

## Mixed-Use Master Plan for Rawabi, Palestine Begins



### Master plan for Rawabi, Palestine.

AECOM

The Palestinian Authority has approved the country's first master planned city, with ground breaking is scheduled for September. Located just over five miles from the capital of Ramallah, Rawabi ("the hills" in Arabic) has been designed by AECOM with Raphael Samach, AIA, the NY-based principal-in-charge of the team, as a prototype for a mixed-use development based on a live-work-grow mindset in Palestine. The new city is designed for 40,000 residents and will accommodate an additional 50,000 from surrounding towns. Infrastructure will have the capacity to generate future growth, as well. Rawabi will offer commercial, civic, and entertainment facilities, a state-of-the-art business and technology incubator complex, and more than 5,000 units of affordable housing. Given the scarcity of available building sites, Rawabi is being developed on a very steep site. Clad in local stone, the design incorporates elements of traditional Palestinian architecture.

The development will be compact and urban, concentrating larger structures at the top of the ridge with smaller buildings on the sides of the hill. For the first time on this scale, home ownership will be within the reach of teachers, health care and social service professionals, government employees, and those employed by Rawabi's targeted IT and creative sector businesses. The project is being developed by Bayti Real Estate Investment Company, a joint venture between Ramallah-based Massar International and Qatari Diar Real Estate Investment Company (Doha). Bayti and the Palestinian Authority signed a Public-Private Partnership Agreement (PPPA) through which the Authority has committed to facilitate the creation of the critical off-site infrastructure needed for the new town, and to support the construction of public facilities. When the master plan has been fully implemented, Rawabi will cover an area of 6,300,000 square meters.