



TULKAREM طولكرم  
رافقتكم السلامة  
GOOD BYE



TULKAREM طولكرم  
اهلا وسهلا في طولكرم  
WELCOME TO TULKAREM

# Planning and Redeveloping Cities' Entrances

Case Study: Tulkarem City – *Eastern Entrance*

*By: Rahaf Khader*



# Framework: Planning & Redeveloping Cities' Entrances

1

## Project Concept

City  
image-  
Entrance

Project  
Main  
Objectives

Project  
Main  
Problems

Interest in Cities  
Entrances is an  
Old Culture

Why  
Tulkarem  
City?

2

## Tulkarem Analysis

Geographic  
Strategic Site

Topography

Political  
Situation

Building Density  
& Population  
Growth

Road Network  
& Regional  
Nodes

Agricultural  
Land  
Classifications

3

## Historical Review of the City's Entrances Formation

Ottoman  
Period

British  
Mandate

Jordanian  
Rule  
1945-1967

Israeli  
Occupation  
1990s

PNA  
2000s

4

## Entrances Determination & Analysis

Building Use

Ground Floor  
Use

Building  
Height

Street Analysis

Figure  
Ground  
Diagram

Comparison between  
the entrance existing  
use vs. masterplans

Interaction  
between the CBD  
& the entrances

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## SWOT Analysis

Positive  
Aspects

Negative  
Aspects

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## Evaluation

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## Development Concept

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## Design

Eastern Entrance

Recreational & Commercial

Master Plan , Detailed Plan & 3-D Shots

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# City Entrance

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- **E**ach person draws his/her own image about each city he/she passes by.
- **T**he first image of the city drawn by the visitor is through its entrance.
- **U**sually city entrance is a strong reflection and representative tool that symbolizes the type or life or even an event of a city.
- **S**ome cities may don't have a visual clear entrance, and this makes it difficult for the visitor to predict or perceive the city before entering it.
- **T**aking care about city entrance is one of the concepts which urban planners and designers take into their considerations.
- **W**e must reconsider that the entrance depends on the city, each city must have a unique entrance since each city is unique.



# City Entrance...Cont.

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## *Gates of Chisinau*

- One of Chisinau visitors, once quoted while describing the city:

**“I entered Moldova by road coming from Ukraine. The photo you see was my very first views of the capital Chisinau. These buildings that line up each side of the highway are known as the ‘Gates of Chisinau’. The city has about two thirds of a million people mostly living in apartments.”**



# Interests in City Entrance is an Old Culture...

- The Ishtar Gate was the eighth gate to the inner city of Babylon.
- Dedicated to the Babylonian goddess Ishtar, the gate was constructed using glazed brick with alternating rows of dragons and bulls, symbolizing the gods.



# Why Tulkarem City?

- Tulkarem was considered the link between the north and the southeast of Palestine.
- It is located in the middle between the coastal plain and the mountainous areas.
- It was an important junction of transportation lines between Jaffa, Haifa, Jerusalem and other regions.
- Moreover, it had a train station to transport travelers to different countries through Al-Hijaz Railway.
- It was one of the major and most used stations (especially for commercial use) for trains coming from Egypt and south Palestine, heading to Haifa in the north and Syria and Jordan in the east.





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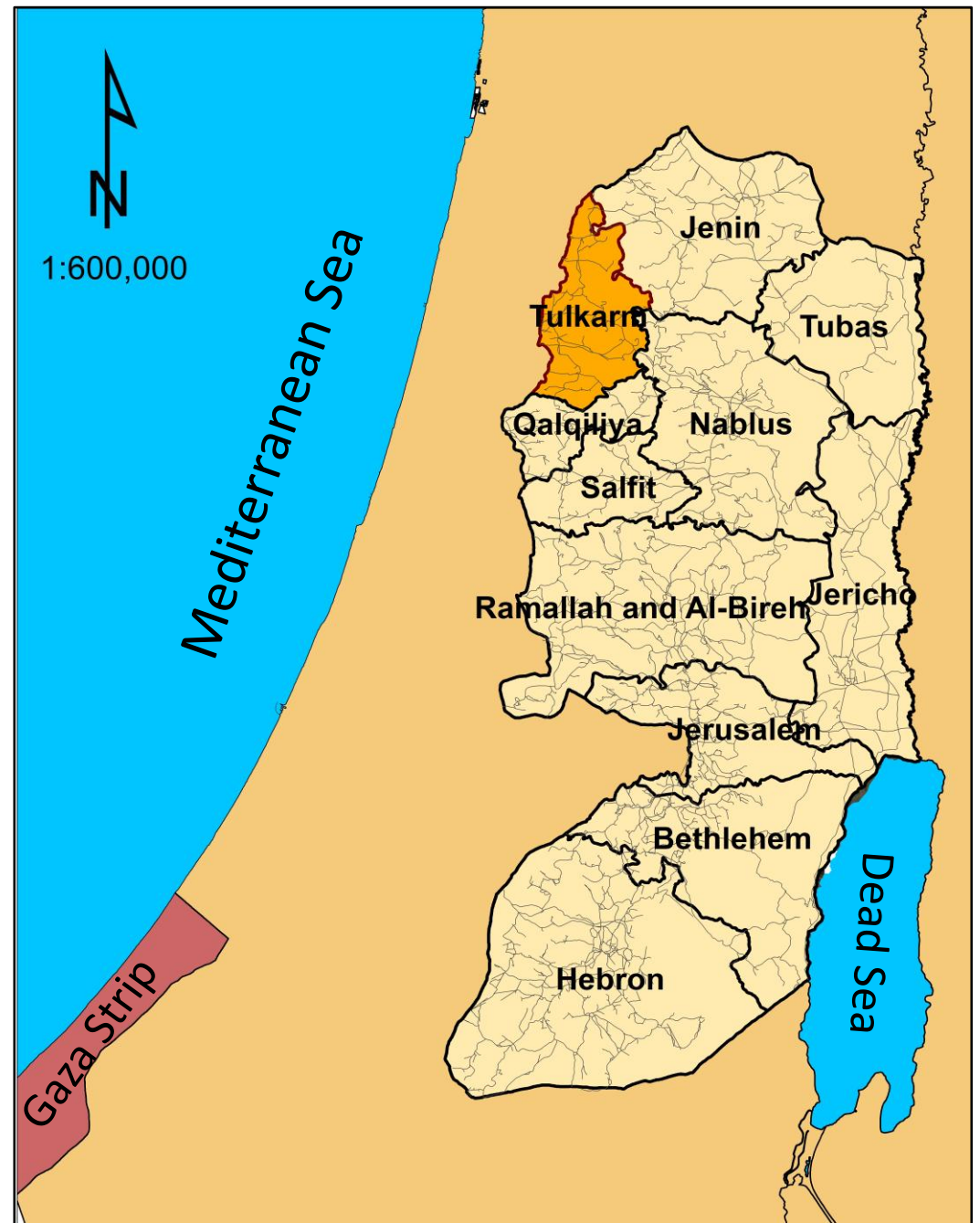
## Design

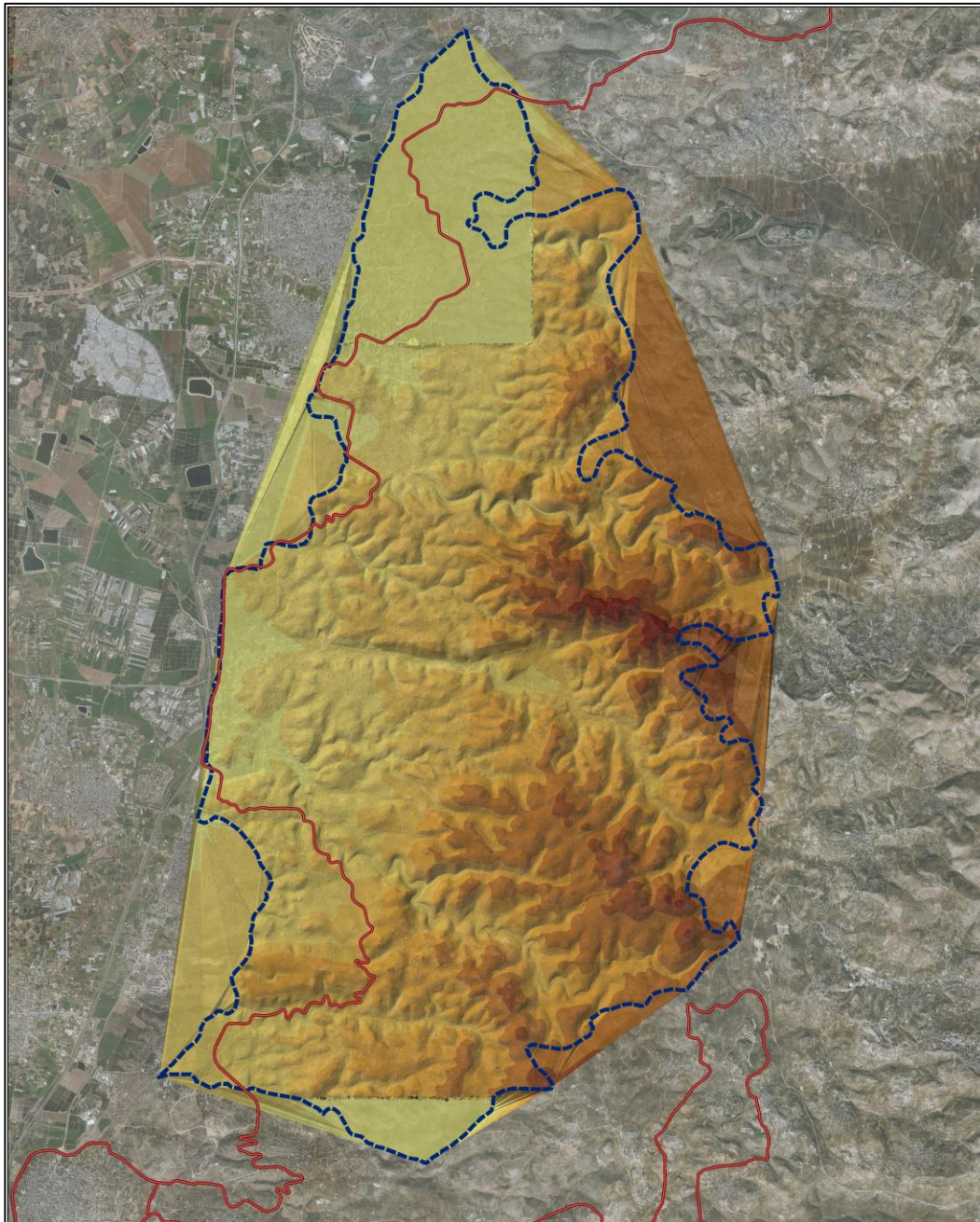
Eastern Entrance

Recreational & Commercial

Master Plan , Detailed Plan & 3-D Shots

# Tulkarem Territory Analysis












## Tulkarem Territory - Topography

### Legend

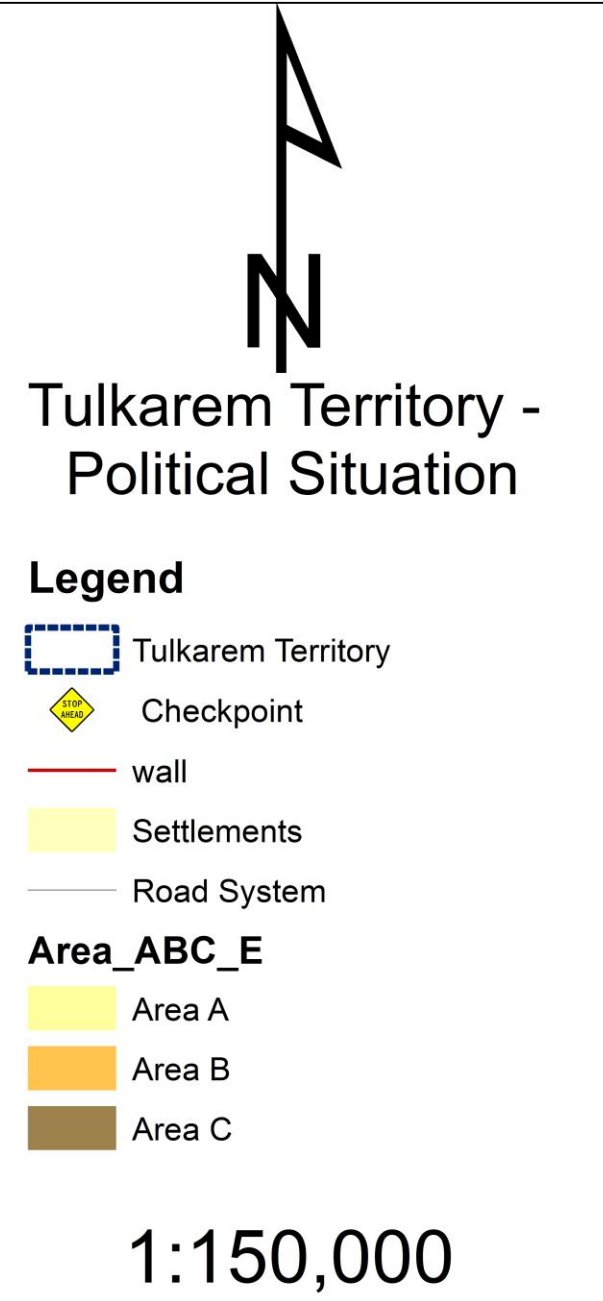
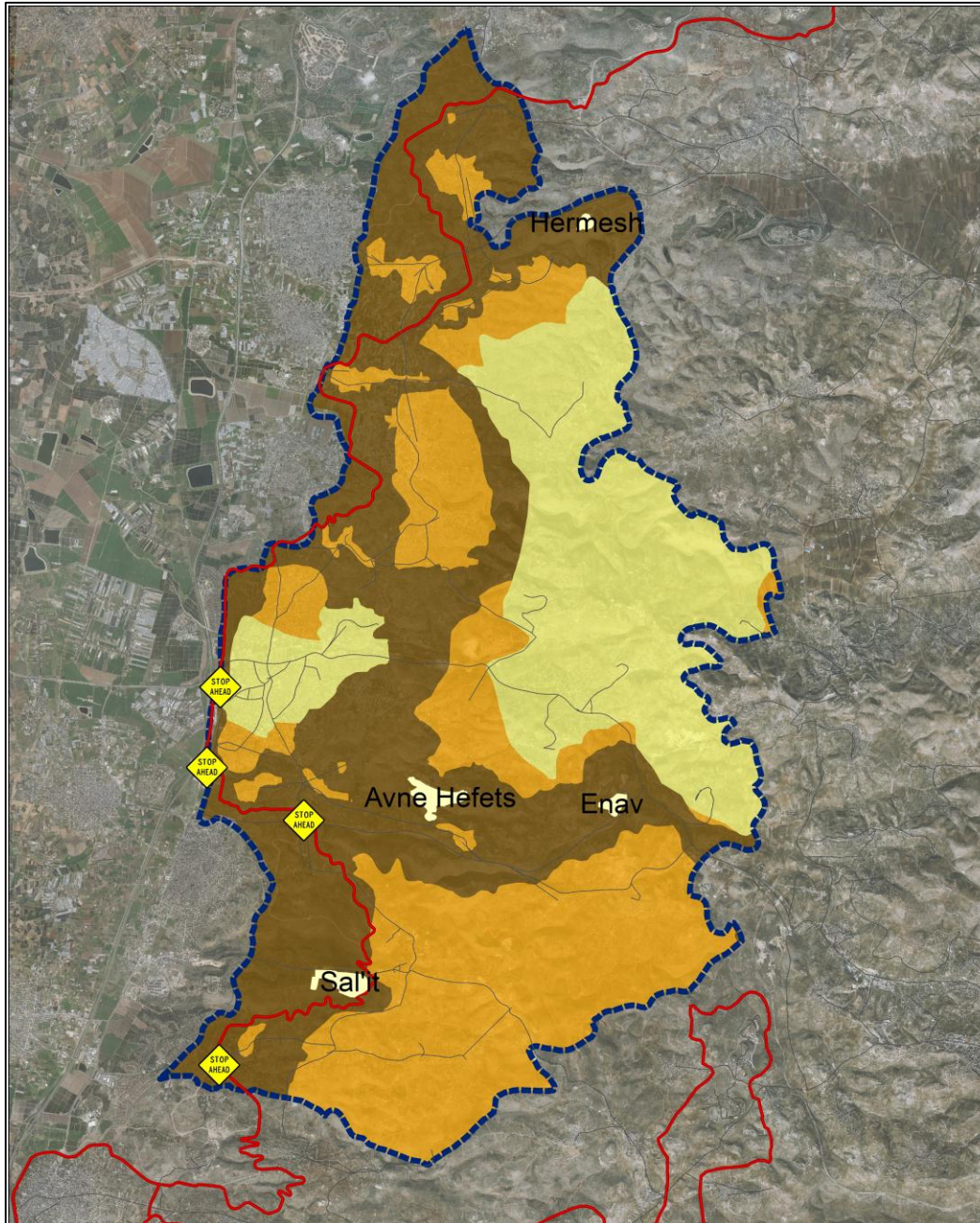
-  Tulkarem Territory
-  wall

### Elevation

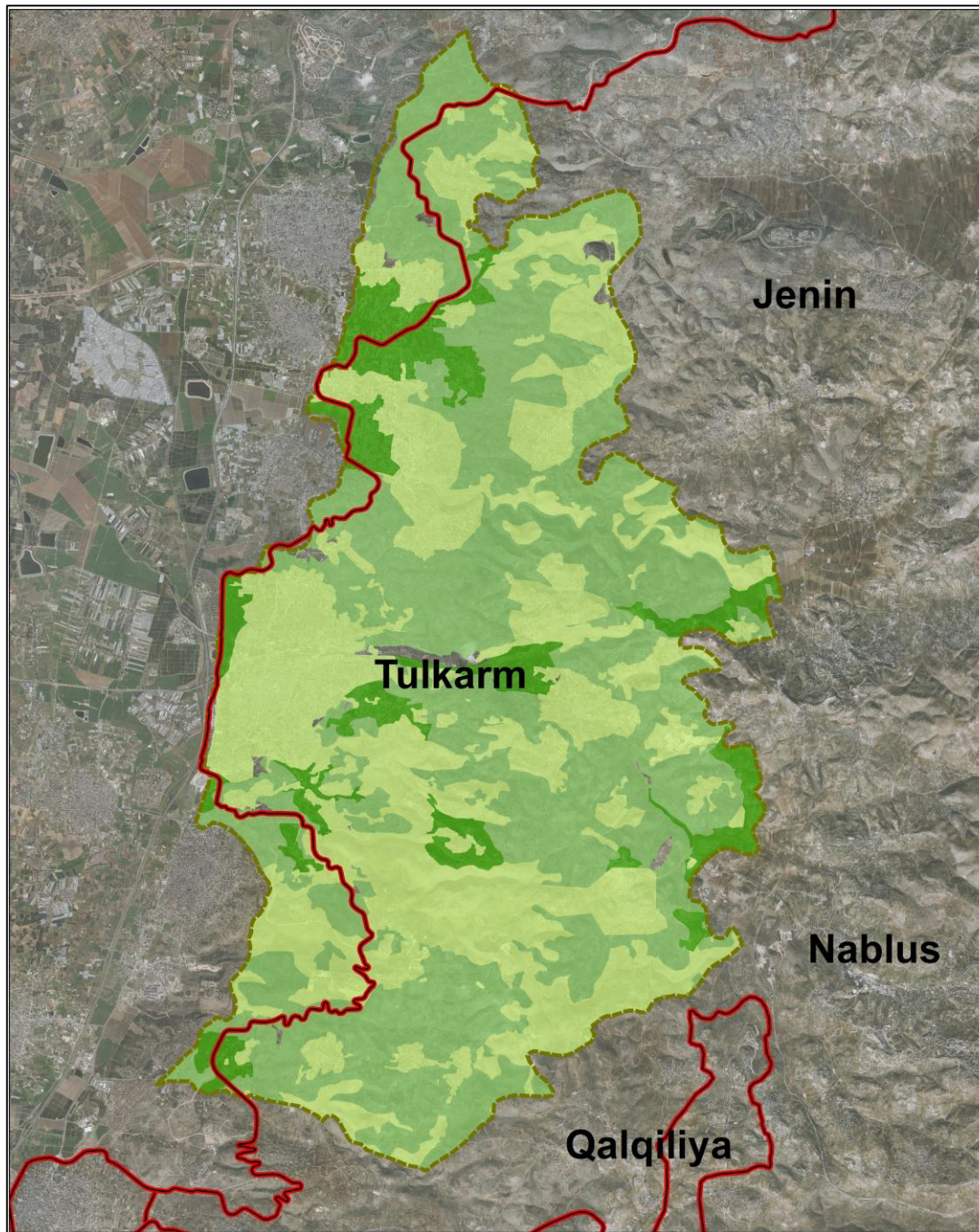
-  437.143 - 510
-  364.286 - 437.143
-  291.429 - 364.286
-  218.571 - 291.429
-  145.714 - 218.571
-  72.857 - 145.714
-  0 - 72.857

1:150,000









## Tulkarem Territory - Agricultural Land Classification

### Legend

 Tulkarem Territory

 wall

### Class\_MoA

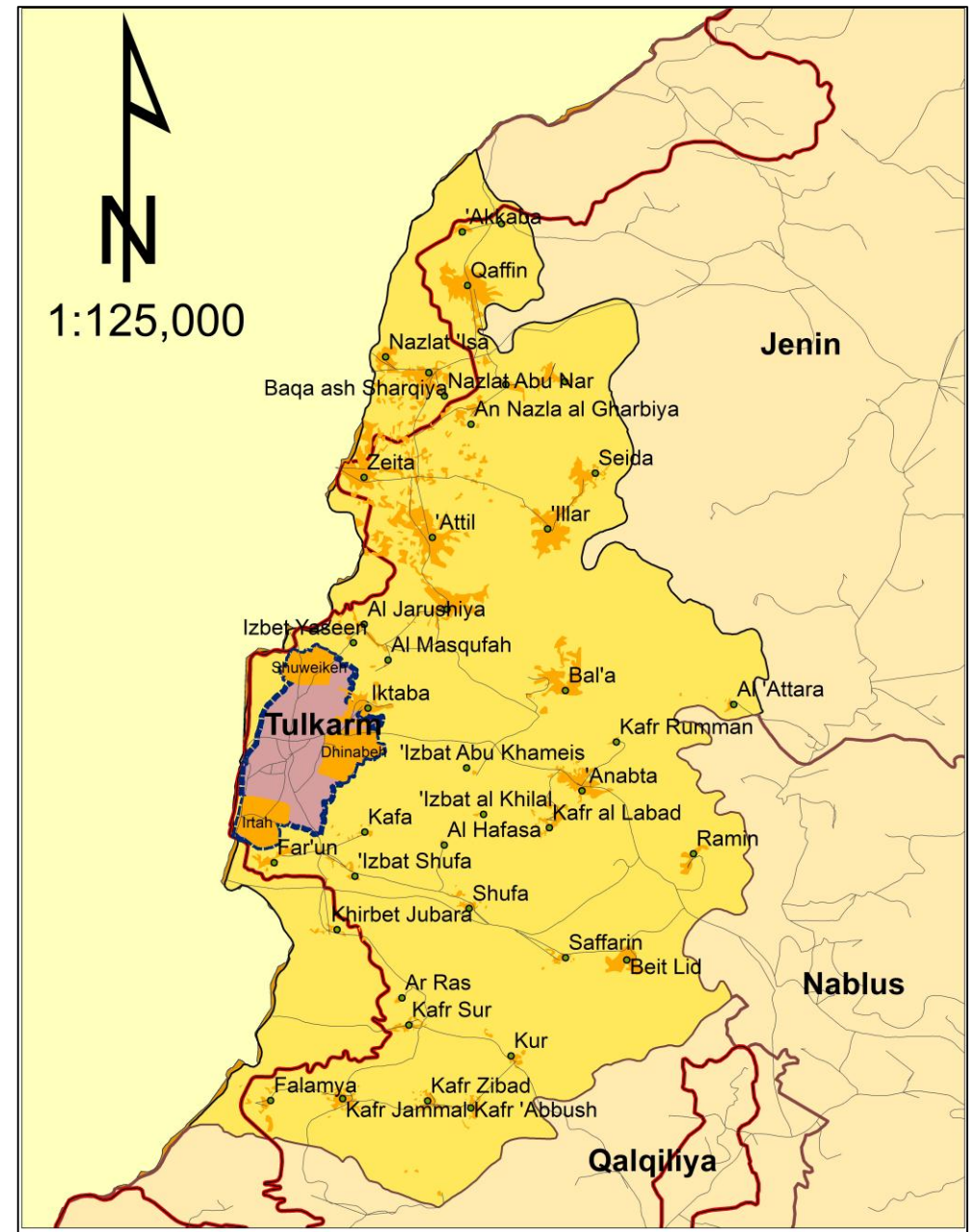
 High Value

 Medium Value

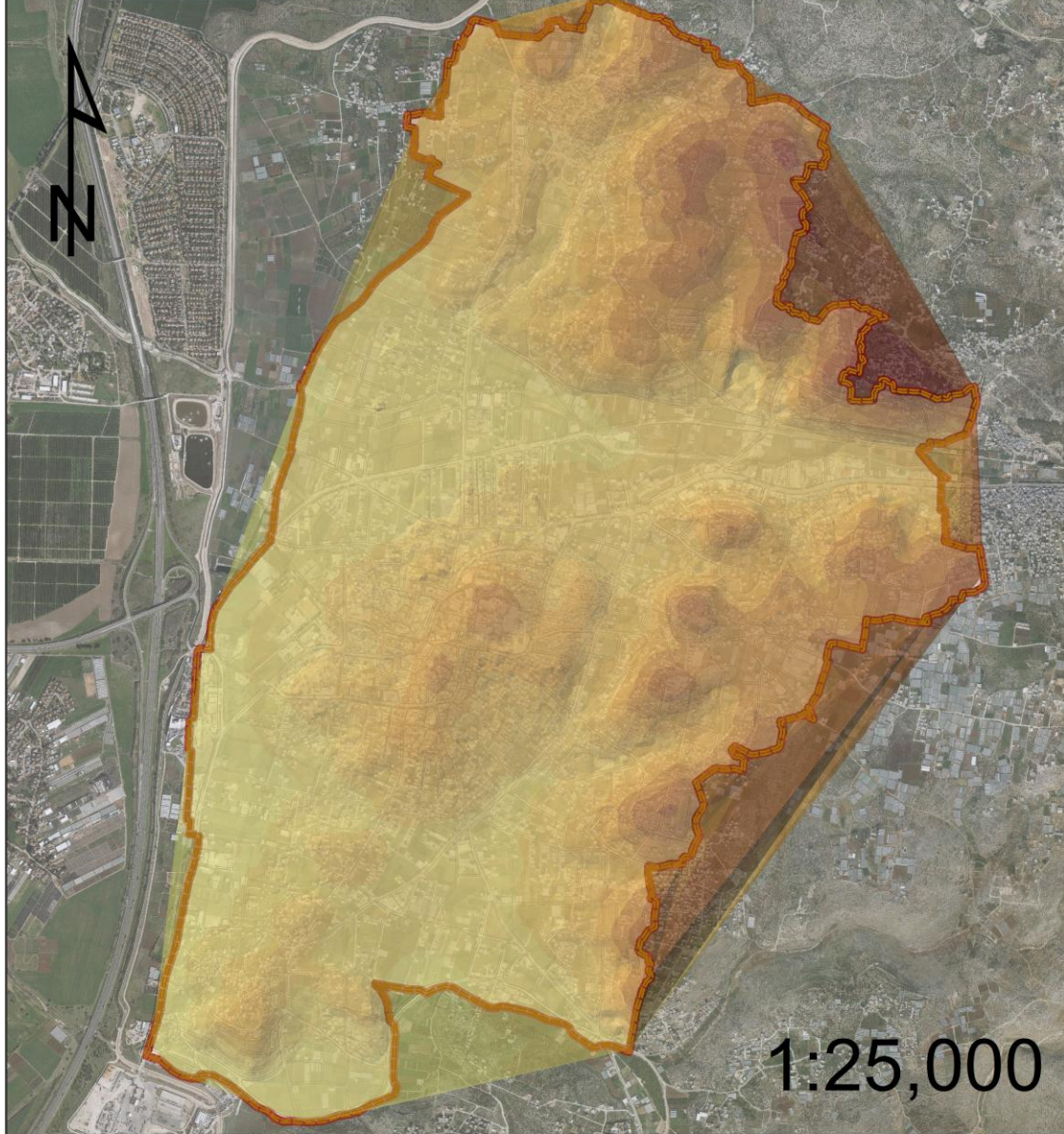
 Low Value

1:150,000

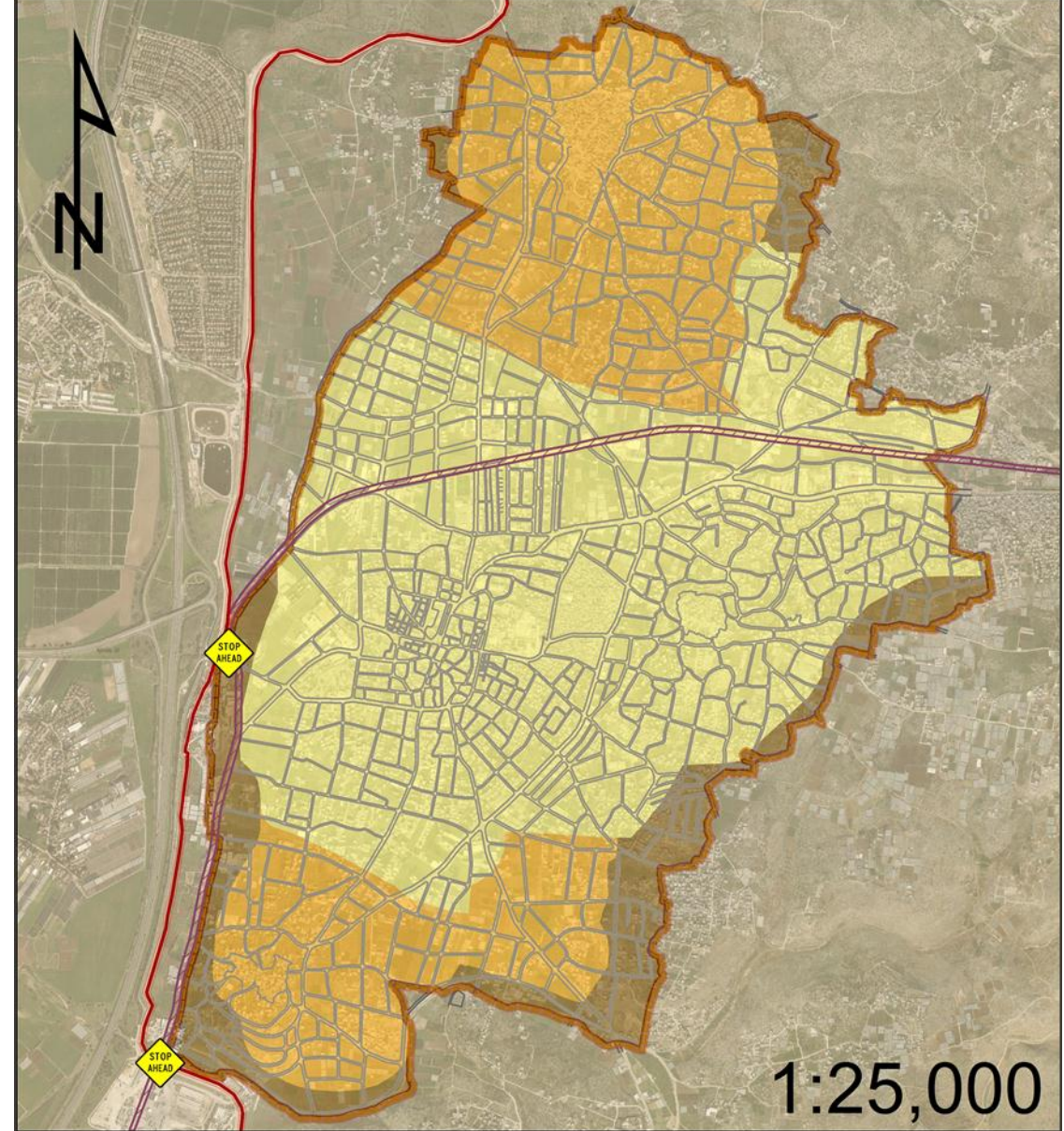
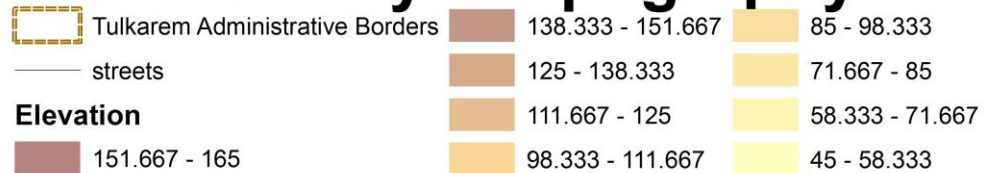
# Tulkarem City Analysis



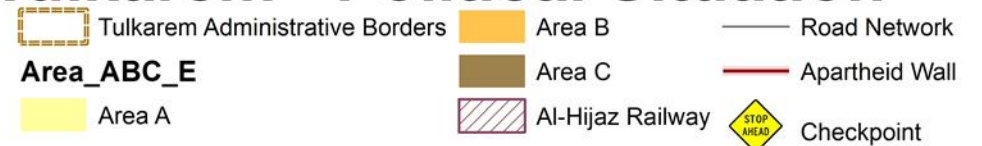




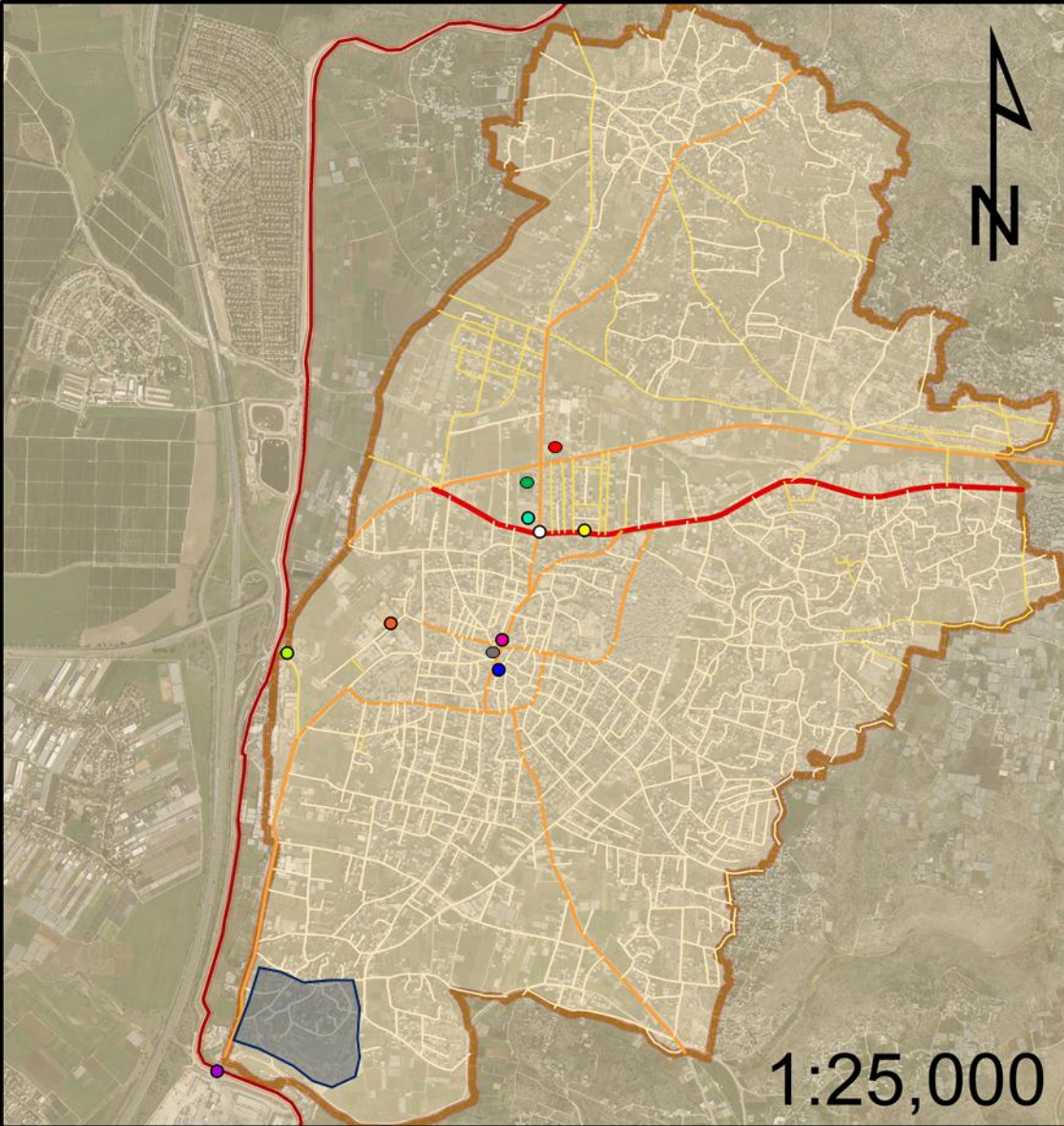
## Tulkarem City - Topography



## Tulkarem - Political Situation







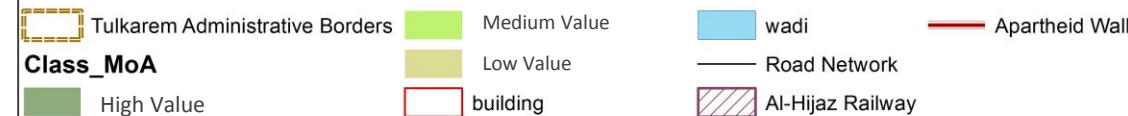
1:25,000

## Tulkarem Road Network & Significant Nodes



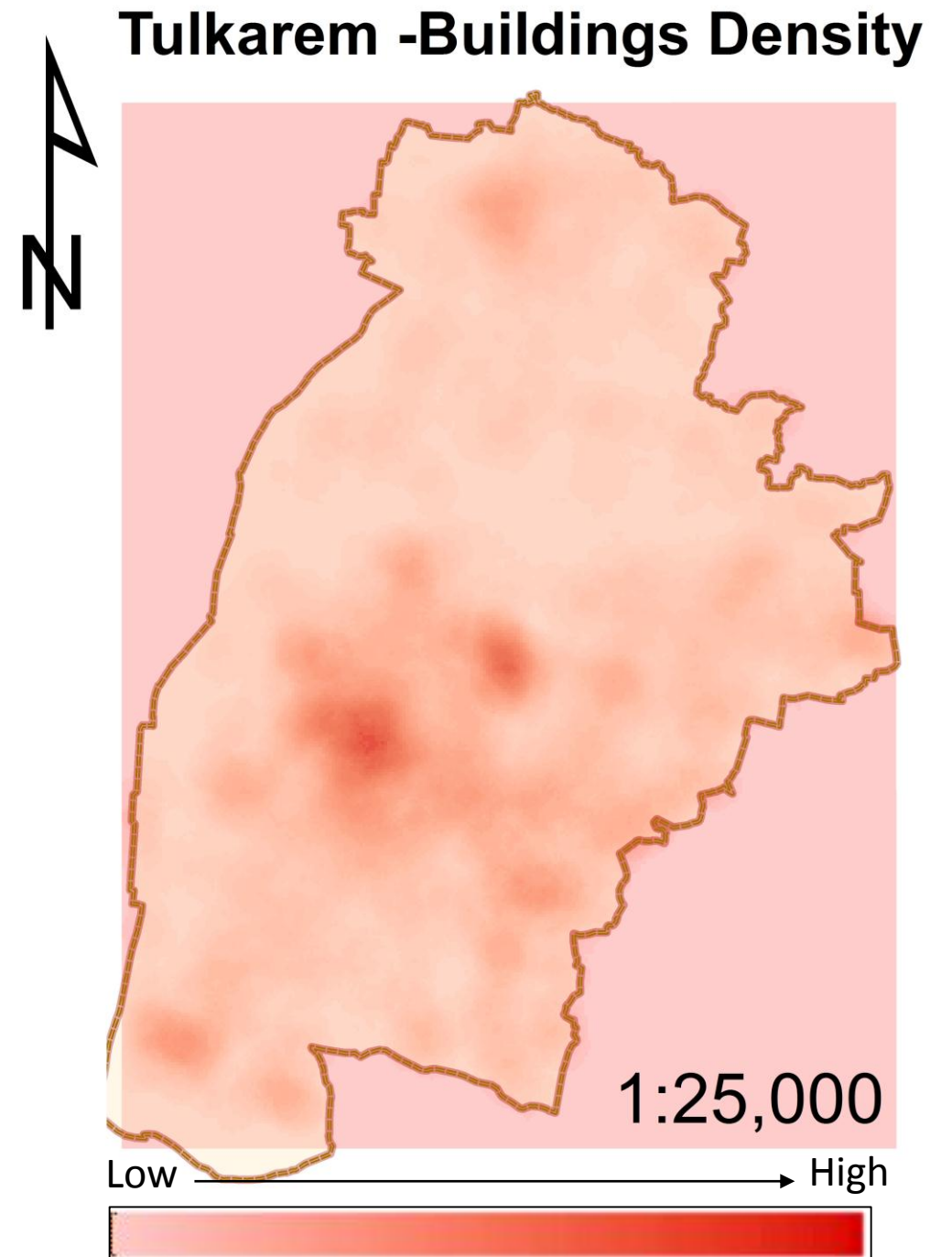
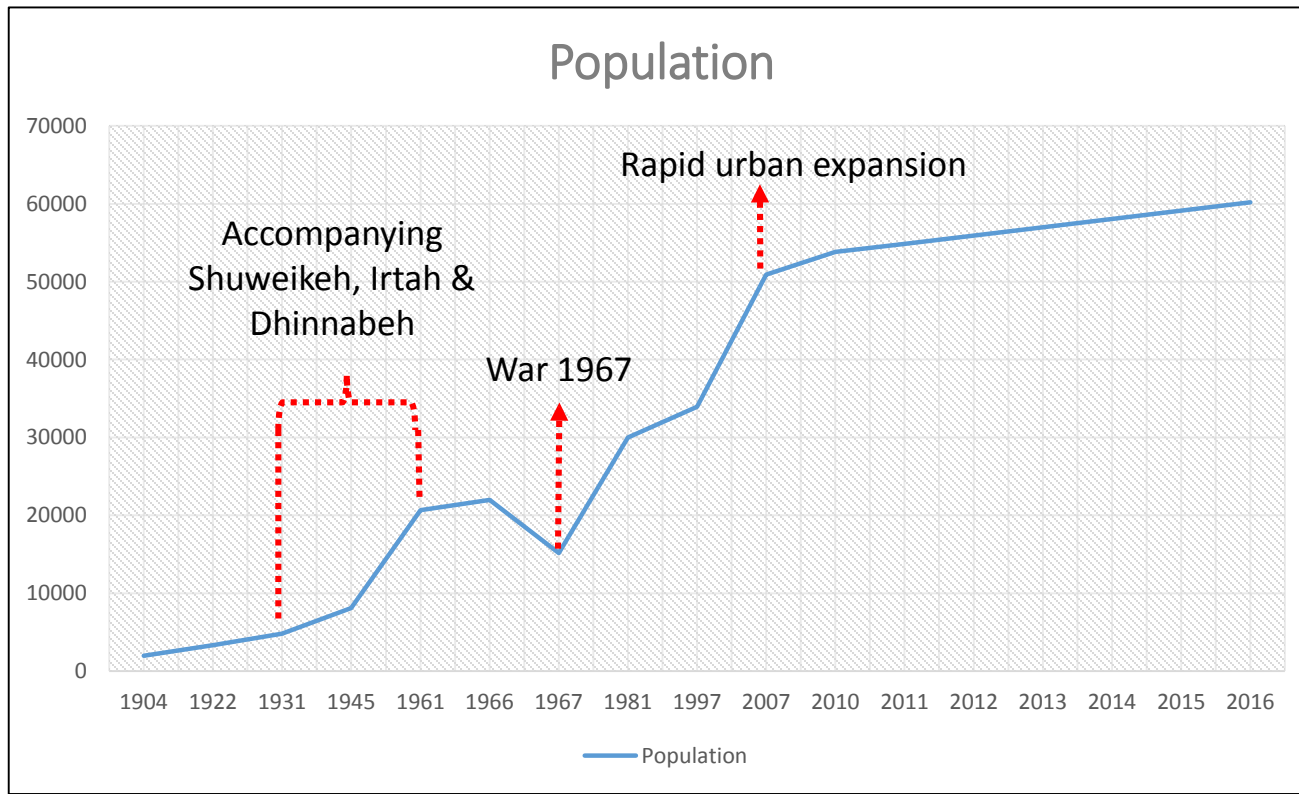
1:25,000

## Tulkarem - Agricultural Land Classification





# Buildings Density & Population Growth





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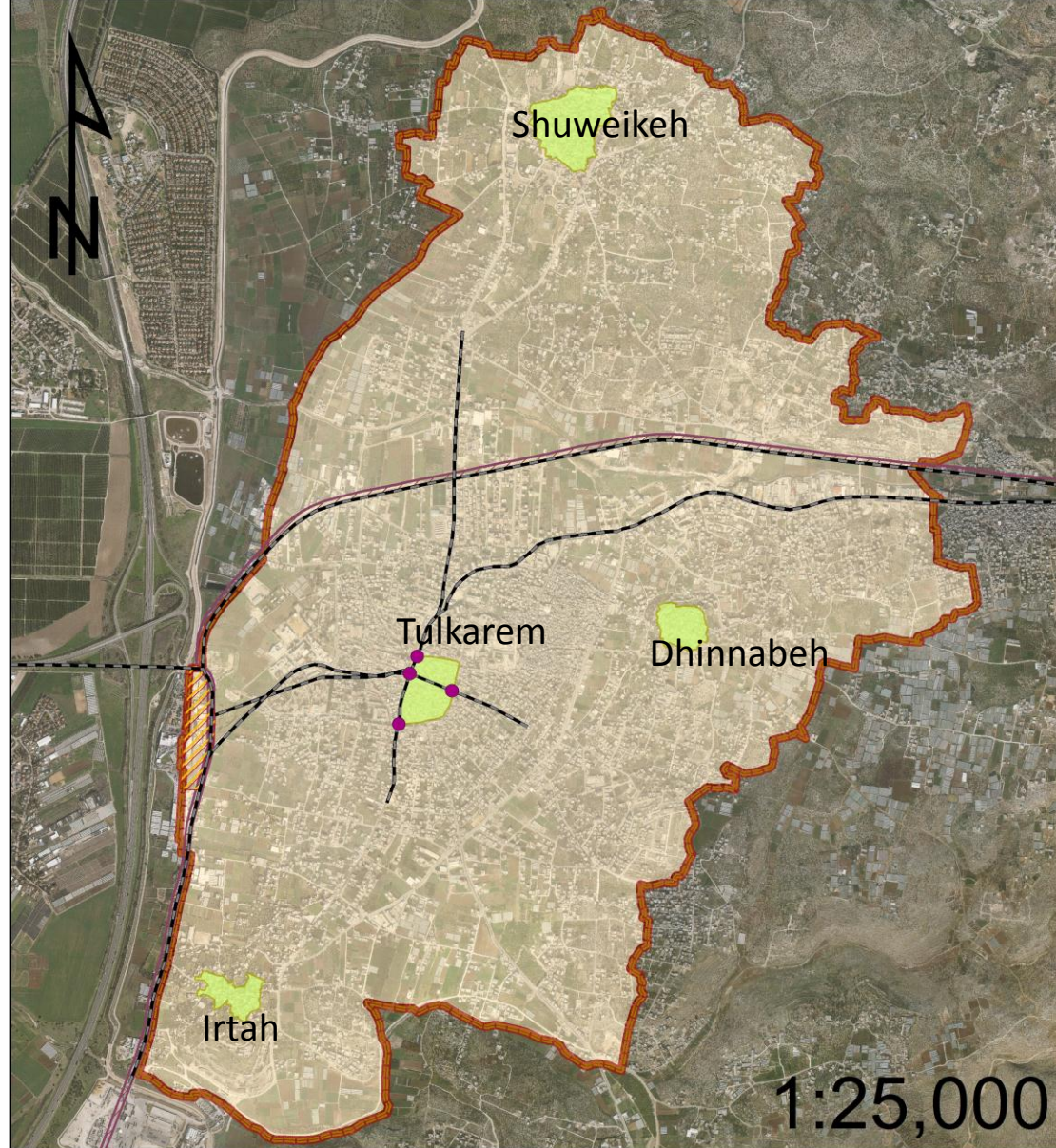
8

Design

Eastern Entrance

Recreational & Commercial

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## Tulkarem - Ottoman Period





**Western Entrance1:**  
Used by the  
Southern Areas

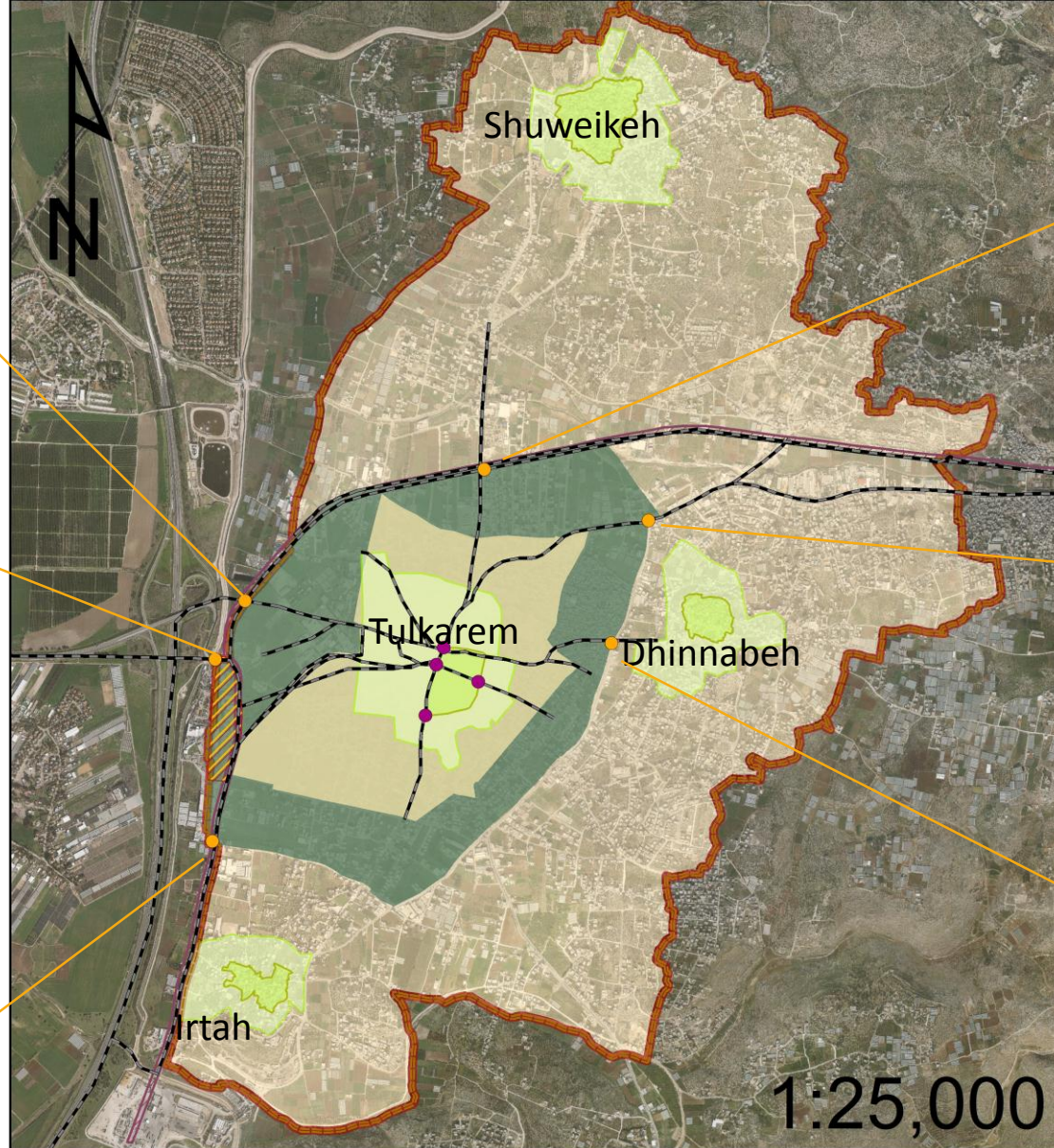
**Western Entrance2:**  
Commercial Entrance  
(Used by coastal  
plain areas)

**Southern Entrance:**  
Additional Road that  
ends by a connection  
with the Western  
Entrance1

**Northern Entrance:**  
Agricultural  
Entrance  
(Shweikeh Plain)

**Eastern Entrance1:**  
Agricultural Entrance  
(Used by Northern  
Cities)

**Eastern Entrance2:**  
Used by Dhinnabeh  
Residents & Visitors

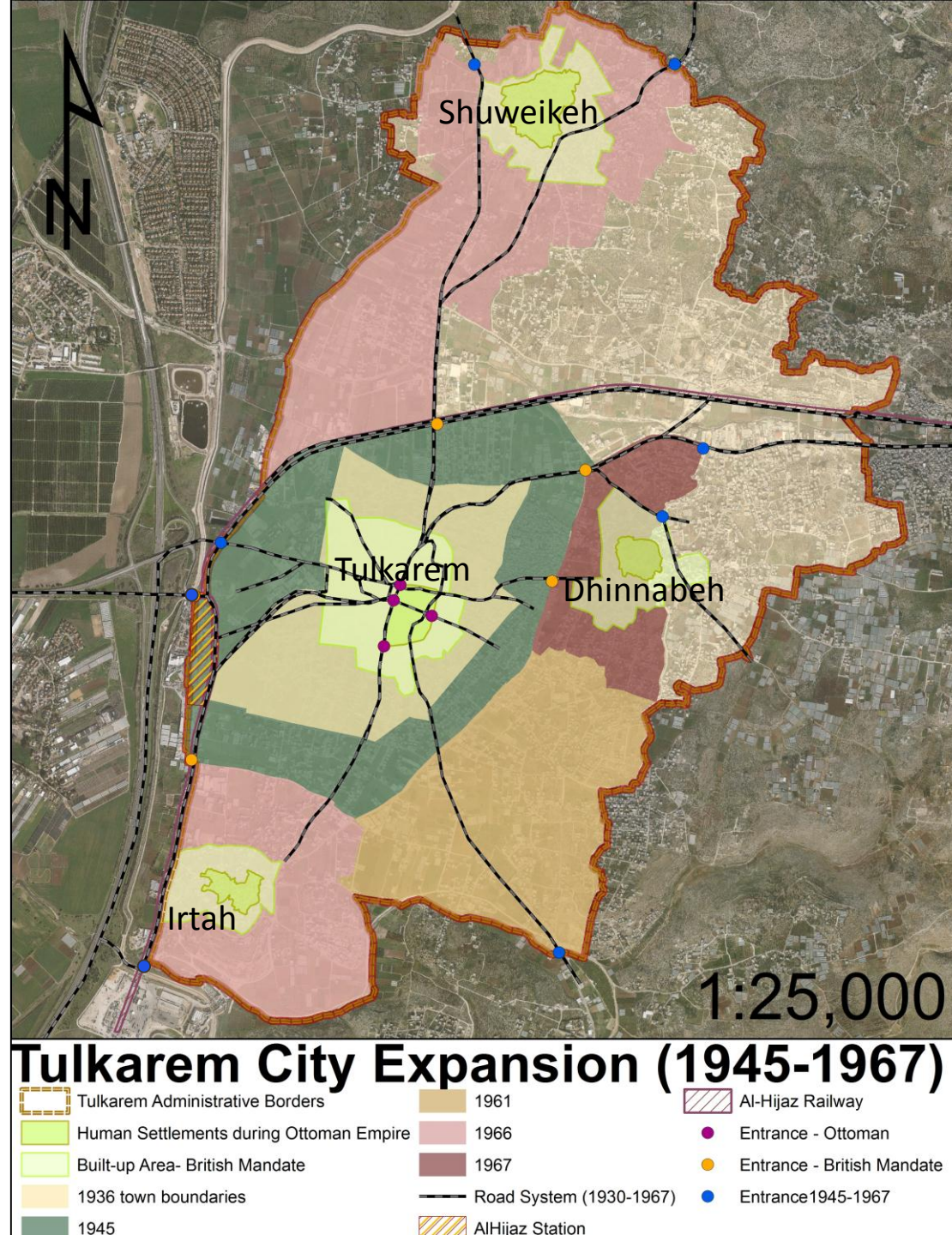


## Tulkarem - British Mandate

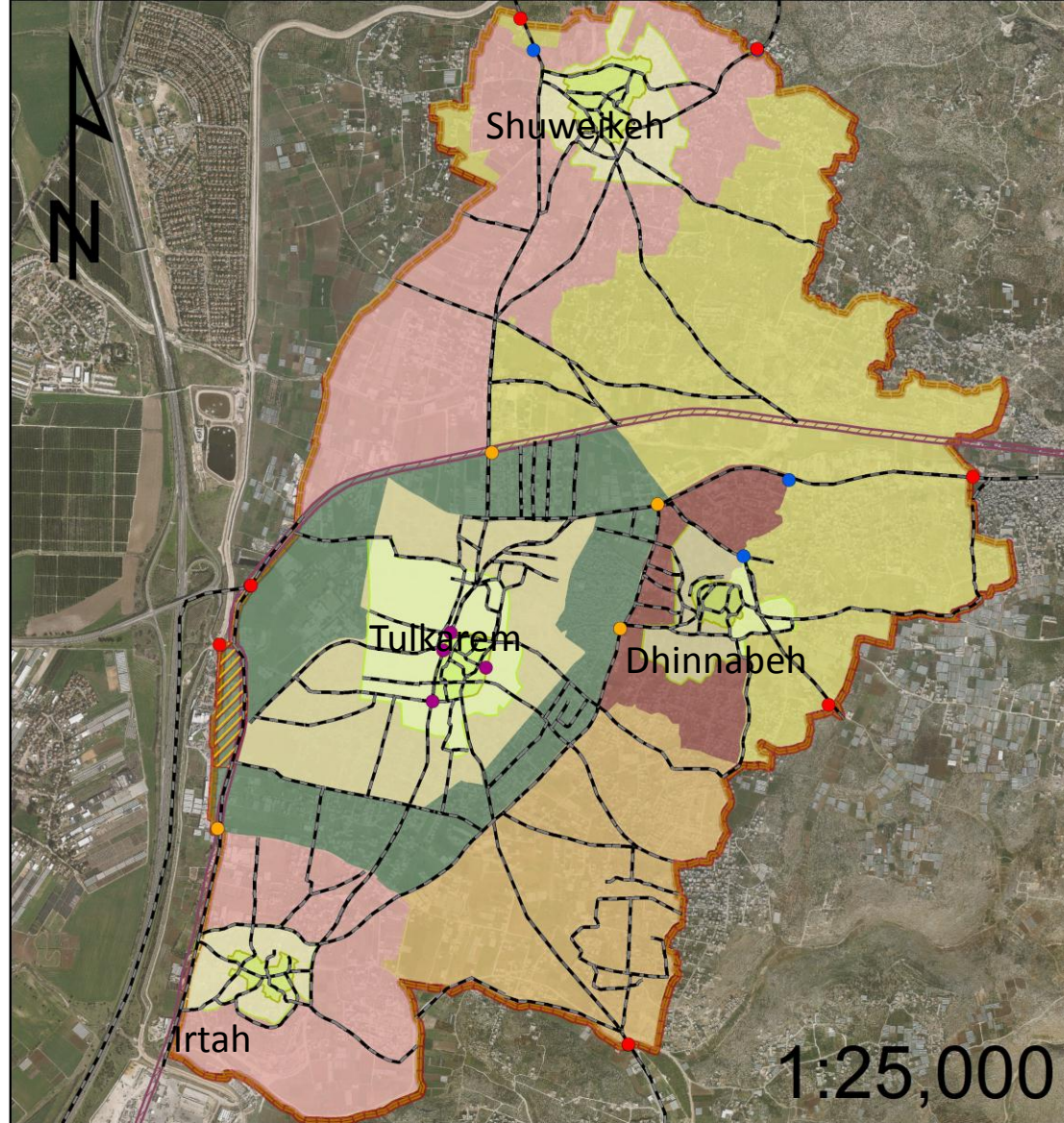




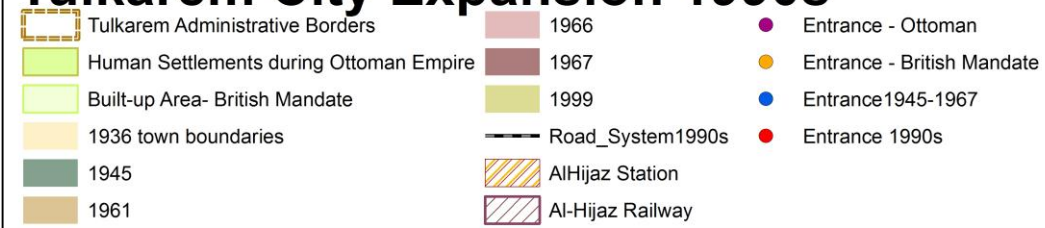
# Jordanian Rule







## Tulkarem City Expansion 1990s

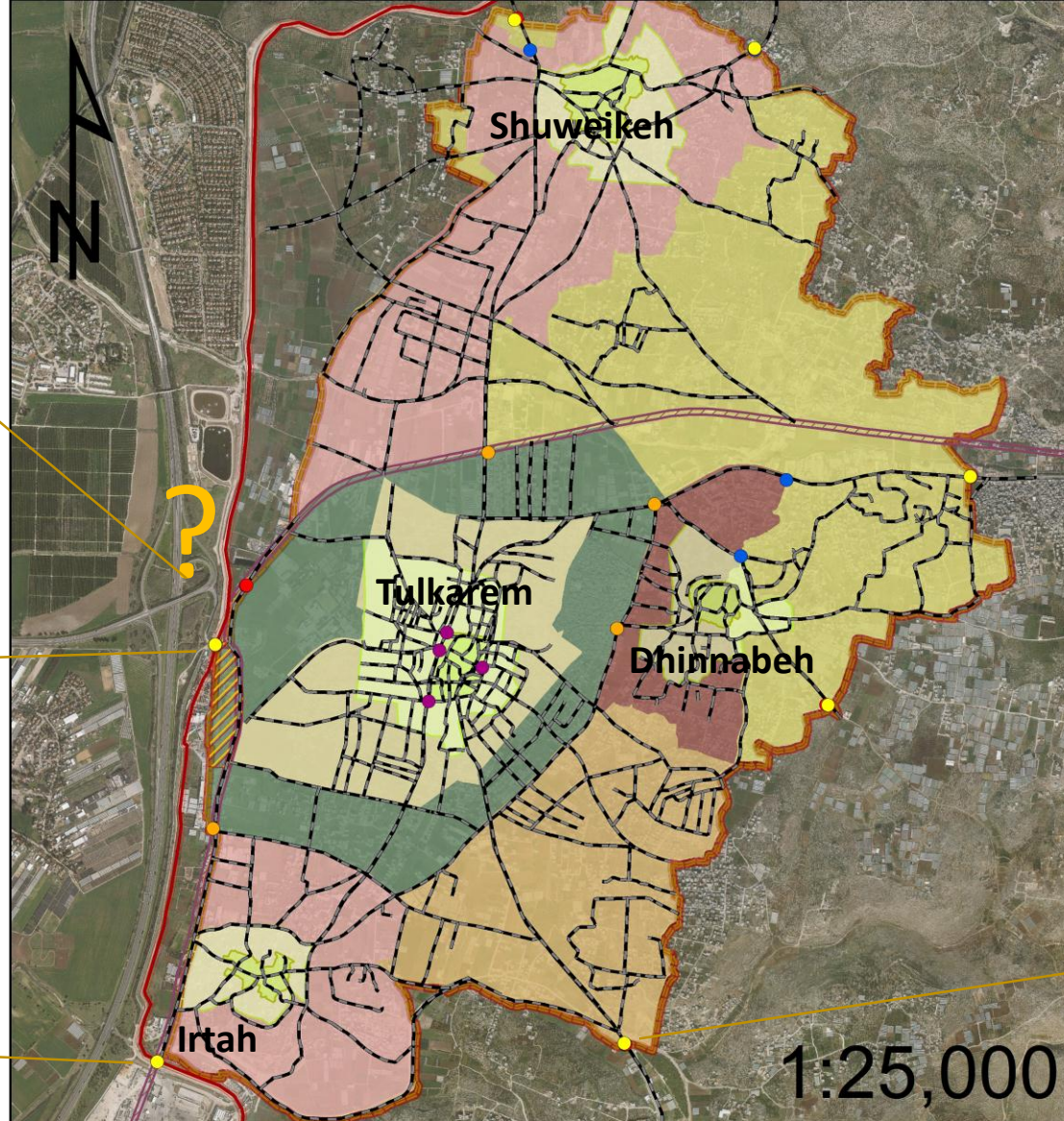




The road which was used by Qalqilya is cancelled and replaced by AlKafreyat Road

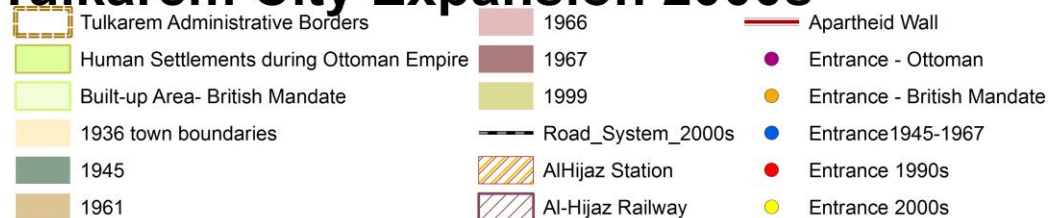
Natanya Checkpoint, Only an entrance (exit is not allowed) used by occupied cities 1948

Commercial Entrance and Exist, Only used by heavy vehicles(Regionally Significant Entrance)

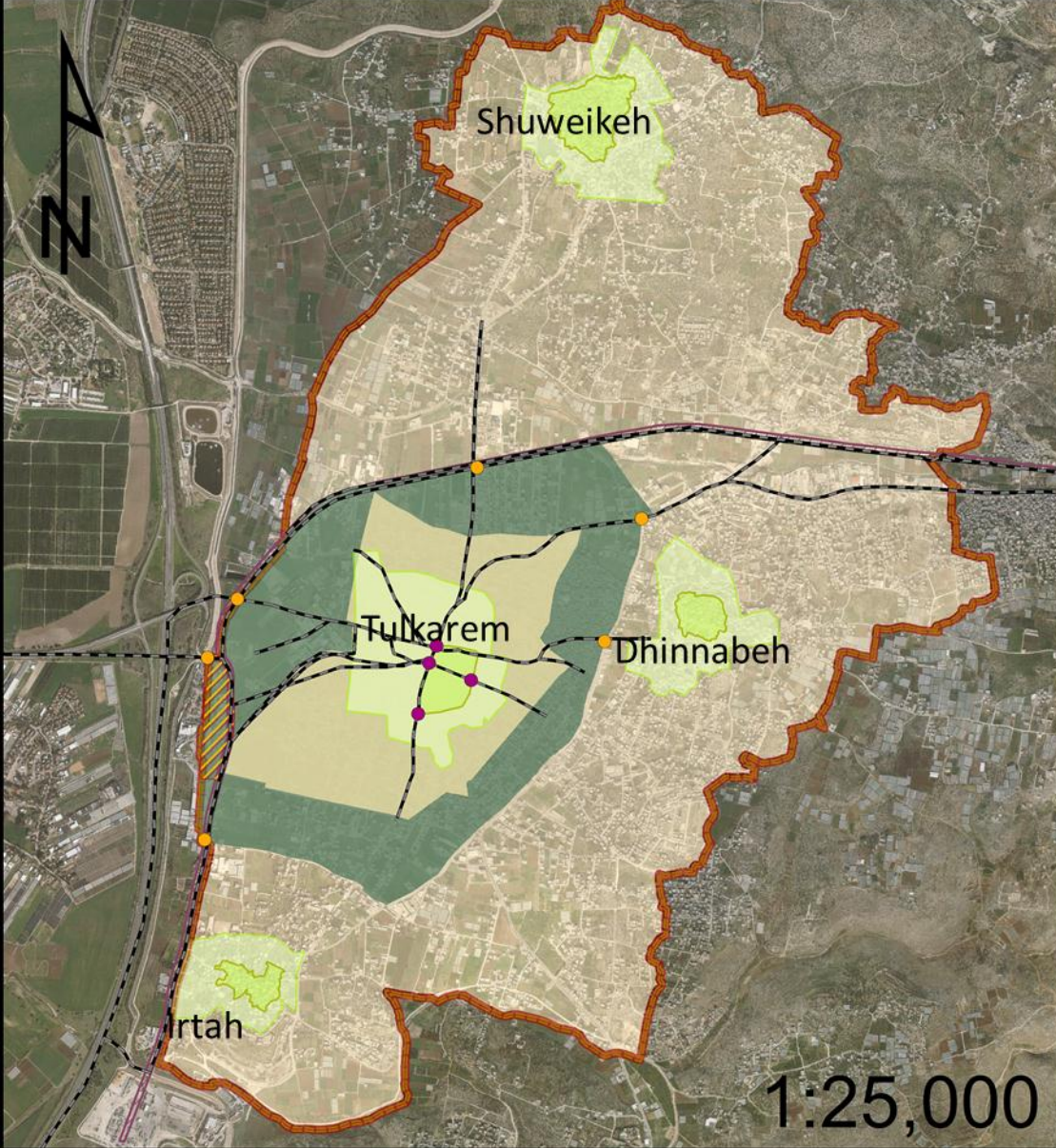


AlKafreyat Entrance

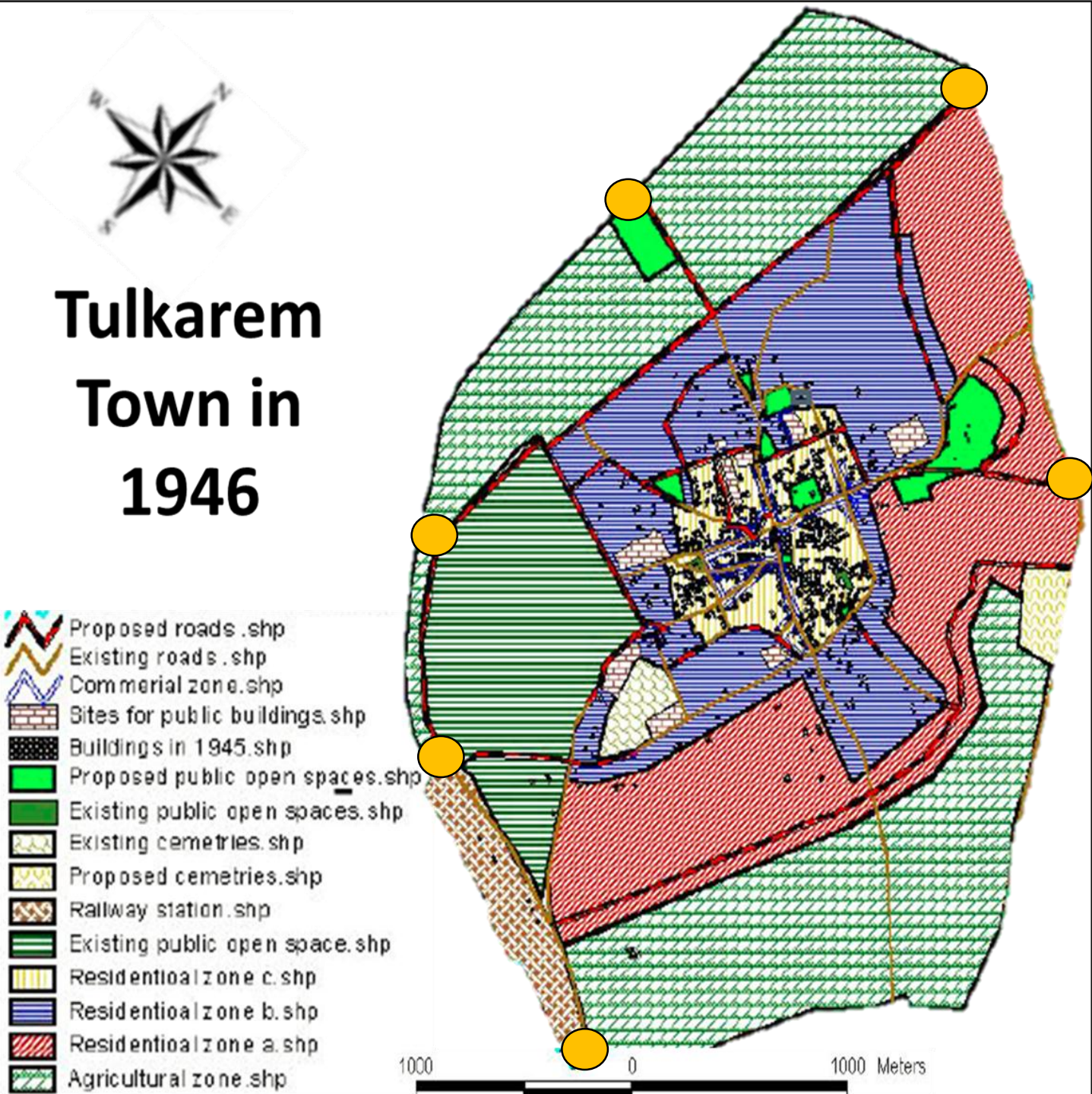
### Tulkarem City Expansion 2000s



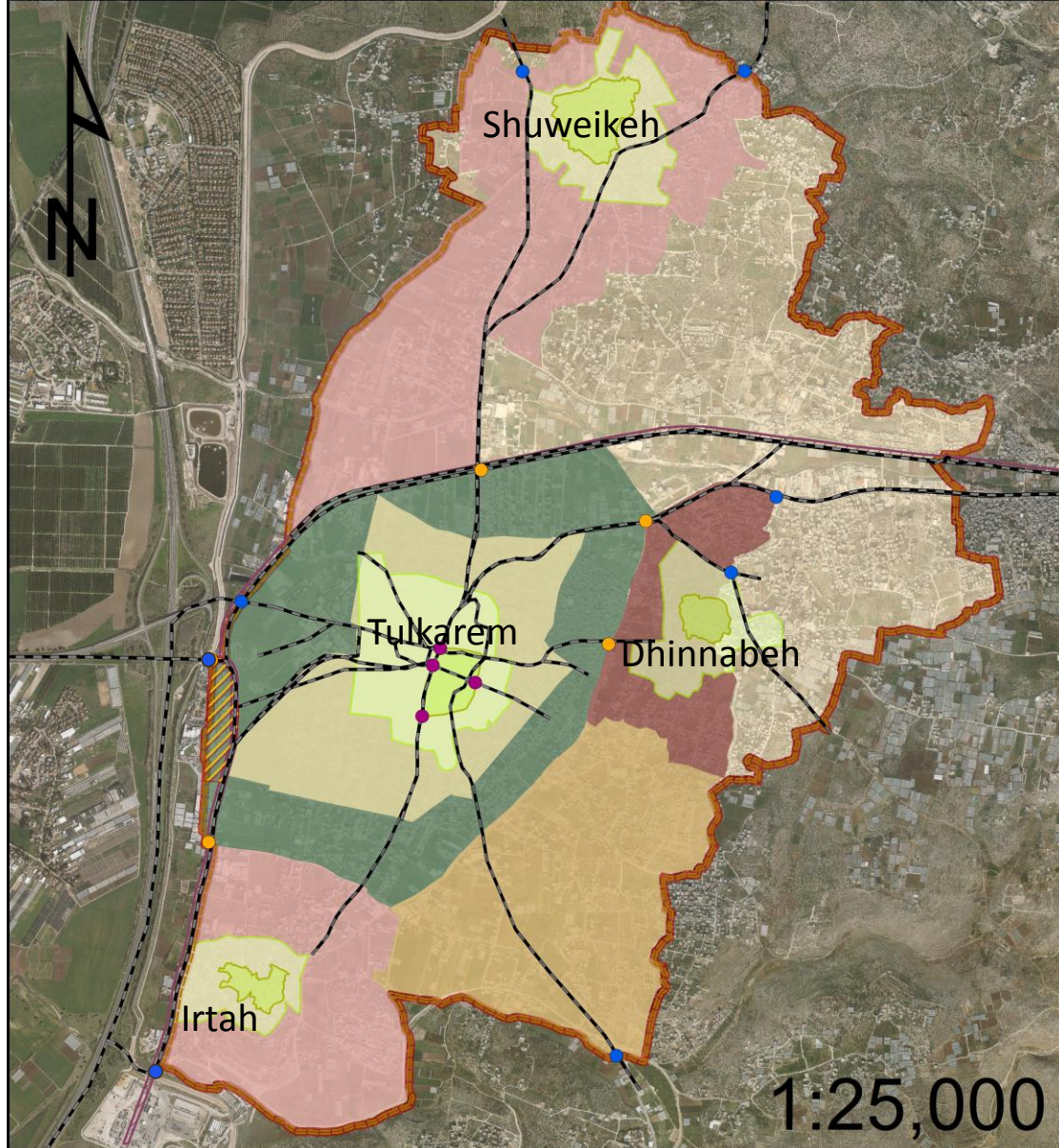




## Tulkarem - British Mandate



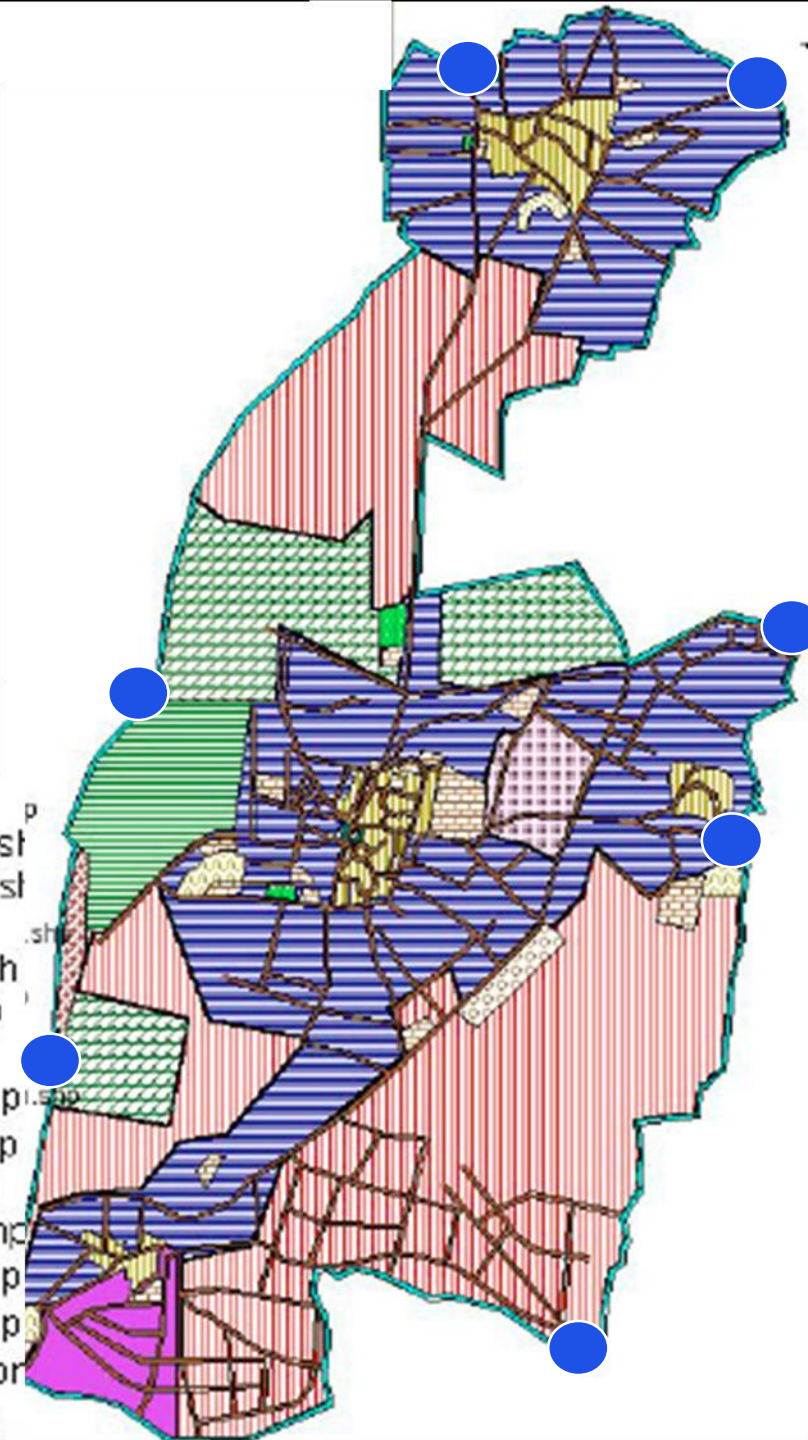




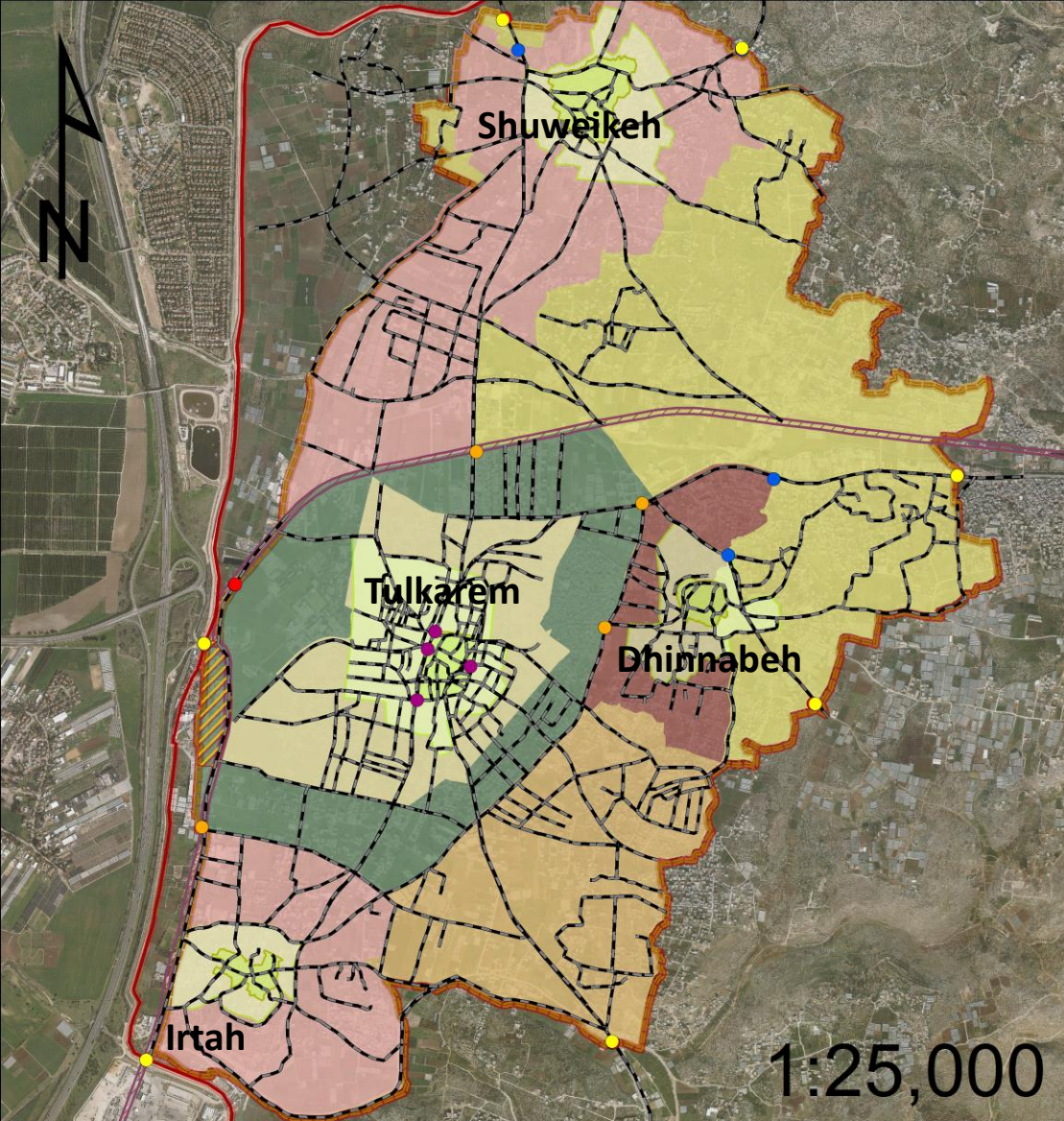
## Tulkarem City Expansion (1945-1967)



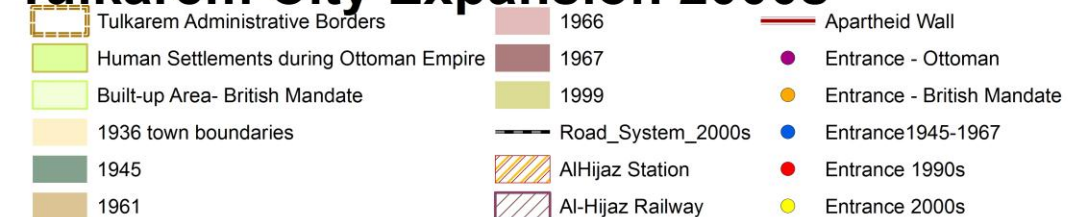
## Tulkarem Town in 1970



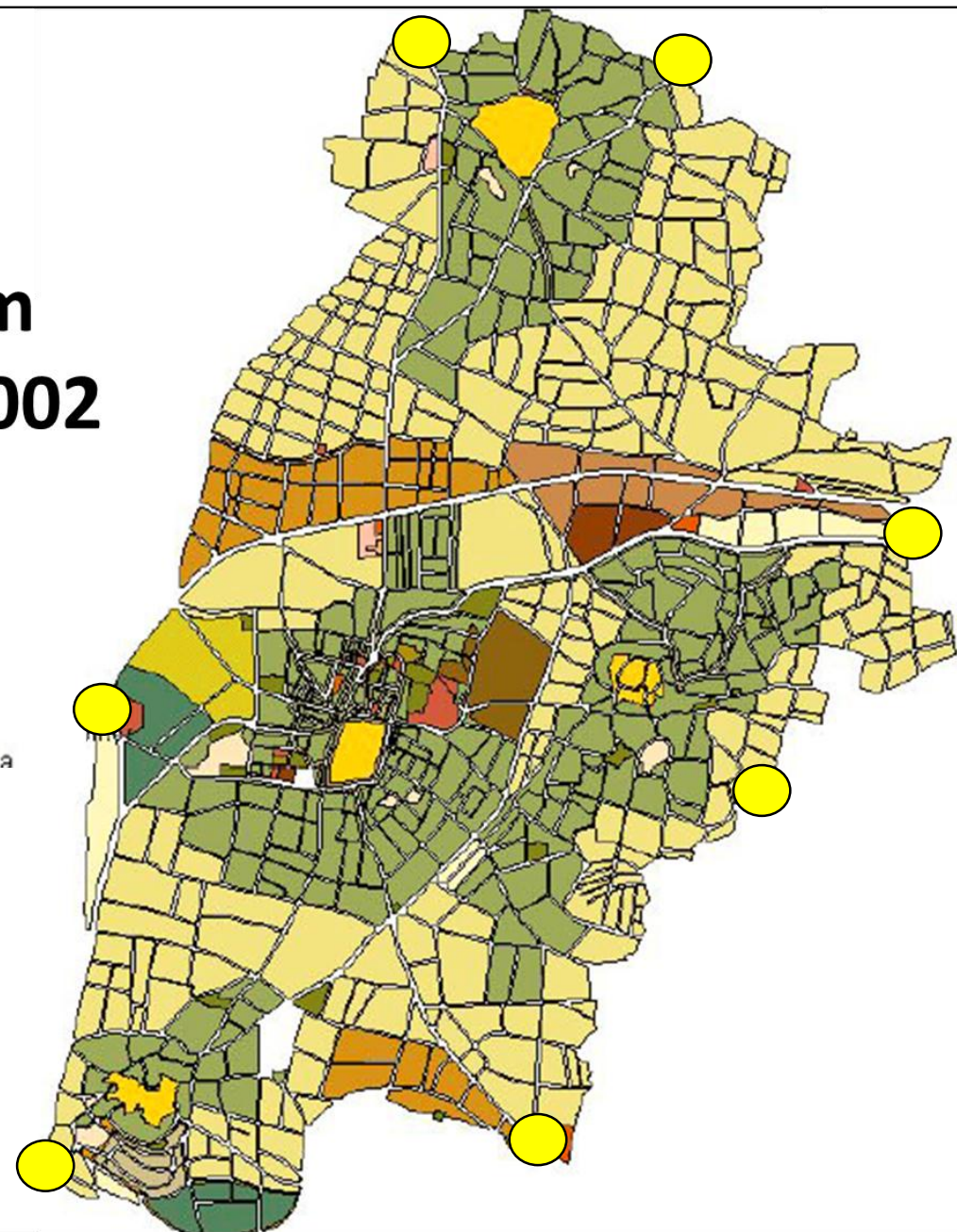




## Tulkarem City Expansion 2000s



## Tulkarem Town in 2002





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City image-Entrance

Project Main Objectives

Project Main Problems

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Topography

Political Situation

Building Density & Population Growth

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Israeli Occupation 1990s

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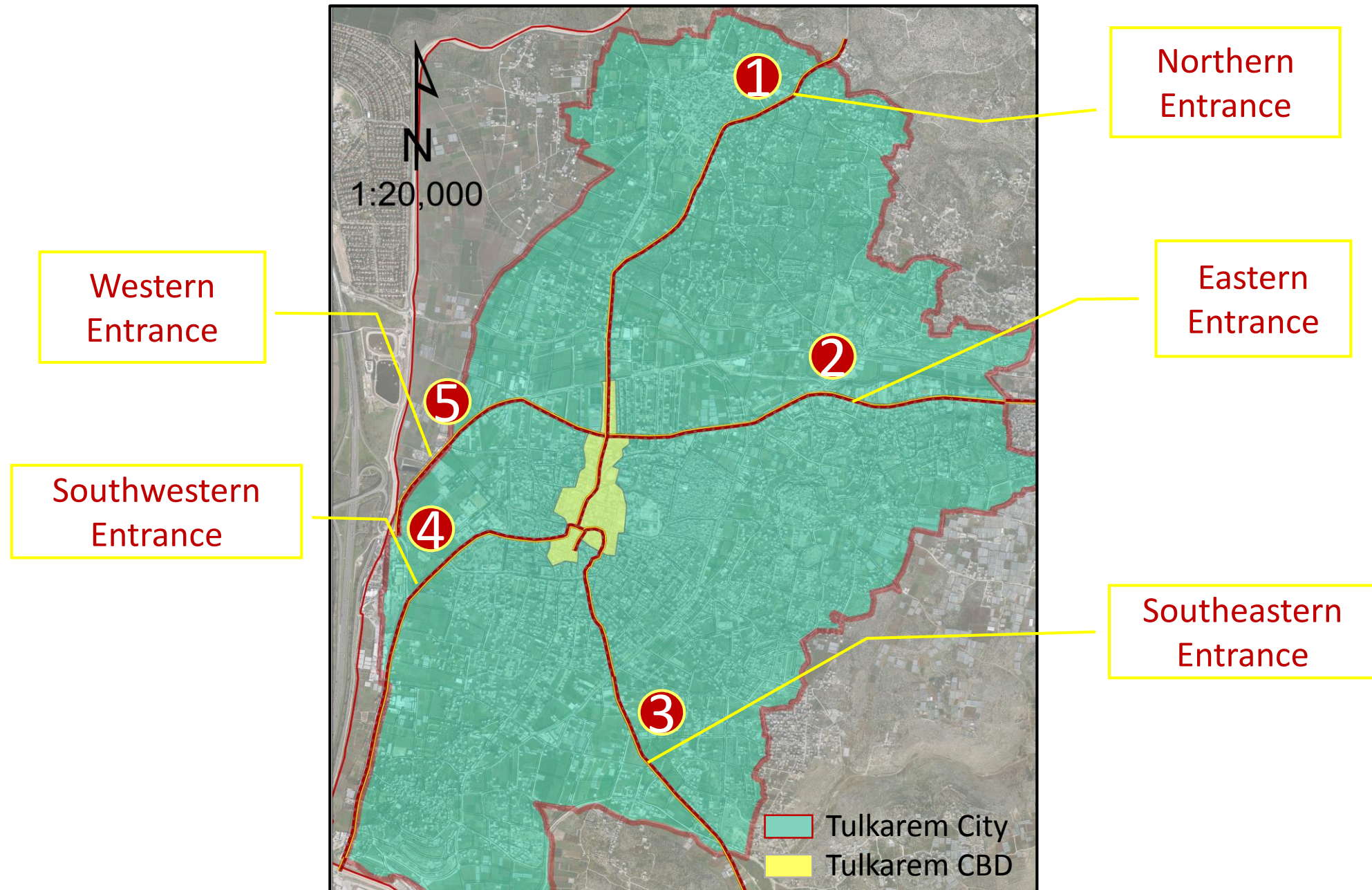
Recreational & Commercial

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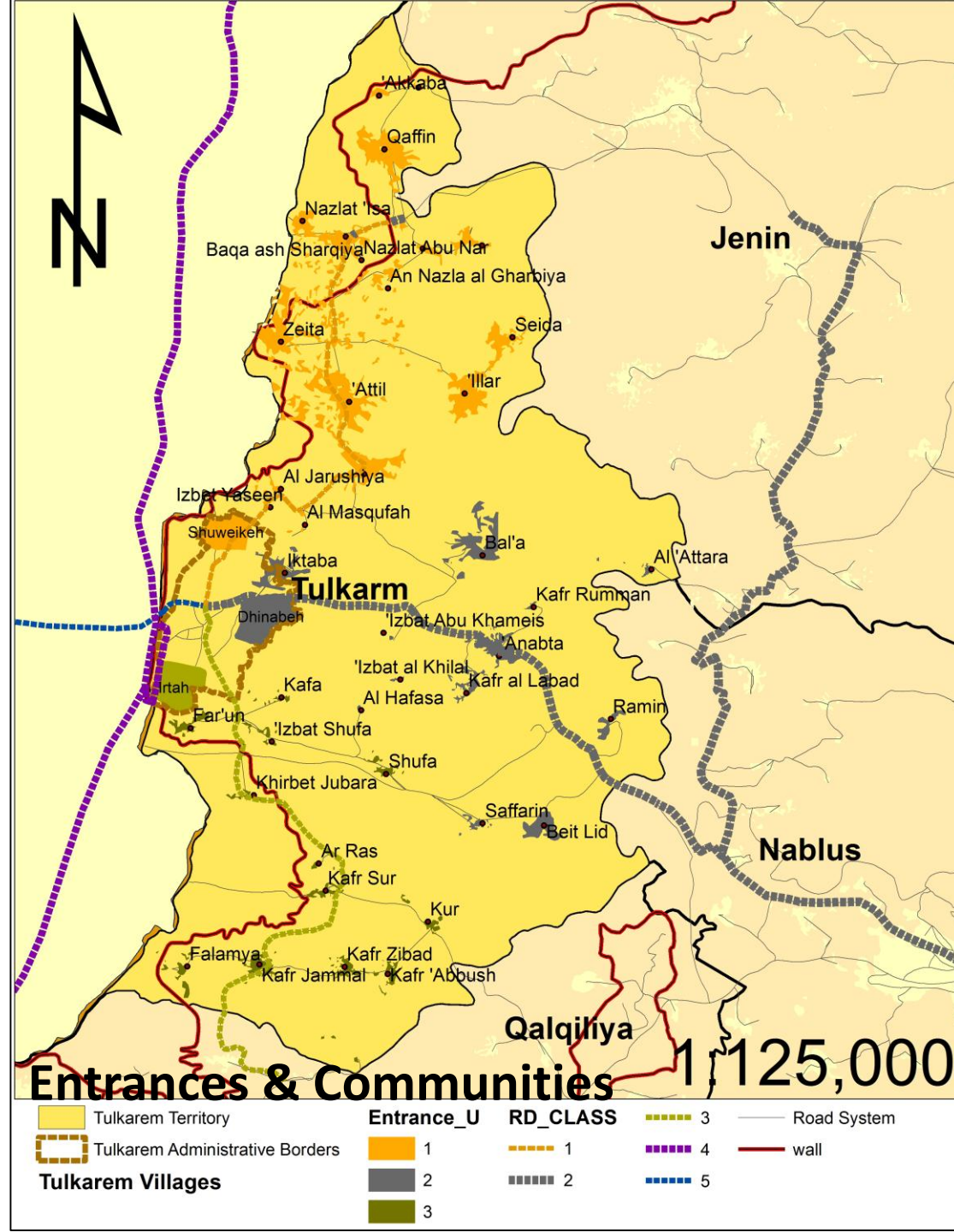
Design

Master Plan , Detailed Plan & 3-D Shots

# Study Entrances

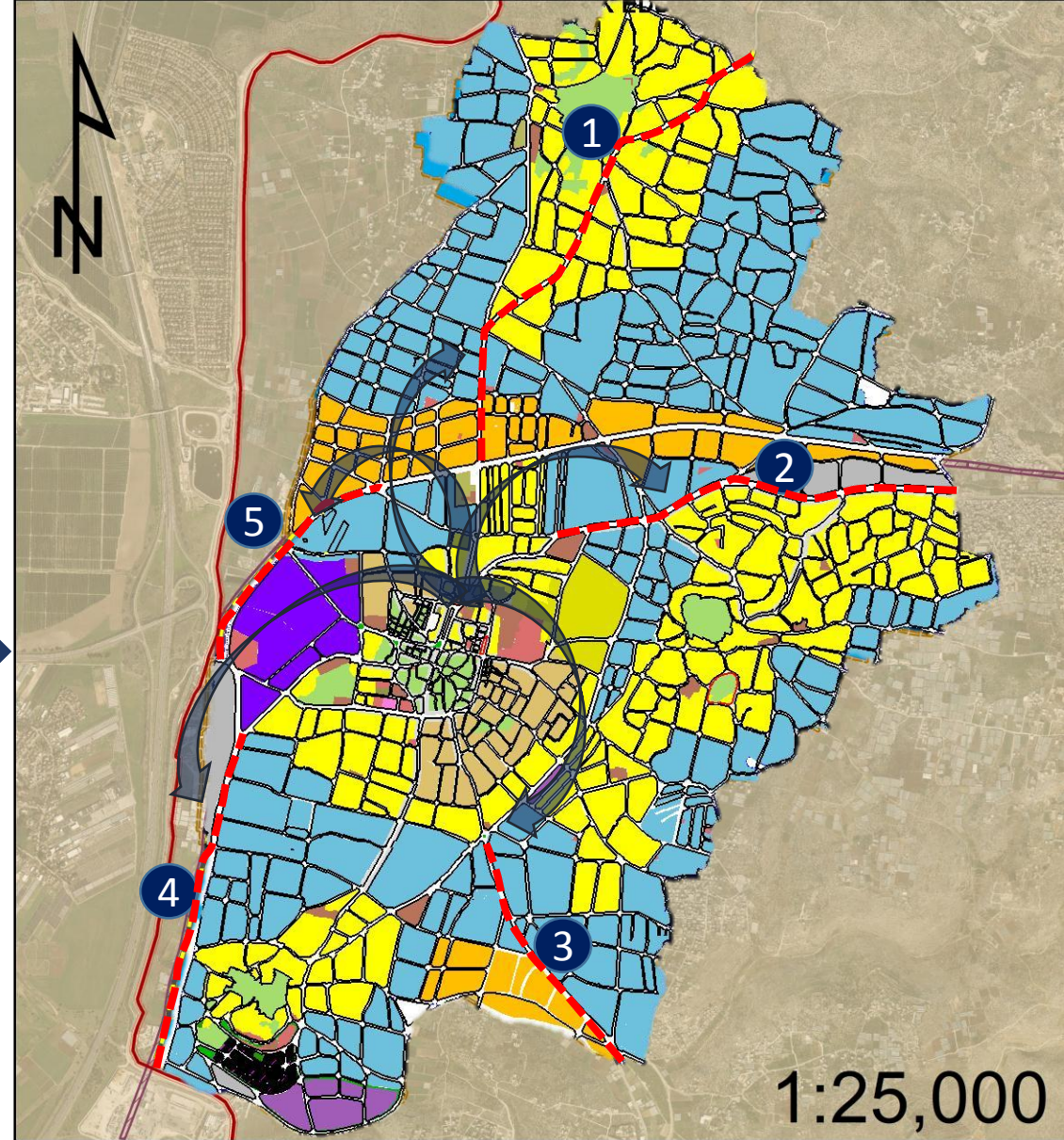
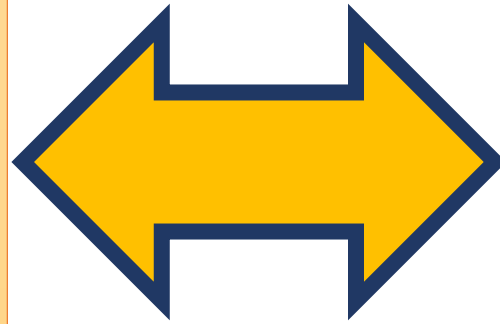




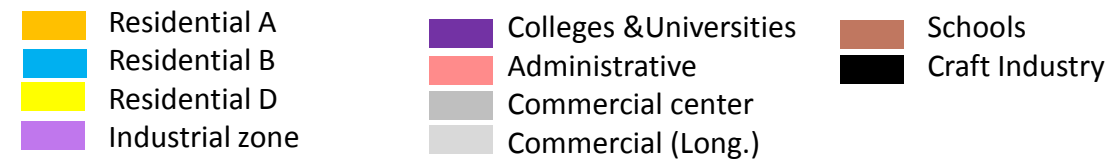


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- 1 Car Workshops
- 2 Furniture Shops
- 3 Recreational Use
- 4 Industrial Use
- 5 Damaged Cars Garages



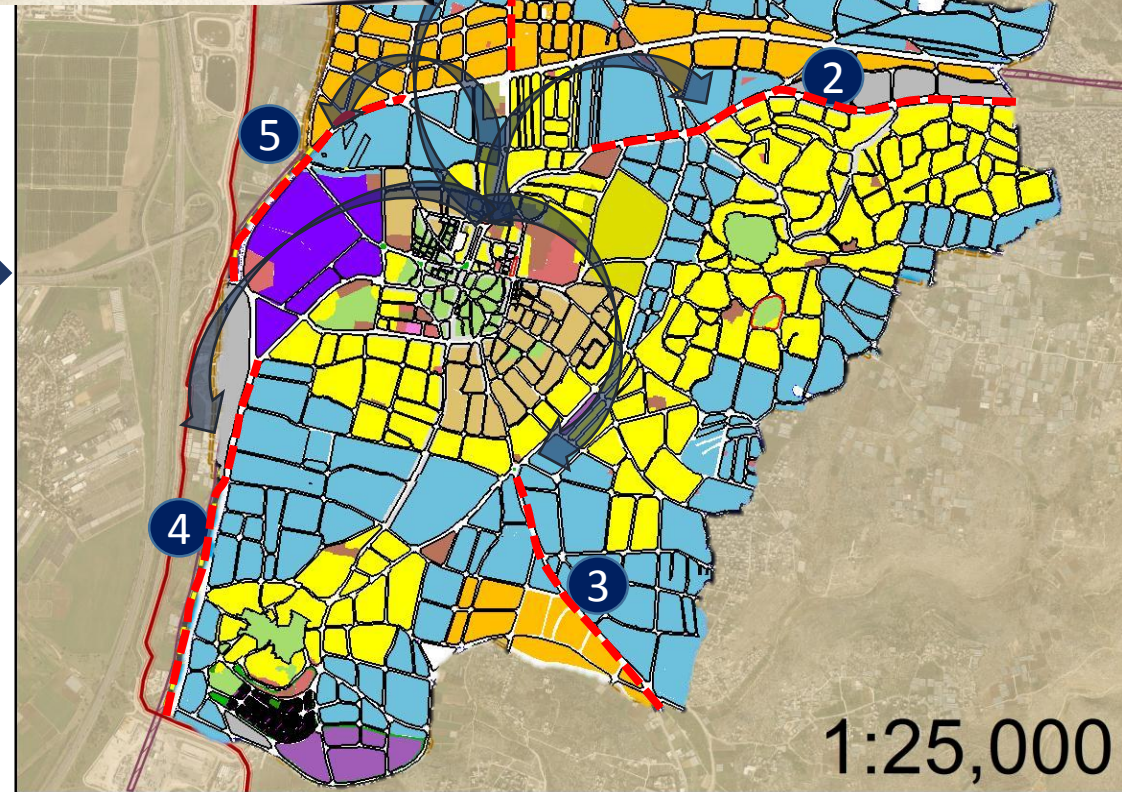
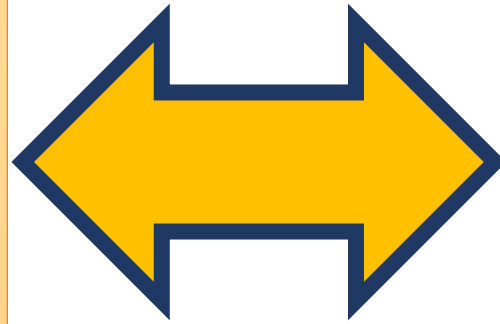
### Tulkarem - Master Plan 2007



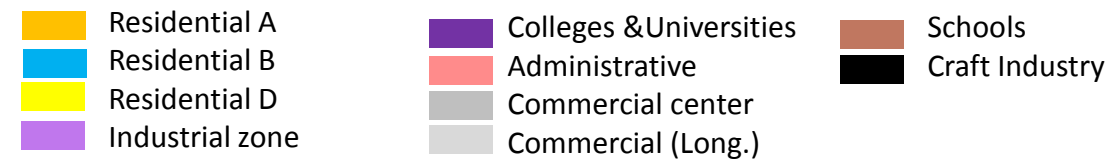


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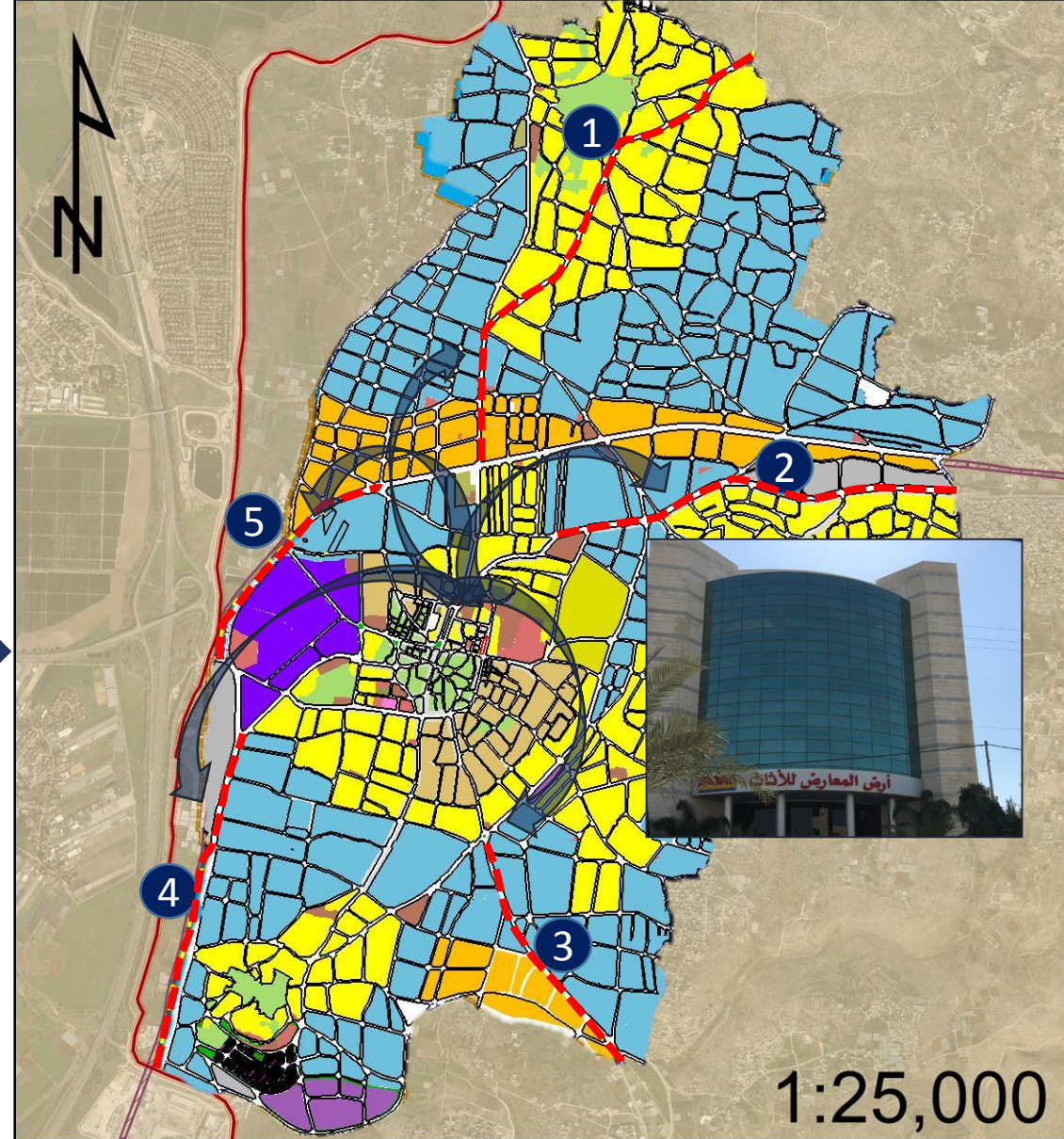
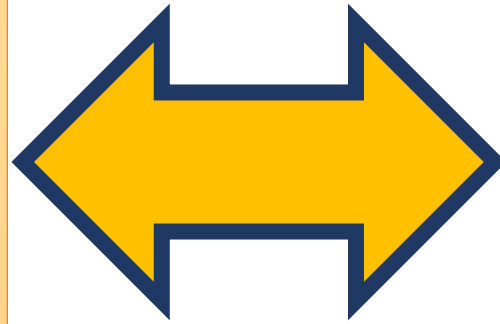
**Tulkarem - Master Plan 2007**



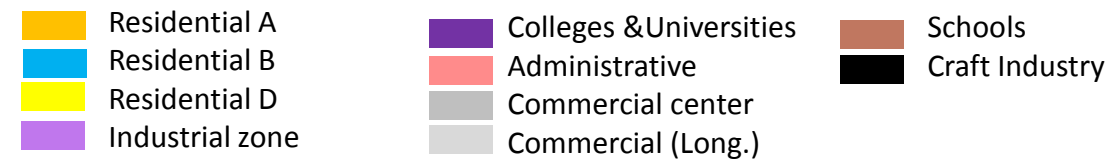


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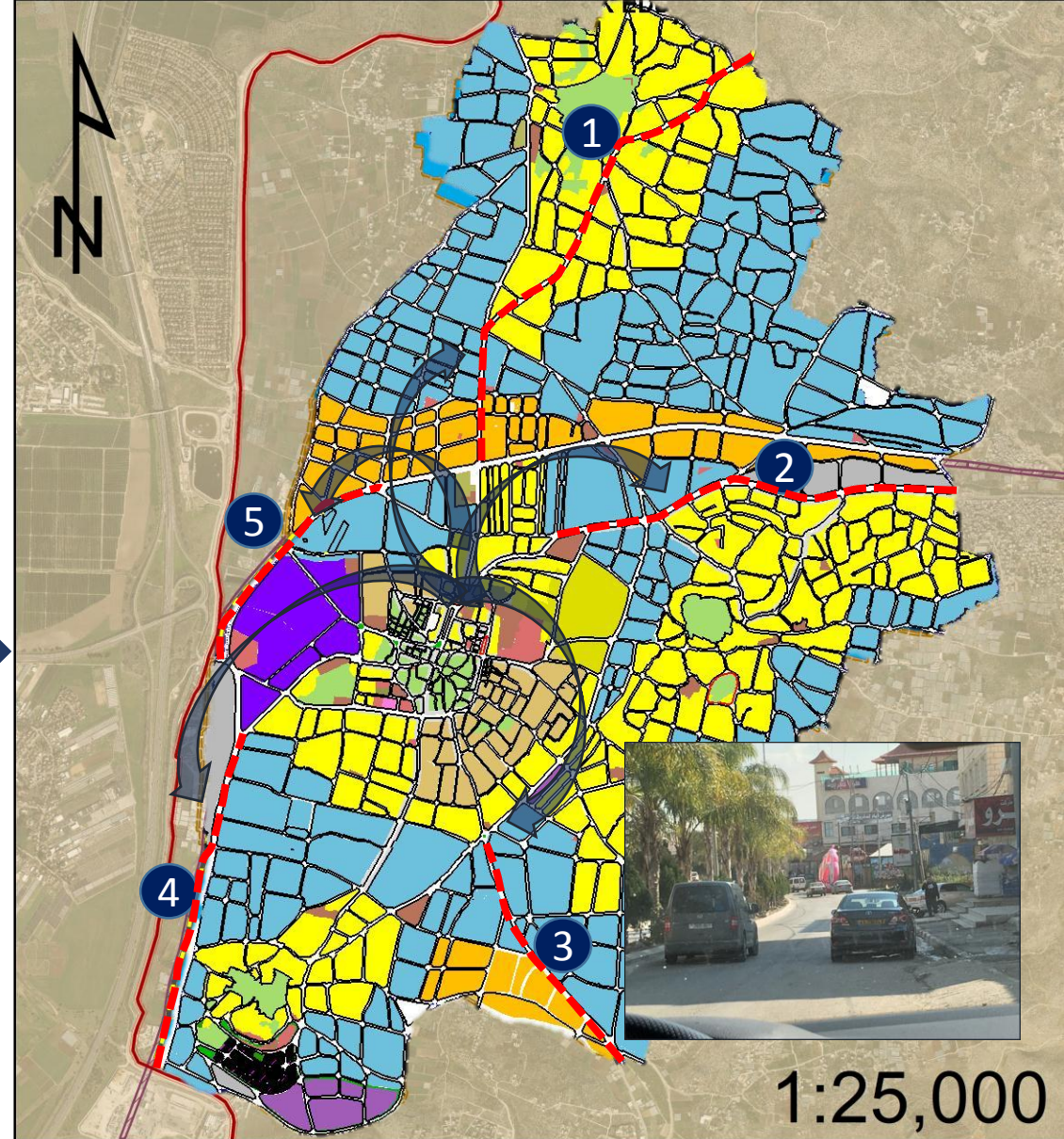
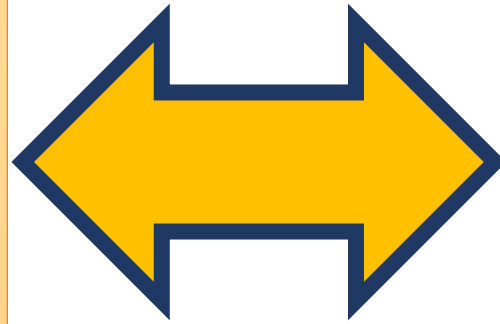
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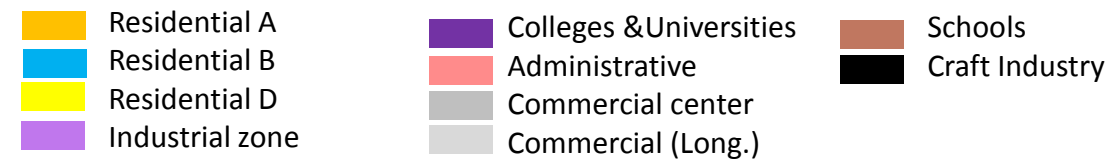


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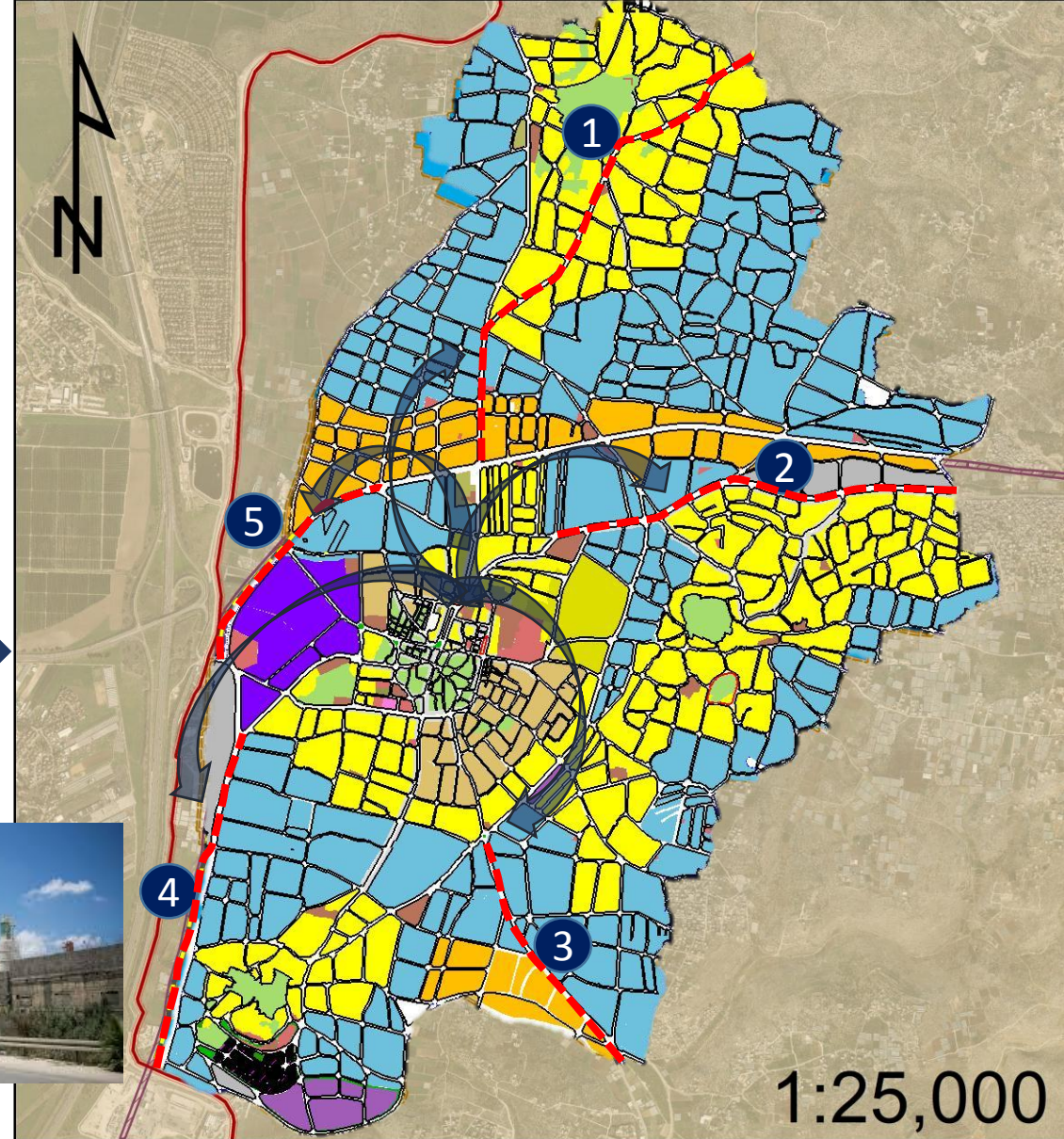
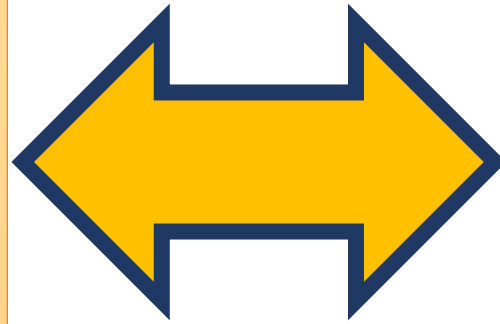
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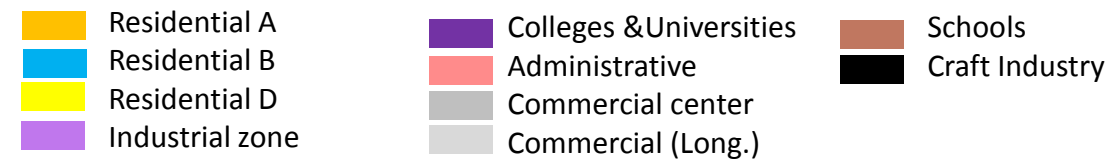


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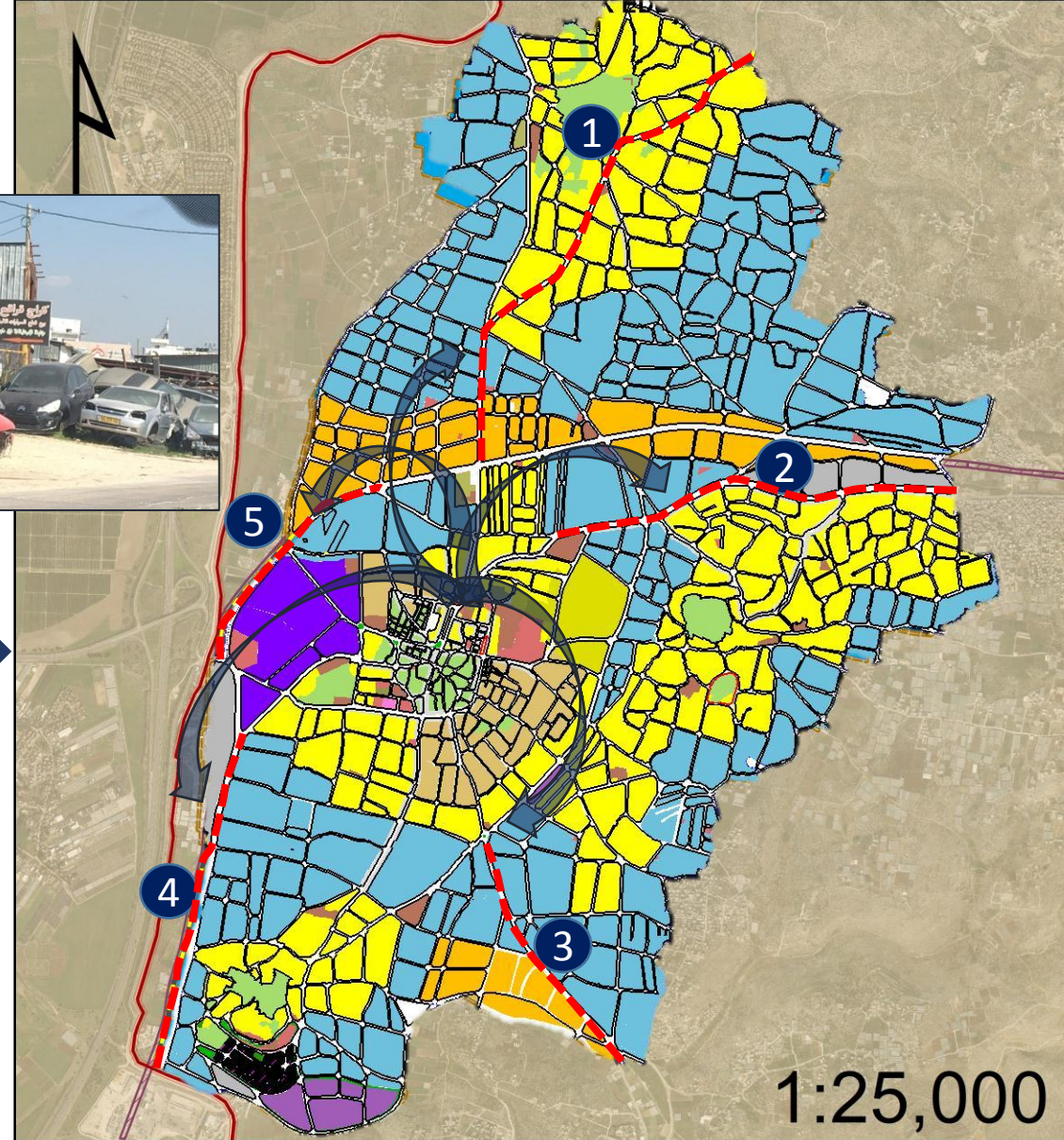
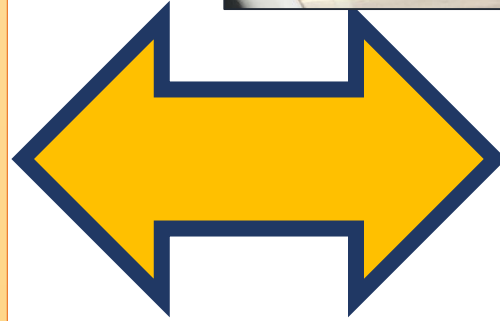
**Tulkarem - Master Plan 2007**





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**Tulkarem - Master Plan 2007**

Residential A  
Residential B  
Residential D  
Industrial zone

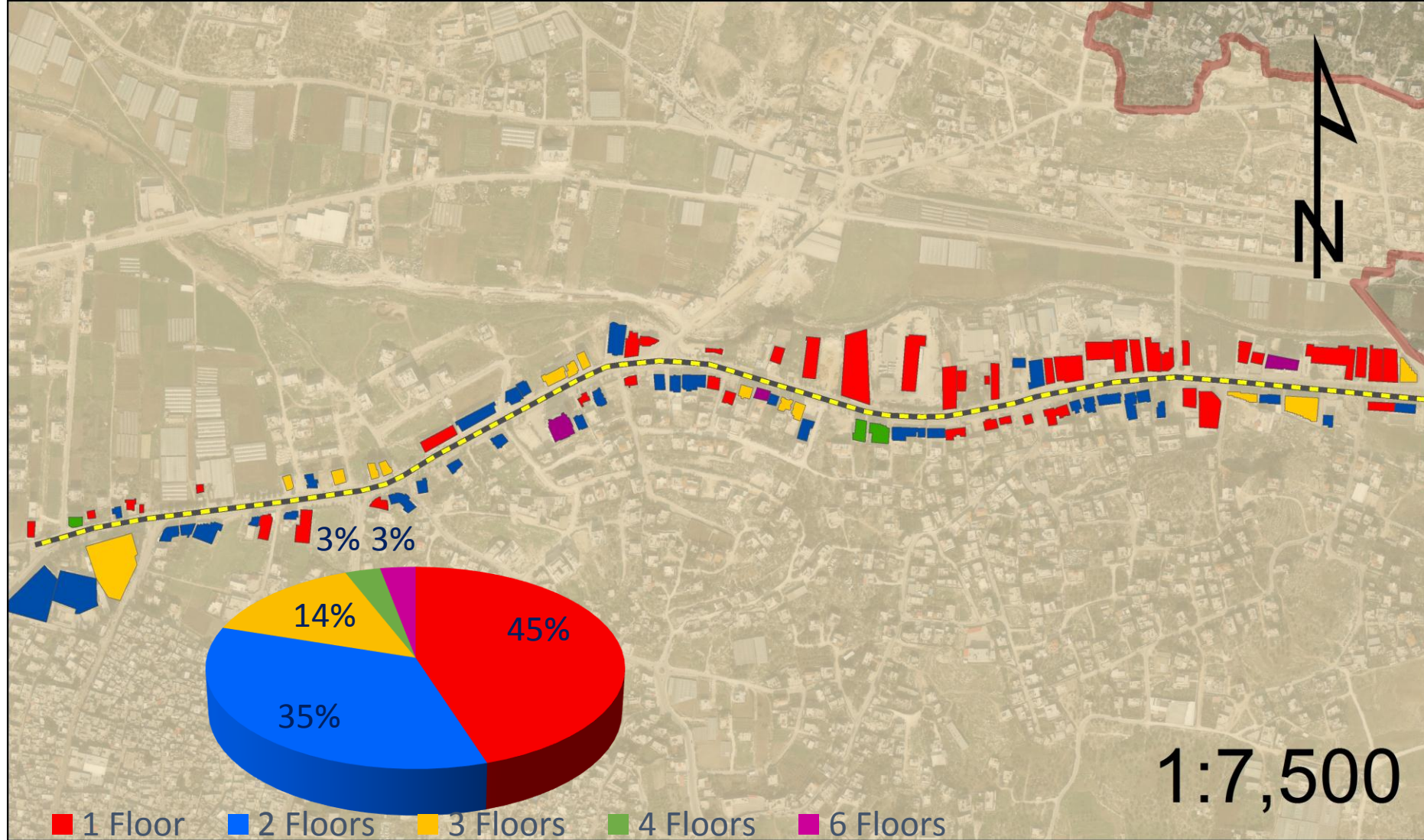
Colleges & Universities  
Administrative  
Commercial center  
Commercial (Long.)

Schools  
Craft Industry

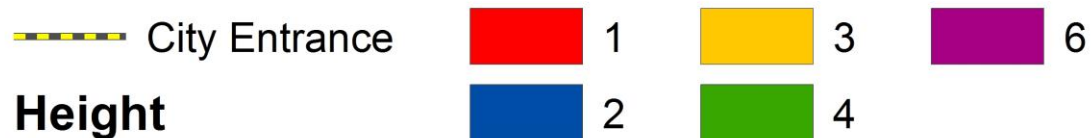


# Entrances Field Data Analysis

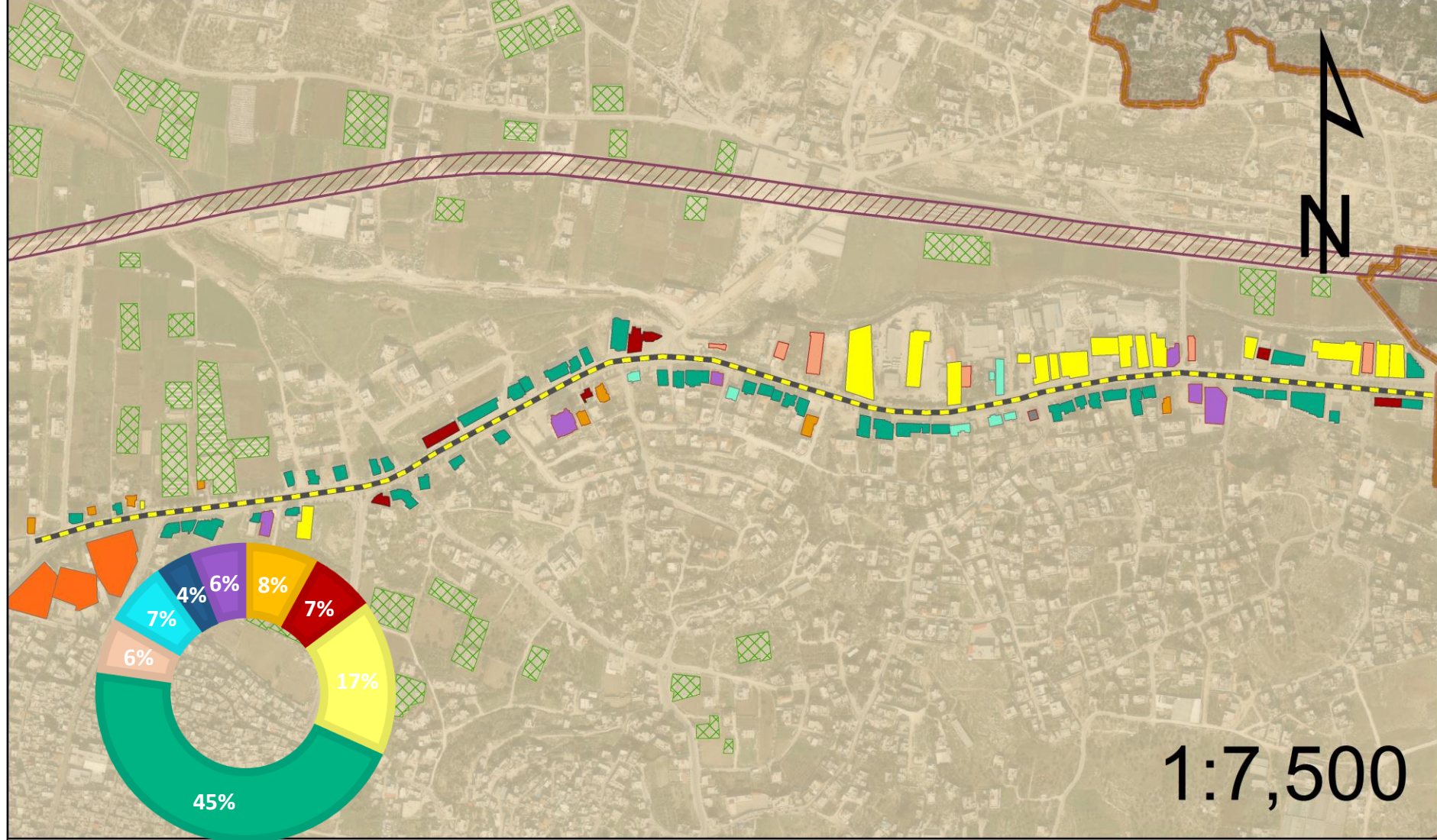




## Eastern Entrance - Building Height



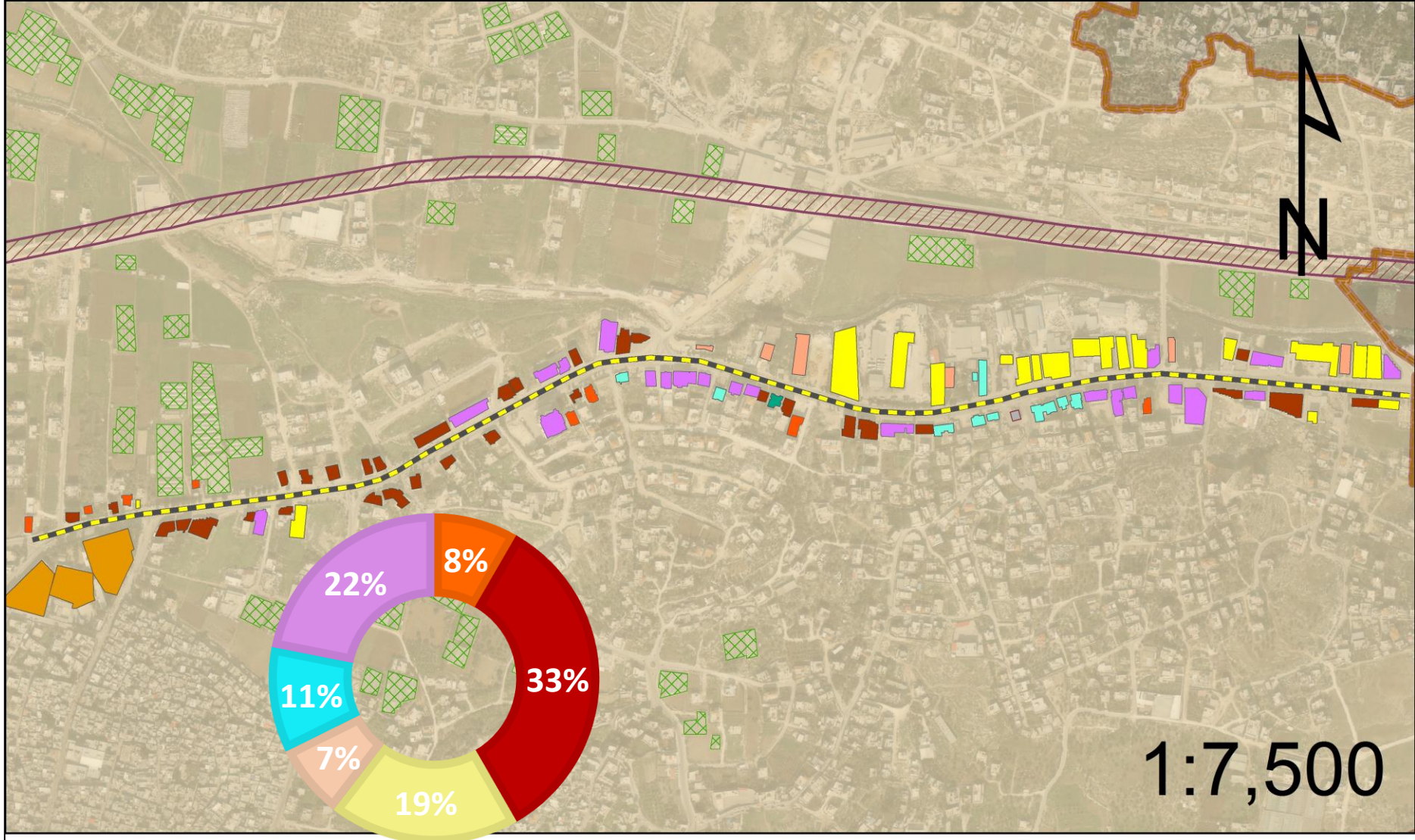




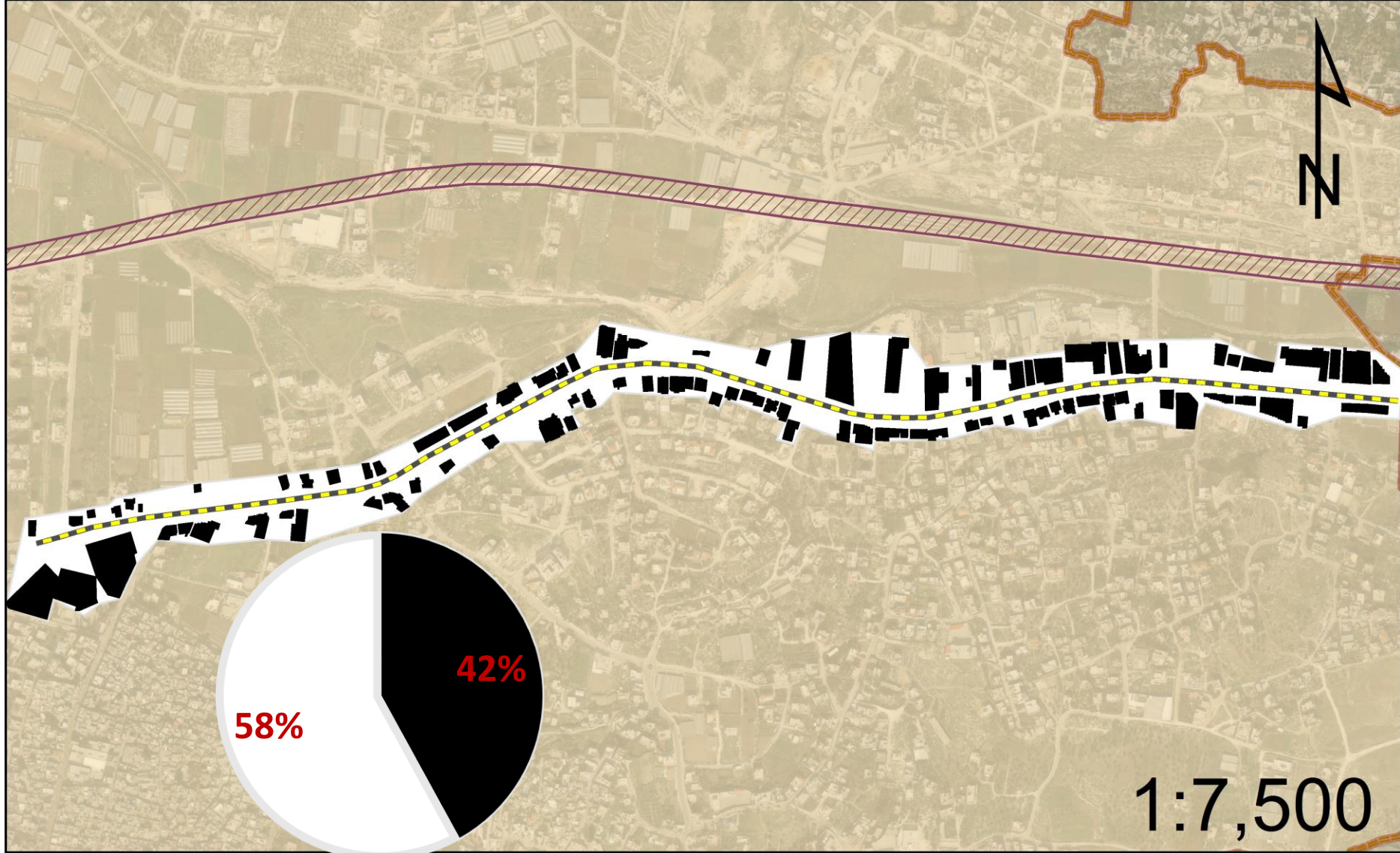
## Eastern Entrance - Building Use











## Eastern Entrance - Figure Ground Diagram





### Section 1:

- 12m length
- 1m street median
- Sidewalks on both sides

### Section 2:

- 12m length
- 1m street median
- Sidewalks on one side only (southern)

### Section 3:

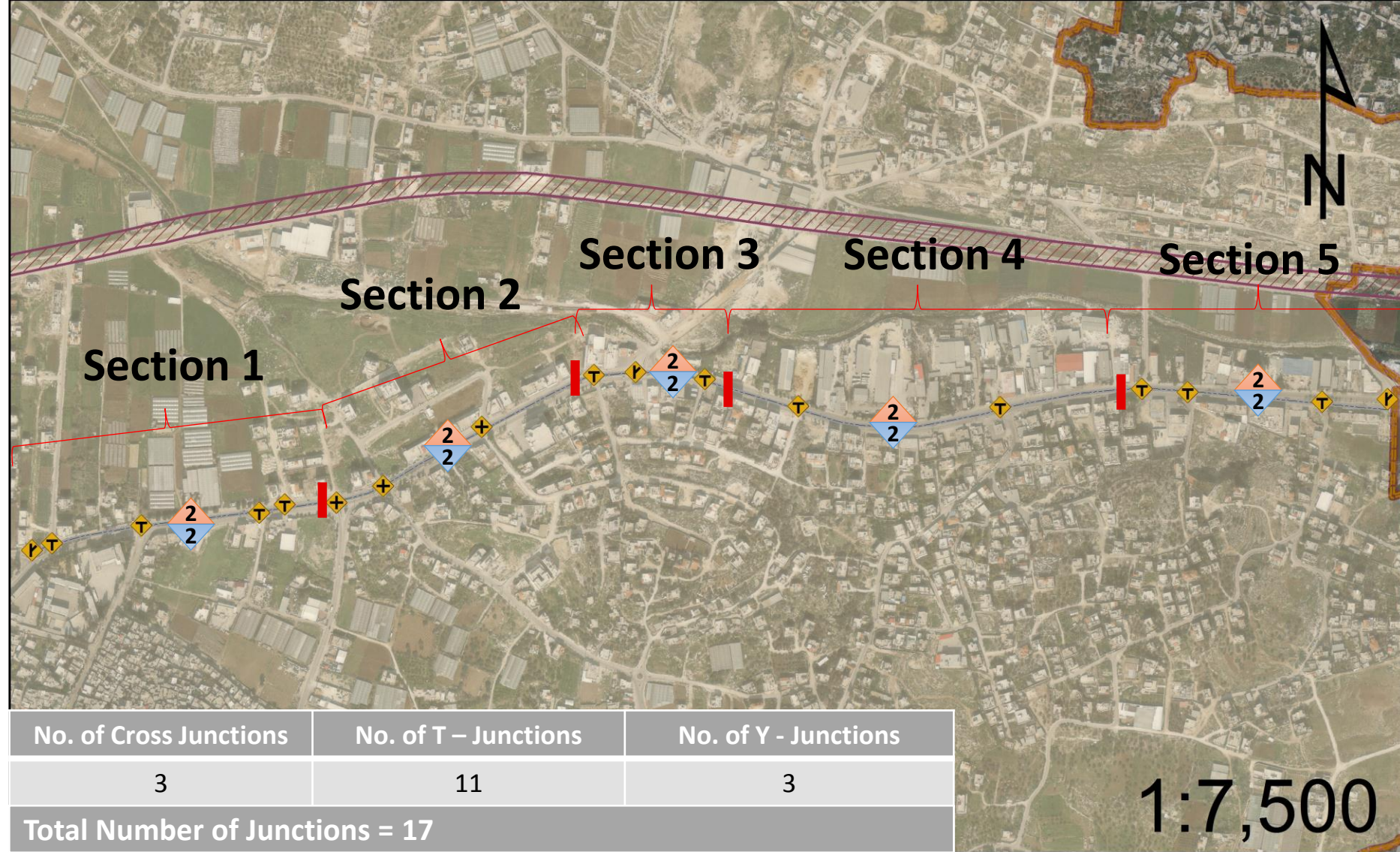
- 12m length
- 1m street median
- Sidewalks on one side only (northern)

### Section 4:

- 12m length
- 1m street median
- Sidewalks on both sides

### Section 5:

- 12m length
- 1m street median
- Sidewalks on both sides



## Eastern Entrance - Road Analysis



Tulkarem Administrative Borders



Main Entrance Road



Al-Hijaz Railway



Cross-Junction



No. of lanes  
No. of ways



Y-Junction



T-Junction



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Why Tulkarem City?

2

## Tulkarem Analysis

Geographic Strategic Site

Topography

Political Situation

Building Density & Population Growth

Road Network & Regional Nodes

Agricultural Land Classifications

3

## Historical Review of the City's Entrances Formation

Ottoman Period

British Mandate

Jordanian Rule 1945-1967

Israeli Occupation 1990s

PNA 2000s

4

## Entrances Determination & Analysis

Building Use

Ground Floor Use

Building Height

Street Analysis

Figure Ground Diagram

Comparison between the entrance existing use vs. masterplans

Interaction between the CBD & the entrances

5

## SWOT Analysis

Positive Aspects

Negative Aspects

6

## Evaluation

## Eastern Entrance

7

Development Concept

Recreational & Commercial

8

Design

Master Plan , Detailed Plan & 3-D Shots



# SWOT ANALYSIS – Eastern Entrance

## Strengths & Opportunities

1. Fertile soil & green houses
2. Availability of gas stations
3. Parallel to Al-Hijaz Railway
4. Natural reserve
5. High Agricultural Land
6. Ladies Club
7. Al-Quds Open University
8. Housing Project
9. Al-Mintar Park
10. City Future Expansion
11. Commercial (Furniture trading) expansion

## Weaknesses & Threats

1. Industrial uses
2. Visually unfriendly especially in the Noor-Shams Refugee Camp section
3. Poor Vegetation

1:25,500





	⊕ Positive Impacts	⊖ Negative Impacts	Grade
Northern Entrance	<ul style="list-style-type: none"> <li>+ Regional entertainment facility, Mega Land</li> <li>+ Regional facility, Football Field</li> <li>+ Fertile soil for agriculture (Shuweikeh Plain)</li> </ul>	<ul style="list-style-type: none"> <li>- Numerous car workshops</li> <li>- Numerous street junctions</li> <li>- Not walkable entrance</li> </ul>	<b>+3</b> <b>-3</b>
Eastern Entrance	<ul style="list-style-type: none"> <li>+ Used by most of the West Bank cities</li> <li>+ Historical Importance because the entrance is adjacent (parallel) to Al-Hijaz railway</li> <li>+ Contains gas stations along the entrance</li> <li>+ Tulkarem city future expansion is toward this entrance</li> <li>+ The existing of Al-Quds Open University new campus</li> <li>+ A new housing project is under construction</li> <li>+ The existing of a great area of a Nature Reserve</li> <li>+ The commercial expansion especially in the furniture trading is toward this entrance</li> </ul>	<ul style="list-style-type: none"> <li>- No taxi stops (public service)</li> <li>- Poor vegetation</li> <li>- Noor Shams Refugee Camp which visually destroys the entrance appearance</li> <li>- The existence of industrial workshops on fertile agriculture land which destroyed the old entrance character</li> </ul>	<b>+8</b> <b>-4</b>
Southeastern Entrance	<ul style="list-style-type: none"> <li>+ Multipurpose halls are located on the entrance side</li> <li>+ It still reserves the old character of the entrance which is the vast areas of citrus agriculture land</li> <li>+ The entrance is a main access to Al Waha Park</li> <li>+ The entrance is a main road for the Palestinians from the occupied 1948 cities to exit Tulkarem city and enter their cities through Jbara Passageway</li> </ul>	<ul style="list-style-type: none"> <li>- Vegetables and fruit illegal shops (in a form of pickup vehicles) located on the street sidewalks</li> <li>- Wadi Al-Teen crosses the entrance which causes floods in winter</li> </ul>	<b>+4</b> <b>-2</b>
Southwestern Entrance	<ul style="list-style-type: none"> <li>+ Existence of a significant commercial passageway which passes Israeli products from occupied areas 1948 to the West Bank (Commercial Heavy Vehicles only)</li> <li>+ The expansion of Irtah village toward the entrance main road</li> </ul>	<ul style="list-style-type: none"> <li>- Unsuitable street width especially it is two ways and mostly used by heavy vehicles</li> <li>- Bad physical condition street relatively</li> <li>- Very close to the industrial zone</li> </ul>	<b>+2</b> <b>-3</b>
Western Entrance	<ul style="list-style-type: none"> <li>+ Historical Importance for the existing of Al-Hijaz railway station site</li> <li>+ Existence of the highest Palestinian flag pole</li> </ul>	<ul style="list-style-type: none"> <li>- Dumping Tulkarem sewage which formed dirty lakes</li> <li>- Vast areas of broken car garages which is visually unfriendly</li> </ul>	<b>+2</b> <b>-3</b>



# Eastern Entrance Case Study





# Framework: Planning & Redeveloping Cities' Entrances

1

## Project Concept

City  
image-  
Entrance

Project  
Main  
Objectives

Project  
Main  
Problems

Interest in Cities  
Entrances is an  
Old Culture

Why  
Tulkarem  
City?

2

## Tulkarem Analysis

Geographic  
Strategic Site

Topography

Political  
Situation

Building Density  
& Population  
Growth

Road Network  
& Regional  
Nodes

Agricultural  
Land  
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Israeli  
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Master Plan , Detailed Plan & 3-D Shots



# Development Approaches (Reflective Images)



## Recreational

- Historical & Agricultural -



## Commercial

- Furniture Use -



# Action Plan (Proposed Projects)

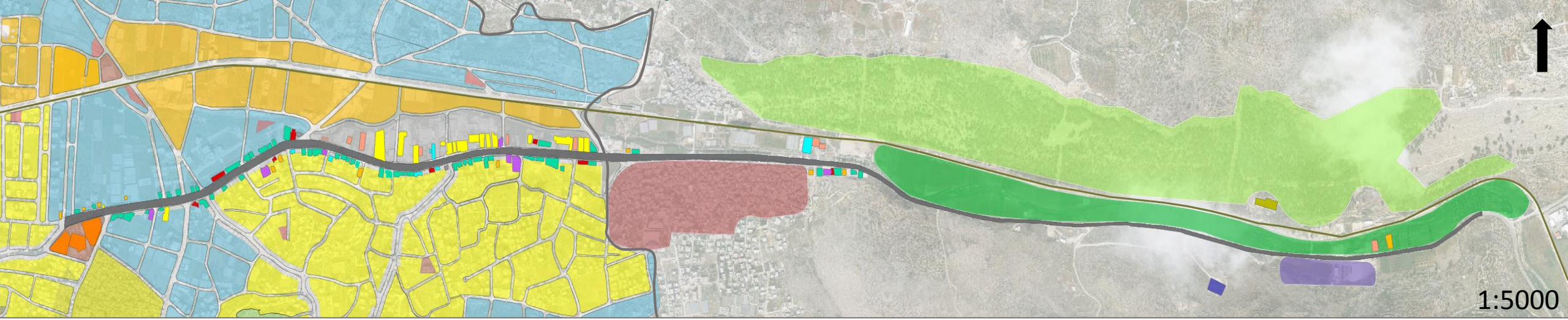
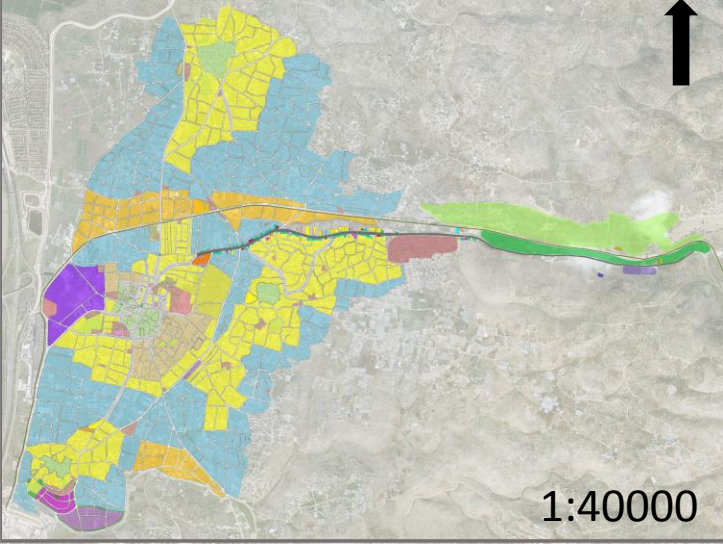
Approach	Action Plan
1. Recreational	Revitalize Al-Hijaz railway, parallel to the main road, and adding boards which shows pictures of how the railway was active in its operation era which contributes in a touristic path
	Propose picnic sittings for families in the Natural Reserve with restrictions and violation fees to conserve its cleanliness
	Planting the main street median with appropriate planting and adding a fence on both sides of the median in order to control the pedestrian movements across the road since it is a main road
	Propose a museum which shows old pictures and films which tells the old life in Tulkarem city especially during Al-Hijaz railway operations
	Propose public taxi service stops, to drop or pick up passengers, along the entrance
	Propose Student Housing for Al-Quds Open University
	Suggest planting the value agricultural land and opening an agricultural road that crosses the land
	Propose Taxi Stops
2. Commercial	Move the industrial uses to the industrial zone located in Irtah
	Propose a furniture expo
	Beautify the façades of Noor Shams Refugee Camp that are oriented toward the entrance
	Propose commercial shops around Al Quds Open University



# Actual Uses

## Land Use

- Natural Reserve
- High-value Agriculture Land
- Housing Project
- Noor Shams Refugee Camp
- Residential A
- Residential C
- Residential B
- Crafts Industry
- Schools
- Master Plan Boundaries



## Building Use

- Schools
- Residential
- Commercial
- Industrial
- Mix Use
- Car Workshop
- Furniture Shop
- Al-Quds Open University
- Ladies Club
- Warehouse



# Proposed Master Plan



Residential



Al Hijaz Railway



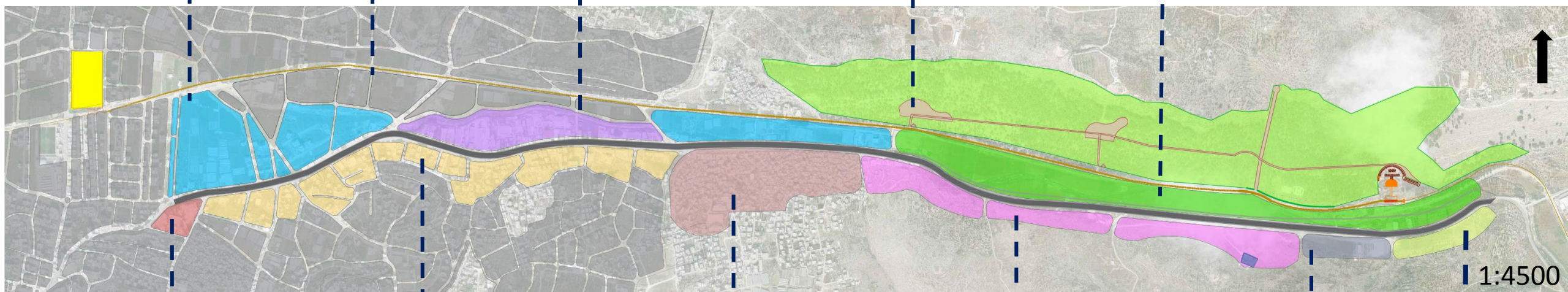
Tulkarem Furniture Expo



Sitting Areas in the Natural Reserve



Agricultural Land



Schools



Mix Use



Beautifying Noor Shams Refugee camp Facades



Services



Housing Project



Open Space

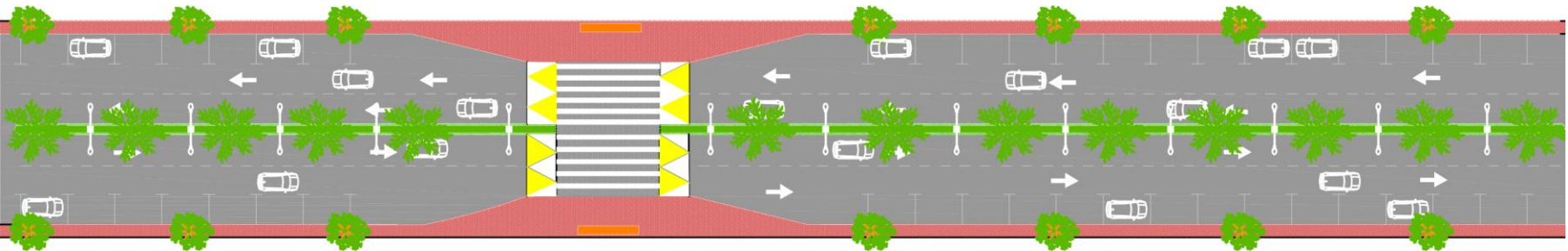


# Noor Shams Refugee Camp Facades

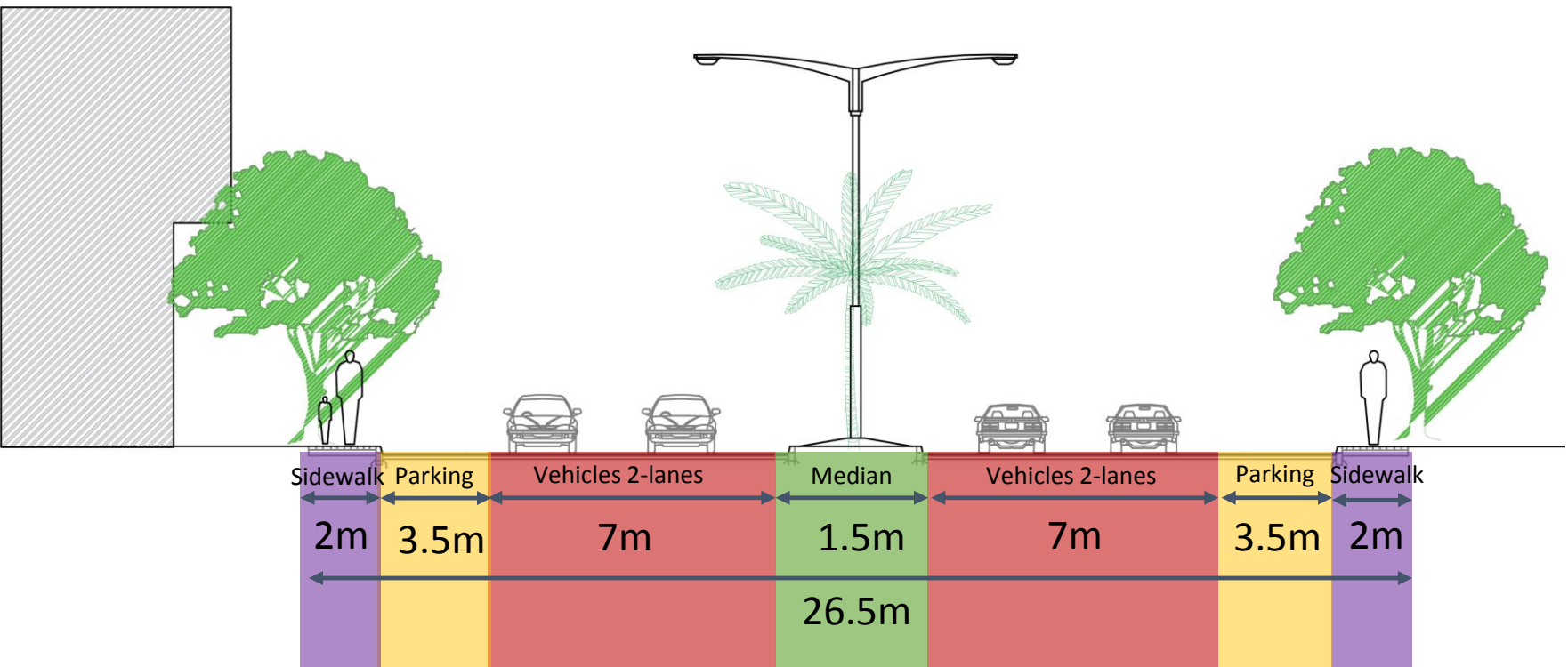
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# Street Plan & Section



Street Plan

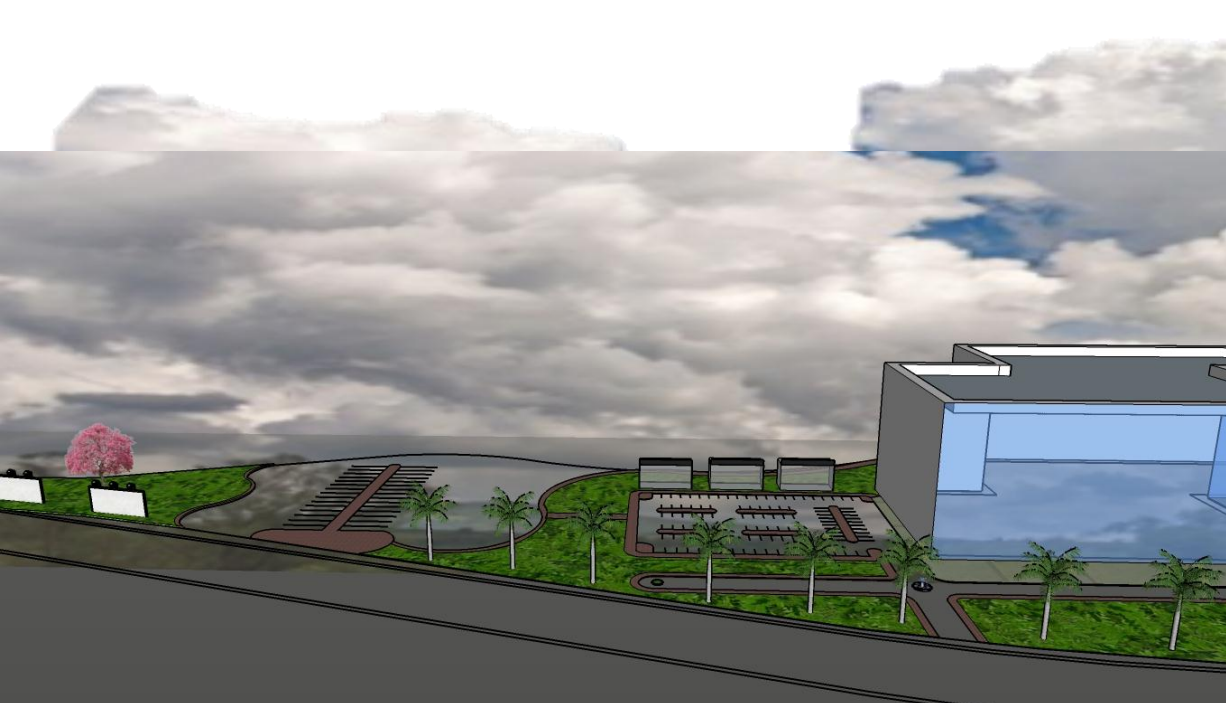
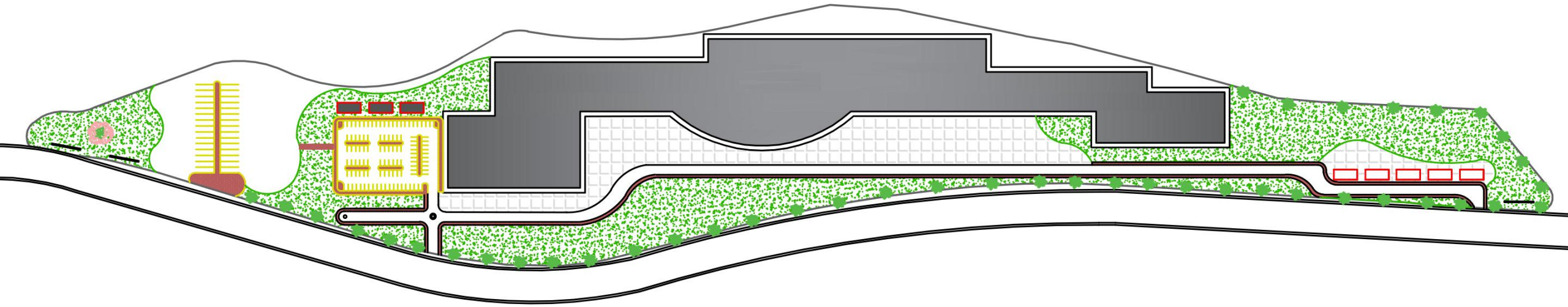


Street Section



# Tulkarem Furniture Expo

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# Ideas in Optimizing the Use of the Natural Reserve

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**Pedestrians Paths**



**Entertainment Activities**



**Cafeterias & Sitting Areas**