

8. A PLANNING DOCTRINE

A planning doctrine is a general statement initiating strategic planning. We believe that a firm prior agreement on a planning doctrine for Jerusalem should serve throughout as a planning constitution for the two negotiating parties. A planning doctrine would translate other aspects of the urban system into dimensions of space and volume and into a code of behavior.

The planning doctrine defines the linkage of form, function and content by putting down basic rules of planning which will dictate the main elements of what may impact the physical appearance of the city.

In Assembly Table 10 we present this planning doctrine. Table 10.0 is an empty form for the user to specify his preference while the remaining 10 tables offer the alternative planning doctrines produced by members of the team..

Table 10

Planning doctrine assembly table

Table 1							
		Options					
Components		1	2	3	4	5	6
A	Development pattern:		Sprawling to the periphery	compact city			
A1	Growth	natural demographic	no	limited	unlimited		
A2	Where	Within defined borders	Compact within defined borders sprawling outside	Limited to the west, larger to the east	to all directions	in preplanned areas	
B	Centers:	one	few	many	one+few sub centers	two	
B1	According to	Specialized	One Historic & one combined commercial	One historic & few commercials	One historic & one commercials		
C	Organization:	Centralized	Decentralized	Bi-Centralized	Coordinated bi-centralized	Bi-decentralized	
D	Specify unbuilt areas:	Yes	No				
D1	According to	Per capita standards	Environmentally sensitive areas				
D2	Where	In the valleys	in the valleys and between neighborhoods	Between neighborhoods	Located where needed	In sensitive area	
E	Transparent system:	One	Two				
E1	Ownership	Public	Private	Public & Private			
E2	Type of service	Mass transport system	the car	Mass + car			
E3	Pattern	Circle	Star	Lines	Circle + star	Star now, circle later	Combination of all
F	Specify material:	Yes	No				
F1	Specifications	Stone	Mix	Stone + mix	Local stone	Stone & predefined	
F2	Where	Everywhere	Nowhere	In the old city and surrounding			

Table 10 (continue)

G	Limiting Height:	Yes	No				
G1	According to	Different limits in different areas					
G2	Where	Only in the old city and surrounding	Only in certain areas	Except in certain areas	Nowhere	Everywhere	
H	Conservation and rehabilitation:	Yes	No				
H1	According to	Age of building	Urban grid	Sensitive areas	Cultural context (landscape)	All above mentioned considerations	Cultural landscape and ability to use
H2	Where	the old city and surroundings	Certain areas	Certain areas & building			
I	Building coverage pattern:	Large masses	Small patches	Small neighborhoods	Center + Small neighborhoods	Densely populated towns and suburbs surrounded with green areas	Center + small + large neighborhood
J	Infrastructure:	Preplanned to serve zoning	Preplanned	Following urban development			
K	Zoning:	Traditional	No	No zoning zones	Flexible		
K1	Type of planning	Planned	response	Master plan	Flexible plan		
K2	According to	Fitting activities to regulation within the framework of masterplan	Specialization, Activities will fit to regulation and infrastructure availability	Infrastructure availability	Specialization	Fitting activities to regulations	Activities will fit to regulations
K3	Where	In certain areas	near or far from other activities				
L	Regulations:	Yes	No				
L1	Social	Yes	No				
L2	Environmental	Yes	No				
L3	Transport & Parking	Yes	No				
L4	Related to locations	Yes	No				