

9.2 Qanawat Urban Heritage Area

The Qanawat urban heritage area is planned for the restoration and use with the three objectives. First, the existing urban problems facing the project area need to be solved irrespective of the heritage status of the area. The restoration of the heritage should be taken as the opportunity to solve the parking, traffic congestion and other problems. Also, public facilities and services should be planned following the same criteria established for other areas.

Second, in line with the planning concepts of human security and cultural city, the project should contribute to creating more comfortable and pedestrian-friendly urban spaces with amenities. Third, the project should create new value that may serve as a model for urban development in the new era. This would also contribute to commercial success of the project by enhancing the property value of the area.

The project covers the urban heritage area of 27.69ha. The protection area covers 6.4ha or 23.1% of the project area. The present population is estimated to be 2,475 and the density 89.4/ha. The plan for the project proposes to establish a buffer zone in the back of protection area. In this buffer zone, public facilities are planned to compensate for the inconvenience of residents living in buildings in the protection area. This will promote the positive use of historical buildings.

The existing guidance plan has been modified in the light of the project objectives as shown in Figure 20. The buffer area is proposed in the protection zone and its adjoining area, and the master plan has been prepared as shown in Figure 21. Location of historical objects to be improved in the near future is illustrated in Figure 22.

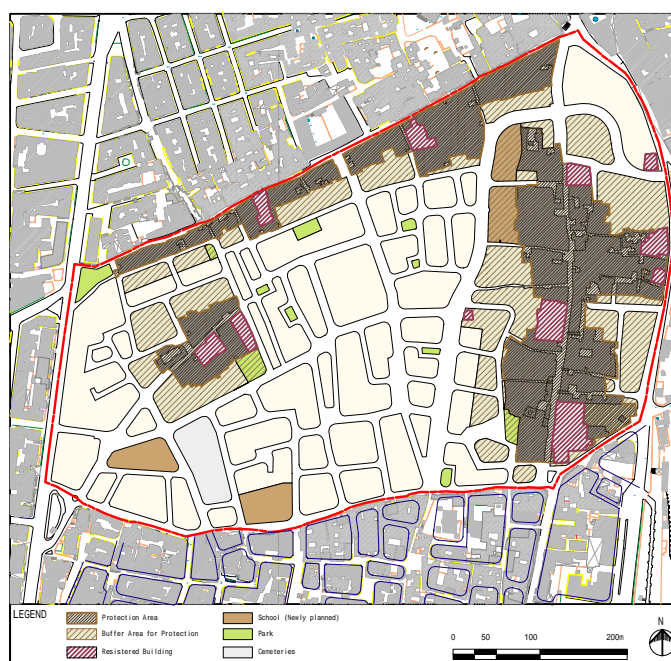


Figure 20 Modified Guidance Plan

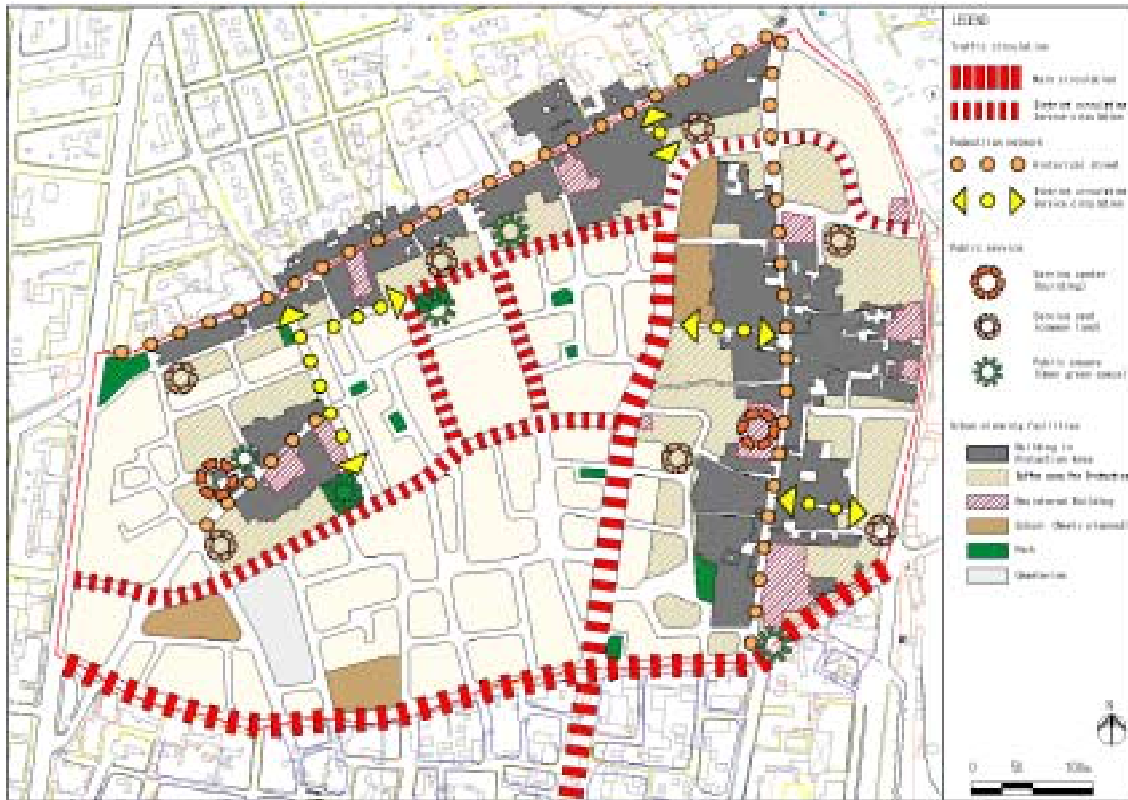


Figure 21 Master Plan for Qanawat urban Heritage Area Improvement

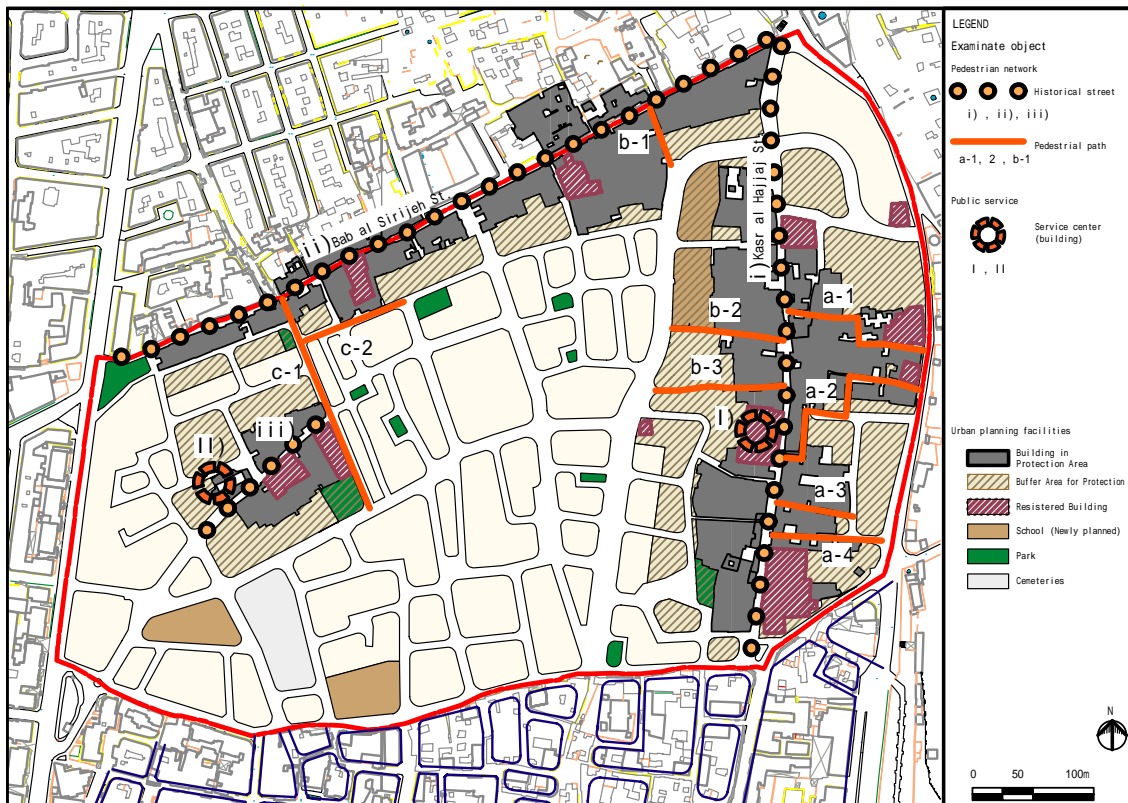


Figure 22 Locations of Objects to be Improved in Near Future

9.3 Qatana IT City

The Qatana IT city development should be undertaken with the strong Government initiative to establish the Middle East's technology center, where innovative IT developers and users can harness the Syria's competitive advantages that arises from its geopolitical position and the committed leadership. The Qatana IT city shall bring together the following three key elements:

- (1) A high capacity global telecommunications and logistics infrastructure with a digital optic fiber backbone of 2.5-10 gigabits,
- (2) New IT promotion policies and cyber-laws designed to enable and encourage electronic commerce, facilitate the development of IT applications, and position Syria as the leader in intellectual property protection, and
- (3) An attractive living environment where mega infrastructure projects are integrated with green reserves to create pleasant and creative environment for intellectual activities.

The Qatana IT city is planned on a land of 2,859ha west of the Damascus city as mentioned in sub-section 6.2.2. The planned population is 200,000, and the employment is 140,000 in 2025. The site conditions have been analyzed by using the GIS as indicated in Figure 23. The development is planned to be undertaken in three phases, and the land use plan is shown in Figure 24.

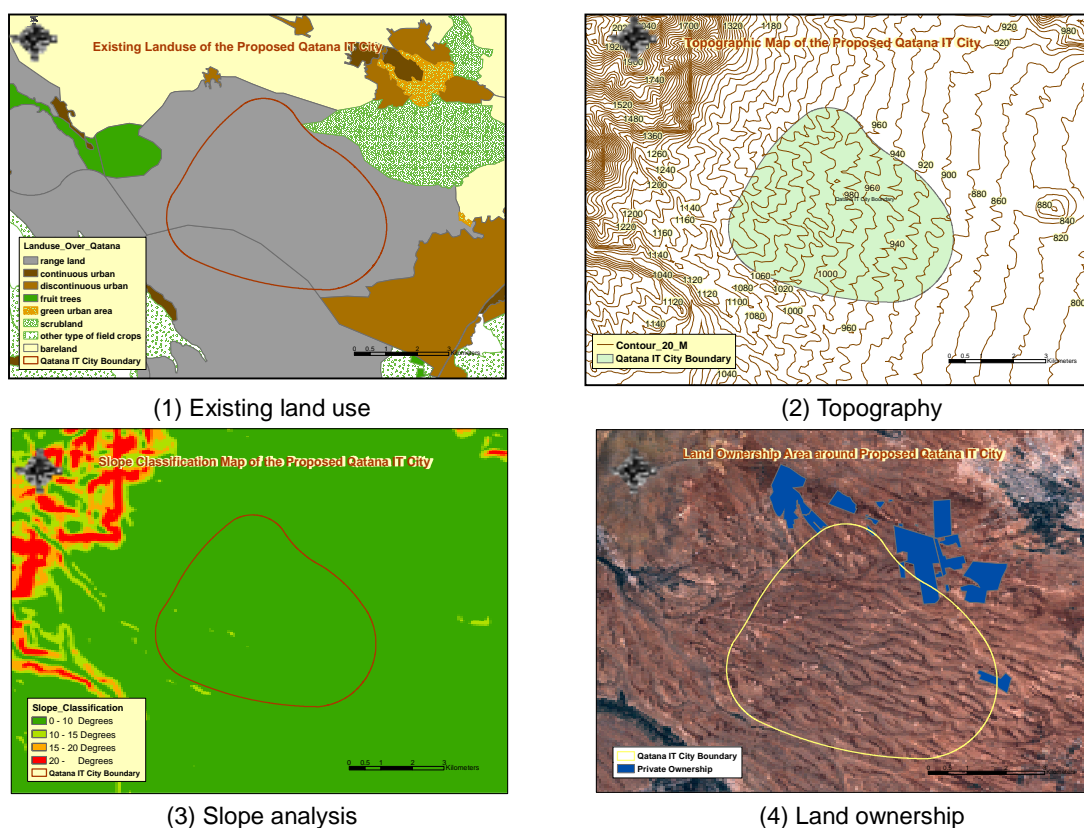


Figure 23 GIS Maps Used to Analyze Site Conditions

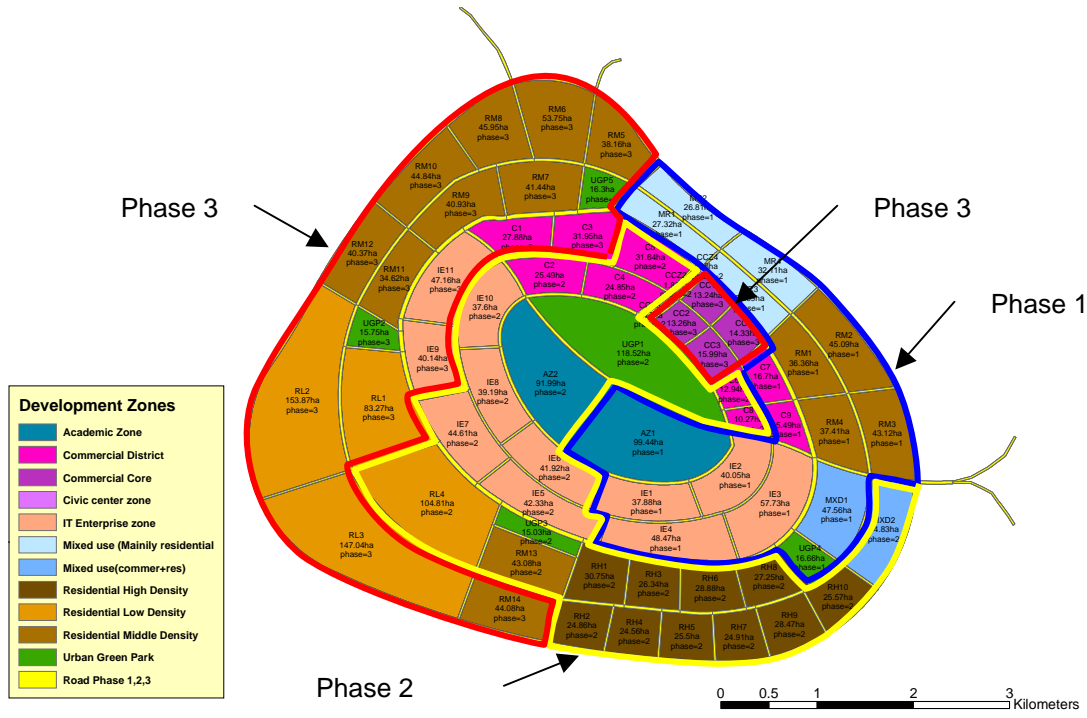


Figure 24 Land Use Plan for Qatana IT city with Phasing