

Greater Amman Municipality
Interim Growth Strategy (IGS) Policy
for
High Density Mixed Use (HDMU) Development

1. Introduction

- In response to HM King Abdullah II's letter to the Mayor of Amman dated May 3, 2006; the Greater Amman Municipality embarked on the preparation of its first official Master Plan.
- The Interim Growth Strategy is an immediate initiative as part of the overall Master Plan to accommodate the new demand for investments in High Density Mixed Use (HDMU) development while the Master Plan is being prepared. It is anticipated that this IGS will be integrated within the Master Plan, although further changes could be proposed as work on the Master Plan progresses.
- High quality design is essential for HDMU development; including appropriate guidance regarding the location of this type of development to ensure it blends with the urban character GAM wants to achieve and to ensure appropriate public services and infrastructure are available for these projects to be successful.
- A Vision for the Master Plan has been prepared and the Interim Growth Strategy has been developed to complement this Vision.

2. Goal and Objectives

Goal:

To accommodate the immediate demand for high density mixed use development in a manner that compliments the Amman Vision and attracts investment while a Master Plan is developed and to provide a framework for the long term sustainability of the city.

Objectives:

- Identify areas suitable for HDMU developments.
- Implement modern development guidelines and zoning controls that encourage new HDMU development.
- Establish an efficient, investor-friendly, development approvals process that also protects the public interest.
- Provide appropriate avenues for the participation of the public and private sectors and civil society into the design of HDMU developments.
- Create a new framework whereby the cost of infrastructure is shared, in an equitable way, between the investor and the community.
- Provide a flexible framework for on-going investment in the City as it expands.

3. IGS Policies

- Definition of HDMU:
- Any building over 30 meters, or over eight stories in height.
- General HDMU Policies
 - GAM will accommodate High Density Mixed Use (HDMU) development in a planned way so that projects contribute toward the Vision for the Amman Master Plan:

Green City, Environment and Natural Resources

We must build a city that is based on sustainable development principles. That is "green" with parks and trees. One of the major considerations is to ensure that our citizens enjoy a healthy environment. HDMU developments must consider:

- Implementation of "green" environmental standards, including retention of storm-water and re-use of grey-water for irrigation and use of solar and smart energy solutions to reduce carbon emissions
- Micro climate conditions and anti-earthquake measures and integrate these into the design of the developments
- The integration of parks and green spaces into HDMU developments creating continuous networks of parks that link high-density communities with surrounding communities
- Minimizing the consumption of lands most suitable for agricultural production

Culture and Heritage

Our capital is a city with a rich history. Amman is a modern urban center that represents one of the oldest inhabited cities in the world, that has been home to many cultures which helped shape its unique urban fabric. Preserving heritage and promoting it as an integral part of the overall contemporary city living experience will be one of the pillars of the Master Plan. HDMU development must be guided so that it:

- Safeguards Jordan's antiquities
- Protects and complements the City's heritage, historic sites and neighborhoods
- Protects existing stable neighborhoods and promotes compact urban form.
- Promote and facilitate local and international culture and cultural events.

Urban Design

Our City will be developed at a human scale to complement existing neighborhoods and communities and to create a cityscape that is attractive and efficient! HDMU development must:

- Complement and develop Amman's unique urban fabric, cityscape and topography
- Maintain public views of key landmarks and vistas between hills and between valleys and hills, and from public roads and sidewalks to significant public attractions , natural features and they Amman unique cityscape
- Establish appropriate transitions in scale & design between neighborhoods
- Promote high quality design of streetscapes, parks, and public and private buildings in order to reinforce Amman as a comfortable, useable, beautiful and memorable city
- Respect and provide continuity with the character of existing adjacent communities and ensures land-use compatibility with adjacent neighborhoods to create a more attractive and efficient city
- Encourage high-quality architectural design that blends with the City's urban fabric and topography (building form & mass)
- Promote mix-use developments as a foundation to comprehensive lifestyle cycles and micro sustainable livability unit.

Urban Infrastructure

Our urban infrastructure will provide modern and efficient public transportation and systems for vehicle traffic and pedestrians, water, sewerage and communication services to our community and will be used as instruments to guide the development of the City! HDMU development must:

- Provide for safe and efficient vehicular transportation access which can be supported by the local road network and which will not create undue traffic impact on stable residential neighborhoods.
- Provide a sufficient supply of accessible, attractive, and convenient to use on site parking and vehicular loading and servicing facilities which do not disrupt the operation of adjacent streets
- Encourage and support public transit use by providing convenient pedestrian access to suitable public transit services along safe and attractive transit corridors.
- Provide a welcoming walking environment for pedestrians, women, children,

citizens with special needs and senior citizens that are safe, accessible, landscaped, functional and interesting.

- Provide access to adequate urban infrastructure services, such as water, sewer, storm water and other community services and must not unduly overload these services.

Public Spaces and Social Inclusion

We will develop a livable and social city; a city that draws people to its public spaces; builds diverse communities and is inclusive of all its citizens. HDMU development must:

- Allow for participatory discussions with civil society
- Promote public spaces that are accessible, comforting, and welcoming to people from all neighborhoods, of all physical conditions, male and female, old and young and accessible to the disabled.
- Promote mixed-use development in order to create self sufficient and pedestrian-friendly neighborhoods
- Encourage the integration of different income groups within neighborhoods and communities.
- Encourage social and cultural diversity and their urban coexistence.

Governance and Service Delivery

The Master Plan will build the roadmap for sustainable development; it will be citizen centered and reflect the aspirations of all stakeholders complemented by an implementation framework that is participatory, inclusive and improves public service delivery to residents and the business community. GAM will ensure:

- A streamlined approvals process for investors that is timely, transparent and equitable.
- A public review of major HDMU project before they are considered for approval.
- Project architectural proposals are challenged to meet excellent standards.
- Variant large-scale Visionary projects are seriously considered through a professional process/Board of Variance

Investment and Economic Activity

The Master Plan will improve the climate for investment by identifying opportunities for sustainable economic growth and provide clarity to investors on our community's aspirations.

GAM will ensure that:

- A range of HDMU area locations and density alternatives are provided to accommodate market demand.
- Provision is made for an adequate supply of serviced land for investment within the designated HDMU areas.

4. Location of HDMU Developments

GAM will designate HDMU development areas through modern special zoning regulations. The selection of HDMU areas must take into consideration all of the general HDMU policies.

5. Development Control Standards

GAM will establish HDMU development control regulations and guidelines that protect the public interest while providing the investor the flexibility to develop HDMU's projects that are creative and that maintain the unique character of Amman.

6. Development Approvals Process

GAM will establish a development approvals process that is efficient and which aims towards a 'one-stop-shop' for investors.

The approval's process will be segmented into three phases:

Phase 1. A Pre-application Consultation, this will focus on the development concept and flag any major concerns GAM and the other review agencies have with the proposed development, providing guidance to the investor.

Phase 2. Design Review, this will focus on the site planning, architectural, urban and landscape design, transportation and other public infrastructure requirements. A public design review of major projects will be facilitated (see Section 7.0) by GAM.

Phase 3. Detailed Technical Review, this will focus on building life-safety requirements, technical specifications and requirements for transportation & infrastructure (on & off-site).

7. Development Charges

- GAM will require the investor to pay capital development charges as outlined in Article 52 of the Planning Law. These costs will be calculated based on the instructions in the stated article.
- Compensation fees to GAM as outlined in Article 47 of the Planning Law where appropriate will be charged. The fee amount will be decided upon the developer's application for a building permit and will be based on the instructions in the stated article.
- GAM City Council can expropriate lands for use as parks and public open space, and the costs of these expropriated lands will be included in the capital development charges outlined in Article 52 of the Planning Law.