise that meets the regulations of planning and building (minimal height etc.)
- A detailed examination of the "public cost" in terms of open common space, area for parking for the lot's tenants, the feasibility of enlarging common entrances, gardening development etc.

An apartment addition in the open on all sides floor brings in money to the lot's owners which should be directed to the development of the lot and the common assets (as in the case of floors addition).

## **C. Addition of buildings.**

An addition of new buildings alongside the existing ones is practical in areas where the existing construction leaves parts of the lots available for new residential areas and as long as the affect on neighboring buildings in the lot itself and its environment are minimized. This kind of building exists mainly in later neighborhoods characterized by public building like Ramot, Gilo and Neve Yaacov. This method has a distinct advantage in being detached from the existing building, it does not depend on it in terms of engineering and the implementation of the construction is less problematic to the lot's tenants than building in the residential building itself.

Using this method necessitates an accurate examination of the residential open spaces and detailed location of lots that have compatible features. After the localization of suitable lots, the part of the lot offered for construction has to be examined in terms of functionalism in relation to the role that was designated to it in the original planning. Moreover, the option of residential building in the examined area should be checked opposite other options such as developing a public garden, establishing a parking lot for the lot's tenants or the need for a public building.

## LOCAL OUTLINE PLAN JERUSALEM 2000

**Figure 3: Schematic- Addition of apartments in the ground floors in buildings on pillars.**



An addition of apartments in new buildings in the lot brings money to the owners of the lot which should be directed to the development of the lot and the joined assets. (as in the case of adding floors)

It is worth noting that an addition of new buildings and the required checks can be done only following the confirmation of a detailed plan. In a checkup that was conducted by the Ministry of Construction and Housing in Neve Yaacov it turned out that 1000 housing units can be added this way.

## LOCAL OUTLINE PLAN JERUSALEM 2000

### **4.2.2 Housing extensions "building additions to existing apartments"**

Housing extensions by building additions to apartments in existing buildings is a method that is being widely used in Jerusalem. The beginning of this process is in the neighborhoods restoration project where low housing conditions were prevalent both physically and socially and has spread to a considerable part of the neighborhoods in Jerusalem, with the years.

The advantages and disadvantages of such housing extensions are as follows:

#### **Advantages**

- An improvement in the housing comfort of apartment owners whose area is small as well as a reduction in housing crowding.
- Economic gain as there is no need to pay for the land value and improvement levee or as a result of receiving financial aid for the materialization of the extension in case the neighborhood is part of the restoration project.
- An opportunity to improve the physical appearance of the buildings in case the construction encompasses all the apartments and is done all at once.
- Housing extensions can be leverage for improving old infrastructures.
- Housing extensions help to strengthen and stabilize the community if the basic family unit gets larger and wishes to continue living in the neighborhood and lengthen the "life cycle" of the neighborhood.

#### **Disadvantages:**

- The buildings and the structure designated for preservation are harmed.
- Protected areas are reduced and trees are uprooted and so the environment and standard of living diminish.
- The physical appearance of the buildings is harmed if the housing extensions are done without any monitoring and not according to what is outlined in the plans (using different building materials, partial and nonuniform building addition etc.)
- Housing extensions that go on for a while become a nuisance and might result in people leaving as they might feel that their quality of life has deteriorated following a diminution in building lines and green areas.
- Housing extensions might considerably reduce the supply of small housing units and prevent young families from settling.
- Housing extensions in areas that might be declared areas for evacuation and building (urban renewal) or in neighborhoods where wings can be added to existing buildings might reduce the chances for that as the costs incurred by evacuation are augmented and so fewer tenants wish to move.
- Housing extensions sometimes diminish the quality of the apartment by creating rooms without enough ventilation or light.

## LOCAL OUTLINE PLAN JERUSALEM 2000

**Figure 4 – Apartment extensions as an opportunity to improve the buildings' external façade if the construction is performed on all apartments in the building simultaneously.**



**Figure 5 – Apartment extensions without supervision and not in accordance with the plan regulations that apply in the area.**



The outline plan recommends the adoption of the following principles for the implementation of residential housing extensions:

- A. Defining areas where residential housing extensions will be permitted according to municipal priorities based on physical and social characteristics, and identifying neighborhoods with conservation compositions and social characteristics that do not permit residential housing extensions.
- B. Preparation of detailed plans (including construction appendixes) for areas with similar physical characteristics.
- C. To conduct preliminary examinations, as much as possible, prior to deciding the content of the detailed plan, looking into two aspects:

## LOCAL OUTLINE PLAN JERUSALEM 2000

- The level of consent of those holding rights to the property, and of the residents, to the extensions.
  - Conducting architectural and engineering examinations of the plans' feasibility.
- D. Simultaneous improvement of the engineering infrastructure, whether as part of the regulations set out in the detailed plan or as part of the various municipal departments' workplans.
- E. In the detailed plan and in the construction appendixes, the location of the residential housing extension must be decided, while making every effort to minimize damage to neighboring buildings, the finishing materials (including an obligation to cover the entire building in stone in order to improve the physical façade of the entire building), and setting design guidelines that any deviation from which will constitute a substantial deviation from the detailed plan.
- F. Deciding on phased implementation that demands residential extensions in the entire residential building. In cases where it is not possible to realize simultaneous implementation, the minimal implementation phase will be a complete vertical column. Any deviation from the phased implementation stated above will constitute a substantial deviation from the detailed plan.
- G. Setting guidelines for dealing with yards, including plantings and treating facilities located in the yards.

For an intelligent implementation of the residential housing extensions, **a mechanism** must be designated in the Municipal Planning Division, **responsible** for the residential housing extensions that will be in charge of planning, accompanying, supervision, and enforcement.

### 4.2.3 Regulating usage in residential lots

In old buildings in the city center, many of which were built on a commercial ground floor, there is a sense of "an invasion" of commercial and business activity into the upper floors designated for residence. The presence of business entities in residential building creates conflicts and reduces the value of the apartments. This way residence might be pushed away from entire areas in the city. This is prevalent in the center of the city and in the old neighborhoods around the center of the city.

In these cases action should be taken within statutory frameworks that would clearly define the location and boundaries of the business operations and thus minimize the conflicts in the lots involved. (instructions in this spirit were prescriptive in the project outline's codex).

The planning team recommends mapping and defining the areas where there are multipurpose buildings according to the development trends proposed in the plan as well as the nature of the different purposes.

**Residential and commercial areas:** The mixed nature of the activity has to be preserved in these areas and rules have indeed been set for sustaining the living standard.

There are hundreds of apartments in the center of the city that are used for commercial

## LOCAL OUTLINE PLAN JERUSALEM 2000

purposes. As part of the proposed framework of regulating the usage in residential lots, a considerable part of the apartments for commercial use may be converted into residential living quarters and so encourage new tenants.

### **Allowed business in the residential buildings:**

It is advisable that permission to conduct business in residential buildings in certain streets in the city is taken into serious consideration. A clear example for that is the residential streets that have become, main traffic arteries and thus the quality of living along them has been harmed especially on the ground floor and first floor. An outstanding example for that is Raban street in Rehavia where in some parts of it there is a setback of residence from ground floors.

In such streets, commercial use should be allowed on the ground floor under strict conditions of not damaging the quality of living in the upper floors. Allowing the establishment of businesses should be stipulated by the execution of repair and restoration works. In such cases parking rules should be eased if it turns out that they can not be materialized in the old neighborhoods.

### **4.2.4 Tearing down existing buildings and rebuilding in the existing urban structure.**

The project outline defines building rights which may encourage new building of existing structures instead of housing extensions or floor addition (see below). Therefore it is important to set principles of executing this means that would be prescript in the instructions of the plan and relate to the following aspects:

- Special principles of tearing down and rebuilding are to be set in the preservation areas.
- "Search areas" of high rise building in residential areas were defined including building rights and design limitations (see chapter 6) subjugated to the confirmation of the detailed plan authorized by the district committee.
- Principles of structural building have been defined that match the typical structure subjugated to the confirmation of a detailed plan authorized by the local committee.

### **4.2.5 Construction in vacant lots designated for dwelling**

Apparently, building in available lots is simpler and more available than most of the development means that have been enumerated so far in this chapter. The fact that there are lots designated for building in which building has not yet been materialized indicates that obstacles to materializing building rights manifest themselves.

The planning team's basic assumption is that augmenting the building rights will act as an incentive to build in available lots. The building problem in the designated areas for residence in the eastern part of the city is discussed in section 4.5 below.

# LOCAL OUTLINE PLAN JERUSALEM 2000

## 4.2.6 High rise construction in residential areas

Most of the means dealing with development and building in the existing residential neighborhoods as detailed so far were based on sticking to the basic structure of the neighborhood, the existing infrastructures and the functional array included in it. In preservation areas, strict rules regarding sticking to architectural features have been set. The project outline proposes a different approach to augmenting the capacity of residence in selective limited areas that deviates from the typical urban structure.

This means is based on creating centers of intensive development in the residential neighborhoods where building at height and scope that deviate from the norm is being facilitated. These areas were defined as "search areas for high rise building in the residential areas" and are marked in appendix 2 – the building plan of the city.

Additionally, high rise building in the residential areas has an important urban function which is to create a center of design and an appropriate orientation. The advantages of high rise building in the residential neighborhoods are a considerable addition of housing units, a lower surface layout that facilitates a bigger open public space and leverage for improving the urban infrastructure in the neighborhood.

The principles that have guided the planning team in defining the high rise building areas in residential areas were:

- Areas with urban justification for increasing the crowding of the building like neighborhood centers and along main roads.
- Areas with preference in terms of design for structural emphasis as important ridges.
- Areas in which land is available in existing neighborhoods especially in the outskirts of the neighborhoods that deserve thickening and can constitute a potential for building and as accelerator of urban revival.
- A prohibition on high rise building in sensitive areas as in preservation areas and in the visual basin of the old city. These areas were set as "search areas" for tall building (and were marked in the appendix of the city's building plan). A stipulation for building a tall building is the authorization of a detailed plan by the district committee. The criteria for authorizing a tall building are set in the plan's instructions as detailed below:
- Building instructions for achieving architectural quality: ratio height/breadth to ensure a high rise building, integration of foundation floors in the surrounding urban structure.
- Environmental conditions ensuring that the influence of the environment is minimized with relation to winds, shading etc.
- The degree of contribution to create a process of urban revival.
- High degree of access to different transportation means.
- Building rights and limitations: a minute lot area- 25000 sq m, maximal number of floors – 18 floors.

The planning team argues that the materialization of building rights has to be ensured as close as possible to the date of authorizing the detailed plan. Additionally, it supposes that the duration of the plan's validity should be limited to

## LOCAL OUTLINE PLAN JERUSALEM 2000

a number of years after authorizing the detailed plan to ensure its execution in away that if it is not realized there will be a need to plan and authorize a detailed plan from scratch and thus it was set in the plan's instructions that the validity of the detailed plan is 5 years long from the date of its authorization.

### **4.2.7 Evacuation and building of neighborhoods and precincts – urban revitalization**

Evacuation and building is a means of altering the existing structure considerably of a neighborhood or part of a neighborhood that is based on tearing down existing buildings and developing the new area. This means of evacuation and building (urban renewal) is compatible with the state policy of "empowering" the land uses of urban areas and towards this, general rules have been defined and institutional mechanisms have been established that allow the localization of areas in the urban structure that are compatible with the state's criteria.

To facilitate evacuation and building without public budgets, there is a need to plan a considerably bigger number of housing units than the units that are being evacuated. The ratio in Jerusalem is such that for every housing unit that is evacuated 3-5 units need to be planned as an outcome of the land's price and evacuation cost. In order to increase crowding in such a scope there is a need to upgrade the urban infrastructure respectively and this is indeed the main means for a meaningful addition of housing units in the existing structure.

Evacuation and building is not recommended in urban structures that possess a preservation value, in buildings that have a structural sensitivity (like self built houses) or in new neighborhoods that are being built and consolidated. The most suitable areas for evacuation and building are residential areas built in the 50s (like the Katamon, parts of Kiryat Yovel and Kiryat Menahem).

In light of the relative complexity in applying this means that necessitates the organization of all the residents in the site (or part of the neighborhood) and in light of the residents' position in the process of their participation in outlaying the plan, areas have not been designated for "evacuation and building" although certain incentives were set up in the plan (high degree of building rights) that will allow the realization of this means if there is a suitable organization of residents in the future. It should be emphasized that in certain areas in the city the population is getting increasingly stronger whether because the second and third generation of the original inhabitants are getting wealthier and/or because stronger and younger residents are migrating to these areas. The process of evacuation and building might have adverse affects on this positive trend.

# LOCAL OUTLINE PLAN JERUSALEM 2000

## **4.3 Redevelopment of the public open space in the residential neighborhoods**

The quality of living is largely influenced by the quality of the living environment, its characteristics and maintenance. In considerable parts of the residential areas in the city the role of the public open space has been harmed especially the "urban street" that has become more of a traffic main artery than an open space outside a residential building.

In order to create a stable community that can attract a new population there is a need to cultivate the public open space consequent examination of all the public spaces. Thus, for example, there is a need to examine the role of the street in the overall array of the neighborhood and change the proportion between the area planned for roads and that which is designed for pedestrians and apply the principles of "traffic moderation" (see chapter 14 in that connection).

A project's outline by its nature can not give a statutory answer to all the topics detailed in this section. Some of the detailed means need to be expressed in the framework of detailed plans that will be prepared in the future while another part can be executed as part of a policy that will be adopted by the municipality of Jerusalem since they do not require an additional procedure of planning.

### **4.3.1 development of the pedestrians' open space**

The pavements, paths and passages for pedestrians should be redesigned. An emphasis should be put on the following actions:

Integrated streets should be developed, obstacles should be removed from the pavements and upper facilities of infrastructure should be evacuated. Bus stops should be placed in such a way that pedestrians' passages are not blocked, signposts and traffic signs should be organized and plants should be planted according to the neighborhood's character.

### **4.3.2 Gardens and neighborhood parks**

Quotas have been allotted to open public areas in the third phase of the work plan. According to these quotas areas were designated for metropolitan parks which were expressed in the drawing of the plan and in its appendixes. At this stage the neighborhood parks were only expressed in words in the plan's instruction but nevertheless constitute an important part in the array of functional and open areas in the city. Upon completion of the detailed survey of the open areas an additional appendix is attached detailing the neighborhood parks as part of the plan's documents.

According to the conclusions in report no. 3 there is a shortage of open areas especially in the residential areas of the orthodox sector and the Arab sector. Preparing detailed plans can supply an answer to this dearth. However, "open spaces" can be prepared even without plans, as gardens, squares and play areas for children whether in areas that were

## LOCAL OUTLINE PLAN JERUSALEM 2000

designated for that or by granting building rights (bonuses) consequent building based on specific plans as it is defined in the plan's instructions. In areas where the residential crowding is high and in the orthodox neighborhoods in the northern part of the city, areas as these should be prepared in the outskirts of the neighborhood which are not designated for building. In neighborhoods where there is shortage of neighborhood gardens ( orthodox neighborhoods and neighborhoods in the eastern part of the city). It is recommended not to change the designation of the areas designed for neighborhood gardens.

### **4.3.3 Creating a neighborhood activity center**

In order to strengthen the bond between the community and the residential neighborhood it is recommended to create "an identification center" of the residents with their surrounding. Such a center can be created around "a center" where there is intensive and diverse activities such as trade, public institutions, a piazza, a neighborhood park or a public garden, quality environmental development and residence in high crowding. Such a center exists in Gilo, Ramot, Ramat Eshkol and there is one planned for Kiryat Yovel. It is proposed that such a model is examined in neighborhoods that lack this kind of center (like Beit Safafa, Beit Hanina and the Orthodox neighborhoods in the northern part of the city).

### **4.3.4 Parking**

The development of the public space of the existing residential neighborhoods necessitates reference to the subject of parking a private vehicle. In some of the old neighborhoods, especially in the internal parts of the city there is a shortage of parking spots. Increasing the crowding of the building in the existing neighborhoods according to the plan might worsen the problem. The basic assumption in the project's outline according to which the transportation system is inclined towards public transportation alleviates the problem and therefore the proposed means are as follows:

- Dividing the city into areas of parking standards (low, medium and high) granting flexibility in areas of low parking standard ranging from one parking space per two units to one parking space for every unit.
- Letting the local committee decide with regard to exempting residents from the need to install parking spaces in buildings for preservation.
- Granting exemption from the obligation to install parking spaces in central business centers for residential apartments whose area is up to 45 sq m.
- Designating areas for public parking lots in the city's center. (see draft no.2)
- The plan's instructions allow the establishment of underground public parking lots in areas designated for public buildings and public open spaces as long as their designation as public areas is not harmed.

## LOCAL OUTLINE PLAN JERUSALEM 2000

### **4.4 Thickening neighborhoods and building new ones**

It is necessary to expand the areas designed for building because of the difficulty in the very nature and pace of materializing construction as well as because an absence of authorized and planned supply of lands in that are publicly owned. Analysis of the current situation reveals that there is a need to create an authorized planned supply that considerably exceeds the addition of housing units for realization in order to meet the planned population goal.

In order to expand the residential areas in the outskirts of the existing neighborhoods (thickening the neighborhoods) there are additional advantages:

- High availability for building in a large scope and in a short time (assuming the ownership of the land is public).
- Involving state institutions in financing and execution.
- Strengthening existing neighborhoods and communities in which the crowding potential is small.
- New building in the outskirts of existing neighborhoods allows the expansion and improvement of infrastructure and public services for the residents of the existing neighborhoods.



# LOCAL OUTLINE PLAN JERUSALEM 2000

## 4.4.1 Location of new residential areas

The project's plan proposes to extend the residential areas by about 7,700 dunams (by the alternatives that were selected, extending the residential areas ranges between 6,500 and 10,000 dunam) the selection of lands for residential building was done by the following criteria:

**Landscape sensitivity:** In the areas picked out there was less sensitivity to urban development in terms of view. The designation of these areas was not changed.

**An alternative use or "shadow value":** The areas selected are inappropriate for recreation use or those whose utilization for other purposes is not worthwhile economically.

**Land availability:** The areas picked out can be easily developed into residential areas owing to topographic structure, land slopes etc.

**Adjacency to infrastructure:** The areas that were picked out are close to existing infrastructure and whose development can partially rely on existing infrastructure.

**Needs of communities in existing neighborhoods:** Some of the areas that were selected are close to neighborhoods that are densely populated as the extension of building areas close to them can leverage the public services in them, therefore it is necessary to examine the service level in the existing neighborhoods to create a complimentary service array in the new building areas.

**Figure 7 – Scheme of neighborhood expansion by wall to wall thickening**



# LOCAL OUTLINE PLAN JERUSALEM 2000

## **4.4.2 New residential neighborhoods**

One of the basic assumptions of the outline plan is that the new residential neighborhoods in the western part of the city are included in the city's area (Har Harat, Rehes Lavan) and the planned residential neighborhoods will be developed in Mizpe Naftuach, Hadasa site and new neighborhoods in the eastern part of the city (part of which are for the Arab population). The planning team also assumes that in the future a residential neighborhood will be built in the areas of Kibbutz Ramat Rahel.

The planning principles and building features of the new residential neighborhoods should be based on:

### **An efficient utilization of the land:**

Narrowing of the extent of land designated for residence as a result of the desire to preserve the view and nature necessitates optimal utilization of the land to the extent of 6-8 housing units per gross neighborhood dunam. Assuming that only half of the neighborhoods area is designated for residential buildings, the average net density that results is 16 units per 1 net dunam and building percentages of about 200%. Concomitantly, a wide variety of development options should be created in different degrees of density and in a varied mix of sizes for housing units, to create a supply for population in different stages of the life cycle.

Additionally, a combination of different uses of the lot should be allowed in order to build neighborhoods that possess a pronounced urban character and not sterile residential suburbs.

## **4.4.3 Adjustment to the city's building code**

The building characteristics in the new residential areas will be adjusted to the city's building code as is proposed in the outline plan and will be based on the following principles:

### **The public spaces:**

The spaces of the streets, piazzas and gardens will have a distinct spatial quality that is defined by the building's fronts, elements of development, avenues of trees etc.

## LOCAL OUTLINE PLAN JERUSALEM 2000

**The height of the construction:** The height of the buildings depends on the definition of the height of the neighborhood's structure and will be as consecutive and uniform as possible. The height of the structure will be a basic component in the urban identity of the neighborhood except in areas that were defined in the plan that allow for a deviation from the general structure for architectural emphasis or in cases where the deviation from the general structure serves certain goals defined in the plan.

**Special construction:** In special cases alternatives with exceptional values to the "city's model" will be examined. Such examination will be done in cases where it would seem the proper thing to do to reduce the affects of the view, or diminish the influence of the building on existing residential areas or to augment the efficiency in utilizing the land and minimizing the spreading of residential areas.

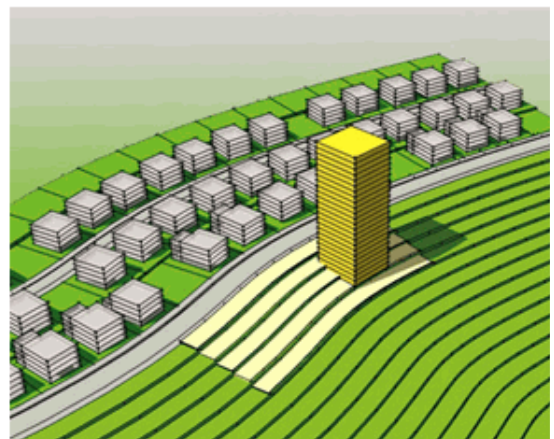
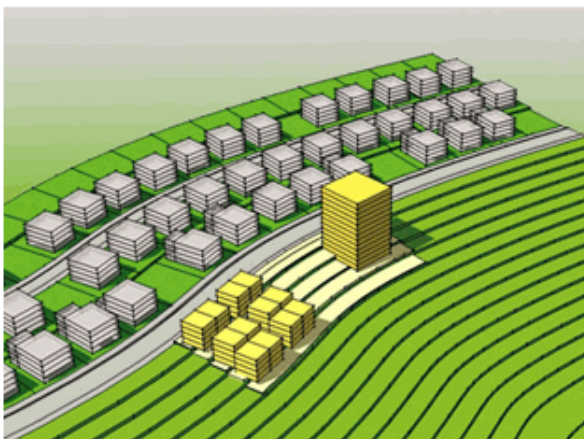
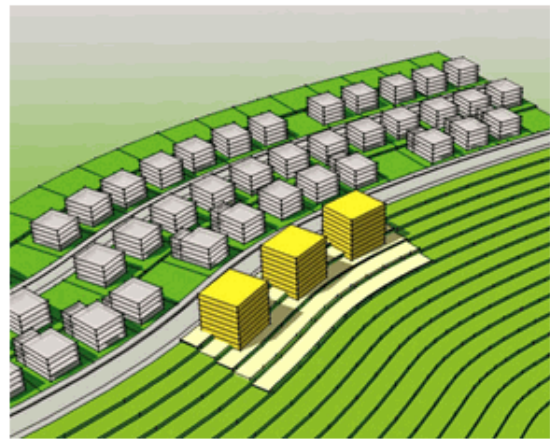
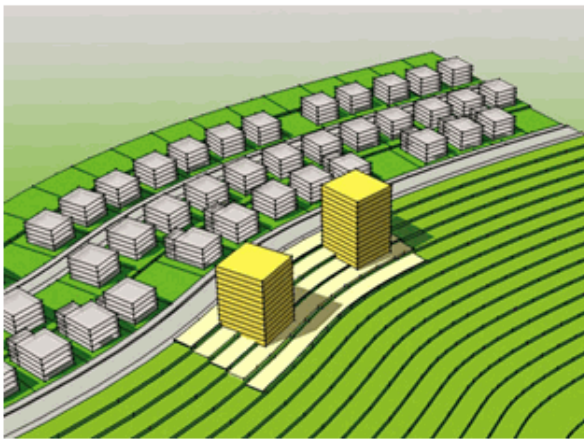
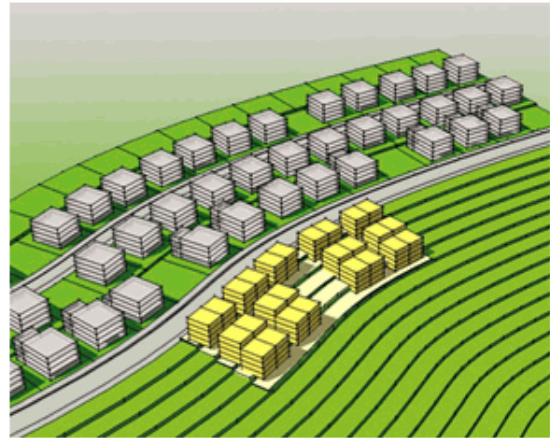
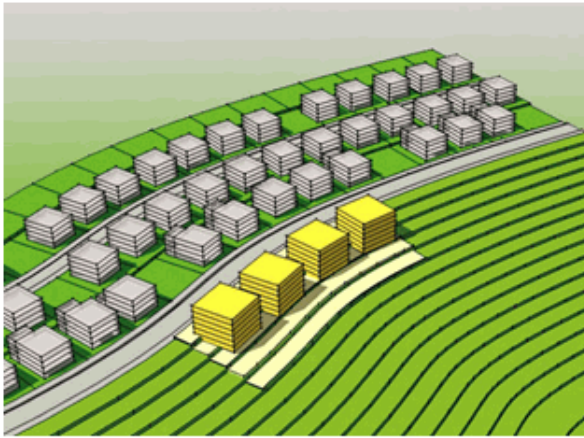
The development of the new residential areas will be inclined towards enhancing quality of living. Thus emphasis will be put on the following points:

The public spaces will be developed, giving priority to pedestrians and the planned activity in them. Means will be taken to moderate the velocity and affect of vehicles. The unique features of every development area stemming from topographic structure, closeness to important sites, view will be emphasized.



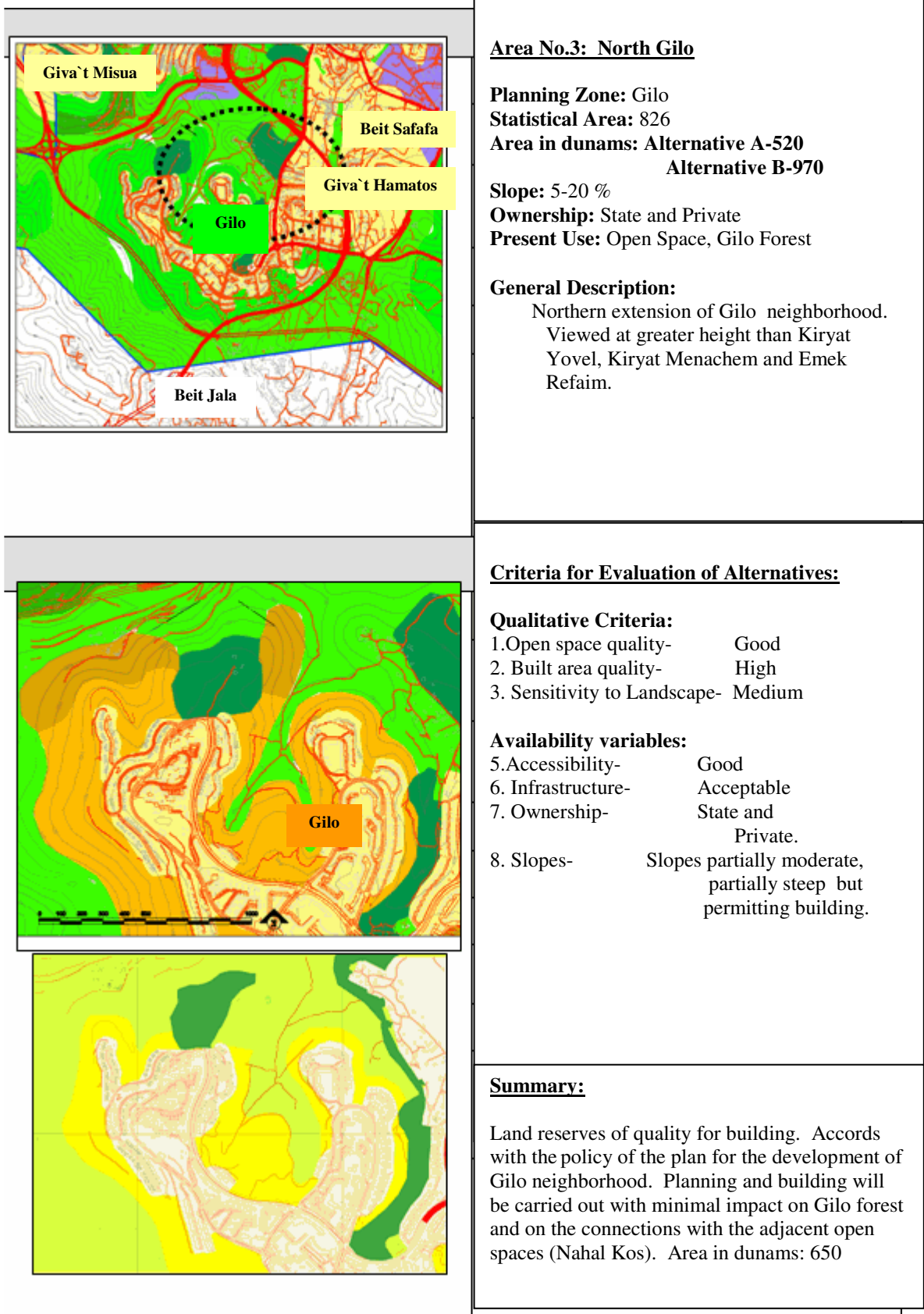
**Figure 8: Different possibilities for building in density of 16 units per dunam net. schematic building features.**

# LOCAL OUTLINE PLAN JERUSALEM 2000



# LOCAL OUTLINE PLAN JERUSALEM 2000

Figure 9 – an example of a new analysis page for development.



## LOCAL OUTLINE PLAN JERUSALEM 2000

### **4.5 Residential building in the eastern part of the city – existing state**

The residential areas for the Arab residents in the eastern part of the city are the most problematic due to structural, social, cultural and political problems as well as the absence of sufficient supervision of the government authorities.

The unique properties of the residential areas in the eastern part of the city are:

- Direction of illegal development activity by political and economic agents all rolled into one that cause chaos in terms of planning as well as harm to the quality of life and the environment.
- A big part of the residential areas is rural in its nature: random and thin building that does not make good use of the land for development.
- The absence of appropriate infrastructure although the municipality has been investing considerable resources in developing such a infrastructures.
- A severe dearth in public services to satisfy the needs of the population.
- Obscured land costs and an absence of land registration and settlement.
- Low applicability of plans that include instructions of unification and division because of absence of tools and budgets for land registration and settlement.
- Absence of budgetary and planning tools and to cope with current problems of planning.
- The residents' disregard to the planning and building law on the one hand and the lack of power experienced by enforcement mechanisms of the authorities on the other hand, have led to a large scale of illegal building including taking over land that is designated for public needs which in turn, prevents the supply of such needs.
- An absence of an agreed policy of planning among the authorities responsible for planning (local and regional committees) that prolongs the duration of the planning procedures.

These stumbling blocks have created a rift between the planning mechanism, development and urban maintenance and what goes on in practice. As a result a considerable part of the residential building in the east part of the city was done illegally and without coordination with the normative, proprietary, planning array.

The massive, illegal and uncontrolled building and the lack of respective development

## LOCAL OUTLINE PLAN JERUSALEM 2000

of infrastructure cause sometimes irreversible harm to the construction and the urban structure.

In the last working phases of plan consolidation, the Israeli government decided to erect a separation fence – "around Jerusalem". The considerations of erecting such a fence are purely security and stem from the need to ensure the safety of the city's residents and so the planning factors had no influence on the route of the fence. Thus, it is clear that in some places along the fence, the path creates complex situations. The municipality of Jerusalem has to deal individually with these complex situations that the fence creates.

### 4.5.1 Policy principles for development in the eastern part of the city

The principles of the proposed policy and the application means for the east part of the city are as follows:

**A. A municipal unit for planning and development in the eastern part of the city:**

The establishment of a municipal unit in the planning administration in the Municipality of Jerusalem for planning and development in the eastern part of the city as part of the process of raising the issue to higher position in the city's list of priorities. This unit is inevitable given the social and cultural nature of the communities inhabiting that part of the city and the entirety of needs stemming from the aforementioned problems. The municipal mechanism in its present form, fails to solve these problems. Service to residents should be done in Arabic including a professional translation of instructions and guidelines.

**B. Finalization of the statutory infrastructure:** Since 1967 a big number of plans for the eastern part of the city were laid out. Some of these plans were authorized and some are in the process of being authorized. However, some of the plans that were authorized are inapplicable due to the absence of materialization capacity, naming, all those plans that pertain to unification and redistribution and others that have become irrelevant because of illegal construction. Another part of the plans, the planning settings- building percentages and building density, are irrelevant. Lately, a few plans have been drawn up (for Beit Hanania, Shoafat and others) that are significantly distinguishable from the typical building limitations in the early years of 1967.

The planning committee recommends making a concentrated planning effort to prepare detailed plans according to the principles of the project's outline. In this planning effort, the illegal buildings that had been built should be brought under

## LOCAL OUTLINE PLAN JERUSALEM 2000

scrutiny while the main criterion for examination is compatibility with the policy of the areas' designation for residential building, open spaces or public needs (public houses, roads, open public spaces etc)

In the detailed plans that will be prepared, it is important to check that the unification and redistribution instructions are applicable. If it turns out that there is a need for a long and convoluted proceeding, the possibility of requesting that building plans are drawn out should be explored, as a condition for issuing building permits, consequent allocation to public needs and infrastructure.

This recommendation necessitates special budgetary deployment of the municipality as there is serious doubt whether the needed budgets are affordable by the municipality. Thus, there is a need to obtain resources from government office such as the Ministry of Interior, the Ministry of Construction and Housing, the Ministry of Finance and Israel Land Administration.

### **C. Increasing the building capacity for residence:**

The building rights in the existing plans have perpetuated the rural building model in vast areas in the east part of the city. This standard of building is lavish and increases the price of the engineering infrastructure. According to the principles of the plan, it is proposed to crowd the building considerably in different parts in the east part of the city, except for sensitive areas that form the facade of the Old City. It is further suggested to form a typical structure of 4-6 floor buildings in most areas in the eastern city except for the areas that form the city's facade where the building's height should be limited to 3-4 floors. In contrast, in Beit Hananya and Shoafat the typical structure should be 6 floors and in the main business center it would be up to 6 floors within the limitations required by the building distance from the Wall.

Further crowding in the east part of the city necessitates examination and meticulous characterization of public needs to complement the dearth in public areas. In any case, **increasing building rights will be stipulated n adequate allocations for public needs, according to the law instructions included in the Law of Building and Planning.**

### **D. Developing residential sites according o the building standard in western**

**Jerusalem-** the flats market in eastern Jerusalem is not "a sophisticated market" the conventional solution of building a flat on family owned land does not render a suitable solution to all the needs of the population in the east of the city. It is therefore proposed to create tools (including governmental assistance) that will facilitate the establishment of neighborhoods by public building (or by private factors) on lands suitable for that in the east of the city, e.g. "Shikunei Nusyeba" that were built in the **70s**.

### **E. Restoration and/or displacing of the refugee camps Shuafat and Kalandia**

**(part)-** It is important to operate towards the restoration and/or displacing of the refugee camps Shoafat and Kalandia. This can only be done by allocating resources and government budget and/or international budgets. The issue requires studying and special evaluation and therefore any proposal raised in this document might seem inapplicable or pretentious.

## LOCAL OUTLINE PLAN JERUSALEM 2000



**Figure 10- Shuafat Refugee Camp, May 2003 (view from the east).**

**F. Restoration and development of the engineering infrastructure**

The unsatisfactory engineering infrastructure in the east of the city requires allocation of resources **in a huge scale**. The budgetary source can only be from the "treasury" of the central government and/or outside sources. In recent years (since 1997) about 300 million NIS have been invested in developing the "infrastructure" and there is still room for developing infrastructure (roads, water, sewage, electricity etc.) in a large scale. The team of the project's outline recommends preparing a perennial plan to handle the required budgets in advance.

- G. Expropriation for public needs:** The application of planning principles in the east of the city as those that are practiced in the west, requires the residents in the east to follow the instructions in the building and planning law that stipulates, among other things, the development and empowerment of land uses in suitable allocations to public needs. Ensuring land for public needs should be done consequent comprehensive information and public relations layout for the benefit of the Arab residents as well as an attempt to enforce the law. This procedure of public relations and explanations should be done in collaboration with the public agents (churches, the Wakf) and reach a settlement according to which the areas in their proprietorship will be designated for schools and other public institutions. Furthermore, it is recommended to allow mixed uses areas where kindergartens and day schools coexist with residencies.

## LOCAL OUTLINE PLAN JERUSALEM 2000

Without promising the required public needs (public buildings, roads, open spaces) it will not be possible to apply the ruling in the project's outline of empowering the land uses, namely, to increase the building rights.

- H. Land regularization** – the most difficult problem in the east of the city is the absence of land regularization of ownership. This problem topped by a directed policy led by criminal and nationalistic elements, has led to a huge scope of illegal building, including building on lands designated for public needs and take over of privately owned lands. The law obligating a consolidation and reparcellation of land where the initial registration has not been done yet, exacerbates the problem and creates an additional obstacle in the process of granting building permits.

In order to solve the problem, a special statutory array should be founded in the municipality that would regulate the whole subject of ownerships registration on the land, **in collaboration with the Justice Department and financed by the Government**. Seeing that this process necessitates special preparation and time, a settlement should be explored according to which ownership is authorized by the Mukhtar (or another local governance) accompanied by an attorney's statement who will check up the ownership of the land and authorize the Mukhtar's signature.

- I. Enforcement of the planning and building law**- the initial stage in applying the local project's outline in the east of the city necessitates delving into the enforcement of the planning and building (with means that are at the municipality's disposal and with a considerable assistance from the Israeli government) to create deterrent and prevent law breaching. Preparing detailed plans, augmenting the building capacity and allocations for public needs can not be applied without meticulously observing building by the law. The planning and building law obligates, among other things, the demolition of buildings that were designated for roads, open spaces and public buildings.

### 4.6 The building capacity proposed in the residential areas

The population projection which was outlaid by the planning team is basically based on the assumption that the demographic trends will continue pertaining to natural growth, immigration balances and geographic mobility that were observed in the different population sectors in recent years. The projection is based on evaluation of the demographic trends in 70 different parts of the city, out of which 56 have a Jewish majority and 14 with Arab majority. The results concerning the entire city of Jerusalem stem from the summary of the results for each separate part and they do not necessarily constitute a projection for processes that will actually take place because of several reasons (like exhaustion of building capacity and geographic mobility inside the city). Corresponding to the preparation of the population's projection the question of building capacity was explored and the required and feasible changes in issues like crowding, thickening and designation of areas to new neighborhoods were examined, taking the urban organization and structure into account.

The functional structure of the city and the examination of application options of the means detailed in this chapter yield the building capacity spreading as detailed in chart no. 1 below.

## LOCAL OUTLINE PLAN JERUSALEM 2000

Following is a short explanation of the data in this chart :

**Planning Zones:** the city was divided into 45 planning zones that were grouped into 5 planning districts (see Figure no. 1 and Table no. 1 at the end of the chapter describing the main points)

**Number of Existing housing units:** The information is based on details of the property tax in the Municipality of Jerusalem and the statistical annual report of Jerusalem.

**Approved plans and plans still in process of authorization:** A list has been drawn out of all the plans that had been approved but have not yet been realized as well as plans that are still in process of approval in coordination with the department of planning policy, the district planning committee in Jerusalem and a team of devising a transportation master plan. Since all the new neighborhoods in the city's west are found in different planning procedures, they are included in this row.

**Densification of existing neighborhoods-** increasing the building density in existing neighborhoods by adding floors and increasing building rights.

**Nominal capacity, real capacity and realization rates:** Analysis of the findings in the previous work stages have revealed that the realization rates of plans are incredibly low. The reasons for that are different, among other factors, part of the plans that are in planning stages have not been approved, and in part of the plans that have received approval, the full potential will not be fully utilized due to problems of ownership, pace of infrastructure development etc. The realization rates of the capacity addition proposed by the project's outline are different in relation also to the different means. Therefore, it was assumed for example that the actualization rate of new neighborhoods on public owned land will be higher, while the average realization rate of building density in the existing structures is very low.

**Improvement in the housing comfort and a diminution in supply of housing units:**

An additional assumption should be brought into attention saying that the trend of improvement in housing comfortableness will be 2% a year, according to past trends and National Master plan /35. Additionally, there will be a diminution of housing units as a result of demolition and therefore the nominal capacity that seems considerably higher than the real capacity, takes two processes into account, and thus the realization rates in practice will be higher than what is being

Deduced from the data included in this chart.

**The Arab sector:** According to data from different sources there are 38,000 housing units in the Arab sector. However this datum fails to reflect reality. According to evaluations drawn out in the municipality of Jerusalem, there are 15,000 additional units that have been built without permission (about 900 buildings are being built every year without a permit) and they are not expressed in the chart. Crowding and thickening existing neighborhoods in the east as well, almost double the nominal building capacity according to the existing plans and the plans in progress.

The nominal capacity in the Arab sector will come down to 96,000 housing units out of which 38,000 housing units were permitted by law. The addition of nominal capacity comes down to 57,000 housing units. Assuming the realization rates of the capacity addition will coincide with past rates, 29,000 housing units will be added to the supply of housing units in the city and in total

## LOCAL OUTLINE PLAN JERUSALEM 2000

67,000 units<sup>1</sup>. It will be emphasized that there is no reference in these data to about 15,000 housing units that were illegally built. If this datum is taken into consideration then the number of housing units at the end of 2020 will come to about 82,000, assuming that in the future there will be enforcement of the building and planning law. However, if the past and current trends remain, there will be implications which the master plan has no tools to handle.

**The Jewish quarter:** According to the master plan, the nominal building capacity in the Jewish sector come to about 250,000 housing units of which about 142,000 exist and the nominal capacity addition comes to about 109,000 housing units. However, if one takes into account the actualization rates of the capacity addition, then the supply of housing units is augmented by about 47,000 units alone and all together there will be 88,000 housing units in the city by 2020.

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<sup>1</sup> The working assumption of the planning team is that the future rates of realization will be higher if the recommendations of section 6.4.1 are implemented and therefore the proposed building capacities will provide an appropriate answer for the project population of the Arab sector.

# LOCAL OUTLINE PLAN JERUSALEM 2000

<b>סיכום - רבע תכנון מרכז</b>												
<b>אזור תכנון</b>	<b>מצב קיים</b>		<b>תוכניות מאושרות ובהליכי תכנון</b>		<b>תוספת באמצעות ציפוף ועיבוי</b>				<b>סה"כ תוספת יח"ד עד שנת 2020</b>		<b>סה"כ יח"ד קיימות ומתוכננות עד שנת 2020</b>	
	<b>יח"ד קיימות</b>		<b>יח"ד בתוכניות מאושרות ובהליכים</b>		<b>עיבוי שכונות קיימות</b>		<b>ציפוף שכונות קיימות</b>		<b>קיבולת נומינלית</b>		<b>קיבולת ריאלי</b>	
	<b>נומינלית</b>		<b>ריאלי</b>		<b>נומינלית</b>		<b>ריאלי</b>		<b>נומינלית</b>		<b>ריאלי</b>	
<b>סה"כ קיים + מתוכנן לשנת 2020</b>		<b>סה"כ קיים + מתוכנן לשנת 2020</b>		<b>עד 2020</b>		<b>עד 2020</b>		<b>עד 2020</b>		<b>עד 2020</b>		
גאולה	8886	1473	1313	10199	0	0	1243	621	2716	1934	11602	10820
הרובע היהודי	1166	0	0	550	0	0	0	0	0	0	1166	1166
לב העיר	8083	3521	2386	10469	0	0	1080	540	4601	2926	12684	11009
עין כרם	486	101	81	567	0	0	49	24	150	105	635	591
בית כרם	5517	530	434	5951	0	0	772	386	1302	820	6820	6337
קרית הלאום	620	0	0	620	0	0	87	43	87	43	707	663
בית ון	5019	2539	2314	7333	222	111	703	351	3464	2776	8482	7795
גבעת העיר	14643	1057	939	15582	0	0	1774	887	2831	1826	17474	16469
בקיעה	7931	1680	1045	8976	0	0	1204	602	2884	1647	10814	9578
<b>סה"כ</b>	<b>52,349</b>	<b>10,901</b>	<b>8,512</b>	<b>60,245</b>	<b>222</b>	<b>111</b>	<b>6,911</b>	<b>3,456</b>	<b>18,034</b>	<b>12,079</b>	<b>70,384</b>	<b>64,428</b>
<b>סיכום רבע תכנון - צפון</b>												
<b>אזור תכנון</b>	<b>מצב קיים</b>		<b>תוכניות מאושרות ובהליכי תכנון</b>		<b>תוספת באמצעות ציפוף ועיבוי</b>				<b>סה"כ תוספת יח"ד עד שנת 2020</b>		<b>סה"כ יח"ד קיימות ומתוכננות עד שנת 2020</b>	
	<b>יח"ד קיימות</b>		<b>יח"ד בתוכניות מאושרות ובהליכים</b>		<b>עיבוי שכונות קיימות</b>		<b>ציפוף שכונות קיימות</b>		<b>קיבולת נומינלית</b>		<b>קיבולת ריאלי</b>	
	<b>נומינלית</b>		<b>ריאלי</b>		<b>נומינלית</b>		<b>ריאלי</b>		<b>נומינלית</b>		<b>ריאלי</b>	
<b>סה"כ קיים + מתוכנן לשנת 2020</b>		<b>סה"כ קיים + מתוכנן לשנת 2020</b>		<b>עד 2020</b>		<b>עד 2020</b>		<b>עד 2020</b>		<b>עד 2020</b>		
נהל יעקוב	4671	769	589	5260	654	264	654	327	2077	1180	6748	5851
פסגות זאב	10169	1056	798	10967	1608	396	1608	862	431	1625	13696	11794
גבעה צרפתית	8095	1389	1257	9352	0	0	1024	512	2413	1769	10508	9864
רמת שלמה	2000	70	70	2070	588	588	0	0	668	658	2658	2658
רמת אלון	8809	1667	1485	10294	2604	682	1144	572	5415	2739	14224	11547
רוממה	7756	4087	3167	10923	0	0	1086	543	5173	3710	12929	11466
הר השמים	519	0	0	519	0	0	0	0	0	0	519	519
גבעת שאול	3955	405	405	4360	0	0	554	277	959	682	4914	4637
הר נוף	3318	1010	434	3752	462	152	465	232	1937	819	5255	4137
<b>סה"כ</b>	<b>49,378</b>	<b>11,653</b>	<b>9,005</b>	<b>58,383</b>	<b>6,288</b>	<b>2,231</b>	<b>5,787</b>	<b>2,894</b>	<b>23,728</b>	<b>14,130</b>	<b>73,106</b>	<b>63,507</b>
<b>סיכום רבע תכנון - דרום</b>												
<b>אזור תכנון</b>	<b>מצב קיים</b>		<b>תוכניות מאושרות ובהליכי תכנון</b>		<b>תוספת באמצעות ציפוף ועיבוי</b>				<b>סה"כ תוספת יח"ד עד שנת 2020</b>		<b>סה"כ יח"ד קיימות ומתוכננות עד שנת 2020</b>	
	<b>יח"ד קיימות</b>		<b>יח"ד בתוכניות מאושרות ובהליכים</b>		<b>עיבוי שכונות קיימות</b>		<b>ציפוף שכונות קיימות</b>		<b>קיבולת נומינלית</b>		<b>קיבולת ריאלי</b>	
	<b>נומינלית</b>		<b>ריאלי</b>		<b>נומינלית</b>		<b>ריאלי</b>		<b>נומינלית</b>		<b>ריאלי</b>	
<b>סה"כ קיים + מתוכנן לשנת 2020</b>		<b>סה"כ קיים + מתוכנן לשנת 2020</b>		<b>עד 2020</b>		<b>עד 2020</b>		<b>עד 2020</b>		<b>עד 2020</b>		
גוננים	9676	599	407	10083	0	0	0	1585	793	1200	11860	10876
תלפיות מזרח	3667	1235	984	4651	0	0	0	493	246	1230	5395	4897
א.ת. תלפיות	165	176	141	306	0	0	18	9	194	150	359	315
קרית הרצל	10176	1924	1378	11554	972	420	1404	702	4300	2499	14475	12675
קרית מנחם	4886	338	203	5089	620	248	1296	648	2254	1099	7140	5965
גילה	9003	347	268	9271	6548	1483	1260	630	8155	2381	17158	11384
הר-חומה	1139	6870	4710	5849	7726	773	377	377	14975	5859	16114	8998
רמת רחל	113	900	540	653	8800	0	0	0	9700	540	9813	653
<b>סה"כ</b>	<b>38,825</b>	<b>12,389</b>	<b>8,631</b>	<b>47,456</b>	<b>24,668</b>	<b>2,924</b>	<b>6,432</b>	<b>3,404</b>	<b>43,489</b>	<b>14,969</b>	<b>82,314</b>	<b>53,783</b>

# LOCAL OUTLINE PLAN JERUSALEM 2000

סיכום רבע תכנון- מערב												
אזור תכנון	מצב קיים	תוכניות מאושרות ובהליכי תכנון			תוספת באמצעות ציפוף ועיבוי				סה"כ תוספת יח"ד עד שנת 2020	סה"כ יח"ד קיימות ומתוכננות עד שנת 2020	יח"ד קיימות	סה"כ יח"ד
		קיבולת נומינלית	קיבולת ריאליה בהתחשב בשיעור מימוש עד 2020	סה"כ קיים + מתוכנן לשנת 2020	ציפוף שכונות קיימות		עיבוי שכונות קיימות					
					קיבולת ריאליה בהתחשב בשיעור מימוש עד 2020	קיבולת נומינלית	קיבולת ריאליה בהתחשב בשיעור מימוש עד 2020	קיבולת נומינלית				
עמק ארזים	55	2060	848	903	0	0	0	0	0	0	0	903
הר חרת	0	7200	1440	1440	0	0	0	0	0	0	0	1440
בית זית	327	0	0	327	0	240	600	0	0	0	0	1440
הדסה	215	3320	1470	1685	0	0	0	0	0	0	0	1685
רכס לבן	485	10400	1540	2025	0	0	0	0	0	0	0	2025
סה"כ	1,082	22,980	5,298	6,380	0	240	600	0	0	0	0	5,808
סה"כ יחידים	141,634	57,923	31,446	172,464	9,754	19,131	5,505	31,778	187,527	250,466	46,705	108,832
סיכום רבע תכנון- מזרח												
אזור תכנון	מצב קיים	תוכניות מאושרות ובהליכי תכנון			תוספת באמצעות ציפוף ועיבוי				סה"כ תוספת יח"ד עד שנת 2020	סה"כ יח"ד קיימות ומתוכננות עד שנת 2020	יח"ד קיימות	סה"כ יח"ד
		קיבולת נומינלית	קיבולת ריאליה בהתחשב בשיעור מימוש עד 2020	סה"כ קיים + מתוכנן לשנת 2020	ציפוף שכונות קיימות		עיבוי שכונות קיימות					
					קיבולת ריאליה בהתחשב בשיעור מימוש עד 2020	קיבולת נומינלית	קיבולת ריאליה בהתחשב בשיעור מימוש עד 2020	קיבולת נומינלית				
כפר יקב	1,435	2120	1596	3089	1120	1120	0	0	0	0	0	4209
עטרות	292	0	0	148	111	111	0	0	0	0	0	259
בית חנינא	9,419	8827	6622	13880	5443	5443	2859	4398	22182	25926	14924	18668
מתנה פליטים שועפט	1,500	0	0	3850	975	975	0	0	4825	4825	975	975
עיסאווה	1,995	2120	1475	3939	1848	1848	507	780	6294	7212	3830	4748
ונדי לוז (בית דוד)	2,375	1431	1077	3591	636	636	0	0	4227	4581	1713	2067
א-טור	3,151	550	413	2920	561	568	0	0	3481	3645	974	1138
העיר העתיקה	5,122	0	0	4530	0	0	0	0	4530	4530	0	0
פילואן	5,961	1155	880	8268	3415	3415	996	1536	12681	13494	5293	6106
לב לז'מבני	3,150	877	658	3467	1854	1854	3180	4892	8501	10432	5692	7623
צו-בהר (בית צפאפא)	1,889	3440	2593	4041	1086	1086	296	456	5424	6430	3975	4982
בית צפאפא	1,697	3544	1872	3251	1034	1034	0	0	4285	5957	2906	4578
וולג'ה	240	0	0	77	58	58	480	2400	615	2535	538	2458
סה"כ ערבים	38,226	24,064	17,186	55,051	18,142	18,168	8,320	14,462	81,513	94,559	43,648	56,694
סה"כ	179,860	81,987	48,632	227,515	27,896	37,299	13,826	46,240	269,040	345,025	90,353	165,526

Table 1 (translation of format)-Building Capacities according to planning zones 2000-2020

Table 1-Building Capacities according to planning zones 2000-2020

## LOCAL OUTLINE PLAN JERUSALEM 2000

Planning District-Central Summary												
Planning Zone	Existing Situation	Approved and under Process plans			Additions by thickening and densification				Total additions until 2020		Total existing and planned until 2020	
		Units in approved and under process plans			Thickening of existing neighborhoods		Densification of existing neighborhoods		Nominal capacity	Real capacity with present realization Rates	Nominal capacity	Real capacity with present realization Rates
Nominal capacity	Real capacity with present realization rates	Total existing and planned	Nominal capacity	Real capacity with present realization Rates	Nominal capacity	Real capacity with present realization Rates	Nominal capacity	Real capacity with present realization Rates				
Geula	8886	1473	1313	10199	0	0	1243	621	2716	1934	11602	10820
The Jewish Quarter	1166	0	0	550	0	0	0	0	0	0	1166	1166
Lev Ha'ir	8083	3521	2386	10469	0	0	1080	540	4601	2326	12684	11009
Ein Karem	486	101	81	567	0	0	49	24	150	105	635	591
Beit Karem	5517	530	434	5951	0	0	772	386	1302	820	6820	6337
Kiryat Haleom	620	0	0	620	0	0	87	43	87	43	707	663
Beit VaGan	5019	2539	2314	7333	222	111	703	351	3464	2776	8482	7795
Ginot Ha'ir	14643	1057	939	15582	0	0	1774	887	2831	1826	17474	16469
Bak'aa	7931	1680	1045	8976	0	0	1204	602	2884	1647	10814	9578
Total	52349	10901	8512	60245	222	111	6911	3456	18034	12079	70384	64428

Planning District - North Summary												
Planning Zone	Existing Situation	Approved and under Process plans			Additions by thickening and densification				Total additions until 2020		Total existing and planned until 2020	
		Units in approved and under process plans			Thickening of existing neighborhoods		Densification of existing neighborhoods		Nominal capacity	Real capacity with present realization Rates	Nominal capacity	Real capacity with present realization Rates
Nominal capacity	Real capacity with present rates	Total existing and planned	Nominal capacity	Real capacity with present Rates	Nominal capacity	Real capacity with present Rates	Nominal capacity	Real capacity with present Rates				
Neve Jacob	4671	769	589	5260	654	264	654	327	2077	1180	6748	5851
Pisgat Ze'ev	10169	1056	798	10967	1608	396	862	431	3526	1625	13695	11794

## LOCAL OUTLINE PLAN JERUSALEM 2000

Romema	7756	4087	3167	10923	0	0	1086	543	5173	3710	12929	11466
Mount Hazo	519	0	0	519	0	0	0	0	0	0	519	519
Givat Sha'ul	3955	405	405	4360	0	0	554	277	959	682	4914	4637
Har Nof	3318	1010	434	3752	462	152	465	232	1937	819	5255	4137
	85	1200	800	885	372	149	0	0	1572	949	1657	1034
Total	49378	11653	9005	58383	6288	2231	5787	2894	23728	14130	73106	63507

## LOCAL OUTLINE PLAN JERUSALEM 2000

Planning District- South Summary												
Planning Zone	Existing Situation	Approved and under Process plans			Additions by thickening and densification				Total additions until 2020		Total existing and planned until 2020	
	Existing units	Units in approved and under process plans			Thickening of existing neighborhoods		Densification of existing neighborhoods					
		Nominal capacity	Real capacity with present realization rates	Total existing and planned	Nominal capacity	Real capacity with present realization Rates	Nominal capacity	Real capacity with present realization Rates	Nominal capacity	Real capacity with present realization Rates	Nominal capacity	Real capacity with present realization rates
Gonanim	9676	599	407	10083	0	0	1585	793	2184	1200	11860	1087
Talpiot East	3667	1235	984	4651	0	0	493	246	1728	1230	5395	4897
Talpiot Industrial Area	165	176	141	306	0	0	18	9	194	150	359	315
Kiryat Hayovel	10176	1924	1378	11554	972	420	1404	702	4300	2499	14475	12675
Kiryat Menachem	4886	338	203	5089	620	248	1296	646	2254	1099	7140	5985
Gilo	9003	347	268	9271	6548	1483	1260	630	8155	2381	17158	11384
Har Homa	1139	6870	4710	5849	7728	773	377	377	14975	5859	16114	6998
Ramat Rachel	113	900	540	653	8800	0	0	0	9700	540	9813	653
Total	38825	12389	8631	47456	24668	2924	6432	3404	43489	14959	82314	53783

## LOCAL OUTLINE PLAN JERUSALEM 2000

Planning District- West Summary												
Planning Zone	Existing Situation	Approved and under Process plans			Additions by thickening and densification				Total additions until 2020		Total existing and planned until 2020	
		Units in approved and under process plans			Thickening of existing neighborhoods		Densification of existing neighborhoods					
	Existing units	Nominal capacity	Real capacity with present realization rates	Total existing and planned	Nominal capacity	Real capacity with present realization Rates	Nominal capacity	Real capacity with present realization Rates	Nominal capacity	Real capacity with present realization Rates	Nominal capacity	Real capacity with present realization rates
Emek Arazim	55	2060	848	903	0	0	0	0	2060	848	2115	903
Har Cheret	0	7200	1440	1440	0	0	0	0	7200	1440	7200	1440
Beit Zeit	327	0	0	327	600	240	0	0	600	240	927	240
Hadasa	215	3320	1470	1685	0	0	0	0	3320	1470	3535	1685
Reches Lavan	485	10400	1540	2025	0	0	0	0	10400	1540	10885	1540
Total	1082	22980	5298	6380	600	240	0	0	23580	5538	24662	5808
Total Jewish	141634	57923	31446	172464	31778	5505	19131	9754	108832	46705	250466	187527

## LOCAL OUTLINE PLAN JERUSALEM 2000

Planning District-East Summary												
Planning Zone	Existing Situation	Approved and under Process plans			Additions by thickening and densification				Total additions until 2020		Total existing and planned until 2020	
		Units in approved and under process plans			Thickening of existing neighborhoods		Densification of existing neighborhoods					
	Existing units	Nominal capacity	Real capacity with present realization rates	Total existing and planned	Nominal capacity	Real capacity with present realization Rates	Nominal capacity	Real capacity with present realization Rates	Nominal capacity	Real capacity with present realization Rates	Nominal capacity	Real capacity with present realization rates
Kfar Akav	1435	2120	1596	3089	0	0	1120	1120	3240	2716	4733	4209
Atarot	292	0	0	148	0	0	111	111	111	111	259	259
Beit Hanina	9419	8827	6622	13880	4396	2859	5443	5443	18668	14924	25926	22182
Shu'afat refugee camp	1500	0	0	3850	0	0	975	975	975	975	4825	4825
Isawia	1995	2120	1475	3939	780	507	1848	1848	4748	3830	7212	6294
Vadi Joz (Beit David)	2375	1431	1077	3591	0	0	636	636	2067	1713	4581	4227
A Tur	3151	550	413	2920	0	0	588	561	1138	974	3645	3481
The Old City	5122	0	0	4530	0	0	0	0	0	0	4530	4530
Siluan	5961	1155	880	8268	1536	998	3415	3415	6106	5293	13494	12681
Jabel Mukhbar	3150	877	658	3467	4892	3180	1854	1854	7623	5692	10432	8501
Tzur Bahar (Beit Zafafa)	1889	3440	2593	4041	456	296	1086	1086	4982	3975	6430	5424
Beit Zafafa	1697	3544	1872	3251	0	0	1034	1034	4578	2906	5957	4285
Walage	240	0	0	77	2400	480	58	58	2458	538	2535	615
Total Arabs	38226	24064	17186	55051	14462	8320	18168	18142	56694	43648	94559	81513
Total	179860	81987	48632	227515	46240	13826	37299	27896	165526	90353	345025	269040

# LOCAL OUTLINE PLAN JERUSALEM 2000

## **4.7 Building Rights and Limitations in Residential Zones.**

Building rights according to Local Outline Plan 62 are between 25% and 123% of the lot area. These rates of realization are low and are the result of adopting the principles of plans of the Mandatory period. The outline plan proposes the increasing of building rights according to the principles of the building code in the city (see section 6 below-Building Code of the City).