

# BETHLEHEM DEVELOPMENT FOUNDATION

A NON - PROFIT ORAGNIZATION



## STATE OF THE BETHLEHEM DEVELOPMENT INITIATIVE

JANUARY  
2014





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**This initiative shall  
be planted in the  
heart of Bethlehem  
and its roots shall  
dig deep into the  
soil, permanently  
reinstating peace  
and tranquillity  
throughout the land**

**Said T. Khoury**

Chairman Board of Trustees  
Bethlehem Development Foundation (BDF)

During this short period, the Bethlehem Development Initiative has achieved outstanding success marked by a number of milestones in various fields, beginning with the official registration of the Foundation, passing by the blessings of the Palestinian government, leading into the successful funding and kickoff of some key developmental projects.

The ongoing efforts are displayed in the enclosed pages covering the State of the Bethlehem Development Initiative from inception to the end of the ensuing year 2013. The efforts start with the restoration works at the Church of Nativity, and will continue with the beautification of Manger Square, the complete regeneration of the urban district of Bethlehem, Beit Sahour, and Beit Jala, and ending in a variety of projects governorate-wide that were identified by the Bethlehem Development Initiative.

Our foundation now has strong relationships with international organizations whom we hope will aid and support us throughout our journey. Examples include support from the European Parliament, UNESCO, USAID and Arab Monetary Fund and Welfare association.

We welcome your support and feedback geared towards enhancing and developing the initiative further.

## BDI vision / BDF Mission

The Bethlehem Development Initiative's vision is to transform the Bethlehem Governorate into a vibrant international spiritual destination.

It seeks to create a sustainable economy and infrastructure for the Bethlehem Governorate that improves the quality of life for residents and acts as an attraction to visitors.

To implement the Bethlehem Development Initiative, a group of International and Palestinian philanthropists established a non-governmental organization called the Bethlehem Development Foundation (BDF).

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## MANAGING DIRECTOR

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**Mazen Karam**





## PRESIDENT OF THE PALESTINIAN AUTHORITY MAHMOUD ABBAS

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8<sup>th</sup> April 2013

**Dear Mr. Said Khoury –Chairman of the Board of Trustees for the Bethlehem Development Foundation,**

**Dear Board Members of the Bethlehem Development Foundation,**

The Bethlehem Development Foundation which you have initiated has arrived at a crucial stage. It promptly coincides with all our efforts that are exerted, nationally, regionally and internationally towards establishing the independent and sovereign Palestinian state on national Palestinian land. Its significance is enhanced as we are forging bridges of cooperation and channels of communication with the international business and investment community to enrich economic and institutional development throughout Palestine.

The Bethlehem Development Foundation is a milestone in the making. It aims at transforming Bethlehem into a vibrant, international, spiritual and economic destination. The Strategic Master Plan launched by the Bethlehem Development Foundation addresses the different areas of Bethlehem's Development, in line with the Palestinian National Agenda goals. This initiative showcases our progress in creating an enabling investment environment and presents the various investment opportunities that exist in Palestine's diverse sectors.

I would like to thank you for your efforts at instituting political and economic development in the region. We call upon all Palestinian, Arab and international investors to actively engage in these efforts to support the Bethlehem Development Foundation to attain its targets. Allow me to take this opportunity to welcome you all to Palestine – a country where we have made great progress in providing security and rule of law, paving the way for economic and social development. A place where our citizens and guests as well as all who graciously wish to join us are able to witness the veracity of the Palestinian people, their steadfastness and persistence to build a better future for the forthcoming generations to come.

**Mahmoud Abbas**

**President of the Palestinian National Authority**

**Chairman of the Executive Committee of the Palestine Liberation Organization**



## FORMER PALESTINIAN PM SALAM FAYAD

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State of Palestine  
Office of the Prime Minister

No: P.M/BDF/20/2013

Date: 07/05/2013

Dear Business Leaders and Investors,

The Bethlehem Development Foundation (BDF) represents an important milestone in the economic and spiritual role the Holy city of Bethlehem plays in Palestine. It sets out to showcase economic and social progress for national, regional and international investors, and institutional progress and peaceful integration with the global community.

Numerous initiatives have contributed to the positive indicators we see today regarding sustainable economic growth. Worth mentioning is the Bethlehem Development Initiative (BDI) and its aim to revitalising Bethlehem through its master plan that aims to empower partnerships with the private sector, the public sector and the adoption of policies that secure an enabling environment for investment. In addition, much effort has been devoted to promoting Palestinian products and services, improving local resources, infrastructure and supporting creativity and the use of knowledge.

The BDI is an important opportunity for all to witness the achievement of the international community and both the public and private initiatives in establishing economic reform and investment. We sincerely appreciate the growing international consensus in support of the Bethlehem Development Foundation. Today, we invite the world to join us by contributing to sustainable economic development in Palestine.

I would like to personally invite you to engage in the initiative. The Government stands ready to do its utmost to accelerate sustainable business activity with rule of law and sound financial management.

Sincerely,



Salam Fayyad  
Prime Minister

## MINISTER OF LOCAL GOVERNMENT SAED KAWNI

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**27/08/2013**

**Palestinian National Authority,  
The Ministry of Local Government,  
Minister's Office,**

**To The Bethlehem Development Foundation,**

On behalf of the Ministry of Local Government, I value the great efforts generated by your committed organization and appreciate its active role in developing The Bethlehem Governorate's infrastructure sector. I am confident that this organization will reach a milestone in the making of the history of the Bethlehem Governorate and will enable the holy city to rise once again as the religious, spiritual and unique center of the world.

I had the opportunity to examine the projects that the Bethlehem Development Foundation (BDF) seeks to accomplish in the governorate and I value your foundation's professionalism, high caliber and clear vision that are consistent with our vision at the Ministry of Local Government. The Bethlehem Development Initiative's appreciation for the future needs and objectives of developing the projects listed under the Bethlehem Governorate's strategic master plan leads us to fully support this initiative and we are ready to facilitate all procedures to reach our goals of revitalizing the Bethlehem Governorate and elevate it globally as a worldwide center.

We look forward to further collaboration and cooperation in this national mission to serve the citizens of Bethlehem and our visitors. I am confident that you, The Bethlehem Development Foundation are the appropriate organization for this mission. God bless you and the good will that you are accomplishing for Bethlehem and the nation.

**Dr. Saed Kawni**

**Minister of Local Government,**

MINISTER OF TOURISM AND ANTIQUITIES  
RULA MA'AYAH

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**State of Palestine**  
Ministry of Tourism & Antiquities  
Minister's Office

بسم الله الرحمن الرحيم



دولة فلسطين  
وزارة السياحة والآثار  
مكتب الوزير

Bethlehem 29<sup>th</sup> January 2014

**Mr. Mazen Karam**  
Bethlehem Development Foundation  
Bethlehem.

**Subject: Endorsement for Bethlehem Development Foundation BDF**

In my capacity as Minister of Tourism & Antiquities of Palestine, I am pleased to endorse the objectives and strategies of the above Foundation, which aims to improve the quality of living of the local communities in Bethlehem and to enrich the quality of experience for international visitors by preserving cultural heritage sites and improving the infrastructure and tourism facilities.

I would like to extend my gratitude to the founders and Board members of BDF and appreciation for the commendable efforts they are making toward Palestine and Bethlehem in particular. Accordingly I express my commitment to support this foundation.

With this endorsement, I therefore expect that all local and international organization would help and support projects and initiatives presented by BDF.

Sincerely,

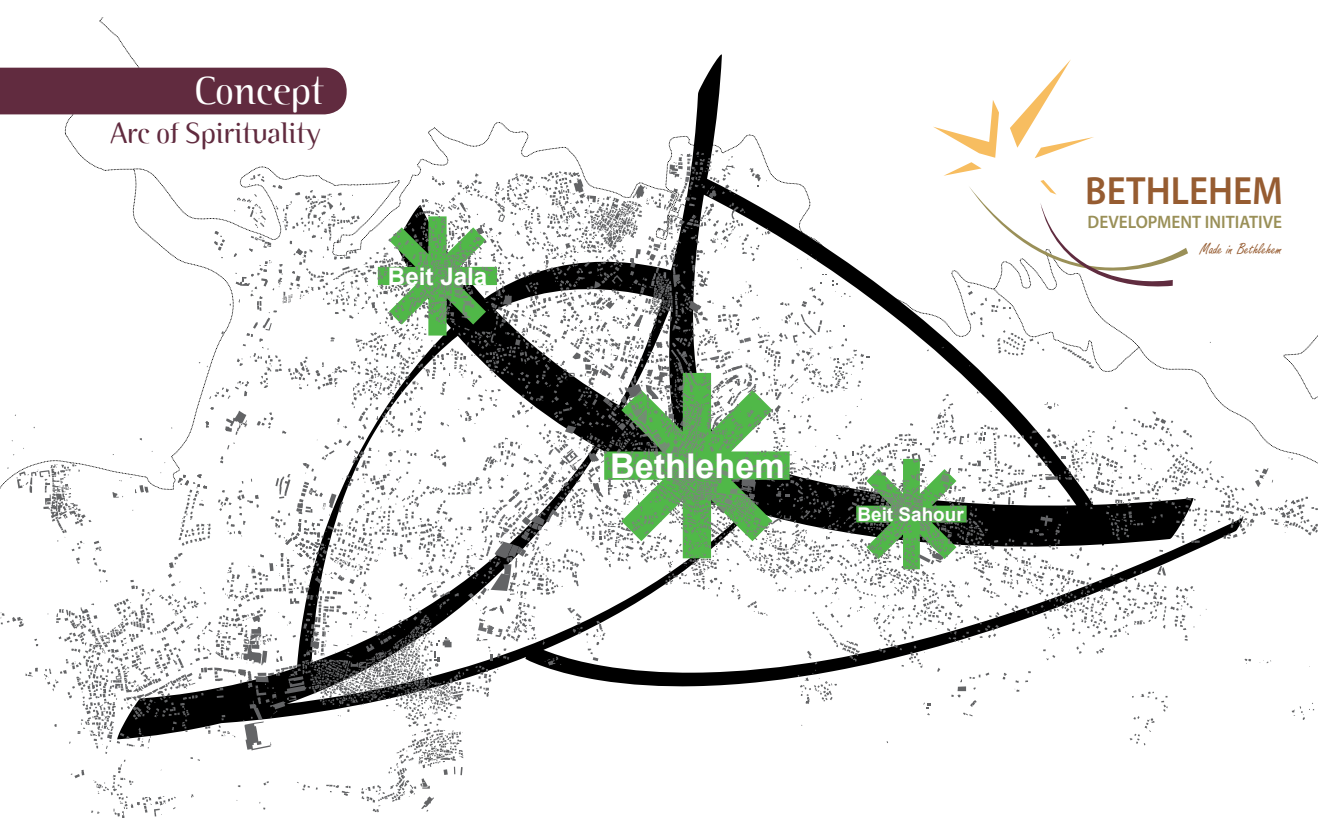
**Rula Ma'ayah**  
Minister of Tourism & Antiquities

**In line with our vision, the Bethlehem Development Initiative has developed key strategic objectives for the development of the Bethlehem Governorate.**

1. Emphasizing on and revitalizing the Arc of Spirituality linking Bethlehem, Beit Jala, and Beit Sahour
2. Enhance Bethlehem as a spiritual centre of Christianity
3. Develop Basic Infrastructure including Energy, Water & Waste
4. Enhance quality of living through improved education, safety, and hygiene
5. Support community development through economic initiatives
6. Advance culture & tourism in the urban district
7. Establish connectivity and accessibility through a Transportation Master Plan
8. Improve the public realm and preserve heritage



## strategic objectives



Bethlehem Development Foundation Concept

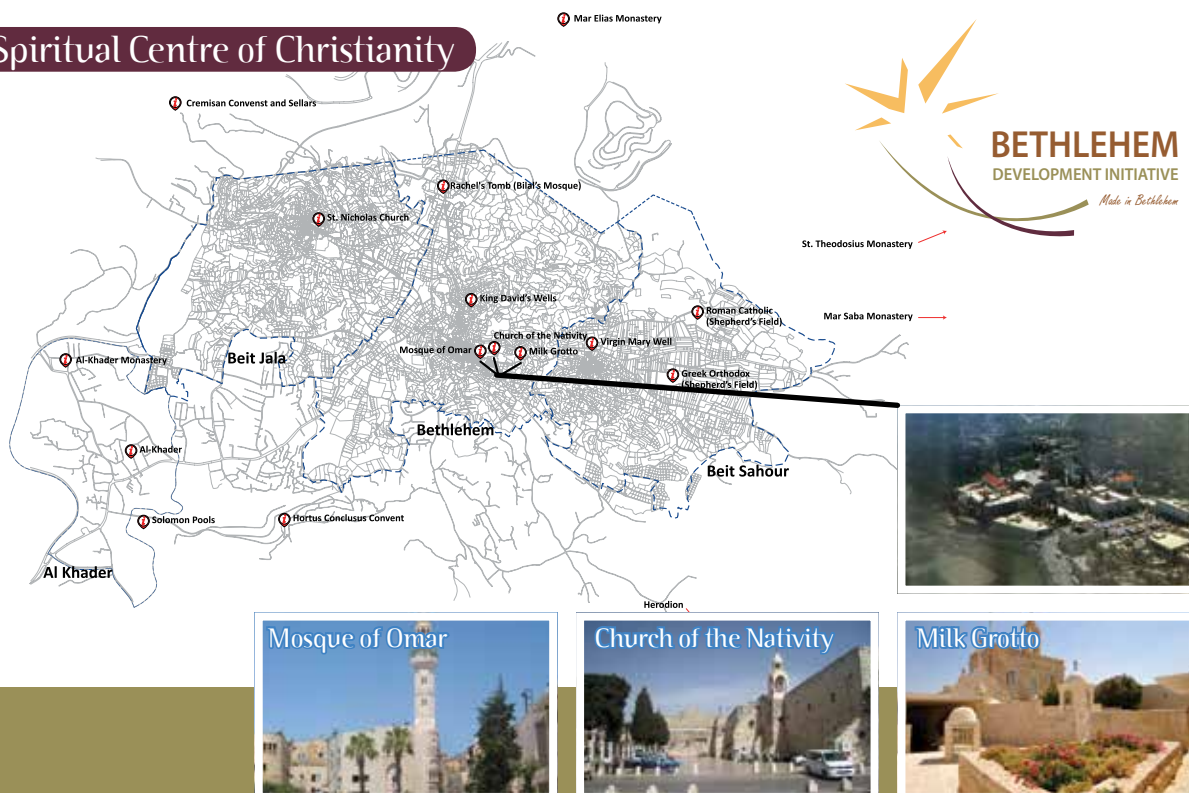




## TRANSFORM THE BETHLEHEM GOVERNORATE INTO A VIBRANT SPIRITUAL CENTER OF CHRISTIANITY

1. The Bethlehem Development Initiative seeks to transform Bethlehem, the birthplace of Jesus Christ, from its current rundown state into a vibrant spiritual center true to its unique significance.
2. The renewed city of Bethlehem shall compare favorably with other Holy cities worldwide.
3. To visitors from around the world, whether they come as pilgrims, students, scholars dedicated to interreligious research or as tourists of secular persuasion, Bethlehem shall be the epicenter for the practice, experience, accumulation and dispersion of the nature of everlasting peace.

### Spiritual Centre of Christianity



## strategic objectives

### DEVELOP BASIC INFRASTRUCTURE

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# Energy

#### **ENHANCE THE EFFICIENCY OF ENERGY USE AND UTILIZATION OF LOW CARBON ENERGY**

1. Support a program for increasing the use of solar power for heating water through the provision of financial incentives, design guidelines, and technical support.
2. Install solar photovoltaic panels on existing street lighting poles and on new poles in all main streets during a period of 24 months.
3. Develop brief design and technical guidelines for sustainable and energy-efficient new construction and refurbishment of existing buildings as part of municipality building regulations.





## DEVELOP BASIC INFRASTRUCTURE

# Water

### ENHANCE THE EFFICIENCY OF THE WATER AND WASTEWATER NETWORKS, SECURE WATER SOURCES

1. Support and facilitate the installation of rainwater harvesting by households, whereby a percentage of all houses are able to collect rainwater for various interior and exterior use.
2. Rehabilitate the Solomon Pools project to use rain water collected as an additional water source (1000m<sup>3</sup>/day). The components of the this project include a Water Treatment Plant (1000m<sup>3</sup>/day), a new reservoir (2000m<sup>3</sup>) for treated water, a booster pump (diam 150mm, 1km length) to nearby El Duhaisha reservoir, and a tanker filling station.
3. Rehabilitation of all existing wastewater network and developing a wastewater treatment plant of capacity 8000m<sup>3</sup>/day, whereby treated water will be used for irrigation of areas downstream of the treatment plant.



## strategic objectives

### DEVELOP BASIC INFRASTRUCTURE

# Waste

#### **REDUCE WASTE LAND FILLING AND INCREASE THE RECOVERY OF WASTE MATERIALS, WHILST IMPROVING THE COLLECTION AND TRANSPORT OF SOLID WASTE**

1. Facilitate the segregation of various waste types to allow recovery of waste material and reduce waste sent to landfill, through:
  - Awareness campaign on waste reduction and segregation
  - Provision of segregations bins/containers for households, commercial and public buildings
  - Identification of the market and end users of segregated and recycled material
2. Reduce waste transport costs by providing a solid waste transfer station.
3. Convert solid waste to Bio-fuel.



## DEVELOP BASIC INFRASTRUCTURE

# Access & Movement

**ENHANCE CONNECTIVITY BETWEEN VARIOUS VITAL AREAS AND SITES THROUGH A MORE EFFICIENT NETWORK THAT SUPPORTS PEDESTRIAN ROUTE AS WELL SUSTAINABLE TRANSPORT**

1. Immediate attention to the improvement of the road network. Actions to include pavement works, sidewalks, signage, street lighting and storm water collection.
2. Produce a Public Transport Strategy that will include the reduction of current car traffic to and from city centers by providing 25 green buses (each of 40 passengers capacity) to cater for local residents and tourists.
3. Pedestrian Circulation: Identify and map pedestrian tourism routes and provide pedestrian over/under pass (over/under Manger Road) to ensure safety of pedestrians



# Quality of Life

**ENHANCE THE QUALITY OF LIVING THROUGH PROVISION OF IMPROVED EDUCATION, SECURITY, SAFETY AND AIR QUALITY AND ACTIVELY SUPPORTING SOCIAL INCLUSION**

1. Target improving air quality through supporting green transport by providing 25 green buses (each with 40 passengers capacity) as a replacement of existing buses, and one fueling station.
2. Improve access to references and educational material by transforming the old slaughter house into a Public Library accessible to the general public and tourists.
3. Allow for more secure, safe and walkable streets and public areas, through the following:
  - Removing industrial and inappropriate land use from historic centers
  - Creating additional walkways and reducing vehicular traffic
  - Beautifying and landscaping of public squares, major building facades and pedestrian strips
  - Enhancing night lighting at all streets and public areas
  - Developing sports facilities, children's playgrounds and youth centres
  - Building Health Centres



# Economic

**ENHANCE ECONOMIC DEVELOPMENT AND EMPLOYMENT THROUGH  
CREATING JOB OPPORTUNITIES, DIVERSIFYING ECONOMIC BASE,  
INCREASING PRIVATE SECTOR ROLE IN LOCAL ECONOMY AND  
INCREASING CONTRIBUTION OF TOURISM SECTOR TO GDP**

1. Develop a program for capacity building and vocational training in hotel management, handcrafts, restorations, and relevant touristic and local specialties.
2. Increase provision of hotels, boutique hotels, and bed & breakfasts to accommodate increasing number of visitors.
3. Identify and preserve agricultural land around the three historic centers. Expand knowledge and training in sustainable agriculture which could increase local food production which, in turn, increase food security for local communities.
4. Encourage and support private sector projects and promote public- private partnerships.



# Culture & Tourism

## IMPROVE TOURIST EXPERIENCE BY PRESERVING AND IMPROVING CULTURAL HERITAGE SITES

1. List the three historic cores of Bethlehem, Beit Jala and Beit Sahour as historic districts and provide adequate development controls, architectural and restoration guidelines as well as urban design guidelines to regulate the Public Realm.
2. Preserve and highlight important historic sites and create a National Heritage List. Create a National Heritage Trail including the three historic districts and other important sites such as Shepherd's Field, St. Saba and St. Theodosios Monastery, St. George Monastery, the historic Solomon Pools, Murad Castle, Artas Monastery, and Herodion Palace.
3. Identify a Tourist Information Center, provide Tourist Brochures that identify the three historic core areas, highlight other important historic sites, and locate specific tourist trails.



# Public Realm

## IMPROVE TOURIST EXPERIENCE BY PRESERVING AND IMPROVING CULTURAL HERITAGE SITES

1. Beautification and improvement of major public realm areas (ex. Manger Square) includes installation of waste collection bins, improving pedestrian walkways, and creating green areas for recreational activities and playgrounds.
2. Support the implementation of green roofs on buildings in Bethlehem with native flora (preferably that do not require much water for maintenance) which will enhance biodiversity, and improve the quality and the urban climate.





## project one

### SOLID WASTE MANAGEMENT PROJECT FOR THE BETHLEHEM GOVERNORATE

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A generous donation of \$2.9 Million from the Arab Monetary Fund was secured.

A Cooperative Agreement for the implementation of the Solid Waste Management Project for Bethlehem Governorate was signed between the Bethlehem Development Foundation and the Ministry of Local Governments/Joint Service Council for Solid Waste Management in Bethlehem.

Three reputable Engineering firms were qualified by BDF for the Engineering and Supervision Works. Appointment of the winning Engineering firm will be made shortly.



## EFFICIENT LUMINAIRES FOR STREET LIGHTING

In this financial year we received the approval for a total of US\$1.2 M.

In December 2013, funding was approved from the Arab Monetary Fund through the Aqsa fund managed by the Islamic Development Bank.

The funding will be awarded for Efficient Luminaires for Street Lighting in the Bethlehem Governorate.

The roads along the procession routes from Jerusalem Gate to the Church of Nativity and to the Shepherds Fields (Caritas Road, Manager Street & Shepherds' Street) and from Jerusalem Gate to Al Khader Gate (old Hebron – Jerusalem road) are the portions of the Bethlehem road network that will be rehabilitated in the near future. These roads will be perfect candidates to install highly efficient state-of-the-art solar powered luminaries mounted on the existing lighting poles. Municipalities of Battir, Hussan, and Za'atara main streets will also be included as pilot projects.

### OBJECTIVES AND RATIONALE:

1. Rehabilitate the existing street lighting networks, while being environmentally conscious
2. Reduce the electricity expenses generated by street lighting
3. Pave the way towards making the local authorities more sustainable




Mr. Said Khoury Chairman of CCC and Chairman of BDF Board of Trustees, donated US\$2 M to implement the project.

Manger Square is Bethlehem's main focal point for local inhabitants and tourists and is currently used for on-street parking. Planning and beautification of Manger square aims at reclaiming the functionality of the square as an open space and its status as an urban landmark

The project objectives are manifold and include place making, prolong tourist stay in Bethlehem, job creation, improving the open space network and the overall quality of life.

## 1. Implementation of Planning Regulations

- Developmental Controls: land use, height, build-to-line etc.
  - Urban Design & Architectural Guidelines: street wall, streetscape, awnings, fences, signage, treatment of roofs, treatment of facades.
  - Regulation of motorized Traffic and on-street parking
2. Beautification of Manger Square
- Soft and hard landscaping
  - Street furniture: bench, waste bins, planters, decorative lighting etc.
  - Street lighting
  - Informative Street Signage
  - Shading structures
  - Civic art and water features
- 
- An aerial photograph of Manger Square in Maitland, Queensland, showing proposed urban design and landscaping. The square is a large, open area with a grid of trees and a central water feature. Surrounding buildings include the Maitland City Council Building, Maitland City Centre, and Maitland City Library. The square is bordered by streets including Maitland Street, Maitland Street, and Maitland Street. The image shows a mix of existing and proposed structures, with a focus on creating a vibrant, pedestrian-friendly public space.



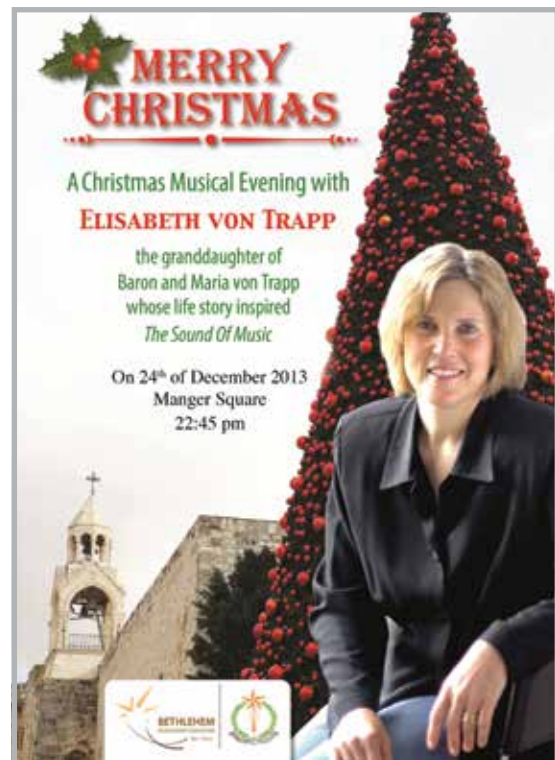


## CHRISTMAS FESTIVAL 2013

The BDF continued last year's efforts by decorating the Manger Square Christmas trees and participating in the Christmas Festival in Bethlehem.

Once again the Christmas Decorators visited Bethlehem upon our request to decorate and train the municipality staff to put up the decorations professionally.

BDF sponsored the world renowned singer Elisabeth von Trapp performance at Manger Square on Christmas Eve.



## SEMINAR ON CITY PLANNING

A training seminar in City Planning was offered to the mayors and heads of village councils in the Bethlehem Governorate in corporation with the Center For Planning & Urban Studies.

For two days at the Murad Fortress at Solomon Pools, the mayors of Bethlehem district benefited from the seminar and were provided with the knowledge on the topic of Urban Planning and the importance of strategic planning in determining the future vision and development plans for the growth of their towns.

Future follow-up seminars are planned for 2014.



## sample potential projects

| Sector    | Project  | Est. Cost \$ | Est. Time Mth | Description  |
|-----------|--|--------------|---------------|--|
| Culture   | Artisans de Bethlehem  | \$500,000    | 12            | Establishment of Artisan d' Bethlehem to train and provide sustainable and fair development of arts and crafts in the Bethlehem area. This center will provide young artists [women, youth, and hapless] a job on site to learn this profession.   |
| Education | Bethlehem Preschools for All   | \$1,000,000  | 12            | A Social Enterprise that provides a unified system of preschooling based on quality, affordability, accessibility, and relevance for the 60% of eligible children who are disadvantaged for lack of participation.   |
| Energy    | Efficient Street Lighting  | \$1,200,000  | 15            | The roads along the procession routes will be rehabilitated to have highly efficient LED luminaires equipped with Solar Photovoltaic panels mounted on the lighting poles that will convert solar energy to electrical energy and store it in a battery. It is expected that LED lights will reduce the energy consumption of street lighting by almost 75%.   |
| Health    | Beit Jala Hospital (Assessment of Renovation Works Needed)                   | \$105,000    | 3             | It is the goal of the Beit Jala Governmental Hospital to continue its Mission to provide top Medical & General Primary & Secondary Healthcare Quality Services to patients needing Psychiatric Care in Palestine. The Hospital Management desires to upgrade the facility to match leading International Health Care Institutions.   |
| Health    | Community Polyclinic Project   | \$419,000    | 4             | Solomon's Pools Resorts desire to implement the project using Processes and Technologies commensurate with the highest levels of International Standards for Health care facilities of this nature. The Polyclinic project is envisioned to contain the full suite of diagnostic and treatment suitable for such polyclinics, Health care equipment and systems using the technology and Polyclinic Design principles.   |
| Health    | Dr. Kamal Psychiatric Hospital Rehab (Assessment of Renovation Works Needed) | \$95,000     | 3             | It is the goal of the Dr. Kamal Psychiatric Hospital to continue its Mission and Vision to provide top Psychiatric & Healthcare Quality Services to patients needing Psychiatric Care in Palestine. This level of care provided will be enhanced when a Master Plan is generated, and the upgrading of the facility based on a comprehensive survey is completed. The Hospital Management desires to upgrade the facility to match leading International Health Care Institutions. |

*The projects listed above are indicative and are under development.*

## sample potential projects

| Sector  | Project                               | Est. Cost \$ | Est. Time Mth | Description  |
|---------|---------------------------------------|--------------|---------------|--|
| Sports  | Beit Jala Municipality Football Field | \$648,000    | 4             | Beit Jala Municipality has prepared all necessary plans and studies through the engineering department to start the rehabilitation process of the existing football field. The works include earth works, sub base and base course works, artificial turf works, concrete works, fence and gates works, and construction works.  |
| Sports  | Five Football Stadium                 | \$60,000     | 3             | Design, build, and complete a Five Football Stadium with all needed facilities. The project is to enhance sports in the city through arranging football teams from the youth. Four men and three women from the citizens of the city will operate the stadium which is managed by the municipality.  |
| Sports  | Beit Sahour Sports Complex            | \$3,160,000  | 24            | In Beit Sahour, there is a shortage of lands to be used for developing social services delivered to residents. The only extension available is in area C. As a model of joint projects, Beit Sahour Municipality and the Arab Orthodox Cultural Club have merged their lands together for the purpose of rehabilitating the area as a complex of different recreation, and sport activities. |
| Sports  | Mini Soccer Field                     | \$90,000     | 6             | There is a big shortage in children's playground in Bethlehem. Creating such amenities on 1000m2 of municipal land will help improve the open space network and the quality of life. This will improve community infrastructure in Bethlehem.  |
| Tourism | District Park at Solomon Pools        | \$3,000,000  | 12            | Creation of a district park in the forested area around Solomon Pools (approximately 200,000 m2) to serve the five municipalities of Bethlehem, Beit Sahour, Beit Jala, Doha, and Al Khadr. The district park will reinforce Solomon Pools as a historic and touristic destination. The park could include an artistic park and a theme park (e.g. Biblical village) in the future.          |
| Tourism | Solomon Pools Amusement Park          | \$1,705,000  | 12            | Setting up a large-scale outdoor amusement park with various rides and attractions to enhance the enjoyment industry in the Bethlehem Governorate and improve the quality of life for the local communities and tourists.  |

The projects listed above are indicative and are under development.



## sample potential projects

| Sector    | Project                               | Est. Cost \$ | Est. Time Mth | Description   |
|-----------|---------------------------------------|--------------|---------------|---|
| Tourism   | Herodion Park Village Resort          | \$30,000,000 | 60            | Herodion Park Village Resort is a concept to create a tourist enclave within the Taamra Area “Janata Village”, in the eastern rural area of Bethlehem Palestine. The site is designed to revolve around the Herodian Fortress, an archaeological gem erected over two thousand years ago by King Herod the Great. Divided into 2 sections, the Upper Herodion contains a palace set within the circular fortress resting upon an artificial 200m mountain. The Lower Herodion is located at the base of the mountain and consists of numerous palace annexes and the central offices of the ancient district capital. Open to visitors, remnants of the Bar Kokhba period include secret escape tunnels that connect the Upper and Lower sections through winding caves running through the center of the mountain. Herod the Great's most ambitious building project, the Herodion, is an archaeological treasure visited by thousands of tourists every year. |
| Transport | City Center at Manger Square          | \$17,500,000 | 24            | Located at the southern border of Manger Square, the Armenian parking lot closes very early, at 15:00. Its location and use as a parking is essential to the functioning of the square, especially after pedestrianizing the section between the two squares. A five story building is proposed including public space, automated parking, cafes, parks and commercial purposes.  |
| Transport | Transport Master Plan                 | \$1,425,000  | 6             | The Transport Master Plan aims to develop an integrated strategy of a sustainable multimodal transportation system that enhances pedestrian connectivity in Bethlehem, Beit Jala, and Beit Sahour, and encourages the use of public transport. In order to assess the traffic operations and physical conditions of the road network and the transport modes, data will be collected regarding the roads and intersections. Detailed investigative studies and analyses will be produced to describe the state of each transport component, the underlying causes of failing traffic operations, as well as recommendations to alleviate their effects.   |
| Transport | Northern & Southern Ring Road (Study) | \$300,000    | 4             | Extension of the Northern and Southern ring roads to bypass Beit Jala, in line with future growth plans to relieve the core area of Beit Sahour and Bethlehem.  |

*The projects listed above are indicative and are under development.*

## sample potential projects

| Sector      | Project  | Est. Cost \$ | Est. Time Mth | Description  |
|-------------|--|--------------|---------------|--|
| Hospitality | Multi-purpose Hall and 4 Star Boutique Hotel facing Shepherd's Field | \$7,000,000  | 24            | The significance of the project - multi-purpose hall and hotel- arises from its location near the Shepherd's Fields Church at mid distance between Bethlehem and Jerusalem. Currently, there are five 5 star hotels in Beit Sahour with 314 rooms. The yearly average occupancy rate is 85%; this rate does not include the Arab Israel market, which is growing. To meet the future needs, the project team proposes a hotel with 200 rooms with multi-purpose hall on 5000m <sup>2</sup> lands. The establishment of this multi-purpose hall offers several services to the local residents of Bethlehem, Hebron and Jerusalem Governorates in particular to social events (weddings), commercial activities and meetings for a capacity of 800 persons. It will generate direct and indirect employment opportunities. In addition to the accommodation needs in Beit Sahour, existing hotels have been identified which could be improved to reach international standards (the Golden Park Hotel and the Sahara Hotel for example). |
| Hospitality | Knights Palace Bethlehem - Pilgrimage House                          | \$6,500,000  | 24            | Bethlehem is one of the primary visiting attractions of the pilgrimage market segment; the city holds great touristic value. In order to realize this goal, approximately 5,000 additional accommodation rooms are required. The project will acquire an ancient building known as the Santa Teresa Student House located at the main road of Jerusalem- Hebron, 1500 meters from the church of Nativity. The project will establish a C-class urban hotel offering 89 budget-level, high-quality hosting rooms, with public areas and amenities, in accordance with physical conditions set by the Ministry of Tourism.   |
| Hospitality | Bethlehem University Teaching Hotel                                  | \$9,075,794  | 43            | Bethlehem University is relocating and upgrading its institute of Hotel Management and Tourism. A four star training and teaching hotel is planned as an integral part of this development. To provide young Palestinians with a world class hospitality training institute by building a 100 room teaching hotel on the Mount David hospital site in conjunction with the relocated Institute of the Hotel Management and Tourism.  |

The projects listed above are indicative and are under development.



**BETHLEHEM**  
DEVELOPMENT FOUNDATION

*Palestine*



## information

*The Bethlehem Development Foundation is a Non-Profit Organization registered under Law No. (1) On Charitable Associations and Civil Society Organizations, Ministry of Interior.*

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