

# **R E T H I N K I N G Z G H A R T A**

**Strategies for an Integrated Future**

**23,24 and 25th June 2016. Antonine University, Zgharta**

**Workshop Proceedings**

## ACKNOWLEDGMENTS

platau and Zgharta Forward would like to thank the following individuals and organizations for their valuable contribution to Rethinking Zgharta workshop:

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# INTRODUCTION





“Rethinking Zgharta” is a 3 day public workshop dedicated to discuss and develop integrated urban strategies for the city of Zgharta.

This comes at a point in time where the city of Zgharta is facing numerous challenges, notably the pressure on its infrastructure and natural resources, unplanned urban growth, the dire need to reinvent itself as a livable and diverse city, to overcome its geographical confinement and ultimately, to fulfill its vocation to become the center of the Zgharta Caza.

The workshop comes after several simultaneous initiatives to envision and plan Zgharta’s future growth led by platau I platform for architecture and urbanism, and ZGHARTA FORWARD NGO, with the support of Zgharta’s municipality. After numerous meetings and an elaborate urban analysis, such efforts culminated in an initial vision.

Following up on this first milestone, “Rethinking Zgharta” is organized with four purposes in mind:

- 1-To provide a collective platform that engages civil society, professionals and academics to contribute to the debate.
- 2-To develop public awareness about challenges and best practices for an integrated future
- 3-To develop with participants a mix of tools and tactics to reach the desired goals.
- 4-To create a network of alliances with public and private partners needed to develop and implement such vision.

“Rethinking Zgharta” is designed with a wide audience in mind, ranging from public and private sector institutions, academics, professionals and students. The workshop, like the vision it promotes, is interdisciplinary by nature, calling for the engagement of architects I landscape architects I engineers I planners I economists I geographers I agricultural engineersI food scientistsI marketing and business I entrepreneurs I social scientists I artists and activists.

Taking place on the 23, 24 and 25 of June at the Antonine University, Mejdlaya Campus, the workshop hosted: public panels by a mix of local experts and officials, a practicum targeting farmers and entrepreneurs, and working groups focusing on five themes:

connectivity,  
cultural identity,  
diversity,  
ecology / ressource efficiency,  
livability

Along with facilitators and visiting experts, participants analyzed existing challenges in each theme, and proposed strategies that overlaps the different themes, culminating in a public presentation.

Such workshop will be the first of many targeted events that will accompany the creation and implementation of an integrated future in Zgharta.

Situated at the confluence of two rivers, Rachine and Jouit, the town of Zgharta evolved since the 16th century as a winter town for the village of Ehden. Initially starting by the rivers, Zgharta's urban development focused later on the crest of the rivers' hills, branching out from a main street that extends out to Ehden and Koura district from one side and Tripoli from another side. Trapped in its linearity, the contemporary town has distanced itself from its rivers; in a fragmented physical structure and a poor accessibility between its different neighborhoods.

With a lack of direct connection to the Coast, Zgharta and its Caza have always felt confined behind Tripoli, the second biggest city in Lebanon.

In such a context, Zgharta's social and physical structure became isolated by topography and social boundaries. Rather than reinforcing its shorter connection to the coast through Tripoli, its main access points and growth are currently in the south, escaping a demographic and urban sprawl coming from Tripoli and Donniyeh road.

In the shadow of its sister town, Ehden, Zgharta serves merely as a winter center for its citizens and the towns around it. Neither a village nor a city, the *raison d'être* for such an agglomeration always seems to be in question.

Yet with the diversity and richness of the agricultural fields and forests ranging from an altitude of 100 to 3000m, as well as the different river sceneries, from the coastal river of Rachine to the deep valleys of Jouit and Qadisha, the Caza offers a spectacular natural and historical background; and assets that Zgharta can build upon to promote itself as its center.

The workshop will brainstorm integrated directions for Zgharta's future, addressing the multiple environmental, social, and economic challenges facing the city, such as:

Unplanned urban sprawl

Threats to the environment: water, air pollution, sewage, and garbage,

Limited infrastructure (irrigation, water treatment, waste treatment, electricity)

Complex governance system, born of a central government and dependent municipal authorities, but also of the municipality's duplicated responsibilities in managing two interdependent towns: Zgharta and Ehden.

How can Zgharta overcome its defensive history to become an open city on multiple levels: open up spatially in terms of internal and regional connections, open its economy to the caza, diversify socio-economically to become the real center of its Caza?

How can we reinvent the role of the town to become an attractive and thriving city where people want to live and not merely spend winter season until they move back to their summer towns in the mountain?

How can it make sense as an economically viable node that would encourage its youth to invest in it?

How can we imagine an alternative future that integrates the town's natural and built environments?

The workshop will therefore consider Zgharta as:

An accessible regional node that connects its inner parts in a pedestrian centered mobility

A town that reinvents itself as a regional hub for agro-industries.

A town that promotes its productive cultural heritage and landscape.

A center that provides diversity, inclusivity and opportunity for growth for its residents

An agglomeration equipped with ecological infrastructures

A citizen-centric town and governance which connects people to nature.

## 23 THURSDAY JUNE 2016

09.00 Registration

09.20 Workshop Launch

10.00 Field Trip

11.30 Working Sessions

14.00 Lunch Break

17.00 Public Program Introduction | Zgharta Forward

17.10 In Search for Lost Zgharta | Antoine Douaihy

17.30 Rethinking Zgharta: Strategic Goals | Platau

18.30 Panel 1: Tools and Tactics from Local Precedents

Constructed Wetlands in Ramhala | Rached Sarkis

Strategic Public Projects in Byblos | Najwa Bassil

Neighborhood Initiative in Mdawwar | PID

Moderator: Sandra Frem

19.30 Exhibition: "Zgharta Ville et Nature"

interscholar drawing competition

20.00 Opening Reception

## 24 FRIDAY JUNE 2016

09.00 Working sessions

11.00 Coffee Break

14.00 Lunch Break

15.00 Joined Session

16.30 Practicum: Smart Farming

Smart Farming Technologies | George Yaghi

Kafalat Program Loans | Wassim Shahin

Nature Initiative | Marc Beyrouti

LARI | Lebanese Agriculture Research Institute

18.15 Coffee Break

18.30 Panel 2: Funding Urban Growth

Baladi Program | Rene Moawad Foundation

Kafalat Program | Wassim Shahin

International Funding | Najwa Bassil

Community based development | Mikhael Douaihy

## 25 SATURDAY JUNE 2016

09.00 Working sessions

11.00 Dreg Project Jil Amine (UNDP)

12.00 Coffee Break

14.00 Lunch Break

18.00 Public Presentation

19.30 Closing Reception

PROGRAM



## CONNECTIVITY

*Keywords: Movement and Access- Urban infrastructure and mobility- Public Transportation*

Emphasize Pedestrian Mobility in a dedicated pedestrian network, in the redesign of roads and road intersections to include shading and wider sidewalks, and in the introduction of public transport to reduce dependency on private mobility.

Develop an optimized road structure that connect the different subcenters, and reduce reliance on Main Street as the only connection between different neighborhoods.

Improve city-scale accessibility with public transport, complemented with peripheral transit loops and strategic parking network that encourage people to park, walk and use the public transport service.

Improve regional connections to the Caza and the sea, through the creation of strategic roads and public transport.



## CULTURAL IDENTITY

*Keywords: cultural heritage- cultural landscape, local assets, traditions, identity*

Reinvent Zgharta's cultural identity as an agro-food center for the Caza and the North

Cultural Landscape- Protect and develop the rivers as mixed use public green spaces, where historic mills, scenic pedestrian routes, agricultural production and water treatment come together as a cultural landscape central to Zgharta's identity

Cultural Heritage- Transform Zgharta Old Town to become a productive center, hosting a mix of agricultural, culinary and cultural uses that rejuvenate its physical and socio-economical conditions.

Cultural Life - Create a cultural program. Plan and promote year-long cultural festivals. Partner with schools and universities to create research that improve the conditions of the town. Create annual scholarships and grants.



## RESSOURCE EFFICIENCY | ECOLOGY

*Keywords: energy efficient networks, waste and water management, farming, green infrastructure, biodiversity habitats*

develop ressource efficient infrastructural networks : water, wastewater waste, energy and farming

Rehabilitate Zgharta's two rivers as green fingers, including protection and remediation of these waterways

Increase Urban Nature- Space Reservation to limit and regulate the negative environmental impact of urban sprawl.

create pedestrian friendly road infrastructure that integrate urban green, solar lighting and treat urban runoff

Encourage small scale green entrepreneurship, with a focus on Environmental farming and clean energy



## DIVERSITY

*Keywords: Diverse economy, Multifunctional sub centers, urban growth and land use, special projects*

Identify and integrate the economical assets of the region to reposit Zgharta as the center of the Caza. Collaborate with the Union of Municipalities to identify shared development projects.

Plan the urban growth of Zgharta as polycentric nodes, giving each neighborhood a special character and role. Densify and diversify existing urban fabric.



## LIVABILITY

*Keywords: Livable streets, Urban form, Public Space, public culture.*

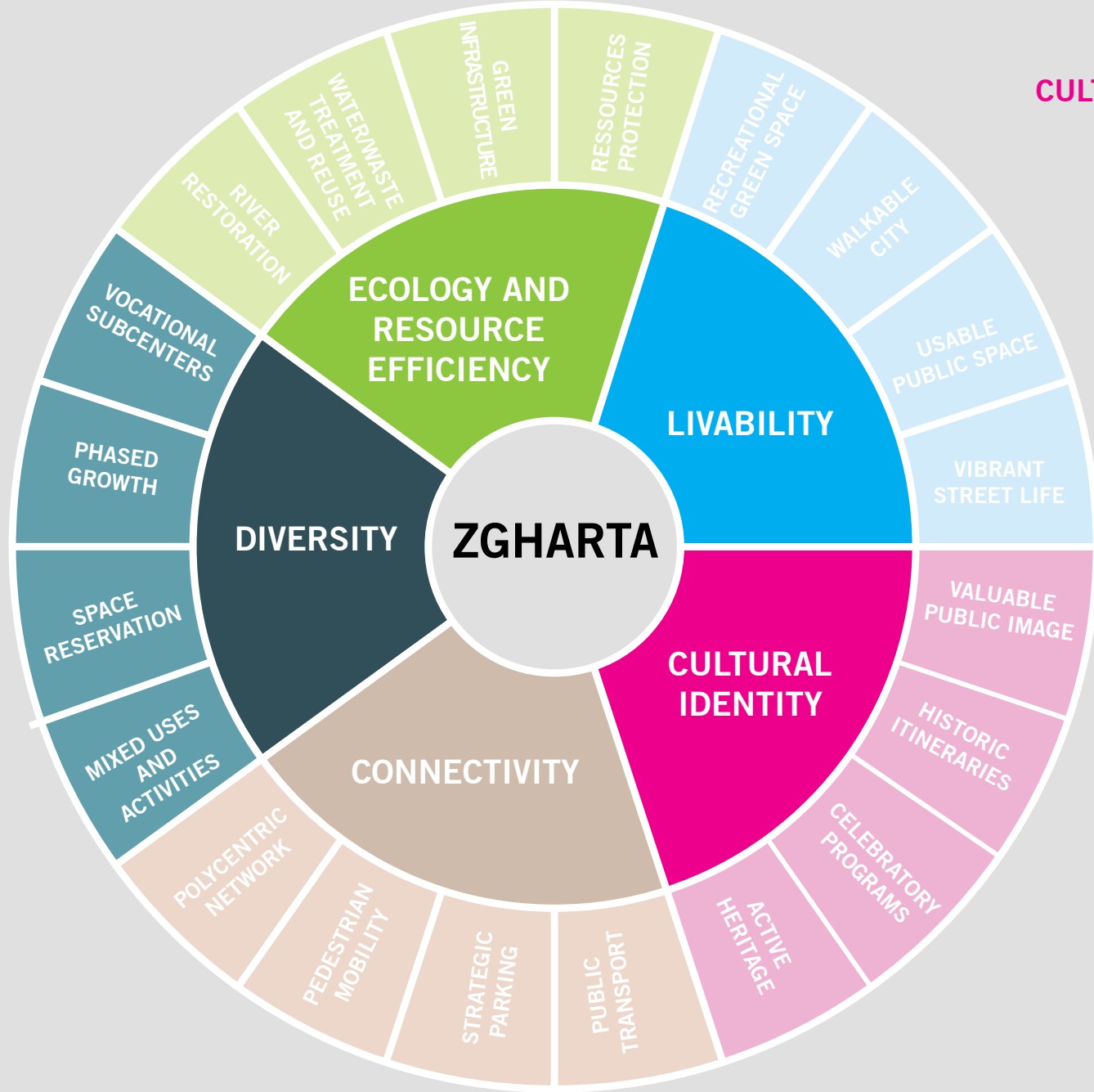
Rethink Zgharta's connection to its two rivers through new pedestrian linkages, a network of new parks and recreational spaces.

Create a city scale public space network comprising linked in pedestrian connections.

Develop the culture of public space through public events that activate existing spaces.

improve urban life through digital applications and free wifi in public space.





CULTURAL IDENTITY

LIVABILITY

ECOLOGY

CONNECTIVITY

DIVERSITY

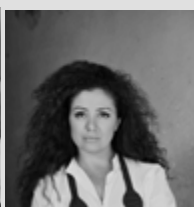
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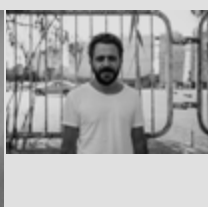
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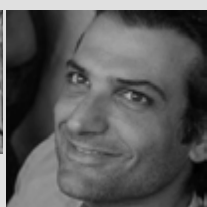
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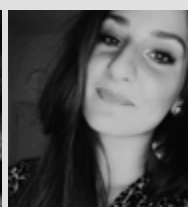
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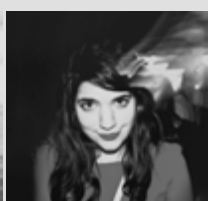
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MARWAN ZOU EIN



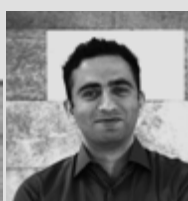
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RITA HARBIEH



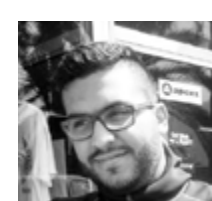
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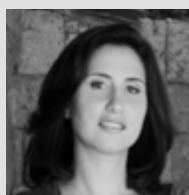
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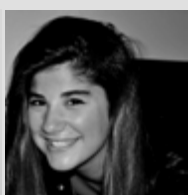
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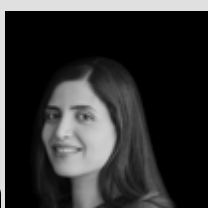
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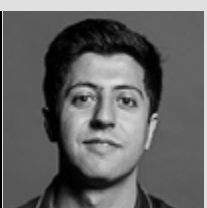
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THERESE MAKHLOUF



ASAAD MAWAD



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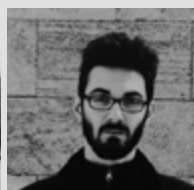
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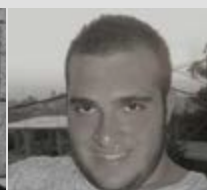
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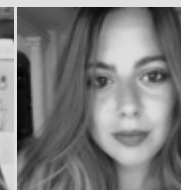
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HELENA AWAD



SAMAR SAMAD



**JEAN YASMINE** holds a Master's degree in Architecture; a Master's degree in the Conservation of Historic Sites and Monuments; a Bachelor's and a Master's degree in Archeology all from the Lebanese University. He holds a doctorate degree in the Archeology of Historical Periods from Paris 1 University (Panthéon-Sorbonne) with emphasis on built-up archaeology. In 1999, he was consultant to the French team working on the Citadel of Damascus, where he trained Syrian architects and archaeologists in documentation methodologies and conservation approaches. In 2000, he consulted to the Lebanese Ministry of Culture on many conservation and restoration projects (Baalbek, Faqra, Beaufort, Smar Jbeil, Timnin...). Since 2003, he has been in charge of the archaeological component of the Cultural Heritage and Urban Development (CHUD) project at the Council for Development and Reconstruction (CDR - Lebanon). In this framework, he developed many projects like the Baalbek and Tyre Archaeological Project (BTAP) involving the two World Heritage Sites of Baalbek and Tyre. He is consultant to UNESCO and has completed an Action Plan for the implementation of the 1972 World Heritage Convention in Wadi Qadisha, a World Heritage Cultural Landscape Site in Lebanon. Jean Yasmine teaches Architecture since 1989 and Architectural Conservation since 1999 at the Lebanese University.



**MARWAN ZOU EIN** is an architect and a founding partner of the Spanish architecture office [casaleganitos]. He is currently based in Beirut and is an Assistant Professor in the School of Architecture & Design at the Lebanese American University. He holds a DPLG from the school of Paris Belleville and a DEA in Architecture from the ETSAM (UPM, Madrid). As an architect he has worked on a wide range of projects either with [casaleganitos] or as a consultant for other firms and institutions in Europe and in the Middle East. [casaleganitos] develops a variety of projects that range from furniture design and ephemeral events to architecture and long-term urban strategies based on a sustainable approach.



**NAYLA AL-AKL** is Assistant Professor at the Department of Landscape Design and Ecosystem Management at the American University of Beirut. She has worked on a number of landscape architecture, planning and urban design projects in the Middle East, the US and China, and was the Director of the Beirut office of the international landscape firm SWA Group. Her research focuses on the notion of urban greening and her interests lie in transforming underutilized and unconventional spaces into social, cultural and environmental sites by using manufactured landscapes which integrate ecology, technology and design. Nayla holds a Masters of Landscape Architecture from Harvard University Graduate School of Design, and a Bachelor of Architecture from the American University of Beirut.





**SANDRA FREM** is an architect, urbanist and founder of platau. In parallel with practice, Sandra is engaged in academic research, with a focus on histories and theories of infrastructural landscapes, and the relationship between cities and water. She currently teaches final year projects at the American University of Beirut in Landscape Design and Ecosystems Management program. Before AUB, she has been a faculty at the school of architecture at the Lebanese American University where she taught architecture studios between 2009 and 2014. She holds an SMArchS from the Massachusetts Institute of Technology in 2009, where she was the recipient of SMArchS award and a DES in Architecture from the Lebanese University in 2004. She has exhibited and lectured about her work in various international conferences.



**BOULOS DOUAIHY** holds a DES in architecture from the Lebanese university and a Master in “Environment et Aménagement du Territoire” from the Université St Joseph. Before founding platau, Boulos collaborated with leading architectural firms where he worked on several projects of various types and scales and was responsible for managing projects from design phases to execution. He is also active in several local development NGOs and has lectured about his work in several conferences. Boulos is interested in a multidisciplinary approach to architecture, involving domains that vary from geography and sociology to parametric design and art installations.



**MOUSBAH RAJAB** is an architect, Urban Planner, and professor in urban planning at the Lebanese University. He holds a Ph.D. from Paris I-La Sorbonne, and is member of several associations in Beirut and Tripoli working on development issues. He worked with the Municipality of Tripoli through cooperation with Mediterranean cities on conservation of the Historic City of Tripoli. Since 2001, he is member of the team working on the revitalization and rehabilitation of the historic city of Tripoli (CHUD project/CDR-WB-AFD). He was also member of the team who worked on the Al-Fayhaa Sustainable Development Strategy project (CDS, 2008-2011). He contributed to the study "Introducing Disaster and Risk Management into Urban Planning". In 2005, among many others. She is Founder 2011, he prepared with UN-HABITAT a training and member of the management board of curriculum on strategic planning methodology as part of the "Improved Municipal Governance Effective Decentralization in Lebanon" project (UN-HABITAT, Ministry of Interior & Municipalities and General Directorate of Administrations and Local Councils). He has written and published several scientific contributions related to cultural heritage, development and governance in Tripoli. He was the head of the Lebanese University's Urban Planning Department between 2006 & 2015.



**ROULA HAIDAR** is a socio economic consultant. She is a field trainer at the Lebanese University's Faculty of Health since 2000, where she supervises students on the Methodology of Social Work with Communities, PRA, Local development, leads Seminars on Strategic Planning and on Project Design. She consulted on numerous local development and planning projects, notably the Strategic Resilience Planning of Byblos, and "Byblos 2025" in 2015, the "Elaboration d'un Schéma Régional d'Aménagement et de Développement Durable du Territoire (SRADDT) " for Akkar-CDR funded by EU in 2013, a simplified local development plan for supporting municipalities' actions in Joumeih-Akkar in NorthLeda: Local Economic Development Agency for the North; as well as Founder and member of the management board of ECDAR: Empowerment Consultancy and Development for Responsible Citizens. In addition, Roula is a Production manager at L'Artisan du Liban of the North region, the Manager of the consulting and development department, and Coordinator of an Eumedis Project promoting a global quality approach for small and medium enterprise.



**CHARBEL MASKINEH** is a PhD Degree Holder in architecture and urban design since 2006 from the Faculty of Architecture in Florence, Italy. He is an Assistant Professor at Lebanese University (IBA 2), part time faculty at Notre Dame University (NDU) since 2007 and Lebanese American University (LAU) since 2012. Assistant professor (cultore della materia, 2002-2006) at the University of Florence, Italy. He is the co-curator of a monographic issue # 120 on Beirut of Area architecture magazine, Editor in Chief, Il Sole 24 Ore, Milan-Italy. He has been invited as a guest lecturer in local and international Universities, in addition to the coordination of many international Workshops between NDU and Politecnico di Milano, Italy. Currently Charbel Maskineh collaborates with Avatar Architettura for the Middle East Projects and he is a researcher and consultant in the architectural and urban design field, mainly on the city of Beirut.



**GHASSAN TAYOUN** holds bachelor and postgraduate degrees in Civil Engineering from Dalhousie & TUNS (Canada) and Paris VI (France). Founded and operates VIALIBAN, one of the leading Traffic Management and Road Safety turnkey companies in Lebanon. Has built extensive experience in Strategic Tourism Development Planning with an accent on sustainability. Member of the Municipal Council of Zgharta Ehden in charge of strategic planning and decentralized cooperation. Was elected member of the Municipal Council of Zgharta Ehden (1998-2004), and as such led the elaboration of several studies on Sustainable Land Use Planning and Resources Management of the Qadisha Valley (UNESCO World Heritage Site) territory in collaboration with the FUSAGx (Faculté Universitaire des Sciences Agronomiques de Gembloux, Belgium). Is a founding member of ALPADe (Association Libanaise pour le Patrimoine et le Développement), CoSaQ (Communauté pour la Sauvegarde de la Qadisha) and Laminda (Lebanese Association Mine Action and Disaster Prevention).

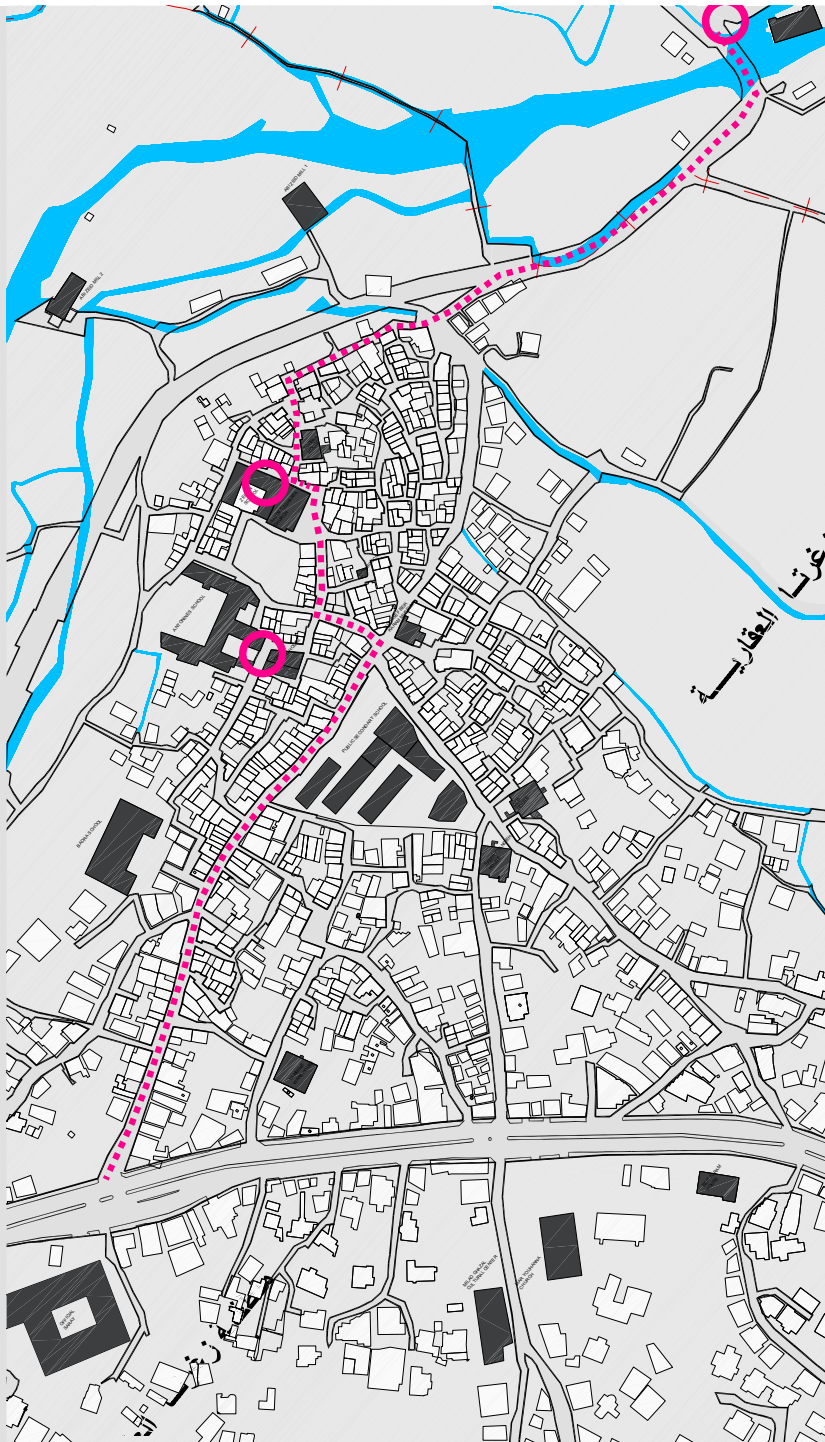


**BOUCHRA DOUAIHY ABLA** is an Associate Professor at the Lebanese University, Faculty of Sciences - Department Biology in Tripoli since 2011. She holds a PhD in Ecology from the Museum of National History Paris and Saint Joseph University in 2010. She was a Post-doctoral researcher in population genetics at the Lebanese American University (2010-2011).

# FIELD TRIP







In a guided itinerary starting from the Saray Hill through the historical souk and ending at the Merdechiyeh Bridge and Mill, historian Charles H. Hayek gave the participants a comprehensive account of when, why, and how Zgharta was created.

Through each stop, the walk related major historical developments and anthropological insights that shaped Zgharta from its first permanent settlement to the present.

1. Saydet Zgharta Church: the historical circumstances that led the people of Ehden to purchase land from Ottomans in the 16th century and the subsequent creation of Zgharta as a winter town for the villagers. the selection of the natural site of the town as a naturally defensive hill between the confluence of two rivers. the cultural rituals that united both places, like the Sayde procession in August. the architectural characteristics of the Church, its defensive features and its importance in as an archival center.

2. Azariyeh School: the role of religious institutions and missionary schools in transforming the social landscape of Zgharta. The role of printers and knowledge centers in paving the way for cultural and political awakening of leading figures during the 18th and 19th century, such as Youssef Bek Karam. The thrive of mills and textiles as economical pillars for the town's growth during the 18th and 19th century, and the change in social paradigm with women joining the workforce. The collapse of traditional economical pillars of the town after World War I.

3. Merdechiyeh Mill: the archeological speculations of the fortress wall and the original town location, the water systems that used the Rachiine river flow to articulate a system of mills that existed before the town, catering to the neighboring town of Tripoli, the shift in agricultural practices that is changing the orange groves landscape.







**KEYNOTE DAY 1**  
**IN SEARCH FOR LOST ZGHARTA | ANTOINE DOUAIHY**

**RETHINKING ZGHARTA:STRATEGIC GOALS | PLATAU**

**PANEL 1:TOOLS & TACTICS FROM LOCAL PRECEDENTS**

Constructed Wetlands in Ramhala | Rached Sarkis  
Strategic Public Projects in Byblos | Najwa Bassil  
Neighborhood Initiative in Mdawwar | PID

**OPENING EXHIBITION**  
**ZGHARTA VILLE ET NATURE COMPETITION ENTRIES**



## **DAY 2 PRACTICUM: SMART FARMING**

Smart Farming Technologies | George Yaghi

Kafalat Program Agriculture Loans | Wassim Shahin

Nature Initiative | Marc Beyrouti

LARI | Lebanese Agriculture Research Institute

### **PANEL 2: FUNDING URBAN GROWTH**

Baladi Program | Rene Moawad Foundation

Kafalat Program | Wassim Shahin

Municipal Management of International Funding | Najwa Bassil

Community based development- Caterpillar's role in Piracicaba |

Mikhael Douaihy

Public Private Partnerships | Paul Douaihy

## **DAY 3 DREG PROJECT | JIL AMINE (UNDP) FINAL PRESENTATION**

يحافظون على حدقات عيونهم.

من الموقع الأعلى، من سفوح القرنة السوداء، سقف الشرق، إلى الساحل الأدنى، عند ملتقى نهر رشعين ونبع جوعيت، على مرمى حجر من البحر المتوسط، يمتد المدك الجغرافي لإهدن- زغرتا. وما يميّز عالم إهدن- زغرتا ويغنيه، أنه ليس عالماً واحداً، بل عالمين طبيعيين ومناخيين اثنين: خلال أقل من نصف ساعة بالسيارة، يتم الانتقال صعوداً، من عالم السهل المتوسطي القريب من مستوك سطح البحر، الدافئ، المغطى بحقول الزيتون والبرتقال، إلى عالم الجبال الشاهقة، الباردة، المسكونة بغابات الصنوبر والشربين والأرز، وبحقول التفاح والإجاص والكرز.

وينطوي هذا المدك الجغرافي على مكونات طبيعية وجمالية بالغة الأهمية، من بينها، على سبيل المثال لا الحصر: الجرد العالي، حرش إهدن، جبال إهدن، وادي قزحيا، نبع مار سركيس، نبع جوعيت، الثروة الزراعية الإهدنية، سهول زيتون زغرتا، بساتين ليمون زغرتا، نهر رشعين... وهذه الطريق الرائعة، طريق زغرتا- إهدن، التي، عندما ننسى ما تضمه، هنا وهناك، من ابنية بشعة، تشكّل في حدّ ذاتها ثروة مشهدية رائعة: تقود هذه الطريق، المتعرجة صعوداً، خلال أقل من نصف ساعة، من ارتفاع 100 متر إلى ارتفاع 1500 متر، مختربة سهل زيتون فسيح، ثم غابة صنوبر مترامية صعوداً، مع منطلات فائقة على البحر المتوسط، أعلى فاعلي.

هذه الإمكانيات الطبيعية والمناخية والجمالية، الكثيرة التنوّع، يجب الحفاظ عليها، وتثميرها وفقاً لهويتها وأصالتها، ضمن رؤية شاملة، وليس مسخها وتشويهها بخطوات معمارية مجتزأة، مرتجلة، من هنا وهناك.

### 3- عن مخيلة المكان ورمزيته

ليس من مكان مسكون إلا وله مكيلته، أي تخيل شعبه له عبر الزمان. وبقدر ما تكون مخيلة المكان غنية، بقدر ما يصبح المكان موضع معاني ومدلولات رمزية، تترك المدك الجغرافي الطبيعي، وترفع من شأنه. مخيلة المكان في إهدن - زغرتا بالغة الثراء. حُلّت بعض جوانبها في كتابي الانتروبولوجي، مجتمع زغرتا. البنى الاجتماعية - السياسية للجيل اللبناني، 1861- 1975 ، الصادر باللغة الفرنسية في باريس، عام 2010.

**هناك معطيان أساسيان لفهم هذه المخيلة وتبيّن رمزيته: موقع إهدن الجغرافي داخل جبل لبنان القديم، وحركة الانتقال صيف - شتاء بين أهدن وزغرتا.**

مفتاح الفهم الأوّل، ان مجتمع إهدن هو، تاريخياً، مجتمع حدودي، هو الموقع الامامي شمالاً لبلاد الموارنة؛ في وجه العالم المملوكي- العثماني. لذلك نشأت فيه وتطوّرت تقاليد دربية قديمة، راسخة، تحوّلت في مراحلها الأخيرة، شيئاً فشيئاً، بعد زوال الخطر العثماني، وقيام التنافس على النفوذ داخل لبنان المستقل، إلى

عنف زغرتاوي داخلي. صورة الأهدني- الزغرتاوي التقليدية، الشائعة في المخيلة اللبنانية، هي إلى حد بعيد صورة المكارب. وفي عمق مخيلة شعب إهدن- زغرتا، ان إهدن، الموطن الأصلي وارض الجذور، المتوارية خلف جبالها العصية، هي الملجأ الأخير. ليس لابنائها المقيمين في لبنان فحسب، بل المنتشرين في كل انحاء العالم، ايضاً وملجأ إهدن، ما بعد الأخير، ملجأها النهائي، هودرشها وجردتها العالي.

اما المفتاح الثاني لفهم مخيلة المكان في إهدن- زغرتا، فهو حركة الانتقال من بلدة الصيف إلى بلدة الشتاء، كل عام، منذ القرن الخامس عشر على الأقل، حين غامر الأهدنيون في السهل المدفوف بالأخطار، واتخذوا زغرتا مشتي لهم، يقيهم قسوة البرد والثلج. هذه الدورة السنوية نزولاً صعوداً، التي تشمل مجتمعاً بكامله، هي امر نادر للغاية، ربما كان فريداً من نوعه في العالم المعاصر. في الماضي، وطوال قرون، كان الربيع والصيف والخريف في إهدن، والشتاء وحده في زغرتا.

انقلبت المعادلة، شيئاً فشيئاً، منذ نشوء، دولة لبنان الكبير، عام 1920، وانتقال الثقل الاقتصادي والحياتي إلى بيروت ومدن الساحل اللبناني. هكذا غلبت تسمية الزغرتاويون، الحديثة العهد، على تسمية الإهدنيون، او بالأحرى الهدادنة. في مخيلة المكان، إهدن في الذات الجماعية الزغرتاوية هي الفردوس الأرضي نفسه، واجمل مكان في العالم. وهذه الصورة راسخة عميقاً، حتى اليوم، في التربية الزغرتاوية. وحركة الانتقال صيف- شتاء، تلج عميقاً اللاوعي الجماعي، وقد كوّنّت في الذات الزغرتاوية مفهوماً دائرياً للزمن، بما ينتج عنه من مفاعيل، يختلف تماماً عن مفهوم الزمن الامتدادكي الشائع في المجتمعات. ومن البديهي القول إنه يجب احترام كافة عناصر مخيلة المكان ورمزيته، واخذها في الاعتبار في كل تصوّر معماري يتناول إهدن او زغرتا.

### 4- عن الإرث الثقافي

مثلاً تشكّل مخيلة المكان أثراً كبيراً للمدك الطبيعي لإهدن - زغرتا، يأتي الإرث الثقافي ليعني هذا المكان أكثر فاكثراً، وبوليه إمكانيات بارزة ترسم افاق الخيارات المعمارية. نظراً لحدور الهوية التراثية الحاسم في وضع هذا المكان او ذاك على خريطة المشرق والعالم، الثقافية والسياحية. تصعب الاحاطة بكافة جوانب الإرث الثقافي لإهدن- زغرتا في هذه المداخل الموحدة. سارّكز، على سبيل المثال لا الحصر، على اربع شخصيات كبير، كل منها هي الأهم في البنية الروحية، او الثقافية، او الوطنية، او الفنية، الخاصة به. كما سارّكز على ثلاث حركات واسعة، امتدّت طويلاً في الزمان، وكانت إهدن في صلبها.

الشخصيات الاربع هي:

- البطريرك اسطفان الدويهي الإهدني، بطريرك الموارنة الاكبر، والاكثر أهمية في تاريخهم الطويل، منذ مار يوحنا مارون حتى اليوم.
- جبرائيل الصهيوني الإهدني، رمز التفاعل الثقافي ورائد الترجمة والطباعة بالسريانية والعربية في الغرب في القرن السابع عشر.
- يوسف بك كرم الإهدني، الرمز الاكبر للفكرة اللبنانية وللكيان اللبناني. و صليبا الدويهي الإهدني، رسام المشرق الاول في القرن العشرين.



## IN SEARCH FOR LOST ZGHARTA

بحثاً عن زغرتا المفقودة  
أو إرساء التصوّرات المعمارية على  
الهويّة الطبيعية والجمالية والرمزية  
والثقافية لمجتمع إهدن- زغرتا

أنطوان الدويهي

دكتور في الأنثروبولوجيا الاجتماعية  
والثقافية (علم الحضارات المقارن)، استاذ  
جامعي، شاعر وروائي.

## بحثاً عن زغرتا المفقودة

أو إرساء التصوّرات المعمارية، على الهويّة الطبيعية والجمالية والرمزية  
والثقافية لمجتمع إهدن- زغرتا

لن اقدم في مستهل هذا اللقاء العلمي ابي محاضرة ، بل مجموعة اضاءات، اترك لكم مجال الربط بينها. اربع ، او خمس اضاءات. لا بدّ من الاشارة، أولاً، الى انه يستحيل عليّ في مثل هذه المقاربة الحديث عن زغرتا فقط، بل عن إهدن- زغرتا. إذ ان المدينتين يشكلان وحدة تامة، ولا يمكن فهم احدهما، خصوصاً زغرتا، من دون الاخرى. كي يستطيع المرء، التأثير في المكان في صورة مبدعة، خصوصاً في المجال المعماري، لا بد له من فهم المكان. فهمه في هويته وفردانيته وخصوصيته. الدخول الى جوهره. كذلك طبعاً، معرفة ما ينطوي عليه هذا المكان من ثروات وامكانات، ومن غترات وعوائق. فما يُبنى في مكان، لا يُنقل هو نفسه الى كل الامكنة. فالعمارة تعبيرٌ دقيق وبالحق الاهمية عن هوية المكان وخصوصيته. لكن، قبل ان اتناول هوية إهدن- زغرتا في مختلف عناصرها، اود الإشارة سريعاً الى الوضع في لبنان.

## 1- عن الكارثة المعمارية في لبنان

منذ ان انتهى زمن الحجر المقصوب في البناء، وظهرت المواد الجديدة (الاسمنت المسلح، الحجر الصناعي، الحديد، الألمنيوم، الزجاج على نطاق واسع، وغير ذلك)، بدأت مغامرة معمارية جديدة، تصعب الإحاطة بنتائجها. في زمن الحجر المقصوب، كان الحجر يفرض نفسه على المهندسين المعماريين والبنّائين. حجر فوق حجر. كان الحجر يُحدّد الاشكال المعمارية الملائمة له. اما مع الاسمنت المسلح وتوابعه، فقد خرجت الاشكال من عقالها، ولم يعد من مجال لضبط جمودها في كل اتجاه. صار كل شيء ممكناً. في زمن الاسمنت المسلح وتوابعه، ما اخطر ما يمكن ان تتعرّض له بلاد او منطقة ؟

أخطر ما تتعرّض له بلاد، وأخطر ما تتعرّض له منطقة، هو أن تتوافر فيها القدرات المالية، ان يتوافر فيها الرأسمال، قبل أن تصل إليها الثقافة، ثقافة البناء، وثقافة المشهد وثقافة البيئة. حينئذ تحل الكارثة

القرن الاخير، ان القدرات المالية حضرت، ليس في غياب الثقافة فحسب، بل وقد حلت هذه الكارثة في لبنان. وما زاد من هول كارثة البناء في لبنان على مدك نصف ايضاً في مرحلة طويلة من الحروب والفتن أدّت الى غياب سلطة الدولة بكافة مؤسساتها وقوانينها، وسط فساد بلا حدود. غياب الثقافة وغياب الدولة. هكذا زحف البناء، الفوضوي، الهجين، غير المندرج في ابي رؤية، في ابي تخطيط مسبق للمكان، سواء اكان المكان مدينة، او شوارعاً، او قرية، او ضاحية مدينة، او شاطئ بحر، او ضفة نهر، او ابي شيء، البناء الخالي من كل جمالية، من كل طراز معماري، من كل ذوق، زحف واحتل كل انحاء لبنان، مشوّهاً المشهد الى غير رجعة، وملوّثاً الطبيعة

تلويثاً خطيراً في كافة عناصرها. هكذا امتدّت الكارثة المعمارية، التي لا عودة عنها، في طول لبنان وعرضه، مغطّية الشواطىء، والمدن الساحلية، والمناطق الوسطى، والمناطق الداخلية، والمناطق الجبلية ايضاً. ليس من مكان في العالم مثل لبنان، يبرز فيه مثل هذا التناقض المأسوي بين جمال الطبيعة من جهة، وبشاعة الفعل البشري، من جهة اخرى. لقد بدّد الإنسان المعاصر ثروة لبنان الكبير : جماله الطبيعي وسلامة بيئته. كان عمار لبنان هو خرابه.

وهذا المكان الذي نحن فيه الان ، هذه المدينة التي هي العقبة، مدينة زغرتا الجديدة، خير شاهد على الضياع المعماري نفسه. مثلما هو في كل مكان. عندما تحضر القدرات المالية قبل الثقافة، وتعمّق عقلية الاستفادة والتنفيذ، تصبح كتل الاسمنت المسلح اجمل من الصخور ومن اللوحات التي صاغتها الطبيعة على مدك الاف السنين، واهم من المعالم التراثية والروحية، ومن ابي شيء، فيحلّ بمجرّد نبع مار سركيس ما حلّ به وحوله، ويحلّ بجبل سيده الحصن ما حلّ به، ويقرن ايطو ما حلّ به، وتصبح الطريق العريضة الهاجمة على دير مارت مورا ودير مار يعقوب الاحباش لأسباب عقارية، اهم بما لا يُقاس من هذين الاثرين الفريدين، وتختفي عيون إهدن الرقراقة العذبة، وتتحول ساقية النبع الى مجرور، والحبل على الجزار، صعوداً ونزولاً. واذا استمرّ الحال على هذا المنوال، فماذا سيبقى ؟

الاضاءات التالية سنتناول إهدن- زغرتا، في هويتها الجغرافية وطاقاتها الطبيعية، في مسارها المجتمعي التاريخي، ومخيلة المكان فيها ورمزيته، كما في هويتها وامكاناتها الثقافية، وصولاً الى بعض المقترحات المحددة. من المعروف ان حاضر السياحة ومستقبلها في العالم هما للسياحة الثقافية والبيئية، عبر الرغبة في اكتشاف هوية الامكنة. شيء، يعيد تماماً عن ارتياد الفنادق الكبرى التي بلا روح، وتوابيعها.

ومن لا يعي الحفاظ على هوية مكانه، ويدرك كيف يبرزها معماریاً، لا مكان له في عالم الغد. ما هي الهوية، الطبيعية والجمالية والرمزية والثقافية، لإهدن- زغرتا، وما هي إمكانياتها؟ هذا هو السؤال الذي سنحاول الإجابة عنه في هذه المداخل.

## 2- عن خصائص المكان الطبيعية

في كل نظرة مبدعة لإهدن- زغرتا، لا بد من تحرير العين ممّا اعتادته طويلاً، لا بدّ من اعتبار التشويه المعماري السائد، كانه غير موجود. لا بد، في لحظة الصفاء والإدراك، من عدم رؤيته، والعودة الى ما قبله، كانه لم يكن. مسكّة من النظر، لاستعادة المكان الاصلي، المكان الطبيعي المكوّن عبر مئات الاف السنين، المكان الابدي. هذا ما يجب ان يهضمنا. لاننا اذا لم نفعل ذلك، سيبقى نظرنّا وعقلنا وشعورنا وخيالنا اسرك التشويه الحديث العهد الذي اعتدناه، ولن تكون لنا القدرة على ولوج روح المكان، ولا جارة التغيير والابداع فيه.

وعندما نزيح عن نظرنّا هذا التراكم ، نجد كم ان إهدن - زغرتا، في جوهرها الطبيعي والجمالي، تلتقي مع المنحى الراهن والمستقبلي للسياحة في العالم المتقدم. وكم هي خصائصها لافتة ومثيرة للاهتمام. يجب ان يُحرك اهالي إهدن - زغرتا ان المكان الذي هم فيه هو نعمة كبيرك مُعطاة لهم. ويجب ان يحافظوا عليه كما



تسمح به أنظمة المحمية من نشاطات، وليس سواها. - المقترح الثالث :

- المقترح الثاني :

**استعادة وإحياء زغرنا القديمة، المقيمة، فوق تلها، على ارتفاع مئة متر، والمزّنة بنهرها. ويقتضي ذلك مخططاً عمرانياً رائداً، يشمل تحديد المدينة القديمة وترميمها، وإحياء مبانيها التاريخية، وإحياء وتنظيف أنهرها، وترميم الجسور، أو بناء الجسور الفنيّة الجميلة حولها ، وإحياء محيط الجسور، وترميم طواحين الماء، (الطواحين ثروة كبيرة في حد ذاتها). وإنشاء محمية غوطة زغرنا يلتقي بعمق مع هذا التوجّه ويندمج فيه.**

هذا هو المشروع الأهم لإحياء زغرنا، وإبراز هويتها الطبيعية، ووضعها بقوة على الخريطة التراثية والسياحية. فمن المعروف في أوروبا والعالم، أن المدينة التي لا تضم في داخلها مدينة قديمة، لا تجذب أحداً. لكن مثل هذا المشروع الترميمي هو بالغ الخطورة والدقة. يحلم المرء، كما يحدث في هذه الحالة في البلدان المتقدمة، بتنظيم مباراة معمارية عالمية لترميم وإحياء زغرنا القديمة ومحيطها الطبيعي ، وفقاً للمعايير الدقيقة المعتمدة في أوروبا لمثل هذه المباراة، والتي أدت إلى إنجازات معمارية رائعة، فمستقبل زغرنا يستحق ذلك. لكنه مجرد حلم صعب المنال. في أيّ حال، الترميم أمر بالغ الدقة، لا يمكن اللعب فيه.

نزولاً من أعالي إهدن- زغرنا، إلى المكان الأكثر انخفاضاً فيها، تجب الإضاءة على ثروة طبيعية وزراعية كبرى، يكاد لا يشعر بها أحد، هي بساتين البرتقال الشاسعة المحيطة بزغرنا، على امتداد مجاري نهر رشعين، ونبع جوعيت، ونهر قاديشا بين الشوبليت وتلة الكازن، والتي باتت ظاهرة نادرة في لبنان، خصوصاً بعد مجزرة البرتقال في طرابلس، التي قضت، ويا للأسف، على آخر شجرة فيها. لم تعد طرابلس هي الفيحاء، بل أصبحت زغرنا هي الفيحاء، ولا يعود الفضل في الحفاظ على برتقال زغرنا لوعي أبناء زغرنا ومحيطها وحرصهم عليه، كلا. صدف أن برتقال طرابلس كان يمتد على سهل صالح للبناء، مكّلاً للمدينة، فتمّت إبادته. أما برتقال زغرنا، فبساتينه الرائعة الغنّاء، موجودة في امكنة منخفضة ورطبة، غير ملائمة للبناء، وهذا المعطى الطبيعي هو الذي أنقذها، أقله حتى الآن، وهي ظاهرة أقرب ما تكون إلى الأعجوبة، في مثل الفوضى السائدة في لبنان، لكن هذه الأعجوبة لن تستمر، وها قد بدأت الطرقات المشقوقة من هنا وهناك تهددها. لذلك، لضمان الحفاظ عليها، اقترح تحويلها محمية طبيعية، باسم

**محمية برتقال زغرنا / محمية غوطة زغرنا وكلمة غوطة، التي تعني الأرض المنخفضة، حيث مجتمع الماء والشجر، تنطبق تماماً عليها.**





الاساسية ، خصوصاً ان الطريق الى الارز كانت تمرّ فيها. ما اولى اهدن حضوراً مميّزاً في ادب الرحلة الى الشرق. لكنني ساكتفي، في ختام هذه المداخله، بتقديم المقترحات الثلاثة ادناه.

## 5- ثلاثة مقترحات

- المقترح الاول :

### المطالبة بإنشاء، محمية طبيعية باسم محميّة سقف الشرق، تضم منطقة القرنة السوداء، وسفوحها والجروود العالية حولها.

محمية سقف الشرق باتت هي الحل الاوحد لإنقاذ هذا المكان، من الرساميل المتأهبة للصعود اليه من جهات ثلاث، من الضنية، من اهدن، ومن بشركي، وربما قريباً، من الهرمل، والتي ستقود الى خرابه. هذه الرساميل، التي فعلت ما فعلته في الشاطئ، اللبناني، والمناطق الساحلية، والوسطى، والجبلية، باتت وجهتها الان الجرد العالي ايضاً. و جرد جبل المكمل، خزان مياه لبنان الاهم، بتربيته البالغة الحساسية والهشاشة وقابلية الامتصاص، التي لا تحتمل ادنى خلل، كيف ستحتمل مثل هذه المشاريع ؟ يمكن بعد ذلك العمل على ضم محميّة سقف الشرق الى التراث الطبيعي والثقافي العالمي، الذي ترعاه منظمة الاونيسكو، على غرار وادي قاديشا. بعدها، يمكن القيام في هذه المنطقة الجردية بما

هل تتضمن اهدن المؤسسات والمتاحف والمراكز والاطر الخاصة بهذه الوجوه الاربعة الفذة ؟ كلا، قطعاً.

اما الحركات الثقافية التاريخية الثلاث الكبرى، التي اهدن في صلبها ، فهي : - الحركة الروحية المارونية، التي تبرز فيها اهدن، كمركز للنسك ولتأسيس الرهبانيات، واعطاء الكنيسة على مدك قرون طويلة اكبر عدد من البطاركة والاساقفة والرهبان والكهنة والراهبات.

- حركة التفاعل بين المشرق والغرب، التي لعب المكان الاهدني دوراً لافتاً فيها، عبر المعهد الماروني في روما، الذي تم تأسيسه في العام 1584 في اواخر عهد البابا غريغوريوس الثالث عشر ومطلع عهد البطريرك سركيس الرزي البقوفاوي. كان هذا المعهد هو جسر العبور الاول بين اوربا والمشرق، قبل اكثر من مئتي عام من وصول بونابرت الى مصر. وهو اهم مؤسسة ثقافية على الإطلاق في القرنين السابع عشر والثامن عشر، خرّجت العشرات من المنارات العلمية ، من بينها عميرة والدويهي والصهيوني والمطران سركيس الرزي الذي انشا اول مطبعة في الشرق في دير مار انطانيوس قزحيا. وخريجوا المعهد هم الودحون، على مدك مئتي عام، الذين اسسوا المدارس ونشروا الحركة التعليمية في جبل لبنان و حلب وقبرص، في زمن كان يقبع فيه الشرق في سبات عميق. وقد لعبت تلك المدارس دوراً محورياً في إطلاق النهضة الثقافية العربية في القرن التاسع عشر.

- حركة الرخالة الاوروبيين الى جبل لبنان والشرق، الممتدة من القرن السادس الى اخر القرن التاسع عشر، التي انتجت مئات المؤلفات، واندرج فيها عدد من كبار الادباء والمفكرين، وطبعت بعمق المخيّلة الاوروبية . وقد شكّلت اهدن احدك محطاتها

# platau

## RETHINKING ZGHARTA: FROM MASTERPLAN TO STRATEGY

### platau

*is a collaborative platform of architects operating in the fields of design, architecture, landscape and urbanism, with projects and research in the Middle East, Asia, Europe and the United States, ranging in scale from installations to mixed-use buildings to strategic visions.*

## RETHINKING ZGHARTA

### STRATEGIES FOR AN INTEGRATED FUTURE



The workshop sets strategies for the city of Zgharta and its immediate surroundings as well as its regional context in terms of economic development.

The workshop shifts from a classical planning approach towards process-oriented strategic planning. A strategy starts with a vision, which is only the culmination point of a masterplan. While a masterplan focus on an extensive data collection and analysis process which looks on quantitative aspects, it usually requires considerable time and resources, and ends up outrun by the fast pace of urban change.

In contrast, the workshop's strategic approach focuses on qualitative aspects of future city development; aiming to produce a conceptual framework that is flexible to real-time changes, and process-oriented with practical outcomes in mind, making it easy to use and update by municipalities and decision makers.

Defining strategies means to define priorities, action lists of keys projects and studies/ policies needed to implement them.

As a prerequisite for such method to work, there need to be an evolution in the current models of governance and policy making of Zgharta.

We believe that strategic planning should respond to the inhabitants' needs first, and that once the direction of the city development is clear, private development should be encouraged to the economical and social benefits of the private, public, and civic society stakeholders.

Reorganized in a horizontal cooperation as opposed to a vertical hierarchy, such governance allows the involvement of the public in the planning process on different levels, with the Municipality acting a link between public, private and knowledge sectors.

**PUBLIC  
SECTOR**

**PRIVATE  
SECTOR**

**KNOWLEDGE  
SECTOR**

**CAZA SCALE**

Union of Municipalities  
CDR  
Ministries

**AGGLOMERATION SCALE**

Zgharta , Aardat, Kfarhata,  
Kfardlaqous, Mejdlaya Municipalities  
CDR  
Ministries

**HORIZONTAL COOPERATION**

**ZGHARTA  
MUNICIPALITY**

**CITY SCALE**

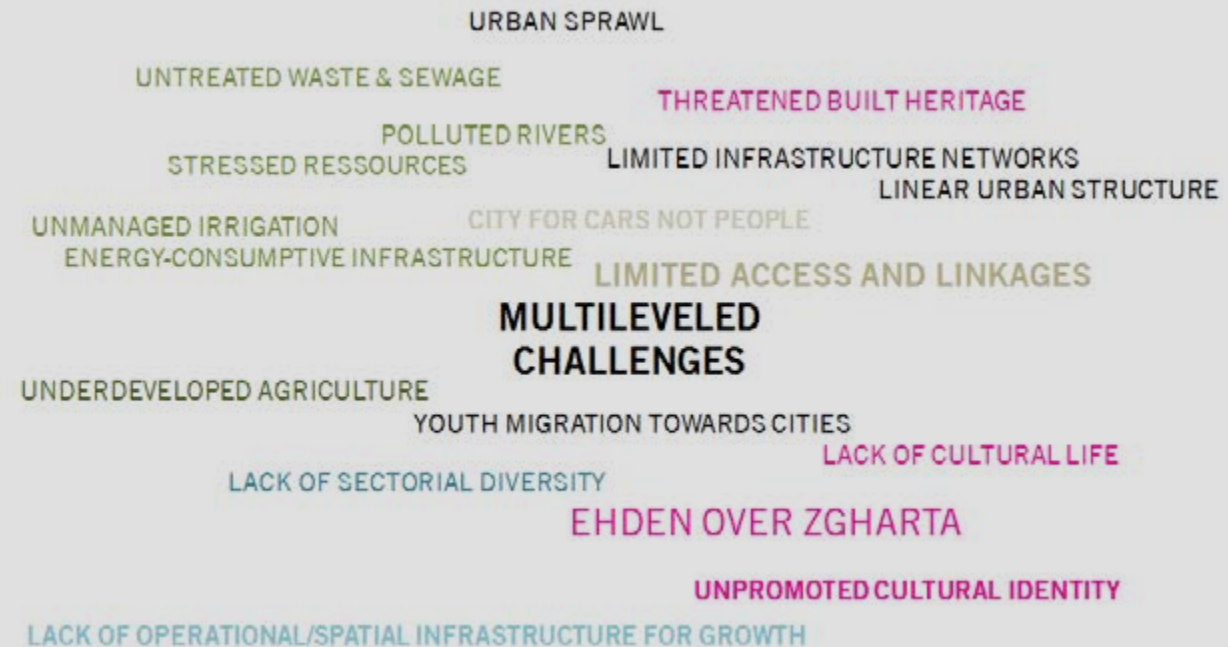
Neighborhood Committies  
Planning Unit

Developers  
Entrepreneurs  
Investors  
Construction Companies  
Architects  
Individuals

Urbanists  
Economists  
Agronomists  
Ecologists  
NGOS  
Research Labs  
Working Groups

**BUILDING SCALE**

Neighborhood Committies  
Architecture Unit



We present here a brief physical analysis of the city, and based on such analysis and data extracted from previous studies on Zgharta, we perform a diagnosis of challenges and assets of the city. We take the forces that are shaping the city as a starting point, in order to orient them to a better future for the benefit of the city.

We propose to explore such challenges and assets in five overlapping themes that are pillars for our imagined Zgharta:

LIVABILITY

CONNECTIVITY

ECOLOGY/RESSOURCE EFFICIENCY

CULTURAL IDENTITY

DIVERSITY

Such themes have been proven to be universal indicators for healthy, vibrant cities and towns, through numerous case studies across the globe. The workshop explores how such notions adapt to the physical, social and geographical context of Zgharta.

We will explore the potential of Zgharta growing from a main thoroughfare which is the current backbone of the sprawling city to a network of mutliiple centers that define distinct, compact and well connected neighborhoods. Some neighborhoods could have their own character and functions, such as tourism and cultural activities, agricultural trade, agro-industries, shopping, etc... Others could grow into dense pedestrian-friendly neighborhoods that offer services covering their residents' daily needs.

We will explore how Zgharta could preserve its green edges, and how its rivers could become green fingers that offer its residents multifunctional amenities. We will look at the potential of a green and public space network that could link Zgharta's parts together.

We will look at scenarios that could reinvent Zgharta's identity at the economical, social levels and urban form, taking into consideration its special relationship with Ehdén.



DIVERSITY OF LANDSCAPES  
AND AGRICULTURE IN CAZA

**RICH GEOGRAPHY**

OLIVE AGRICULTURE

**VALUABLE RIVERS**

CULINARY IDENTITY

**BUILDING ON  
ASSETS**

MAJOR HEALTH &  
SERVICE CENTER

PROXIMITY TO COAST

HISTORICAL HERITAGE

**CULTURAL FIGURES**

In preparation for the workshop, we conducted with Zgharta Forward a very basic poll to assess Zgharta's public image in the eyes of its residents.

We asked 100 residents of mixed race and ages the following questions:

1- Age?

2- Which Area Do You Value Most In Zgharta?

3- What Do You Feel Are The 5 Most Important Issues Facing Your Municipality?

4- What Are The Top 5 Priorities (1, 2, 3, 4,5) That Zgharta Should Focus On?

5- Zgharta was much better if it had----

Interpreting the results, the majority of people interviewed are young workforce (70% between 20-45 years old).

The areas most valued are historic areas (60%) between Old Town and Merdachieh

The most important issues in their mind are divided between infrastructure and bad governance; respectively

Roads (45%),

Traffic (40%),

Unprofessionalism (35%),

Parking and Electricity (32%)

Waste Management and Corruption (30%),

The top 5 priorities are respectively

parking, independent electricity (55%)

employment and jobs (52%)

waste and wastewater infrastructure (45%)

Environmental protection and attractive roads (32 %)

Parks and Nature (25%)

In answer for the the fifth question, a lots of priorities were reiterated:

GOOD GOVERNANCE

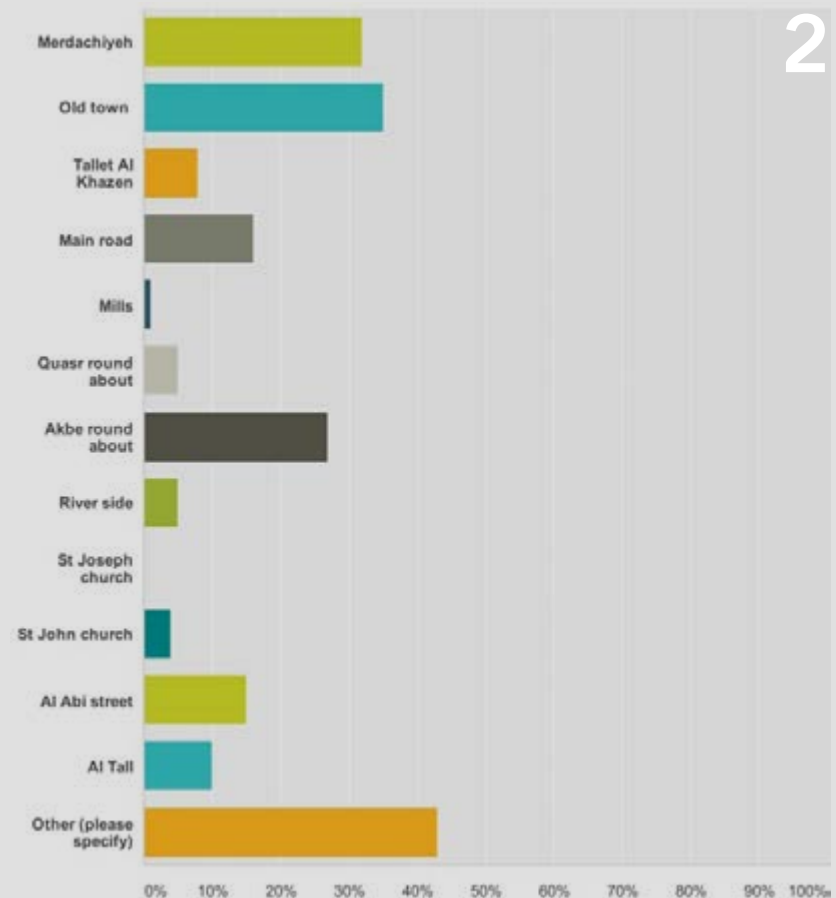
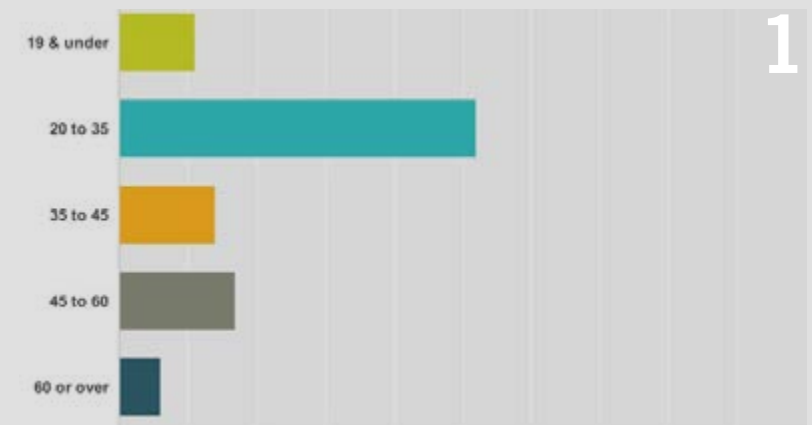
YOUTH JOB OPPORTUNITIES

DEVELOPMENT PROJECTS

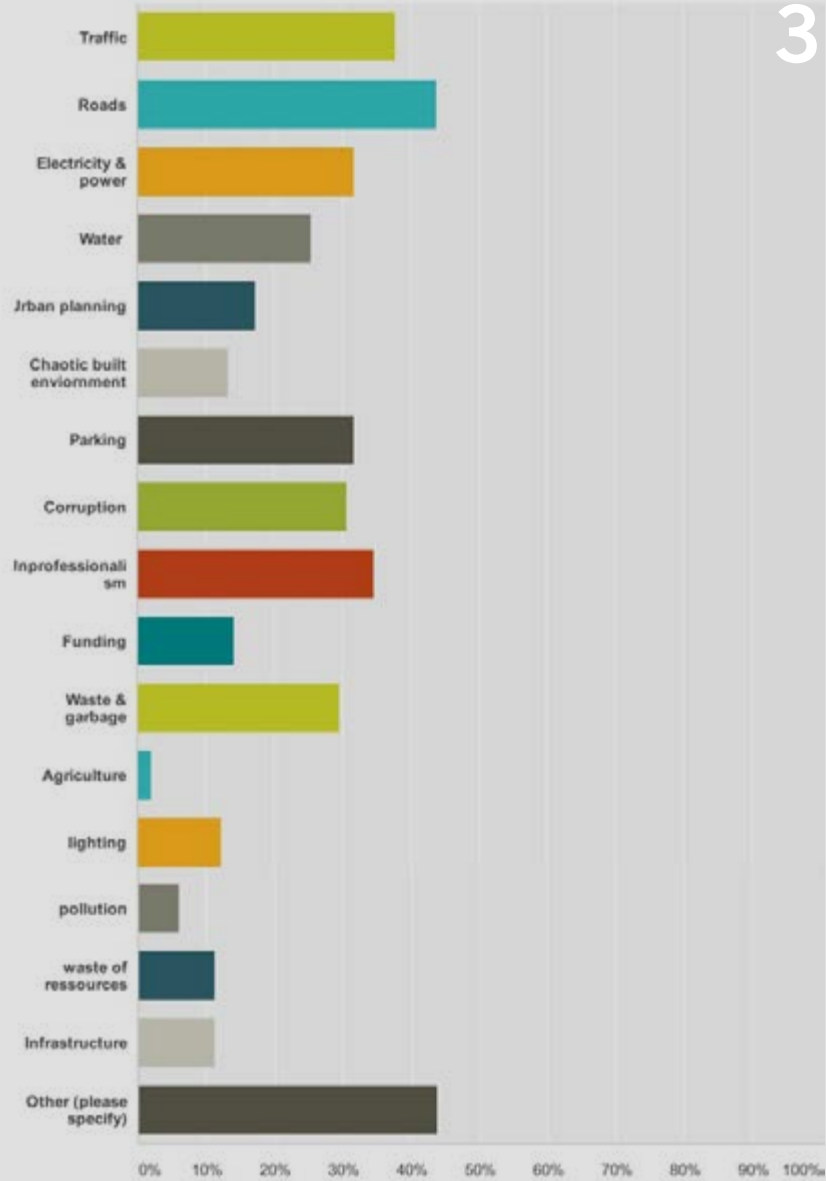
PUBLIC GARDENS

URBAN PLANNING

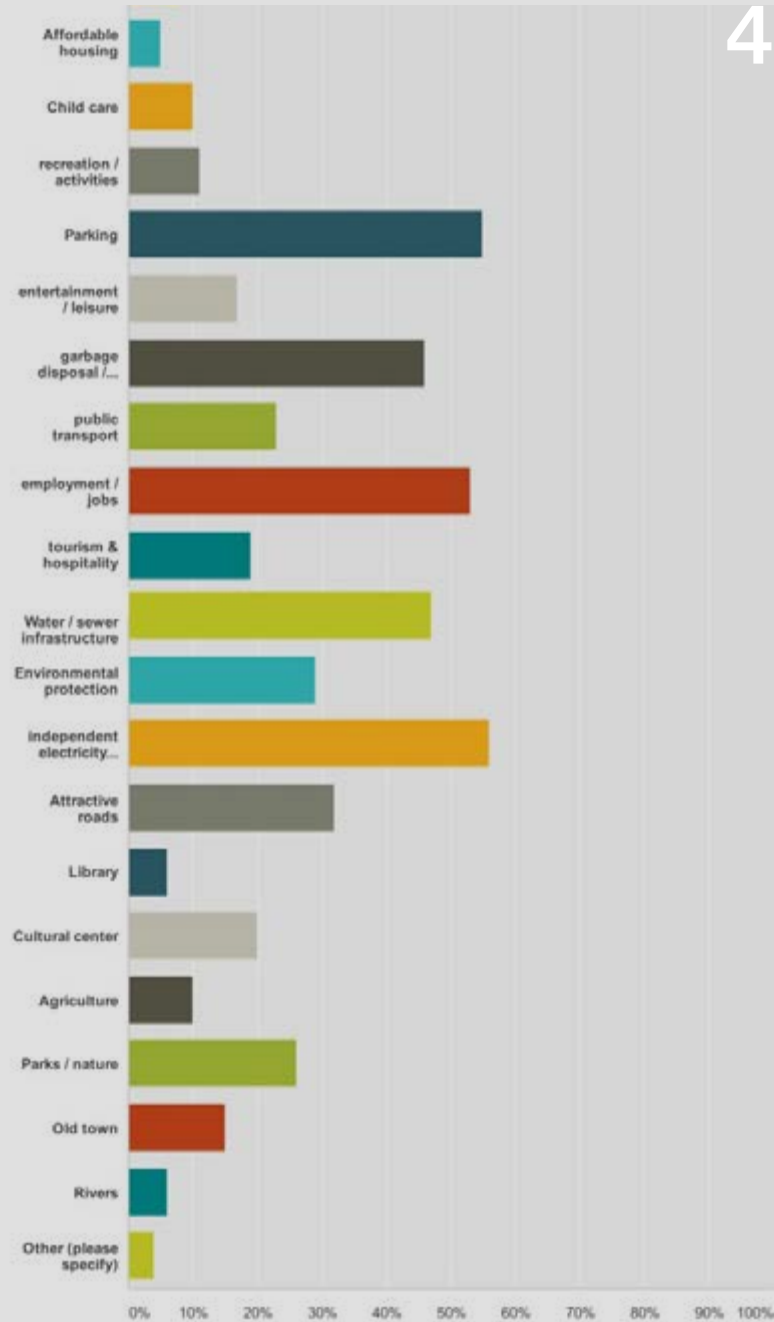
Such glimpse into people's needs and aspirations offered an important insight to priority issues explored in "Rethinking Zgharta" workshop



3



4



# PANELS









## JBEIL AHLA | STRATEGIC GOALS

### NAJWA BASSIL

is part of the municipal council of Byblos Municipality. She holds a masters in social work and local development. She is a consultant for development programs and social studies, and conducted a variety of studies in the municipal work and development. She prepared development plans for a number of villages and areas in Lebanon.

## مشاريع

- 2- التخطيط لربط المدينة احياءها.
- 2 - ايجاد مساحات خضراء في الاحياء والاسواق
- 2- تاهيل واجهات المحلات التجارية
- 3- إنشاء ملعب رياضي يليق بالمدينة ويحتضن انديتها وفرقها وانشطتها.
- 3- دعم المؤسسات الاجتماعية والاندية الرياضية والمجالس الثقافية
- 3- إغارة الانتباه الى الفئات الاقل حظوة في المجتمع وتخصيص برامج دعم ومساعدات لهم.
- 4- تفعيل المراقبة والتعاون مع المطاعم واللحامين وشركات تعبئة المياه والسوبر ماركت ومولات الخضار للحفاظ على مستوى عال من الجودة والصحة.
- 4- التعاون مع مستوصف القضاء والعمل على تطوير الخدمات المتوافرة لديه ليتمكن المريض من الحصول على احويته من مستوصف المدينة.
- 4- مراقبة مدحة التكرير والاشراف عليها والعمل على اكمال شبكة الصرف الصحي ووصلها بالمحطة.
- 5- تنظيم اسواق اسبوعية تروج للانتاج المحلي والمنزلي والحرفي.
- 6- بناء مقر بلدي.
- 7- تنظيم مكتب للمراجعات يعمل على تسهيل معاملات المواطنين وتسريعها.
- 7- إعادة تاهيل وتدريب شرطة السير وتوظيف شرطييين اضافيين
- 8- إنشاء اتفاقيات تعاون لا مركزية مع بلديات اجنبية.
- 8- العمل على تطوير مشاريع مشتركة مع مدن حوض البحر المتوسط.
- 8- التعاون مع الجامعات المتوافرة في المنطقة وتشجيع طلابها للتفاعل مع المدينة والقيام بدراسات متنوعة حولها.
- 8- التعاون مع مؤسسات الابحاث ومع مركز الاونيسكو للعلوم الانسانية وتنظيم مؤتمرات وورشاة عمل.

## رؤية مستقبلية لجبيل

مدينة ذات امتداد سياحي عالمي، ومواصفات بيئية عالية الجودة. مدينة تتميز ببيئة مؤاتية للأعمال التجارية ومقرا لعدد متزايد من الخدمات المتنوعة التي تسمح بزيادة فرص العمل. مدينة تتمتع بمحيط عمراني منظم وجذاب، مُحافظ على إرثها الثقافي والمعماري والطبيعي. مدينة مفتحة بعلاقاتها على مُدن حوض البحر المتوسط تستفيد من مواردها البشرية والطبيعية والتراثية ومن أساطيرها الميتولوجية

## محاور العمل

- 1- سياحة مسؤولة تبرز الارث التاريخي وتحافظ على المعالم الاثرية وتروج لها
- 2 - تخطيط مدني وتنظيم عمراني يناسب قيمة المدينة الاثرية ويراعي المساحات الخضراء،
- 3- تنمية اجتماعية تراعي الفئات الاقل حظوة وتولي اولوية للمشاكل الصحية الاجتماعية
- 4- بيئة نظيفة تحافظ على صحة الانسان وعلى الصحة العامة وتعالج مشاكل التلوث
- 5 - نمو اقتصادي يخلق فرص عمل جديدة ويساهم في رفع مستوى دخل السكان
- 6 - دار بلدية مفتحة على جميع ابناء مدينتها تتواصل وتتفاعل معهم وتشركهم في مشاريعها وبرامجها
- 7 - هيكلية إدارية بلدية منظمة، فاعلة وحديثة تسرع معاملات المواطنين
- 8 - تعاون مع بلديات محلية واجنبية ومؤسسات جامعية ومعاهد أبحاث تثمر مشاريع تنموية مشترك

## محطة التكرير الطبيعية-بلدة رمحالا

بعض الشروحات التي تسرد واقع حقيقي تم تنفيذه في بلدة رمحالا من قضاء عاليه، وهو مشروع يمكن ان يكون نموذجيا لسدبه على مناطق مشابهة وتوفير اكبر قدر من المصاريف الهائلة لمعالجة الصرف الصحي فيها.

1- التخطيط والتصميم: في البداية كان طلب رمحالا حفر بئر ارتوازية كما سبعة قرك من اصل اثني عشر بلدة طالها المشروع، الا ان تمني رئيس ومدير مياه بيروت وجبل لبنان نال اهتمامنا فقدمنا بدائل على ان تؤمن المؤسسة المياه لتلك القرى حسب حاجاتها، وهكذا اخترنا بمبادرة شخصية مشروع نموذجي لبلدة رمحالا يقضي بمعالجة الصرف الصحي طبيعيا، وهي طريقة لا يدخل فيها اي عنصر الى او تقني يحتاج الى طاقة للتشغيل او الصيانة، وهو مشروع نال اعجاب المسؤولين في السفارة الإيطالية فوافقوا على الفكرة.

2 - ان هذا النموذج نفذ في بلدين من المشروع، ففي حين كان اساسيا في بلدة رأس الحرف المجهزة بشبكة كاملة فصار العمل على تحويل الخط الرئيسي ليصب في المحطة التي استلزمتم عملا شاقا لوعورة الموقع، الا ان سوء تعاون البلدية ادى الى اضعاف النتائج المرجوة كما كان مخططا له.

3- في حين ان التجارب والتعاون في بلدة رمحالا ادى الى بناء نموذج مميز، فاشترت البلدية ارضا وشقت لها طريقا واهلت المحيط وواكبت الاشغال باطلاق ورشة وصل البيوت الى الشبكة التي شكلت الجزء الأكبر من المشروع في حين شكلت المحطة تنمة كاملة للملف، والان تتربع رمحالا على مياه جوفية محمية تماما من اية تسربات مؤذية كما يفخر اهلها بالانجاز الكبير الذي تحقق في معالجة الصرف الصحي الى النهاية.

4 - ان معدل الخدمة يتطلب تامين مساحة تراوح بين 3 و 4 متر مربع لكل شخص، وهي الطريقة التي اعتمدها تبدا في حفرة تركيد كبيرة (نسبيا) لتأمين دخول المياه الى الموقع بشكل سائل تماما.

5- تعبر المياه بين الحصى الذي يحتضن القصب المغروس فيه والذي يمد جذوره الكثيفة ليشكل مساحة حركة اساسية للباكتيريا التي تاكل كل الرواسب والجزئيات غير المتفككة الناتجة من مرور المياه وتعرضها للاكسدة بفعل النمط الخاص بالقصب وبهذه الطريقة تنتهي مفاعيل المواد المؤذية وتنتهي معها الرائحة المنبعثة وتخرج

المياه من الجهة المقابلة، ذات لون متعكر بعض الشيء، لكن دون رائحة ولا اية مفاعيل ضارة تذكر.

6 - اذا اراد المستفيدون استخدام المياه للري، قد يحتاجون الى بعض الترتيبات البسيطة لتأمين استخدامها بشكل كلي والاستفادة منها دون كلفة تذكر نسبة الى اية طريقة اخرى لتأمين الكمية ذاتها من المياه .

7 - نتيجة التعاون والروح الايجابية، تم استكمال العمل عبر مساعدة اضافية استفادت منها رمحالا حيث تم تركيب شبكة ثانوية في خط يلاقي الشبكة الرئيسية في حين تابعت البلدية تنفيذ الوصلات المنزلية لتحويل كل الصرف الصحي الى المحطة والاستغناء عن الحفر الصحية والتلوث الناتج منها.

8 - ان هذا النموذج يمكن ان ينسحب على عدد كبير من البلدات اللبنانية ويوفر مبالغ طائلة في كلفة التأسيس و في كلفة التشغيل التي لا تزيد عن «صفر».

9 - ان اية تمديدات لجر شبكة صرف صحي على مسافة تزيد عن كيلومتر واحد تكلف اكثر بكثير من شراء قطعة ارض لتأسيس محطة تكرير طبيعية، كما يمكن اعتماد هذا الحل حتى في القرى المتوسطة الحجم عبر استحداث عدة محطات صغيرة تؤدي خدماتها بشكل لا مركزي وتوفر على البلدة وماليتها ارقاما كبيرة.

10 - اما في الجبال فيمكن اعتماد مبدأ الدرج البيئي الذي يجعل من الصرف الصحي منتجا مضاعفا واستثمارا حقيقيا، حيث يمكن توليد الطاقة الكهربائية من الصرف الصحي الاعلى واعادة الفائدة للمنطقة المنتجة لهذه الطاقة المنتجة من المياه المبتذلة، في حين تستفيد الاراضي الاخضر من الناتج المائي للري والزراعة وهكذا دواليك، فلا يعود من حاجة الى شبكات وقساطل رئيسية من الحجم الكبير التي تخرب الطرقات وتعطل الحركة لاي عطل او سبب كان، كما تنتفي الحاجة الى محطات تكرير ضخمة تؤدي اعطالها الى مصائب واضرار لا حدود لها.

11 - ان الهدف من تقديم مشروع رمحالا يحتاج الى تبني رسمي لتسويقه بين البلديات وتشجيعها بهدف اساسي اول يكمن في رفع اية اضرار بيئية عن الجوف المائي، كما و انهاء معضلة العصر: معالجة الصرف الصحي دون كلفة تذكر.



## WASTEWATER TREATMENT THROUGH CONSTRUCTED WETLANDS | THE CASE OF REMHALA MUNICIPALITY

### RACHED SARKIS

Civil engineer and consultant in development, Elected Member at the Baalbeck Municipality Council between 1998-2004 , Member at the Representative Council of Beirut Order of Engineers and Architects between 1998 and 2012 , in addition to presiding various associations within the same Order. Responsible of the Engineering Cell in “7eme Jour” Mission in USJ, where he led pilot projects for post-war reconstruction; notably Remhala’s constructed wetlands.



## MDAWWAR NEIGHBORHOOD INITIATIVE

### PUBLIC INTEREST DESIGN LEVANT

*A non-profit and multidisciplinary organization operating at the intersection of design-thinking and entrepreneurship.*

*PID aims to create shared value to catalyze needs-based development grounded by research and interaction with stakeholders, following a human centered approach.*

*Their projects include cycle-hack, baskil, in good spirit, and neighborhood initiatives in Medawwar, Badaro and Karantina.*



This project takes Medawwar- Beirut, as a focal point for development, using tactical urbanism as an approach. Such approach focuses on bottom up and a guided participatory planning, allowing the locals themselves to evaluate what needs they have and how these needs can be met.

Based on such encounters, PID launched a serie of local-driven ventures that gradually enhance the lives of the community: art wall, neighborhood clean up, public garden...

Such method proves several benefits: the stewardship and appropriation of the community of such improvements, allowing them to be durable and the low-cost of such initiatives, allowing neighborhood upgrades with very low budgets.

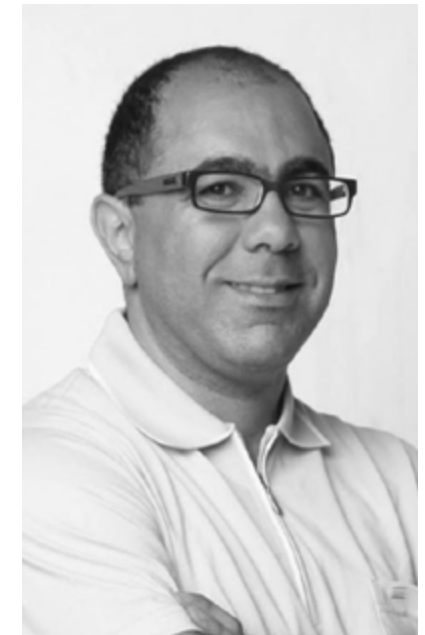




The presentation showcased an Eco-friendly store, Nature, featuring a wide range of natural and fairly-traded products, focusing on services that meet ethical standards in biodiversity, ecology and the environment and support the growth and development of local community.

In addition to that, Nature also operates as a professional service provider, with solutions and professional services in a wide array of expertise :

- Landscaping,
- Water Management and Irrigation,
- Nurseries and Glass Houses;
- Green walls,
- Vertical Gardens & Green Roofs;
- Agricultural Projects, ect..



## NATURE INITIATIVE

### MARC BEYROUTI

*is an agricultural engineer, the Chairman – General Manager Nature by Marc Beyrouthy sarl, and the Associate Professor - Head of Agricultural Sciences Department at the Faculty of Agricultural and Food Sciences (USEK) and anchor of “Nature” TV program at MTV - Lebanon. He holds a PhD in Health and Life Sciences from the Law and Health University Lille II – France. He Has authored and coauthored several scientific publications and Lectured in the fields of agriculture, medicinal plants, essential oils, microbiology, ethnopharmacology, adulteration and authentication of plants and spices.*



## LEBANESE AGRICULTURE RESEARCH INSTITUTE

LARI is a governmental organization under Minister of Agriculture Supervision. The institute conducts applied and basic scientific research for the development and advancement of the agricultural sector in Lebanon. In addition, the Institute keeps close ties to the farmers and tries to develop research activities aiming at solving their problems. The LARI has at its disposal eight experimental stations.

Species	Variety	Maturity
Arancio	Navellina VCR	1 Oct – 15 Nov
	New hall	1 Oct – 15 Nov
	Navelate	1 Jan – 15 Feb
	Tarocco nucellare 57-1E-1	1 Jan – 15 Feb
	Lane late NL C 2611	15 Feb – 31 Mars
	Valencia Late Olinda	15 Apr – 31 May
	Washington Navel	1 Jan – 15 Feb
Clementine	Clementine commune ISA	15Nov – 31 Dec
	Clementine SRA 63	November
	Clementine Spinoso	1Oct – Nov
	Clemenules	15 Nov – 31 Dec
	Clementine Hernandina	January
	Clementine Rubino	January
	Nour	1 Jan – 15 Feb
	Fedele	1 Oct – 15 Nov
Kumquat	Kumquat Ovale	Nov - Dec
Mandarine	Avana Apirene	15 Nov – 31 Dec
	Tardivo di Ciaculli	15 Feb – 31 Mars
Lemon	Monachello	15 Feb – 31 Mars
	Femminello Siracusano	1 Jan – 15 Feb
	Femminello Cerza	November
	Femminello Adamo	November
	Sfusato Amalfitano	October
Pompelmo	Marsh Seedless	15 Feb – 31 Mars
Tangelo	Ellendale	1 Jan – 15 Feb
	Minncola	15 Feb – 31 Mars
	Fortune	1 Jan – 15 Feb



Yaghi Group is an Agro-Investment Corporation specializing in turnkey agricultural business and development projects. Their services are inclusive of everything on the agro-investment chain, from the identification of competitive and relevant agro industries and subsectors through feasibility studies and due diligence to business planning, facility construction and equipment installation. Aiming to achieve environmentally sustainable projects with a positive return on investment for our customers, their services include training, project management and technical support. Perceiving agricultural investment and production as an activity that must be propelled by market intelligence, they provide entrepreneurs and investors with highly diverse, innovative and viable food processing and agricultural business projects.



Turnkey projects and services help investors proceed through all stages of the agro-investment process. This includes planning, organizing, directing and monitoring activities aimed at developing and supporting viable and sustainable agricultural business projects. Services also include bankable business plans to assist small to medium investors in accessing requisite funds. Once at the implementation stage, Yaghi Group will perform all project management duties until the project is realized. Their support services continue with assistance in start-up and can include training and support for the hands-on investor or complete project operations when required. Agro-business subsectors and technologies are constantly being updated and developed. For this reason, Yaghi Group also conducts research to identify gaps and opportunities in the market supply.



## SMART FARMING I HORTICULTURE AND LIVESTOCK SYSTEMS

### GEORGE YAGHI

*is an agro-industry consultant and the founder of Yaghi Group. His company projects, builds and sets up machines and complete lines for food industries. The company incorporates technological steps for agriculture and food industry, providing consulting and expertise in Horticulture, Acquaculture, Soil Plantations and Dairy Farms. In addition Georges conducted frequent workshops with municipalities in Shahhar Kayfoun, Shahhar Baysoun and Rachayya El Wadi.*





## KAFALAT PROGRAM

### WASSIM SHAHIN

is currently Professor of business economics and Assistant Provost for special external projects at the Lebanese American University in Lebanon and served as the founding Dean of the school of business on the Byblos Campus in the same institution from 1996 to 2011. He is the author and co-editor of five books and over thirty articles in international refereed academic outlets dealing with monetary policy, banking, international finance, combatting financial crimes, and developing mathematical models to combat terrorist activities for which he is mostly cited.

## CHARACTERISTICS OF KAFALAT AGRICULTURE LOAN

	Small Agriculture	Trees	Financed Activities			
Maximum Loan Amount	LBP 85 M or its counter value in foreign currencies (EUR or USD)	LBP 480 M or its counter value in foreign currencies (EUR or USD)				
Eligible Applicants	<ul style="list-style-type: none"><li>◆ Individual</li><li>◆ Sole proprietorship</li><li>◆ Simple partnership</li><li>◆ Limited Liability Company (SARL)</li><li>◆ Joint Stock Company (SAL)</li><li>◆ Cooperative</li><li>◆ NGO</li></ul>					
Applicant's Development	Existing or Start-up			Loan Duration	Up to 7 years	Up to 10 years
Investment Type	To finance Fixed Assets and Working Capital Needs			Guarantee Ratio	85 %	75 %
Special Conditions	Bank cannot ask for an additional collateral	Bank may ask for a collateral, but it cannot exceed 50% of the loan value		Grace Period	Between 6 and 12 months	Between 6 and 36 months
				Interest rate in LBP	40% of TBY of 1 year + 3%	<table><tr><th>First 7 years</th><th>Last 3 years</th></tr><tr><td>40% of TBY of 1 year + 3%</td><td>3%</td></tr></table>
First 7 years	Last 3 years					
40% of TBY of 1 year + 3%	3%					
			Subsidy	Up to 4.5% for 7 years only		

The presentation dealt with the role of the agriculture sector in the Lebanese economy. Then, it discussed the role of KAFALAT in financing this sector.

The agricultural sector represents 1.2-2% of the loans of the banking sector, and 4% of the Gross Domestic Product of Lebanon. The value of exports in this sector is slightly above 10% of the value of its imports. In 2015 for example, to choose few agricultural items, the exports of animal, animal products, fruits and vegetables amounted to \$216 million while the imports of these products amounted to \$1818 million.

From the inception of KAFALAT, between 2001 and 2015, 5117 agricultural projects were financed or 39.29% of the number of loans and around 30% of the value of total loans. Out of these total projects, 1835 were start-ups.

Agricultural loans could be granted under KAFALAT basic, trees, small plantations, plus, innovation, energy and start-ups.

These loans have included productive trees, trees for decoration, livestock (cattle, sheep, lamb..), poultry (chicken, birds..) , fish, snails, bees, domestic animals, land reform, water tanks, irrigation systems, greenhouses, refrigerated rooms, grapes, and wine among others.

KAFALAT also finances fixed assets, raw material, working capital even during the last period of the project.

## إعداد ملفات للمشاريع

### ملفات حسب الجهات الممولة

الاتحاد الأوروبي  
منظمات الأمم المتحدة  
السفارات  
وكالة التنمية الأميركية  
برامج الوزارات  
مشاريع التعاون الامركزي  
مواردها البشرية والطبيعية والتراثية ومن  
اساطيرها الميثولوجية

## إدارة من قبل الجهة المانحة

### مشاريع التعاون الامركزي مع بلديات أجنبية

هبات لا تتخطى 50 الف يورو  
توجه لتغطية نفقات محددة مسبقا  
يتم تحويل المبالغ تبعا للأنشطة المتوقعة  
تمويلها  
يجري صرف النفقة حسب شروط  
الجهة الممولة

## إدارة مباشرة من قبل البلدية

### المؤسسات المانحة عبر الوزارات

أخذ قرار بقبول الهبة  
تتم الموافقة على هذا القرار من قبل  
القائم مقام ومن قبل وزارة الداخلية  
فتح حساب خاص في مصرف لبنان  
صرف الهبة حسب بنود الاتفاقية  
ومضمون المشروع  
تسريع آلية صرف النفقات دون العودة  
الى قرار مجلس بلدي والروتين الاداري

### تمويل القطاع الخاص

مصارف، مؤسسات خاصة  
الموافقة على مبدأ المشروع  
تأكيد على بنود المشروع وقيمة كل  
منها  
الموافقة على قيمة التمويل  
تلزيم بالتعاون مع الجهة الممولة  
مراقبة مشتركة للتنفيذ من قبل الممول  
والبلدية

### الهبات الاجنبية

الحصول على موافقة مجلس الوزراء  
تحضير ملف خاص بالمشروع مترجم  
الى اللغة العربية  
يمر عبر التسلسل الاداري: وزارة الداخلية،  
المديرية العامة للادارات والمجالس  
المحلية، وزارة الخارجية ثم مجلس الوزراء.  
متابعة لكي يتم وضعه على جدول  
اعمال مجلس الوزراء  
فتح حساب في مصرف لبنان حال  
الموافقة  
تدريب جهاز محاسبة حول كيفية  
صرف الهبة تبعا لشروط الاتحاد الاوروبي  
اعتماد محاسبة خارجية لمراقبة صرف  
الهبة



### إدارة الهبات الدولية والاجنبية MUNICIPAL MANAGMENT OF INTERNATIONAL FUNDING

NAJWA BASSIL

*is part of the municipal council of Byblos Municipality. She holds a masters in social work and local development. She is a consultant for development programs and social studies, and conducted a variety of studies in the municipal work and development. She prepared development plans for a number of villages and areas in Lebanon.*





**COMMUNITY BASED  
DEVELOPMENT- CATERPILLAR'S  
ROLE IN PIRACICABA, SAO PAULO**

**MIKHAEL DOUAIHY**

*is currently Professor of business mathematical models to combat terrorist activities for which he is mostly cited.*

Piracicaba, Sao Paulo is a city of 3,400,000 habitants, with an active industrial sector, education , Medical Services, Transport (Major River, Rail network, national highway & Airport) and Tourism.

Caterpillar company was a major stakeholder in the city with 5400 employees, factories, hospital and many complementary facilities with a 7000000 \$ investment. As a part of the company's social responsibility mission-improving the quality of life, technology and services, Caterpillar lauched a widescale strategic planning initiative. It comprised a 39 members' committee joining industry and commerce representatives and local officials, a 12 person executive secretarial board focusing on Coordination and Strategy Execution.

the committe decided to Focus on 6 Dimensions: Environment, Social, Economic, Political, Cultural, Urbanism. With different Work Groups of Specialists, they worked on 25 Diagnostic Themes. They engaged the community throught meetings with all city groups from Labor, to Municipality, State Org, Institutions, Cultural & Social, etc..

**Strategy Development Basics  
Trends-**

Business environment conditions or trends which are difficult to influence and directly impact strategic decisions (economic situation, socio-political environment, technology, competition, industry, other organizations, etc)

**SWOT-**

Strengths/Weaknesses Internal to the organization.  
Opportunities/Threats External to the organization.

**Vision**-What the organization strives to be.

**Goals**-Desired, sustainable outcomes of accomplishing the various elements of the organization's strategic plan.

**Competitive Advantage**—Why the customer will choose you

over any other choice

**Core Competencies**—unique combination of skills, processes and knowledge that provides a sustainable competitive advantage.

**Critical Success Factors (CSFs)**-The few key areas where “things must go right” for the organization to achieve its vision, mission and critical issues. CSFs should be measurable, quantifiable, and controllable.

The strategy was developed through 3 public meetings attended by 600 citizens, debating the analysis, the present conditions and future strategies. 65 professionals were appointed to write the final text, resulting with 14 microprojects about the needs of Piracicaba by 2010.

**Process Organization:**

- Discuss Methodology
- Chronogram of Work
- Define Themes
- Prepare Studies
- NGO alignment
- Budgetting
- Sponsoring
- Create City Council
- Select Specialists

In general, for any project to succeed “sustainably”, it must bring the correct returns on its own but it must also fit in the overall strategy. For a Zgharta strategy to be sustainable and successful, we must connect Strategy, Goals, Processes, Projects, and Metrics for transparency among all contributors and for accountability for the value of their contribution to the Municipality and Community, but also optimize and allocate resources, including the systems and dashboards supporting the way of work.

The presentation dealt with the difference between balanced and unbalanced growth recommending balanced approaches. Then, it showed how KAFALAT spreads its loans among several sectors mostly, agriculture, industry, tourism, craft industry and Information technology.

Balanced growth implies having a model with all sectors growing together mostly at the same rate in a complementary style. This type of growth is considered very healthy as it seems to be sustainable in the long-term differentiating itself from unbalanced growth. Theories of unbalanced growth recommend that when an economy cannot invest in all sectors, investing in some sectors with “advantages” can move the economy to a better growth path.

Hos, and closures.

Thus, balanced growth applied to Lebanese cities is balanced in the following aspects:

(i) Balanced among different sectors of the economy of a city such that a sudden weakness in one sector or a component of a sector can be offset by the growth in other sectors causing sustainable growth.

(ii) Balanced among a certain city and other growing regions of its district making regional growth affect local growth and vice-versa reducing specific sector risk.

(iii) Balanced among a certain city and its district on one hand and the rest of the Lebanese regions on the other especially in the sectors of health, education, restaurants-pubs-hotels, and tourism reducing specific sector risk.

(iv) Balanced among the three Lebanese components and

the tourists industry reducing international risk impact.

(v) Balanced as it is causing a steady and diversified growth in all factors of production and employment specialties and expertise and in personal income.

(vi) Balanced in the concern for the environment and its preservation as a major component of balanced growth is the concern for the environment.

After this presentation, the experience of KAFALAT was highlighted showing that since its inception in 1/1/2001 until 31/12/2015, total projects financed by KAFALAT amounted to 13023 projects (some benefitting from multiple loans). The total loan value amounted to around LL 2200 billion or close to \$ 1.5 billion.

These projects were divided among  
40.73% for industry,  
39.29% for agriculture,  
14.92% for tourism,  
3.01% for craft industry and  
2.05% for Information Technology.

Regarding the regional distribution, Mount Lebanon benefitted from 45.39% of the projects, The South and Nabatieh from 18.42, Bekaa from 17.58%, the North from 12.06, and Beirut from 6.56.



## FUNDING URBAN GROWTH

### WASSIM SHAHIN

*is currently Professor of business economics and Assistant Provost for special external projects at the Lebanese American University in Lebanon and served as the founding Dean of the school of business on the Byblos Campus in the same institution from 1996 to 2011. He is the author and co-editor of five books and over thirty articles in international refereed academic outlets dealing with monetary policy, banking, international finance, combatting financial crimes, and developing mathematical models to combat terrorist activities for which he is mostly cited.*



## PUBLIC PRIVATE PARTNERSHIPS

### FATHER PAUL DOUAIHY

For nearly 10 years, Paul was a strategist in the currency and fixed-income department (trading floor) for HSBC France. He was responsible for analyzing and commenting on the economic, political and social news and developments and had continuous media debut on channels such as Bloomberg and CNBC Arabia. He had also regular contributions to the press including Le Monde, Le Figaro, Les Echos, Reuters, and Il Sole 24 Ore. After returning to Lebanon, he decided to create a bridge between



The PPP Spectrum .Source: World Bank/PPIAF, PPP in Infrastructure Resource Centre, [www.worldbank.org/pppirc](http://www.worldbank.org/pppirc).

the theoretical knowledge given at the University and the real needs of the financial sector. He established the Economics and Capital Markets Research Center at the University of Balamand, a Banque Libano-Française Partnered Initiative, in order to introduce students to the world of economic indicators and financial markets. Paul is also a priest since 2010.

PPPs are increasingly presented as an innovative financing tool to fund urban growth, and more specifically, public services delivery, especially in developing countries with limited public resources. This presentation elaborated the PPP- Public Private Partnerships- concept and its driveforce in developing countries, with a general overview of their benefits and risks. The presentation developed such aspects through different examples, with a focus on the Lebanese context. Finally, the presentation asserted the need to move to a new model: PPPP - Public Private People Partnership, where the public's involvement will play a critical role in improving the effectiveness and viability of PPP projects, and keeping the public interest at check in privatization projects.

The Small Decentralized Renewable Energy Power Generation Project, also known as DREG, is funded by the Global Environment Facility (GEF), is to be nationally executed by the Ministry of Energy and Water (MoEW) of the Government of Lebanon in coordination with the Lebanese Center for Energy Conservation (LCEC), and is to be implemented by the United Nations Development Programme (UNDP).

The project aims at reducing greenhouse gas emissions through the removal of barriers to widespread application of decentralized renewable energy based power generation which will be achieved through the following three outcomes:

### 1. Investments in decentralized renewable energy (RE) power generation increased

- a. The project will provide co-financing for the selected projects in the form of a grant
- b. Project ranking will follow the “best value for money” approach: projects requesting the smallest grant contribution per the projected kWh to be generated are prioritized for support
- c. Provision for the establishment of a longer-term financing mechanism which can sustain market growth after by approaching eventual complementary Government and donor grant funding and by facilitating the development of a proposal for an RE-based NAMA

### 2. An enforced supportive policy and regulatory environment for attracting investments for privately owned, grid-connected power generation by RE sources by addressing the following topics:

- a. Updated and harmonized technical guidelines for connecting different types of RE plans into the grid by private producers and for ensuring problem-free operation

- b. The conditions for selling electricity to the grid, addressing issues such as required licenses, purchase obligations of the utility, mechanisms for setting up feed-in tariffs and other financial and/or fiscal support mechanisms
- c. Net/smart-metering and the required changes in the construction and building norms and regulations to facilitate better integration of RE into buildings’ energy supply
- d. The quality control of products and services available in the market
- e. Sample documents to guide the project developers and investors to apply for the required licenses and financial support

### 3. Monitoring and quality control for RE-based decentralized power generation established and operational

- a. Raise awareness of what decentralized RE PG can offer to stakeholders
- b. Ensure quality of the products and installations through an effective quality control system and increased consumer awareness
- c. Establish a market monitoring methodology to keep track of the annual sales, installed capacity, cost, and annual electricity supply contribution of RE systems
- d. Installations quality control: Education and training, with the help of universities and professional schools, are required in order to produce a skilled workforce capable of producing work which is ready to be evaluated by the to-be-created certification and inspection schemes
- e. Evaluation of testing facilities and training opportunities in order to optimally put the budget for testing and training into

Donors	Amount
GEF	\$1,450,000.00
UNDP	\$125,000.00
<b>TOTAL</b>	<b>\$1,575,000.00</b>



### DREG PROJECT

#### JIL AMINE

is the UNDP Project Manager for the Small Decentralized Renewable Energy Power Generation Project in Lebanon also known as DREG. Jil comes to UNDP Lebanon from EnWin Utilities Canada where he worked in the renewable energy, energy efficiency, and energy distribution sectors before moving back to Lebanon in 2014. Jil graduated from the University of Windsor Canada with a Bachelor Degree in Electrical Engineering in 2012 and a Master Degree in Renewable Energy in 2013. Jil is a member of the Order of Engineers and Architects Tripoli and the Aeroclub of Lebanon.



CONCOURS DE DESSIN

# ZGHARTA VILLE ET NATURE

DATE: 13 JUIN 2016

5-15 ans

Tu as entre 5 et 15 ans et tu aimes dessiner, peindre, bricoler ou créer un univers qui te plaît ? Laisse libre cours à ton imagination et participe au concours de dessin « Zgharta, ville et nature ». Tu peux concourir seul, avec un groupe d'ami(e)s ou avec ta classe et tenter de remporter de magnifiques cadeaux !

## Thème

Il peut s'agir de Zgharta inventée, Zgharta du futur ou Zgharta d'aujourd'hui mais une ville dans laquelle tu imagines la place de la nature et des espaces publics. Réinvente les espaces verts, les places publiques, les aires de jeux, de nouveaux espaces de recreation par la riviere, les champs... Imagine de belles routes pour piétons et cyclistes, des transports publics... Tout est permis !

Ce concours est réservé aux enfants de 5 à 15 ans.

3 catégories d'âges sont représentées :

Catégorie A : de 5 à 8 ans

Catégorie B : de 8 à 12 ans

Catégorie C : de 12 à 15 ans

Format: A3 , maximum 70 x 50 cm.

Technique : au choix (peinture, pastels, aquarelles; les collages avec tous matériaux sont acceptés)

Delai: Les dessins doivent être déposés à la direction de ton école avant le 13 juin 2016 .

Chaque dessin doit être envoyé avec un bulletin de participation dûment rempli. La participation peut-etre individuelle ou en groupe. Chaque participant peut envoyer un ou plusieurs dessins (maximum 3).

Un jury composé d'enseignants, d'architectes, d'artistes de Zgharta se réunira le 16 juin 2016.

Pour chacune des catégories, un prix sera décerné aux trois premiers lauréats. Les 20 premiers seront sélectionnés pour l'exposition qui se tiendra le 23,24 et 25 juin à l'Université Antonine, lors du workshop Rethinking Zgharta. La remise des prix s'effectuera le 25 juin 2016 à 18.00 heures, lors de l'inauguration de l'exposition des dessins lauréats

## Prix

De nombreux prix sont à gagner, suivant la tranche d'âge des enfants :

- Prix individuels : appareil photo, matériel de dessin, livres et DVD sur l'architecture...
- Prix collectifs: prix monétaires.







# FINAL PRESENTATIONS





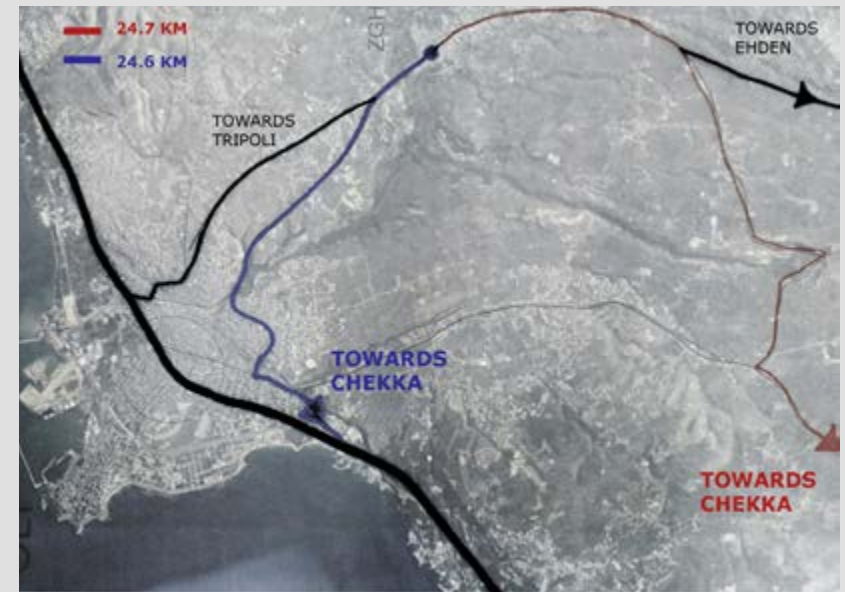
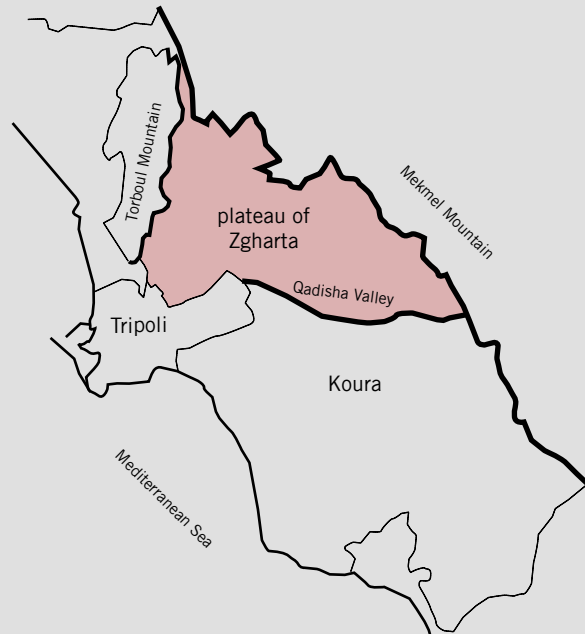


## From Regional Isolation to Strategic Connection

Zgharta and its caza are sandwiched between the Mekmel mountain to the south east that holds its backbone, the Tourbol mountain to the north, the qadisha river that separates it from the Koura caza to the west and by the city of tripoli to the north west. It is in a corner situation geographically- the popular reason why it is called “*zawiye*”, corner in arabic). As it stands, its link to the littoral highway is through the peripheries of Tripoli or through the villages of Koura.

### Strategy

In order to define the Caza's presence and relationship to the neighboring cities, a clear and easy access should be defined from and to Zgharta. We studied the existing roads and the planned ones, it became clear that the Arab Highway is the obvious solution to the disconnectivity that Zgharta endures. This highway is planned to bypass Tripoli through Mejdlaya up to Akkar. If constructed, it would create a direct connection to Beirut but also a better relationship to Tripoli's port and international fair. It also will facilitate the future connection to the Rene Moawad airport planned in Akkar. The construction of the Arab highway bypassing Tripoli should then be the first priority for Zgharta to be able to play an economical role on the regional and national level.



Existing connections to Chekka then Beirut, via Tripoli or Koura

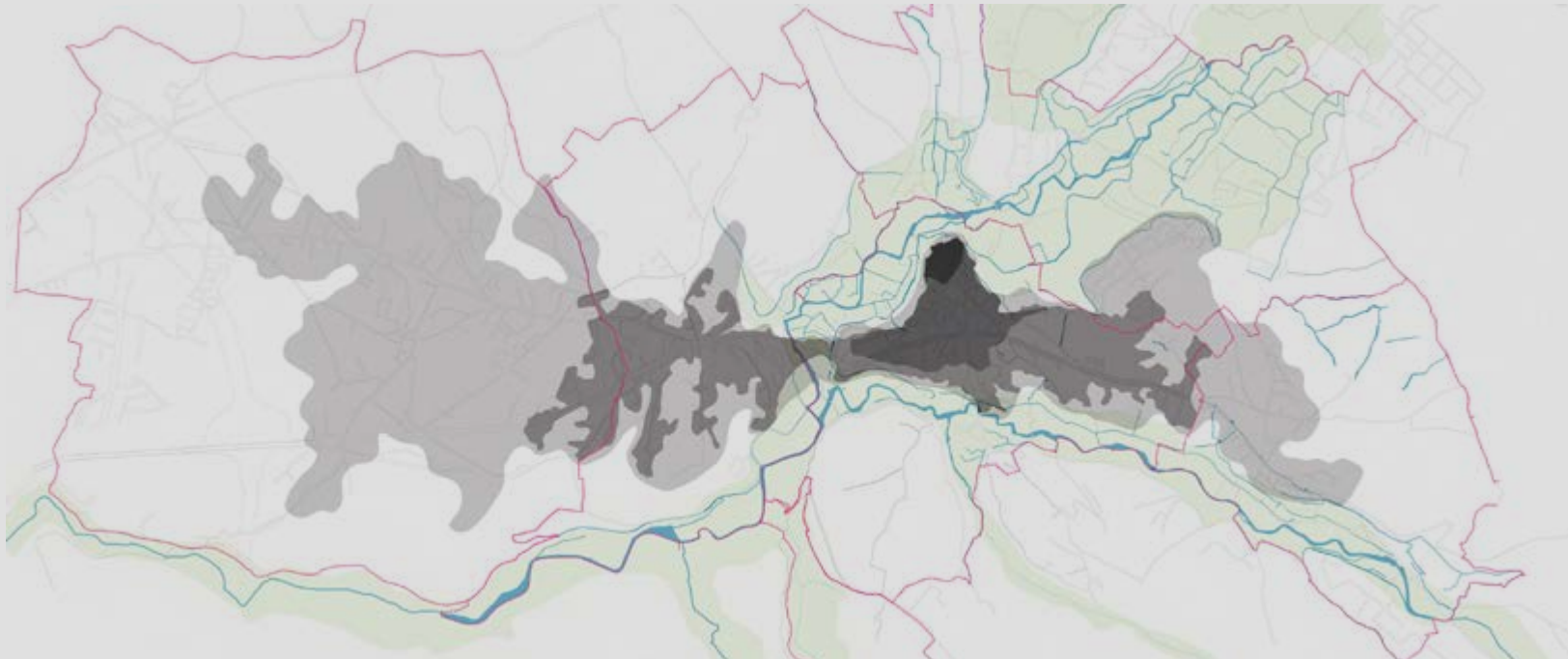


A strategic connection via the arab highway that bypasses Tripoli





Topographical plan showing the hills, the rivers and the historical agglomerations



Urban expansion along the main axis, including the towns of Mejdlaya, Zgharta, Kfarhata and Kfardlaqos

## Urban sprawl vs Topography

The topography of Zgharta's natural site- formed by two watersheds, Rachiine and Jouit - features a number of small hills and high lands. These hills are Zgharta, Roueiss, Asnous, Kferdlaqos, Rachiine, Mar sarkis, Ardat, Nsayrieh and 2 other hills to the north. Historically, human settlements took place on some of these hills, at the edge of the rivers. Gradually, their respective urban expansions made them a continuous agglomeration with the commercial main road as its backbone. As such, their urban expansion followed a different rationale, moving away from river edges. Due to its inaccessibility by car, the old Zgharta town was forgotten and the new artery became the new linear center of the city.

This linearity and the topographical constraints created by the rivers resulted in a disfunctionnal circulation and a car dominated urban environment with several discontents : Streets are clogged with on-street parking, traffic is latent from the beginning to the end of Main street, roads offer an unattractive spatial experience, and a linear urban sprawl.

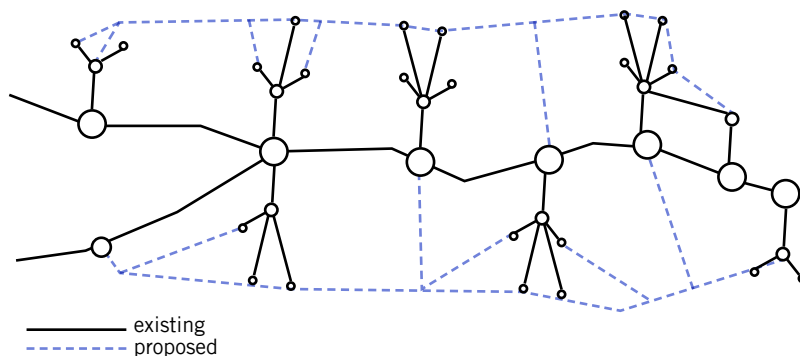


## Reconnecting the city

Zgharta's urban fabric is currently disconnected in two main parts at the confluence of the two rivers. Commuters, city dwellers and through-traffic coming from the surrounding villages go all through the main artery which creates highly congested traffic nodes on main street.

### Strategy

We propose to move from having one linear center for the city towards polycentricity, with multiple connected centers that will link the town longitudinally and transversally across the rivers. This move will relieve pressure and congestion from the main street and improve the different neighborhoods' spatial transitions.



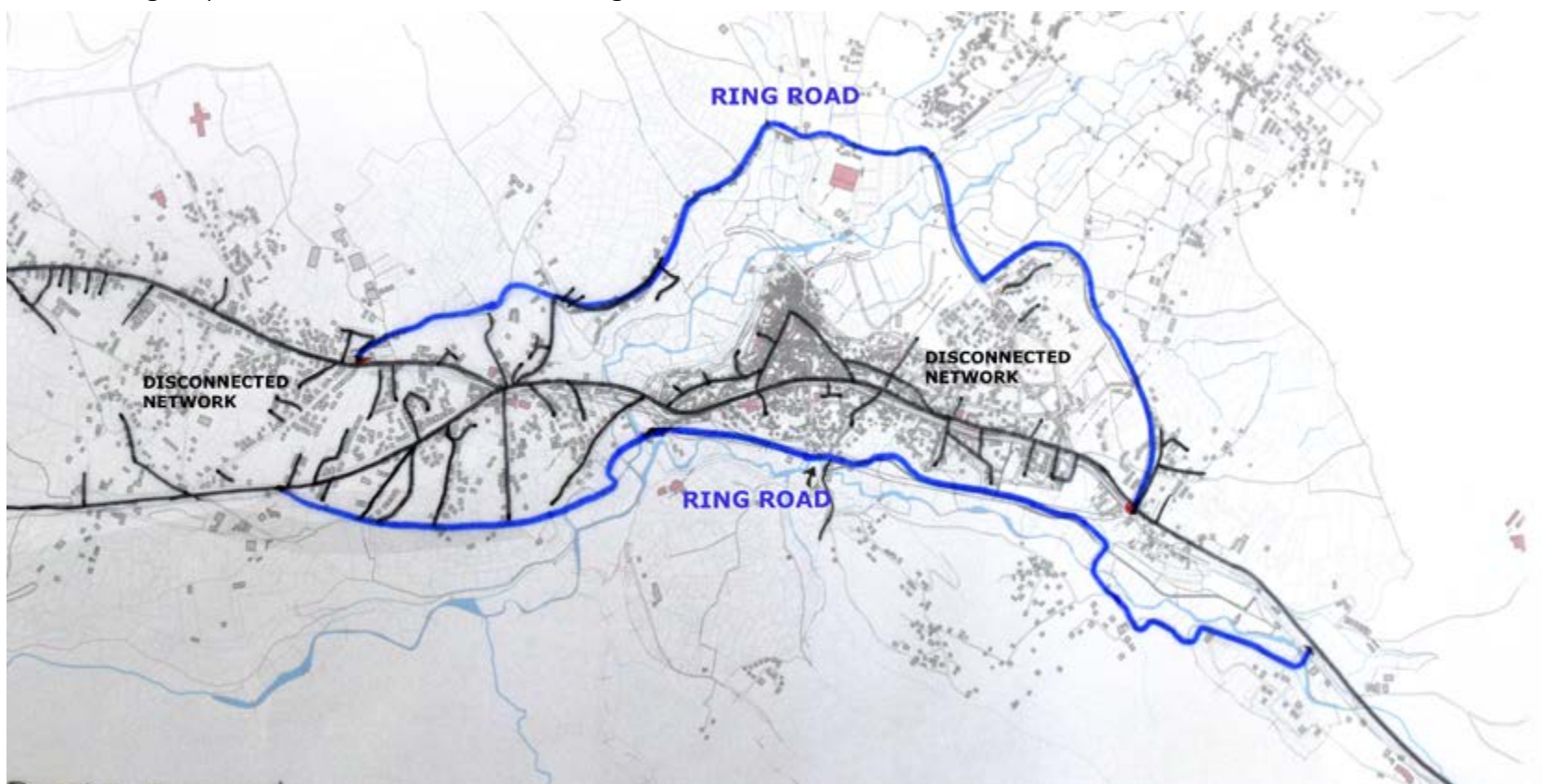
Connecting endpoints & transversal interaction of neighborhoods



The disconnected urban fabric

## Completing the Road System: From Tree to Network

The road network is a branching tree-like network formed by impasses coming out of the main artery and stopping in the middle of the olive groves or at the rivers, resulting in a poor connectivity and a pressure over the main artery.



Proposed outer ring roads / loops

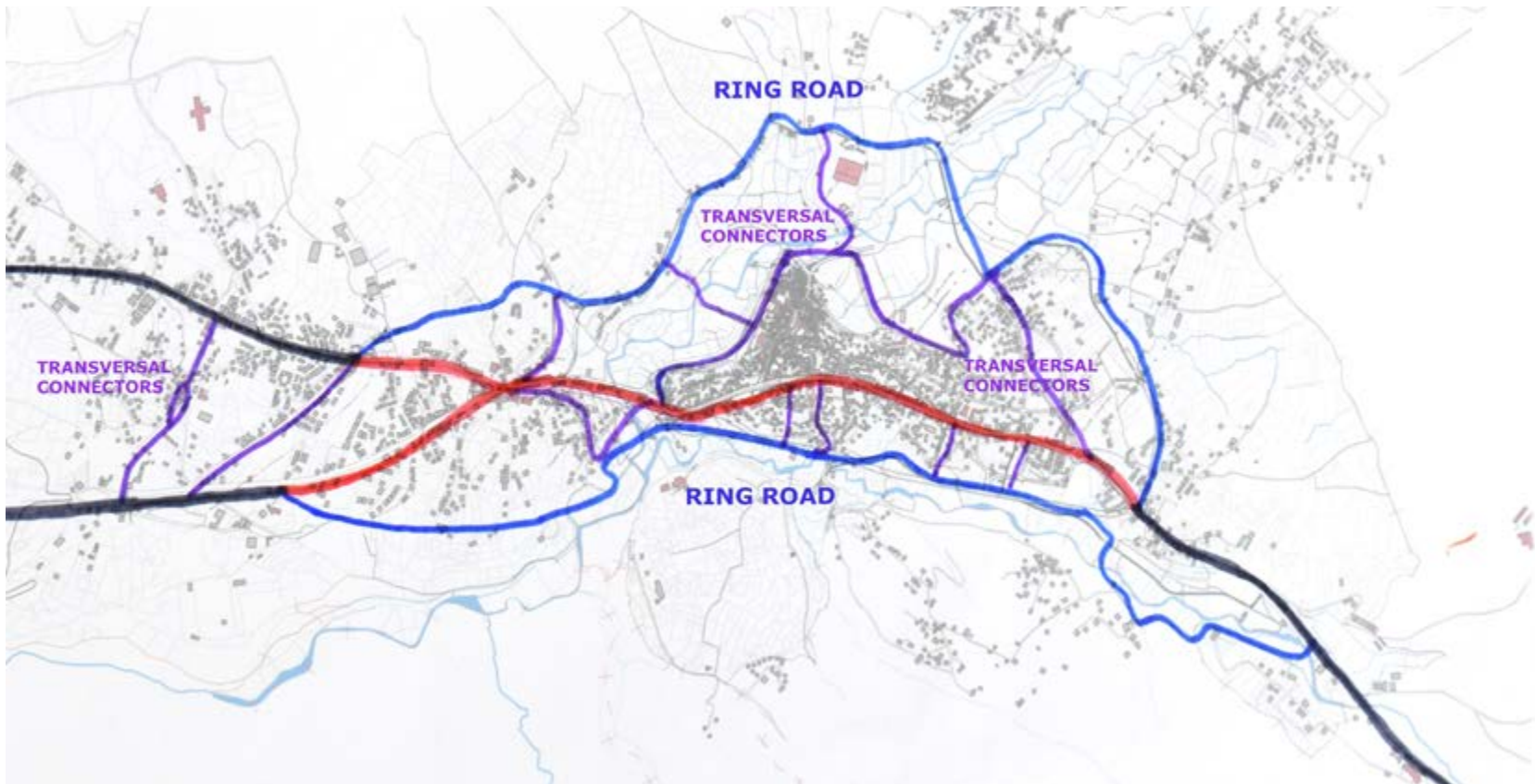




The linear artery and the different flows



Resulting traffic nodes



Proposed Network

## Strategy

Taking into consideration the different roads that were executed to bypass the city, we are proposing two complete ring roads: one directly around the hill of Zgharta and the other on the other side of the rivers. Creating Transversals and extending the existing impasses link those 2 rings to allow for a polycentric instead of a tree-like network.

## From No Man's Land to Green Multifunctional Edge

Zgharta faces a depreciation of the urban form and neighborhoods on the edges of the city, especially towards the city of Tripoli. Mainly for lack of cohesion between the two social groups, the zone has become a no man's land where zgharta inhabitants avoid to invest.

## Strategy

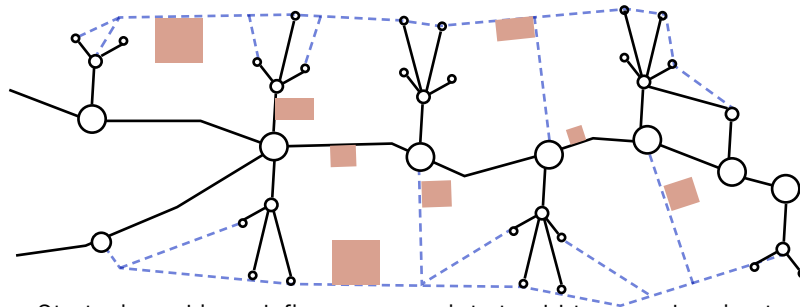
We propose to give the edges a "raison d'être" either by transforming them into park-like zones, that would serve as a green buffer. Buildings along this new green edge could include industrial parks and farms for urban agriculture.

## Strategic Parking

The main challenge facing reviving the old town and main street is the lack of an easy vehicular access and parking.

### Strategy

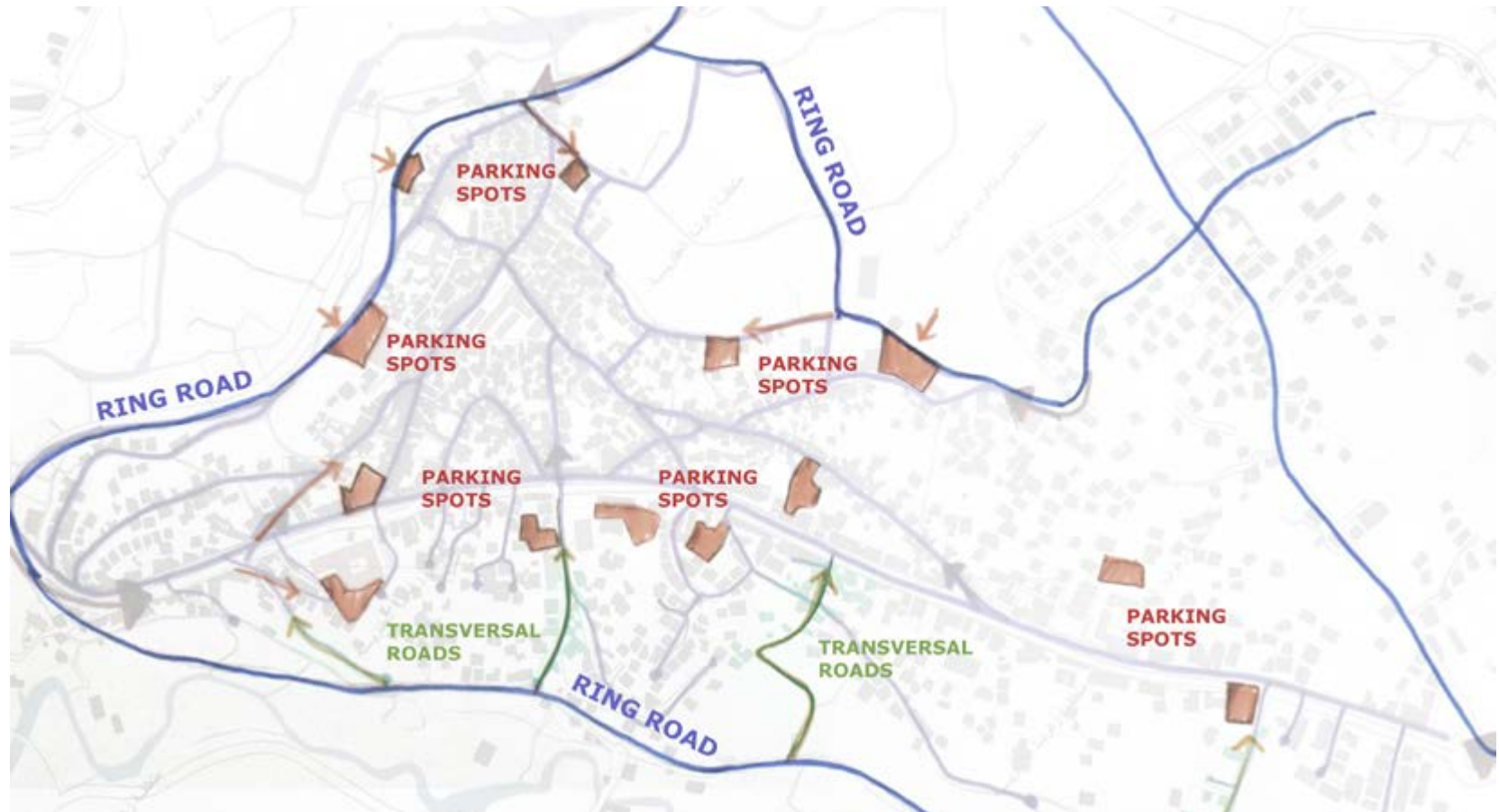
The creation of parkings at the edge of the old city accessed from the outer road allows for an easy access to the old town. In this scenario, it is possible to envision parts of the old city car-free, complemented by cultural and multifunctional programs that are pedestrian friendly to give it back its streetlife vibrancy. With the support of peripheral parking strategy, parking space inside old town and on main street is reclaimed back to pedestrians and greening.



Strategic parkings define access points to old town and main street



Zgharta city center

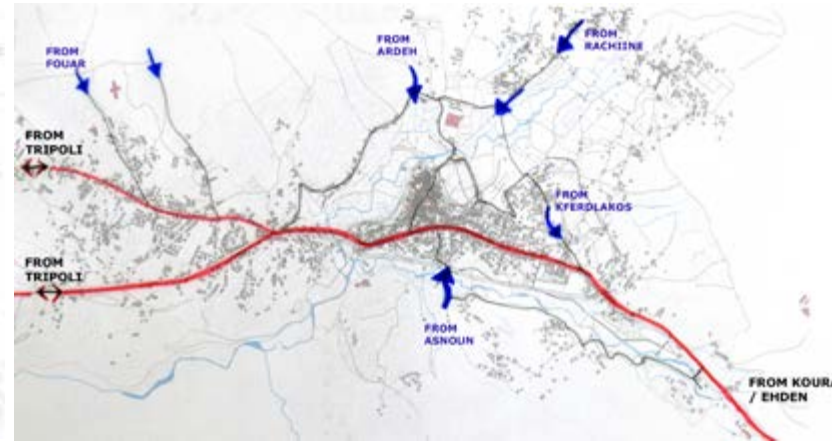


Proposed ring road, transversals and parking spots

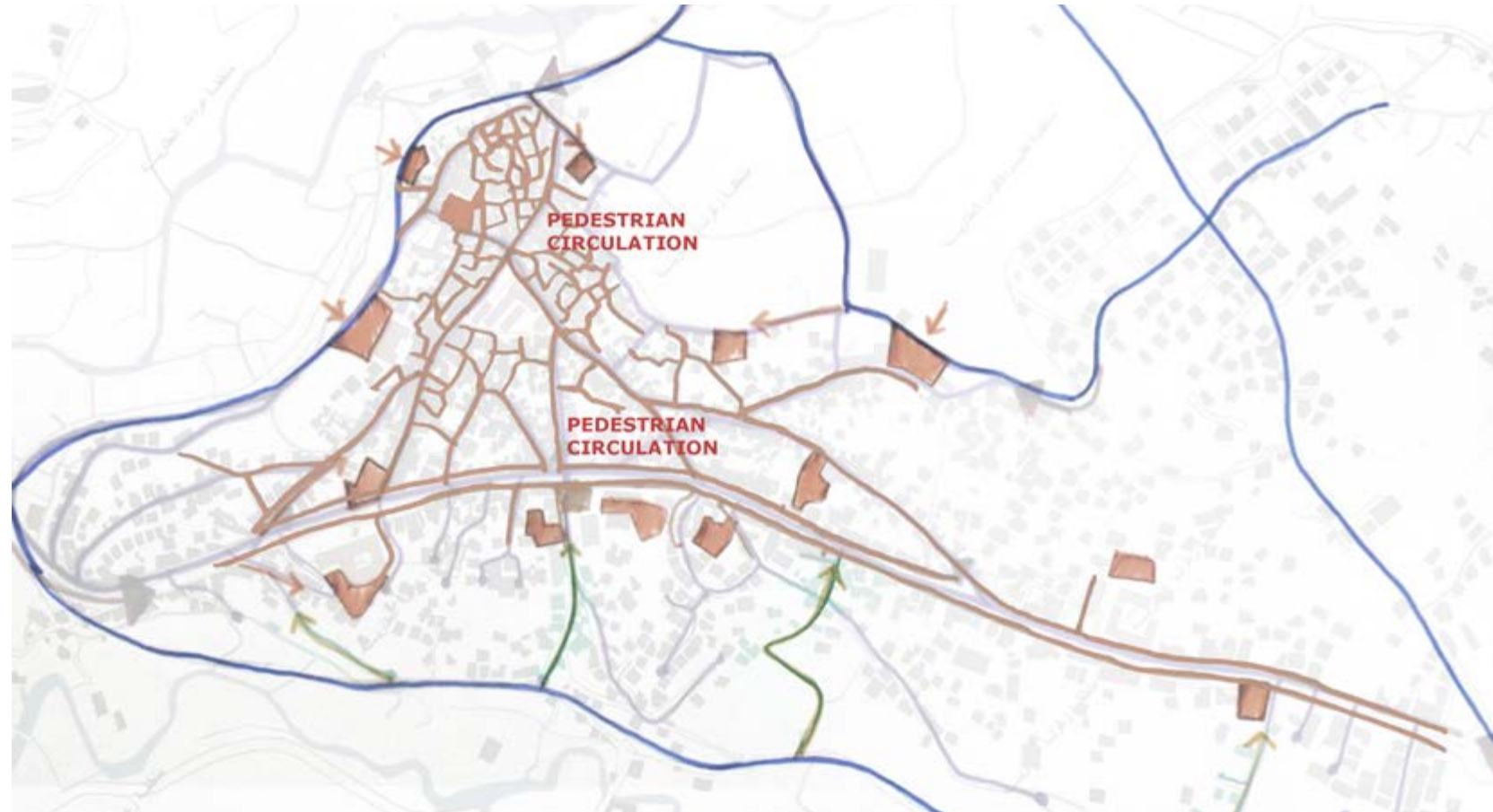




Existing traffic nodes



Existing roads, flows and impasses



Continuous pedestrian network around the city center

## From vehicular to pedestrian mobility

In order for Zgharta to move from a car dominated town to a city with an interesting urban center where pedestrian can move around, discover the city by feet and not just pass through, we are proposing several actions :

- 1-Complete the ring road**  
around the city. Parts of this road are already planned but need to be revised especially to make sure that no buildings should expand towards the river.
- 2- Create several transversals**  
that should link the impasses to this ring road. The residents of the center will not need to use the central artery, postively impacting traffic.
- 3- Create several parkings**  
accessed from outside, through the ring road. These parkings will allow those coming to the main commercial road to access it without going through it and adding to the traffic.
- 4- Complete a continuous pedestrian network of sidewalks and public spaces**  
that will allow inhabitants to move pleasantly around the city, from and to the parkings.



Land use map of Zgharta and its surroundings

Knowing that urban diversity is a critical factor in making cities livable - on the social, economical and physical levels, discussions of the diversity group were directed to focus on the land use and economical aspects that could generate new human and capital investment in Zgharta, and reinvent its cultural/economical image; in order to overcome the social isolation it has acquired over its history. The brainstorming looked at sectorial diversification to create new economical links with neighboring cities; thus providing adequate opportunities for social cohesion between different classes and groups based on common interests. Instead of a SWOT methodology, we tried to simplify it by a issue/ objective chart that would translate into a new spatial and economical land use.

Starting with the several issues that Zgharta faces :

The linear urban growth of the city creates a dysfunctional mobility that translates into traffic, lack of walkability , and costly spread out of municipal infrastructure.

The lack of attraction for the youth to live and work in Zgharta: after

their college studies, very few youth settle back in Zgharta, resulting in an aging and unproductive society.

The lack of job creation, mainly because of the lack of investment in this region.

The agriculture of the Caza - even if considerable - is still traditional and needs modernizing and re-orientation.

The public image that Zgharta has in neighboring towns.

We came out with several objectives addressing above mentioned issues:

Intensify the sectorial assets that we have and build on them to create more opportunities.

Introduce sectors that lack in Zgharta to diversify its economy.

Revitalize stagnant areas and neighborhoods by reinventing their vocational character. Each neighborhood would have a specific identity and role to play within Zgharta.

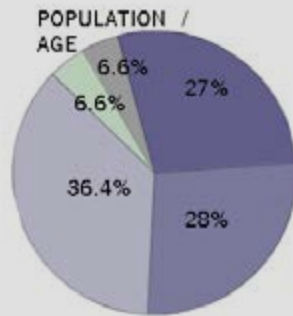
Build capacities by forming a young technical taskforce to meet the market demands that best serve the region.



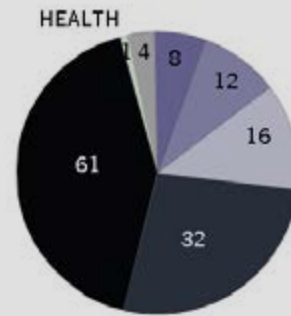
## CAZA ZGHARTA SOCIO-ECONOMICAL INDICATORS



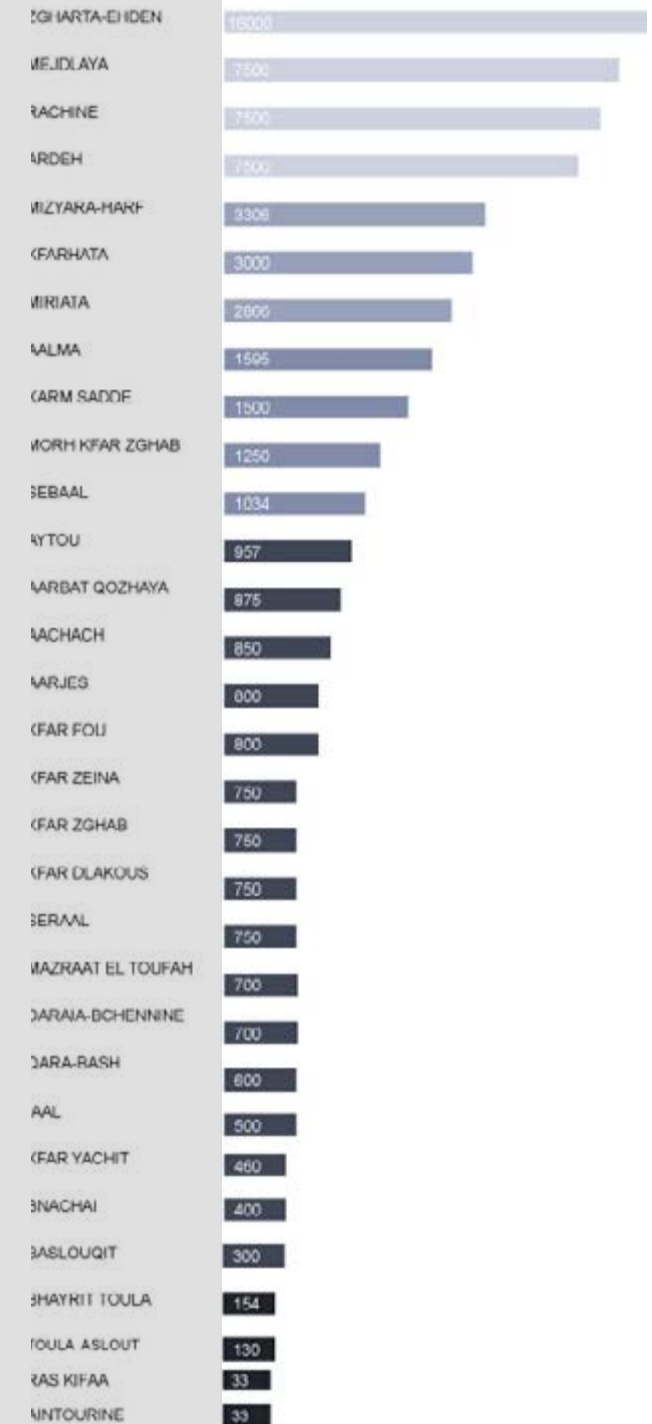
- AGRICULTURE AND FARMING
- EMPLOYEES IN PUBLIC INSTITUTIONS
- EMPLOYEES IN PRIVATE INSTITUTIONS
- VARIOUS ACTIVITIES
- RETIRED
- UNEMPLOYED



- 64-79 YEARS
- 80+ YEARS
- 15-29 YEARS
- 0-14 YEARS
- 30-64 YEARS



- PUBLIC HOSPITAL
- PRIVATE HOSPITALS
- PHYSIOTHERAPY CENTERS
- PHARMACIES
- HEALTH CARE CENTERS
- DENTAL CLINICS
- DOCTORS CLINICS



### ISSUES

LINEAR SPRAWL  
LACK OF ATTRACTIONS  
LACK OF JOB CREATIONS  
TRADITIONAL AGRICULTURE  
ZGHARTA PUBLIC IMAGE  
LACK OF DATA

### OBJECTIVES

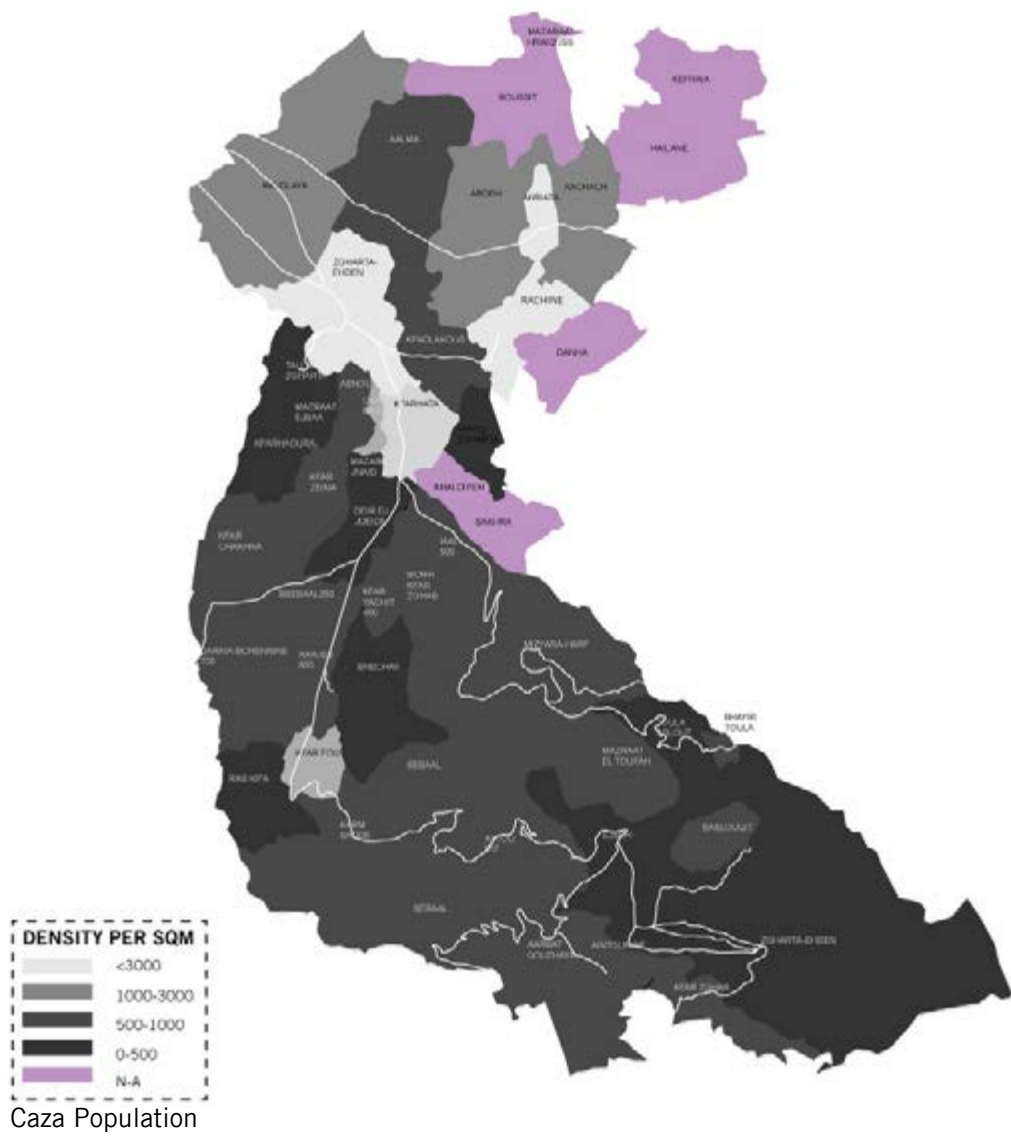
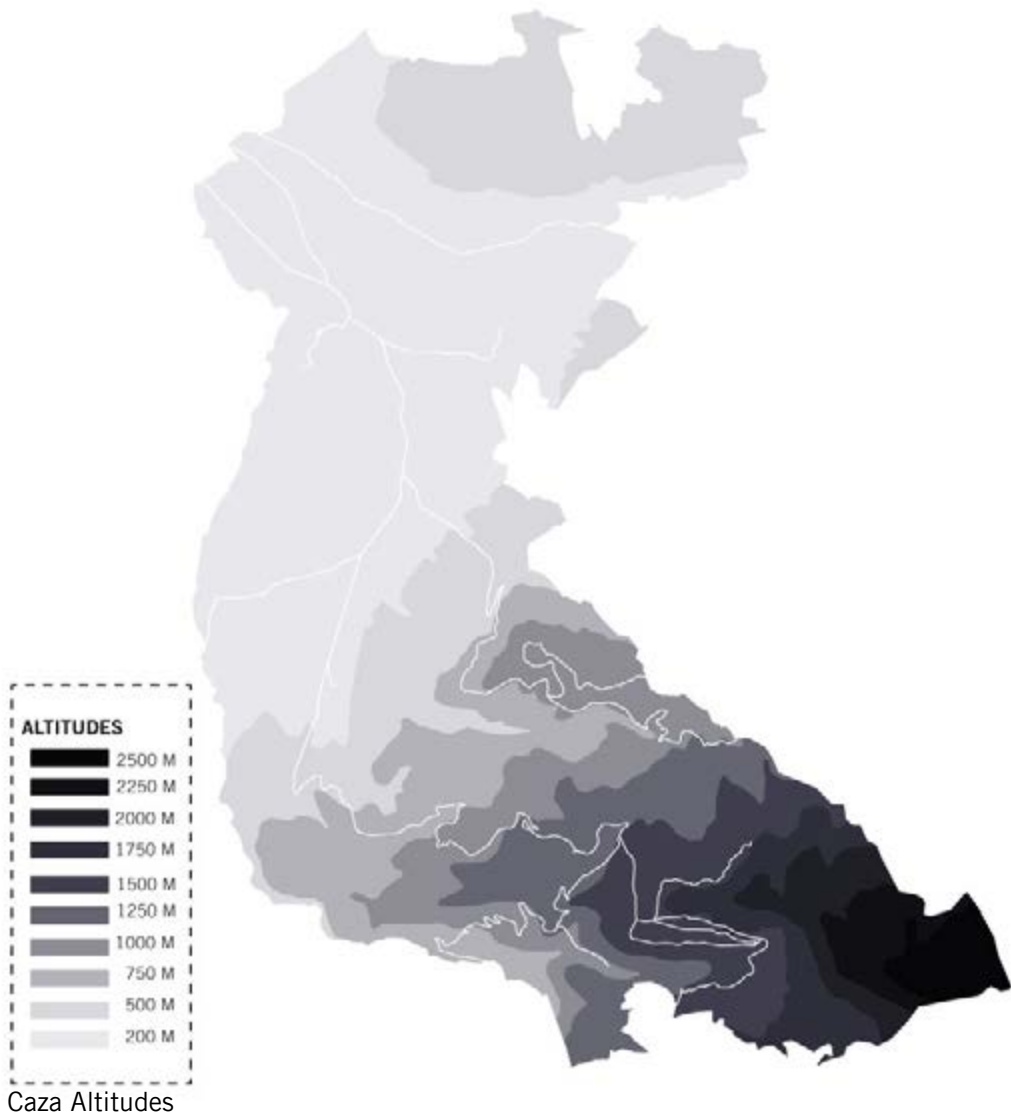
**INTENSIFYING ECONOMICAL ASSETS**

**DIVERSIFY THE ECONOMY BY INTRODUCING NEW SECTORS**

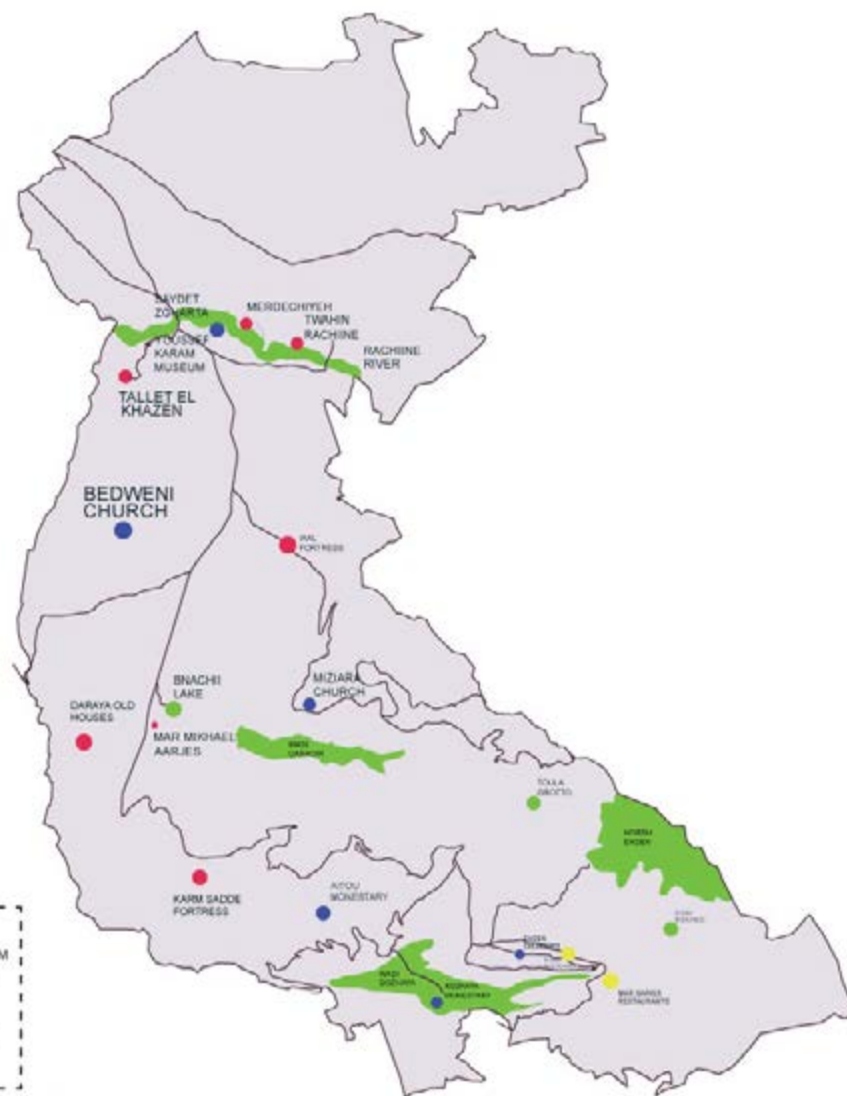
**REVITALIZE STAGNANT AREAS & NEIGHBORHOOD BY REINVENT THEIR VOCATIONAL CHARACTER**

**BUILD CAPACITIES OF A YOUNG TECHNICAL TASKFORCE TO MEET MARKET DEMANDS**

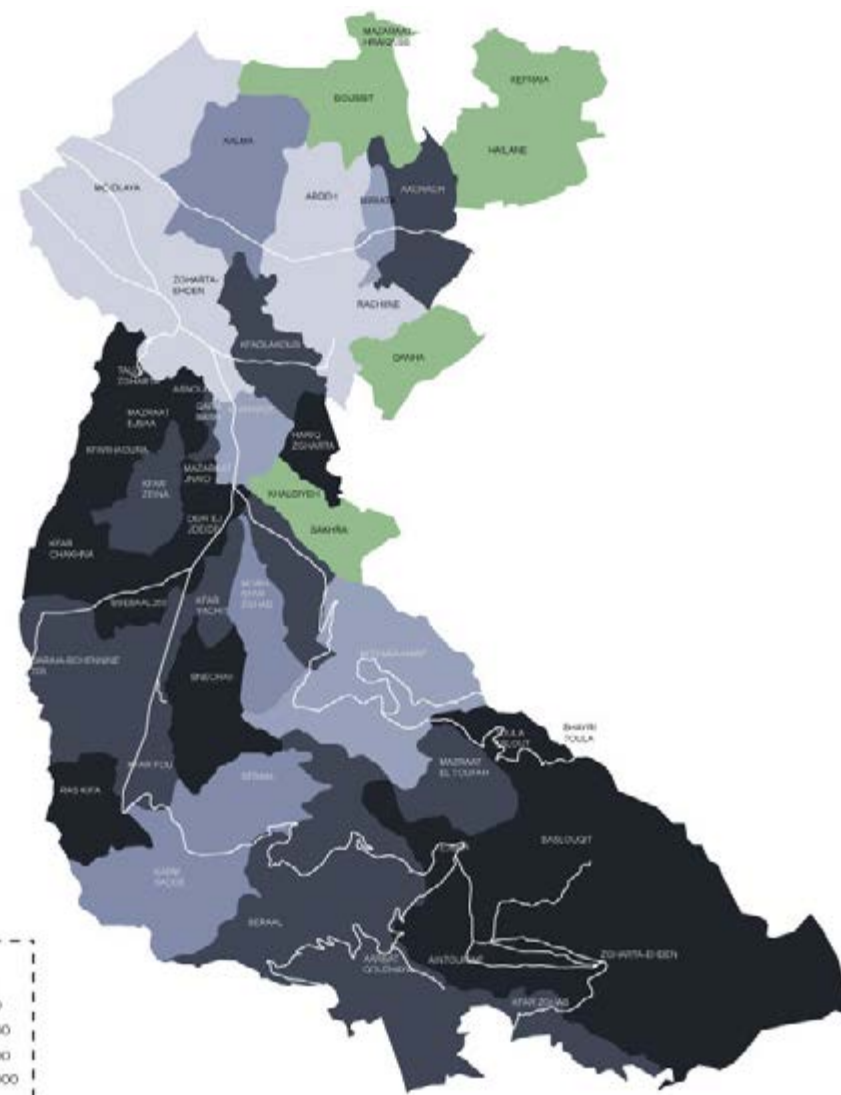
(HOSPITALITY, HEALTHCARE, AGROINDUSTRIES TECHNOLOGY, HANDICRAFT, ECT....)







Caza Tourism



Residents per village

# Sectors of intervention

## Agro-industries

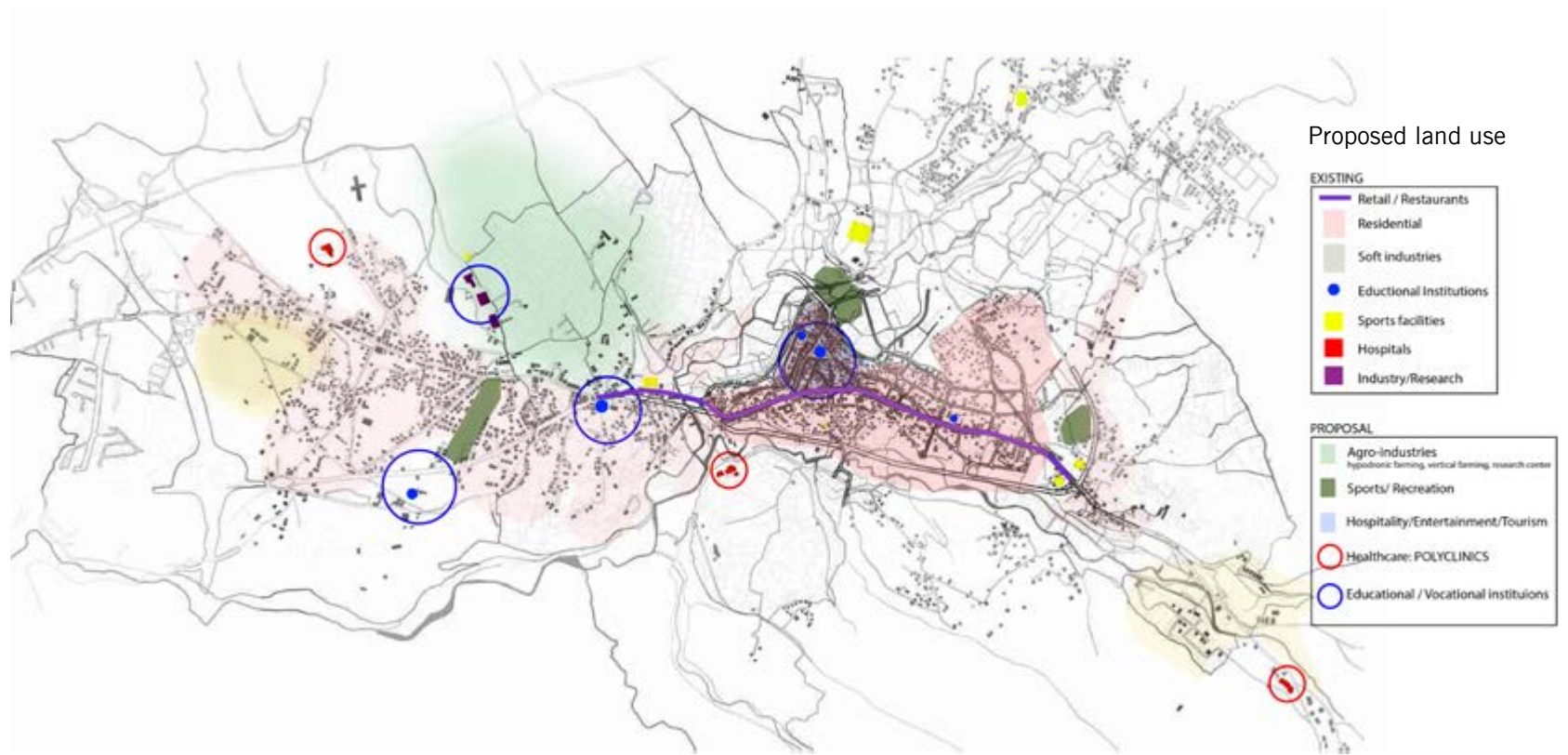
We are proposing to intensify agriculture through complementary sectors such as agro-industries and agrofood, and create a regional agricultural hub/fair in Zgharta to become the agro-industrial center of the North province.

As a derivative to such approach, We propose to introduce technology to agriculture to improve its quality, rentability and create new jobs.

Hydroponic farming, drop irrigation, and vertical agriculture with high value crops are examples to maximize productivity and profit within water sensitive budgets.

Such scenarios do not and cannot replace the existing traditional agriculture of olives and oranges, but complement it in high-performance structures. In parallel with such vision, the agriculture unions should restructure and link the different poles of the agricultural economy : research, production, distribution and private investment.

Similarly, the existing technical schools can re-orient their programs towards specific jobs linked to agriculture.



## AGRO-INDUSTRIES

hydroponic farming

introducing high value crops in vertical agriculture

restructuring unions to guide and link research, production, distribution and private investment

vocational & specialized training

create a hub/fair for agricultural-related sectors (market, entrepreneurial businesses)

## TECHNOLOGY

Creation of high speed wireless network

Connect public spaces buildings through wireless network connections

Manage public infrastructure through digital applications vocational training centers in coding, digital fabrication, and prototyping.

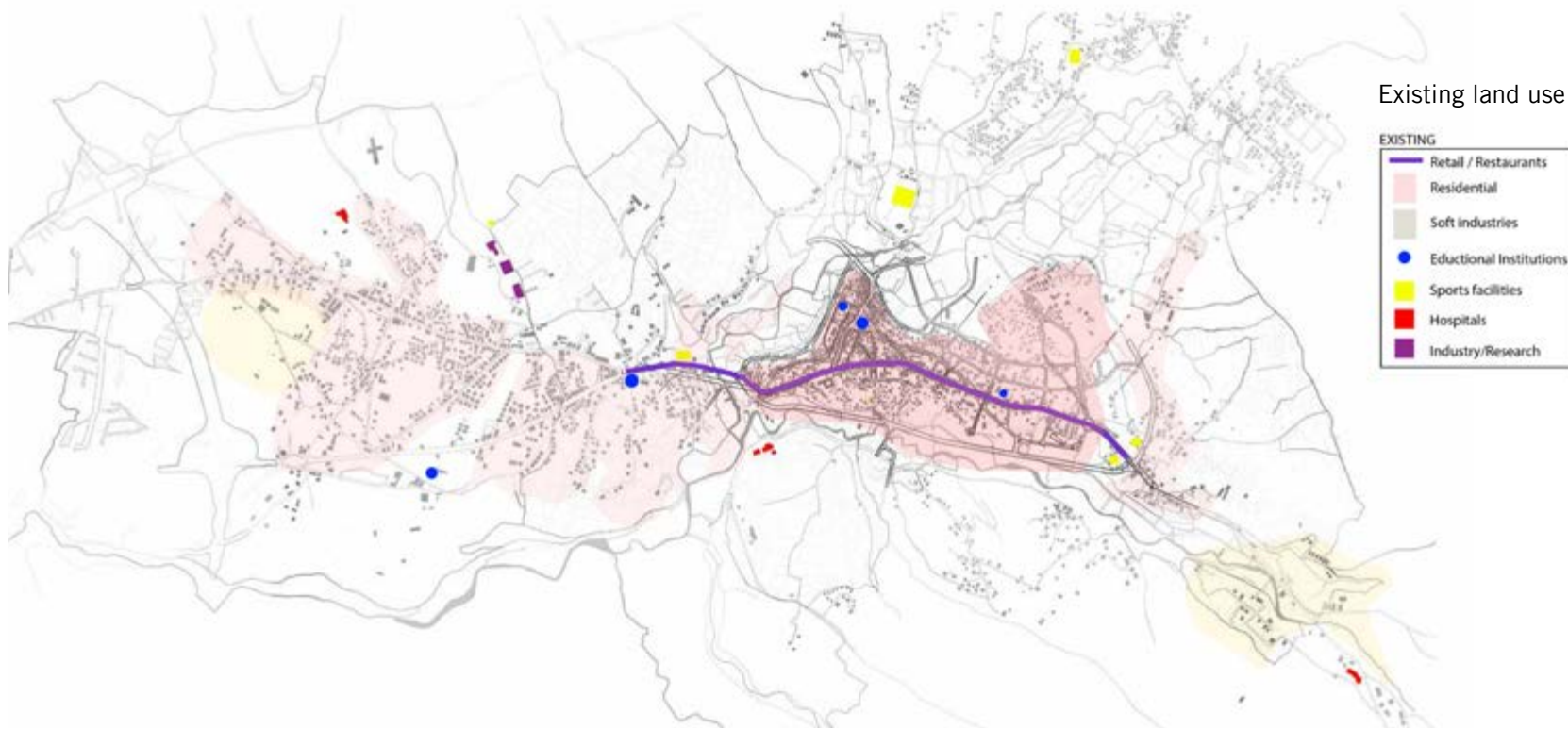
Encourage entrepreneurial incubators and start ups through incentives (exemption of taxes, registration, ect...).

## EDUCATION

Attract a higher education institution or research center in old town

Orient the technical education curriculum to meet market demands

Establish a public-private partnership (municipality-university- ngo) for data collection and gathering



## Technology

We propose to introduce technology and a high speed connection highway in Zgharta. This will improve how the city operates and monitors its infrastructure and development, and urban services through digital applications. We propose technology as a sector that could turn the geographic remoteness of Zgharta into a destination for young talents of the region, and permeates its economy, vocational education, and demographics. High speed connection, paired with municipal incentives could attract young entrepreneurs to start tech businesses and incubators.

## Hospitality & Tourism

The lack of touristic infrastructure should be countered to make use of the existing touristic assets in and around Zgharta and to attract visitors. A dedicated tourism planning entity must orchestrate the re-use of existing touristic attractions, the creation of new ones, and the know how of tourist businesses in Ehden to create a similar sectorial network in Zgharta.

## Healthcare

Zgharta has an important healthcare asset, the existence of 3 important hospitals that service not just Zgharta but also the region. Such sector can be intensified by linking existing hospitals to specialized centers and polyclinics.

### HOSPITALITY & TOURISM

Create or orient an entity to plan the reuse old town houses for hospitality and dorms, in addition to municipal incentives

Establish a municipal entity for quality control

### SPORTS & RECREATION

Link recreation to cultural assets (olive products- related spa, marathon in olive groves, ...)

Program sports events & championships targeting youth and various social groups in partnerships with universities, schools and ngos

Create municipal sports fields and playgrounds in different neighborhoods. countryclub / sports center

### HEALTHCARE

Create a regional healthcare program that services villages (awareness, tests...)

Develop specialized polyclinical centers that complements hospitals

vocational training for supporting careers (nurse, nurse-aid, medical worker, ect...)



## RE-live Zgharta

What was interesting about Zgharta for a visitor is of course that it is one population on two lands but also the interesting water ducting system and rivers around the town, the agricultural lands around and inside the city itself.

To the scale of the inhabitant - or user - Zgharta has a lot of elements that contribute to its richness. From the many public buildings and schools to the remnants of the agricultural that exist as gardens inside the city. The linear urban structure of the city has cut it and hidden its "internal" structure. It has centralized the city around this main axis and cut it off from the river and green areas around it.

The target is to reveal these open spaces and let the inhabitants see and use them. From the private gardens, semi - private open spaces, public open spaces around churches or around public buildings. We suggested several uses of these spaces : some can become playgrounds, others can be transformed into public spaces (piazzas) and others that are linked to old houses can serve to their refurbishment as public buildings.

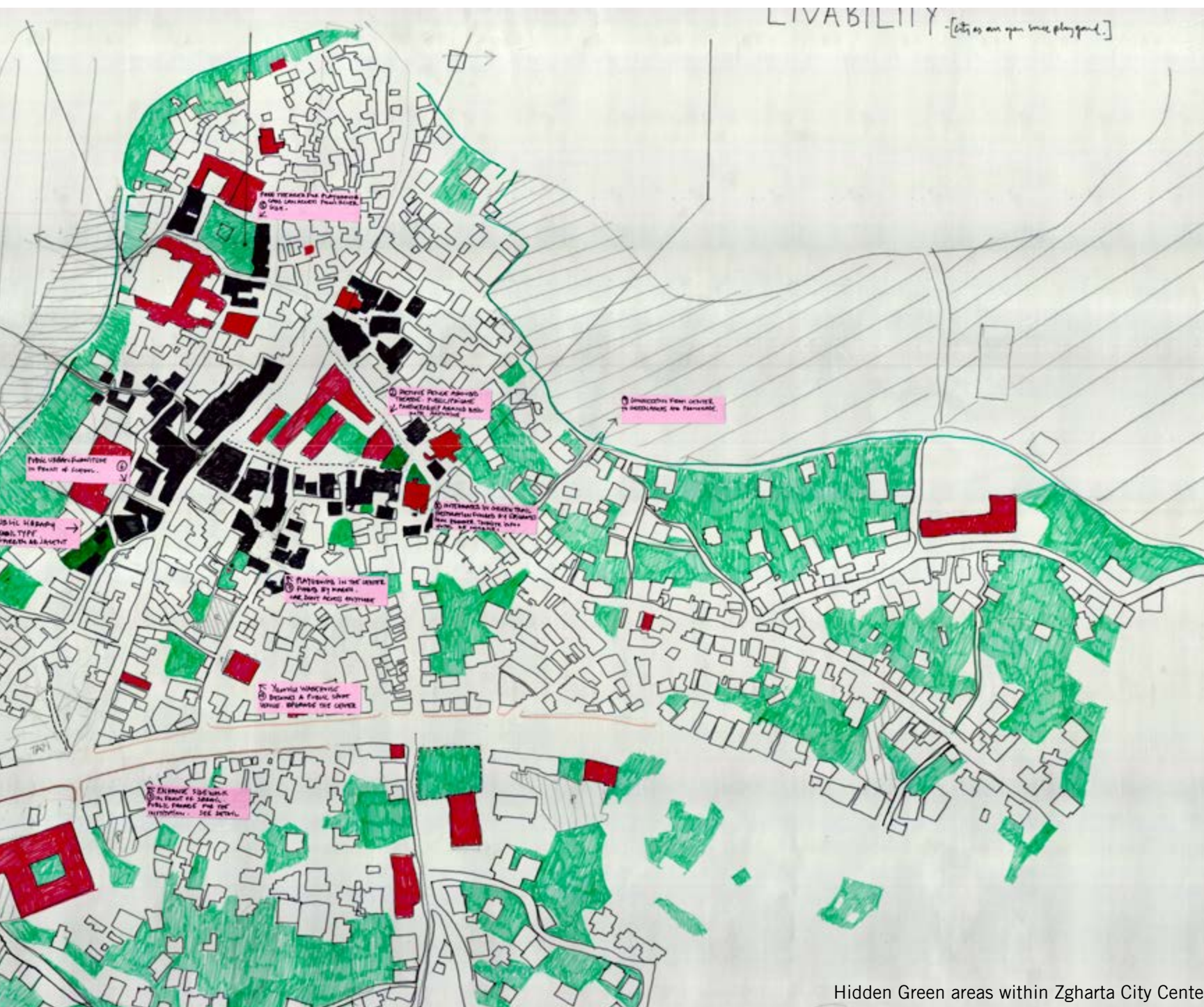
## RE-use the old city

The strategy in Zgharta should be to re-use the old town, off the main street by implementing interesting programs such as gym, sport center etc.. using the existing buildings and opening them to the city. The access to the old town should be highlighted especially at the main old souk entrance at the "Tall". Here an introduction to the old urban fabric should be made to connect it to the main street.

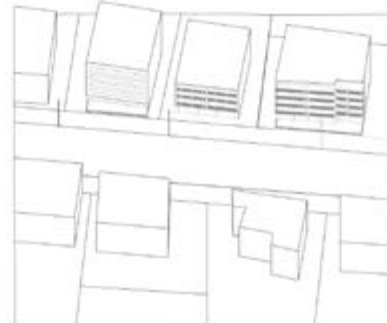
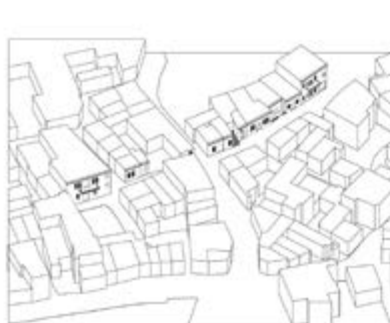
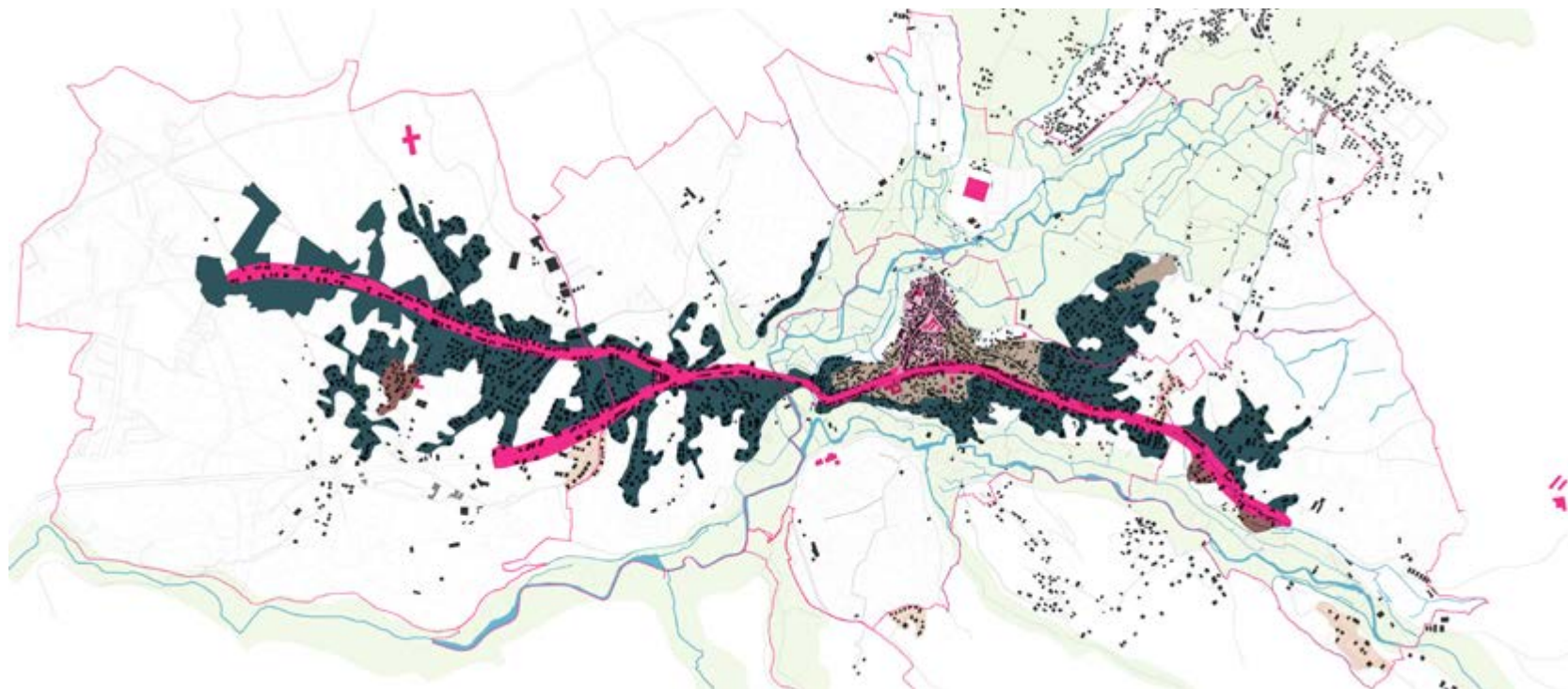
This can be made through restauration of the buildings that should serve as connectors but also through transformation of the open spaces into paved spaces - piazzas- that continue towards the paved souk road.



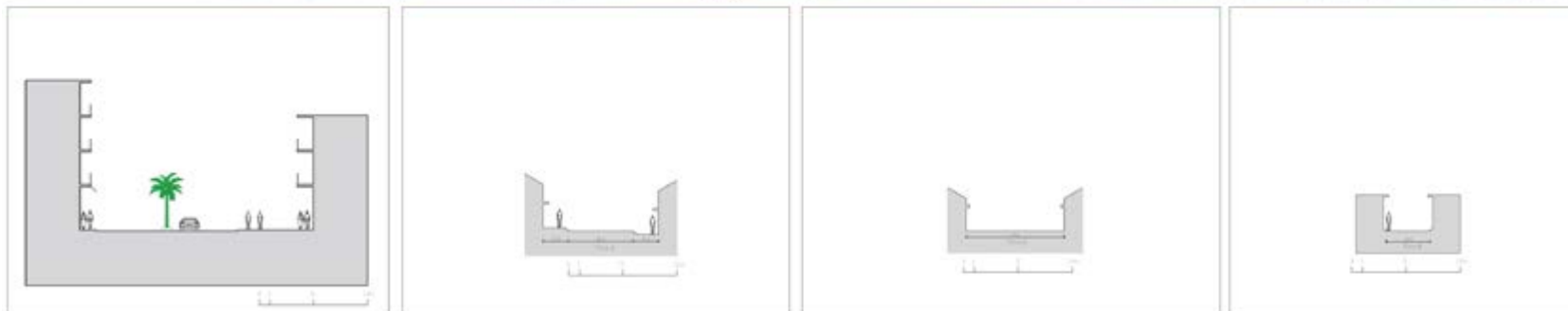
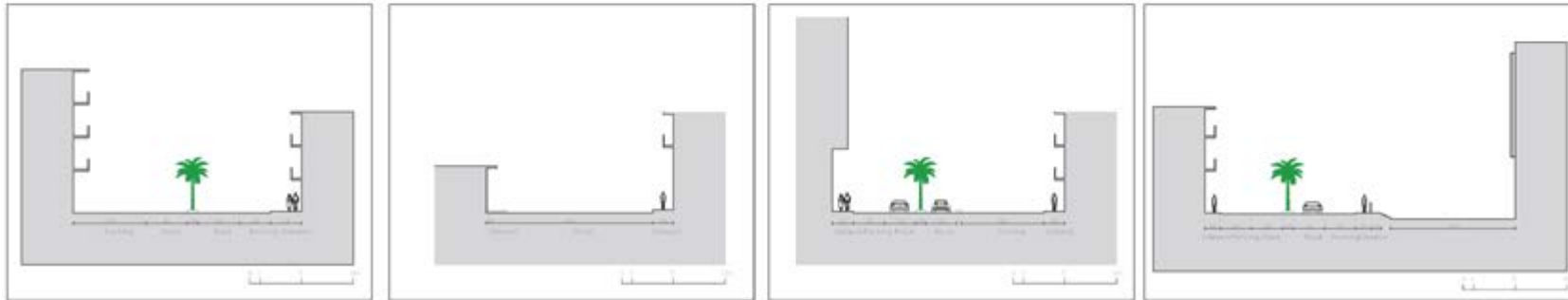








Residential neighborhood typologies through the different phases of the city's expansion



## A diverse urban fabric

An analysis of the urban fabric of Zgharta allowed us to come up with different urban typologies and street scapes that show a rapid transformation from older and alive neighborhoods to vaste and empty neighborhoods.

The residential neighborhoods in the old town and around it (the first expansion) have a smaller scale and developed in an organic way that created a certain charm in the relationship between the houses and the street.

The new residential neighborhoods have a bigger scale and are characterized by a cut between the buildings and the street, that is used almost only for vehicular access.

While the old commercial street, with its density and uniformity also has an obvious charm, the new commercial road - even if it has an interesting urban fabric - is eaten up by cars and suffers an obvious lack of pedestrian spaces.

Different streetscapes around Zgharta



## Nodes as public spaces

The main node or central space of Zgharta is the “Tall”. The Saray now is a closed off building overcrowded by cars and trucks. We are suggesting transforming the Saray and the space in front of it to have a better urban relationship to the road and the visitors.

The other open spaces that exist at the other intersections and in front of the churches should also be treated as open public spaces that extend from the sidewalks and that emphasize the existence of an urban node.

The connection to the suggested parkings is also important as the visitors should be able to park their car around that street (not necessarily on it) and move around on defined and shaded sidewalks.



Mapping the main road: urban fabric, landmarks and roadscape





## Re-activating a rich cultural heritage

The Cultural Identity group tried to identify the main cultural valuable assets on which Zgharta can rely for future development. According to the various studies undertaken so far, and following field investigations and site visits, there were many development sectors to tackle:

A-The legislation sector since the current building code do not protect the old city fabric nor the surrounding cultural landscape from future inappropriate constructions. It is therefore very important to redefine the building code in a comprehensive manner so that future constructions would respect the heritage value of both the old city and the landscaped surroundings.

B-The cultural landscape sector since this is one main cultural asset located in the close vicinity of the old city. Here, Zgharta can take advantage of the presence of close archaeological and historical sites.

C-The agricultural landscape sector since the agriculture production is present in the history of the city; mills, and fields surround the river to the north of the old city. These are directly linked to the old urban fabric.

D-The agriculture sector. Weekly market would be organized in the main Saydeh Church place to boost the local agriculture production.

E-The agriculture sector. Two or three yearly festival would be event organized in Zgharta. These would emphasize on specific agricultural production (olive for example) that would recreate the image of Zgharta as cultural destination.

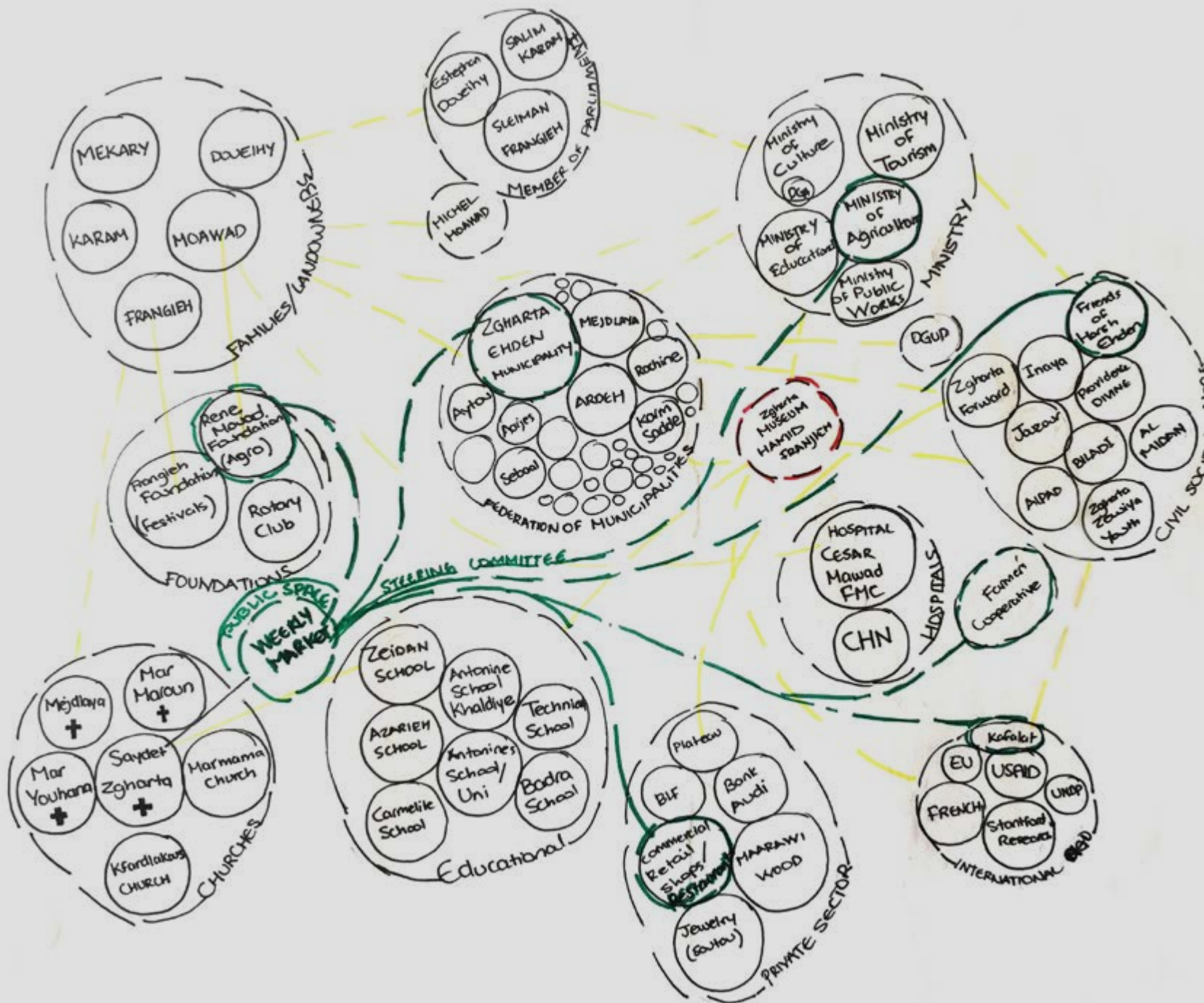
F-The agriculture sector (food and beverage). This can add an economic asset to the old city activities that could boost the local tourism. Zgharta is well known for its culinary tradition.

G- Cultural Heritage sector. This is a very wide sector. Actions that can be developed are briefly described below.

H- Training sector. In line with the various developed sectors, it is of utmost importance to raise awareness of local inhabitants to the value of their tangible and intangible heritage. This would improve the sustainability of the various projects and the conservation of Zgharta heritage for future generations.

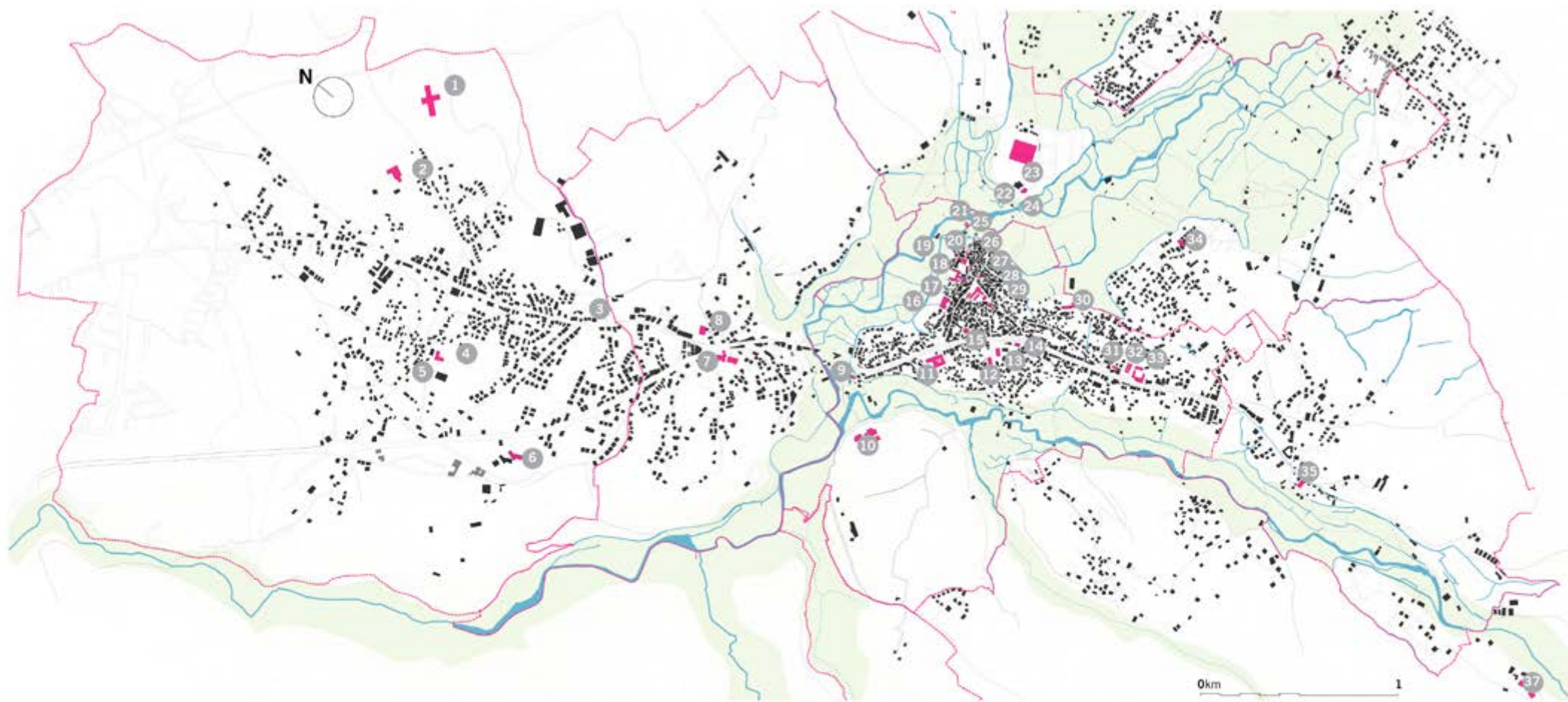
	SECTOR	ACTION	PROJECT DOCUMENT
A	Legislation	Define regulations of Old City and Buffer zone	Consultant / Decree
B	Landscape	Archaeological sites / trails to Ardeh-Tripoli	Trails / Archaeological excavations
C	Landscape Agriculture	Agricultural product and processes tourism; trails from city to mills & fields	Mills restoration / Agricult. tourism activities
D	Agriculture	Ephemeral weekly market in the souks	Services / temporary retail
E	Agriculture	Festivals / Ephemeral market in the souks	Committee for Festival and market
F	Agriculture	Restaurants-gastronomy / Retail in the souks	Consultant /Tender .Doc. /Municip
G	.Cult. Herit	Artisans start-up incubateur / Yammine hangar	Consultant /Tender .Doc. /Municip
H	.Cult. Herit	Artisans cluster around Yammine hangar	Consultant /Tender .Doc. /Municip
I	.Cult. Herit	Hamid Frangieh House to become the Zgharta History Museum of important .important men	Consultant /Tender Doc. /Municip. Committee / Curator
J	.Cult. Herit	School integration with village and souks	Architecture competition
K	.Cult. Herit	Cultural trail with emphasis on various monuments network	Consultant /Tender Doc. /Municip. Committee
L	.Cult. Herit	B & B in city Old fabric surrounding the city core. Training in tourism good practice	Consultant /Tender Doc. /Municip. Committee / micro-credits & loans
M	.Cult. Herit	Yearly festivals in Summer / spring / fall	Committee for Festival and market
N	Training	Training to raise youth awareness to heritage	Bidding NGO to do the training

Projects, Actions & Actors for reactivating Zgharta's cultural heritage



Stakeholders Diagram





#### MAJOR BUILDINGS

- |                              |                                  |   |                               |
|------------------------------|----------------------------------|---|-------------------------------|
| 01. CARMELITE SCHOOL         | 10. HOSPITAL SAYDET ZGHARTA      | 19. ABI ZEID MILL 2                       | 28. YOUSSEF BEK KARAM MUSEUM  |
| 02. HOSPITAL CESAR MOUAWAD   | 11. SARAYA AND MUNICIPALITY      | 20. ZEIDAN SCHOOL - SAYDET ZGHARTA CHURCH | 29. MOUAWAD HOUSE             |
| 03. MEJDLAYA CHURCH          | 12. MILAD GHAZAL CULTURAL CENTER | 21. ABI ZEID MILL 1                       | 30. AAZARIYEH SCHOOL          |
| 04. MEJDLAYA PUBLIC BUILDING | 13. MAR YOHANNA CHURCH           | 22. MAR SARKIS MONASTERY                  | 31. OLD MAR YOUSSEF CHURCH    |
| 05. MEJDLAYA CHURCH          | 14. BEIT KARAM HOUSE             | 23. SALAM STADIUM                         | 32. MAR YOUSSEF CHURCH        |
| 06. ANTONINES UNIVERSITY     | 15. YAMMINE WAREHOUSE            | 24. MILL                                  | 33. COMPLEMENTARY SCHOOL      |
| 07. TECHNICAL SCHOOL         | 16. BADRA SCHOOL                 | 25. TORBEY HOUSE                          | 34. KFARDLAKOUS CHURCH        |
| 08. MAR MAROUN CHURCH        | 17. PUBLIC SECONDARY SCHOOL      | 26. DON BOSCO                             | 35. MARMAMA CHURCH            |
| 09. ABI ZEID MILL 3          | 18. ANTONINES SCHOOL             | 27. CHEIKH FOUAD HOUSE                    | 36. ANTONINES SCHOOL KHALDIYE |
|                              |                                  |   | 37. CHN HOSPITAL              |





9. ABI ZEID MILL 3



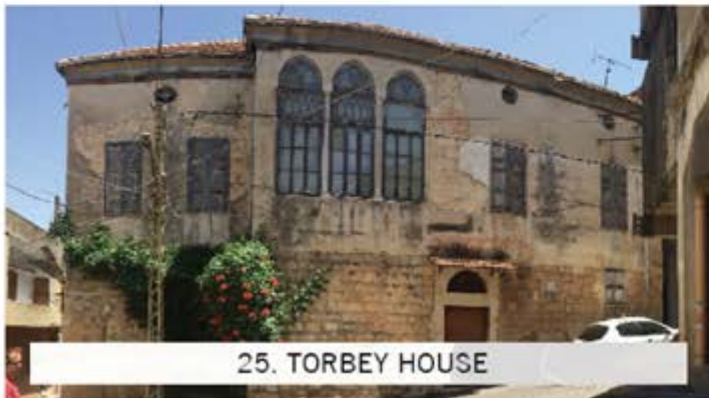
19. ABI ZEID MILL 2



24. MAR SARKIS MILL



CHATEAU D'EAU



25. TORBEY HOUSE



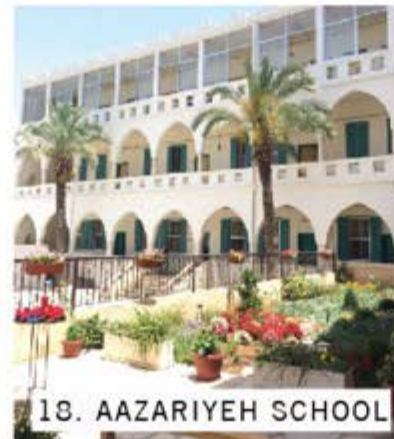
29. FRANGIEH HOUSE



28. YOUSSEF BEK KARAM MUSEUM



17. PUBLIC SECONDARY SCHOOL



18. AAZARIYEH SCHOOL



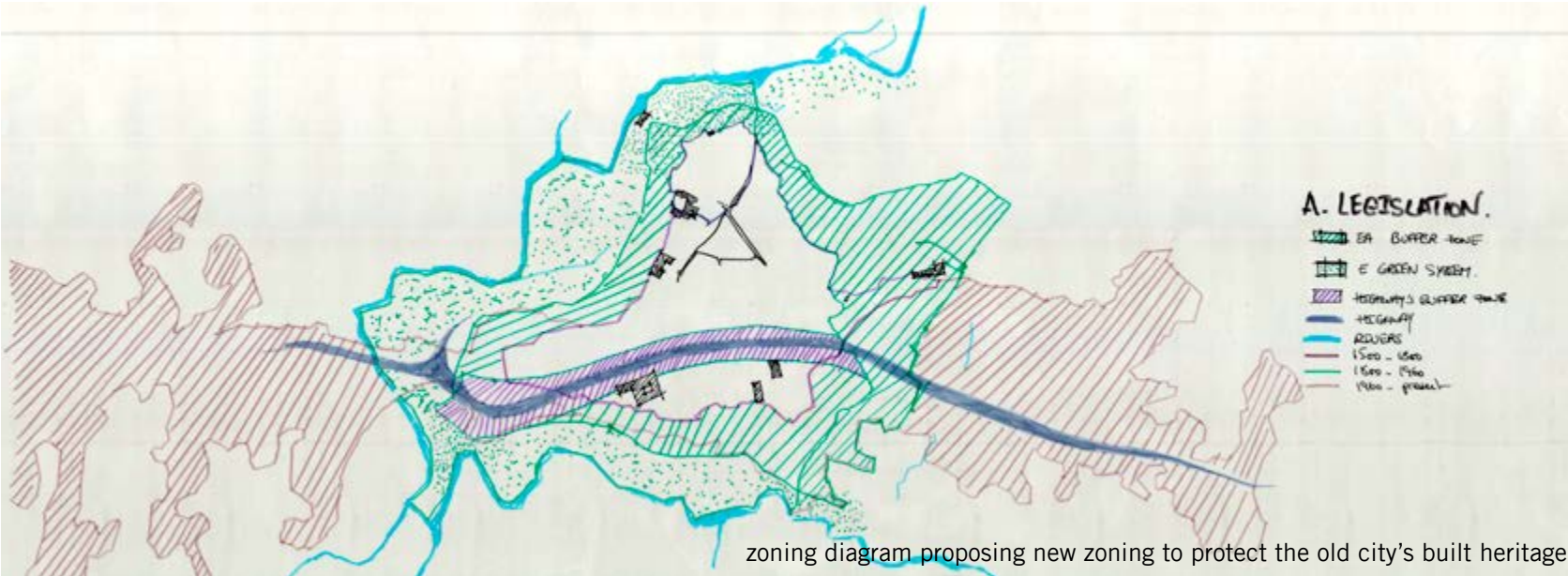
20. ZEIDAN SCHOOL - SAYDET ZGHARTA CHURCH



Following the definition of the above 14 actions, four project documents (A, B, D and H) were drafted in order to give an example on how the actions would be promoted when trying to fund raise. In this regard, the project document is set according to the below format:

A- Define regulation of old city and buffer zones

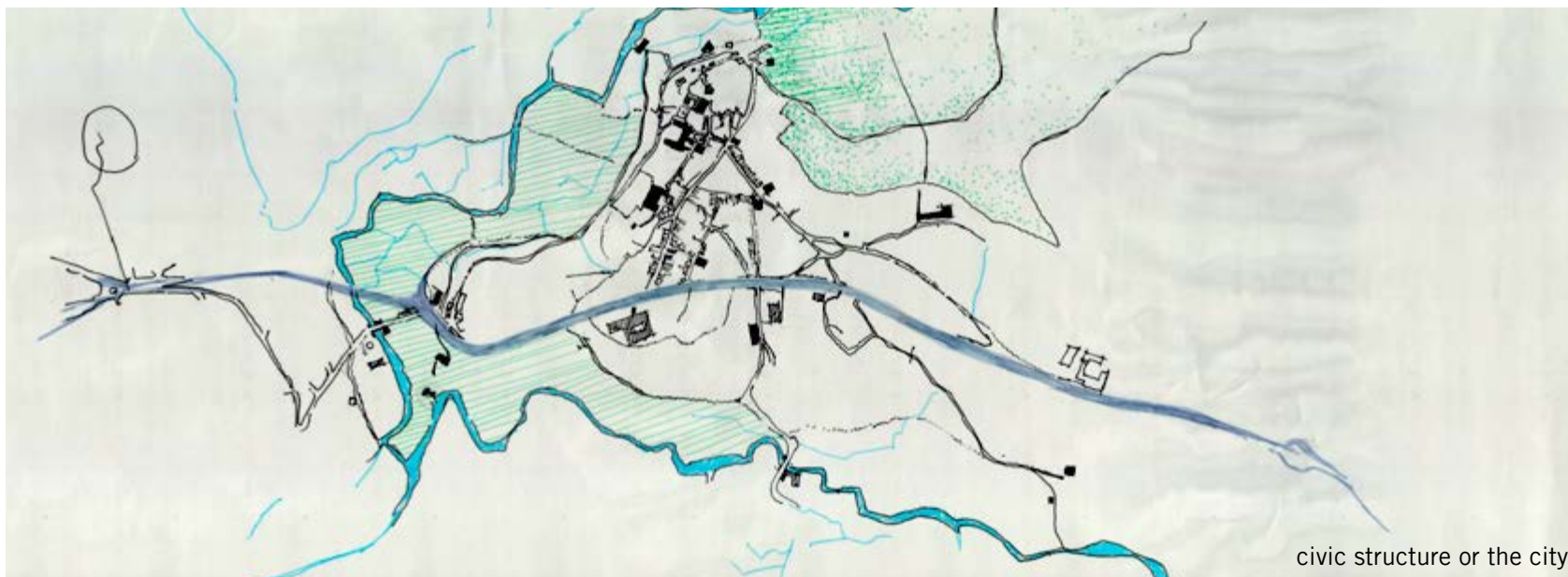
The Old City of Zgharta needs very specific regulations in order to enhance its unique historical character. These would include guidelines for restoration, new construction, percentage of voids versus plain on elevations, use of material and colors, etc. In correlation with the above, regulations for buffer zones and determination of the precise boundaries of the Old city and the buffer zone. Additional regulations for the buffer zone would be also issued.



zoning diagram proposing new zoning to protect the old city's built heritage

Location	ZGHARTA OLD CITY	
Title	ZGHARTA OLD CITY NEW BUILDING REGULATION	
Background and objective	To protect through building and restoration regulations the Old Zgharta urban fabric and historical buildings. To delimitate the Old city boundaries and those of its buffer zone. Issuing decrees from Directorate General of Urbanism to implement the new regulations.	
Type of project and scope	Consulting studies for the new building code of Zgharta old city and its surroundings.	
Project formulation	Assessment, preliminary studies and detailed studies on the old city and its surrounding. Issuing guidelines for construction, restoration and new building code for the old city and its buffer zone.	
Responsible implementing stake-holders	Owner and implementing agency: The Municipality of Zgharta. The ministry of Public Works; Directorate General of Urbanism. The Ministry of Culture; Directorate General of Antiquities. Selection of an urban planner / conservation / landscape experts for the preparation of new building code and regulations.	
Institutional support	Supervision: Municipality / ministries	
Duration	One year	
Starting date	To be notified	
Summary of estimated project costs	Consulting : Assessments New building code / regulations: Issuing new decrees: 40,000 USD 25,000 USD 15,000 USD	
Tentative financing plan	Contract Preparation with MoPW: 80,000 USD	
Sector development performance	Legislation	
Outputs	Protection of the old urban fabric and the surrounding cultural landscape	
Expected benefits	Improvement the quality of the urban / architectural / natural environment of Zgharta	

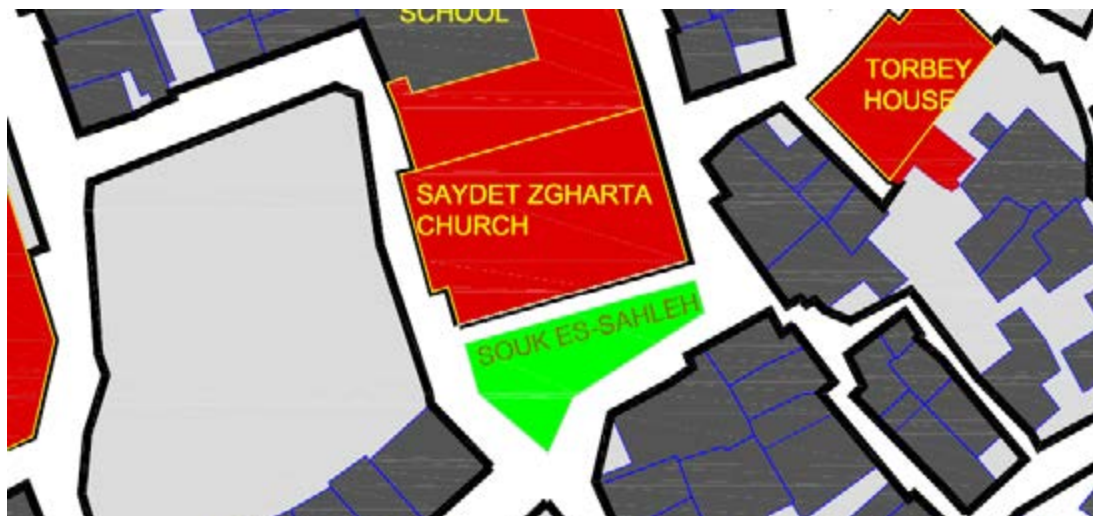




Location	ZGHARTA TO TRIPOLI						
Title	TRAIL FROM ZGHARTA TO TRIPOLI						
Background and objective	To create a trail linking Zgharta to surrounding heritage sites, To investigate the ancient fortification of Zgharta dating back to the early 16th century, To create links between the old city of Zgharta and the river downstream around the mills and historic hydraulic structures and To promote rural tourism						
Type of project and scope	Undertaking archaeological excavations; Restoring and securing of vernacular trails						
Project formulation	Restoration of vernacular trails; construction of small steel passages and handrails; signage. Archaeological excavation works; publication						
Responsible implementing stakeholders	<u>Owner and implementing agency:</u> The Municipality of Zgharta. The ministry of Water resources. The ministry of Culture - DGA. Selection of a conservation architect for the preparation of T. Documents						
Institutional support	<u>Supervision:</u> Municipality represented by its local agent. Ministry of Culture						
Duration	Two years						
Starting date	To be notified						
Summary of estimated project costs	<p>(Trail rehabilitation B1 towards Tripoli (5000 lm;h=150m Down 1-</p> <table> <tr> <td>Vernacular riverside trails - 5000 lm:</td><td>100,000 USD</td></tr> <tr> <td>Archaeological Mission: L.S.</td><td>15,000 USD</td></tr> <tr> <td>Conservation architect for design and supervision:</td><td>10,000 USD</td></tr> </table>	Vernacular riverside trails - 5000 lm:	100,000 USD	Archaeological Mission: L.S.	15,000 USD	Conservation architect for design and supervision:	10,000 USD
Vernacular riverside trails - 5000 lm:	100,000 USD						
Archaeological Mission: L.S.	15,000 USD						
Conservation architect for design and supervision:	10,000 USD						
Tentative financing plan	<table> <tr> <td><u>Preparation of the Tender Documents:</u></td><td>10,000 USD</td></tr> <tr> <td><u>Archaeological Mission and trail to Ardeh:</u></td><td>30,000 USD</td></tr> <tr> <td><u>Execution of the trail project:</u></td><td>90,000 USD</td></tr> </table>	<u>Preparation of the Tender Documents:</u>	10,000 USD	<u>Archaeological Mission and trail to Ardeh:</u>	30,000 USD	<u>Execution of the trail project:</u>	90,000 USD
<u>Preparation of the Tender Documents:</u>	10,000 USD						
<u>Archaeological Mission and trail to Ardeh:</u>	30,000 USD						
<u>Execution of the trail project:</u>	90,000 USD						
Sector development performance	Mobility; Tourism, Social						
Outputs	Rehabilitated secular trail. Economy of tourism in the Caza						
Expected benefits	Improvement of pedestrian mobility between caza villages and Tripoli. Development of rural tourism						

## B- Trail between Zgharta, Ardeh and Tripoli

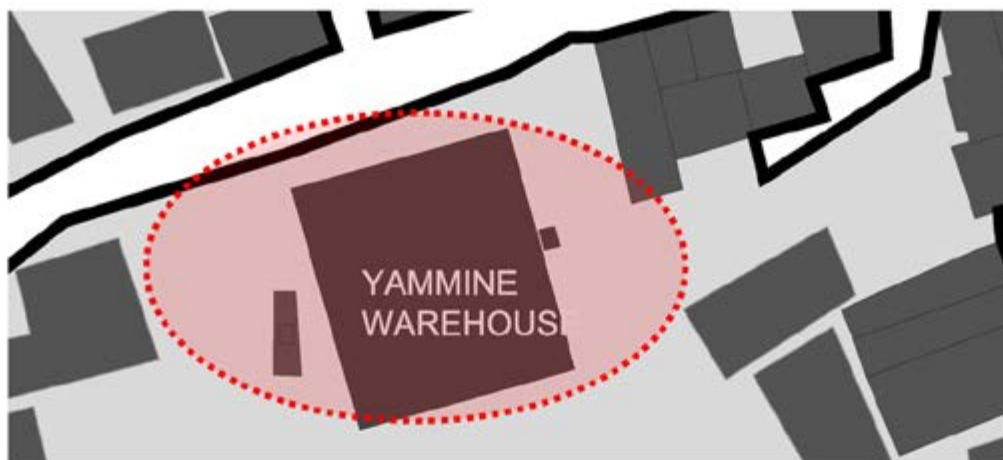
The trail linking heritage sites one to the other in Zgharta Zawayeh caza would put Zgharta on the heritage map as tourism destination. It recalls the history of Zgharta as one of the station on the ancient road linking the high mountain to the antique city of Tripoli. On the other hand, the Bronze Age site of Ardeh that faces Zgharta to the north would improve the importance of Zgharta as a historical destination in north Lebanon



## D- Ephemeral weekly market in the souks

The ephemeral weekly market would be located in the Saydeh area around the church. Some soft and light structures would be installed to house temporary bi-weekly market for local agriculture, traditional process of food making.

Location	ZGHARTA - OLD TOWN	
Title	SOUK ES-SAHLEH	
Background and objective	Create an activity relevant with the socio-economic environment, To promote local agriculture production and traditional processing of food, To encourage organic agriculture and gastronomic industry, To promote the kitchen of Zgharta as a typical unique kitchen in the area	
Type of project and scope	Retail. Leisure. Service	
Project formulation	Preparation a public space adequate to house the souk stalls. Fabrication of stalls and signage. Management of the temporary market	
Responsible implementing stakeholders	<u>Owner and implementing agency:</u> The Zgharta-Ehden Municipality. The farmers cooperatives. A steering committee within municipality	
Institutional support	<u>Supervision:</u> Municipality represented by its local agent	
Duration	Three months	
Starting date	To be notified	
Summary of estimated project costs	<u>(Es-Saha rehabilitation (200m2 1-</u> Infrastructure installation: 5,000 USD Stalls fabrication (50 ml): 10,000 USD Management operation: 3,000 USD	
Tentative financing plan	<u>Preparation studies:</u> 2,000 USD <u>Execution of the project:</u> 16,000 USD	
Sector development performance	Agriculture; Culinary Heritage; Social	
Outputs	Economic and cultural revival of traditional Zgharta kitchen	
Expected benefits	Improvement of economy in the mobility between village and the valley. Development of religious tourism in the village and the valley	



Location	(Yammine Hangar Existing Structure (AS PER MAP		
Title	ZGHARTA ARTISAN HUB		
Background and objective	Like many traditions, Zgharta handcrafts started fading due to civil issues and war, and consequently lost its social and economic benefit. The objective is to promote this dying heritage and cultural practices that produces garments and local products. These are essential to preserve the activities that in return empower local market economy and women		
Type of project and scope	Retail, local Production, Cultural Heritage Preservation, creating job opportunities		
Project formulation	Creating workshop and expertise consultation to preserve and produce		
Responsible implementing stakeholders	<u>Owner and implementing agency:</u> Zgharta-Ehden Municipality. Civil community, women led initiatives, crafts associations, design activists		
Institutional support	<u>Supervision:</u> Chamber of commerce, Municipality, NGOs		
Duration	Six months		
Starting date	To be notified		
Summary of estimated project costs	<u>(Hangar rehabilitation (400m<sup>2</sup> 1-</u> Rehabilitation: 190,000 USD Program Management: 10,000 USD Conservation architect for design and supervision: 10,000 USD		
Tentative financing plan	<u>Preparation of the Tender Documents:</u> 20, 000 USD <u>Execution of the project:</u> 210, 000 USD		
Sector development performance	Cultural Heritage, Economic, Industrial, labor		
Outputs	New job opportunities, preserved traditional handcrafts, etc		

## H- The Yammine Hangar

The Yammine hangar is an amazing industrial heritage building located in the heart of the old city. It is a large span building for some kind of industrial production in the late 1960'. It is located along a street where many handcrafts boutiques are located (tailors, printing press, etc.). The aim is to initiate the creation of "Artisans" cluster around an incubator housed in the Yammine Hangar. The incubator would help young start-ups to create and to market their own handcraft products



These project documents can be processed starting from the table presented in page 68. However, if the starting point can be summarized with the above project documents, any development of these projects should emphasize on some critical aspects in order to have the maximum chances to get funds from developing agencies.

These critical aspects to be developed in an exhaustive project document are:

1- How the project implementation would contribute to the UN 2030 Agenda and Sustainable Development Goals?

2- Why this project is needed?

3- How is gender equality addressed in the approach?

4- How will the project contribute to change in the long term? How will it contribute to changing people's lives?

5- As implementation Strategy, how will the project outcomes be achieved? Clearly describe the overall strategic approach to be followed.

6- Give an overall view of the project duration and timeline.



The cultural trail between Zgharta's main street and Rachiine river, passing by the old Souk



a study of the different cultural characters and typologies in Zgharta

7- Explain who are the project stakeholders, beneficiaries and key partners; finally explain who the final owner is.

8- Give a short risk analysis with the relevant mitigation measures.

9-From a management perspective, who will be in charge of carrying out the various project activities?

10- How and by whom will the performance of the project be monitored (direct and indirect effects)? How to involve the various stakeholders in this monitoring task?

11- What kind of evaluation is foreseen? When and how the evaluation takes place?

12- How will the proposed project contribute to raising visibility of the donor?

The project document should address the above aspects.

It should also be illustrated with relevant figures / photos / diagrams.

It should however be the most concise possible and include an executive summary of not more than one page.



## 1. Understanding Zgharta's Landscape and Ecology

In order to understand Zgharta's ecology, it was important to look at the different elements that define the term. Today ecology is no longer regarded as a purely scientific notion relying simply on the biotic communities which it entails. The word has developed a more complex definition looking at holistic social-ecological systems.

Basic maps and data were collected however with the limited resources relating to the topic, identifying landscape and ecological value relied heavily on people's narratives, their understanding of nature and ecology and their relationship to them.

### A. IDENTIFYING THE ECOLOGICAL LAYERS

Based on GIS data, site visits and interviews the main ecological layers of the town were identified as such:

**Zgharta's natural areas include dense forests** (mainly fir, oak, pine and mixed forests), grasslands and shrublands

**An important riparian landscape** crosses the town

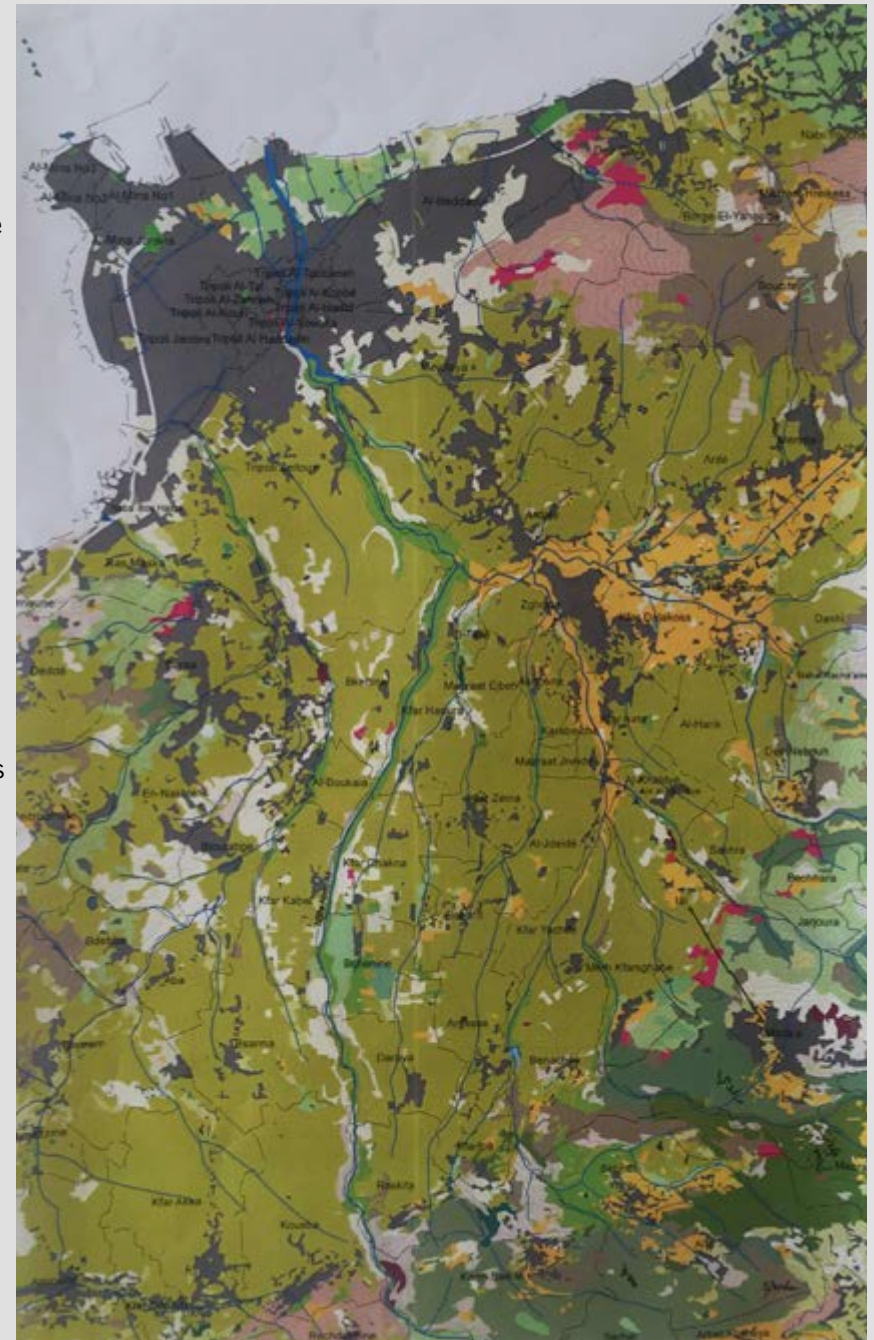
**Agricultural areas are intensive**, relying mainly on olive plantation as well as citrus and deciduous fruit tree plantation.

### B. UNDERSTANDING PEOPLE'S PERCEPTION OF NATURE AND ECOLOGY

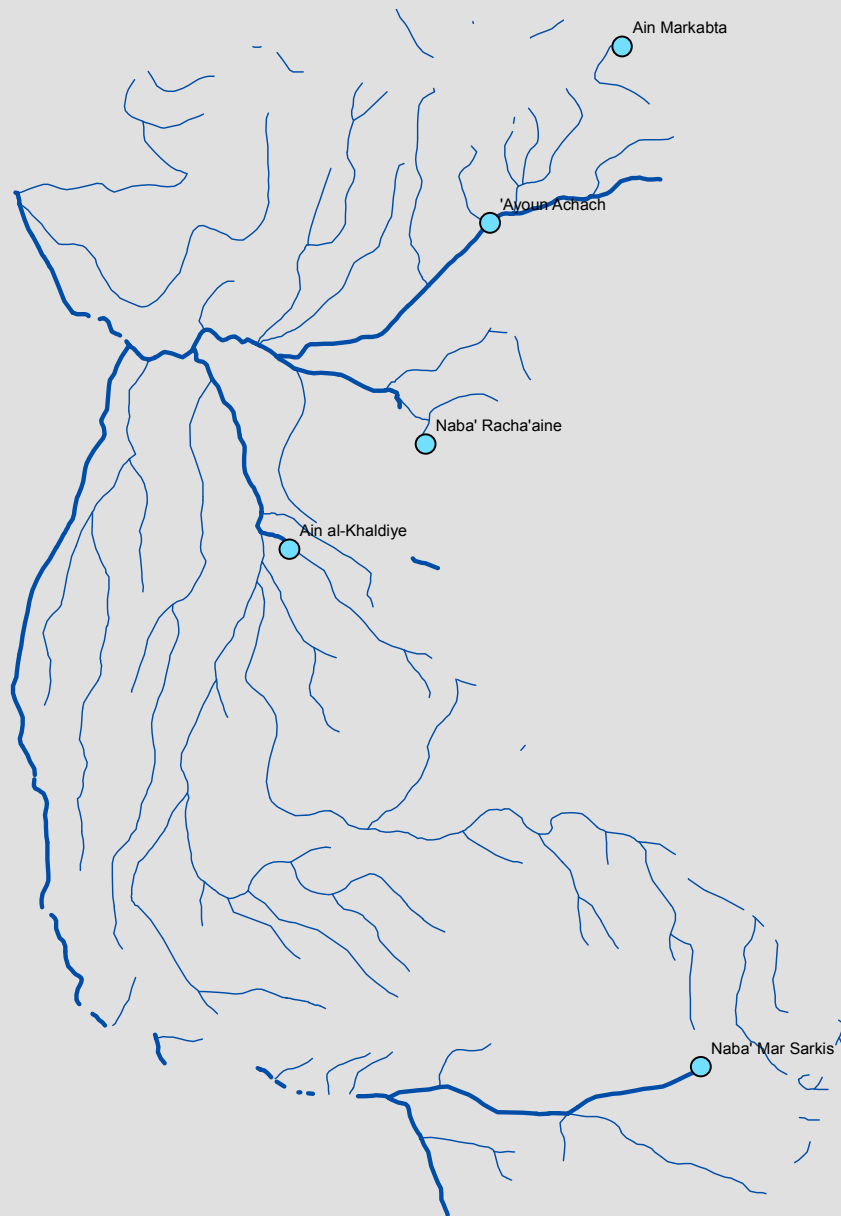
It was as important to understand how people understood and related to their landscape. Based on our interview with local residents we found common themes in their interpretation of landscape and ecology in Zgharta.

Below are notions that were present in people's perception of their landscape and ecology:

**Green spaces around and at the edge of the city.** This notion proved interesting and a bit problematic as that meant that residents did not see green spaces as part of their town but external to it, disconnected from it, and therefore had limited immediate connection to it.







**Olive agricultural fields.** The productive aspect of the landscape meant that it was an important part of the town's economy and livelihood.

**Horsh Ehden Natural Reserve.** This seemed to be the only landscape entity that residents closely interacted with and highly valued.

**Absence of the River in people's perception of the town's landscape.** It seemed that residents often did not view the river as part of the town. They often forgot about its presence and did not give importance to it as a landscape element. When prompted, they would narrate clear childhood memories relating to the river however that connection disappeared with time, highlighting the current disconnect with one of the most important ecological and cultural entities along which the town was built. The disconnect also minimizes residents' interest.

## 2. Defining Zgharta's Ecological Significance

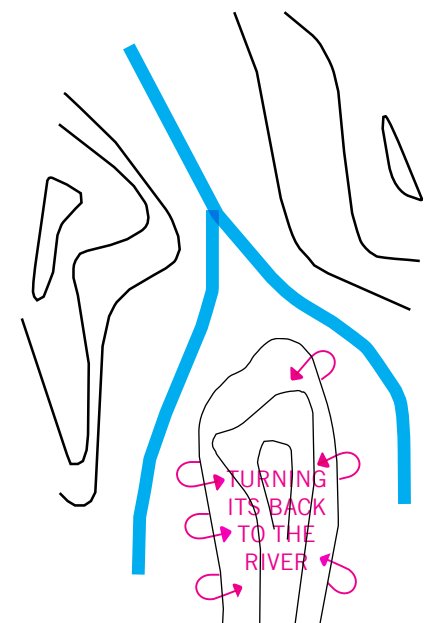
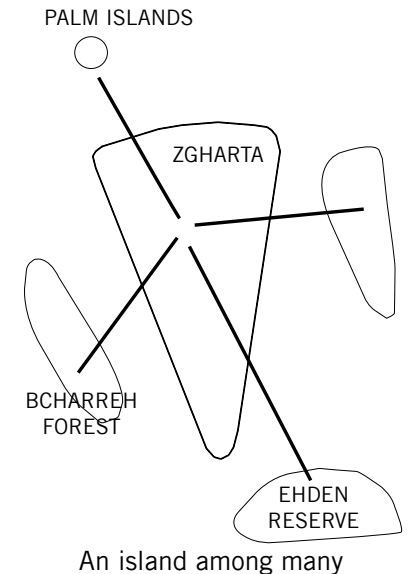
Zgharta's Ecology is significant both at the regional and the local scale, due to the following qualities.

**Home of Horsh Ehden Natural Reserve;** Zgharta Caza includes one of the most important reserves in Lebanon

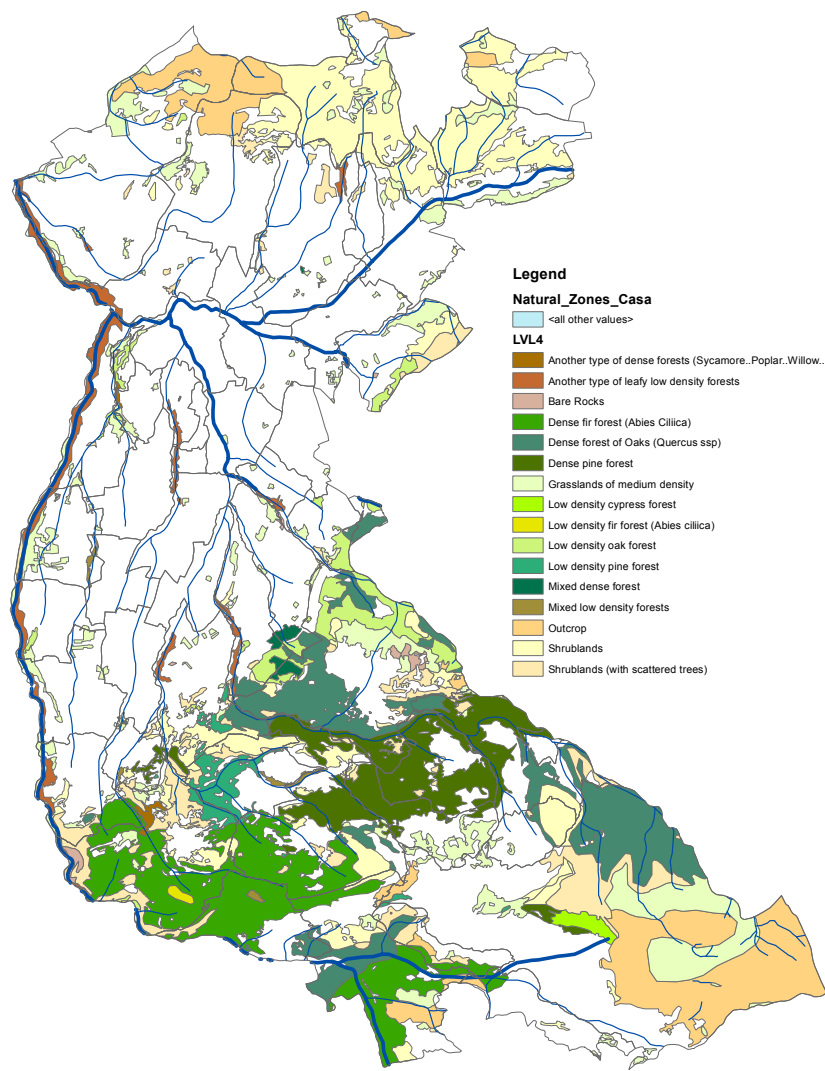
**Central location of the Caza.** Zgharta is surrounded by a series of natural areas and reserves including: Palm Islands Park and Nature Reserve along the Tripoli coast, Bcharre Cedar Reserve and Akkar and Donnieh natural protected areas and of course it's very own Horsh Ehden Natural Reserve. It thus serves as a connector linking different ecological patches through its landscape and riparian corridor

**Home to a significant riparian ecosystem.** The Rasheine and Jouite rivers run through Zgharta and are considered important habitats, water sources, landscape features as well as recreational areas. They remain mostly natural, in the sense that unlike other rivers in the area, these rivers have not been channelized. Nevertheless they are currently under threat due to urban expansion, pollution and erosion.

**Home to an important productive landscape,** including olive and citrus plantations.

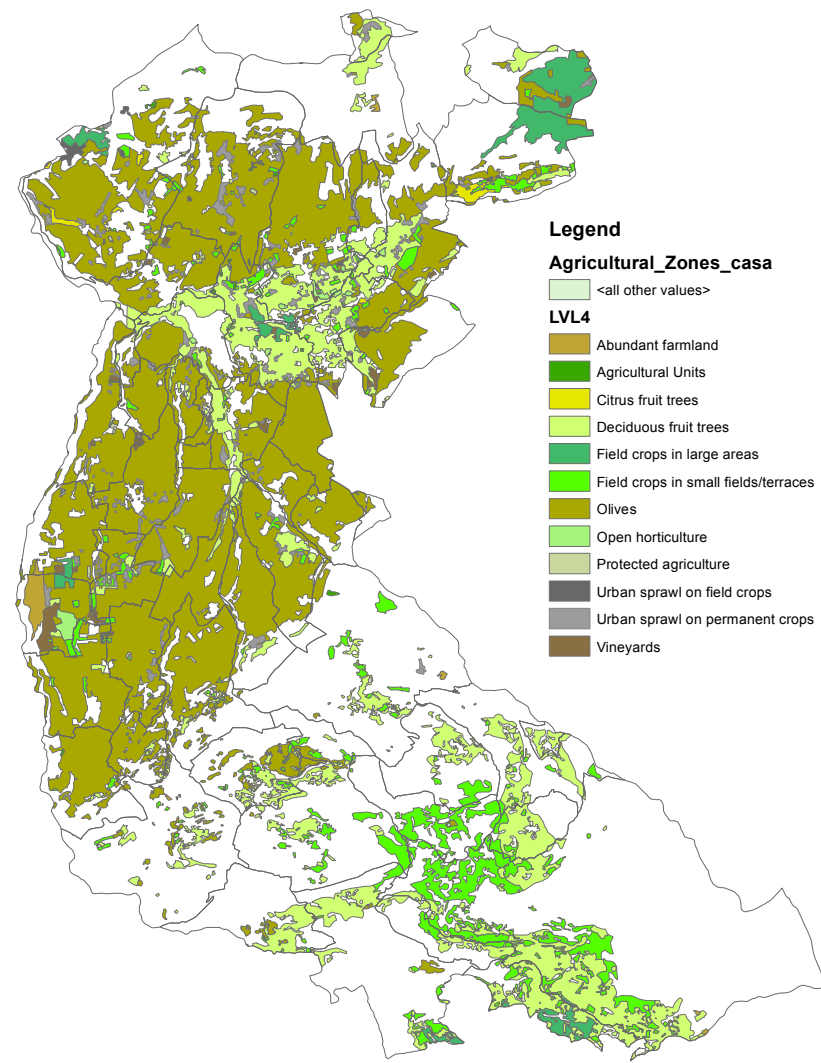


River as Separator



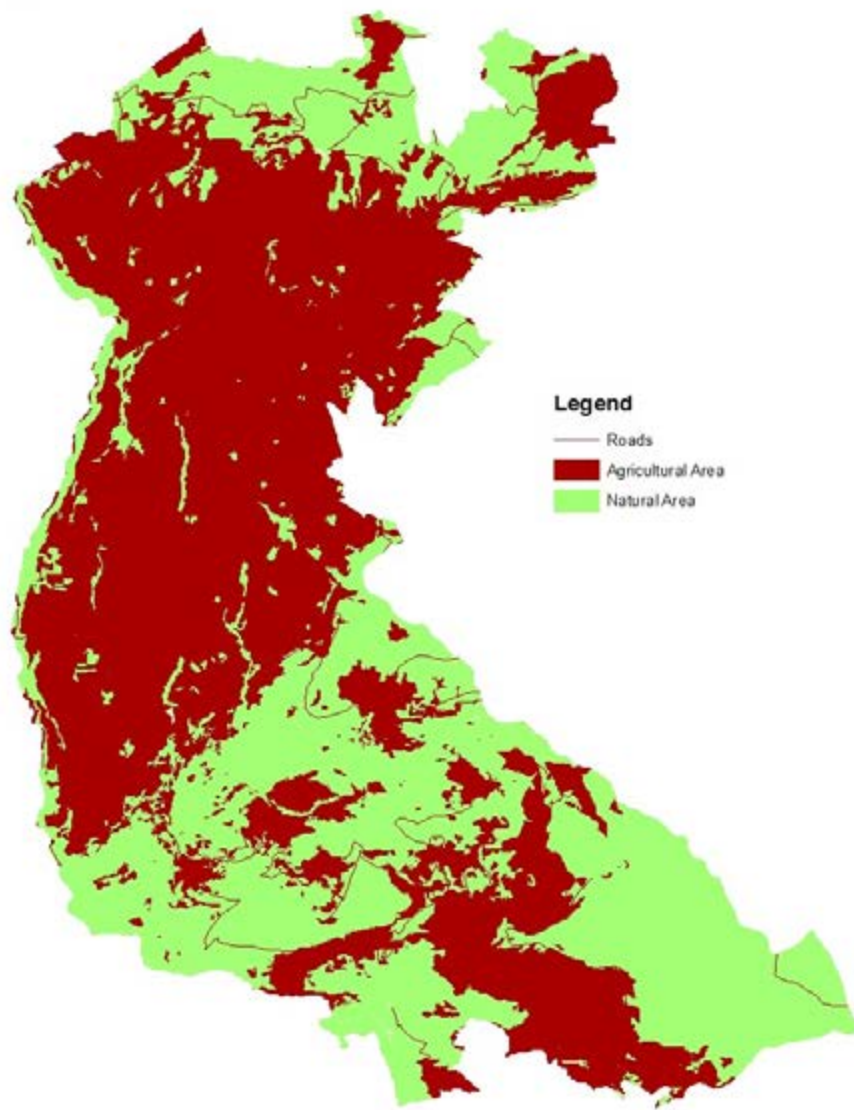
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Caza Zgharta natural areas



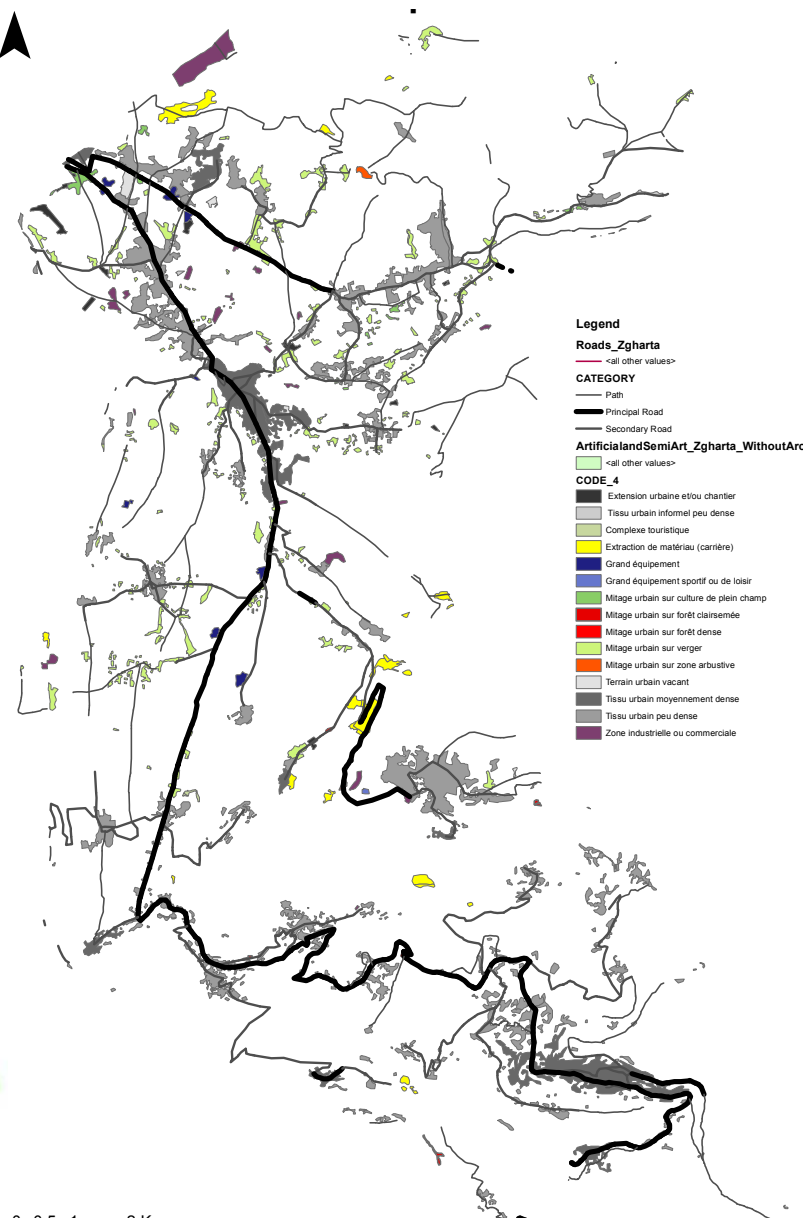
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Caza Zgharta agricultural areas



### Legend

- Roads
- Agricultural Area
- Natural Area



### Legend

#### Roads\_Zgharta

<all other values>

#### CATEGORY

- Path
- Principal Road
- Secondary Road

#### ArtificialLandSemiArt\_Zgharta\_WithoutArch

<all other values>

#### CODE 4

- Extension urbaine étou chantier
- Tissu urbain informel peu dense
- Complexe touristique
- Extraction de matériau (carière)
- Grand équipement
- Grand équipement sportif ou de loisir
- Mitage urbain sur culture de plein champ
- Mitage urbain sur forêt clairsemée
- Mitage urbain sur forêt dense
- Mitage urbain sur verger
- Mitage urbain sur zone arbustive
- Terrain urbain vacant
- Tissu urbain moyennement dense
- Tissu urbain peu dense
- Zone industrielle ou commerciale

0 0.5 1 2 Km

Caza Zgharta natural and disturbed areas

0 0.5 1 2 Km

Caza Zgharta urban expansion



### 3. A Regional Strategy

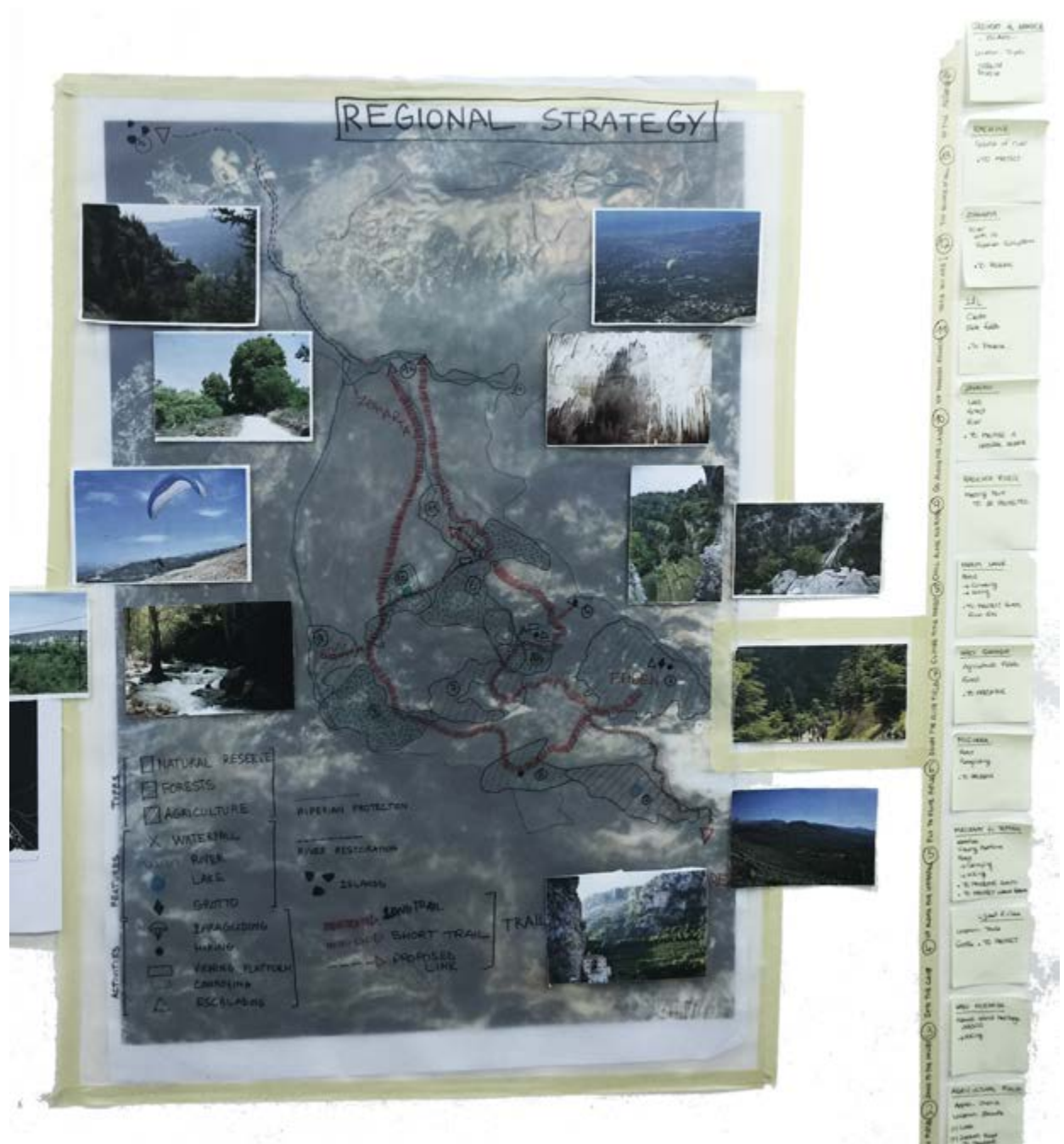
was proposed in order to highlight, enhance and protect the regional ecology as well as put Zgharta on the ecological map of the region. The strategy includes the following steps:

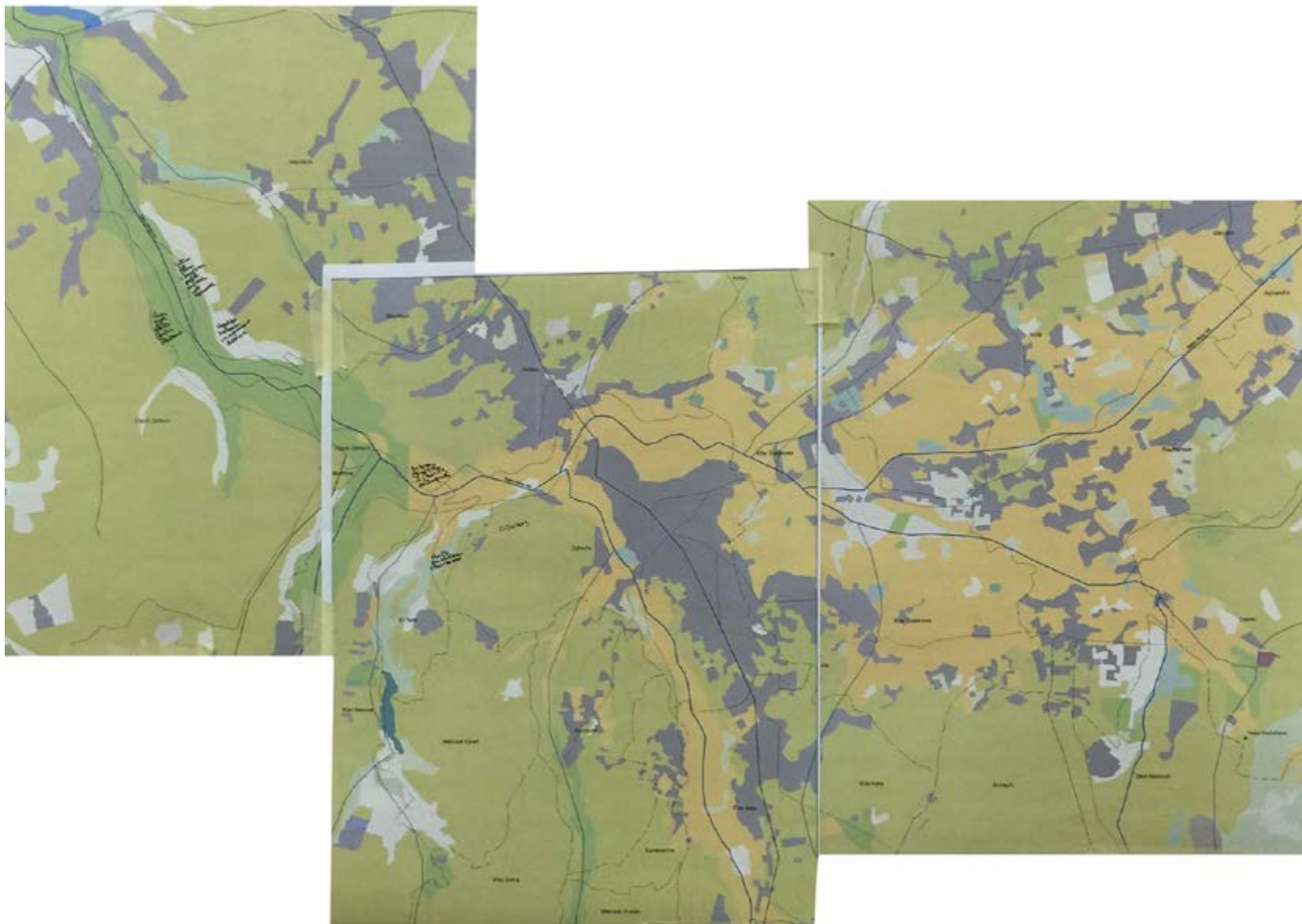
1. Identifying and preserving important ecological patches
2. Highlighting and connecting the patches
3. Introducing the notion of trails to enhance awareness, exposure and interaction with the regional landscape

## Connecting the Caza

The main aim of the strategy is Connecting the Caza: This will take shape by first better connecting Zgharta to Ehden, second making Zgharta the main connector between Tripoli and Ehden, two of the largest destinations in the north, and third reinforcing Zgharta's connection to the Lebanese Mountain Trail (LMT) which is a main attractor of local and international tourists as well as nature lovers.

By creating an alternative path/ trail from Ehden to Zgharta to promote landscape as a resource and raise awareness of its value and diversity, we will be highlighting the role of the casa from an ecological as well as cultural point of view. The trail has the potential of





becoming a main journey for the famous event of Eid El Saideh where visitors walk the mountain trail by foot, from Ehden to Zgharta, giving them the chance to experience a number of alternative routes and expanding their journey and stay. The path will link the valuable landscapes mapped according to their ecological and cultural value. (Agricultural fields, forests, hiking trails, scenic view, waterfalls, The aim is to connect the people with their ecology. Areas to be preserved, protected, highlighted, visited, etc.

### Rivers as Connectors

At the regional scale, the rivers play an important role as connectors of the different altitudes and ecologies that exist in the Caza through the continuous riparian landscape. The first idea was to interconnect the different zones with interesting natural features that exist along the road that links Ehden to Zgharta through 2 main hiking trails: The first trail would start from Horsh Ehden, to Mazraat el Toffah, down the “Wadi Qaraqir”, laal castle, then to the Rachiine river. The second trail would go from B’oufa in Ehden down to the Qadisha valley then to Karmsaddeh, down to the olive plains to Zgharta. Other short trails connect these two together and to other areas.



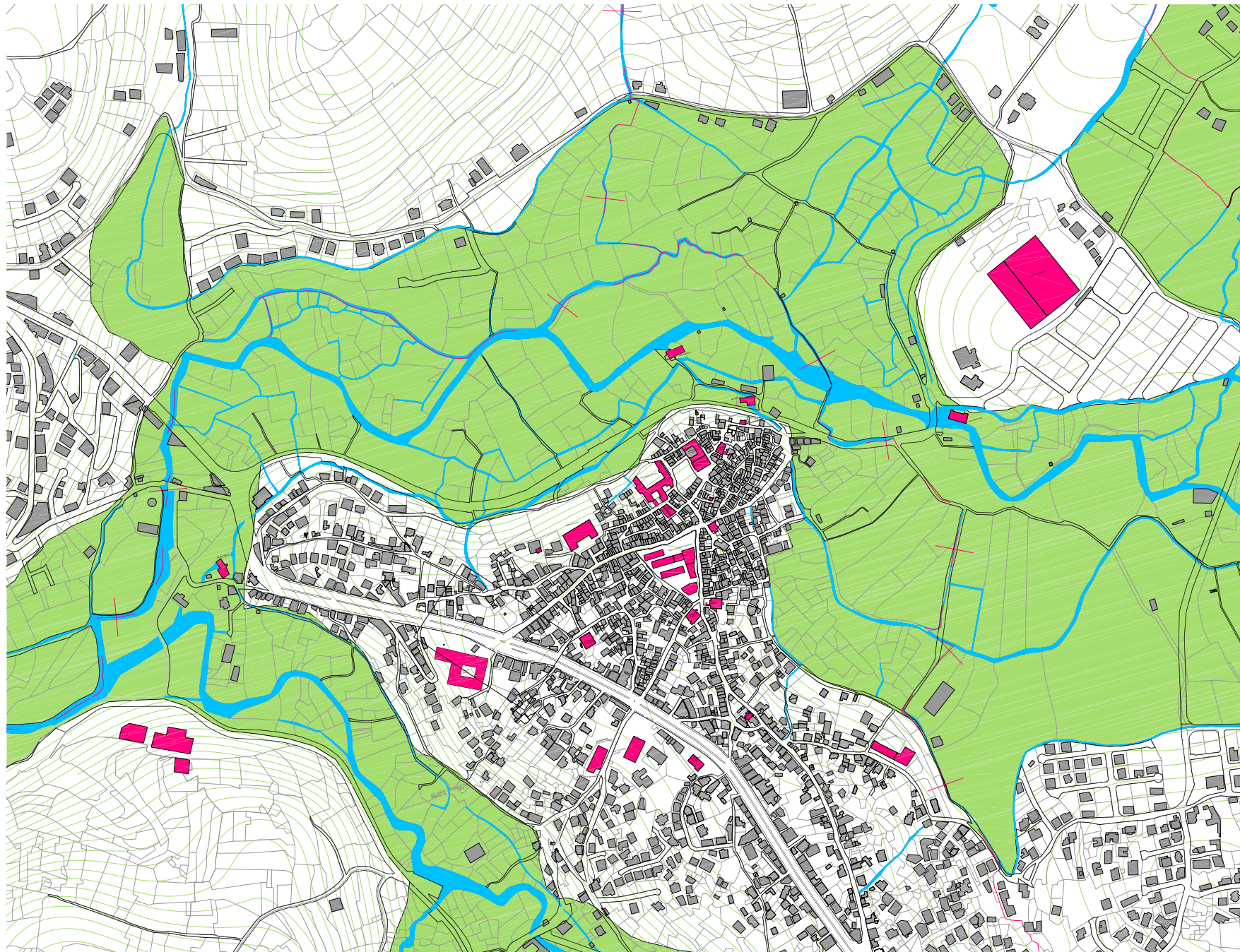
## 4. A Local Strategy

was also proposed with a focus on Rivers. The river related strategy will allow us to look at the river as a connector rather than as an edge or divider within the town. The river has a potential to become a powerful ecological, public and cultural space that will bring a lot of attention to Zgharta. With the understanding that rivers are currently one of Zgharta's most important yet neglected and threatened natural resources and habitat, it was important to think of the River as a:

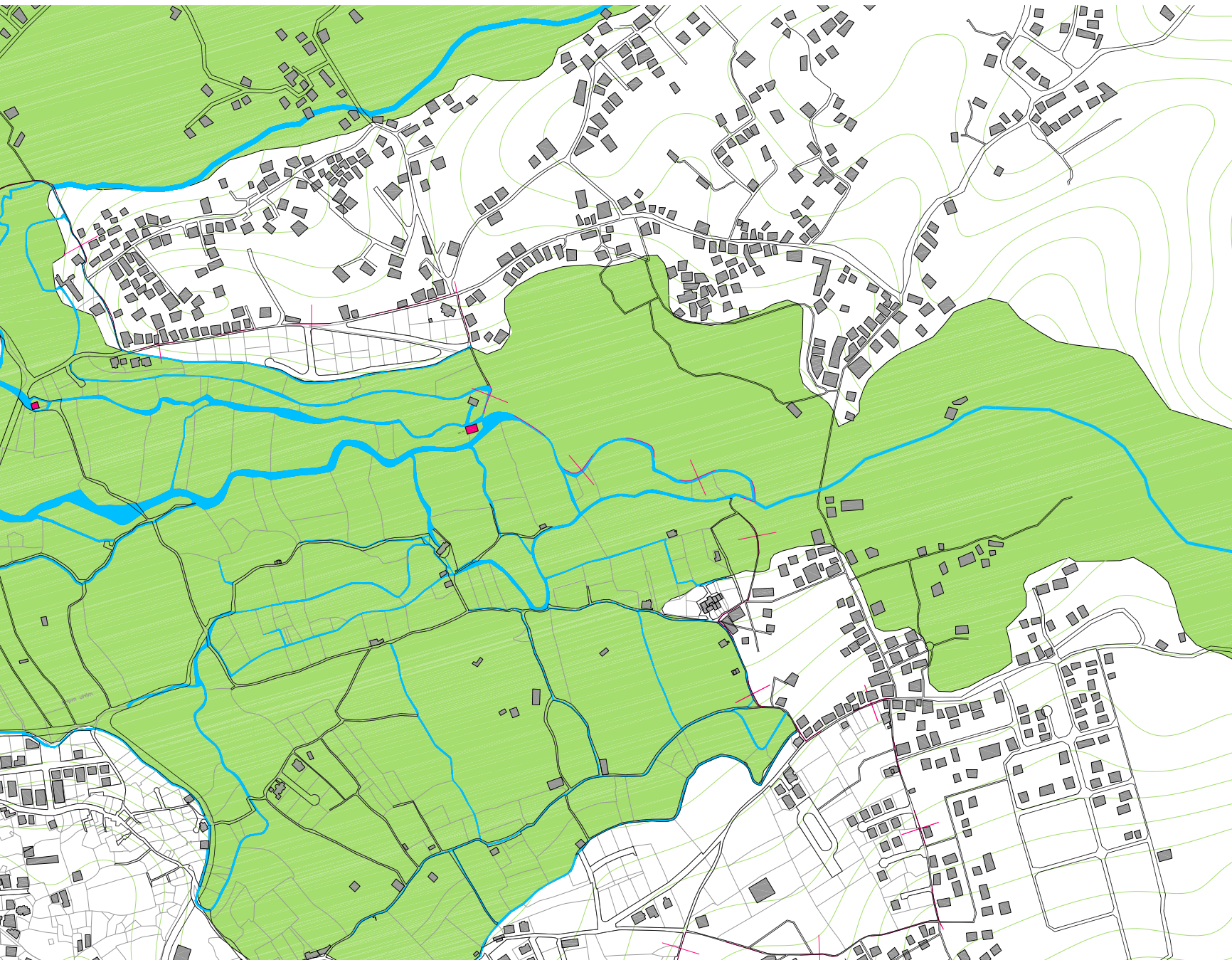
### Source of clean water

River pollution has different sources: Households and anthropogenic pollution coming from the city, factories/ restaurants / commercial activities adjacent to river, and the agricultural pollution. We can intercept the majority of such pollutants from reaching the rivers through a network of constructed wetlands in 4 zones around the rivers based on topography and water flows as well as basic regulations to minimize dump of chemicals and other such pollutants into the water.

The protection of the several springs in the Casa is also crucial in such strategy.







### **Strong riparian ecosystem**

The clean water will allow the riparian ecosystem to thrive. A protection of the riparian zone and river banks by following clear setback limits from the river and streams as well as controlling activities taking place in the critical area is suggested.

### **Social, Cultural & Recreational space**

There is a strong cultural and historical significance for the river in the history of Zgharta. Some of the most important historical monuments and economic activities happened along the river, including mills, historical buildings, agricultural production, gathering spaces, picnic areas and restaurants, water related activities, etc. The aim is to make sure the town redirects itself towards the river in order to allow it to regain its role as a social and cultural space.

the Rachiine river from its source to its meeting point with Jout river

## Sustainable Infrastructure

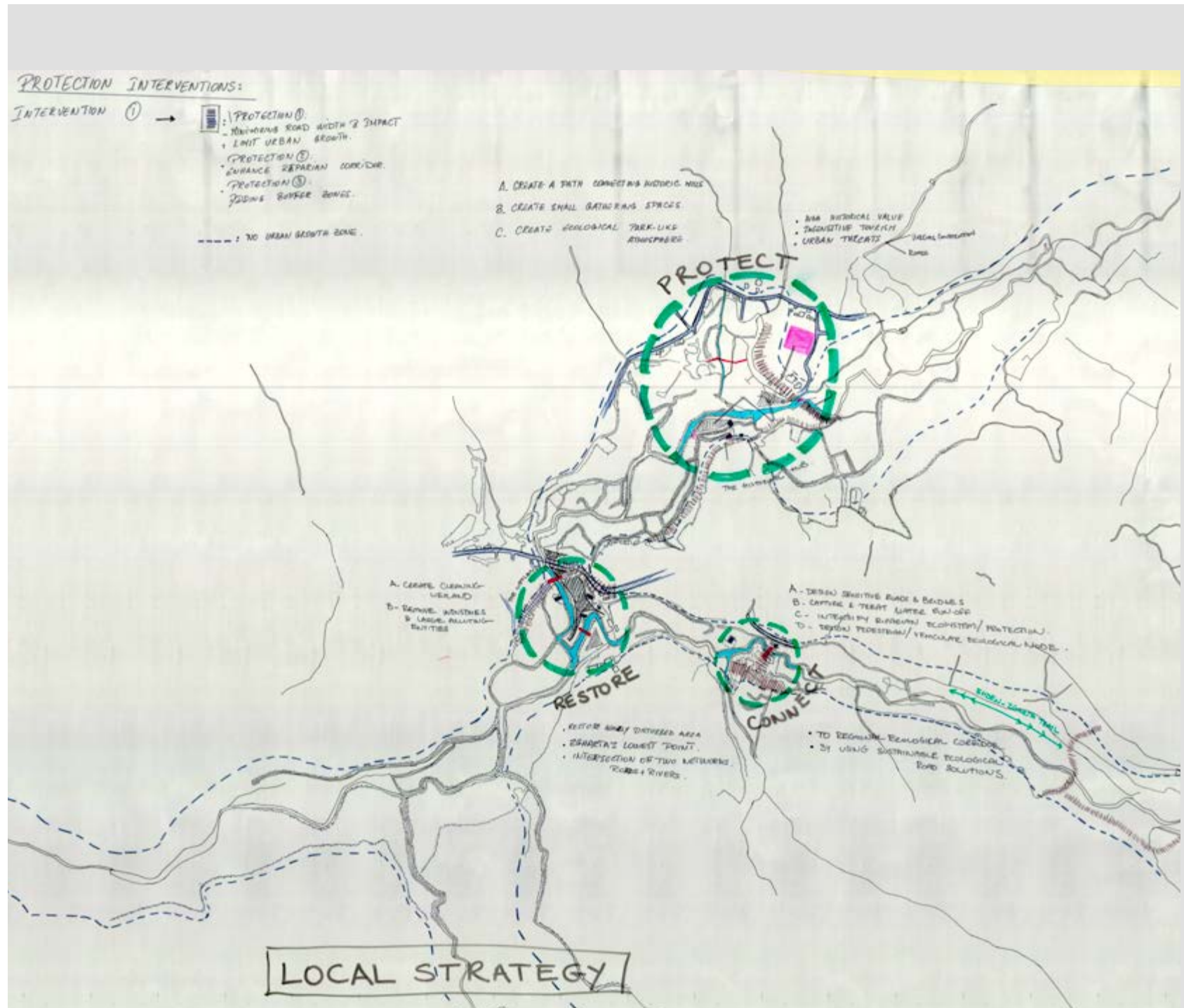
Current and future planned roads are located at the edge of the river causing high stress on the riparian ecosystem as they bring with them urban expansion, pollution and erosion. In this area, the aim is therefore to:

1. Design and build ecologically sensitive roads and bridges that minimize impact on the habitat
2. Design roads that are pedestrian friendly to encourage different modes of commute and transportation beyond the vehicular
3. Limit urbanization along the road especially in critical areas within the riparian habits
4. Capture and treat water runoff along the road
5. Create stronger buffers in order to protect ecological corridor and intensify riparian habitat

The local strategy identified 3 crucial areas in the town based on their conditions in relation to the river and the city. A theme was associated with each of these areas;

Connect  
Restore and  
Protect,

which tackled their main issues and concerns within the overall strategy.







**Connect.** The first area (connect) is at the “Jouit” river that comes from Ehden and that we considered as the continuity of the Ehden Zgharta trail. This is where this trail connects to the city. In this area, roads and bridges should be designed and executed with sensitivity towards this ecological corridor, we should capture and treat water runoff and intensify the riparian ecosystem.

**Restore.** The second area is at the intersection of the two rivers. It is located at the lowest point in Zgharta, where a considerable volume of water - and the pollution that comes with it - is collected. Here we are suggesting that this area becomes a big wetland, a large body of water that collects the rain water coming from the surrounding urban fabric, cleans it before going to the river.

**Protect.** The third area is very interesting ecologically but also culturally. It sits at the edge of the old city, has several - very old - mills with a network connecting them, the Mar Sarkis Monastery and the football stadium. We are proposing that this area be developed as a leisure / park area that people can visit and have outdoor activities.



Deriving from the work done in «Rethinking Zgharta» and the valuable input by the participants, speakers and guest experts, we present here strategies that aim to kick start development in the region through two complementary processes :

**A- pilot projects that will lead the completion of the bigger scale plans and projects.**

**B- organisms that will lobby and manage specific goals & projects in cooperation with national and local institutions, ngos, and local community.**

## **A- Projects**

### **A-1 Short term**

#### **From the «Tall» to the mills**

*Reconnect Zgharta to the old town and the river in order to revive both the old fabric and the river.*

#### **Parking to improve access and revive the old town**

*Create an outdoor multistory car park on the waqf lands under badra school that are accessed directly from outside and are linked to the old town.*

#### **Give life back to Rachiine river**

*Start by re-canalizing the sewage around the river and creating a pedestrian passage on top. In parallel, create local treatment plants to clean water before accessing the canal.*

#### **Transform Zgharta boulevard**

*Transform Zgharta from a linear boulevard/parking to an urban center where pedestrians and greenery prevail and parking lots are a must.*

### **A-2 Long term**

#### **The river as park and touristic attraction**

*Encourage the creation of touristic attractions around the river that link to the river and mills pedestrian passage. Revive the «merdashiyeh» by improving its accessibility, like the creation of parking next to it.*

### **Build an authentic agro-industrial identity for Zgharta**

*Create a zone for agro-industry and encourage entrepreneurs to invest in local good quality agro-industry based on the existing agricultures and practices.*

### **Zgharta as agro-tourism destination**

*Encourage the creation of local bed and breakfasts and agro-expositions around the caza and brand the old town as a center for agro-shops and local cuisine.*

### **Continue and connect the planned bypasses and propose transversals to connect to main artery**

### **Densify the neighborhoods**

*Engage in a city-scale lot re-arrangement and link the road infrastructure in impasses to allow for a densification of these neighborhoods, in order to minimize urban sprawl and encourage agricultural land preservation.*

### **B- Local management**

**Create several organisms that will implement the different projects and initiatives resulting from the city strategy's goals.**

**They will present their work and answer to the local administrations (municipalities, politicians), present project proposals for local, national and international donors and follow up with NGOs on the adaptation/ evolution of projects with the community's needs.**

### **The infrastructure council**

*This council will lobby for large scale infrastructural projects needed for the revitalization of Zgharta with national agencies responsible of planning and implementation:*

*The Arab Highway and regional bypasses, WasteWater Network and Treatment plants for the city, High speed Internet Infrastructure among others...*

### **The green council.**

*This council has 2 main objectives :*

- Put a plan for upgrading agriculture in the region to become environmentally friendly, and to meet local and international standards needed for agro-industry trade agreements.*
- Put a plan to valorize ecological assets by promoting eco-tourism and green space preservation.*

### **The tourism and culture council**

*This council has 2 main objectives :*

- Preserve and promote the architectural and historical heritage of Zgharta and the caza, oversee the restoration of the old town and the old mills*
- Promote agro-tourism by creating yearly agro festivals and encouraging the creation of b&b etc...*

### **The agro-industry council**

*This council will study the needs of the creation of an agro-industrial hub and should bring together the investors, the entrepreneurs and the farmers to create a regional brand.*

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برعاية جمعية ALPAD و نقابة المهندسين في طرابلس  
و دعم بلدية زغرتا- اهدن و الجامعة الانطونية

وفي اطار

تصوّر جديد لمدينة  
**زغرتا**  
استراتيجيات لاجل مستقبل متكامل  
٢٣، ٢٤ و ٢٥ حزيران ٢٠١٦  
الجامعة الانطونية، زغرتا

**RETHINKING ZGHARTA**  
Strategies for an Integrated Future  
23, 24, and 25th June 2016  
Antonine University, Zgharta

تتشرف

**platau** و **ZGHARTA FORWARD**  
platform for architecture and urbanism

بدعوتكم إلى ورشة عمل

**الزراعة البديلة والذكية SMART FARMING**  
GEORGE YAGHI- AGROFOOD CONSULTANT  
WASSIM SHAHIN - ECONOMIST, KAFALAT  
MARC BEYROUTHI- AGRICULTURAL ENGINEER  
LEBANESE AGRICULTURE RESEARCH INSTITUTE

الجمعة ٢٤ حزيران  
الساعة ٤,٣٠ بعد الظهر  
الدعوة عامة ومجانية

**platau** platform for architecture and urbanism  
**ZGHARTA FORWARD**  
نقابة المهندسين في طرابلس - لبنان  
ORDER OF ENGINEERS AND ARCHITECTS IN TRIPOLI - LEBANON  
بلدية زغرتا اهدن  
ZGHARTA EHDEN MUNICIPALITY  
Université Antonine



# RETHINKING ZGHARTA

## Strategies for an Integrated Future

### Call for Applications

**Organizers**  
platau: platform for architecture and urbanism  
and Zgharta Forward NGO  
with the support of:  
Zgharta Municipality  
Order of Engineers and Architects in Tripoli  
Antonine University, Zgharta

**Location**  
Antonine University, Zgharta

Situated at the confluence of two rivers, Rachine and Jouit, the town of Zgharta evolved since the 16th century as an agrarian town surrounded by olive and orange groves. Initially starting by the rivers, Zgharta's urban development focused later on the crest of the rivers' hills, branching out from a main street that extends out to Ehdén and Koura district from one side and Tripoli from another side. Trapped in its linearity, the contemporary town has distanced itself from its rivers, in a fragmented physical structure and a poor accessibility between its different neighborhoods.

With a lack of direct connection to the Coast, Zgharta and its Caza have always felt confined behind Tripoli, the second biggest city in Lebanon. In such a context, Zgharta's social and physical structure became isolated by topography and social boundaries. Rather than reinforcing its shorter connection to the coast through Tripoli, its main access points and growth are currently in the south, escaping a demographic and urban sprawl coming from Tripoli and Donniyeh road. In the shadow of its sister town, Ehdén, Zgharta serves merely as a winter center for its citizens and the towns around it. Neither a village nor a city, the *raison d'être* for such an agglomeration always seems to be in question.

Yet with the diversity and richness of the agricultural fields and forests ranging from an altitude of 100 to 3000m, as well as the different river sceneries, from the coastal river of Rachine to the deep valleys of Jouit and Qadisha, the Caza offers a spectacular natural and historical background; and assets that Zgharta can build upon to promote itself as its center.

The workshop will brainstorm integrated directions for Zgharta's future, addressing the multiple environmental, social, and economic challenges facing the city, such as: Unplanned urban sprawl, threats to the environment, limited infrastructure, complex governance system...

How can Zgharta overcome its defensive history to become an open city on multiple levels to become the real center of its Caza?

How can we reinvent the role of the town to become an attractive and thriving city where people want to live and not merely spend winter season until they move back to their summer towns in the mountain?

How can we imagine an alternative future that integrates the town's natural and built environments?

The workshop will therefore consider Zgharta as:  
An accessible node that connects its inner parts in a pedestrian-friendly mobility  
A town that reinvents itself as a regional hub for agro-industries.  
A town that promotes its cultural heritage and landscape as part of its identity.  
A center that provides diversity, inclusivity and opportunity for its residents  
An agglomeration equipped with resource efficient infrastructures  
A citizen-centric town and governance which connects people to nature

Thursday, Friday and Saturday  
23, 24, and 25th June 2016

### How to apply

To apply, send an email to [rethinkingzgharta@gmail.com](mailto:rethinkingzgharta@gmail.com), with one single PDF document (file name: SURNAME\_first name) containing the following elements:  
(Resume (1 page))  
Work Sample (5 pages)  
Statement of interest (100 words) in which you explain your interest in participating in the workshop, relevant skills and experiences

Deadline for application: May 30, 2016  
Selected participants will be notified a week later.

organized by:

**platau**  
platform for architecture and urbanism

**ZGHARTA FORWARD**

main sponsor:



with the support of:



الجمعية المهنية للمهندسين في طرابلس - لبنان  
ORDER OF ENGINEERS AND ARCHITECTS  
IN TRIPOLI - LEBANON

Université Antonine

# تصوّر جديد لمدينة زغرتا

## استراتيجيات لأجل مستقبل متكامل

٢٤، ٢٥ و ٢٦ حزيران ٢٠١٦  
الجامعة الانطونية، زغرتا

الخميس  
٢٣ حزيران

٥.٠٠ مقدمة  
ZGHARTA FORWARD

٥.١٥ بحثاً عن زغرتا المفقودة  
أنطوان الدواهي

٥.٣٠ تصوّر جديد لزغرتا - برامج، توجّهات وأهداف  
PLATAU

٦.٣٠ أدوات وتكتيكات من تجارب محلية سابقة  
رائد زركاني، مخطط زركاني، بلدية زغرتا  
مؤيد زركاني، مخطّط عام، بلدية زغرتا  
P.D. PUBLIC INTEREST DESIGN - BADARO NEIGHBORHOOD INITIATIVE  
مختبر بوليس الدواهي، وسندرا فريم

٧.٣٠ معرض: زغرتا مدينة وطبيعة  
مشاركين: رستم حدادين

الجمعة  
٢٤ حزيران

١.٣٠ ورشة عمل: إقراة البديلة والدكية  
جورج باي، أستاذ في زغرتا  
واسم شاهين، برنامج كمالات  
مارك بركي، مهندس زركاني  
مصلحة أبحاث العلمية زركاني

٦.٣٠ تمويل النمو المدني  
لادن زركاني، برنامج كمالات، مؤسسة زركاني  
واسم شاهين، برنامج كمالات، كمالات لجامعة اللبنانية الأمريكية  
لديك باي، إدارة لخدمة المدينة، بلدية زغرتا  
مخيل الدواهي، لخدمة المدينة وحركة كركور في زغرتا  
بول الدواهي، أستاذ في زركاني، جامعة لادن  
مختبر بوليس الدواهي، وسندرا فريم

السبت  
٢٥ حزيران

١١.٠٠ توليد الكهرباء، على الطاقة الشمسية  
جيل كين

٦.٠٠ عرض عام  
أنطوان الدواهي، بلدية زغرتا، مؤيد زركاني، بلدية زغرتا

٧.٣٠ معرض وكوكبيل

الدعوة عامة ومجانبة

organized by:

**platau**  
platform for architecture and urbanism

**ZGHARTA FORWARD**



# RETHINKING ZGHARTA

## Strategies for an Integrated Future

23, 24, and 25th June 2016  
Antonine University, Zgharta

23 THURSDAY  
JUNE

5.00 INTRODUCTION  
ZGHARTA FORWARD

5.15 IN SEARCH OF LOST ZGHARTA  
ANTOINE DOUAHY

5.30 RETHINKING ZGHARTA: STRATEGIC GOALS  
PLATAU

6.30 PANEL: TOOLS & TACTICS FROM LOCAL PRECEDENTS  
RAIED ZARKANI - CONSTRUCTED WETLANDS / RAMHALA MUNICIPALITY  
APL - BADARO STRATEGIC PUBLIC SPACES / BYBLOS MUNICIPALITY  
P.D. PUBLIC INTEREST DESIGN - BADARO NEIGHBORHOOD INITIATIVE  
MODERATOR: BOULOS DOUAHY AND SANDRA FREM

7.30 EXHIBITION: ZGHARTA VILLE ET NATURE  
INTERDISCIPLINARY DRAWING COMPETITION & AWARDS

24 FRIDAY  
JUNE

4.30 PRACTICUM: SMART FARMING  
GEORGE BAY - AGROFOOD CONSULTANT  
WASSIM SHAHIN - ECONOMIST, KAFALAT PROGRAM (KAFALAT, LAU)  
MARC BERYOUD - AGRICULTURAL ENGINEER  
LARI - LEBANESE AGRICULTURE RESEARCH INSTITUTE

6.30 PANEL: FUNDING URBAN GROWTH  
NADINE BOUMHEIN - BALADI PROGRAM, REINE MOHAMED FOUNDATION  
WASSIM SHAHIN - KAFALAT PROGRAM  
NADIA BASSIL - MANAGING INTERNATIONAL FUNDING - BYBLOS MUNICIPALITY  
SHIMMEL DOUAHY - COMMUNITY DEVELOPMENT IN PIACICABA, BRAZIL  
PAUL DOUAHY - PUBLIC PRIVATE PARTNERSHIPS - UNIVERSITY OF BALAMAND  
MODERATOR: BOULOS DOUAHY AND SANDRA FREM

25 SATURDAY  
JUNE

11.00 SOLAR ENERGY POWER GENERATION  
JAMIL KIN

6.00 PUBLIC PRESENTATION  
CONNECTIVITY CULTURAL IDENTITY DIVERSITY RESOURCE EFFICIENCY LIABILITY

7.30 EXHIBITION & PUBLIC RECEPTION

ALL EVENTS ARE FREE AND OPEN TO THE PUBLIC

sponsors:



with the support of: