Planning Olympic Villages

تخطيط القرى الأولمبية

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Dedication:

"To <u>Mom</u>, Who took me to the library."

To my sisters and brothers……
who are the best supporters ever ….

To my friends, colleagues and my doctors who
have encouraged me in so many ways ..

To you all I dedicate this humble work….

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Abstract

The Israeli Occupation and his restrictions imposed on the Palestinian people make it is necessary to have an outlet in the recreational activities, but with lack of Palestinian sports facilities ,it necessary to create a sports edifice containing all sports by Olympic standards to to attract international matches which strengthes internal Internal and external tourism .

After we study the current situation of sports facilities, We have noticed a few number of stadiums with international standards and many historical places that need to promote tourism to increase tourism in the Palestinian territories, These places have historical and religious value of many Muslims and Christians All over the world.

Hence was born the idea , where we focus on the Bethlehem city , which is the most tourist destination in Palestine that have many service facilities, hotels and strategic location near Jerusalem and Jericho city which is the only crossing for the population of the West Bank .

The presence of the Palace of Conferences and the Solomon's Pools in addition to the AlKhader Stadium ,This combination of sports and tourism makes AL khader , Doha and Artas villages is the most appropriate place to develop the Olympic villages near the stadium and the Palace of conferences that we can use it to coverage the Olympic competitions.

The Output of this study is master plan of the Olympic villages. It aims to creating an outlet for the Palestinian people and adding a motivation to stabilize the population in their lands and to make attention to the Palestinian countryside.

ملخص

حياة الشعب الفلسطيني وما يفرضه عليها الاحتلال من قيود وتضيق على الشباب الفلسطيني تجعل من الضروري جدا وجود متنفس للشعب وأهمها النشاطات الترفيهية ومع قلة المرافق الرياضية الفلسطينية أصبح من الضروري إنشاء صرح رياضي يحتوي على كافة الألعاب الرياضية بمقاييس اولمبية ليكون قادرا على استقطاب مباريات عالمية تقوي السياحية الداخلية والخارجية .

وبعد دراسة كافة المنشات الرياضية تم ملاحظة قلة عدد الملاعب ذات المقاييس العالمية وعدم تفعيل دورها في خدمة الشباب الفلسطيني بالإضافة الى وجود العديد من الأماكن التاريخية التي تحتاج الى ترويج سياحي لزيادة السياحة على الأراضي الفلسطينية لما تحتويه هذه الأماكن ذات الأهمية التراثية والدينية للعديد من المسلمين والمسيحيين في كافة أنحاء العالم .

ومن هنا جاءت فكرة الدراسة حيث تم التركيز على مدينة بيت لحم التي تعتبر أكثر وجهة سياحية في فلسطين من حيث وجود العديد المنشات الخدماتية , إعداد الفنادق وموقعها الاستراتيجي بالقرب من القدس ومدينة اريحا التي تعتبر المعبر الوحيد لسكان الضفة الغربية .

وجود قصر المؤتمرات وبرك سليمان بالاضافة الى استاد الخضر هذا المزيج السياحي الرياضي جعل من قرى الخضر والدوحة واراطاس هي المكان الاكثر مناسبة لتطوير القرى الاولمبية بالقرب من استاد الخضر والاستفادة من قصر المؤتمرات في التغطية الإعلامية للمسابقات الأولمبية .

ان هذه الدراسة تنتهي بمخطط هيكلي لتطوير القرى الأولمبية حيث تهدف الى خلق متنفس للشعب الفلسطيني وإضافة عامل لتثبيت السكان في أراضيهم ولفت الانتباه الى الريف الفلسطيني وتزويدها بخدمات تطويرية لسكان التجمعات الريفية .

Chapter 1 : Olympic park

1.1 The Olympic Park in the history

Throughout the long history of the Olympic movement, the impact of the Olympic Games on the host cities has been diverse. In other words, the ways in which the host city employs "Olympic opportunities" to change its urban structures have varied. As Roche (2000) points out, the Olympic movement can be observed as "a collection of unique features due to the diverse conditions of each host city."8 The Olympic Park can also be understood as the product of the uniqueness and diversity of the Olympic Movement

Essex and Chalkley (1998) were among the first to comprehensively look at the 100 year history of Olympic urbanisation. They analysed the past Olympic cities in the light of different types of urban development. They argue that the past Olympic cities can be divided into three categories; "low impact Games" (1896-1904), "Games focusing on mainly additional sports facilities" (1908-1956), and "Games stimulating transformations of the built environment"(post-1960). According to them, Olympic urbanisation has been extended from the construction of the mono stadium, such as the Olympic Stadium used for the 1908 London Game, to the Olympic quarter, such as the Olympic Park in Berlin for the 1936 Games. Essex and Chalkley also suggest that the Rome Games of 1960 was the first to use the Olympics as a trigger for large-scale urban improvement, its infrastructure connecting the Olympic quarter(s) to the other part of the city.

In the wake of Essex and Chalkley's studies, Liao and Pitts (2006) have analysed the past Olympic cities from the standpoint of venue distribution in each host city. Their analysis is based on the way of clustering competition venues and their location in the city (centre / periphery).

 (Figure-2.1) Many Olympic cities have concentrated the competition venues to a certain degree, and only Mexico City and Los Angeles employed the decentralized venue organisation approach.

Theoretically, the host city can employ any venue distribution approaches, yet more and more cities tend to adopt the highly concentrated model. As a shared experience by the Olympic city, Hillar (1998) argues that the host has to deal with two external forces beyond the city's own urban agenda. One is the ground rules for the events established by "the external body", the IOC, and another one is the inter-city competitive process utilised by the IOC to determine who will host the events.

Indeed, many academics point out that fierce inter-urban competition to win the right to stage the Games is one of the strongest forces pushing this tendency. Economist Holger Preuss (2004) also argues that the ever-increasing competition to win the right to host the Games encourages the bidding cities to propose similar urban settings .

Preuss suggests this situation, which the current bidding cities have to face, accounts to "the prisoner's dilemma"

Decentralized:
Mexico City'68; Los Angeles'84

Inner-city mono-clustering:
Helsinki'52; Munich'72; Montreal'76

Inner-city poly-clustering:
Tokyo'64; Moscow'80; Barcelona'92

Periphery clustering:
Seoul'88; Athens'04; Beijing'08

Satellite clustering:
Atlanta'96

Joint clustering:
Sydney'00

Legend: ○ existing venue; ● newly built venue; △ Olympic village

Figure-2.1: The six theoretical models of Olympic site integration to the host city
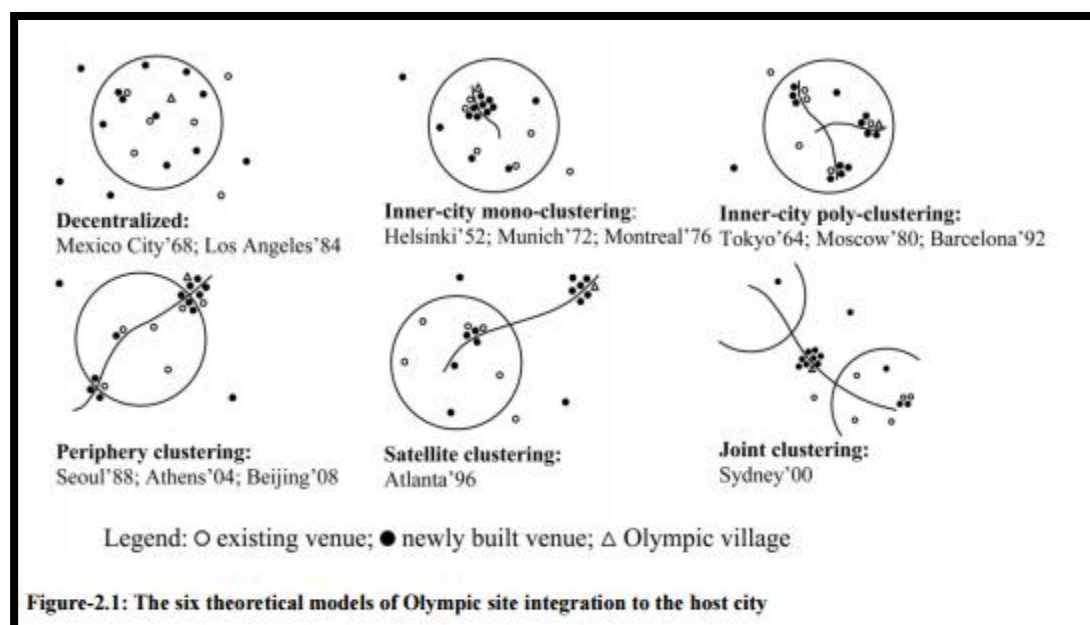
figure 1 : The six theoretical models of Olympic site integration to the host city

(Source: Liao, H. and A. Pitts (2006), "A Brief Historical Review of Olympic Urbanization")

2.1 Analytical framework: Observation of the Olympic Park from micro to macro scale

The masterplan of the Olympic Park is not fixed but an ever-changing planning process, it is critical to observe how the stadia built for the Games can be integrated into the Olympic Park, which will include much more diverse functions. Needless to say, the priority in planning the Olympic Park before the Games is setting up the stage for the Games, by providing competition stadia, training facilities, an adequate public domain and logisticl spaces

The masterplan of the Olympic Park in different phases will reflect a host city's different views of the Park Furthermore, following Maurice Roche's suggestion that the Olympic Park is an "Olympic city within the city", the Olympic Park must be integrated into the city region. In order to achieve truly sustainable urban transformation, it is crucial to integrate the Olympic Park smoothly into the local context beyond the successful transformation within the Park

3.1 Definition of Olympic park

There is no definition of Olympic park , each bid or host city has own definition
1. The city itself as an Olympic Park (Tokyo 2016 Olympic Bid)
2. The broader area in the city as an Olympic Park
(Lille 2004 Olympic bid)
3. The specific urban precinct as an Olympic Park
…includes various types of sports venue and supportive facilities
(Athlete village and Media Centre etc)

Or we can definition it through Achieve the Spatial requirement of the Olympic Park
-It requires approx. 100ha (=1km x 1km square) of land in order to satisfy the IOC requirements today. (Sheard (2001) p. 47)
-Also required to provide the sufficient transportation network to carry the massive amount of spectator

Chapter 2 : Conceptual and Theoretical Framework

1.2 Introductions

The importance of sport in social, economic and spatial terms is increasing. Government and social institutions highlight the positive effect of sport on health and the importance of sport for social cohesion By continuous urban development and densification of the existing city many sports facilities get under pressure spatially.

Our contemporary lifestyle is more and more focused on being active and healthier. This has led to a growth of fitness centers, fading the borders between sport and leisure. Sport itself has become a lifestyle; big clothes and footwear brands responding to this as sponsor of sport events and in the promotion of their products.

Sport became from a ´necessary physical exercise´, more and more ´fun´, by which, sport visibility and presence have become more important.

This has an effect on how sport is manifest in the urban environment, Public space is uses daily by sport people, or sport is used for city marketing. This all has an effect how sport is spatial integrated, with new sport facility typologies and new kind of public spaces (Kural 1999).

Even if the importance of the residential environment in promoting an active lifestyle is increasingly recognized, there is still a lack of integration of such concerns in urban planning.

Sports are for most city councils of secondary importance. "A major problem in the planning of Sports is that it is seen as residual or unprofitable ground"

2.2 The mega- sport event strategy

"Mega-Events (large scale leisure and tourism events, such as Olympic Games and World Fairs) are short-term events with long-term consequences for the cities that stage them. They are associated with creation of infrastructure and event facilities often carrying long-term debt and always requiring long-term use programming. In addition, if successful they project a new (or renewed) and perhaps persistent and positive image and identity of the host city through national and international media, particularly TV, coverage. This is usually assumed to have long-term positive results in terms of tourism, industrial relocation, , and inward investment." (Roche, 1994, p. 1)

the mega-event strategy is basically one using the mega-event as an engine for urban development. Therefore it can be considered as a tool of urban governance. Usually host cities of such mega-events have to accommodate a large urban programme. For example, Olympic Games host cities have to provide sports facilities, an Olympic village, a Media Park, hotel accommodation and supporting infrastructure.

 The scale of these projects is very large and they have a huge social, economical and environmental impact on the host cities or even entire regions. Recognizing this, cities started to make enormous efforts on trying to fit event-related projects within the long-term perspective of strategic spatial planning, including the post-Olympic use of projects

3.2 Olympic Games

In recent years, there has been increased interest in the idea of promoting urban development and change through the hosting of major events. This approach offers host cities the possibility of 'fast track' urban regeneration, a stimulus to economic growth, improved transport and cultural facilities, and enhanced global recognition and prestige. Many authors attribute the increased IMPORTANCE of event-led development to wider transformations in the global economy, such as post-Fordism and globalization

Communication planning begins at least six years prior to the opening ceremony, and can stretch back even further to the conceptualization of the bid when the basic strategic elements of the image of the host city and country are defined.

1.3.2 THE HISTORY OF THE OLYMPIC GAMES

The origin of the ancient Olympic Games - The Olympic Games are the most famous sporting event today. The Olympic Games have a long history. About 3000 years ago, Greece was made up of different city-states. Competitors from different city-states and colonies joined the games held at Olympia. We call these games the ancient Olympic Games. The first written record of the Games is dated to 776 BC. The Games were held every four years for the Greek gods. Competitors must be Greek, male and free man. Non-Greek, women and slaves could not compete

The decline of the ancient Olympic Games - In 146 BC, Rome conquered Greece. The Roman began to join the Games. It marked the decline of the Games. The Roman saw sport as a show to please the spectators. The spirit of competition was forgotten. Besides, the Roman emperor Theodosius I became a

Christian who believed in a single God. He decided to abolish the Olympic Games in 393AD because the Games were for the many Greek gods.

The revival of the Olympic Games - Inspired by the ancient Olympic Games, Pierre de Coubertin of France decided to create the modern Olympic Games. He founded the International Olympic Committee (IOC) in 1894 in Paris. The IOC held the first modern Olympic Games in 1896. Since then, the modern Olympic Games have a history of more than 100 years. Today, the Olympic Games have become the biggest sporting event. They have the largest number of events, the largest number of competitors, and the most countries from which the competitors come.

The early Olympics were relatively small festivals staged in existing stadia or using temporary facilities.
The first Games of the modern period, Athens 1896, set an early pattern of low expenditure, pressing into service the existing Zappeion building and the restored Panathenian stadium, with new construction restricted to a velodrome, shooting gallery and seating for the swimming events.

Paris 1900 and St. Louis 1904 saw the Olympics subsumed as a minor partner into the broader festivities that accompanied International Expositions (World's Fairs).
It was not until London 1908 that the Olympics received their own purpose-built stadium, in the shape of the 93,000 spectator capacity White City stadium, built on former agricultural land at Shepherd's Bush.

Succeeding Olympics saw the host city continue to supply the necessary facilities for the sporting competitions, embrace the Games by providing venues for hospitality and associated cultural programmers and, from 1924 onwards, start to develop 'Villages' to house athletes and officials (Moragaset al. 1997). Yet, the net effect on the city's wider standing or urbanfabric remained minimal. Cities did not seek that advantage and the IOC was keen to prevent profiteering from the Games. Even Berlin 1936,
easily the most iconic and politically resonant Summer Games prior to the World War II, had little lasting impact on its host city, despite the creation of the Reichssportfeld, then the world's largest

sports complex, in a peripheral district to the northwest of the central area.

Only at Rome 1960, after the end of post-war Austerity, did the full potential of the Olympics as an instrument of urban transformation start to dawn.

The organizers capitalised on two areas where relevant facilities were already available: the Foro Italico in the north of the city; and EUR, a district in the south initially designed as a spectacular setting for the (cancelled) 1942 Esposizione Universale di Roma. The former supplied the Stadio Olimpico (originally built in 1936); the monumental and spacious qualities of the latter provided an ideal core for the Olympic facilities, including the Palazzo dello Sport (Sports Palace), the velodrome, the Piscana delle Rose (swimming pool) and the Fontane Sports Zone training area. These 'Olympic areas' made a permanent contribution to the city's sporting and cultural life. Beyond them, the Village at Campo Paroli converted to private-sector housing (Wimmer 1976, 202). Rome also gained from infrastructural improvements undertaken with the Games
in mind.

2.3.2 Impact of the Olympic Games at urban level

classification distinguishing 4 major impacts at urban level: physical (related to built environment), socio-cultural, socio-economic and political :

1 **Physical impact:** The physical transformation of urban space is the most visible impact of the Olympic Games. Hosting an international event that involves such a variet of activities usually requires construction of new sport
stadia. Accommodating huge amount of visitors in a very condensed period of time usually requires significant upgrades to transportation infrastructure, leisure facilities, hotels and housing (Malfas, Theodoraki, & Houlihan, 2004), or even broader

improvements to urban infrastructure including water supply and sewage, or reorganization and beautification of pubic space (as in Seoul 1988 and Barcelona 1992(Chalkley & Essex, 1999)).

Chalkley & Essex, (1999), Coaffee(2007) and Gold & Gold(2007) all present a similar description of the evolution of the Olympics in relation to their impact on built environment of cities Essex & Chalkley(1998) distinguished 3 groups of Olympics based on their contribution to the built environment:

Low impact Games: Athens'1986, Paris'1900, St. Louis'1904, London'1948, Mexico'1968, Los Angeles'1984.
Government Officials selecte

Games that focused on construction of sporting facilities:
London'1908, Stockholm 1921, Los Angeles'1932, Berlin'1936, Helsinki'1952, Melbourne'1956, Atlanta'1996.

Games, that stimulated transformation of the built environment:
Rome'1960, Tokyo'1964, Munich'1972, Montreal'1976, Moscow'1980, Seoul'1988, Barcelona'1992,
Sydney'2000. This group is defined by significant amount
of construction and infrastructure upgrades outside facilities
directly related to the Olympics

2- **Socio-cultural impact:**

Main themes that can be identified regarding socio-cultural impact of the Olympic
Games include: promotion of sport and healthy lifestyle, boost of civic pride, transformation and promotion of city' image. (Malfas, Theodoraki, & Houlihan, 2004), beautification of public spaces and creation of landmarks can be
added to this list.

The ability of the Games to change or refresh the international image of the city can be seen as one of the key motivation for hosting the Games . Benefits of rebranding
can include increased stream of tourists, inflow of investment, relocation of skilled workers or entrepreneurs or a chance to host

other international events. (Greene, 2003; Hiller, 2000; Roche, 1994)

3- Political aspects:

International political aspect to the Olympics. As global attention is drawn to the country it has a chance to communicate various messages, including politically related. A famous example is Tokyo'64 Games, which presented Japanese compliance with the rule of international law and reintegration of Japan into the global community after the World War II.(Greene, 2003)

4- Economic effects of the Games
Preuss emphasises two key macroeconomic effects
(Figure 2.1):
   • Increased demand – primarily through increased
tourist inflow, which leads to:
Higher employment, through extension of business
activity..
Higher total income, both through extra employment
and extra profits (which increases
demand even further, creating multiplier effect)..
And some negative effects:
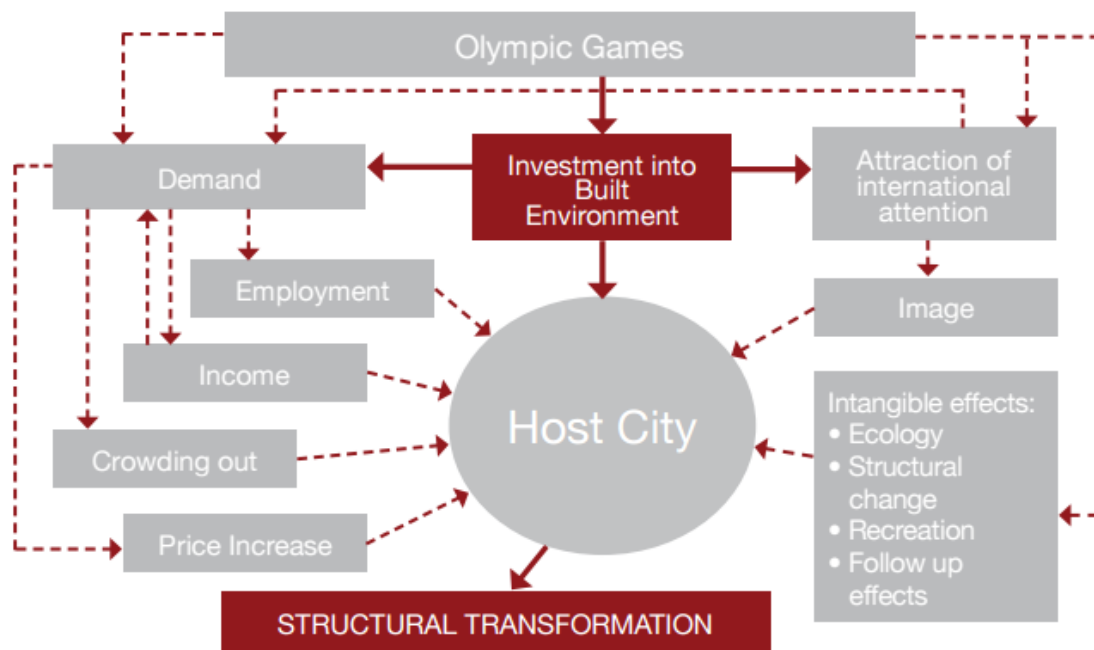   - Crowding out of some normal economic
             activity..
           - Possibility of rapid inflation before and
 during the Games.
• Attraction of international attention, which leads to:
Increased inflow of tourists that may lead to increased
aggregate demand in the long run.
New or strengthened image of the city.

Figure 2. Classification of economic impacts of Olympic games.

Source: Preuss, Economics of the Olympic Games, 2000

Chapter 3: Olympic Villages

1.3 Definition of Olympic villages

Olympic villages are considered the heart of modern Olympic Games, not just to athletes, but to the cities that host them.. it is essential for any Olympic Candidate City to critically analyze past Games Olympic planning as well as explore each city's post-Games life (legacy).

Through the exploration of different Olympic Village precedents, can come crucial knowledge that can be used in the design for future Villages.

Over 120 years, there have been Olympic Villages that failed to achieve their main goals and even exacerbates their city's economy, while there have been other Villages that have been completely renovated host cities for the better.

the concept of olympic village is different in world , each bid or host city has own definition most of the olympic games happened in last Century Called olympic villages at residential zone , but in Middle east called it at place like sport village and It does not regulate the global Olympic Games .

2.3 planning for Olympic villages

1.Hosting the event

2. Preparing the stadia and accommodation

3- Building the hard infrastructure

4- Developing the hard infrastructure

5- Developing the soft infrastructure
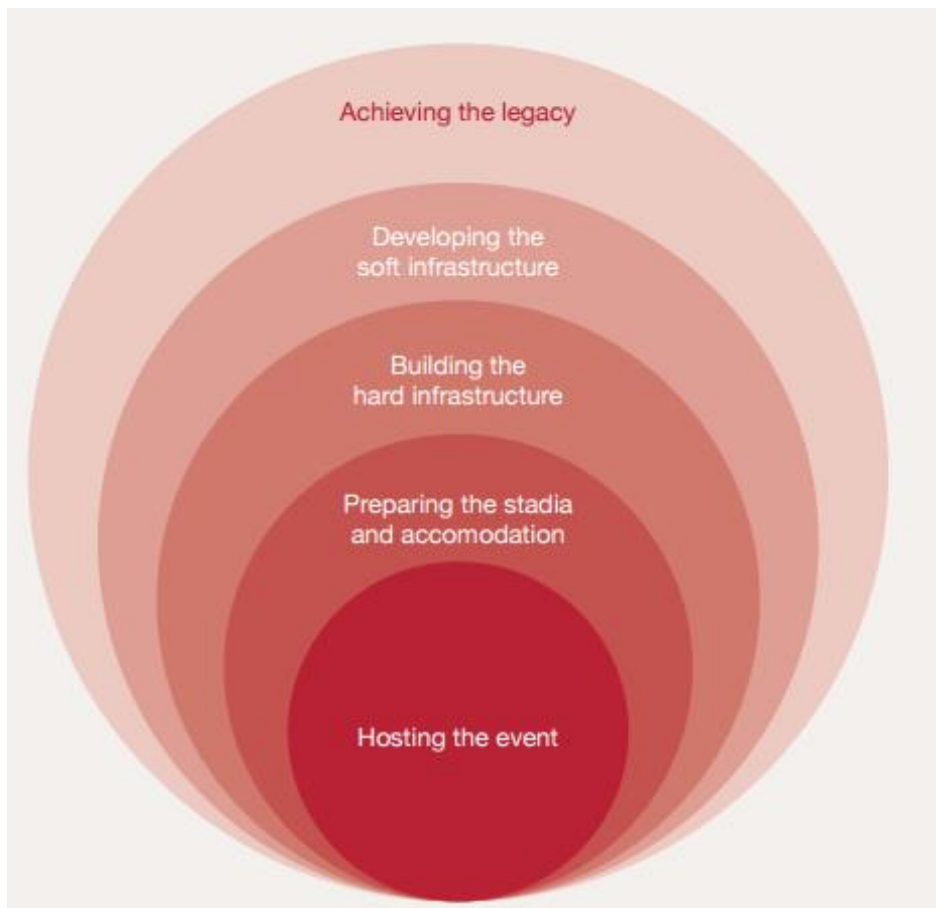
6- Achieving the legacy

Figure 3 : Steps on Planning Olympic villages

Source: PwC, Cities of Opportunity: Building the Future, November 2013.

3.3 Components of Olympic Villages

Residential Zone: (Text and Surface area diagram: IOC Guidelines concerning the Construction of the Olympic Village. 233-241)
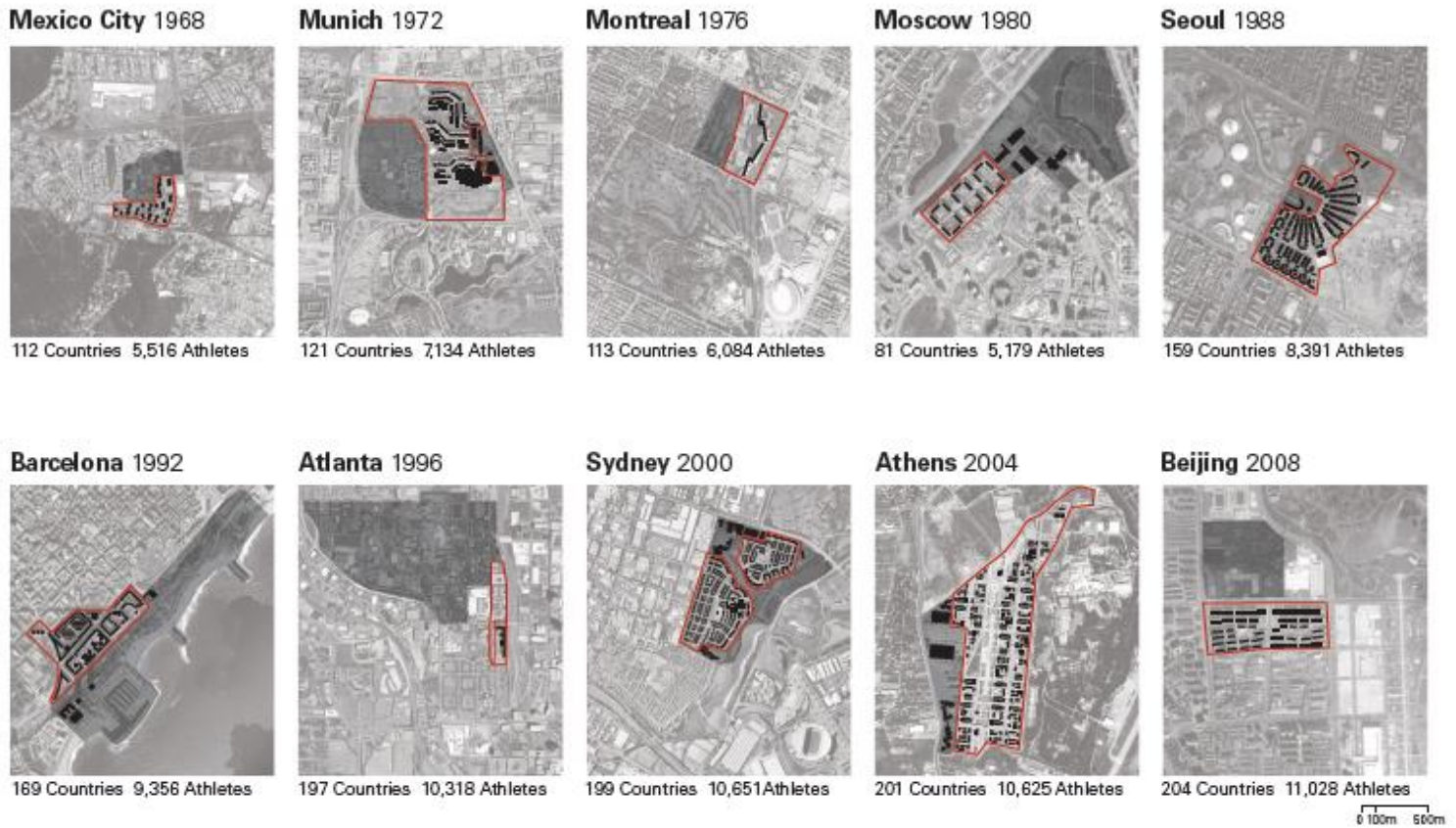
15000 athletes and officials for the Summer Games and approximately 3,500 for the Winter Games, have to be housed in single or double rooms. 20% of the beds must be 2.20 m long.

An average allocation of 12m2 of raw floor is to be provided. In addition to the room, these 12m2 include the surface area devoted to walls and internal partitions, corridors etc., living areas and storage areas (with washing machines). This amounts to a minimum of 180,000 m2 of raw floor space for te Summer Games and approx. 42,000 m2 for the Winter Games in the residential zone

Arrangements should be made for men and women to be housed separately. The same goes for athletes in different sports. Under no circumstances should athletes from different countries be required to share the same room or the same apartment. the OCOB must take into account the fact that rooms or beds will inevitably remain unoccupied, hence the need to provide a number of beds over and above the 15,000 indicated (approx. 5% of the total capacity
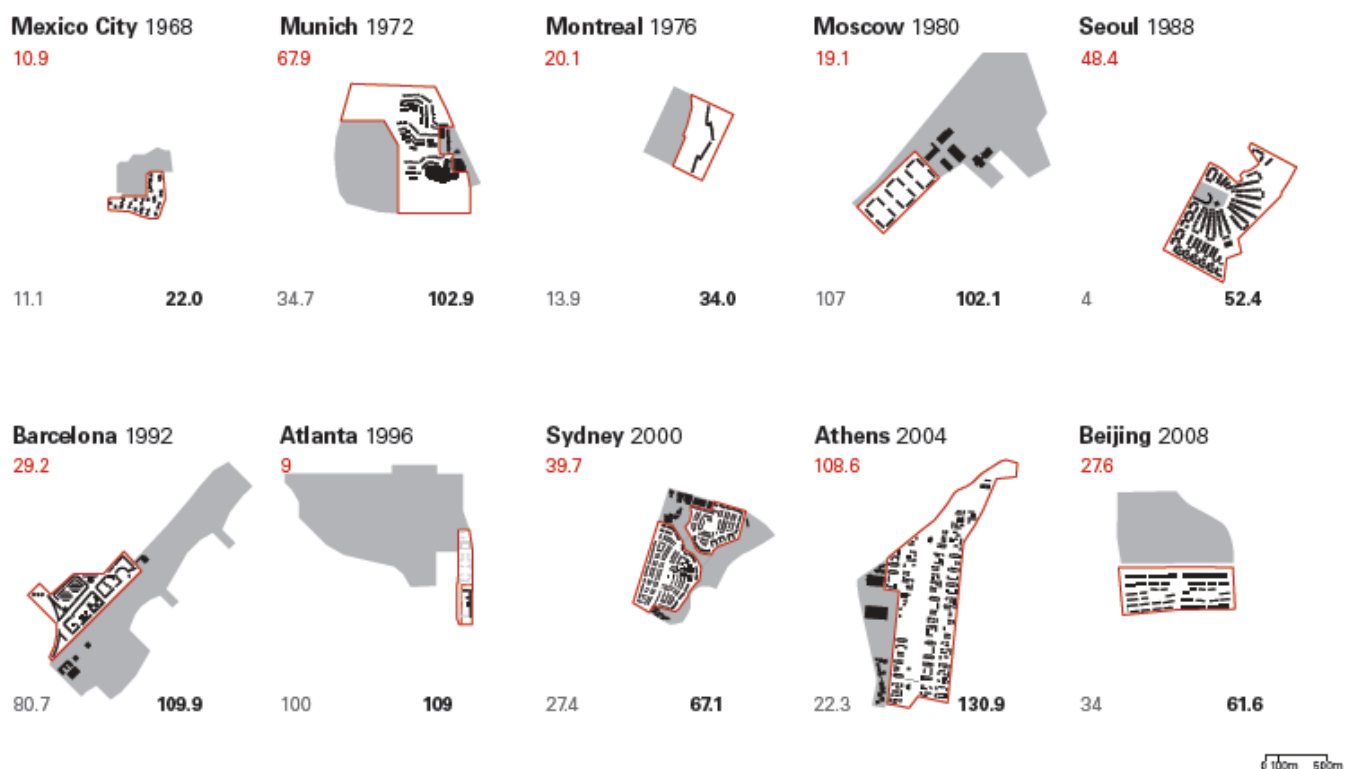
4.3 History of Olympic Villages

Olympic Villages 1968-2008- Scale Compariso (figure 4)

Mexico City 1968
112 Countries 5,516 Athletes

Munich 1972
121 Countries 7,134 Athletes

Montreal 1976
113 Countries 6,084 Athletes

Moscow 1980
81 Countries 5,179 Athletes

Seoul 1988
159 Countries 8,391 Athletes

Barcelona 1992
169 Countries 9,356 Athletes

Atlanta 1996
197 Countries 10,318 Athletes

Sydney 2000
199 Countries 10,651 Athletes

Athens 2004
201 Countries 10,625 Athletes

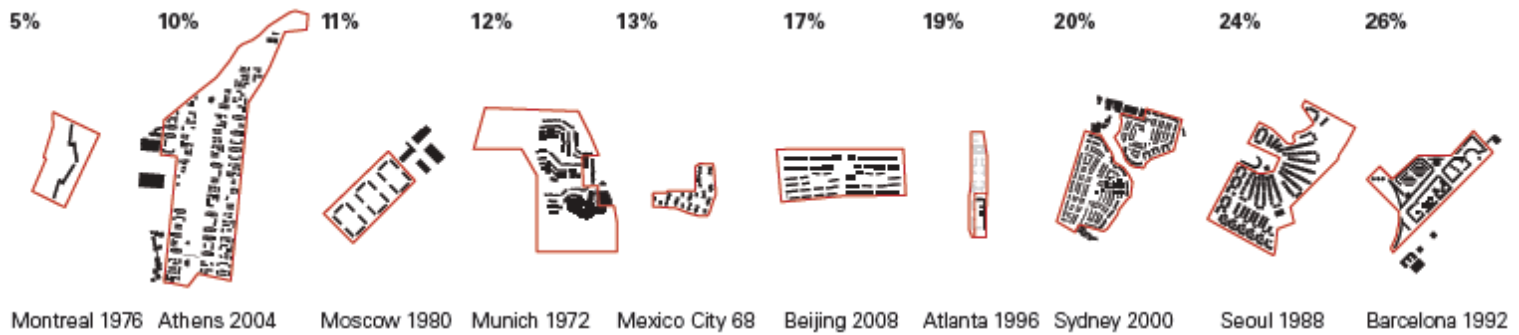**Beijing** 2008
204 Countries 11,028 Athletes

Los Angeles 1984: 140 Countries 6,829 Athletes
Because LA used multiple existing university sites and temporary facilities rather than explicitly building a new Olympic Village, it is omitted from the graphic analysis.

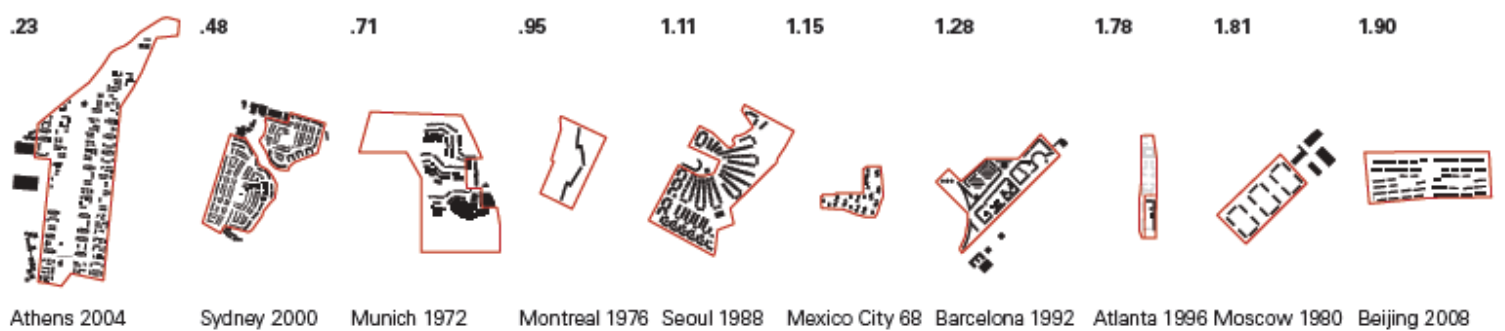## Olympic Villages 1968-2008- Site Area (hectare)

Mexico City 1968
10.9
11.1   **22.0**

Munich 1972
67.9
34.7   **102.9**

Montreal 1976
20.1
13.9   **34.0**

Moscow 1980
19.1
107   **102.1**

Seoul 1988
48.4
4   **52.4**

Barcelona 1992
29.2
80.7   **109.9**

Atlanta 1996
9
100   **109**

Sydney 2000
39.7
27.4   **67.1**

Athens 2004
108.6
22.3   **130.9**

Beijing 2008
27.6
34   **61.6**

Olympic Villages 1968-2008- Site Area Coverage

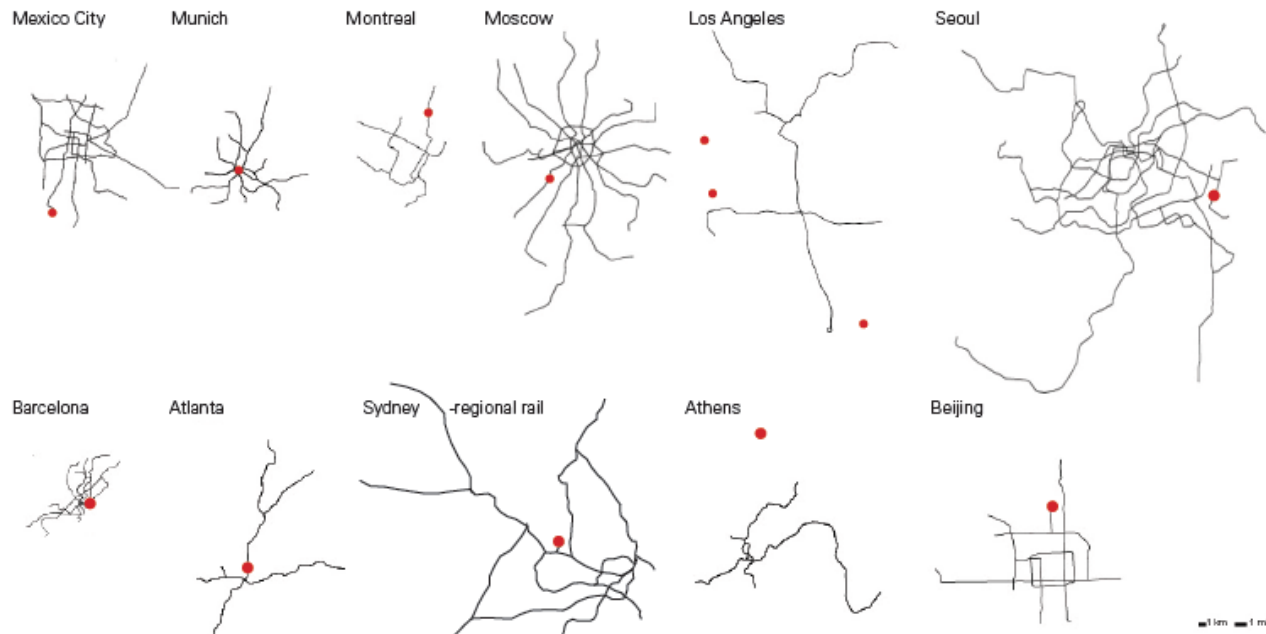lowest to highest (% of building surface area/residential site surface area)

5%	10%	11%	12%	13%	17%	19%	20%	24%	26%

Montreal 1976 Athens 2004 Moscow 1980 Munich 1972 Mexico City 68 Beijing 2008 Atlanta 1996 Sydney 2000 Seoul 1988 Barcelona 1992

Floor Area Ratio

lowest to highest (ratio of residential built area/surface area of residential zone)

.23	.48	.71	.95	1.11	1.15	1.28	1.78	1.81	1.90

Athens 2004 Sydney 2000 Munich 1972 Montreal 1976 Seoul 1988 Mexico City 68 Barcelona 1992 Atlanta 1996 Moscow 1980 Beijing 2008

Site Location in Relation to City's Subway System

Mexico City   Munich   Montreal   Moscow   Los Angeles   Seoul

Barcelona   Atlanta   Sydney -regional rail   Athens   Beijing

1 km   1 mi

Olympic Villages 1968-2008- Urban Typolog
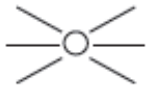
Objects in the Landscape

"Modern" Planning-Tower in the Park
Flexible green space
Non-contextual
Low site area coverage
Expandable

Mexico City 1968   Montreal 1976

Radial

Oriented around a Center Program
   (International Zone) or Open Space
Fingers of green space
High site area coverage
Not expandable

Munich 1972   Seoul 1988   Sydney 2000

Courtyard

Well-defined perimeter block
Containment of green space
Quality of open space depends on
   scale
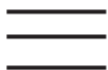Varied site area coverage
Expandable

Moscow 1980   Barcelona 1992   Atlanta 1996

Linear

Underlying grid, directionality
Alternating bands of building and green
   space
Varied site area coverage
Expandable

Athens 2004   Beijing 2008

5.3 The Dimension of Olympic villages

Let's take a look at the cities which have hosted the Games since 1960, the year when television broadcasting started its vertiginous process of media growth. This growth was also accompanied by the increase in the qualitative and quantitative demands placed on the organisers by the Games themselves.

Size of Olympic Villages		
Year	**City**	**Population**
1960	Rome	3,180,000
1964	Tokyo	11,829,000
1968	Mexico City	19,400,000
1972	Munich	2,316,000
1976	Montreal	2,950,000
1980	Moscow	13,200,000
1984	Los Angeles	11,500,000
1988	Seoul	15,800,000
1992	Barcelona	3,975,000
1996	Atlanta	2,500,000
2000	Sydney	3,610,000

Table 1 : size og Olympic villages

6.3 The Dimension of the Games

The following tables give a summary of the amount of land required for the facilities contained in the manual drawn up by the IOC for candidate cities. The figures arrived at are, approximately, the minimum ones necessary for the construction of each facility shown.

Outdoor Competition Facilities

Type	No. of units	Overall estimated surface area
Athletics	1	8 Ha.
Baseball - Main - Subsidiary	 1 1	 5 Ha. 4 Ha.
Velodrome	1	4 Ha.
Equestrian sports centre	1	20 Ha.
Football - Main - Subsidiary	 1 4 (x 3 Ha.)	 8 Ha. 12 Ha.
Hockey	1	10 Ha.
Softball	1	3 Ha.
Tennis	1	4 Ha.
Beach volleyball	1	3 Ha.
Total	14	81 Ha.

Indoor Competition Facilities

Type	No. of Units	Overall estimated surface area
Small halls	6 (x 1.5 Ha.)	9 Ha.
Medium halls	5 (x 3 Ha.)	15 Ha.
Large halls	2 (x 4 Ha.)	8 Ha.
Total		32 Ha.

Special Competition Facilities

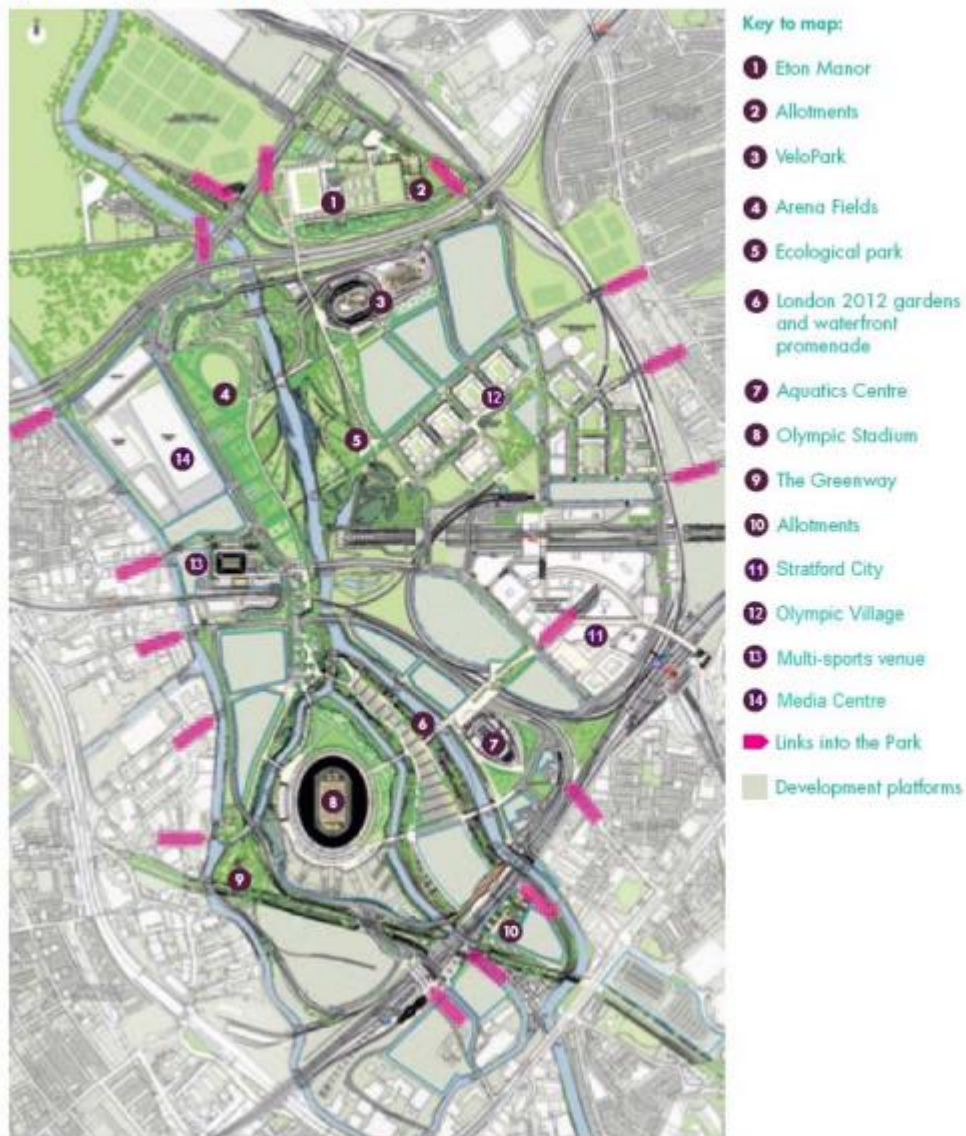| Type	No. of units	Overall estimated surface area
Rowing and canoeing stadium	1	75 Ha.
Slalom canal	1	15 Ha.
Complete competition centre	1	300 Ha.
Swimming pool complex	1 or 2	5 Ha. (total)
Shooting centre	1	30 Ha.
Archery complex	1	5 Ha.
Olympic port	1	15 Ha.
Total	6 or 7	445 Ha.

Table 2 the dimension of the games

Chapter 4: CASE STUDY

1.4 London Olympics 2012

MASTER PLAN

Figure 1: Olympic Park (legacy mode)[3]

Key to map:

1. Eton Manor
2. Allotments
3. VeloPark
4. Arena Fields
5. Ecological park
6. London 2012 gardens and waterfront promenade
7. Aquatics Centre
8. Olympic Stadium
9. The Greenway
10. Allotments
11. Stratford City
12. Olympic Village
13. Multi-sports venue
14. Media Centre

➤ Links into the Park

▨ Development platforms

3 This map represents the proposed transformation plan for the Park, which is subject to a live planning application. Olympic Delivery Authority, 2009 (labels added)

1. The Olympic venues

During the 2012 Olympic Games and Paralympic Games the primary purpose of the Olympic Park will be to house the main Olympic sporting venues as well as providing accommodation for athletes and officials, and a location for the world's media. Some of the venues being built for 2012 will be dismantled after the Games, but most – including the Olympic Stadium, Aquatics Centre, VeloPark, media centre and Olympic Village – will remain on the park. Each will be redeveloped for legacy use (see Table 2 overleaf for more information on the venues).

3.2   The Olympic Park site has been earmarked for extensive commercial and residential development after the Games have finished. For this to be successful the park needs to be an attractive proposition for investors. With five large sporting venues remaining on the park, we can expect these venues to help define the identity of the space as well as driving up 'footfall' from visitors. To make the park a more attractive proposition for potential investors, therefore, successful legacies for the park need to be found.

As previous Games have shown, the legacy of the venues is an essential part of achieving a wider legacy. For instance in Athens, which hosted the 2004 Games and also developed a primary 'Olympic Park' site, lack of legacy planning left most of Athens' Olympic venues unused for years and disconnected from the main life of the city. As discussed in the literature review commissioned by the Committee for this investigation, post-Games development in the area has not proven commercially viable.

As shown in Table 1, London has established plans for the legacy uses of its venues. However, these plans are not yet complete, particularly for the Olympic Stadium, the media centre .

Venue	Ownership	Games use	Legacy use[27]
Olympic Stadium	Olympic Park Legacy Company	Athletics; opening and closing ceremonies; capacity 80,000	Grand prix athletics venue; other uses to be confirmed; capacity to be confirmed (from 25,000 to 80,000)
Aquatics Centre	Olympic Park Legacy Company	Swimming, diving, water polo; capacity 17,500	Elite and community swimming, diving, water polo; capacity 2,500-3,500
VeloPark	Lee Valley Regional Park Authority	Track and BMX cycling; capacity 12,000	Track, BMX, road and mountain cycling; capacity 6,000
Multi-sports arena	Olympic Park Legacy Company	Handball; capacity 7,000	A flexible venue capable of hosting a variety of sports and major events
Eton Manor	Lee Valley Regional Park Authority	Training during Olympics, tennis and archery during Paralympics; capacity 10,500	Hockey, tennis, five-a-side football; capacity 3,000
Media centre	Olympic Park Legacy Company	Main Press Centre and International Broadcast Centre; space for 20,000 journalists and broadcasters	800,000 square feet of flexible commercial space, for single or multiple occupancy

TABLE 3 : Venues on the Olympic Park after 2012

2 Employment and skills

The development of the Olympic Park, both before and after the Games, will provide thousands of new jobs in East London, an area which currently suffers from relatively low levels of skills and employment. Ensuring Londoners benefit from the job opportunities created by the Olympics was one of the five legacy commitments made by the Mayor. 4.2 East London, in particular the five Olympic host boroughs, have higher unemployment than the rest of London and Great Britain. Three of the five the boroughs also have lower qualification levels than the London and national average. These figures are shown in Table 2below:

TABLE 4 : Unemployment and qualifications in host boroughs		
Area	**Jobseekers' Allowance claimant rate**[38]	**NVQ2+ qualification rate**[39]
Greenwich	4.9%	66.3%
Hackney	6.8%	67.8%
Newham	6.2%	46.5%
Tower Hamlets	6.7%	55.7%
Waltham Forest	5.8%	56.3%
LONDON	4.4%	63.8%
GREAT BRITAIN	4.1%	65.2%

3-Housing

It is important that future residential development on the Olympic Park is driven by the needs of the local community, including for social housing and family homes, and that people living in the area already are able to take advantage of the new housing. The quality of the housing, tenure mix and the provision of facilities such as retail are among the factors that need to be considered in building new communities on the park. This is an issue that the London Assembly will consider further as housing legacy plans develop.

4.Regenerating east London

London Olympics 2012 - Urban Regeneration toward Sustainable Community

When, in 2005 London was awarded to host 30th Olympiad in 2012, the regeneration of deprived part of East London, was an important part of the London bid for the games.

 The government promised that the advantages of urban regeneration would be reflected in direct benefit for local community, involving significant physical, economical and social advancement

Stratford and Low Valley before the Olympics: Industry and Clays Lane Co-operative Housing.
Right: Master Plan for Olympic Village 2012.
Sourse: Peter Marshall and Mike Buss.

As industries got abandoned giving space to brownfields process of deindustrialization never followed any planes of urban redevelopment or any kind of investment (except Canary Warf).

East End has the largest area of brownfields, both contaminated ex industrial land and generally industrial derelicts.
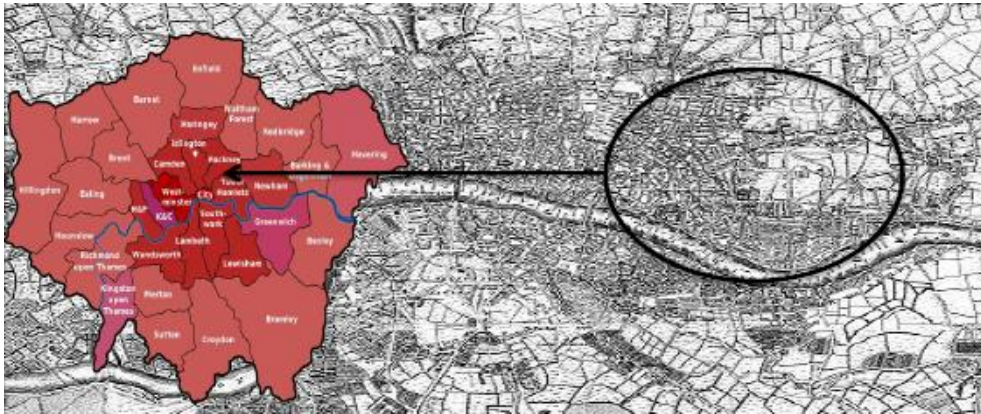
Urban Regeneration as a solution to Social Exclusion, Poverty and Environmental Issues

In 2004 UK planning authorities adopted **London Plan for Urban Regeneration**. The aim of this plan is address the **poverty and social exclusion trough urban regeneration of areas with high Index of Deprivation**. Trough **improvement in the economic, social and environmental conditions** of an area that has been subject to change. **Social advancements were promised trough affordable dwellings and social-mix community, jobs and overall improvements of services**.

Index of Deprivation for London

Living Environment Index of Deprivation for London in 2010
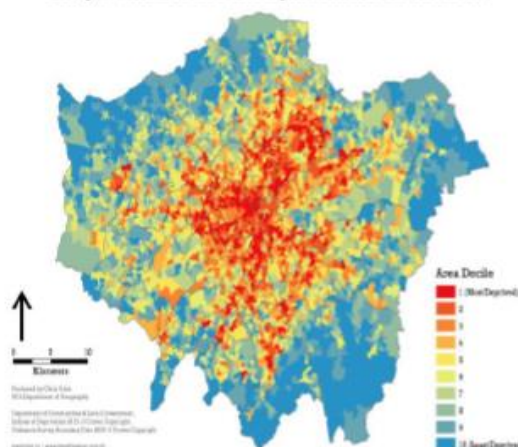
London Plan 2004, areas for regeneration

Areas for Regeneration

2012 Olympic site

Sources: ESRI and NGA
USA TODAY
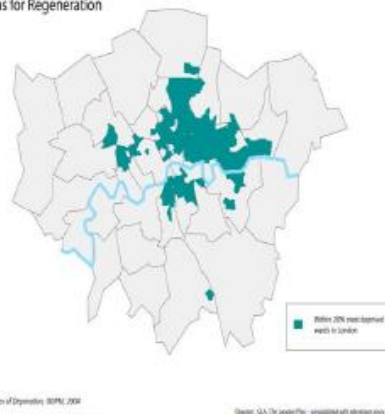
Olympics was the first project of planned urban regeneration. The total area of **Olympic site is 293.9 ha. 250 ha of Brownfield land was cleaned-up and remediated, 200 buildings demolished, New**

infrastructure was build for power, water and sanitation. 100 ha of green space was created. 430 residents of the Clay's Lane Housing Cooperative and two licensed Traveler and Gypsy communities' settlements were displaced under the Compulsory Purchase Order.

Urban Regeneration →Social Changes =
Gentrification, Displacement or Social Sustainability

URBAN REGENERATION
The practice of the urban regeneration in the UK depends of its interpretation by the governing party. A definition of urban regeneration, that would describe the best its practice during the period of New Labor government, is given by Peter Roberts (2000, p. 17):
"Comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change"

Social changes due to urban regeneration could be seen trough:
DISPLACEMENT, GENTRIFICATION or creation of SOCIAL
SUSTAINABLE COMMUNITIES.

DISPLACEMENT

"By its nature, **displacement is always and extraordinary disruptive and painful process, economically and culturally: it dismantles production systems, it disorganizes entire human conditions and it breaks up long established social networks.** (..) Research has found that forced resettlement also tends to be associated with increased stress (psychological and socio-cultural), and heightened morbidity and mortality
rates." (Cernea, 1998:7-8, cited in Montserrat and Tapada, 2010)

GENTRIFICATION

In the most general way, Gentrification can be defined by The Oxford Dictionary, as **"Renovation and improvement (a house or district) so that it conforms to middle-class taste".**
Or more complex approach is given by Uitermark, where he defines state-led gentrification as "a means through which governmental organisations and their partners lure the middle classes into disadvantaged areas with the purpose of civilising and controlling these neighbourhoods" (Uitermark et al, 2007. p. 127)

SOCIAL SUSTAINABILITY

Social sustainability concerns how individuals, communities and societies live with each other and set out to achieve the objectives of development models, which they have chosen for themselves (Colantonio and Dixon, 2009) Social Criteria: **Community: identity, consultation and participation, crime prevention, access. Housing: location, integration, proportion. Locality: proximity of local facilities, local needs met locally.** (Glasson and Wood, 2010)

Sustainability
An integrated approach

Socio-Economic
Employment
Training &
Development
Local Economy
Entrepreneurship
Social & Community
Sponsorship

Social
Respect the Individual
Equal Opportunity
Diversity
Employee Assistance
Human Rights

Socio-Environmental
Health & Safety
Climate Change
COMAH/Seveso
Crisis Management
Business Continuity

Economic
Consistently Profitable
Growth
Risk Management
Shareholder Return

Environmental
Permit & Licence
Compliance
Biodiversity Management
Carbon Management
Emissions

Eco-Economy
Resource Efficiency
Energy Efficiency
Reuse
Recycling

❖ Inevitable physical legacy of the Olympic Games ?

1960 (Rome)：The Foro Italico sports complex

1964 (Tokyo): The Komazawa Olympic Park

1972 (Munich): The Olympiapark

1976 (Montreal): Parc Olympique

1980 (Moscow): The Luzhniki Olympic Complex

1988 (Seoul): The Seoul Olympic Park

1992 (Barcelona): The Montjuic hill (Sports complex)

1996 (Atlanta): The Centennial Olympic Park

2000 (Sydney): The Sydney Olympic Park

2004 (Athens): Olympic Athletic Centre of Athens

2008 (Beijing): Beijing Olympic Green

2012 (London): London Olympic Park

Barcelona 1992 - Aerian view of the Montjuïc Olympic stadium.

1992 Barcelona

© Agence Roger TAILLIBERT

1976 Montreal

1972 Munich

2004 Athens

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2.4 Olympic Villages in Egypt (Olympic Village at Mansoura University)

Olympic Village at the University of Mansoura are complex sports facilities, include the following:
1 sports stadium (Mansoura University Stadium)
2 gym activities
3 Squash Complex
4 tennis playgrounds
5- gym
6 pool
7 indoor hall
8 multipurpose stadiums
9 individual stadiums
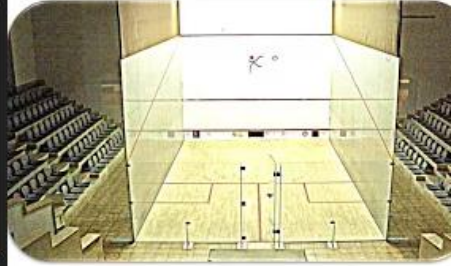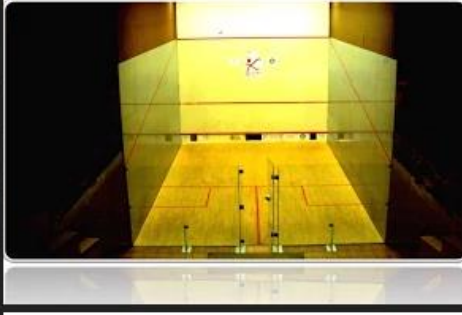
Chapter 4: CASE STUDY

3.4   Dubai Sports City

Vision

To create one of the world's premier sporting destinations in line with the overall vision of Dubai to create world class sporting infrastructure and become a destination for the sporting world.

Mission

To establish Dubai Sports City as the world's leading sporting destination, hosting major events and attracting the biggest brands from across the world by way of participation and sponsorships.

■To become the world's first integrated sports city incorporating premium residential properties, superb shopping, and entertainment and dining, and a vibrant commercial district

Analysis Element :
   1- Location
   2- Zoning
   3- Components
   4- Entrances
   5- Criticism

Location

Set on 50 million square feet within the Dubai land development

It locates in United Arab Emirates – Dubai and the map show the detailed location

Zoning

Set It's been conceptualized as a city within a city, where you can get everything that you need providing a platform for youth development, recreational sporting facilities, residential and commercial developments, together with all the related amenities expected in a purpose-built city, including international schools, medical facilities, hotels, community centers and entertainment venues.

The following Functional Diagram show the general planning of the city
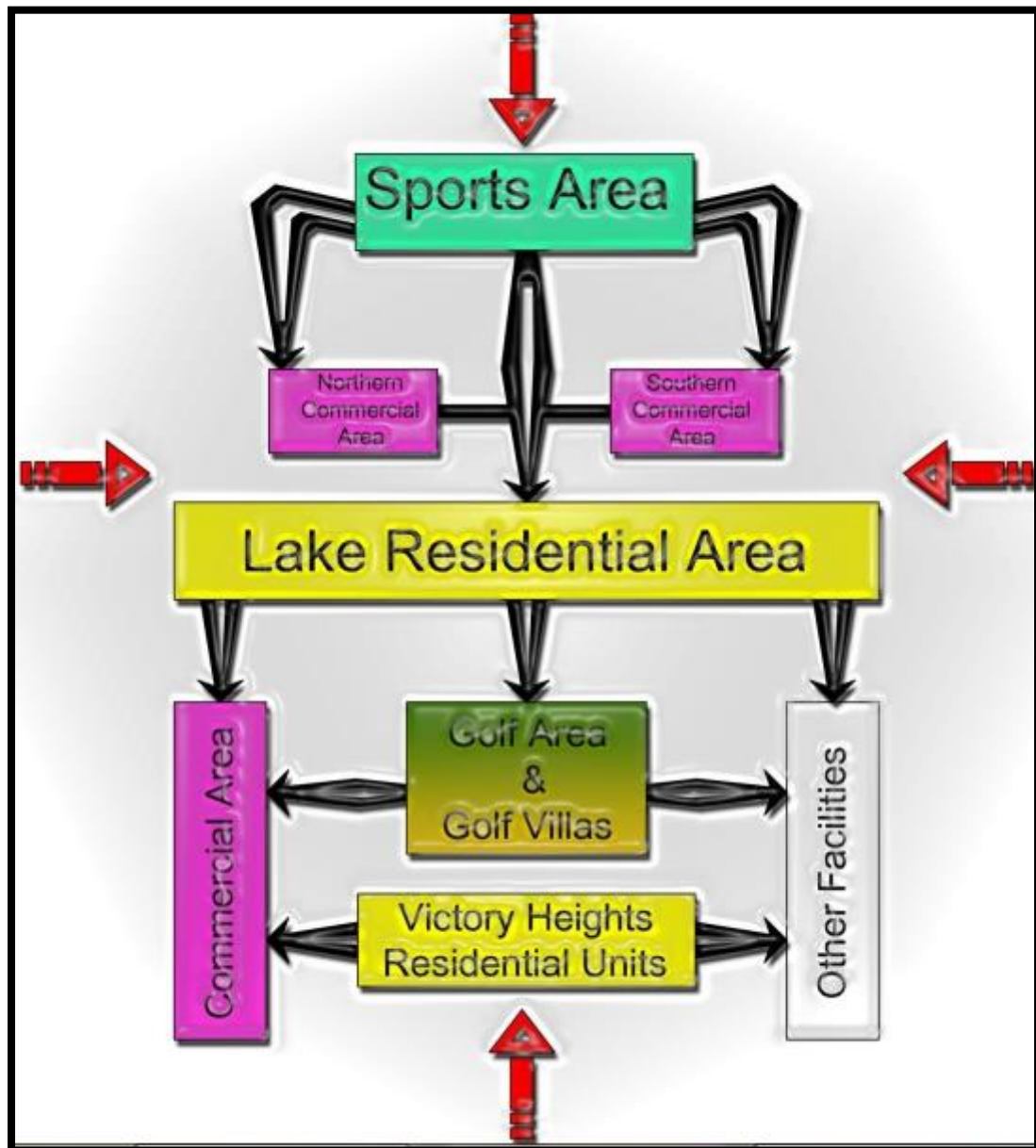
Components

Sports Area:

■Dubai International Hockey Stadium

•**The 2600 seat field hockey stadium, built to the guidelines of the International Hockey Federation (FIH), is a world-class outdoor venue and will provide an excellent setting for both international and local competition.**

•**The venue features two state of the art water-based artificial surfaces, with superb facilities for players, officials and media**.

Sports Area:

▪Cricket Stadium

•The 25,000-seater cricket stadium will be among the most advanced of its kind, with next-generation facilities for players officials, VIPs, spectators and the media.

•The bowl design will bring the spectators closer than ever to the action.

•The design of the cricket stadium meets all ICC specifications for hosting international cricket fixtures.
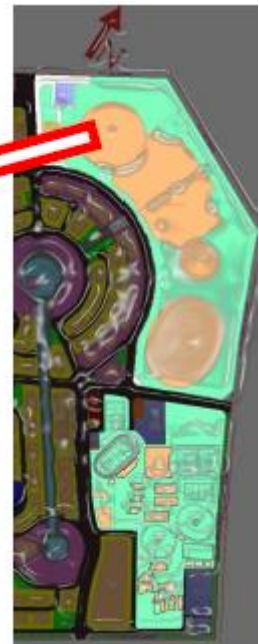
Sports Area:

■Multi Purpose Indoor

•**Designed to host all hard court games such as basketball, volleyball, handball, badminton, tennis, ice hockey and more, the 10,000 seat indoor stadium will deliver the ideal venue for sport's events throughout the Dubai's summer months.**

■Multi Purpose outdoor

•The largest of the venues at Dubai Sports City, the 60,000 seat multi-purpose outdoor stadium is designed to host football, rugby and track & field in addition to major cultural and entertainment events.

• It's equipped with the very latest in technology from its "Ring of fire" lighting system to its amenities for teams, press and VVIPs - and will undoubtedly be a benchmark against which all other venues in the Middle East are measured.

Sports Area:
▪The Els Club Golf Course

•**The Els Club at Dubai Sports City is a world's first and is also the first golf course designed by Ernie Els in the Middle East.**
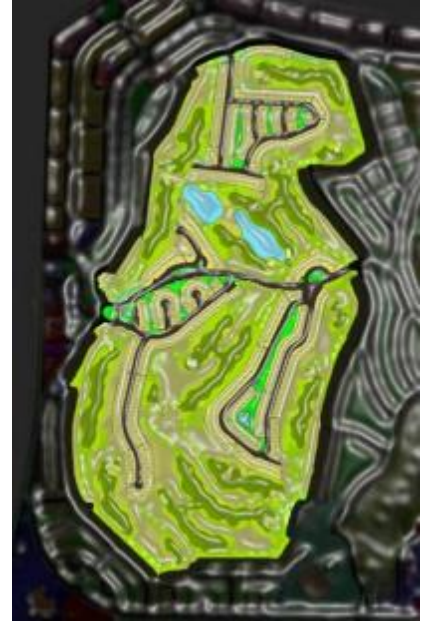
Lake Residential Area

•Canal Residence West offers spacious studio, one, two or three bedroom apartments, where every detail has been designed to match your personality and highest expectations. Set on the Rivera-style waterfront, midway between the northern and southern retail hubs of the downtown district, Canal Residence West is right at the center of this exciting sporting metropolis with facilities such as gymnasiums, pools, children play areas and barbeque areas.

Residential Area:

▪Victory Heights

•The Victory Heights golf course villa community is set on the fairways of the prestigious Els Club Golf Course.

•Designed to embody the energy of sport, the soothing surroundings of nature and the pursuit of a healthy mind and body, Victory Heights redefines everyday living, Planned with a mix of sporting, recreational and community facilities, there's no end to the benefits provided by this desirable community.

◉Commercial Area:

■Northern Commercial Area

❍Designed in a classic Venetian style that is authentic in its Italian heritage, North Point is located right at the very heart of the downtown district on Dubai Sports City's iconic waterfront, a short stroll away from the main residential, offices and entertainment centers.

•700,519 sqft. of office and residential space

•A gross leasable retail area of 183,554 sqft., providing 100 retail units with indoor and outdoor access

•Three elegant atriums with a mix of boutique stores and cafes leading out to the hub's inner core of waterfront restaurants, offices and residence

•Outer ring of convenience stores and everyday service outlets

Commercial Area:

■Southern Commercial Area

○**Dubai Sports City's southern hub will offer a premium dining and shopping experience. Anchored by a five star boutique hotel with 300 deluxe rooms, this hub is designed to become a haven for those focused on the finer things in life and a serene lifestyle.**

•A gross leasable area of 116,100 sqft., providing 50 retail units with indoor and outdoor access

•300,000 sqft. of office and residential space

•An exclusive shopping and gourmet offering that will complement the hotel
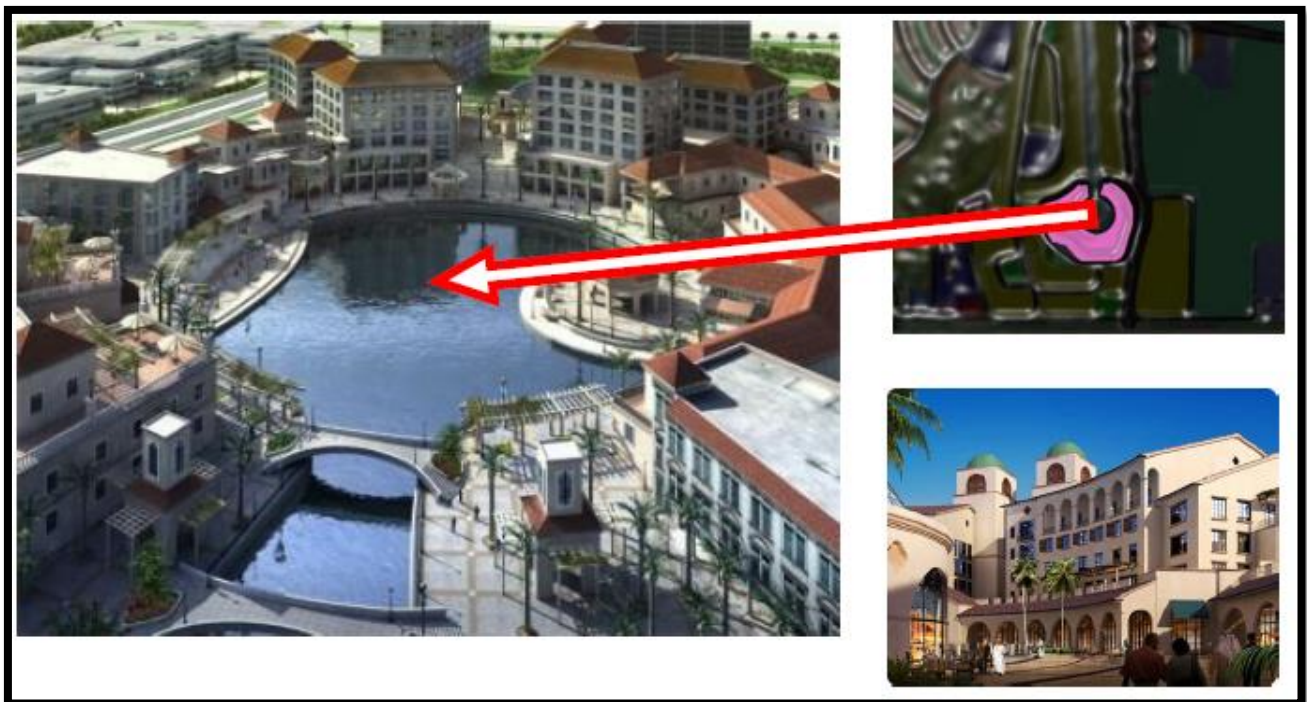
Other Facilities:

- Defect Liability Period (DLP) Management

- Helpdesk / Call center

- Emergency Response Team

- FM consultancy

- Snagging services

- Waste Recycling

- Annual Maintenance contracts for individual property owners

- Cleaning

- Pest Control

- Waste management

- Security

- Landscaping

- Handy Man & other Misc. services
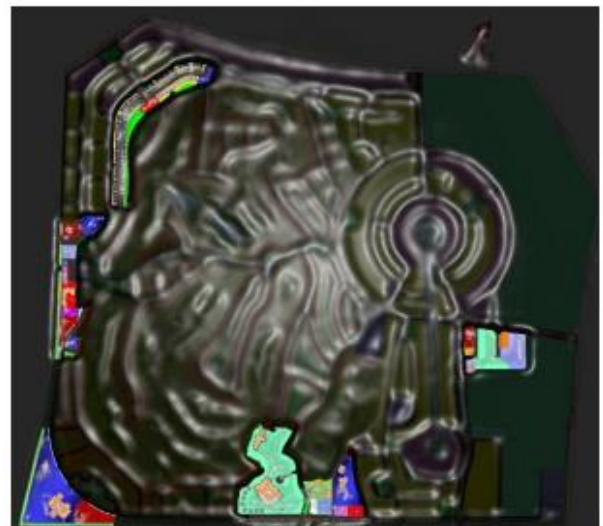
Circulation

▪The Circulation movement In the City separates on three ways :
O**The main street which link the sports area with lake residential units and the commercial areas as shown it's the most robust way in the city and carry most volume of people**

O**The secondary Streets which be the longest way in the city as it links the commercial areas with lake residential area and the Golf area with Golf villas; the Golf area is the largest area in the city**

O**Tertiary Streets roll into units and Blocks**

Main Streets — Secodary Streets — Tertiary Streets

Entrances

From The Emirates road and entrance to the Lake Residential area , Northern Commercial area and the sports area

2.Entrance for The Golf area and Villas , The other facilities area and the Victory Heights Units

3.The main Entrance of the Sports Area

4.Entrance of the Lake Residential Units and the Southern Commercial Area

5.Entrance to the Facilities and the Golf Villas

Conclusions

1. The location selection is very smart because it chosen in an unknown place which will make it life like the site of Burj Khalifa in 4 years it become a city

2. The project will be another destination to people for Dubai

3. The distribution of zonings very good which make privacy for residential areas and each part of sports area that achieved in the variable of entrances

4. The city have the necessary and entertainment areas which make it selfish city

5. The circulation is available for all ways but it little random particular in the golf area

6. There are little master areas for parking

7. The entrances distributed very well as there is an entrance for sports area and others for residential which doesn't make crowding in streets

8. Putting the residential area in parts not on the main streets

Ch 5 Site Analysis

The location of project in Palestine , west bank , Bethlehem city (ALkhader village , Aldoha and Artas .
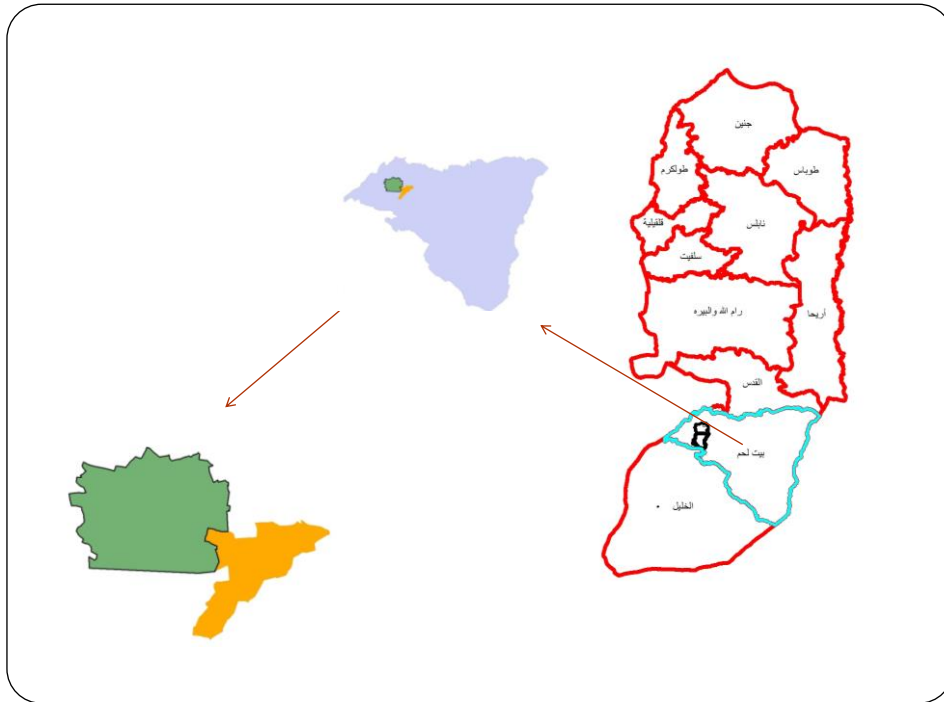
there is many reason to select this city :

Bethlehem

rich history

diverse culture

love of sport and celebration

popularity as a tourist destination

would certainly be very positive factors in promoting the Games.
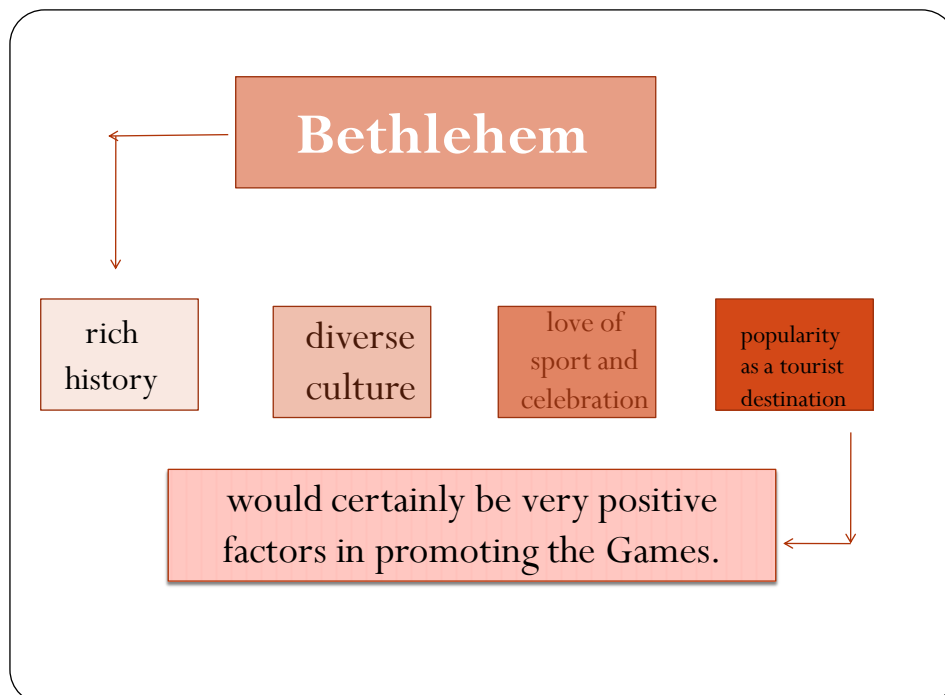
1.5 :Geography of Bethlehem

Bethlehem is the administrative capital of Bethlehem Governate, which has 10 municipalities, 3 refugee camps, and 58 rural communities (ARIJ, 2010). It is located 10 kilometers south of the city of Jerusalem and covers an area roughly 650 km2 (Figure 1). Th e Oslo II Agreement divided the Governate as follows: Area A 7.5% (under Palestinian control), Area B 5.5% (under Palestinian administrative control yet under Israeli security control), Area C 66% (under Israeli control) and natural reserve roughly 20%, wherein the Governate's total population in 2007 was roughly 176,000 Palestinians and 86,000 Israeli settlers (UN OCHA, 2009).
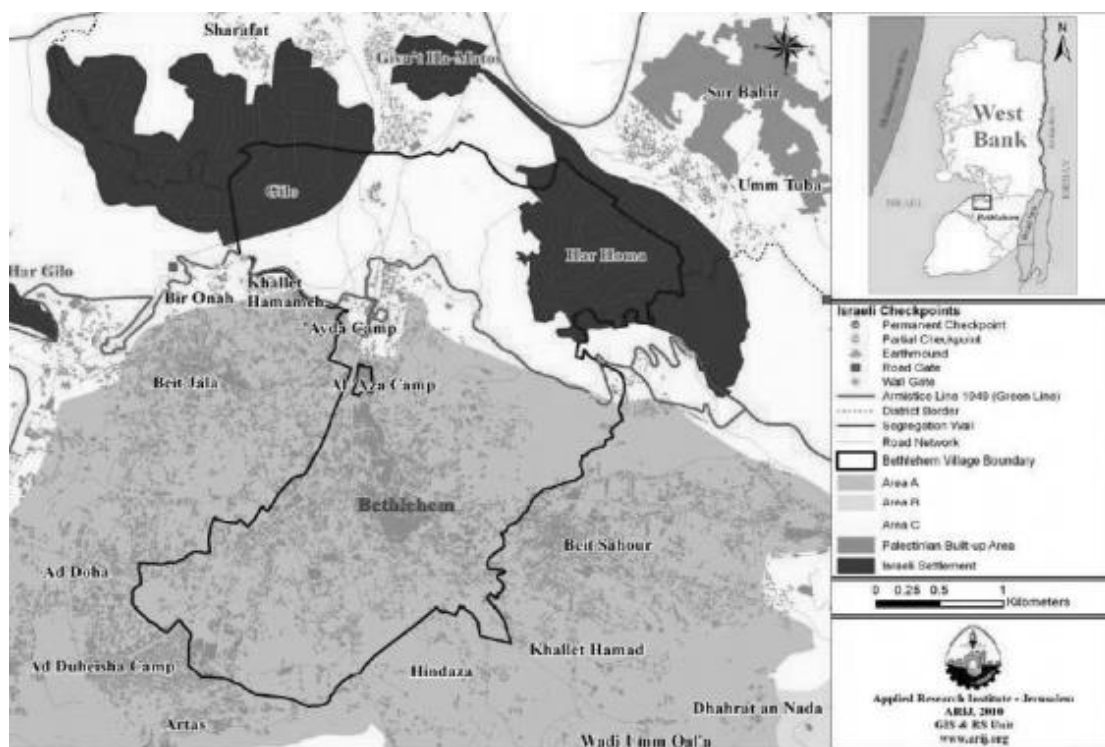
Figure 1 Governate of Bethlehem - economy and tourism in Bethlehem
Source: The Applied Research Institute, 2010.

2.5 Tourism-related economic growth in Bethlehem: Background and Oslo

In the aftermath of the Six Day War, Israel had eff ectively quarantined the West Bank and Gaza Strip from potential global tourism either through the obstructive realities of the occupation or due to the negative representations of Palestinians seen in Western media (Al-Rimmawi, 2003; Cohen-Hattab, 2004). Th is severely hampered tourism fl ows to the profound archaeological heritage of the West Bank and all its associated growth potential. Th en, in the 1980s, Jordan took a central in creating a desirable investment climate for regional tourism in part as a path to support neighboring Palestinian economic growth (Hazbun, 2008; Stein, 2008; Al-Rimmawi, 2003). Later, from Oslo to the Second Intifada (1993-2000), both Jordan and Israel invested heavily in regional tourism capacity. However, under Oslo, Israeli tourist itineraries expanded to include Palestinian sites and Arab-owned tourismrelated industries, especially hospitality services and local handicrafts. Th e conservative backlash to the perceived concessions Palestinians were getting in the Oslo process led to escalating events and the eruption of the 2000 uprising that ended the period of inclusion and cooperation and the growth seen in Palestinian tourism (Stein, 2008) (Table 1). Isaac (2010b) describes the peace process as a bait-andswitch ploy with the end game of expanding Israeli 'realities on the ground'. Th e expansion of tourism in Palestine during this period, then, could be attributed to a land grab tactic that facilitated the sprawl of Israeli tourism-industry and settlers as a part of an Israeli West Bank integration strategy. Regardless, the post-Intifada tourism climate in the West Bank was much diff erent than the Oslo environment. Th e Palestinian tourism industry, in comparison to Israeli tourism operating in Palestine, was hit hard in the aftermath of the uprising and has since not appreciably recovered.

Potential tourism-related economic growth in Bethlehem Th e preceding data analysis supports the assumption that fl uctuations in tourism and hospitality numbers, in this case for Bethlehem, are positively correlated with periods of varying regional political stability and global economic growth. In periods of turmoil and economic uncertainty, tourism and hospitality indicators dipped. In recent years, Bethlehem and the West Bank overall has not seen the level of recovery and growth expected if political and economic stability were the only pertinent issuesn fact,

growth in the current context for the West Bank is hindered not so much by violence and economic recession but by institutional insuffi ciency and the limiting realities of occupation. Increased economic liberalization and reduced spatial restrictions of Palestinians would free the economic growth potentials for Palestinian tourism. Th e Bethlehem Economic Study (Hilal & Gareib, 2011) and Bethlehem Tourism Master Plan (Alternative Business Solutions, 2011) produced economic assessments and near-future plans for realizing the potential economic growth of Bethlehem. Th e Master Plan provided comprehensive data gathering and assessment of the regional capabilities for economic growth in several sectors. The e plan sets out a three-part strategy for economic stability and growth that all future investment would support. Th ey include local commodity substitutions, business complementation strategies to keep production and services local, and developing potential sustainable economic sectors to promote growth. The district's economic capacity is tied primarily to agriculture/husbandry, construction, retail/commerce, environmental resources, and tourism. The e Study's assessment of existing economic indicators for potential growth revealed that construction and tourism showed the greatest potential for quick return on investment, with tourism as the more sustainable and lucrative of the two. Both reports returned favorable ratings for several important local factors for development in tourism and hospitality. The e demographic makeup of the district is ideal for tourism and hospitality industries.

The e district has a large young, unemployed population with entrepreneurial potential ready to be unleashed within the right business and investment milieu. Th ere are also many skilled craftspeople whose production of unique, local goods for tourist souvenir consumption is an added value to the regional tourist draw. Th ere is also underdeveloped hospitality capacity that could expand considerably with key infrastructural improvements. Th e most important limiting factor for growth is, in a word, occupation. In practical terms this means the limitations of checkpoints, appropriated agricultural land, lack of adequate utilities, restrictions of movement and economic activities, absence of proper banking and fi nance, inability for government institutions to support businesses, and the inability to develop necessary capacities for growth are the most important limiting factors in Bethlehem. Without cooperation between Palestine and Israel, entrepreneurs cannot acquire proper licenses or required startup funds. Businesses cannot get short-term loans to keep up payments, hire new

workers or begin new projects. Costs of travel and shipping are exorbitant and risky due to the many travel restrictions, checkpoints, and capricious decision-making of checkpoint guards regarding travel access. While Palestinian authorities must take responsibility for implementing improvements, they are not in a position to do so without help from foreign investment which depends directly on Israeli cooperation. Th us, the greatest responsibility falls to Israel to reduce occupation-related restrictions on tourism development. Traditional geopolitical negotiations follow a prosperity through peace path, this situation has up till now proven to be intractable from that approach. A peace through prosperity method seems much more attainable and politically acceptable for both sides. Economic growth is not the answer to territorial disputes, obviously, but it can be a deterrent to violent activism and potential radicalism of disaff ected, educated, and unemployed Palestinian youth. Potential violence remains Israel's justifi cation for the wall and checkpoints, yet oppressive occupation generates the conditions under which young Palestinians might turn to violent resistance in absence of viable alternatives. Th us, stability in Bethlehem, and the West Bank as a whole, begins with cooperation on the implementation of the aforementioned improvements to Bethlehem's tourism industry capabilities, which in turn could provide inroads to possible future peace.

3.5 Religious and Archaeological Sites

In terms of religious establishments, there are 14 churches in Bethlehem: the Nativity Church, the German Church, Milk Grotto Church, Syriac Orthodox Church, Mar Anton Church, Coptic Church, Freres Church (De La Salle), the Cemetery Church, Abyssinian Church, the Baptist Church, Salesian Church, the Melkite Greek Catholic Church, Saint Charbel Church, and the Syriac Catholic Church, and 7 mosques, which are: 'Omar Ben Al Khattab Mosque, Salah Ad Deen Al Ayubi Mosque, Ar Ribat Mosque, Al 'Aza Mosque, Al Farooq Mosque, Shakhtoor Mosque, and Tarek Ben Ziyad Mosque .

As for the archaeological sites, Bethlehem city is full of significant historical and biblical sites. Ruins from Roman, Byzantine, Islamic and Crusader times can be found throughout the area. In addition, there are many sites of special importance to the followers of the three monotheistic religions, to whom this land is sacred, including:

1. **Nativity Church**: constructed by Constantine the Great (330AD), just above the cave or the grotto which is believed to be the stable where Jesus Christ was born. It is believed that this church is the oldest in the world. There is also another nearby cave where it is believed that Jerome spent thirty years of his life translating the Bible.

2. **The Water Channel**: an ancient Roman channel that was used to connect Solomon's pools with Jerusalem city in the Romans era.

3. **Milk Grotto Church**: Officially known as Magharet Sitti Mariam, "Grotto of the Lady Mary", is a serene grotto only a few minutes' walk from Manger Square in Bethlehem. This grotto, with a Franciscan chapel built above it, is considered sacred because tradition has it that the Holy Family took refuge here during the Slaughter of the Innocents, before their flight into Egypt. Tradition has it that while Mary was nursing Jesus here, a drop of milk fell to the ground, turning it white. The irregularly shaped grotto is hollowed out of the soft white rock. A church was built here by the 5th century, and mosaic fragments on the terrace of the grotto, with geometrical motifs and crosses, are thought to belong to this time. Both Christians and Muslims believe scrapings from the stones in the grotto boost the quantity of a mother's milk and enhance fertility. Mothers usually mix it in their drinking water; would be mothers place the rock under their mattress. There is also an old tradition that identifies this as the burial site of the young victims of Herod's Slaughter of the Innocents.

4. **King David Wells**: King David's Wells (Biyar Daoud) in King David (PBUH) street, off Manger Square, are three Great Cisterns excavated in the rock to the north of Bethlehem city, marking the site where David's army broke through a Philistine garrison to bring him water; "Oh that someone would give me water to drink from the well of Bethlehem" (2 Sam. 23:15).It is believed that the adjacent Church of St. David is where the King is buried. The cisterns were discovered in 1895. The church rested on a vast Necropolis composed of 18 Arcosolia with two to six tombs each. The cemetery was Christian as proved by the inscription
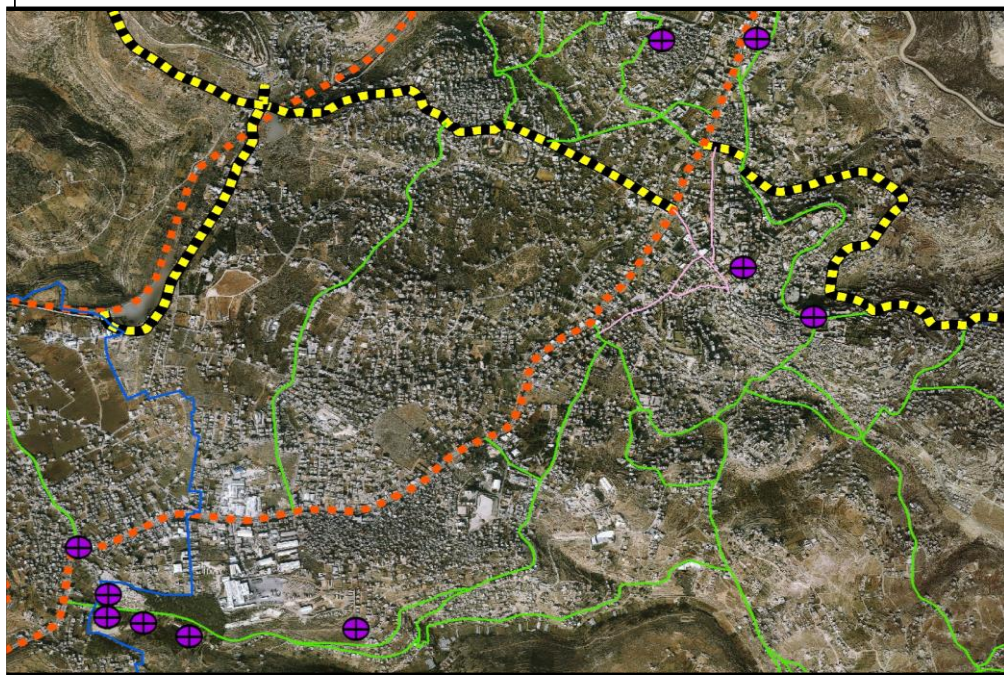
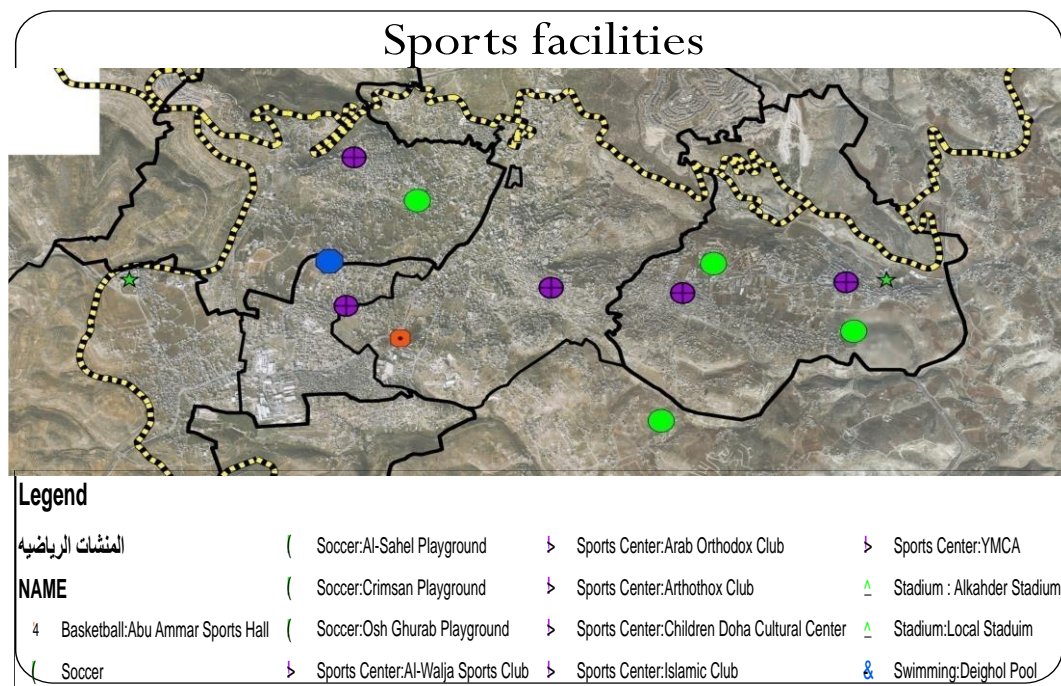Nativity Church

Omar Ben al Khattab Mosque

Heritage Sites

1- nativity church
2- Milk Grotto Church
3-Rahels Tomb
4- Aida Convent
5- solmean pool

Legend

Heritage Sites

Roads (شبكات الطرق)

Sport Facilities

- ❖ Basketball
  (Abu Amar sport hall)

- ❖ Football
  Al Khader Stadium
  Sahour local Stadium

- ❖ Sport Center Club
  Al shael Playground
  Osh Gurab Playground
  Al_Wajla Sport Club
  Childrean Doha Sport Club
  Islamic Sport Club

Sports facilities

Legend			
المنشات الرياضيه	(Soccer:Al-Sahel Playground	⏃ Sports Center:Arab Orthodox Club	⏃ Sports Center:YMCA
NAME	(Soccer:Crimsan Playground	⏃ Sports Center:Arthothox Club	^ Stadium : Alkahder Stadium
4 Basketball:Abu Ammar Sports Hall	(Soccer:Osh Ghurab Playground	⏃ Sports Center:Children Doha Cultural Center	^ Stadium:Local Staduim
(Soccer	⏃ Sports Center:Al-Walja Sports Club	⏃ Sports Center:Islamic Club	& Swimming:Deighol Pool

Hotels

There is 36 Hotels in the City (Bethlehem- Beit Jala and Beit Sahour)

The largest number of hotels in West bank .
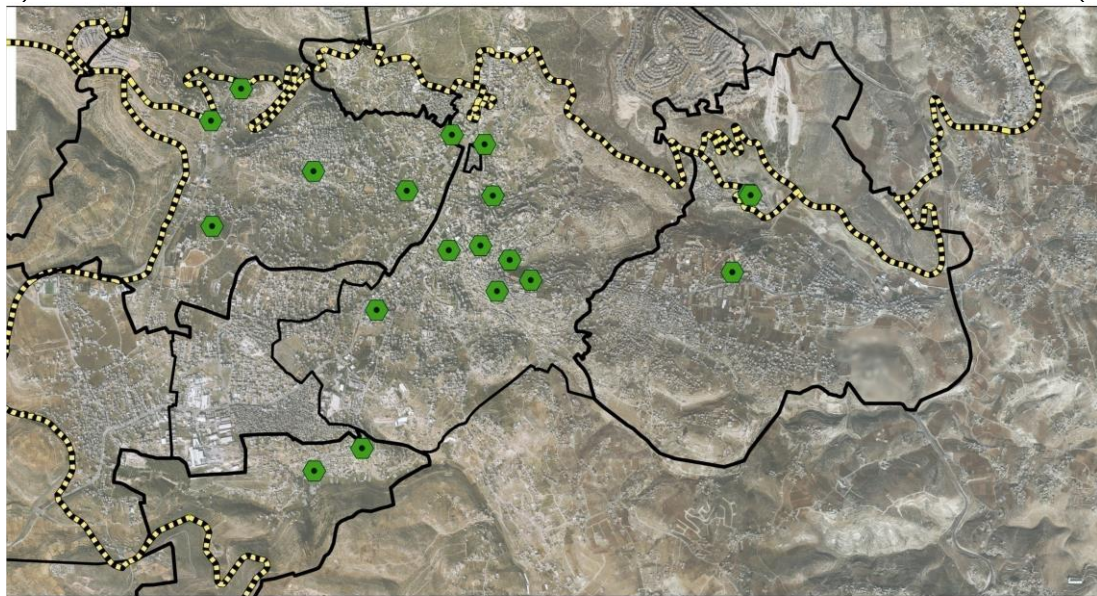
Legend

فندق 🛑   (جدار الضم والتوسع العنصري ٢٠١٦)

4.5 SITE one

❖ Convention Palaces Company – CPC

Convention Palace Company in Bethlehem (قصر المؤتمرات بيت لحم) is a service as Cultural Events, Artist Events, VIP Meeting, Food & Beverage Service.

❖ Industrial area in Aldoha that will be change as a new master paln of village to Tourist area

❖ Solomon's Pools

Solomon's Pools are three ancient reservoirs located in the south-central West Bank, immediately to the south of the Palestinian village of al-Khader, about 5 kilometres southwest of Bethlehem and near the road to Hebron

The pools were part of a complex ancient water system, initially built between sometime around 100 BCE and ca. 30 CE. At its high point the system was providing water to the city and Jewish Temple of Jerusalem, as well as to the desert fortress and town of Herodium. At that time the pools were fed by two aqueducts, by several springs of the surrounding countryside including one situated underneath the lower pool, as well as by rainwater that descended from the overlooking hills. The pools acted as a storage and distribution facility, with the two feeder aqueducts bringing water to the pools from hills to the south. The collected water was then distributed by two other aqueducts leading from the pools northwards to Jerusalem, plus another one heading eastwards to the Herodium. Traces of all five initial aqueducts have been found
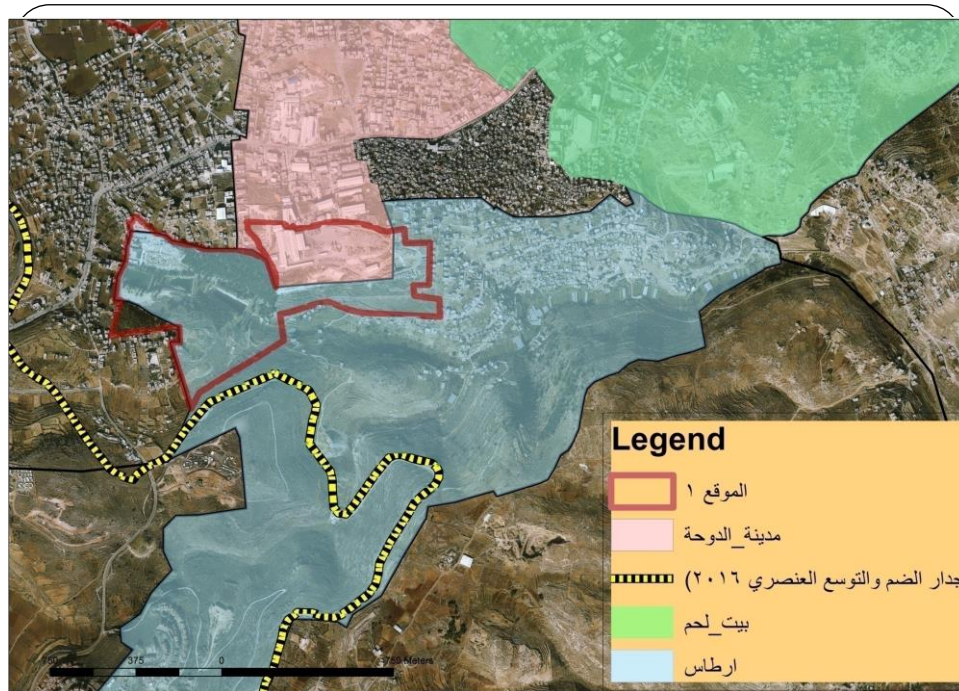
❖ In tha map here the changes that will be happened in the Master Plan , the industrial area in tha Doha will change to Tourist area
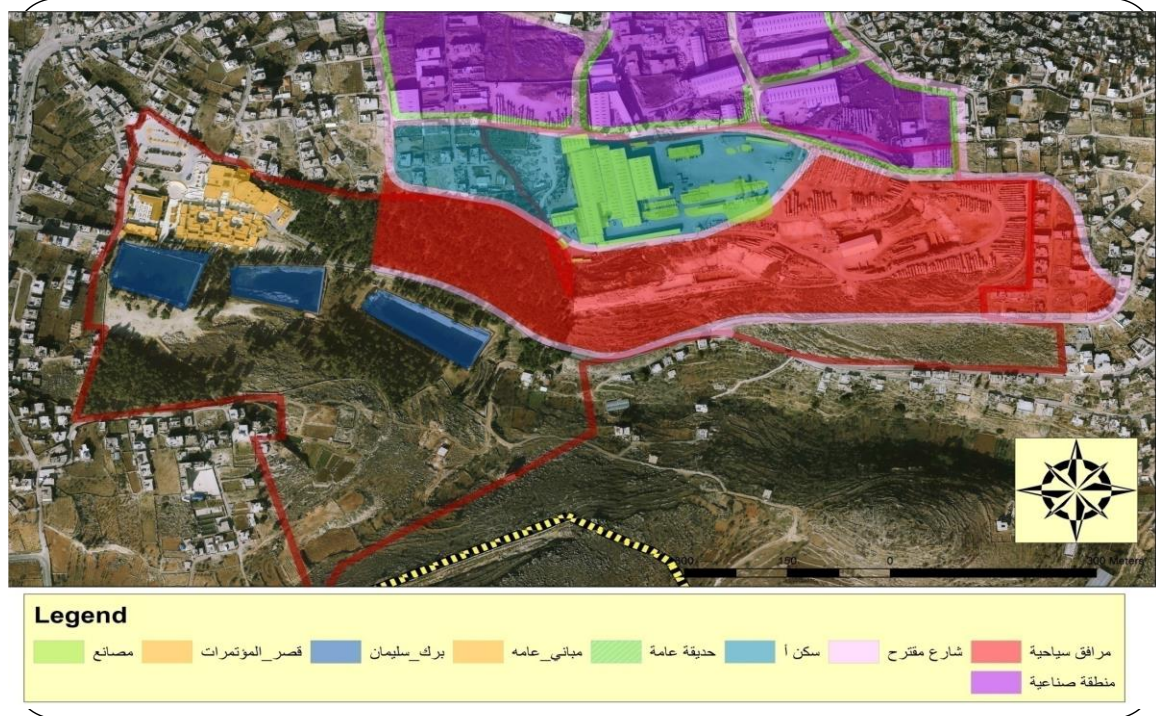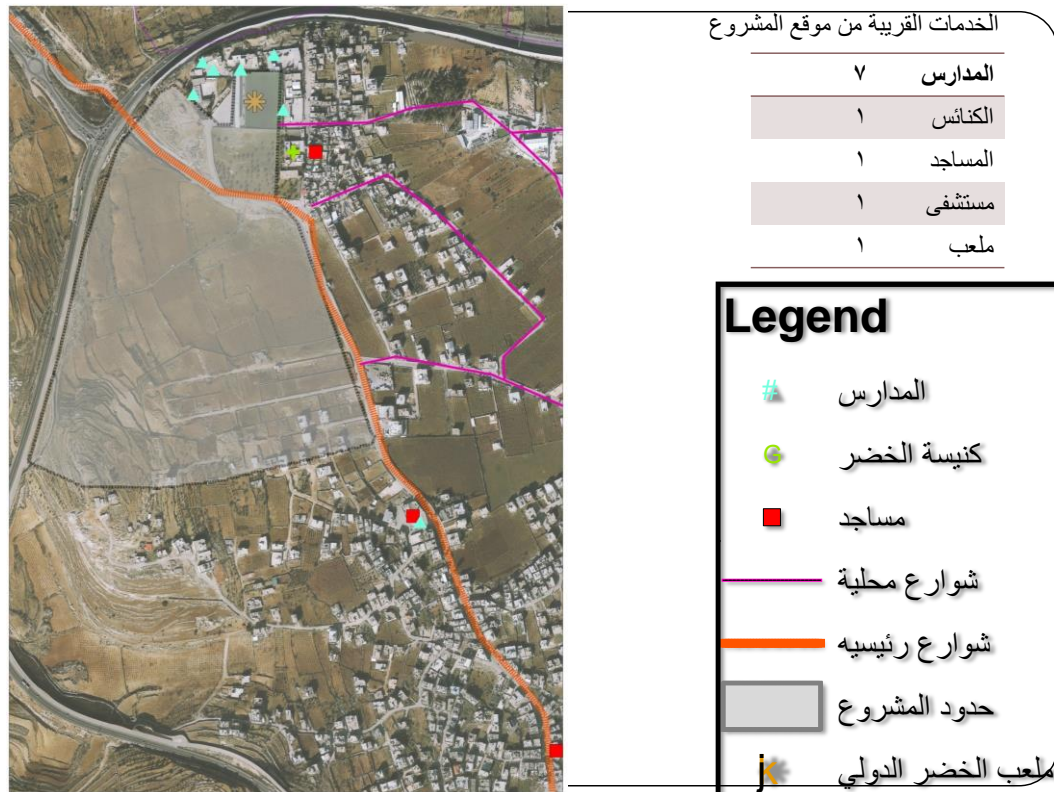

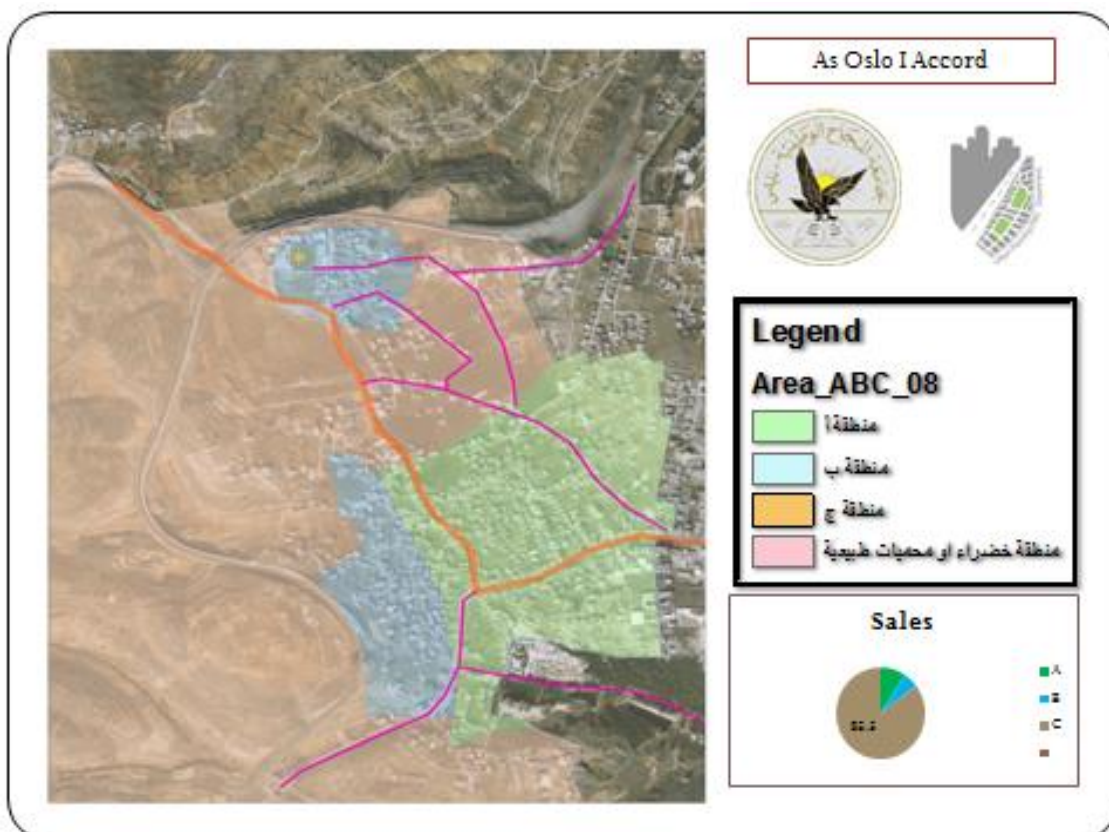The Area of Project in B and C area As Oslo I Accord
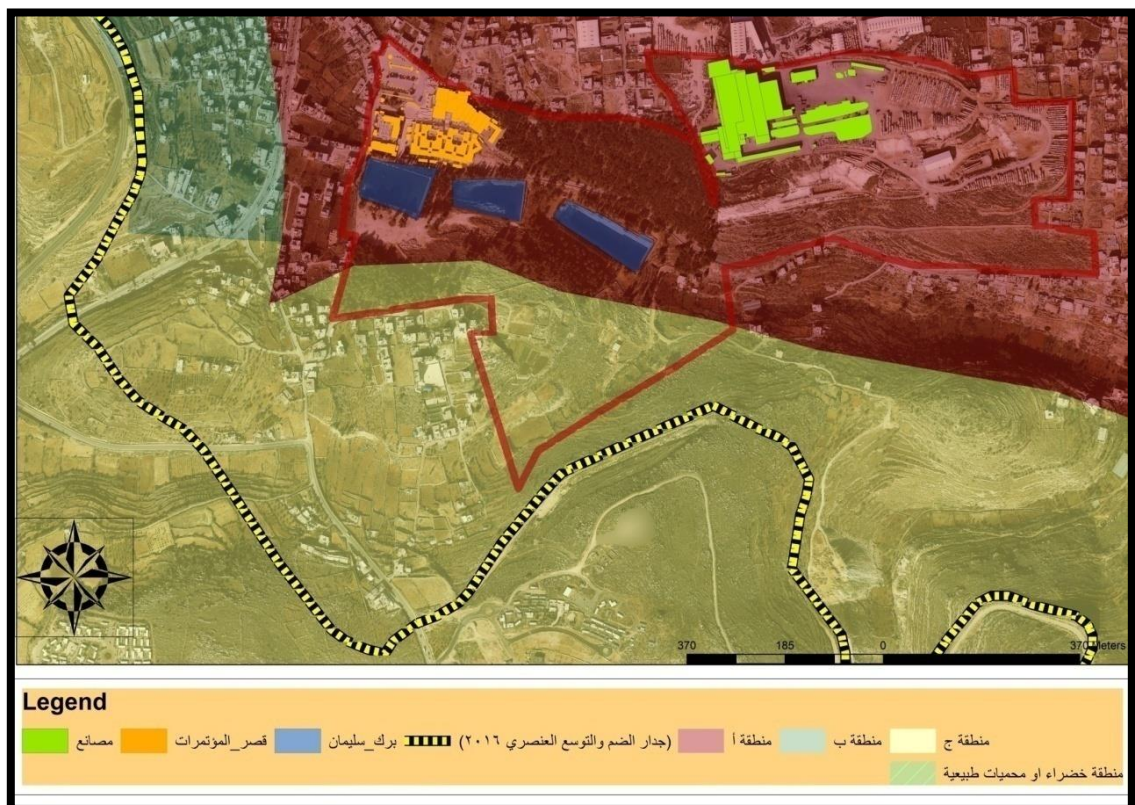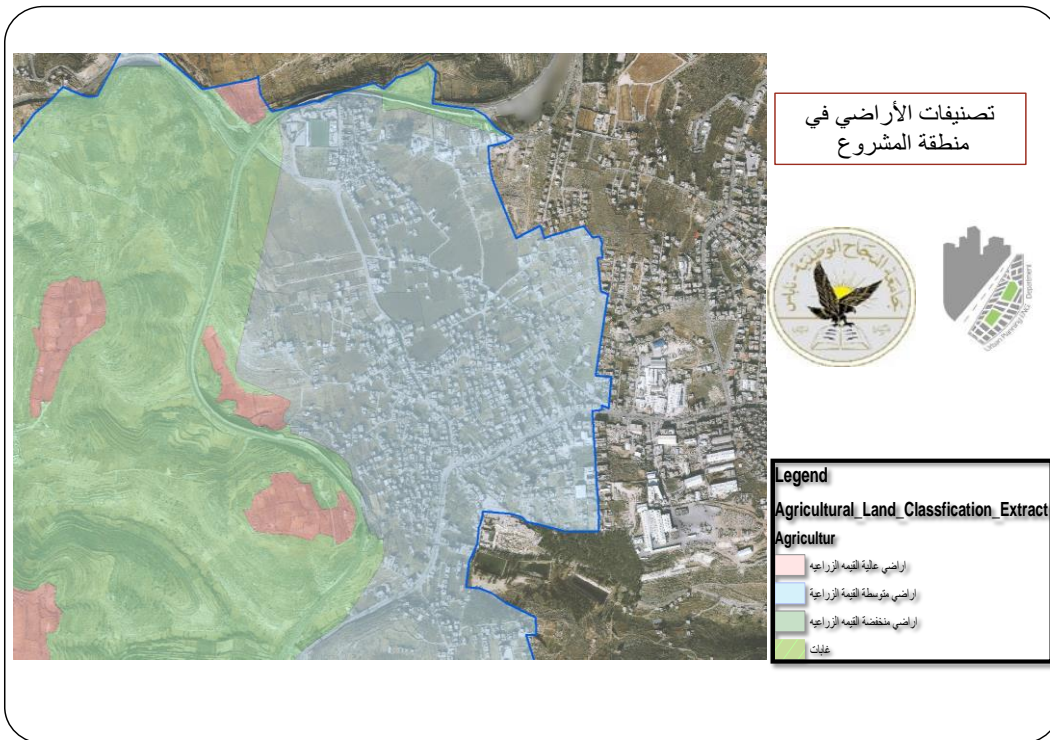
5.5 Site Analysis 2

THE Site is in Al Khader village near the Al Khader Stadium

الخدمات القريبة من موقع المشروع	
المدارس	٧
الكنائس	١
المساجد	١
مستشفى	١
ملعب	١

Legend

المدارس	#
كنيسة الخضر	
مساجد	▪
شوارع محلية	
شوارع رئيسيه	
حدود المشروع	
ملعب الخضر الدولي	

The Area of Project in area b As Oslo I Accord

As Oslo I Accord

Legend
Area_ABC_08

	منطقة ا
	منطقة ب
	منطقة ج
	منطقة خضراء اومحميات طبيعية

Sales

❖ Agricultural Land Classification

6.5 The Regional Relationship between Project Location and Bethlehem City

❖ Location and Physical Characteristics

Bethlehem is one of the major Palestinian cities, located in the north side of Bethlehem Governorate. Bethlehem is bordered by Beit Sahour city to the east, Jerusalem city to the north , Beit Jala and AD Doha cities to the west, and Hindaza and Artas villages to the south
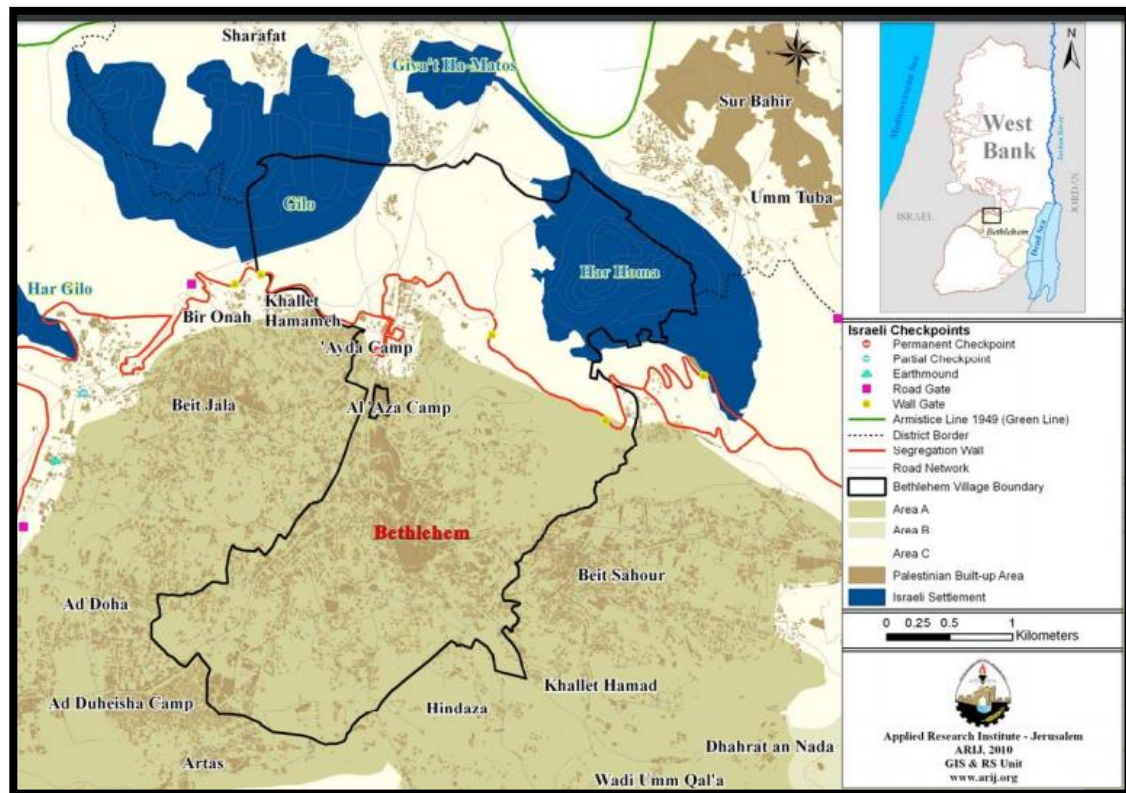
Map: Bethlehem location and borders

1- Road

Bethlehem city is considered the main center for transportation between cities and othe rural communities in the governorate, and to other Palestinian governorates as well.

Buses and taxis are considered the main means of transportation in Bethlehem. As for the road network in the city; there are a total of 62km of roads; 55km of which are paved and

in good condition and 7km are paved but in bad condition and in need of rehabilitation.

There is also a total of 7km of unpaved roads in the city (Bethlehem Municipality, 2010).

The map show the road classification that we can develop it to make the Accessibility more easy

شبكات الطرق الموصلة لموقع المشروع

Legend

شبكات الطرق

<all other values>

RoadType_A

اقليمي

ترابي

رئيسي

محلي
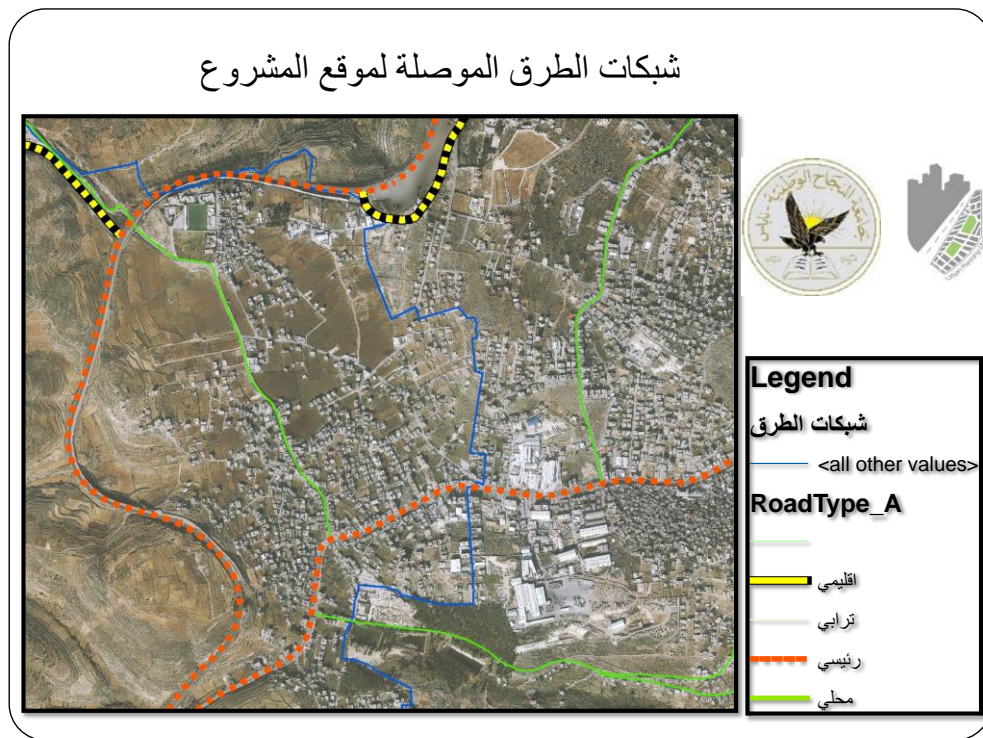
2- Hospitals and Schools
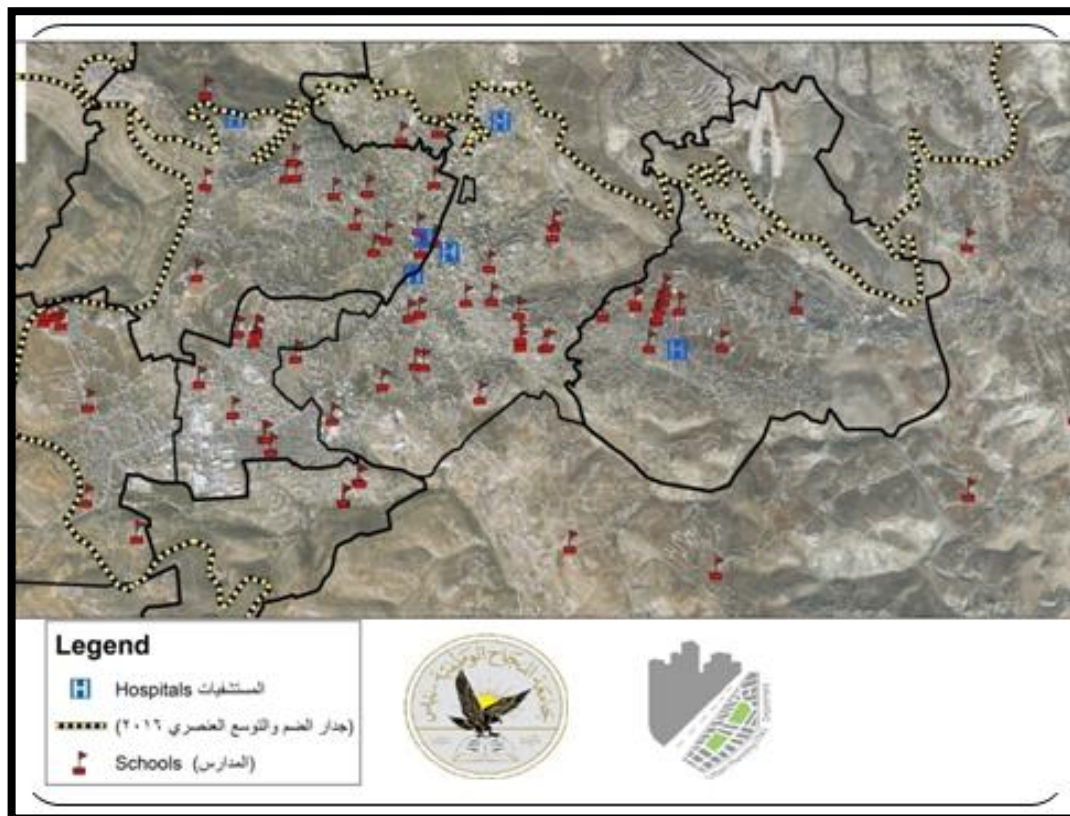
3- Sports facilities
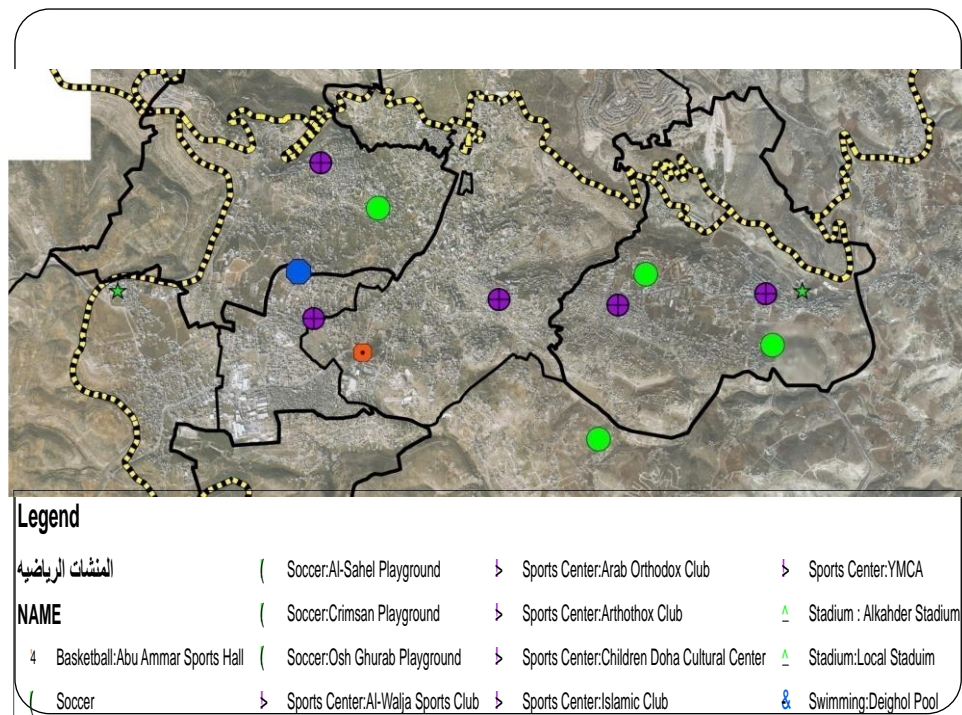
4- Hotels
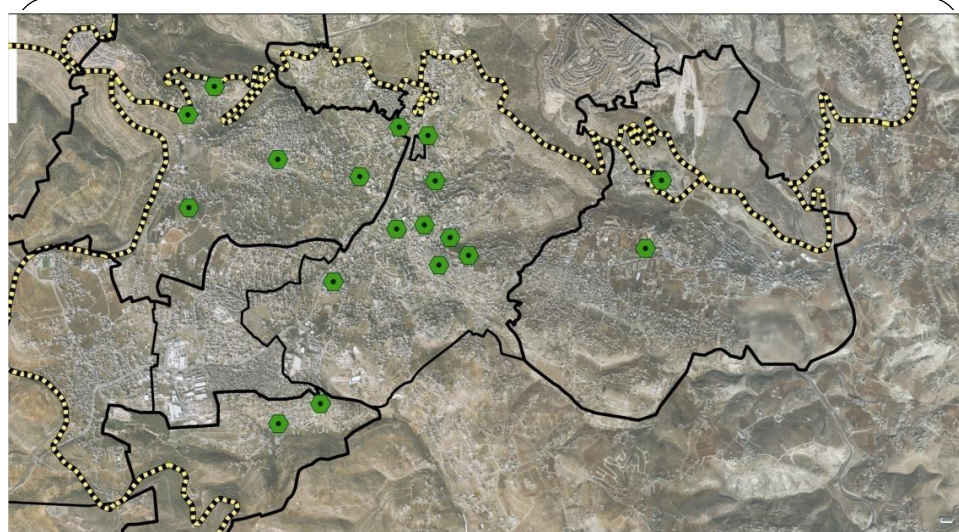
عدد الفنادق ٣٦
عدد النزلاء ٢١.٩٨٠
عدد الغرف المتاحة ٣.٥٠٠

# Chapter 6 SWOT Analysis

1.6 Negative effects

The Segregation Wall

According to the updated Segregation Wall plan published on the web page of the Israeli Ministry of Defense in April, 2007; the Segregation Wall will extend for 5.96km on Bethlehem city lands; thus isolating and confiscating, upon its completion, 4,012 dumdums of the city's territory (37.8 percent of the total area of the city) west of the wall within the

separation area, in addition to including Har Homa settlement (Abu Ghneim) and Gilo settlement within Jerusalem city boundaries. Table 10 shows the lands isolated behind the wall in Bethlehem city:

| Table 10: The impact of the Israeli Segregation Wall on Bethlehem Land Use/Land Cover areas	
Item	**Total Area (in Dunums)**
Arable Land	1572
Artificial Surfaces	119
Forests & Open Spaces	527
Wall Area	50
Palestinian Built-up Area	14
Israeli Settlement	1730
Total	**4012**
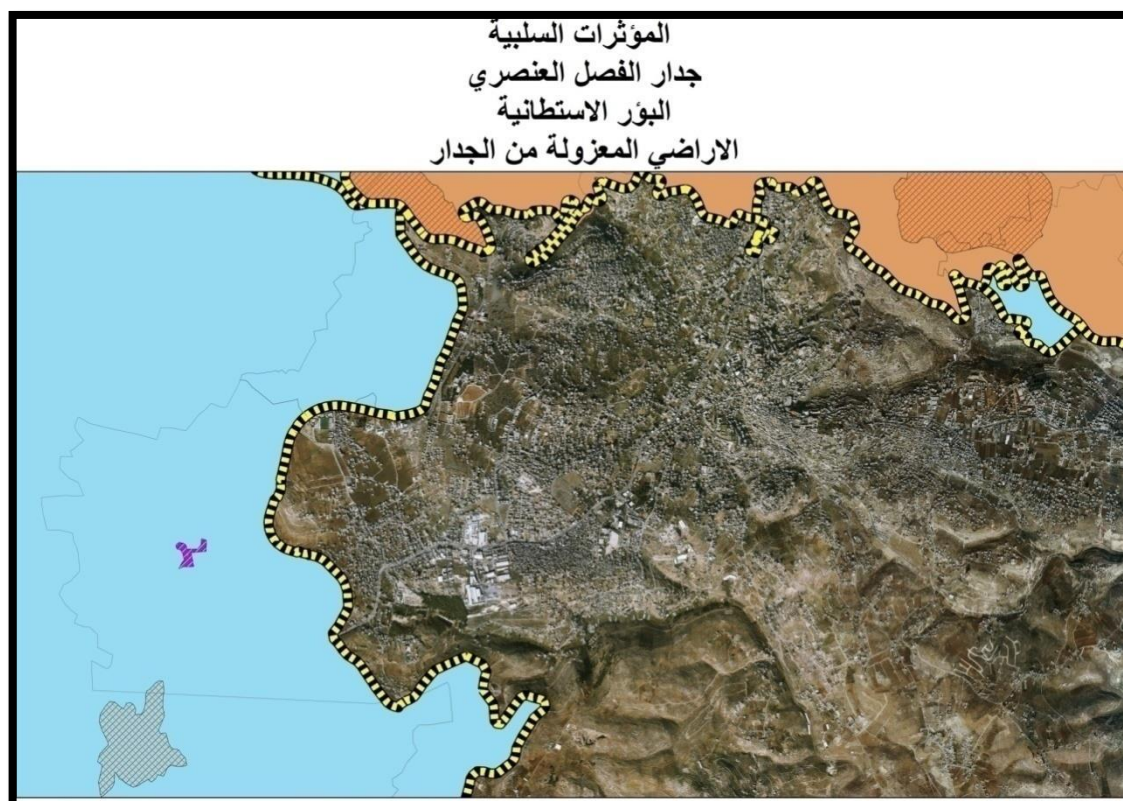
Israeli crossings in Bethlehem city

On September, 2005, the Israeli government announced the establishment of ten major crossing points (border points) in the West Bank, in addition to 23 crossing points along the racist Segregation Wall's path (Ha'aretz Newspaper, September 9, 2005). The ten crossings include two major crossings in Bethlehem governorate: Mazmurya crossing and Gilo 300 crossing (previously known as Rachel's crossing). Upon the completion of their establishment, these crossing will control the movement of more than two million Palestinians, as five of these crossings will be for commercial use only.

In addition to the two main crossings in Bethlehem (Mazmurya and Gilo 300 crossings), Israel plans to construct four additional crossing points; one in Al Khader town, west of Bethlehem, one in Al Jab'a village, south-west of Bethlehem, one on Umm Salamuna village's territory, south of Bethlehem city, and Har Gilo crossing (Al Walaja crossing) south-west of Bethlehem. On November 15, 2005, the Israeli occupation authorities opened Gilo 300 crossing, which is located on the northern entrance of Bethlehem city

All people (Palestinians and non-Palestinians) entering and leaving to Jerusalem city are exposed to strict inspection procedures by the Israeli occupation forces who run the crossing. Only Palestinians who carry special permits issued by the Israeli Civil Administration are allowed to cross into Jerusalem city, in addition to tourists and religious and diplomatic delegations.
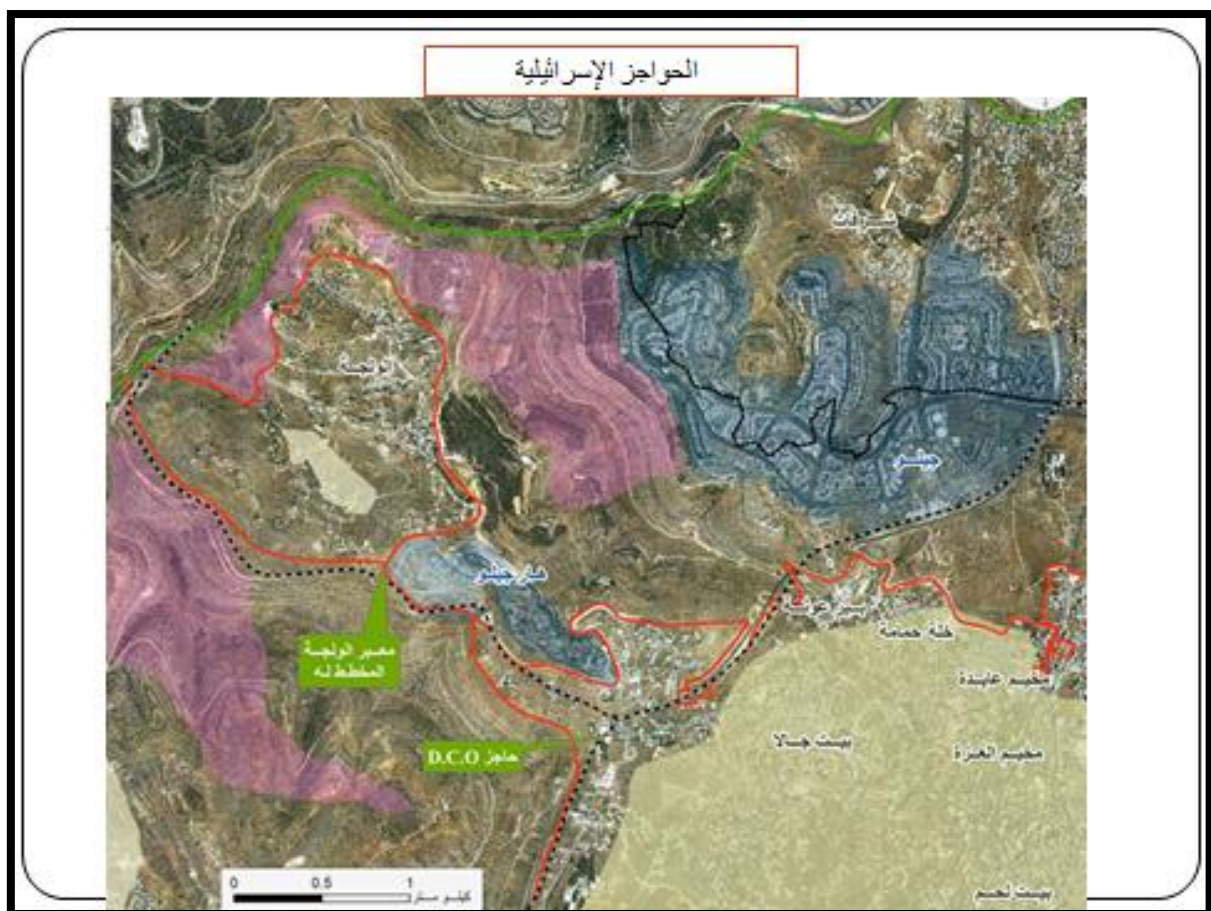
2.6 Positive effects

Infrastructure and Natural Resources

Electricity and Telecommunication Services: Bethlehem has been connected to a public electricity network since 1961; served by Jerusalem Electricity Company, which is the main source of electricity in the city. Approximately 98.8 percent of the housing units in the city are connected to the network, 0.1 percent are dependent on private generators, 0.1 percent have no source for electricity, while the source of electricity is unknown for the remaining units (1.1%) .

Furthermore, Bethlehem is connected to a telecommunication network and approximately 80 percent of the housing units within the city boundaries are connected to phone lines (Bethlehem Municipality, 2010).

المدارس
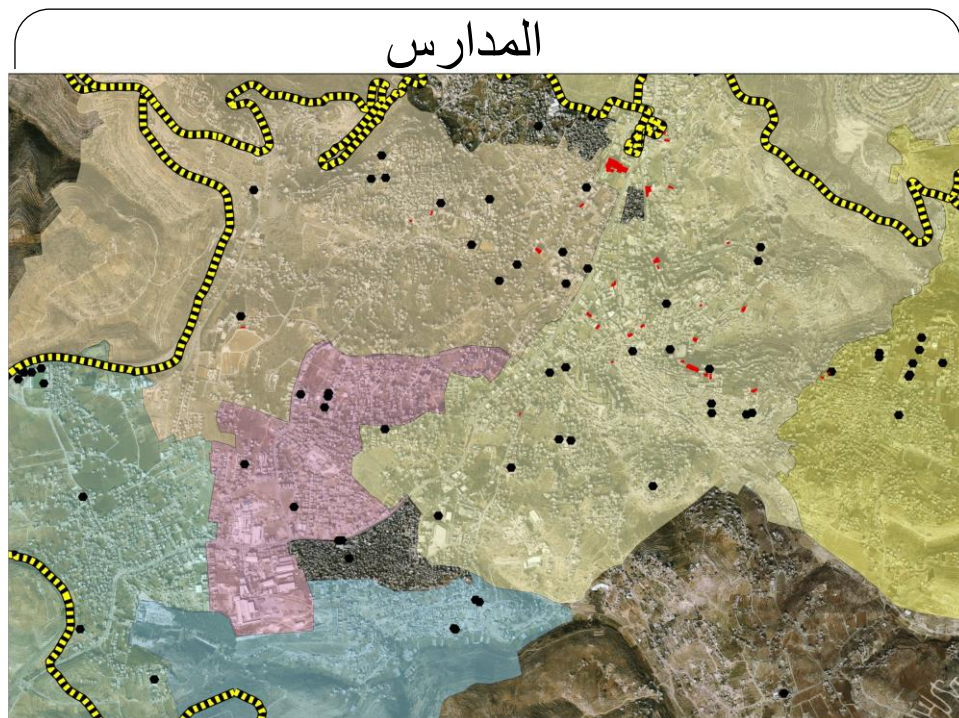
Transportation Services:

Bethlehem city is considered the main center for transportation between cities and other rural communities in the governorate, and to other Palestinian governorates as well. Buses and taxis are considered the main means of transportation in Bethlehem. As for the road network in the city; there are a total of 62km of roads; 55km of which are paved and in good condition and 7km are paved but in bad condition and in need of rehabilitation. There is also a total of 7km of unpaved roads in the city (Bethlehem Municipality, 2010).

الشوارع
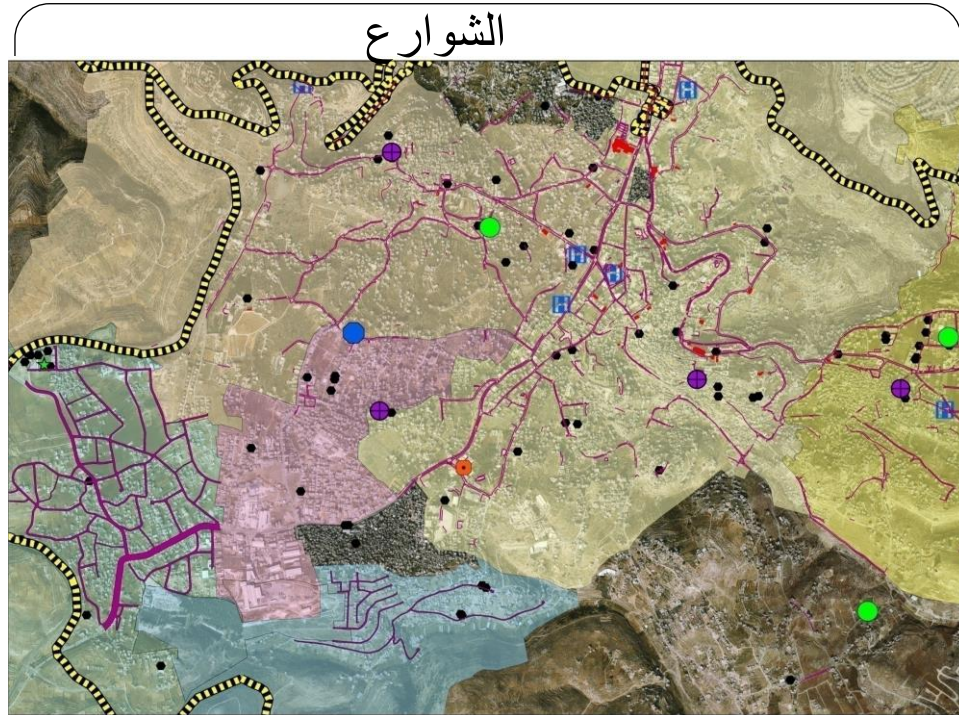
Chapter 7 :CONCEPT

Creating a Palestinian Olympic sports which of hosting Olympic Games and make international competitions
three zones across the city are proposed with venues selected on the basis of existing and future urban development policies, legacy
needs, long-term sport development and the use of the largest possible number of existing venues.
The Olympic village Zone, in the west of the city, would include the Completion Zone and Venues, the IBC/MPC (media village) .
The Forest Zone would involve the reclamation of industrial sites

Chapter 8 : Theoretical   Study

1.8   Introduction

In this era can be considered as Olympic Games, an event engineered more than a sporting event as it aims to establish a sports buildings that are of great importance for the country hosting the Olympic courses Those facilities give a clear picture of the extent of technical progress to start the host

▫whatever host country, the gatherings buildings are not integrated at the time of check out which would lead to giving opportunities to designer engineer to provide the best ideas to take into mistakes which founded in the previous session

There were several categories of sports facilities in accordance with the quality criteria used in classification and purpose of these categories is the distinction between these categories, thereby facilitating the treatment and the possibility of application of the design entrance for each type or pattern of classification is as follows:
◉According to the purpose of the established sports building. The facilities are divided according to intended purpose of its establishment as the establishment of local or international matches and each design principles.

◉According to the site established sports building. Sports facilities vary according to its being located in part of:
▪Entire site as the city or Olympic sports
▪Expansion of sports facilities

▪Sports facilities to supplement non-athletic facilities (tourist villages - Hotels - Schools - Hospitals ...... etc.)
◉According to the type of sport practiced within the facility. Those multiplayer games, and wherever it be in the facility it imposes its design principles on the architecture building that practice inside those games and we will address the following categories of sports facilities according to the type of games, which exercised within
▪Playground multi-purpose halls
○and are often covered, and is a multi-use and consists of areas, playgrounds, and terraces attached to and used for the following purposes (a basketball court - hand ball - volley ball - Hockey - Gymnastics - Wrestling - Judo - Boxing - Karate - Weightlifting - Football Party)
▪Covered Halls
○The design basis for the possibility of activities of a sports broadcast, sports and weather conditions in the framework of non-obstructive to the activity (low and very high temperatures)

○exercise and the many sports such as skating on the ice - Pattenaj - light athletics - gymnastics - cycling - swimming - football)
▪Outdoor play grounds
○and have several types, such as a football field - basketball courts (training) - Handball courts (training) - hockey courts - Croquet courts - athletics courts - tennis courts

▪Sports Stadiums : which classified as following
○Olympic Games stadiums and international championships

○ stadiums large local matches

○Stadium matches the local level of the big cities

○training stadiums

2.8 Components

sports city is designed to establish local and international games contain the following basic components:
▪stadium scenes 100000

▪hall covered with 10,000 viewers

▪ Pool hall for 5,000 spectators

▪Water Sports Club covered 5,000 spectators

◉**In addition to the previous basic components can meet the international requirements be added to it the following:**
▪ sports club

▪ open courts

▪ covered Boxing courts

▪covered basketball courts

▪covered and open tennis courts

▪cycling stadium

▪volleyball courts

▪handball courts

▪Physical Therapy Center

▪administrative center

▪Village residential

2.8 Concerns
Planning Case

When choosing the city which will be host the Olympic Games take into account that this city is famous and known worldwide as a tourism city in order to be used in the future of the facility - after the completion of the Games

◉   at the creation of the Olympic Games in mind that the city must be in the planning along the natural mother of the city to use its facilities and services and then be the nucleus of a new city is connected to a natural connection to the mother city

◉elements of planning consists of:
▪form of the terrain and gradient

▪trees and foliage

▪footpaths

▪artificial lake site, if any

▪the formation of plateaus

◉With the help of these elements designer begins in the planning of the Olympic Village and stadiums Home which consists of the main stadium and gymnasium and indoor swimming pool closed so as not to appear regularly as architectural separate, but rather shows an integrated whole with the configuration of natural and artificial

3.8 Concerns
Design Case

Must incorporate the following elements in the design of traffic leading to the facility:
▫the geographical situation of the country

▫Study the roads leading to the sports facility, whether local or international

▫This study shows the following scheme

▫quantity of traffic that arrive to the city in the hours standard

□**Place and parking garages to take account of guidance in terms of the best roads, and wind movement and the development of auto stations next to the entrance reducer and provide maintenance and service station**

4.8   Arrival Case

Traffic can be divided as follows:

□ private cars and motorcycles 60%

□ Motor bus in 20%

□ Motor bus special 20%

□ Taxi 8%

□ pedestrian 52%

5.8   Traffic Movement

Parking

□rates of the number of people by car one and calculate the number of places to wait for cars:
□ private cars 3 people / car

□ Taxi 2 people / car

□ bus 50 people / car
□ rates of private cars
□ 1 private car = 1 motoric unit

□ 1 a taxi = 1motoric unit

□ 1 and bus = 2.5 motoric unit
□has been found from previous projects 70% of the traffic volume overall is in one hour - Time standard = 30-90 minutes - before the start of sports competitions and to

ensure that arrival of all visitors at a convenient time to the stadium, the streets leading to be designed to withstand 70 % of the volume of traffic coming out of the stadium at one time before and after the end of the competitions as a waiting period should be calculated in the parking spaces

▫if we consider that the stadium held 100,000 spectators, the volume of traffic in the PM standard 19890.5 motoric unite and in the case of occupy the stadium only

▫In the case of a match in all facilities at the same time is required to calculate the area of parking is added 2% of motoric units on the previous figure to be the total area 20,300 motoric unit

▫When you increase the number of cars on the previously calculated number of allowed parking spaces on non-paved

▫car parking rates for the types of transportation:
▫100% of private cars

▫80% of private and public bus

▫40% of taxis
▫Number of parking places:
▫22 750 a place to wait for private cars

▫650 place to private and public bus

▫1600 place waiting for taxis

6.8 The impact of topographic location:

▫Architectural Design case: when the architectural design of the Olympic Games after distribution of the hand planning follow up on:

▫When establishing sports facilities must observe the following:

1. Ease of access by the public and the players and senior guests, supervisors and judges, journalists and foreign correspondents and media personnel with a complete separation between each of them hand entrances and exits and the architectural spaces of their own.

2. prepare a sufficient number of car parking for all users with a mind not to impede the movement

3. Entrances and exits preparing an appropriate quantity to allow the public to enter and exit in a short time

4. a complete separation between the movement of the public in the stands and players on the pitch

5. working angle of inclination suitable for safety vision for the viewer

6. use of the spaces beneath the stands of the elements of service for all users

7. Choose a natural or industrial lighting appropriate to the vision established for the safety of both the viewer and the player

8. audio processing in the sports facilities for the safety of hearing the results

9. Subject to the proper ventilation of natural or artificial

10. some of the considerations to be taken into account when designing coverage:

▫Coverage is light with new innovative design

▫Take into account the coverage only result in a strong vision like that of the visual scenes and player alike

▫Quality of coverage is chosen, which reduces the difference between light and shadow on the pitch

▫Reflect the rays of the sun and does not make it directly to the viewers.

▫Bearing the air forces affects

▫The link between coverage and the location in which the hand of the architectural composition of the sports facilities

▫The design of residential village must observe the following:

1. to be a residential village close to the sports facilities and in direct contact with

2. design of the village residential free and clear hand of architectural composition, giving the appropriate privacy for residents with vision optical sound and ease of movement within

3. items and services are distributed to serve the village residential

4. the presence of recreational areas and cultural and social

5. residential use of the village after the Games

7.8 Exploitation of stadiums and sports facilities

▢use them in different inner activities of the city hosting the session.

▢rent or sold to Sporting clubs

▢use of halls in establishing cultural activities and festivals

▢used in the creation of other buildings when they are determined to be lifted after the Games

▢used in the service of personalized sports institutes for training

▢Use residential village: The village includes residential housing and a one-room suites and apartments and recreational areas used as follows:

▢cities of the application, or houses for rent or sold to families

▢converted to hotels

▢use a tourist village

▢use dwellings in areas with a shortage of housing

Chapter 9 :OLYMPIC VENUES

Completion Zone and Venues
1- ZONE ONE ((Olympic Village))
2- ZONE TOW (International Broadcast Center (Main Pree Centre)
3- ZONE THREE ((Football Cities))

1.9 Zone one

Olympic village
1- Olympic Aquatic stadium
2-Olympic Hockey Center
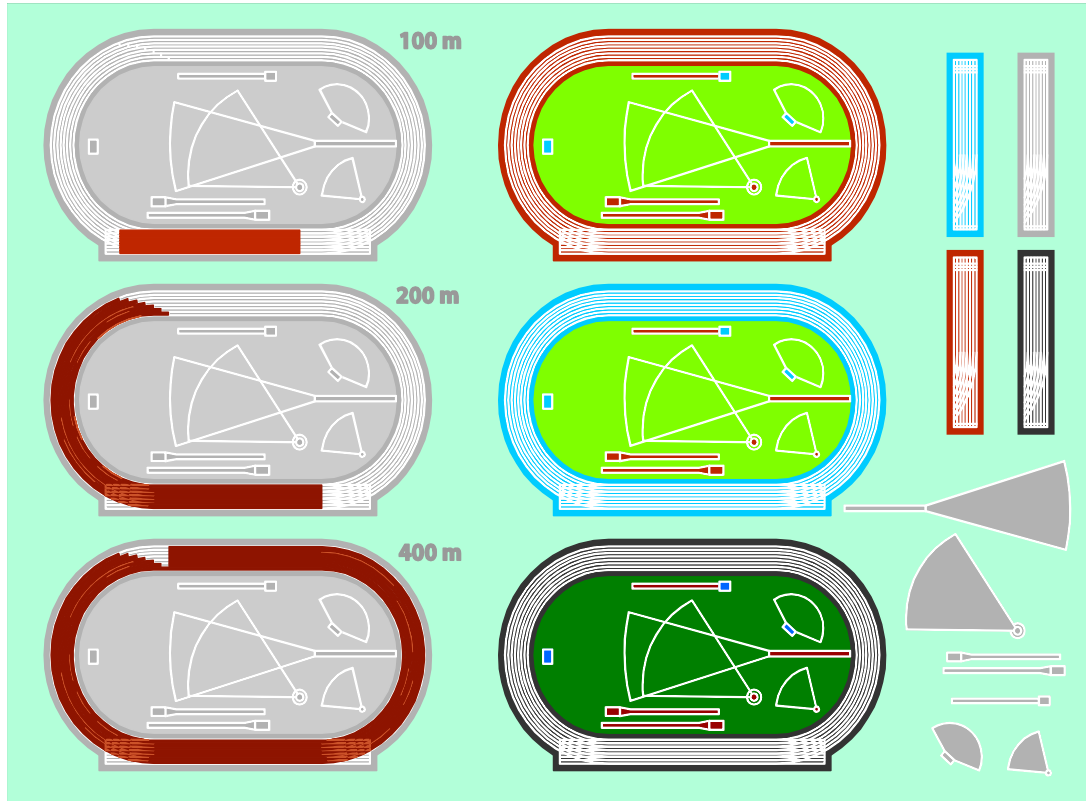3-Olympic tennis center
4- Athletic
5- baseball
6- football stadium
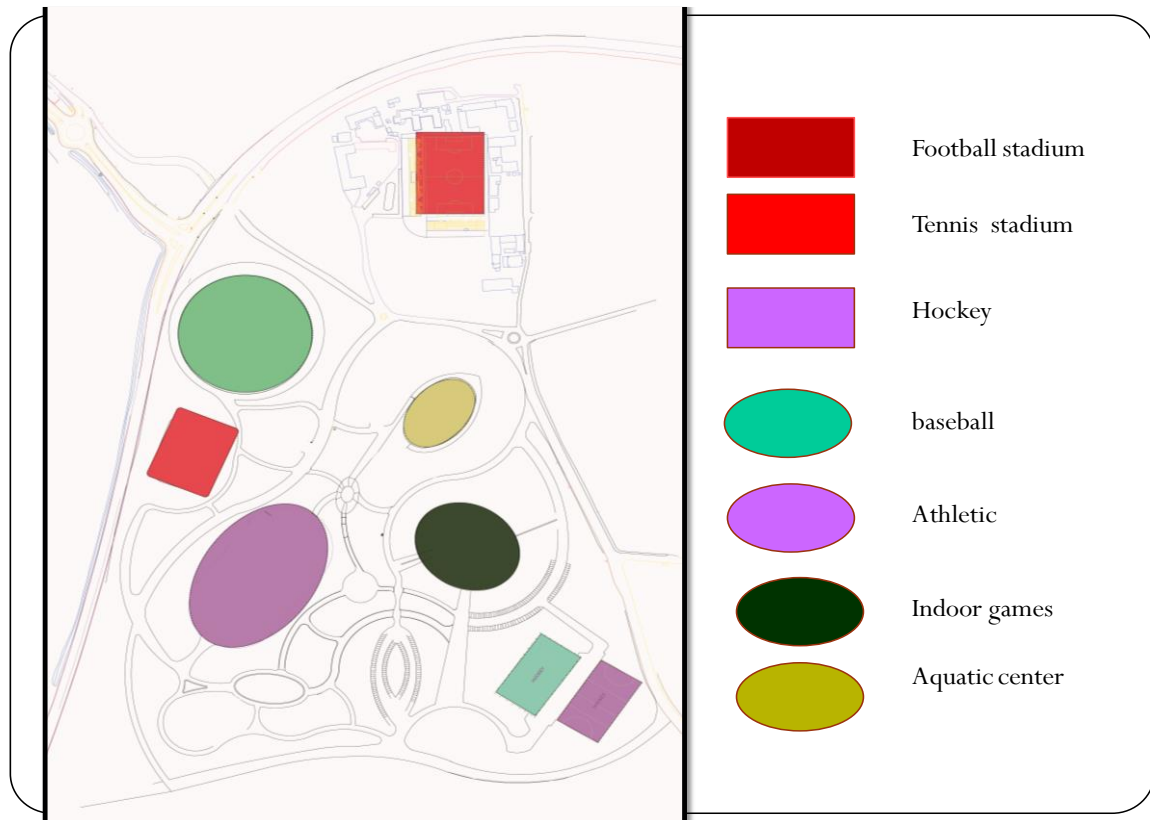
1- Olympic Athletics
    1- 100 m
    2- 200 m
    3- 400 m

100 m

200 m

400 m
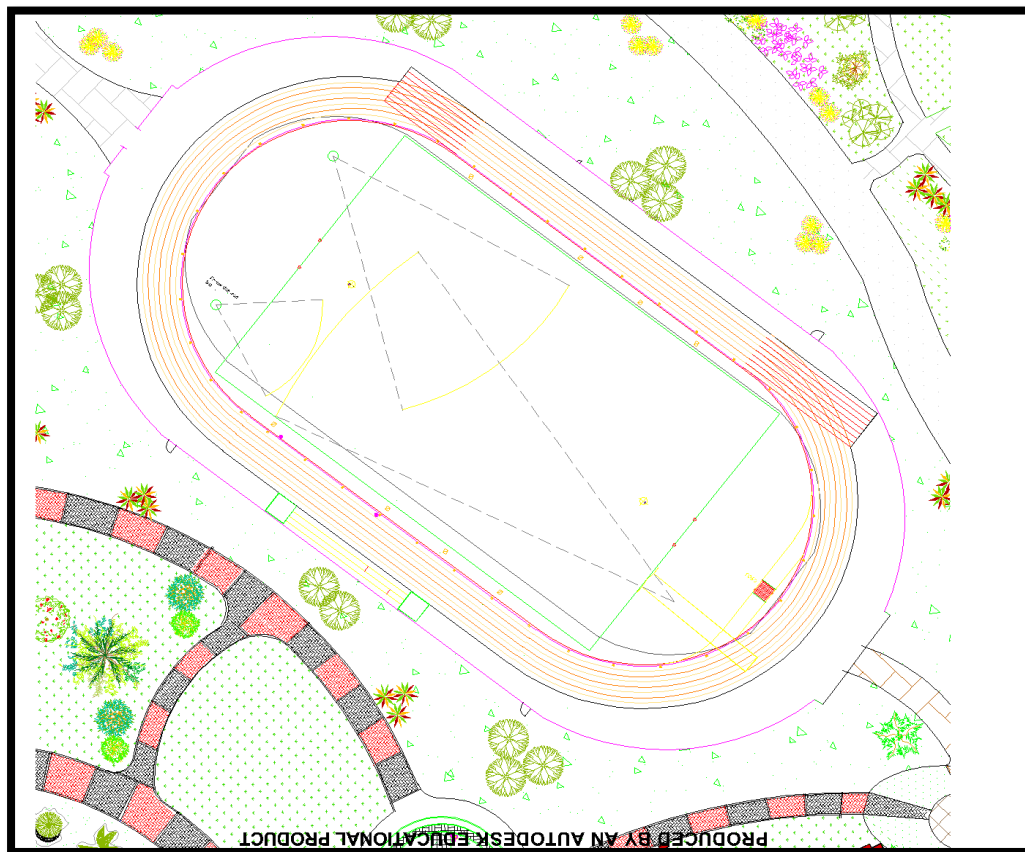
4- Marathon

Distance: 42 KM

The racing rout which extends over 42,195 KM will take you through different views on Palestinian everyday life. The route itself is a technical course with a few steep hills coupled with some fast sections in scenery like no other marathon. The race starts at the Church of Nativity in the centre of the Old City of Bethlehem taking the runners through Bethlehem, through two refugee camps – Al Aida and Ad Dheisheh – and along the Wall deemed illegal by the International Court of Justice in 2004, but still standing, separating Palestinians from their land and each other and preventing the basic human right to freedom of movement. The course is 21, 0975 KM, why the runners doing the full marathon will run two loops. For the runners doing the 10 K, remember to turn at the marked turning point. There will be KM markers every KM. Remember to check out the route at the expo and get the instructions from the volunteers when you pick up your running kit in the days before the marathon.
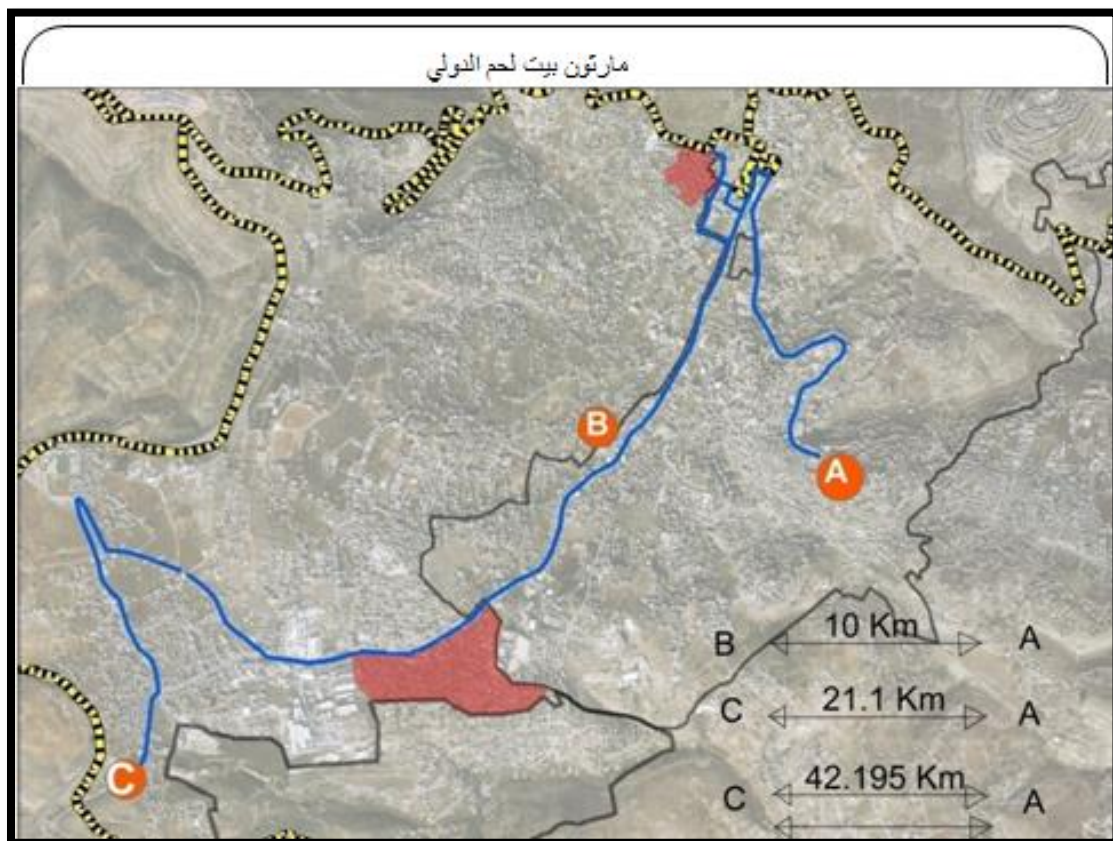
2- Baseball
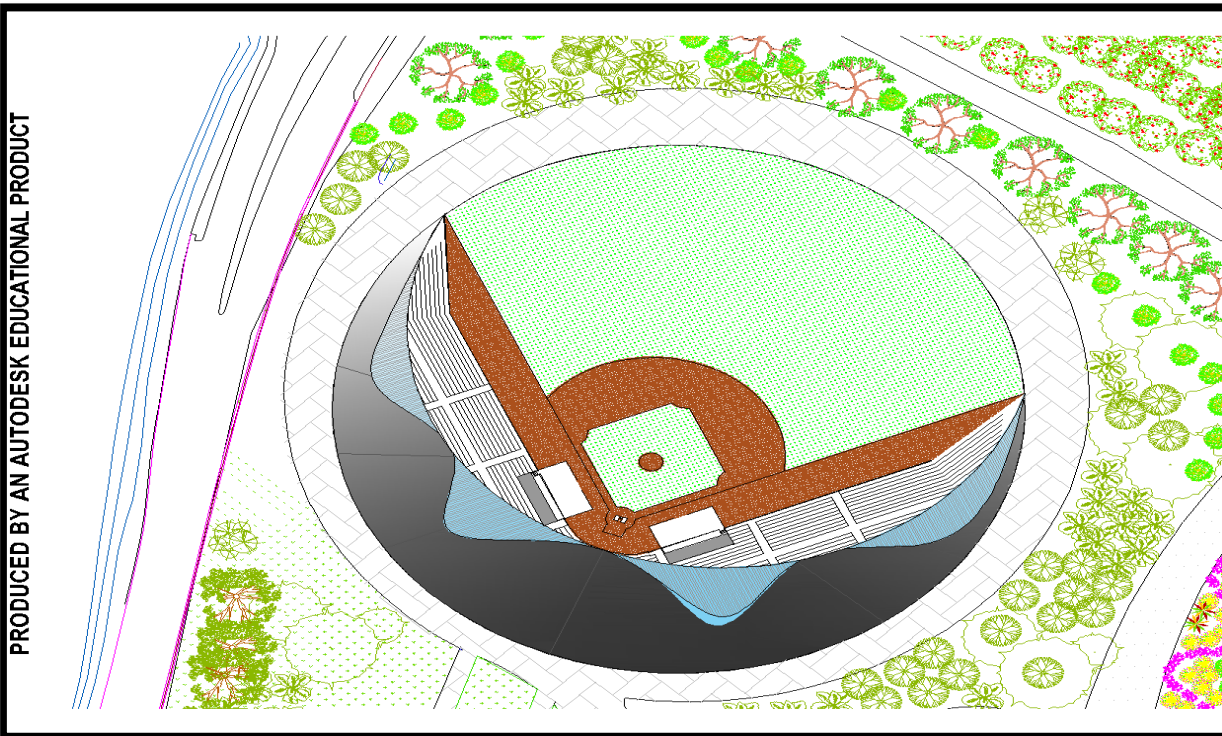
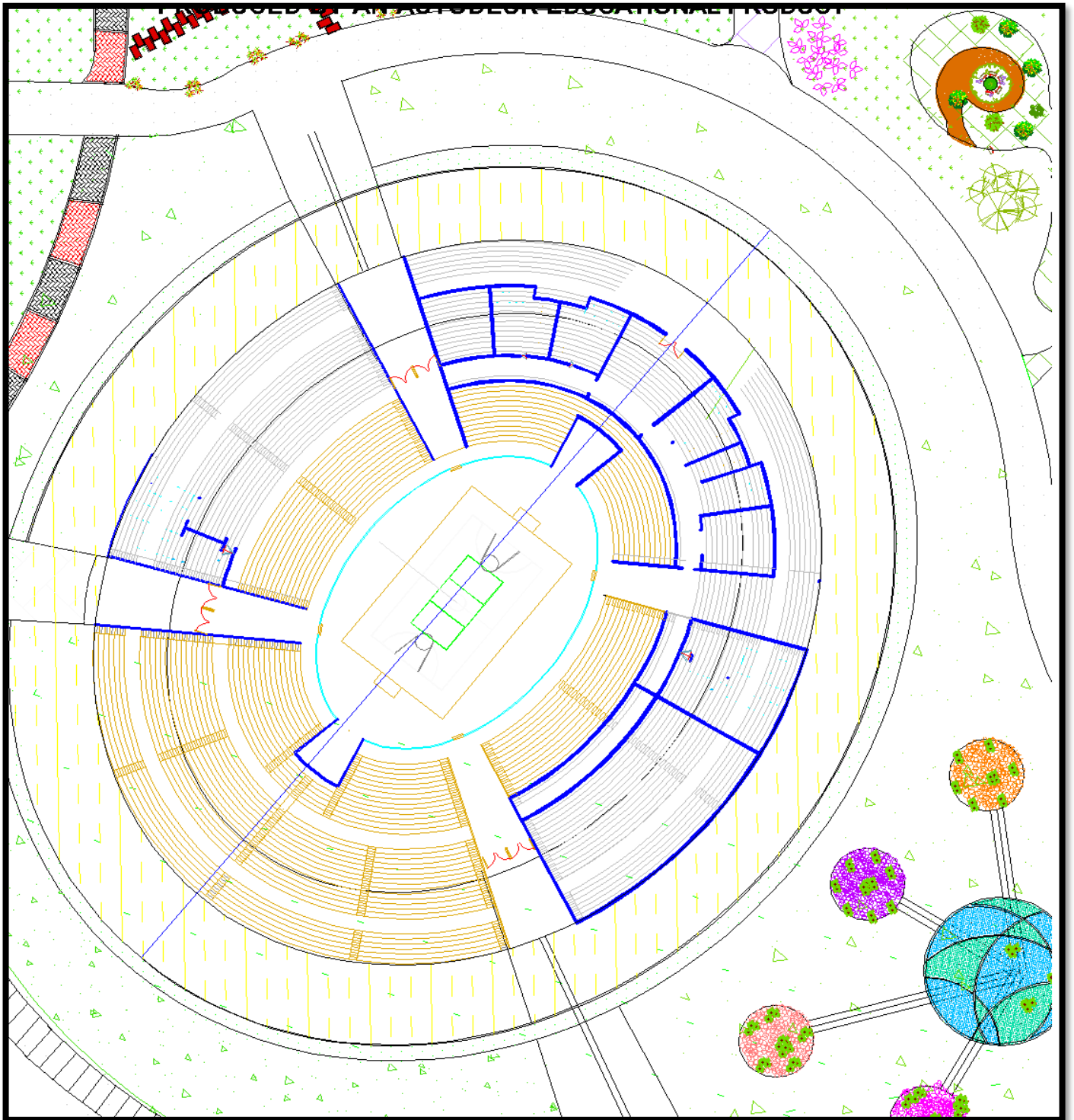## 3-   tennis center
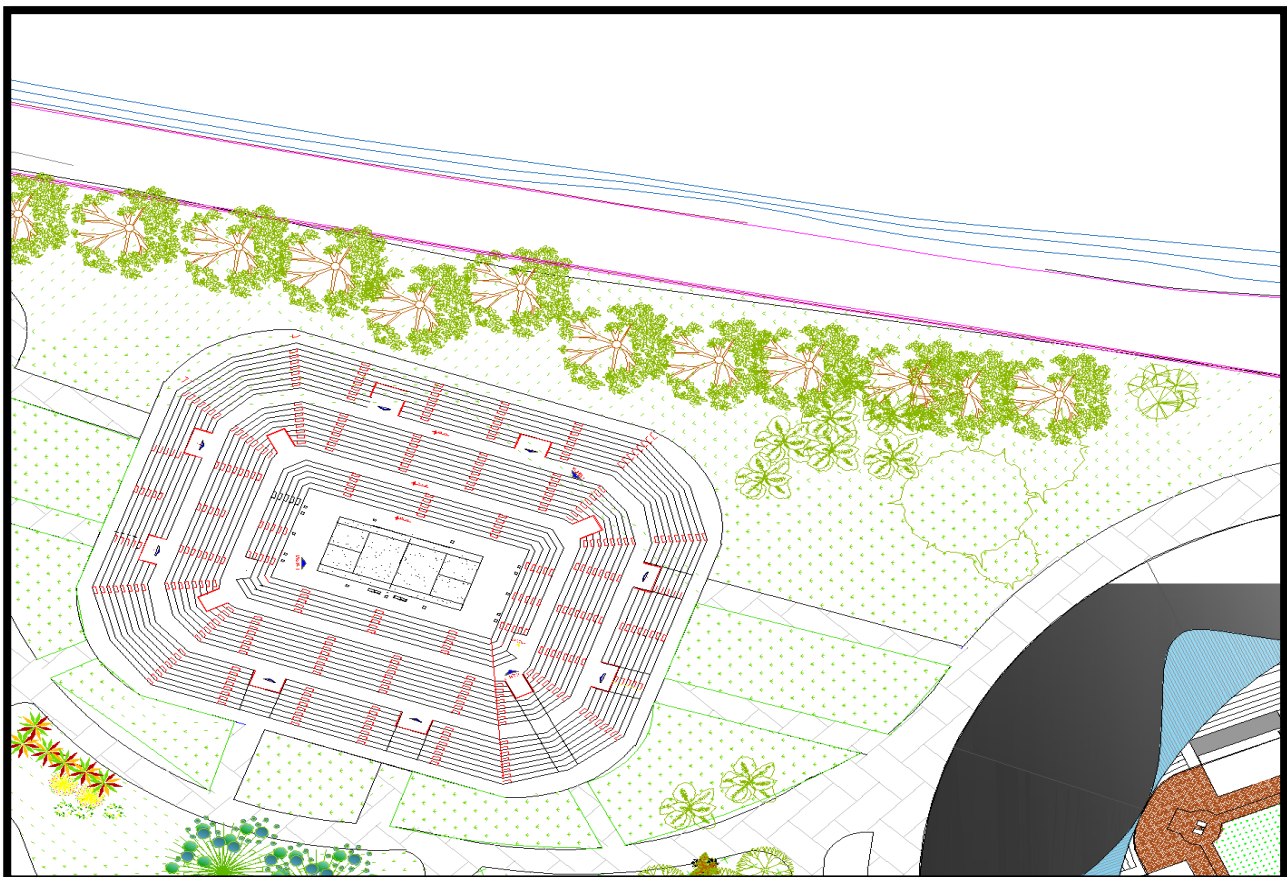
4- Olympic Aquatic stadium

5- Indoor Games

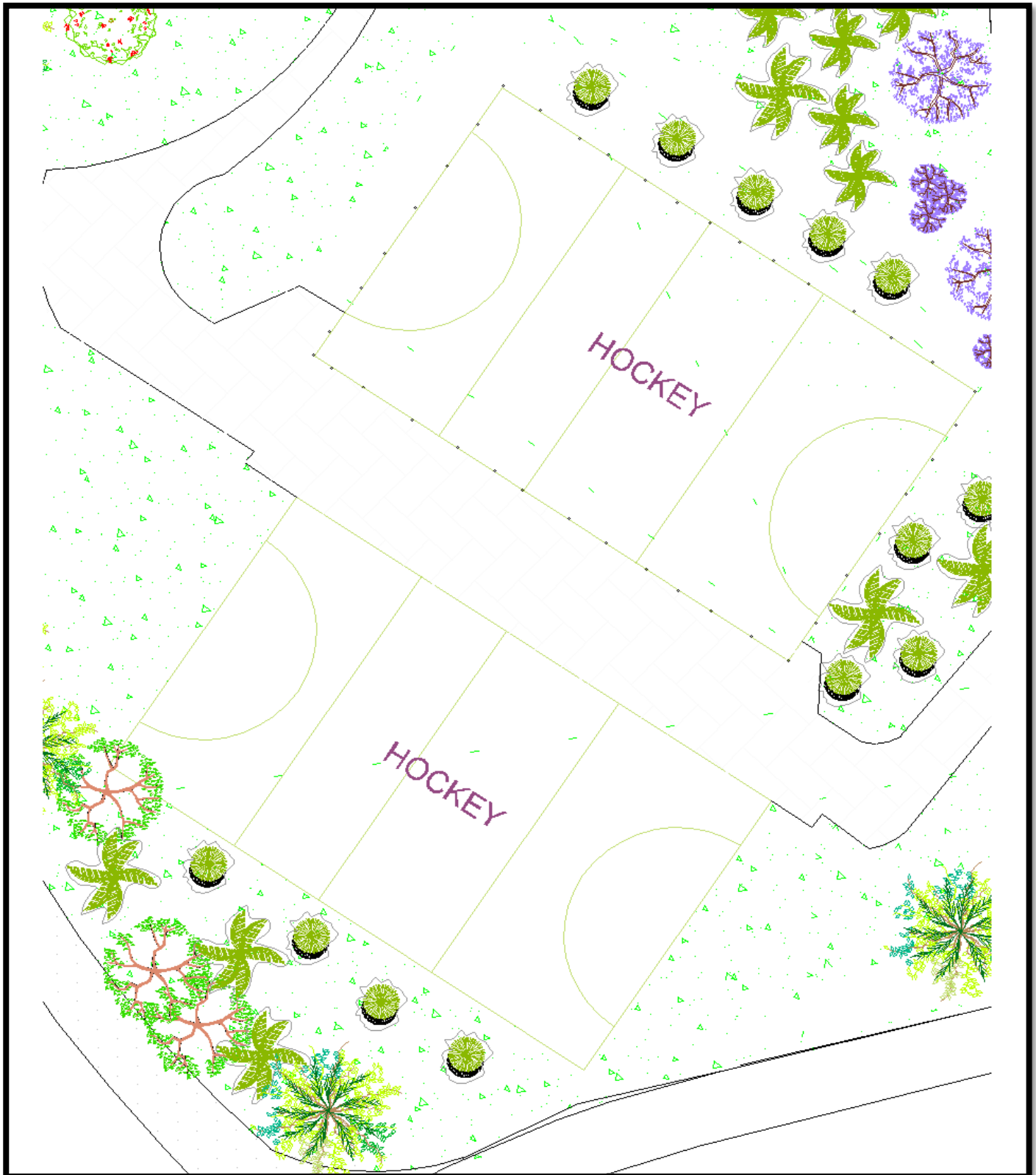Include basketball, Volley ball and tennis
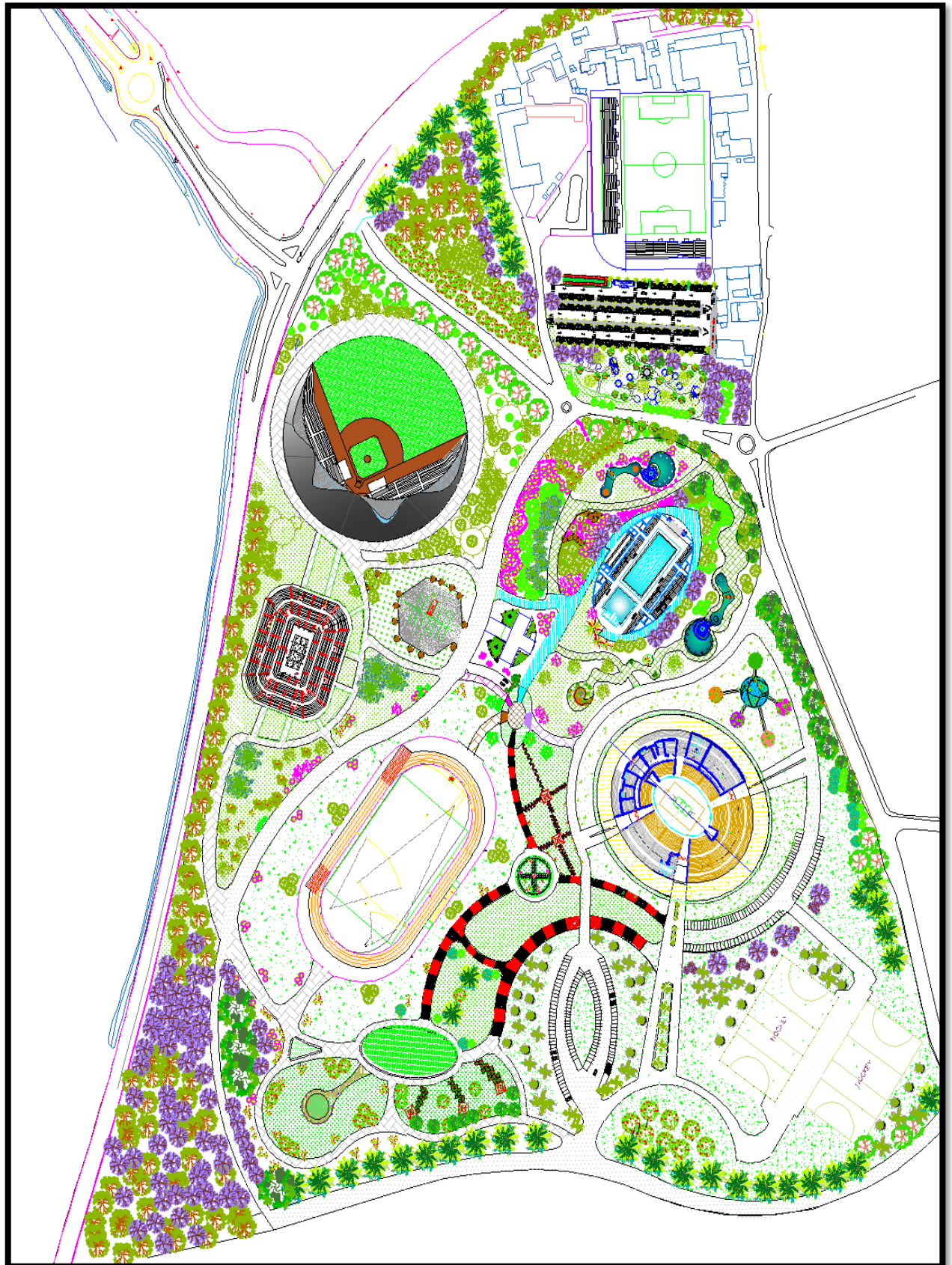
6- Football

include Alkader stadium and develop parking around the stadium as what we said before

7- Hockey Center

The Olympic park including all sport facilities with good
landscaping that give the design more Many aesthetic
elements plus accessibility

2.9   Zone 2

- ❖ International Broadcast Centre
- ❖ Main Press Centre
- ❖ Olympic Equestrian Centre

Bethlehem Convention Palace and Auditorium will use it to international broadcast centre

Photo of Bethlehem Convention Palace and Auditorium .

As the map show the industrial area change to a tourist area that includes hotels and chalets

The location of project is characterized by forest trees and many tourist trails , Seating areas with views of Solomon's Pools were added in the forest trees that connected between hotels and Convention Palace

Main Press Centre

تم بحمد الله