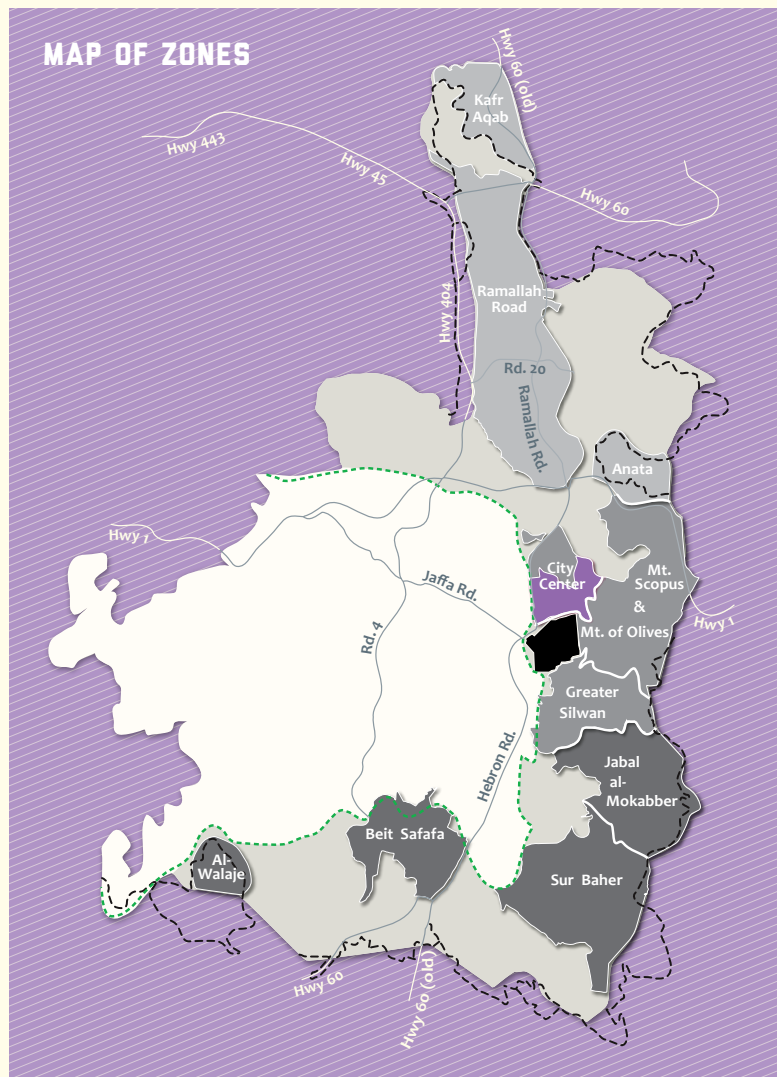


ABOUT THE NEIGHBORHOOD

Located north of the Old City, Wadi aj-Joz and its subsidiaries border on as-Suwwanah and the Mount of Olives to the east, ash-Sheikh Jarrah to the north and northwest, and the armistice line that divided Jerusalem between Israel and Jordan from 1949 to 1967 (the Green Line), to the west. The area is comprised of a number of sub-neighborhoods: in the east, Wadi aj-Joz, sitting on the northern channel of Wadi an-Nar (the Qidron Valley); in the northwest, the al-Husseini Quarter (also known as the American Colony); in the southwest the al-Mas'udiyya neighborhood (eastern Musrara), and in the center Bab as-Sahrah (outside of Herod's Gate, known in Arabic as Bab as-Sahrah and in Hebrew as the Flowers Gate). The commercial, business, and industrial life of East Jerusalem is centered in Wadi aj-Joz and its vicinity, which is also known as the East Jerusalem Central Business District. Before the construction boom in the second half of the 19th century, there were only a few summer homes in the area, belonging to wealthy Palestinian families (one of these houses is integrated in what is today the Rockefeller Archeological Museum compound).

When people began to move outside of the Old City walls, Bab as-Sahrah, Musrara, and Wadi aj-Joz became desirable locations for middle-class Palestinians, while the wealthy families (al-Husseini, Nusseibeh) settled in the American Colony. As residential construction grew, commercial workshops were also built outside of the Old City, mainly in the open area of Wadi aj-Joz. In 1949, the Green Line divided Musrara in two, with no man's land cutting through the middle of it. The commercial, business, and residential mix is the main characteristic of the area. Because of its central location, the area is also a social and cultural hub for East Jerusalem, though it has not been formally developed as such. Among the cultural landmarks in the area are the al-Hakawati Palestinian National Theater, the American Colony Hotel, the Orient House, the Hind al-Husseini College for Women, the Rockefeller Museum, the Garden Tomb, the Muslim cemetery across from Herod's Gate, the Sa'ad Sa'id Mosque, and more. Despite its general state of neglect, the area receives a considerable amount of tourism.



FACTS

Population 17,000
Area 1,149 dunam



MAP LEGEND

East Jerusalem	Old City
Expropriated Land	Green Line
Northern Zones	Separation Barrier
Central Zones	Roads
Southern Zones	West Jerusalem

MAIN PROBLEMS IN WADI AJ-JOZ

Shortage of Land Reserves

In the planned parts of Wadi aj-Joz and its vicinity, building rights are low and not suited to the lively urban character of the area. At the same time, there are large built-up areas, mostly in Bab as-Sahrah, that are not planned at all. In a detail plan, being advanced by the Jerusalem Municipality, as the first plan for the entire area, an addition of about 2,000 housing units was initially proposed. However, during the planning process, the number of housing units was reduced to less than a quarter of the original amount. The plan is advancing at a slow pace and has yet to be approved. Meanwhile, according to approved plans, large vacant lots at either end of the district are not zoned for residential development. The ones in the west of the neighborhood are zoned for a mix of commercial, offices, and hotelerie, although they currently serve primarily as parking lots; and the ones in the east of the neighborhood are zoned as open areas, primarily as national parks (see below).

National Park I

An area of about 56 dunam in the southeast of Wadi aj-Joz is included in the National Park Surrounding the Old City Walls, which was declared in the mid-70s on a strip of more than 1,000 dunam surrounding the Old City. In the area in question, the strip deviates from the route around the walls deep into Wadi aj-Joz, impeding greatly upon the neighborhood's development. Besides a few dunam on which landscaping work has been done by the authorities, most of the area de facto serves day-to-day functions of the residents: a wholesale market, parking, and some dispersed residential structures.

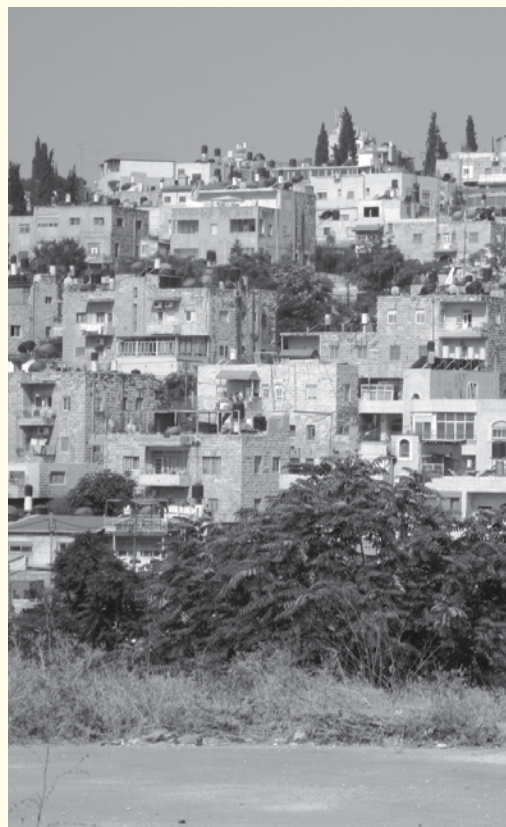
National Park II

A mostly vacant area of about 39 dunam, just north of the previously mentioned plot included in the National Park Surrounding the Old City Walls, is included in the Tzurim Valley National Park. This park is located east of Wadi aj-Joz, between as-Suwwanah in the south, the Mormon University in the east, and Mount Scopus (the Hebrew University) in the north, and was declared in June 2000 on an area of about 165 dunam. The 39 dunam in question

are disconnected from the rest of the national park and were not developed along with it, not to mention that they extend deep into Wadi aj-Joz. Just west of the official borders of the national park, a residential section of Wadi aj-Joz is zoned as open public area (see inset). The Israel National Parks Authority considers the Tzurim Valley National Park to be a natural extension of the National Park Surrounding the Old City Walls. However, this park is in fact not adjacent to the Old City but rather located in the heart of the Palestinian urban fabric, in such a way that prevents the development of the surrounding neighborhoods.

National Park III

An area of about 40 dunam in Bab as-Sahrah, including the Rockefeller Museum as well as the public park adjacent to it and a narrow strip of residential buildings, was marked in an early version of the Jerusalem 2000 Outline Plan as a national park. While the Rockefeller Museum is worthy of the status of a building for preservation, neither it nor the areas surrounding it have the unique natural, scenic, or historical value that merit its designation as a national park, particularly in light of the fact that it is in the heart of an urban area and more than half of it functions as the only public park in the entire district.



General View (photo Bimkom)

The Jerusalem 2000 Outline Plan

In the Jerusalem 2000 Outline Plan, awaiting deposition for public review, Wadi aj-Joz and its vicinity is marked as a Central Business District. According to the plan's regulations, the significance of this designation is that the zoning of the area includes mixed usage (except industry) and intensive construction. The ground floor is reserved for commercial use, and construction volumes are decided in the detailed planning stage. The Jerusalem Municipality is preparing a detailed plan for the area, known as the East Jerusalem Central Business District Plan. But the plan is being advanced slowly, in part due to the constant reduction of the number of housing units to be included in it (see: Shortage of Land Reserves).

Public Transport Hubs

Wadi aj-Joz is home to East Jerusalem's three central bus stations, from which lines run northbound and southbound along the seamline (Road 1 and Hebron Road) and into the Palestinian neighborhoods, which are not served by the Israeli bus system. One of the bus stations is located on the heavily trafficked commercial Sultan Suleiman Street, on land zoned as open public area. For many years, this station, housed in a renovated British building, served the southbound lines, however it is not easily accessible, being located far off the main road. Recently, a second, complementary, and more accessible station was set up further west, at the junction of Sultan Suleiman Street and Road 1, though this station sits on land zoned for the expansion of Sultan Suleiman. The station for the northbound bus lines is in al-Mas'udiyya, at the junction of Antara Ben Shaddad Street and Nablus Road, not far from Road 1. This is the only of the three stations actually zoned as a transportation center, though it is also the most makeshift of the three. The recently completed Light Rail also runs along the seamline, and toward the northern end of its route even enters the neighborhood of Shuafat. Used heavily by both Palestinian and Israeli Jerusalemites, it has become essential to place transportation hubs close to the Light Rail stations. The convoluted state of East Jerusalem's central bus stations therefore demands creative planning solutions in order to create a tenable public transportation reality for the long-term.

A Settlement in al-Mas'udiyya

The eastern, smaller part of Musrara, known as al-Mas'udiyya, was cut off from the rest of Musrara in 1948 and is located between Nablus Road and the eastern terminus of HaNevi'im Street. At the beginning of the 20th century, this part of the neighborhood housed a number of Jewish families, though after the 1929 riots, the Jews left the area, leaving their property behind. In the Jordanian period, the abandoned properties were registered under the Jordanian Custodian of Enemy Property and the Jordanian government began to collect rent from the new Palestinian residents. With the Israeli occupation of East Jerusalem in 1967, these properties were transferred to the state of Israel's General Custodian, and the lease agreements continued. In the

INSENSITIVE ZONING

Deep in the eastern part of Wadi aj-Joz are three areas zoned in Outline Plan # 2639 (approved in 1984) as open public areas. On one of these – a vacant Waqf-owned plot of about 8 dunam – a group of residents tried to promote the building of student dormitories, due to its proximity to the Hebrew University campus. The attempt was not successful, however, among other things because of opposition from the Israel National Parks Authority, since they had included the plot in the declaration plan for the adjacent Tzurim Valley National Park. The other two areas in question contain two densely built residential clusters, totaling about 15 dunam. These two clusters were built gradually over decades, beginning before 1967 and until recently. Although they have no legal status, the clusters are completely integrated into the built-up continuum of the neighborhood; over the years, they were built intensively and in an organized fashion,

1970s some of the Jewish owners of the property were located but they did not demand to return to live there. In approved plans, the neighborhood was zoned as a commercial area, thus blocking its development possibilities. A settler organization by the name of "Homat Shalem" has been active since 2000 in the attempt to restore some of the properties to their Jewish owners, leading to the eviction of one Palestinian family from its home and several merchants from their businesses. These properties have subsequently been populated by settlers, along with guard posts and closed-circuit cameras. Needless to say, Israeli law does not provide similar property reclamation rights for Palestinians who were forced to leave their homes in western Musrara in 1948, where Jews are now living.

based on parcelization into small plots, as is accepted in urban development areas. The zoning of a small parcel of one of the complexes (0.6 dunam) was successfully changed to residential, but this retroactive formalization of the situation on the ground was not precedent-setting. The Sidariyya family, whose father was paralyzed from the neck down as a result of a car accident, lives in the eastern cluster, which abuts the vacant plot where the student dormitory was rejected. The family suffers greatly from the unrecognized status of their neighborhood and the resulting lack of a statutory access road to their home. This brings with it a slew of additional problems: no street lighting, no garbage collection, and no sidewalks, not to mention that the road is full of potholes and bumps. The lack of infrastructure and vital services poses a palpable danger to the father's life. In order to reach medical treatment, the family must drive on the dangerous and narrow access road. After an extended struggle, the family managed to have basic lighting installed in the street.



Abutting the Tzurim Valley National Park (photo Bimkom)



The Wholesale Market (photo Bimkom)

APPROVED PLANS IN THE NEIGHBORHOOD

Outline Plan # 2639 for Wadi aj-Joz	475.0 dunam
Part of Outline Plan # 2969 for the eastern bank of Road 1	113.0 dunam
Part of Outline Plan # 3092 for at-Tur and as-Suwwanah	42.0 dunam
Part of Outline Plan # 2591 for ash-Sheikh Jarrah	1.0 dunam
4 detail plans in northeastern Wadi aj-Joz	68.0 dunam
14 detail plans in Bab as-Sahrah	110.0 dunam
Part of Local Outline Plan # 9 for the Visual Basin of the Old City	118.0 dunam
Part of Declaration Plan 11/19/c, National Park Surrounding the Old City Walls	56.0 dunam
Local Plan # 8088 for the eastern section of Ha-Nevi'im Street	17.0 dunam
Part of Detail Plan # 8000 for the Light Rail	19.0 dunam
Total planned area	1,019.0 dunam
Unplanned area	130.0 dunam
Total area of neighborhood	1,149.0 dunam

Over the years, about 25 detail plans have been approved, with no added area for the neighborhood.

ZONING STRUCTURE ACCORDING TO APPROVED PLANS ▪ DESIGNATION VS. USE

Designation	Plans		Land Use
	dunam	%	
Residential*	301	26	Residential zoning and building rights do not match the neighborhood's urban character. Most of Bab as-Sahrah has no approved plan, though it functions de facto as a lively mix of residential and commercial uses. Two residential clusters, on either side of al-Maqdasi Street, are zoned as open public area (see inset).
Commercial	80	7	Large, mostly vacant, areas, mostly in the western part of the neighborhood, were zoned for commercial use, sometimes combined with offices and hotelerie. However, they are used for parking, as well as a sports field and the Israeli Ministry of Justice building. The al-Mas'udiyya sub-neighborhood is also zoned exclusively as commercial although de facto there is a mix of commercial and residential uses there. A commercial storefront façade was approved along the main street of the residential cluster across from the northern transportation center (see: Public Transport Hubs). Much commercial activity is located in the unplanned area of Bab as-Sahrah.
Open Spaces	172	15	Eight plots are designated as open. Two of these plots are included within declared national parks (see: National Parks I & II). The rest of the plots are designated as open public areas, with the exception of one small lot, which is zoned as open private area. Among the open public areas, only the smallest of them, in the American Colony (adjacent to the Jarrah Mosque) is vacant. Two additional plots are entirely built-up (see inset) and one is partially built-up and abuts the highway leading to the Mount Scopus Tunnel. In the western part of the neighborhood, one plot serves as a parking lot and in the central part of the neighborhood, another plot contains the old East Jerusalem Central Bus Station (see: Public Transport Hubs). The only public park in the neighborhood (and in East Jerusalem), is located adjacent to the Rockefeller Museum (see: National Park III), on an area zoned for public institutions; it is run-down and its existence is threatened by new plans, but it preserves memories of better days.
Roads	215	19	Most of the statutory roads actually serve the residents but they are not properly maintained. Some of them are designated for expansion, despite proximity to existing houses. In addition, there are vital, useful roads that serve as access roads to the houses, but which are not statutory (see inset). In the al-Mas'udiyya sub-neighborhood, an area of about 10 dunam is zoned as a transportation center (see: Public Transport Hubs).
Public Buildings and Institutions	185	16	Out of approximately 20 plots, only two are vacant (in the northeast); on one of them there are plans to build a new elementary school. Among the public institutions located on land designated as such are: two municipal high schools (al-Ma'amuniyya and ar-Rashidiyya), the al-Barqiyya Special Education School, the Saint George School, the Schmidt Girls' College, the French École Biblique, the East Jerusalem YMCA, the Jerusalem District Court, the Rockefeller Museum, the Paley Center, a fire department, and the UN Headquarters. Among the public institutions located on differently zoned areas are: a municipal library (the only one in all of East Jerusalem), the YWCA, the East Jerusalem Shari'a court, and the Israeli Ministry of Justice.
Hotellerie	55	5	Throughout Bab as-Sahrah and the American Colony, there are about 11 plots zoned for hoteleire. Most of these have hotels on them, including the well-known American Colony; there are also hotels on differently zoned plots.
Other	141	12	Includes an archeological site, the Light Rail, and a cemetery. De facto, the as-Sahrah Cemetery is much larger than the area allotted to it. Also includes unplanned areas.
Total	1,149	100	

* In most of Wadi aj-Joz and its vicinity, a 50% building ratio with sparse construction of up to two storeys is permitted. Another significant zoning type is 75% building ratio, also with sparse construction. Many small-scale detail plans have been approved, enabling denser construction and, at times, also changing land designations.