

III. DETAILED PROPOSED SCENARIO

First: The proposed scenario for the historic district

First, all public buildings, businesses, organizations and societies working inside the historic center were identified, as were all buildings in use, whether in residential, commercial or mixed use (see Map 1). The historic center was divided into 10 districts based on the composition of their architectural fabric, the nature of the architectural composition and current use. A particular scenario was then proposed for each district along with the nature of the proposed interventions (see Map 2).

General measures applying to all districts:

- A. Tiling of alleys and streets in the historic center to better delineate, highlight and rehabilitate them after first laying all infrastructural networks underground and inside the walls in order to remove the external wires and cables disfiguring these pathways.
- B. Adopting a standardized signage system for the entrances to the historic district as well as a system for naming the streets and alleyways and for numbering the buildings.
- C. Repairing the wells in the historic district in order to collect water.

Detailed measures for each district:

District 1:

This is the district of the western (main) entrance to the historic area, which leads to the commercial street. It begins at the Latin Patriarchate Monastery and ends at the end of the commercial street (at the Abu Jassir and 'Elliyet Rabee' Courtyard). The street is characterized by active and relatively regular human traffic and lays in a mixed-use residential/commercial zone (see map 3). The measures proposed for it can be summarized as follows:

- A. Restore the area linking the Latin Monastery and the main western entrance to the historic district, including a loading zone for vehicles, treatment of the plaza in front of the entrance, traffic management (one-way, leading to the Town Hall), and treatment of the relationship of the building entrances to this part of the street.
- B. Turn the commercial street that links the entrance space and the Abu Jassir Grocery and 'Elliyet Rabee' Courtyard into a pedestrian walkway, prohibiting its use by all but service vehicles (ambulances, fire engines, and waste collection vehicles.)
- C. Improve living conditions in historic center by helping residents restore the interiors and exteriors of historic buildings and fit them with modern facilities.

D. Encourage housing in abandoned historic buildings and complexes such as the Yousef Nasser courtyard, the Salama Qasees courtyard, and the upper-level of the Nasser Hoash (complex). Design additions and interior works to be implemented by the property owner (public-private partnership). Consider the potential use of the Kokab and Musallam historic complexes for student housing or artists' residences to be run by cultural organizations. Work on designating the rooms to be managed by different organizations, using the courtyard or middle space to host cultural or artistic events during certain periods of the year.

E. Design and repair the courtyard of the Kokab complex to serve the surrounding buildings, fitting it out with the requisite lighting and greenery.

F. Promote commercial activities in this one and only, mostly shut-down commercial street in the historic district by encouraging and developing small businesses.

G. Foster existing commercial activities (Ghadeer Supermarket, the Abu Sleiman Bakery and the internet café) by encouraging people to buy from them on daily basis and during seasonal events that happen in the historic center, and propose a training course for these small businesses in order to develop them.

H. Add various visual attractions such as green pergolas in front of shops to provide sufficient shade for shoppers and others using the district. Also, light the street and make it possible to display some merchandise in front of the shops. Link commercial shops together visually, architecturally and aesthetically all along the way leading to the historic centre.

I. Move Abu Saleh's mechanic workshop outside the historic center in cooperation with Birzeit Municipality. It is the only activity obstructing the movement of pedestrians and vehicles, it distorts the entrance and pollutes surrounding facades. Also, remove the iron pergola in front of and used by the mechanic's shop, and replace it with a wooden one and some plants (climbing plants such as vines), and convert the workshop to commercial or service use.

J. Propose an information centre at the entrance square with a sign identifying the historic district along with a map of the area.

K. Develop a project for a hostel in the Tewfiq Nasser & Family historic complex so as to make use of the surrounding abandoned buildings, in order to increase the number of rooms, and set up a multi-use hall.

L. Work with the Municipality to locate an enterprise to manage the hostel, so that the income/revenues from this project will go to the Historic Centre Rehabilitation and Revitalization Project (the Heritage Fund).

M. Repair and re-open the bakery and mill so that they become attraction points for visitors to the town, and gather movable cultural heritage material, folktales, and popular stories for display in a building, in addition to making available multiple spaces for

artistic exhibitions. Perhaps the responsibility for operating this center, because of the infrequent nature of its use, should belong to one of the active organizations in the town such as the Rozana Association, the Municipality or the Stone House Society.

District 2:

This is a central district located in the middle of the historic center. The area begins at the end of the commercial street on the east side and extends eastward to the northern side of the Rozana Association building. As it extends between the North side of the 'Elliyet Rabee', it passes some of the residential buildings before reaching the west side of the Omari Mosque. This area contains two interconnected plazas (the 'Elliyet Rabee' Plaza and the Birzeit Ladies' Association Plaza) in addition to the open space surrounding the Omari mosques from the east and south. Surrounding it are several important courtyards (such as the 'Elliyet Rabee' and Abu Jassir Courtyard and the Sa'ada Courtyard), in addition to several service buildings such as the Rozana Association building, the Birzeit Ladies' Association, the Health Centre and the Greek Orthodox Church.

This area is characterized by being a centre that gathers many services and is an area of regular activity and movement, and its centrally-located plaza is used, in addition to being open for car traffic and a parking . There is also as a place for displaying many local products during seasonal activities such as the Heritage Week (see Map 4). The interventions proposed for this area can be summarized as follows:

A. Designating the alleys and plazas for pedestrian use only, while allowing vehicles to use them in cases of emergency (ambulances, fire trucks, etc.).

B. Proposing a comprehensive design of the plazas (possibly by means of an architectural competition), whereby the work would include the introduction of green elements within the tiled spaces as well as lighting, seating and litter bins and other street furniture wherever needed. Additionally, the eastern part of the entrance area of the Birzeit Ladies' Association may be added to the public plaza in that area. .

C. Designing the open public space surrounding the mosque to improve and develop the facilities of the mosque. The open space located on the south east side of the mosque, on the other hand, jointly owned by the Municipality and the mosque, can be designed as a public garden to serve the town and its visitors. These ideas were agreed upon at a meeting that took place between Riwaq, the Municipality, and representatives of the mosque.

D. Proposing a pocket garden in the narrow alley opposite the western facade of the mosque, perhaps the design of a bench and the planting of some natural elements and a small water fountain. This garden would transform the alley from an area that is littered and unused to an attractive point of interest and place of social interaction, and would reflect positively on the overall appearance of the area, especially from an aesthetic point of view.

Proposing and operational plan for Elliyet Rabee' building and the Abu Jaasir complex and the neighboring buildings to become a service centre for Birzeit Municipality (an area of attraction for the population of the town) or a restaurant to attract visitors, whose income would revert to the Heritage Fund. The main aim of the project is to attract people to the historic center by creating multiple attraction points thus making people pass by numerous services and shops on their way to the service center of any other attraction point.

F. Restoring the Sa'ada historic building complex for the potential use by the Birzeit University (perhaps as an office for foreign students or other services).

G. Improving the living conditions of the inhabitants of the historic center by assisting them in restoring their buildings making them suitable for the requirements of modern life.

H. Working with the already existing enterprises/organizations/foundations in the historic center to develop their performance and their different activities and services (the Rozana Association, the Birzeit Ladies' Association, the Health Centre and the Greek Orthodox Church), and link these activities with the rehabilitation and development of the historic center..

I. Proposing the allocation of a section of the land plot owned by the Municipality (south of the Rozana Association building) to become a children's playground. The Municipality could run the playground and supply the needed facilities.

Area 3:

This is an area that branches off to the south of Area 2 by means of an asphalt dead-end street containing on its west side many courtyards and historic buildings which are both abandoned and occupied with many new concrete constructions and additions. On the east side of the street is the southern façade of Birzeit Ladies' Association and the Health Clinic. This area is mostly residential and quieter than Area 2, despite being adjacent to it. It is also characterized by an unpaved alley (a short cut) used daily by the inhabitants of both the historic center and the surrounding area, and by visitors. This alley links the historic center to the surrounding area, on the one hand, and to the street south of the historic center containing the Town Hall and Majida Waseela School, on the other (see Map 5). The interventions proposed for this area can be summarized as follows:

A. Designating the street as pedestrian-only and work some steps into it to facilitate pedestrian movement in this highly inclined area, and prohibiting all but emergency and service vehicles (ambulances, fire trucks, etc.) to use it. Planting the street with a variety of trees to define it and delineate its borders. Repairing and redesigning the western wall of the Birzeit Ladies' Association in a way compatible with the traditional architectural fabric of the area.

B. Encouraging current inhabitants to remain in the center by the preventive conservation of their houses, assisting them in restoring them from inside, or improving the conditions of their houses services (i.e. kitchens & bathrooms).

C. Encouraging a public private partnership for the adaptive reuse of abandoned historic complexes (e.g. al Wahsaha & Abdel Majid courtyards) for student housing projects. This can be done through the preventive conservation of these buildings and the preparation of design works for additions and facilities (public) and the implementation of interior works (private).

D. Emphasizing the importance of the short cut alley that links the historic center to its surroundings by widening it and introducing suitable street furniture, plants, and lighting.

District 4:

This is the southeastern area of the historic district extending from the Al-Rozana Association on the west to the southeastern side of the historic center on the east, behind the Town Hall. This area is characterized by the presence of some residential buildings as well as a cemetery and several vacant lots the eastern forming a natural border to the historic center. This area is quieter than Areas 1 and 2 despite being the main entrance for cars and other vehicles (see Map 6). The interventions proposed for this district can be summarized as follows:

A. Delineate and rehabilitate the southeast entrance, by installing walls to define it as the one and only car entrance to the historic center. Also, to refurbish the eastern wall of the Town Hall to be used for public displays or billboards.

B. Propose a one-way loop system for the movement of cars inside the historic center from the southeast entrance to the street north of the cemetery, then along the third alley, ending at the northeast entrance

C. The creation of a parking lot adjacent to the historic center to serve the residents; this can be done by the municipality buying a vacant land plot on the eastern side. Also. the improvement of the main surrounding streets to allow for parking on their sides.

D. Encouraging current inhabitants to remain in the center by the preventive conservation of their houses, assisting them in restoring them from inside, or improving the conditions of their houses services (i.e. kitchens & bathrooms).

E Encouraging the adaptive reuse of abandoned historic buildings (such as Al Ayed building complex) by restoring those buildings from outside (preventive conservation) and helping with the design for interior works and additions, while owners or potential residents would implement such works (public/private partnership)

F. Landscape the vacant lots lying east of the district by planting different varieties of trees and plants for the day when the proposed building expansion is implemented. Work on drafting potential the designs of modern residential buildings so that they are no more than two stories higher than the average height of the plot they are to be built on, while

reducing the percentage of built up areas in order to retain as much open space as possible in this area, with the possibility of constructing a model house there.

G. Rehabilitate the cemetery and plant it with evergreen trees to enhance its appearance, and redesign the cemetery's walls to match with the site's special nature.

District 5:

This is the district of the third secondary alley, the shortest alley in the historic district, lying on the center's east side and linking its two main alleys. This is a quiet area without much movement, the reason being that most of the historic buildings in it are abandoned. There is an almost hidden plaza behind the Greek Orthodox Church, which came into being after the demolition of some of the buildings there. On the eastern edge of this area there are some vacant lots planted with varieties of trees (see Map 7). The interventions proposed for this area can be summarized as follows:

A. Rehabilitate the alley for both pedestrian and vehicle traffic, it is part of the one-way loop proposed earlier for the movement of traffic inside the historic center.

B. Design the plaza behind the Greek Orthodox Church and link it to the church so that it becomes a gathering place on special occasions and holidays. Another option could be that the Municipality buy this land and adjacent new building and turns them into a multipurpose open air auditorium.

C. Propose a pocket garden southwest of the alley that would have a bench under the shade of a tree and some form of lighting, in order to create a space for daily social interactions and to define the alley better.

D. The general character of this area is residential and we propose that it stays that way. We would therefore encourage the residents of the area to remain by restoring their buildings from outside (preventive conservation) or by helping them improve their interior living conditions and upgrade the services at their homes (e.g., adding a kitchen or bathroom). These activities should take priority over other activities in this area.

E. Encourage the adaptive reuse of abandoned historical buildings in the region (residential use), such as the Samander, Wadee or Nimeh Abu Hilweh buildings, through the renovation of these buildings from outside in addition to the design of inside additions and internal works to be implemented by owners. (Public/private partnership).

F. The smaller historical buildings that are not fit to be used for housing can be converted into shops or small restaurants that serve the area and surroundings.

District 6 :

This is the northeastern district known as the Abu Awwad and Al Keleh courtyards. This area is characterized with the existence of many buildings that are still inhabited, along with some cement additions to historical buildings or even completely modern buildings.

The area enjoys relative calmness due to the lack of access of vehicles to the majority of its parts, however, it enjoys a vibrant social life, particularly of the young ones. The eastern and northern borders of this area are characterized with many land plots that don't have any buildings and instead planted with different trees. The area is also connected to the only secondary entrance for the historical area located to the eastern side, which is a road which, historically, never existed, yet, it was constructed in response to the needs of the inhabitants (See map No. 8). The proposed interventions for this area can be summarized as follows:

A. Define and renovate the northeastern entrance, and build eeded walls to make the entrance more visible, so as to serve as the only vehicle exit. for

B. Propose a one-way traffic loop vehicles inside the historical center that starts at the southeast entrance through the street north of the cemetery to the third secondary alley and ends at the northeast secondary entrance.

C. The general character of the district a residential one, which we recommend to maintain, and thus encourage the inhabitants to remain in the district we recommend the prioritization of conservation and restoration works. This can be done through the preventive conservation of their historic buildings), or by assisting them in restoring their homes from inside as well as improving the conditions of modern facilities (i.e. adding or restoring kitchens and bathrooms).

D. Encourage the adaptive reuse of abandoned historical buildings in the area for residential purposes through the preventive conservation of these buildings in addition to providing designed solutions for additions and interior works, which are to be implemented by the owner (public/ private partnership). Examples are the Keleh complex, along with the possibility of using the rooms of Abu Awwad complex as a housing project for students or as an inn for artists run by cultural centers that may run the inn in a collective manner and use the central open air courtyard for cultural activities or events.

E. Define the western entrance of Abu Awwad complex which is currently used by the residents of the historic center (mainly women and children), by cleaning the site, tiling it and planting useful trees in a section of this area, as well as planting a tree to replace the mulberry tree that was taken out from the site.

F. Landscape the vacant lots lying to north and east of the district by planting different varieties of trees and plants for the day when the proposed building expansion is implemented. Work to regulating the designs of modern residential buildings so that they are no more than two stories higher than the average height of the plot they are to be built on, while reducing the percentage of built up areas in order to retain as much open space as possible in this area.

G. Work on drafting proposed designs for some new buildings and existing additions, so that they suit the historical center's traditional architectural fabric and the identity of the place.

H. Propose a pocket garden, in the area opposite to the Bassam Abu Awwad's new building. In addition to being planted with different trees and plants, a lighting elements and a wooden pergola could be included to serve nearby residents

District No. 6 : -

This district connects the main public plaza (district No. 9), passing by the Mamluk Caravansary (the only archeological site inside the historic center and is considered a major attraction point), then through the beginning the inhabited area in the northeastern historical district (Abu Awwad complex). This area includes the major part of the second main alley, which is characterized with relative calmness and the existence of several housing buildings (see plan map No. 9). The proposed interventions can be summarized as follows: -

A. Defining the alley to be exclusively used by pedestrians, along with permitting vehicles to use it in emergencies (ambulances and fire engines ...etc).

B. Conserving the Mamluk caravansary (*Khan*) to become an attraction point and a space for displaying different traditional and artistic works, and the use of the plaza before the southern entrance for the Khan (behind the Shaheen complex from the northern side) as a gathering point for visitors.

C. Designing the proposed electricity cabinet opposite of the Khan in a manner that to be built underground so that its roof can be utilized, and to enhance its surrounding and plant some trees.

D. Completing the construction and restoration works on the partly demolished historic building at the alley's northern side opposite the Khan, and to utilize it either for residential, commercial, or public service purposes.

E. Rehabilitating and conserving the Al Atem historic complex, particularly the municipality-owned buildings. This is a potential site for cultural activities and can be a second choice for university related services and activities.

F. Encouraging current residents to remain in the district through the preventive conservation of their historic buildings), or by assisting them in restoring their homes from inside as well as improving the conditions of modern facilities (i.e. adding or restoring kitchens and bathrooms).

G. Encourage the adaptive reuse of abandoned historical buildings in the area for residential purposes through the preventive conservation of these buildings in addition to

providing designed solutions for additions and interior works, which are to be implemented by the owner (public/ private partnership).

District No. 8: -

This is the western secondary alley connecting between the two main allies in the historical center; it extends from the commercial street south to the northwestern corner of the Shaheen complex and the two northern rooms overlooking it (this complex is considered to be one of the major and most important historic family complexes in the historic center). The district is characterized of being a central one, with a regular and vibrant lively movement, it connects the commercial street with the northern entrance of the historical center. The district is also characterized with housing the offices of the Birziet Youth Development Society located to the end of the alley in the northwestern side (See map No. 10).The proposed interventions can be summarized as follows: -

A. Define the alley to be exclusively used by pedestrians, along with permitting vehicles for emergencies (ambulances , fire engines , etc).

B. Work with the Birziet Youth Development Society to improve its performance and upgrade its activities and involve it in the revival and development of the historical center and the improvement of the living standard for the residents.

C. Renovate and revive the Shaheen complex to be used either for housing students or for other uses, such as a restaurant or a cultural center, because it is made up form a large number of rooms permitting such uses.

District No. 9: -

This is considered to be one of the most important historical districts as it has only plaza that was originally designated for public use (as it used to be cemetery); it existed much before the appearance of new public plazas as a result of the collapse of historic buildings and structures, and is currently the largest and most important open space,.

This plaza is surrounded with many other important historic complexes in Birziet, some of which are residentially used while others are abandoned. There are also a number of collapsed rooms, particularly in the Qasis courtyard. The plaza enjoys a view overlooking natural sites and the water springs in Birziet to the north, and it is currently used for connecting the historic center with the back of the Latin Patriarchate Monastery (the garden) that is used to accommodate several cultural activities. This district is characterized with relative calmness most of the year and vibrant activities during seasonal events (The Heritage week) as it is used for displaying crafts, and for event-related food services as well as the passage to the cultural performances that take place in the Latin Monastery garden (See map No. 11). The proposed interventions can be summarized as follows: -

A. Design the plaza to highlight its composition and its elements, along with the introduction of green elements provided that they do not obstruct the northern view. The plaza should be designated for pedestrian use only (except for emergency vehicles) and its infrastructure needs to be rehabilitated. This means the removal of all network wires to

under the street surface and inside building walls, the tiling of the plaza, and the introduction of street furniture.

B. Proposed use of the plaza: The initial vision for the use of the plaza is for daily social interactions among the residents of the historic center, its visitors, and neighbors. . It can also be used as an exterior extension for cafes and restaurants if established in one or more of the abandoned buildings for the beauty of the natural view opposite to the yard. It also can be used for different seasonal events.

C. Small and abandoned historic buildings that open up the plaza can be used restaurants or small shops serving the area residents and visitors, and can be further used during the seasonal events..

D. The Qasis complex and part of the surrounding buildings can be used by the Palestinian Circus School. This is a project funded by the Belgium government and negotiations are underway with the owners of the buildings to be used as a premises for the school.

E. Encouraging current residents to remain in the district through the preventive conservation of their historic buildings), or by assisting them in restoring their homes from inside as well as improving the conditions of modern facilities (i.e. adding or restoring kitchens and bathrooms).

F. Encouraging the adaptive reuse of abandoned historic buildings for student housing through the preventive conservation of these buildings in addition to providing designed solutions for additions and interior works, which are to be implemented by the owner (public/ private partnership).

G. Allowing the construction in the open lot in front of the yard in the northern side, but with an elevation not more that that of the yard after tiling, so as to retain the natural view open to the yard in that direction.

District No. 10: -

This is the northern entrance of the historic center characterized with single historical buildings, each of which is surrounded by private land plots with some trees. It starts near the public plaza's entrance to the south and ends at the northern entrance of the historical center to the north. The district hosts the People's Museum and the Heritage House Organization, yet, other historical buildings are abandoned and some of them are falling. The area is highly inclined (with a strong slope) and is open to a natural view and water springs to the north. Its relatively calm despite the traffic of many vehicles passing through, (See map No. 12). The proposed interventions can be summarized as follows: -

A. Define and renovate the entrance to make it more visible as the entrance to the public plaza that would host social events and gatherings The street leading to this entrance

should also be redefined and rehabilitated via the construction of needed walls, sidewalks, planters, etc. and the introduction of trees and street furniture.

B. Encourage the adaptive reuse of abandoned historic buildings (e.g. the Khalil Keleh, Al Sayej, or the Nabil Farah buildings) through the preventive conservation of these buildings in addition to providing designed solutions for additions and interior works, which are to be implemented by the owner (public/ private partnership).

C. Work with the different organizations in the area, such as the People's Museum and the Heritage House to improve their performance and enhance their activities and involve them in the revival and development of the historical area and the improvement of the living standard for the residents.

D. Enhance the connection of the district with the natural view, near the entrance, and with the water springs located to the north of the historical area, through planting trees and paving pedestrian passages that connect the historical area with its natural landscape.

F. Work on drafting potential designs for modern residential buildings so that they are no more than two stories higher than the average height of the plot they are to be built on, while reducing the percentage of built up areas in order to retain as much open space as possible in this district, with the possibility of constructing a model house there.

Second: - The proposed scenario for the areas surrounding the historic center : -

The proposed interventions for the areas surrounding the historic center were divided into three parts, as follows: -

1. Proposed Land Use Change – (See map No. 13, 14):

After reviewing the uses of the areas surrounding the historic center, a proposal was developed to provide buffer zones surrounding it. The goal here is to, provide an area that would help regulate urban development, in such a way that meets the need to preserve the architectural environment and the general view and skyline of the historic center. This allows for overcoming some of the problems in land classification (zoning) in the surrounding areas, which may negatively affect any development project in the center, in addition to the incompatibility of these classifications with the natural and real value of the classified land. Accordingly, a number of amendments are proposed as follows: -

- The change of the classification of the surrounding area to the north and south of the historic center from a “ B “ area into a “ B “ area with special regulations 1. This change has to do mainly with the height of buildings, that shouldn't be higher than a maximum of two floors above the street, along with increasing the percentage of construction to compensate for reducing the number of floors.
- The change of the area located at the northeast of the historic center from a “ B “ area into a “ B “ area with special regulations 2 because of the

beautiful view and the need to preserve the rural nature of the area and its relation with the landscape. This change has to do mainly with the height of buildings, that shouldn't be higher than a maximum of two floors above the street, and to limit construction to the edge of the land thus leaving appropriate space on the sides of buildings overlooking the eastern side of Birzeit, which include a view to the natural landscape and olive beds, provided that the walls surrounding these plots don't rise beyond one meter in height.

- The change of the old Birzeit university campus area from a Central Commercial area into a Commercial area with special regulations, so that it accommodates recreational and cultural activities that complement the activities of the old campus, such as internet cafes, cafes and restaurants, provided that the height of the buildings isn't more than three floors. In addition, the classification of the southern perimeter of this area as a " B " residential area with special regulations, and with a building height not more than two floors leaving enough space for front and backyard gardens.

2. - Roads and traffic circulation – (See map No. 15):

The following changes are proposed: -

- Reclassify roads that are classified as **A** roads as Pedestrian Oriented roads rather than being vehicle oriented. This requires redesigning the dimensions of the roads and expanding them to make the sidewalk 3m wide on one side and 1m on the other, along with the tiling and furnishing of the road, including lighting and tree plantation works, etc. In addition, surrounding spaces and views should be redesigned in a manner that encourages walking and passing through them as they are close to the residential, recreational and green areas along with the rural landscape.
- Reclassify the **B** classified roads to become more vehicle oriented as opposed to pedestrian oriented ones. . This would definitely reflect itself on the design of the road and the nature of the surrounding spaces especially that these are where cultural and commercial activities take place and where public transportation is located. .
- Classify all the allies and corridors in the historic center and design them to serve pedestrians only, along with their capacity for accommodating emergency vehicles and service cars, except for the eastern side, which is assigned for one-way traffic.
- Turn the northern entrance of the historic center into a one-way traffic area.
- Establish a parking lot for the private cars of the residents in the eastern side, and convert the road into a one-way one
- Establish parking lots at the main entrances of the old town, some of which can be underground ones.

- Establish public transportation stations distributed in such a way that covers all the roads leading to the historic center.
3. Proposed functions interventions in the areas surrounding and leading to the historic center (See map No. 16):

Some interventions are proposed for the development of the physical or functional conditions in certain locations in the surrounding area or to improve and develop these areas. The following are the details for the proposed interventions: -

1. Design legible signs directing to and identifying the historic center, to introduce visitors to the significance of the historic center . These should be placed in the locations proposed on the map.
2. Reuse abandoned buildings as restaurants and cafes or utilize their roofs as observation decks towards the natural landscape of Birzeit. Of course this should be done after resolving the problem of ownership of these buildings. An example is the use of the building located on plot number 301 block number 12 for such activities in order to encourage the use of the road leading to the main southern entrance of the historic center (which is well known for its natural beauty).
3. Preserve natural terraces and trees to assert the feeling of approaching the historic center.
4. Work on reusing the old university campus as a department or departments for the university or as a forum for the Graduates Union or as permanent exhibitions and museums (Recreational activities), to attract some sectors of the university students and lecturers in order to activate movement toward the historic center and to activate the connection and complementation between the proposed activities there and the proposed activities within the historical area.
5. Rehabilitate the area connecting between the Latin Monastery and the main western entrance to the historical area. This includes the creation of a passengers station, redefining the plaza in front of the southern entrance, restricting traffic flow (to become one-way towards the Town Hall), and designing and defining the relationship between the entrances of the northern buildings with this part of the road.
6. Restrict the construction of new floors in the building originally designated as a nursing home by the Protestant Church. We have initially arrived at an agreement with Church to use abandoned historic buildings inside the center as a nursing home, and to only add one floor (making the building only one floor above the street level). This building can be used for multiple purposes such as a restaurant at the street level with an upper roof terrace.
7. Preserve, as much as possible, the green areas surrounding the eastern side of the historic center, and preserve the view of the eastern entrance of the historical area.
8. Define and rehabilitate the northern entrance of the historic center by planting trees, tiling, introducing street furniture, seats, public transportation stations, etc.
9. Preserve the tree density and reuse the abandoned old buildings in plots No. 135 and 136 block No. 12 for different activities, along with the surrounding green areas.