

# جرمانا

JARAMANA

REFUGEE CITY

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ETH Studio Basel Contemporary City Institute

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THE MIDDLE EAST STUDIO  
Wintersemester 2009

WITH SPECIAL THANKS TO:  
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Arch. Anas Mohamed, Damascus  
Kamel Doraï, IFPO, Damascus  
Franziska Laue, DED, Aleppo

جرمانا

JARAMANA  
REFUGEE CITY

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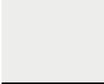
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**SCALE:** WORLD



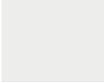
SYRIA



DAMASCUS



JARAMANA



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sun rise

صن رائز

sun rise

تأجير السيارات



فارس

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دمشق عكرضو  
تخصص في تصليح السيارات  
تجميع قطع الغيار  
تصليح المحرك والبنزين والديزل  
تصليح التروس والبرشامات  
تصليح المكابح والفرامل  
تصليح العجلات والسيارات  
تصليح التكييف والراديو  
تصليح البطارية والسيارات  
تصليح الكوابل والسيارات  
تصليح الكوابل والسيارات

مستور كاجو  
محل بيع وشراء الكاجو  
محل بيع وشراء الكاجو  
محل بيع وشراء الكاجو

بورصة الافندي  
محل بيع وشراء الكاجو  
محل بيع وشراء الكاجو  
محل بيع وشراء الكاجو

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# WHY?

## WHY JARAMANA?

### *Iraqi Refugees and their impact on the urban fabric of Damascus*

In the past four years, the number of Iraqis who have been displaced by violence, both within Iraq's borders and in neighboring countries, has increased drastically. Of the estimated two million Iraqis who have sought protection in neighboring countries, at least 1.2 million to 1.5 million are presently in Syria.

The Iraqis come primarily from urban areas and represent diverse sectarian backgrounds, including Sunni, Shi'a and Kurds as well as minority groups of Christians, Sabeen-Madeans and Palestinians.

The largest area of Iraqi concentration in Syria is in the greater Damascus urban area where they have established communities in specific neighborhoods, many of which have thriving businesses. They do not live in tented camps or collective centers, but like most Syrian urban dwellers, in apartments. Jaramana is one of these neighborhoods. Iraqis from all backgrounds live and work here.

There is no doubt that the recent change in the Syrian traditional generosity towards refugees is, first, due to the significant impact of the Iraqi presence on Syria's social services, economic infrastructures and the daily lives of many Syrian citizens. It is also due to the deteriorating situation in the region.

Jaramana is experiencing Iraqi as a catalizator for urban development. From an urbanistic point of view the new structures present in the city are of significant spatial relevance for the future evolution of new areas around Damascus.





## NEW SUBURB OF DAMASCUS

### JARAMANA

Jaramana is situated 8 kilometres from Damascus on the road to Damascus International Airport. It is a crowded, busy area with a downtown feel, organized along a broad main road, between two roundabouts that act as landmarks. It is full of movement and people and is particularly animated at night.



## PERIPHERAL CANCER VS NEW URBAN DEVELOPMENT

### NEW URBANISM

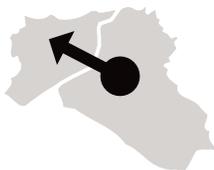
Jaramana has become a suburb of Damascus, offering new employment opportunities, residential space and some infrastructure for the Syrian population. Despite these positive effects it is often criticized and seen as a cancer of the city, forgetting the potential this area has.



## THE IRAQ WAR

### IRAQ CRISIS, GLOBAL ISSUES

The Iraq War is an ongoing military campaign which began on March 20, 2003, with the invasion of Iraq by a multinational force led by troops from the United States and the United Kingdom.



## SYRIA OPEN DOOR POLITIC

### EASY ENTRY REQUIREMENTS AND EDUCATION AND HEALTHCARE

Jaramana is situated 8 kilometres from Damascus on the road to Damascus International Airport. It is a crowded, busy area with a downtown feel, organized along a broad main road, between two roundabouts that act as landmarks. It is full of movement and people and is particularly animated at night.

00:15:14



00:15:14



00:15:13



00:15:15



00:15:12



00:15:16



00:15:11



00:15:17



00:15:12



00:15:18



00:15:13



00:15:19



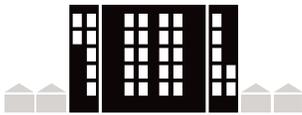
DRAFT Studio Basel



## REFUGEES IN SYRIA

*Urban population*

The Iraqis who have come to Syria in the past four years come primarily from urban areas and represent diverse sectarian backgrounds. In Damascus, no Iraqis live in tented camps or the so-called collective centers (converted public buildings).



## BUILDING BOOM

*Expanding*

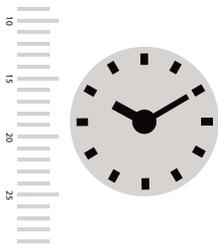
The population of Jaramana augmented quickly since 2003 and the result of this issue was the increase of the building activity.



## ECONOMICAL POWER AND SOCIAL CENTRE

*This is now the most important source of power*

The magnitude of the annual increase in infrastructures, buildings and population can be seen as a result of the investments in the City of Jaramana that increased in the last 10 years.



## SCALE AND TIME

*Development with no borders*

In scale of growth and its speed of development Jaramana is incomparable to any similar urban regions.

00:15:20



00:15:26



00:15:21



00:15:27



00:15:22



00:15:28



00:15:23



00:15:29



00:15:24



00:15:30



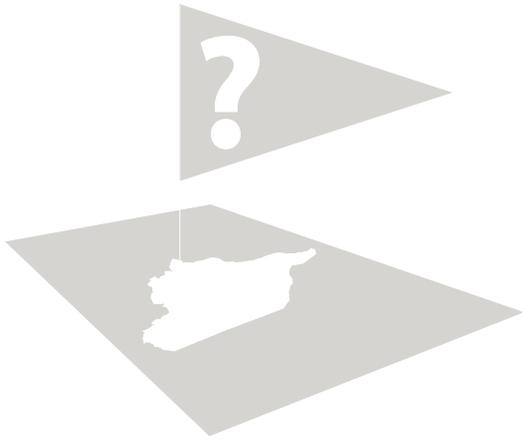
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# WHERE?

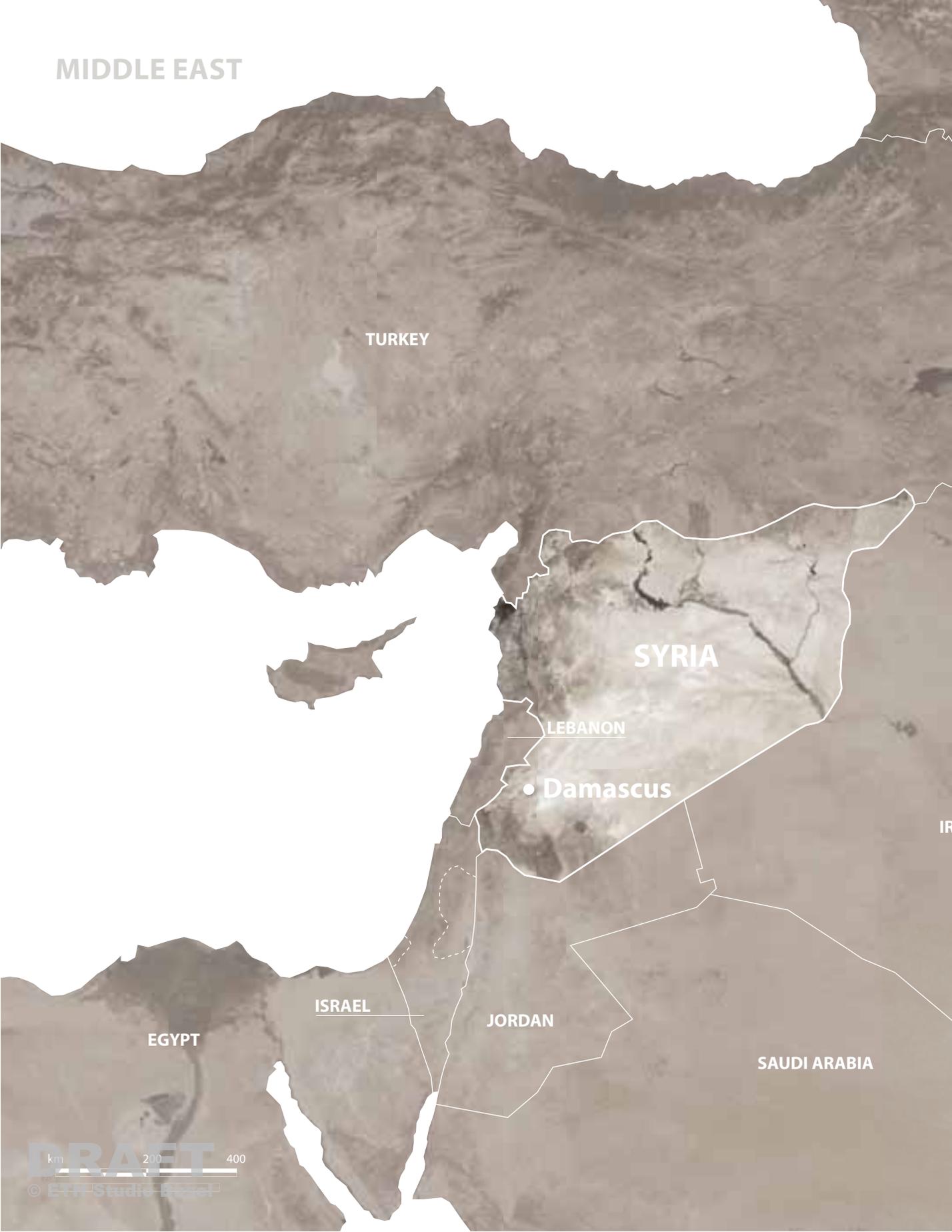


## WHERE IS JARAMANA?

### *Location and History*

To understand the development of Jaramana, the bigger picture has to be viewed and understood. Related to different matters and interlinked connections, the relationship to the city as well as its historic roots demonstrates the development which is evident in today's accomplished version .

# MIDDLE EAST



TURKEY

SYRIA

LEBANON

• Damascus

ISRAEL

JORDAN

EGYPT

SAUDI ARABIA



GEORGIA

RUSSIA

ARMENIA

AZERBAIJAN

TURKMENISTAN

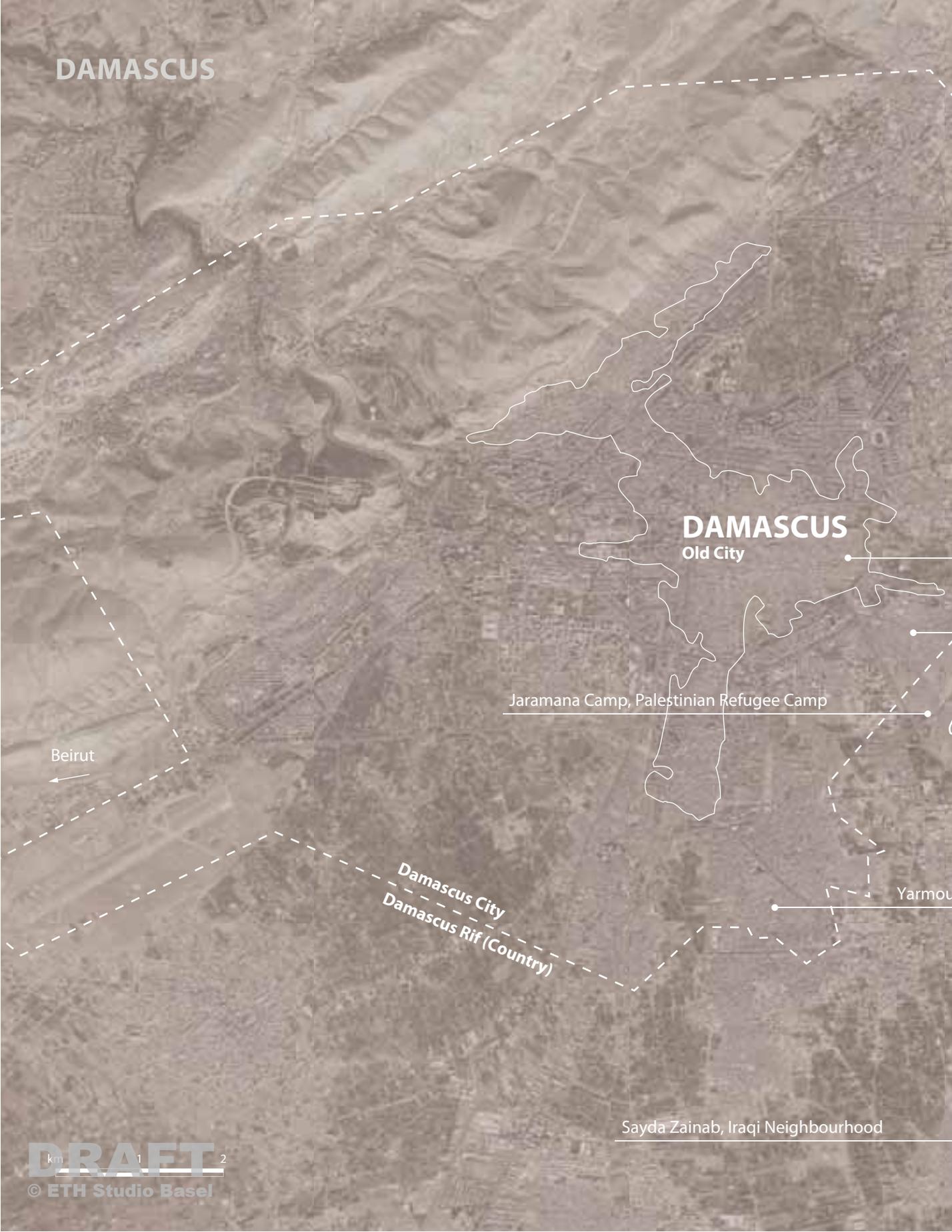
IRAN

KUWAIT

IRAQ



# DAMASCUS



**DAMASCUS**  
Old City

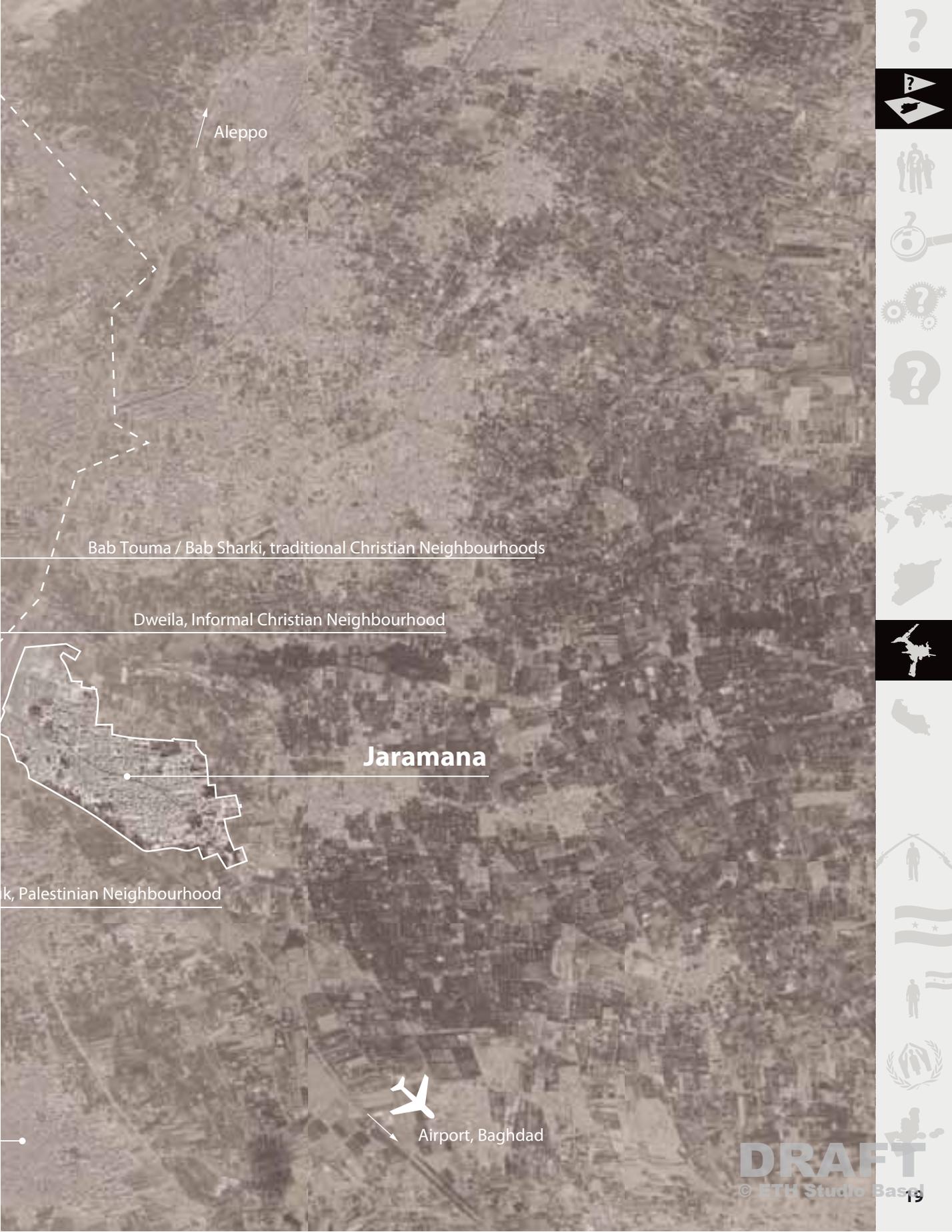
Jaramana Camp, Palestinian Refugee Camp

Beirut  
←

Damascus City  
-----  
Damascus Rif (Country)

Yarmouk

Sayda Zainab, Iraqi Neighbourhood



Aleppo

Bab Touma / Bab Sharki, traditional Christian Neighbourhoods

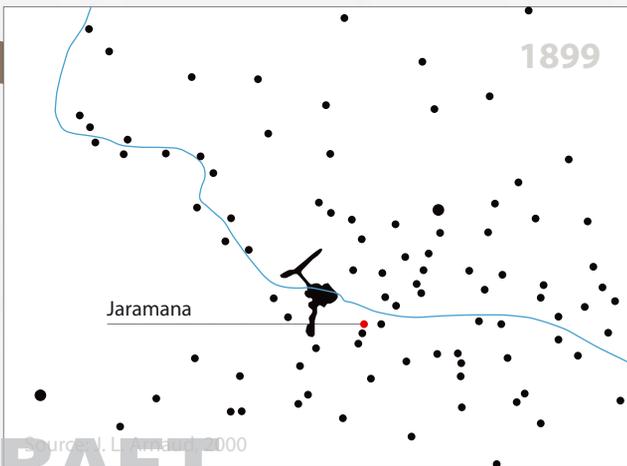
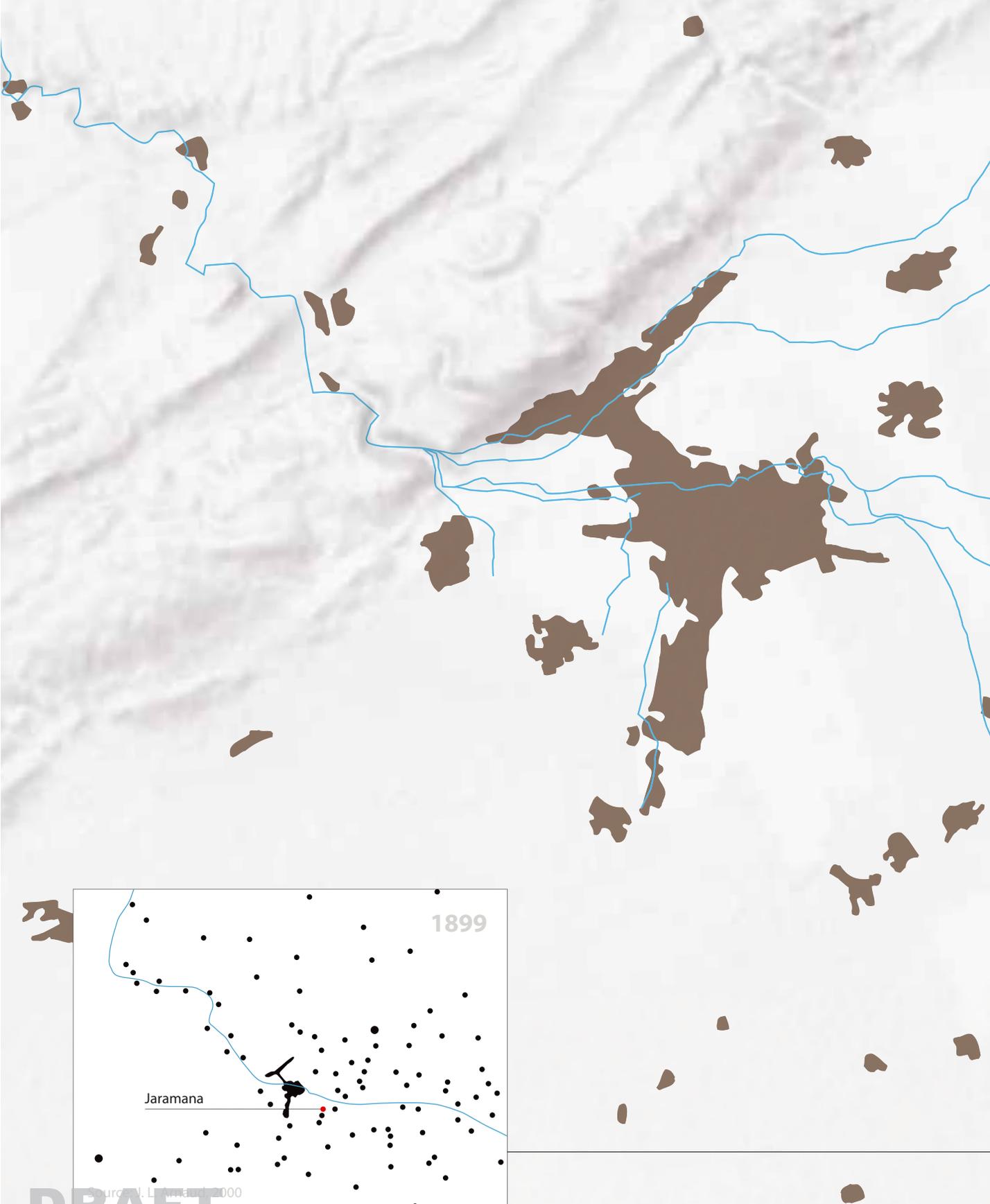
Dweila, Informal Christian Neighbourhood

Jaramana

...k, Palestinian Neighbourhood

Airport, Baghdad







## DEVELOPMENT

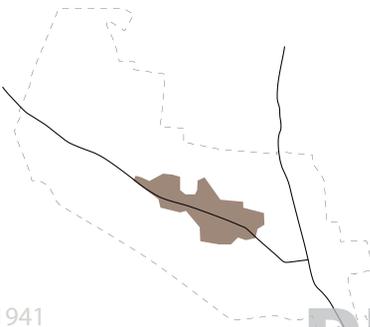


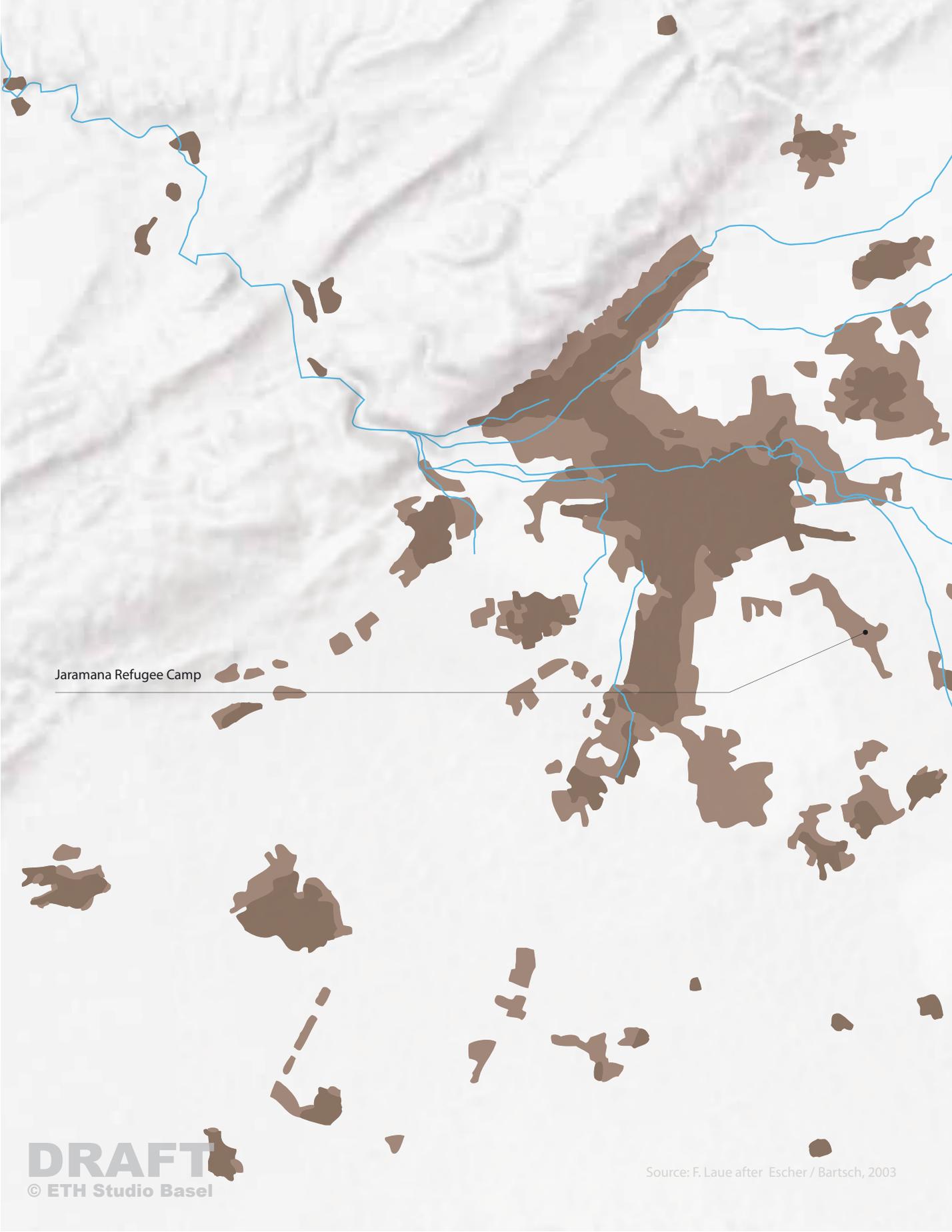
Sultan Pasha al Atrash, leading his armies against the French Mandate, 1926

### *Jaramana 1941*

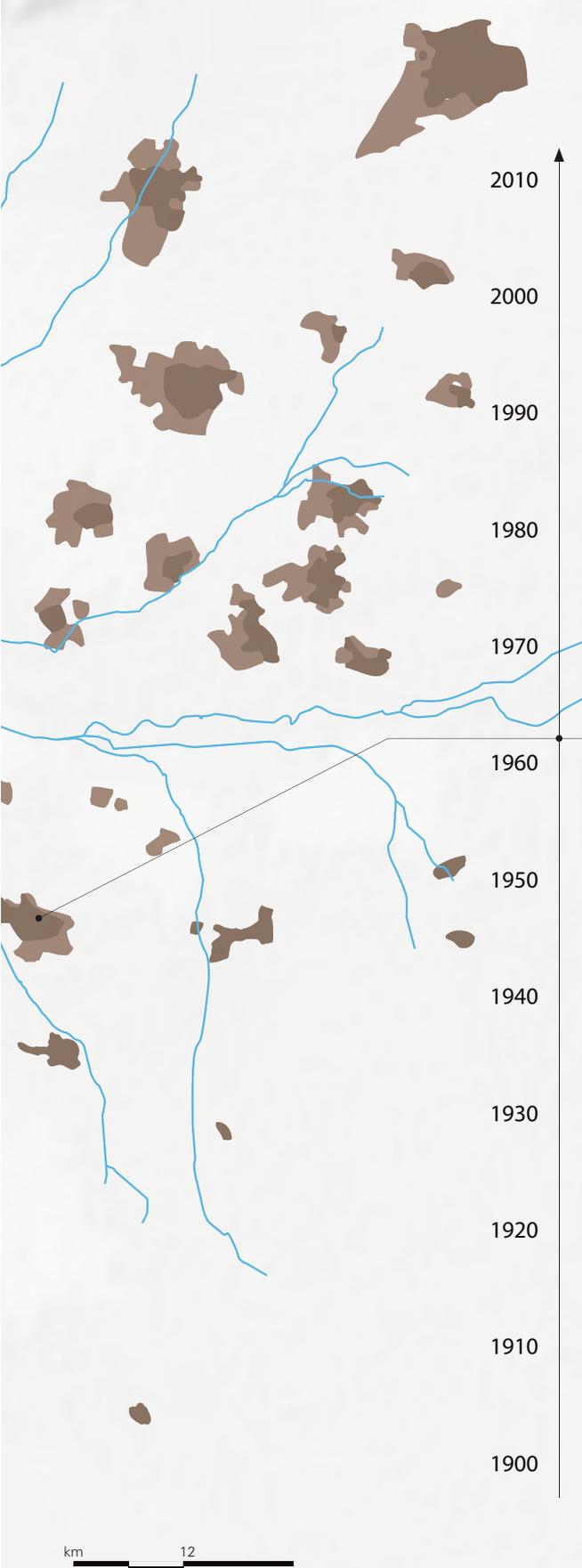
Jaramana has grown from a Druze village. The exodus of rural Druze to Damascus and its outskirts occurred in response to severe regional economic inequalities. The arrival of Druze was also linked to their deepening involvement in political activities for the Syrian Revolution 1927 and after independence. Most of them had previously lived in the Jabal Druze (Druze Mountains). In 1940 the population of Jaramana was just 1800.

Jaramana 1941





Jaramana Refugee Camp



## DEVELOPMENT

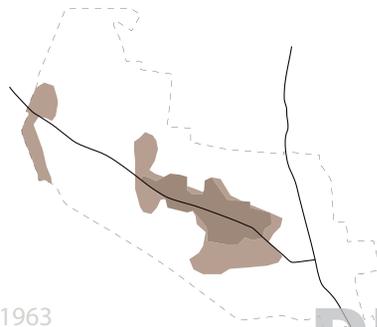


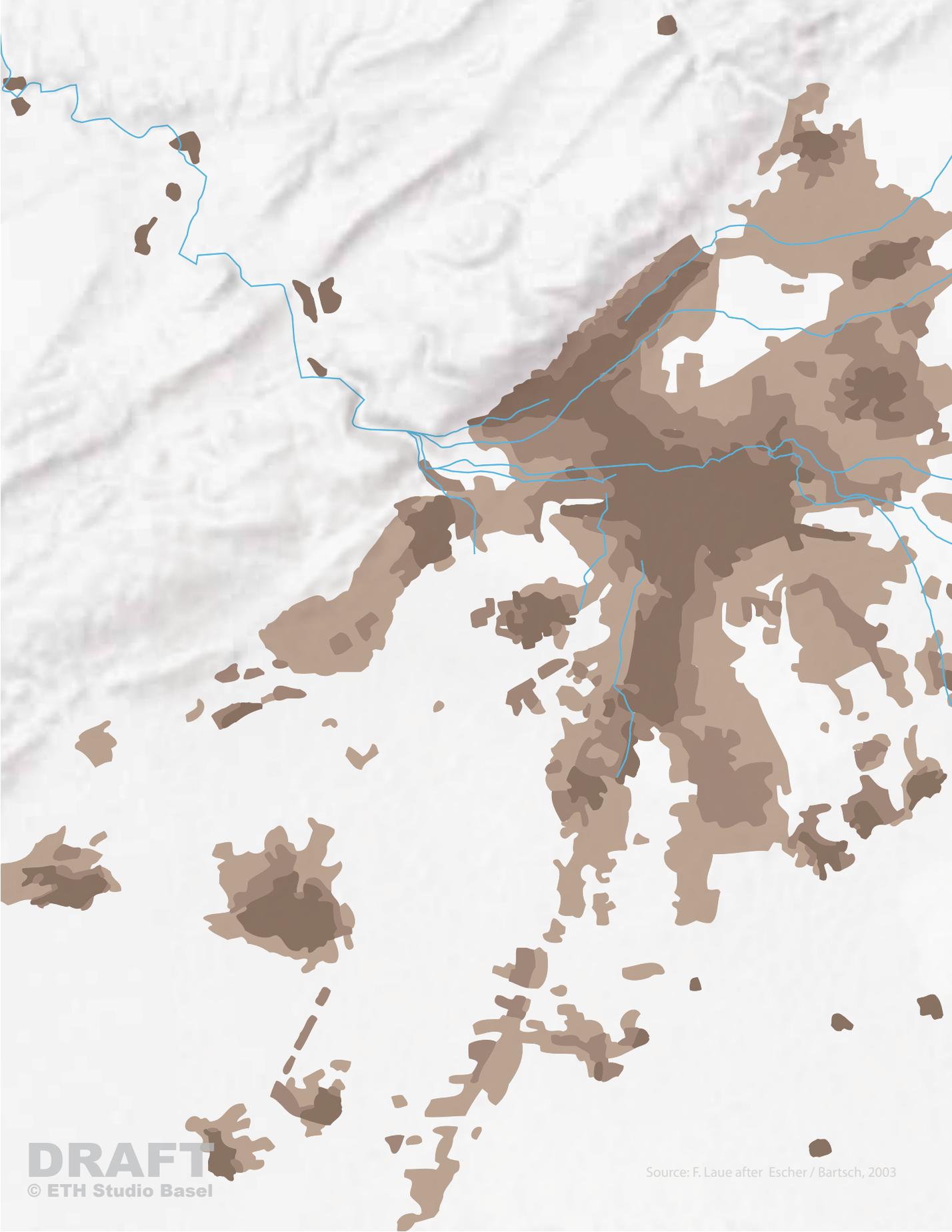
Skyline of Jaramana Refugee Camp, established 1967

### Jaramana 1963

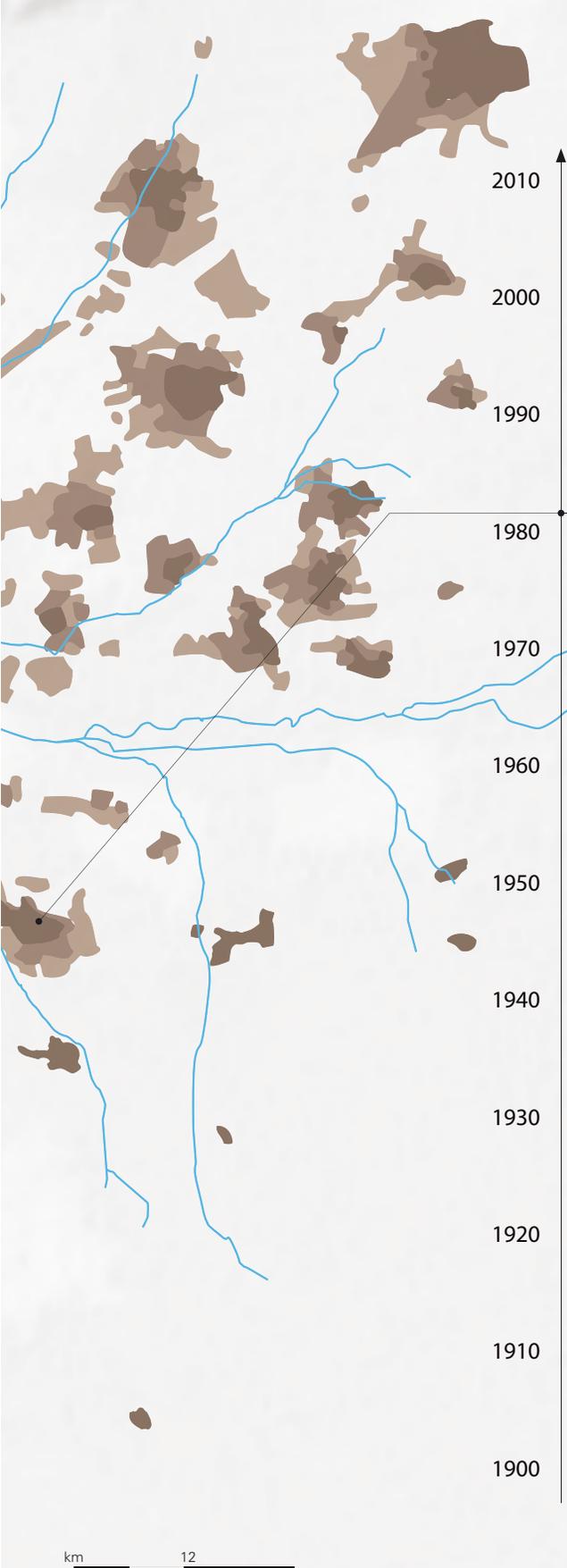
The population of Jaramana has grown slowly to around 5000. Although the government began to restrict the concentration of Druze in Jaramana by constructing 1967 a large refugee camp (Jaramana Camp) for 25000 Palestinians, the Village established its importance for Druze immigrants. Political and economical conditions in Damascus since the 1960s accelerated the rural-to-urban drift of the Druze. Druze military officers gained power within the Ba'th party through the Ba'th Revolution in 1963.

### Jaramana 1963





# DEVELOPMENT

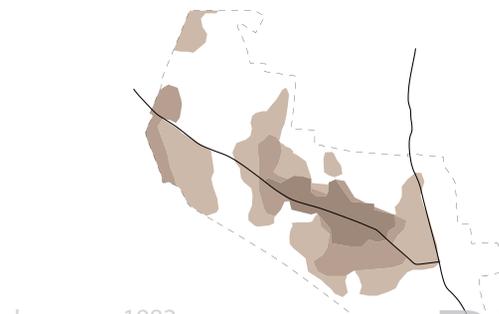


## Jaramana 1982

By 1982 the Population of Jaramana exceeded 65000, of whom 60 percent were Druze. The growth is due to the arrival of a population from the rural exodus and the arrival of many Christians who left Damascus to settle in the outskirts because of lower rents and cheaper real estate. In the 1990s, people who settle are increasingly diverse of which a lot are displaced from the Golan Heights.

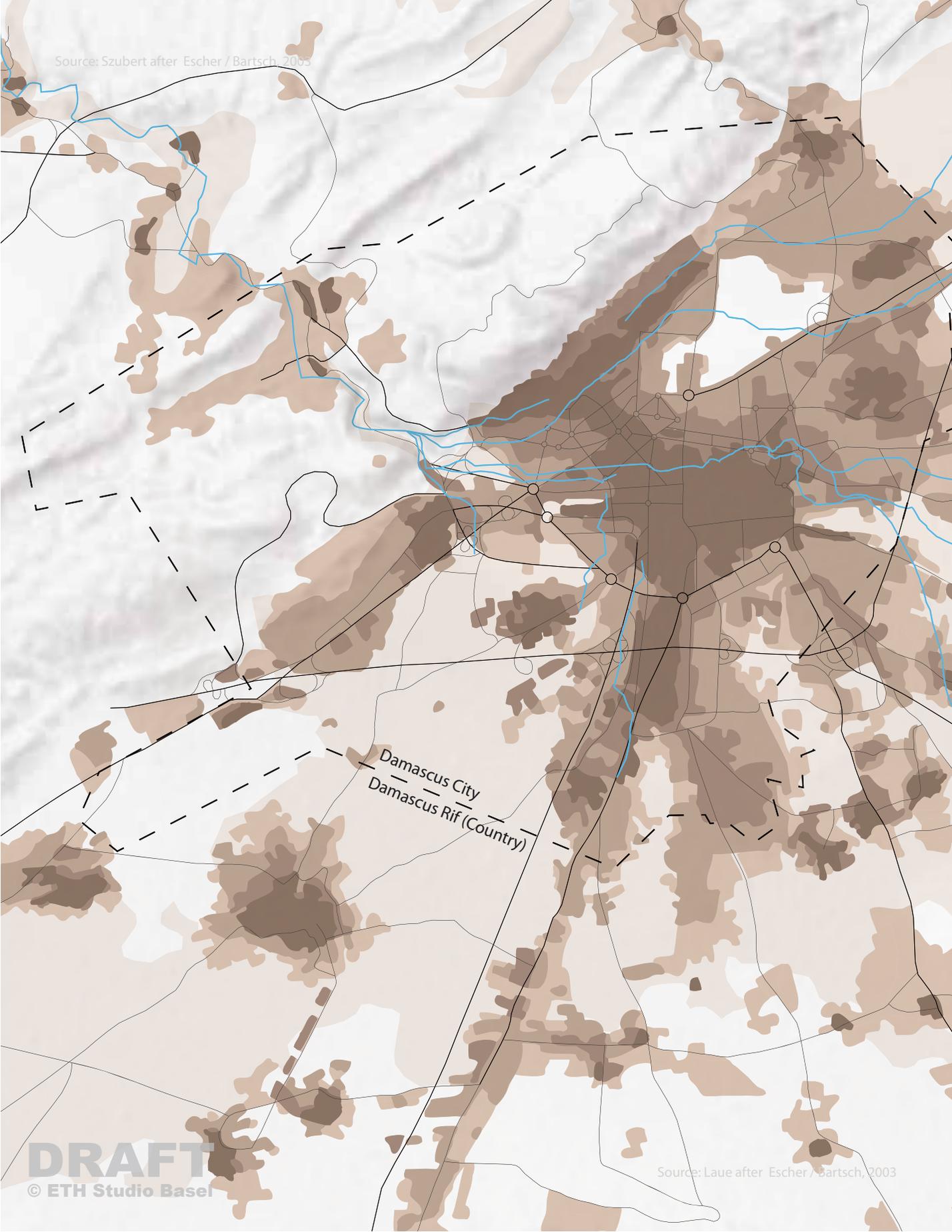


Syriac Orthodox Church in Bab Touma. Many Christians left their ancestral Neighbourhoods like Bab Touma and Bab Sharki in the 70s and moved to Jaramana, because of the relatively low level of the rents and the proximity to the city.



Jaramana 1982

Source: Szubert after Escher / Bartsch, 2005



Damascus City  
Damascus Rif (Country)

**DRAFT**  
© ETH Studio Basel

Source: Laue after Escher / Bartsch, 2003

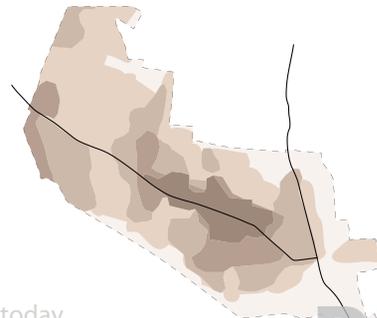
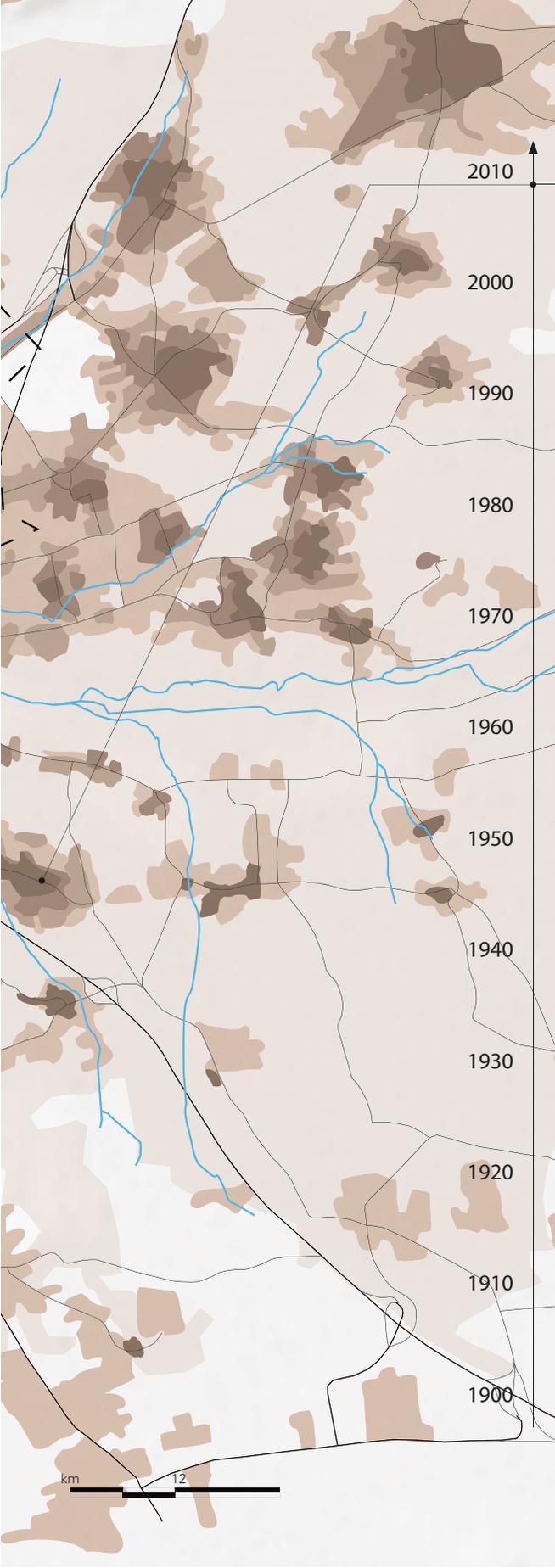
# DEVELOPMENT

## Jaramana today

The rapid growth of urban Damascus was postponed from the 1990s on satellite towns like Jaramana. The city is growing along a road parallel to the central highway to the airport and south of Syria. Commercial spaces are increasing along the main axes of communication. In 1999, Jaramana had 70000 inhabitants and over 114000 in 2004. The population density is greater than 15 000 inhabitants per km<sup>2</sup>. The arrival of high numbers of Iraqis since 2003 (today there are about 30000 registered Iraqi refugees, but the real number must be much higher) strongly contributes today to this development. New buildings appear everyday, mainly four to five floor buildings.



Today Jararamana is overwhelmingly urban suburb of Damascus with a huge diversity of inhabitants.



Jaramana today



# JARAMANA

Damascus City  
Damascus Rif (Country)

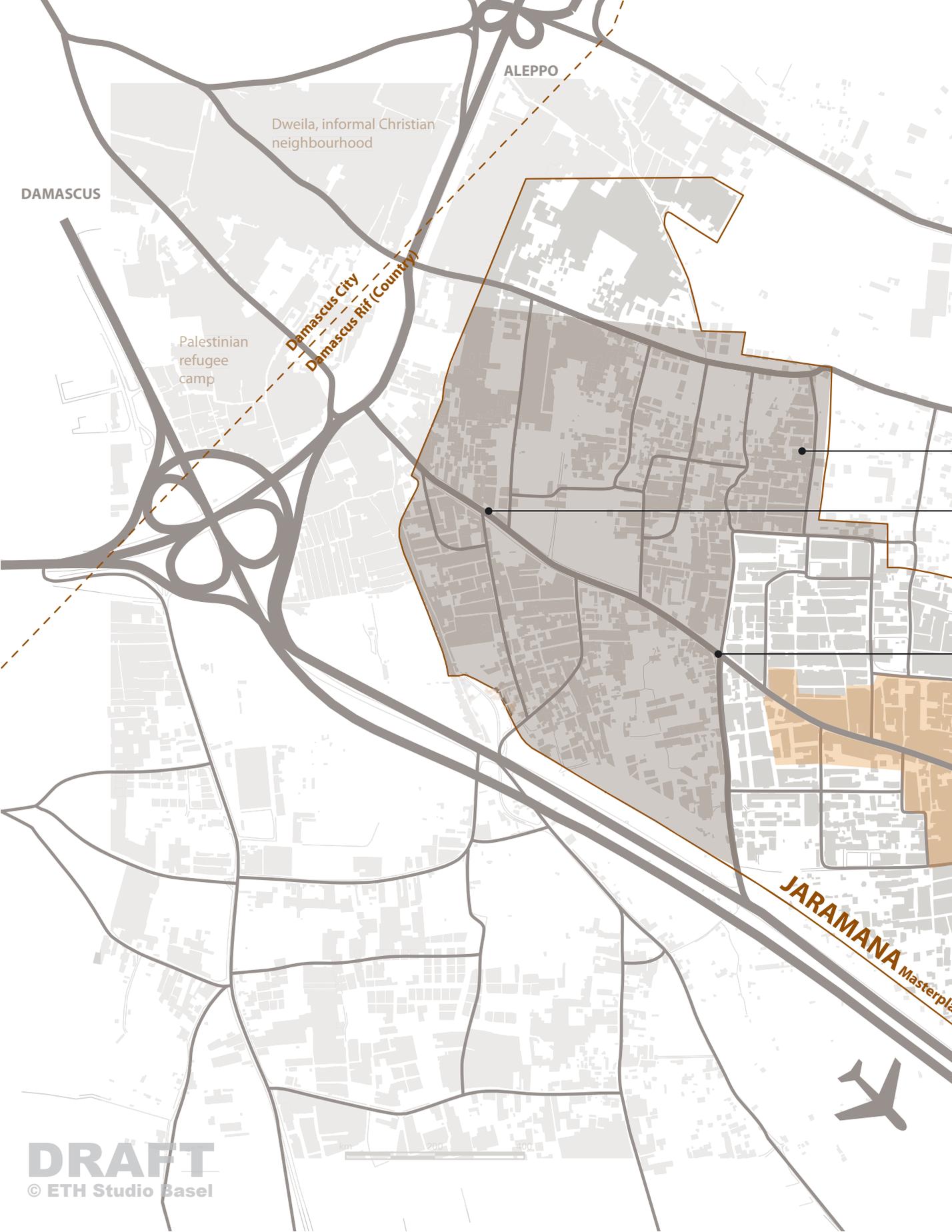
**JARAMANA** Masterplan 2020 Area



A vertical sidebar containing various icons and symbols:

- Question mark icon
- Navigation arrow icon with a question mark
- Icon of two people
- Icon of a magnifying glass over a question mark
- Icon of interlocking gears with a question mark
- Icon of a head with a question mark
- World map icon
- Map of Argentina icon
- Drone icon
- Map of Argentina icon (highlighted in black)
- Icon of a person under a house roof
- Flag of Argentina
- Icon of a person
- Icon of a hand holding a globe
- Icon of a person

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ALEPPO

Dweila, informal Christian neighbourhood

DAMASCUS

Palestinian refugee camp

Damascus City  
Damascus Rif (Country)

JARAMANA Masterplan

**DRAFT**  
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# JARAMANA

*Relation to the environment*



Fallujah

Jaramana Gate

President Square

Old town 1941

Sword Square

in 2020 Area

IRAQ



م. ١٠٠٠ / ١

الشرق والجنوب



# المخطط التظيمي العام لبلدية جرمانا لعام ٢٠٢٠

مقياس ١/٢٠٠٠

المنطقة البلدية

المنطقة البلدية

## MASTERPLAN 2020

*Overlaid with the present existing buildings*





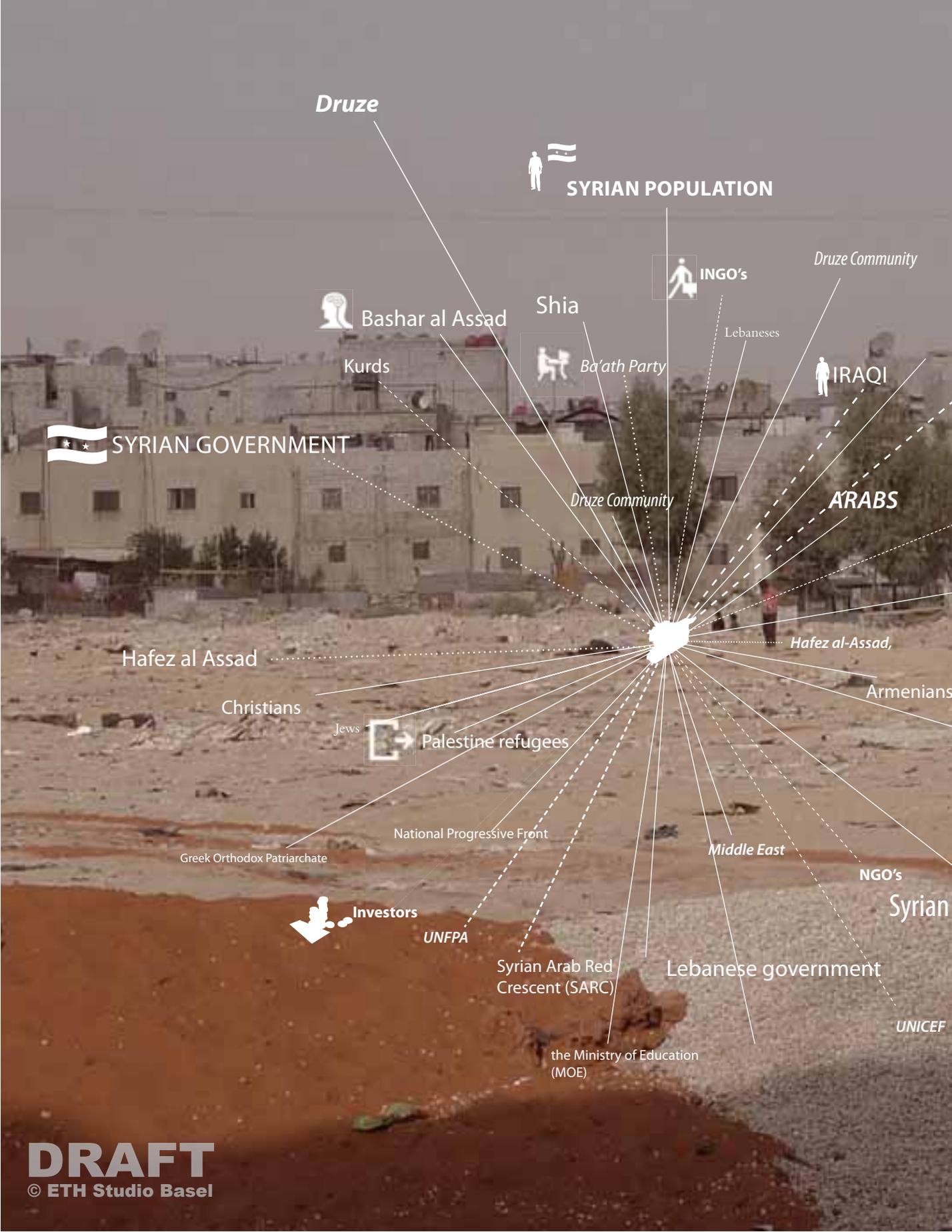
# WHO?



## WHO IS THERE?

### *Involved Players in Jaramana*

In Jaramana there is a wealth of different players to be met. Each of them has different interests and needs. This creates a incredible complex social network, which depending on time and place creates a different emphasis.



Druze



SYRIAN POPULATION



Bashar al Assad

Shia



Ba'ath Party



INGO's

Druze Community

Lebanese



IRAQI



SYRIAN GOVERNMENT

Kurds

Druze Community

ARABS

Hafez al Assad

Hafez al-Assad,

Christians

Armenians

Jews



Palestine refugees

Greek Orthodox Patriarchate

National Progressive Front

Middle East

NGO's



Investors

UNFPA

Syrian Arab Red Crescent (SARC)

Lebanese government

Syrian

UNICEF

the Ministry of Education (MOE)

IRAQI REFUGEES



UNHCR



Christians



Islamic Republic of Iran

Arab Republic

I  
DAMASCUS

WELCOME TO SYRIA

أهلاً وسهلاً بكم في سوريا

WELCOME TO DAMASCUS

أهلاً وسهلاً بكم في دمشق

I  
SYRIA

الله أكبر

IRAQ

منحباك



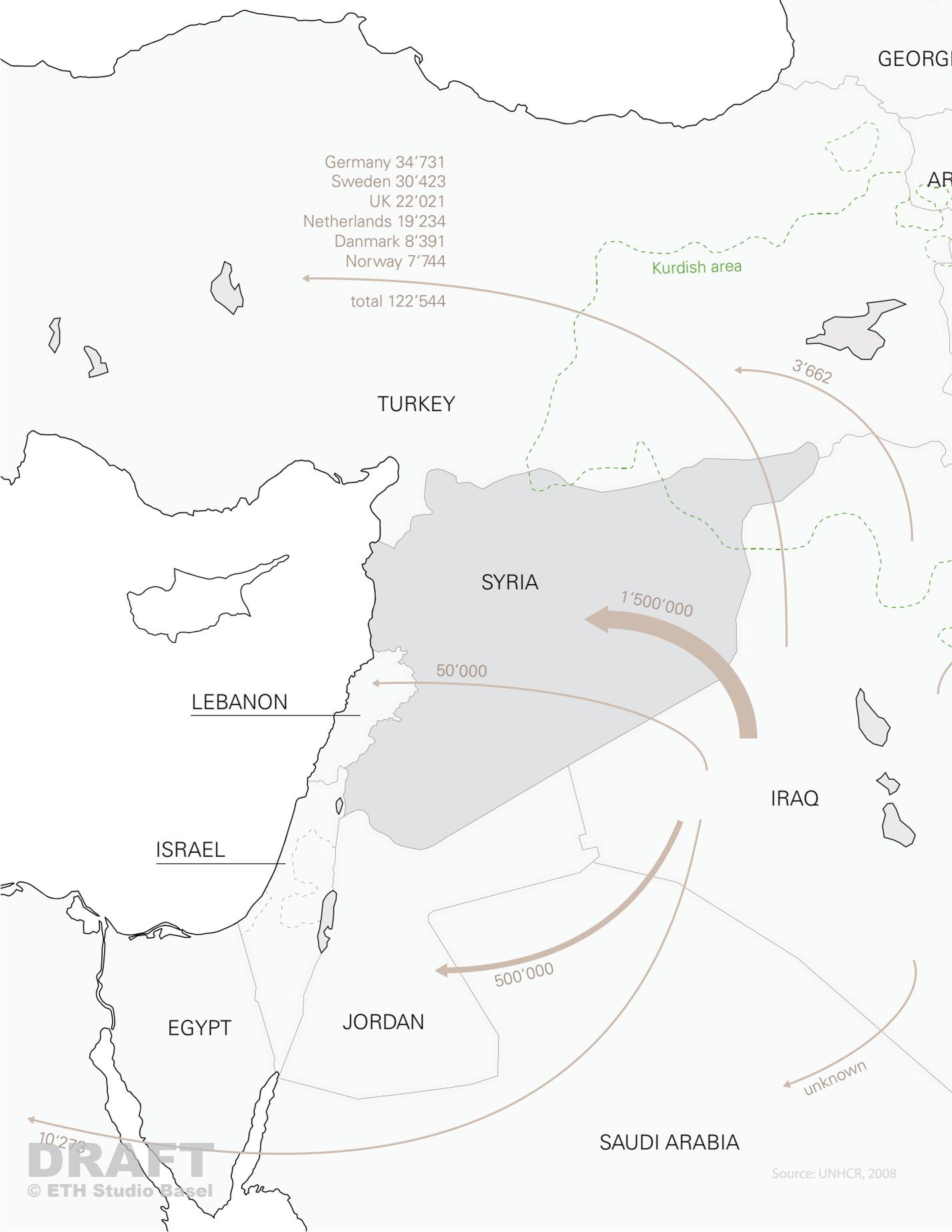
## IRAQIS INHABITANTS

### *Refugees from Iraq in Syria*

In the past four years, the number of Iraqis who have been displaced by violence, both within Iraq's borders and in neighboring countries, has increased drastically. Of the estimated two million Iraqis who have sought protection in neighboring countries, at least 1.2 million to 1.5 million are presently in Syria.

Of these, not all are refugees in the pure sense of the word. Some have come to seek an income and some maintain close ties to Iraq, even traveling back and forth between the two countries. But the majority have fled violence in Iraq and cannot return home. For many, their situation is growing increasingly precarious as the cost of living in Syria rises and their resources diminish. There is little systematic information on the Iraqi refugees in Syria. The reasons for the lack of concrete figures include the sudden onset of the crisis, the lack of existing capacity within the Syrian government and UNHCR Syria, and the highly political nature of the problem.





**DRAFT**  
© ETH Studio Basel

Source: UNHCR, 2008



# IRAQI REFUGEES

## WHY SYRIA?

Syria, with Jordan, hosts the largest caseload of Iraqi refugees. Why is it that so many different Iraqis – people of different religions and sects, from different home areas, with different levels of wealth and different reasons for leaving – have chosen Syria?

**Geographic proximity:** One of the most important factors is that Syria is close to Iraq, with a common border. It is easier to get to Syria than to Jordan. The overland roads to Syria, while not secure, are safer. Syria is especially attractive for people who have businesses or family members in Iraq and want to come and go.

**Simple entry requirements:** A second critical factor is that it is easier for Iraqis to enter Syria than any other country (see visarequirements p. XX)

**Easy access to services:** Another factor is that Syrian services are more open to Iraqis than services in other countries. For example, Iraqi refugees can enroll their children in Syrian schools. Health services are also more accessible.

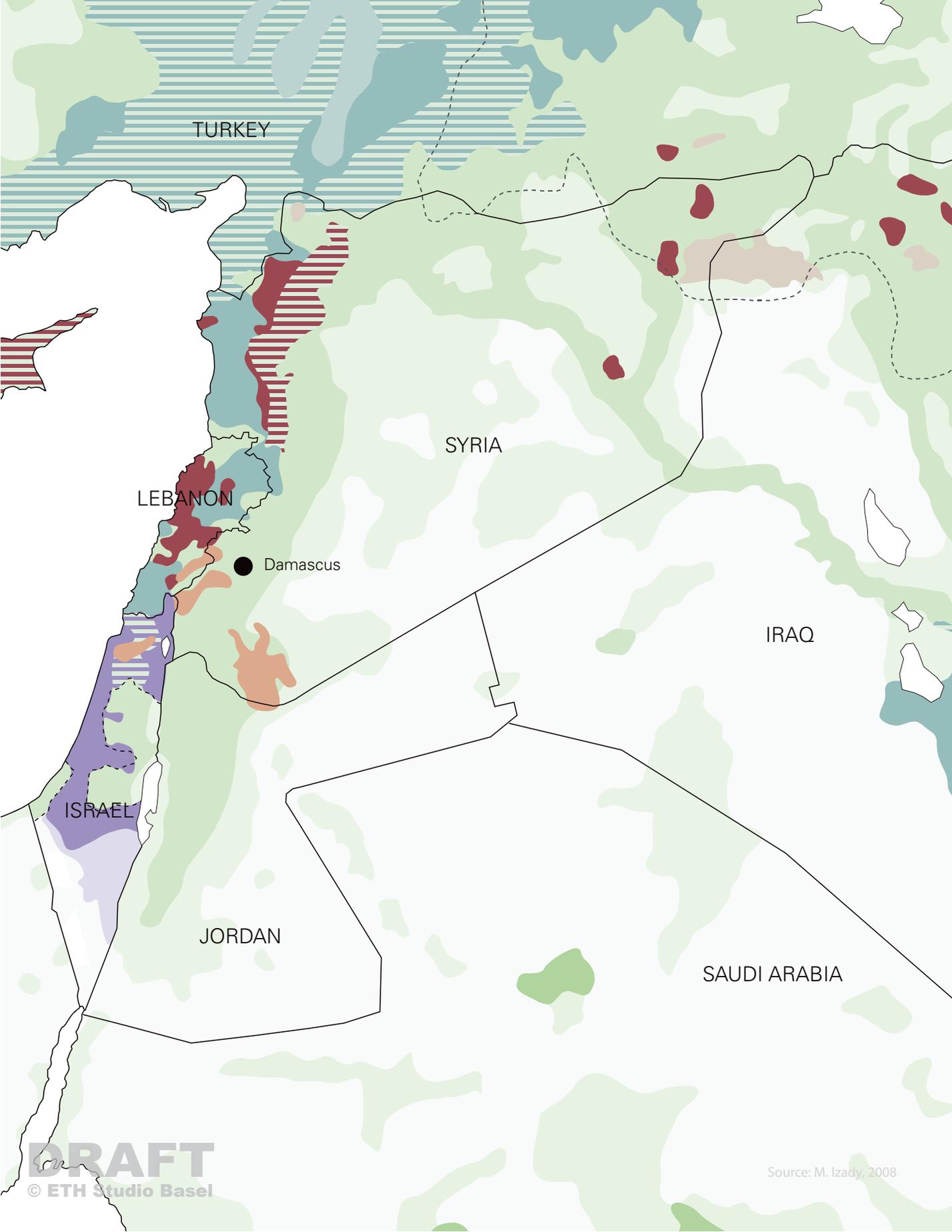
**Employment and low cost of living:** It is easier for the refugees to find small jobs in Syria than it is in Jordan. The cost of living is also lower in Syria than in many other neighboring countries. This explains why, generally speaking, Iraqi refugees in Syria are poorer than in other countries.

**Common Language:** The vast majority feel more comfortable in an Arab country, where people speak Arabic.

**Other reasons:** First, Syrians have a better reputation with Iraqis than do many other Arabs. For many Sunnis, Syria is not seen as pro-US the way some other Arab countries are. For many Shi'a, Syrians did not receive from the Saddam Hussein regime the preferential treatment. Iraqis know that they are treated better in Syria than they are elsewhere. Iraqis and Syrians have similar living conditions, which makes them closer.

Second, there is a clear knock-on effect to the displacement in Syria: the establishment of refugee communities leads to the arrival of more refugees as people establish livelihoods, bring families and encourage friends to come.





TURKEY

SYRIA

IRAQ

LEBANON

● Damascus

ISRAEL

JORDAN

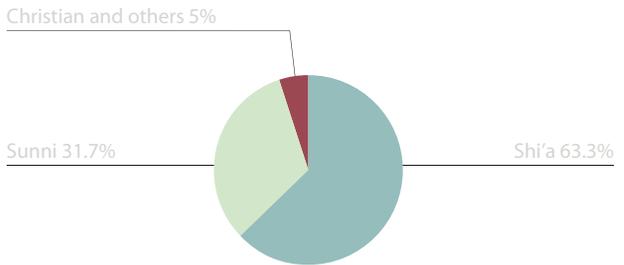
SAUDI ARABIA



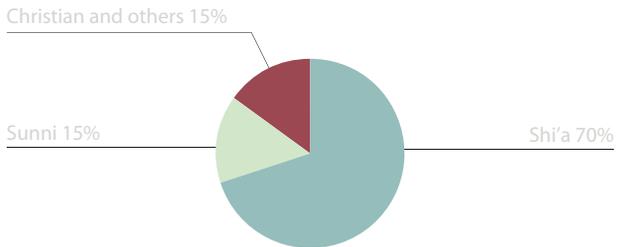
# IRAQI RELIGIONS

The Iraqis in Syria represent all the communities of their home country, and hail from most of its regions. Most of the refugees are from Baghdad – from all the city’s diverse communities.

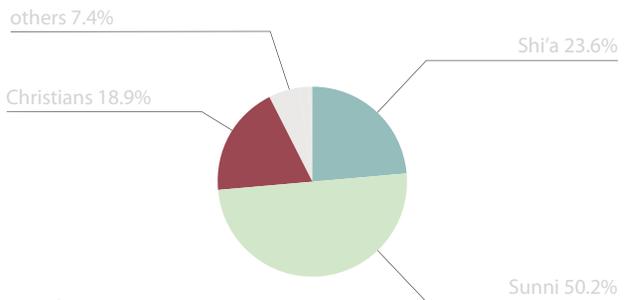
## Religions in Iraq:



## Religions of Iraqi refugees in Syria: before 2003



## after 2003:



- Islam:
  - Shiism (various denominations)
  - Sunnism (various denominations)
  - Wahhabism
- Others:
  - Christianity (various denominations)
  - Yezidism
  - Druze

Source: K. Dorai after IPSOS Syria, 2008; UNHCR. Assessment on the Situation of Iraqi Refugees in Syria, 2007





**Christians:** Christians form an important part of the Iraqi refugee population in Syria – a far larger proportion than they did in Iraq. A number left Iraq in the 1990s, both because of the economic crisis and as a result of a Saddam-era faith-based campaign which brought forth a novel element of religious intolerance.

After the 2003 invasion, pressure mounted on Christian communities. Many Christians had been governmental employees under Saddam, which gave them an (undeserved) reputation as servants of the regime.

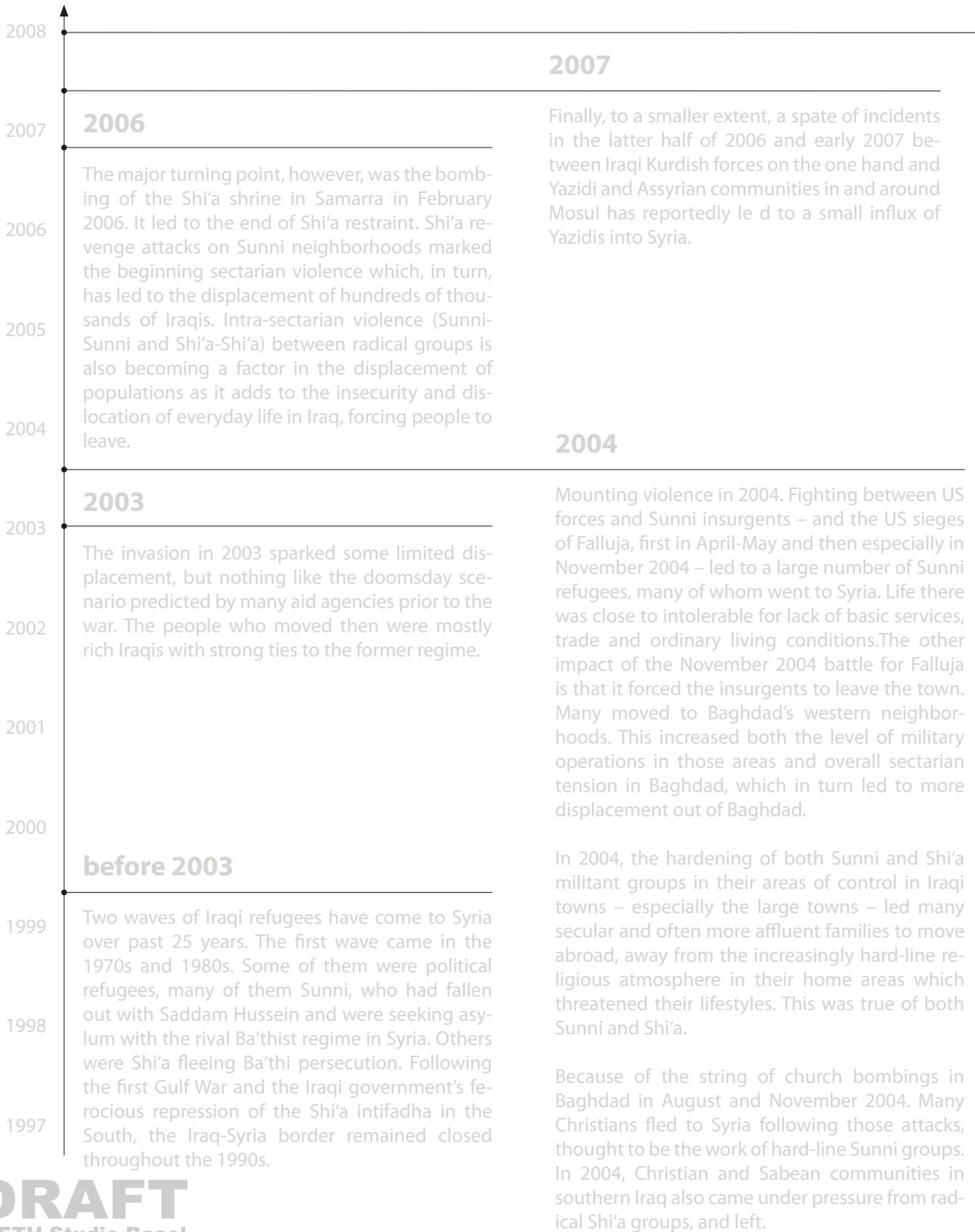
Christians were also associated with the international presence, and many did indeed work for foreign organizations and even the MNF. Radicals also targeted a typically Christian livelihood, the sale of alcohol, and Christian women for not wearing full Islamic dress. Many Christians left Baghdad after the spate of church bombings in 2004.

There is a very strong feeling among the various Iraqi Christian denominations, as well as among Sabeans, that leaving Iraq will lead to the disappearance of their communities and their distinct identities.

**Sabeans:** The Sabean-Mandean are a small monotheistic community centered in southern Iraq and Iran. They are neither Christian nor Muslim. Many Sabeans left Iraq in the 1990s, fleeing intense discrimination. Following the 2003 invasion, they quickly became targets for both armed gangs and radical groups. Many Sabeans moved to Syria. Their spiritual leader, Dr. Abdul-Sattar al-Hilu left Baghdad and now lives in Damascus' Jaramana neighborhood, where many other Sabeans live.



# REASONS FOR DEPARTURE FROM IRAQ



## 2007 till Now

Another milestone is the US-led Security Plan and the so-called 'surge' in US forces in early 2007. The implementation of this Plan has forced many Iraqis associated with anti-MNF groups to leave the country – in Syria, there has been an increase in people connected to both the Sunni insurgency and the Shi'a Mahdi Army. Others fled simply because they anticipated an increase in fighting between US forces and insurgents.



April 2003: toppling of Saddam Hussein's statue in Baghdad shortly after the capture of the city



# IRAQI IN SYRIA

## *Entry Requirements*

According to the Syrian visa regulations which came into force in October 2007, 14 categories of Iraqis are allowed entry or residence visas for Syria. The majority of refugees secure visas as a result of:

- their children being registered in Syrian schools
- having serious medical problem being registered with the Iraqi Chamber of Commerce
- 

The necessity for a visa entailed various consequences.

The first impact was a significant decrease of entries into Syria, because the conditions to obtain a visa were absolutely stringent and strictly reserved to selected categories of certain Iraqis. According to the Syrian authorities, the average number of entries at the frontier Al-Tanf was limited to about 700 people per day corresponding to the number of people leaving the country.

The second impact was the considerable reduction of commuters between Syria and Iraq. In certain periods between 2006 and 2007, several thousands of Iraqis crossed the border daily. The question of returning to their home country was considered less important amounting to no more than 40'000 people since introduction of the visa. Due to the cost of living on one side and the impossibility to extend their residence permit on the other side, the majority of Iraqis decided to return to Iraq. The expected improvement of the security situation back home does not appear to play a major role in the decision to return back.

The third issue are the conditions for Iraqis for living in Syria. Until the introduction of the visa, Iraqis were considered tourists: they just had to leave and re-enter the country after expiration of their visa to be able to renew it again. Practically, all it needed was to go to one of the

check points on the border between Syria and Iraq, cross the frontier in the right direction to have implemented the required movement, and to return in the crowd in the reverse direction and thus receive the new visa for the next three month. Issuing the visa prior to entry and reserving it to only certain categories of persons have abolished this habit of renewal of the residence permit in Syria – leaving unanswered the situation of residence of people who had entered before October 2007.

Some categories are legitimate for a residence permit for one year as for parents with children in a Syrian school or for people under medical treatment including their families. De facto, many people are now illegal aliens after expiration of their tourism visa.

The Syrian authorities have stated that the violation of the regulation of residence would not lead to expulsion from the country, a statement to which Government is adhering to in line with the UNHCR: there were only very limited repatriations back to Iraq.

**Consequentially, the introduction of the visa created a group of de facto residents in Syria without being able to legalise their residence.**



المفوضية السامية  
لشؤون اللاجئين



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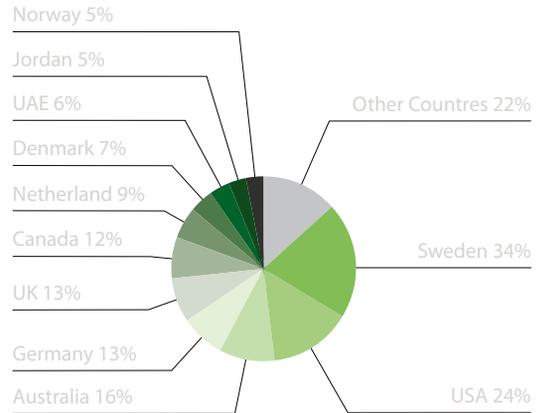
# IRAQI IN SYRIA

## Family and Solidarity Networks

About 60% of the refugees have family abroad. An Iraqi Diaspora has been developing for many decades and is constituted by different waves of migrants and/or refugees. This explains the high rate of individuals having some family abroad, especially in Western countries.

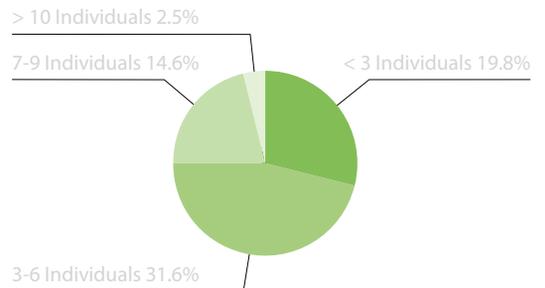
Before leaving, most of the refugees get in touch with close relations (whether it is relative, former neighbours or former colleagues) in Damascus, who prepare the arrival by renting an apartment before their arrival, or accommodate them temporarily. Once across the Syrian border, most of the newcomers go directly to their new residential area. The importance of the relations between the Iraqis of Damascus and those of Iraq explain the absence of refugee camps to receive and accommodate the persons recently arrived.

### Family abroad:



Source: K. Dorai after IPSOS Syria, 2008

### Size of Family living together:



Source: K. Dorai after IPSOS Syria, 2008; UNHCR. Assessment on the Situation of Iraqi Refugees in Syria, 2007

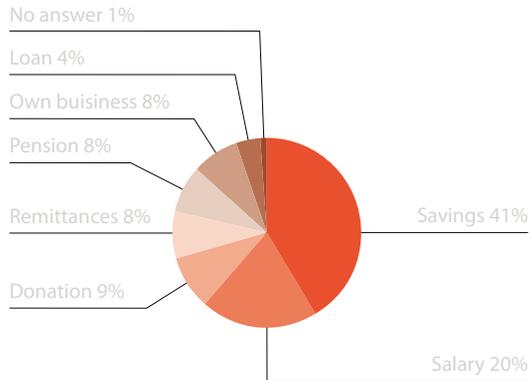


## Money

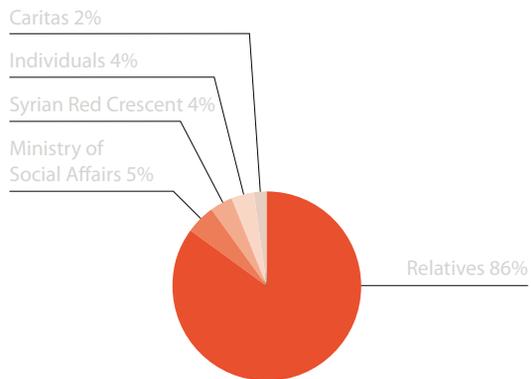
**What Iraqis bring with them:** Iraqis fleeing overland to Syria generally do not bring much money with them because they fear looters on the road. Once in Syria, many rely on hawala transfers from friends and family in Iraq. And, as the situation in Iraq worsens, many Iraqis send money back to the family at home. While Syrians generally believe that the Iraqi refugees are rich, in fact wealthy Iraqis are a small minority of those living in Syria. Most Iraqis arrive with limited funds that often run out before steady employment can be secured, and many Iraqis must periodically make dangerous return trips to Iraq to sell off cars and other valuables. The situation is made worse by the fact that Iraqis are not allowed to work. Consequently, unemployment is high among the Iraqis even if some have managed to work with a Syrian partner or for Iraqi-run businesses (see p.XXX). Some Iraqis continue to draw government pensions and food rations, which are usually transferred to them in Syria – in cash or in kind – with the help of friends or family in Iraq. Many Iraqi families have stayed in Syria longer than they intended and the situation grows worse as their resources run out. Iraqi refugees have turned to both child labor and prostitution as coping mechanisms.

**Banks and hawalas:** Iraqis are not allowed to open bank accounts in Syria until they have an annual residency. It is easy to get money into Syria through regular banking channels, but hard to get money out. Most Iraqis use the hawala system (money traders). Hawalas are theoretically authorized agents, but the majority do not have such accreditation: many ordinary Iraqi and Syrian businesses function as hawalas. Some Syria-based hawala companies have offices in Iraqi cities.

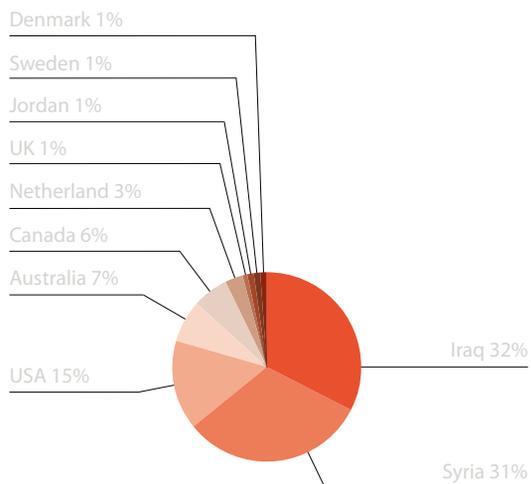
### Main Source of Income:



### Assistance:



### Relatives helping:



Source: K. Dorai after IPSOS Syria, 2008

# IRAQI IN SYRIA

## *Getting to Syria*

The majority of Iraqis use buses and collective taxis to reach Syria. The cost of the bus fare from Baghdad to Sayyida Zeinab in Damascus is about \$20 per person. Taxis ask for \$100 to \$150 per person, depending on the security situation on the road.

In Damascus, buses and taxis arrive at Sayyida Zeinab. This is where most Iraqis 'land' in Syria.

Inside Iraq, there are two main roads to Syria. A road journey in the first case from Baghdad to Damascus takes 12 to 14 hours, while in the past it took only seven to eight hours. Few Shi'a use this road through Anbar governorate because it is highly dangerous and many people have been killed on it. Some people manage to make it safely by shadowing an American military convoy.

The second road is known as the Shi'a Road. It takes 14 to 20 hours to reach Aleppo with an additional three hours to Damascus, sometimes longer. Recently, this route has also grown more dangerous, and many people, especially Shi'a, have been killed.

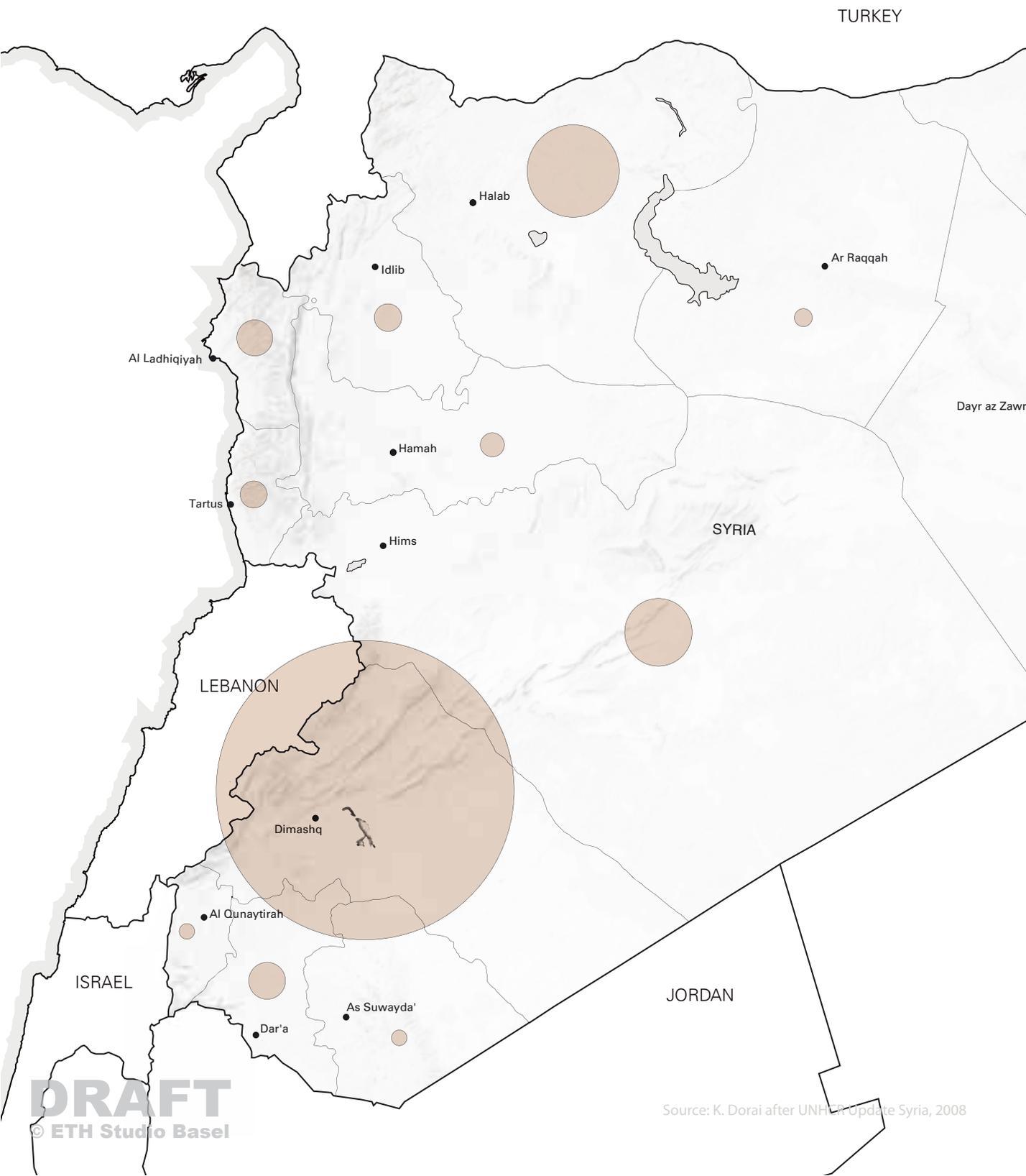
Now the insecurity is due to attacks by insurgents, who aim to kill, as well as armed bandits, who aim to loot. The line between the two often blurs, as the same groups or individuals may often carry out both sets of activities, with the determining factor being the identity of the victim. If the victim is a Shi'a, then it is murder (and robbery to follow); if the victim is a Sunni, simple robbery will do.

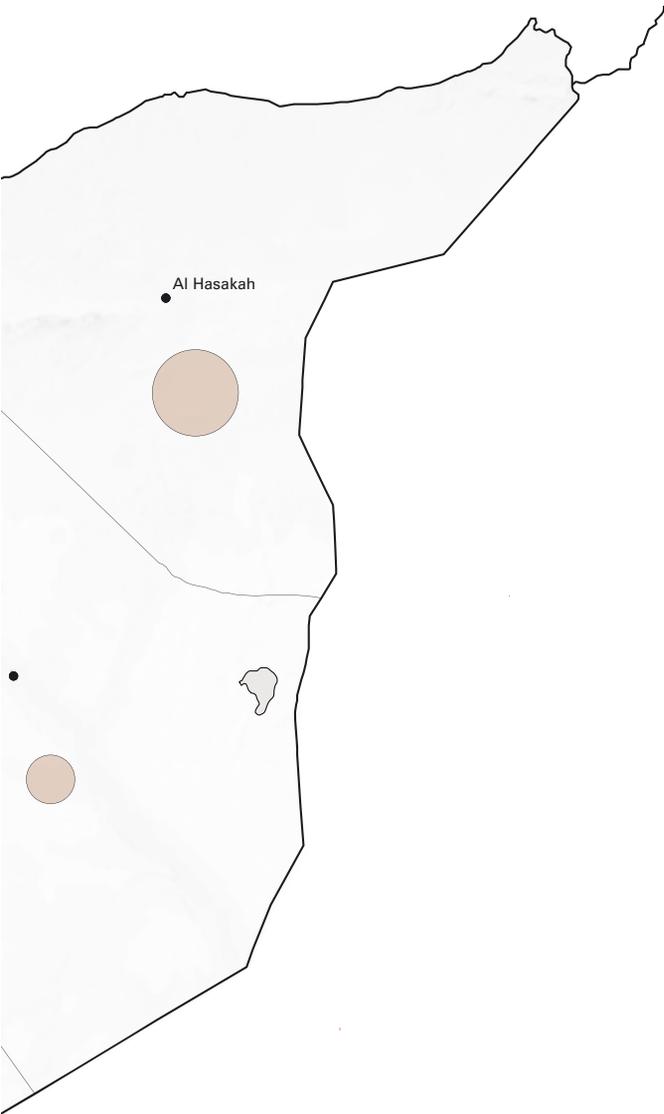
People are targeted based on information the insurgents obtain from drivers and travel companies who may inform them, for payment, about who is on the road. Because of that, people usually try to travel with drivers they know or who come recommended. Most vehicles are registered with travel companies, but people usually don't go to these offices unless they know the driver.

Passengers stop only one time on the road to eat. Some of them bring food from their houses and avoid the restaurants for fear of attack.

There are also a number of flight connections from Baghdad, Basra and Erbil to Damascus; return air fares cost about \$600. There are usually two flights a day from Baghdad. People who can enter Iran sometimes fly from that country to Syria, which costs far less.







IRAQ

## REGISTERED IRAQI IN SYRIA

The greater Damascus urban area, which includes Damascus town and rural Damascus governorate (muhafadhat riif dimashq), has by far the largest concentration of Iraqi refugees in Syria. The Syrian government estimates that around 79 percent of the Iraqi refugees live in the Damascus area. Several reasons explain this concentration.

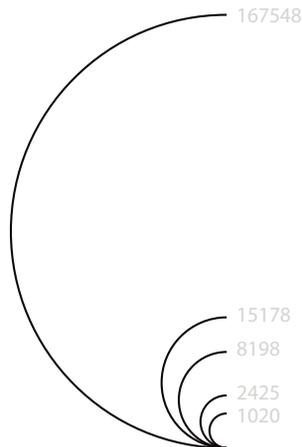
**Point of arrival:** the Damascus suburb of Sayyida Zeinab is where many bus- or taxi-rides from Iraq end, making it the first point of arrival for many Iraqi refugees.

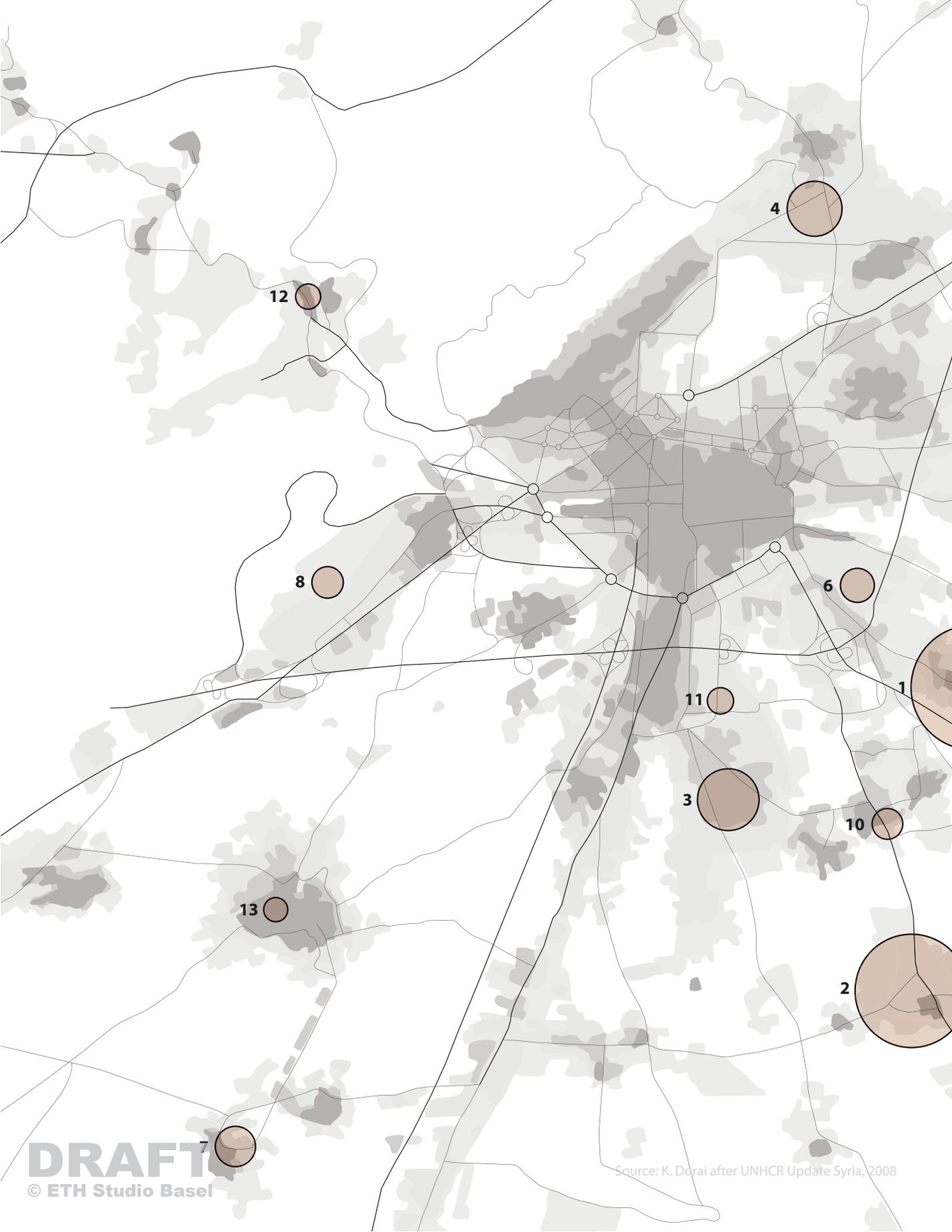
**Opportunities:** Damascus long offered opportunities for employment, as well as a wide array of rental options, at least initially – comfortable but pricey housing for the better off, as well as more popular neighborhoods with more moderate rents.

**Iraqiness:** there is a cumulative effect: Iraqis went to neighborhoods where they could find other Iraqis.

**Support:** most embassies, including the Iraqi embassy, are in Damascus, as are most international agency offices, including that of the UNHCR.

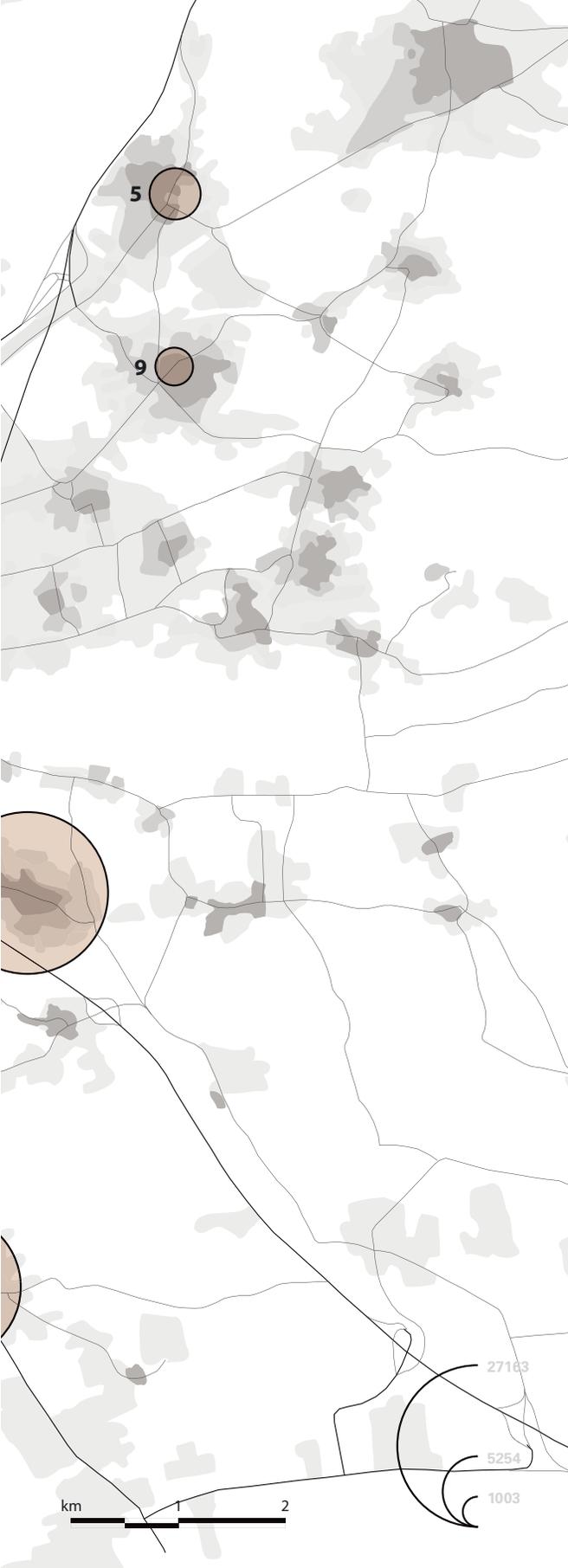
**Anonymity:** while the reach of authorities is strong everywhere in Syria, the residents of Damascus enjoy perhaps a greater degree of autonomy than do people elsewhere in Syria. Independence and anonymity are attractive to newly-arrived Iraqi refugees and they can find a measure of both in Damascus.





**DRAFT**  
© ETH Studio Basel

Source: K. Dorai after UNHCR Update Syria, 2008



## REGISTERED IRAQI IN DAMASCUS

1	JARAMANA	27163
2	SAYDA ZAYNAB	23441
3	YARMOUK	6991
4	MASSAKEN BARZEH	5254
5	HARESSA	2961
6	DWEILA	2020
7	SAHANYA	2000
8	MEZZE	1800
9	DOUMA	1713
10	BABILA	1667
11	ZAHIRA	1485
12	DOUMMAR	1145
13	DARAYA	1003

### *Important Iraqi Neighbourhoods in Damascus beside Jaramana:*

**Sayida Zeinab:** It is the site of a famous Shi'a shrine to Zeinab and has long been a center of Shi'a life in Syria, as well as an important center for pilgrimages. The Iraqi refugees in this neighborhood are predominantly Shi'a. The Iraqi Shi'a there are mostly poor or rural – people who tend to be more religious. There are far fewer women on the street than in most of Damascus. Sayida Zeinab has a poorer, more popular feel than Jaramana. The roads and buildings are in worse repair. Street food is for sale everywhere. Narrow market lanes are crowded with large stalls of cheap clothes and household wares. The impression is that the vast majority of people living there are Iraqi. Shops have Iraqi names and there is much Shi'a-religious wares for sale. Travel companies with fleets of vehicles parked in front advertise trips to Baghdad and other places in Iraq.

**Yarmouk** was originally a Palestinian settlement, now a close Damascus suburb that is organized around the mestashfa filistini, the Palestinian Hospital. Until recently, this was an overwhelmingly Palestinian district. Now it is considered the third Iraqi settlement in Syria, after Jaramana and Sayyida Zeinab. It is crowded and popular, but has a more established feel than the other two areas.

**Massaken Barzeh** is a well-to-do suburb north of Damascus, where many of the wealthier Iraqis live in the four-story apartment blocks. There is no visible sign of their presence (no Iraqi shops or restaurants).





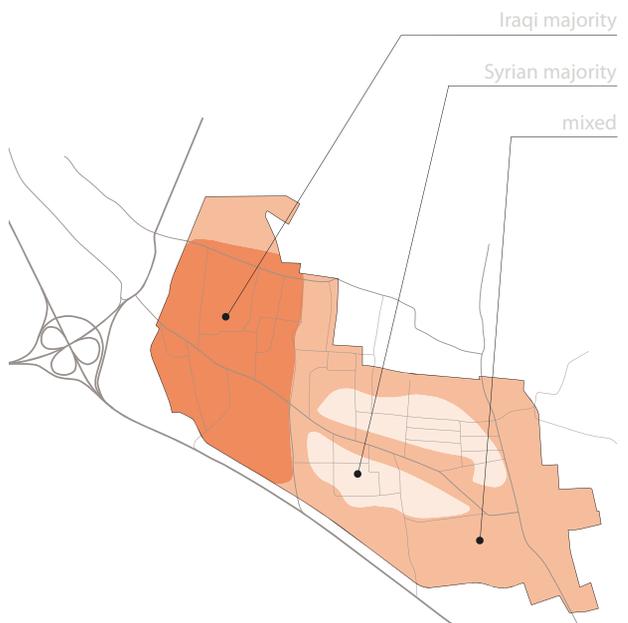
**DRAFT**  
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## THE STRONG IRAQI PRESENCE IN JARAMANA

Jaramana is a crowded, busy area with a downtown feel, organized along a broad main road, between two roundabouts that act as landmarks. It is full of movement and people and is particularly animated at night. **Iraqis from all backgrounds live and work there.** The shops that line the main road are dominated by travel companies – all advertising travel to Iraq – and by restaurants and food shops. There are also hair dressers, music shops and some clothes shops. Walking down the street, the impression is that the majority of the population is Iraqi and that at least half the shops are Iraqi.

Iraqis have settled there because the rents are affordable and because local people there were willing to rent to Iraqis. Many Christians and Sabaeans settled in Jaramana because it was a mixed neighborhood and was not very conservative. Jaramana is also a good choice for refugees who plan on opening shops where alcohol could be sold. Later on, Iraqis moved there because it was known as an Iraqi neighborhood – and in fact, it had become one.







## SYRIAN ARAB REPUBLIC

### *President and authorities*

The Syrian constitution vests the Arab Ba'ath Socialist Party with leadership functions in the state and society and provides broad powers to the president. The president, approved by referendum for a 7-year term, is also Secretary General of the Ba'ath Party and leader of the National Progressive Front, which is a coalition of 10 political parties authorized by the regime. The president has the right to appoint ministers, to declare war and states of emergency, to issue laws (which, except in the case of emergency, require ratification by the People's Council), to declare amnesty, to amend the constitution, and to appoint civil servants and military personnel. The Emergency Law, which effectively suspends most constitutional protections for Syrians, has been in effect since 1963.

The National Progressive Front also acts as a forum in which economic policies are debated and the country's political orientation is determined. However, because of Ba'ath Party dominance, the National Progressive Front has traditionally exercised little independent power.

The Syrian constitution of 1973 requires that the president be Muslim but does not make Islam the state religion. Islamic jurisprudence, however, is required to be a main source of legislation. The judicial system in Syria is an amalgam of Ottoman, French, and Islamic laws, with three levels of courts: courts of first instance, courts of appeals, and the constitutional court, the highest tribunal. In addition, religious courts handle questions of personal and family law.

The Ba'ath Party emphasizes socialism and secular Arabism. Although Ba'ath Party doctrine seeks to build pan-Arab rather than ethnic identity, ethnic, religious, and regional allegiances remain important in Syria.

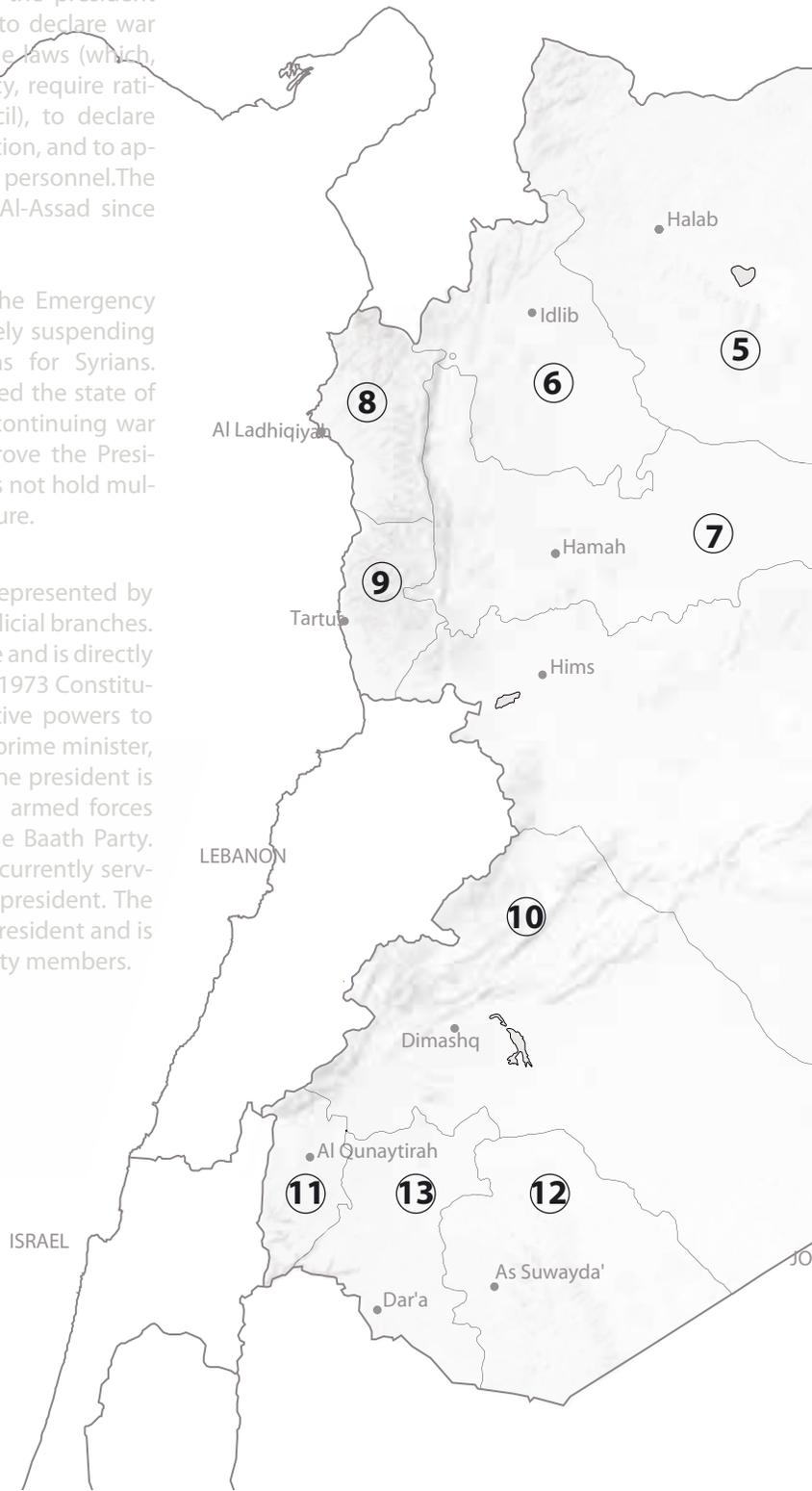
# SYRIAN GOVERNMENT

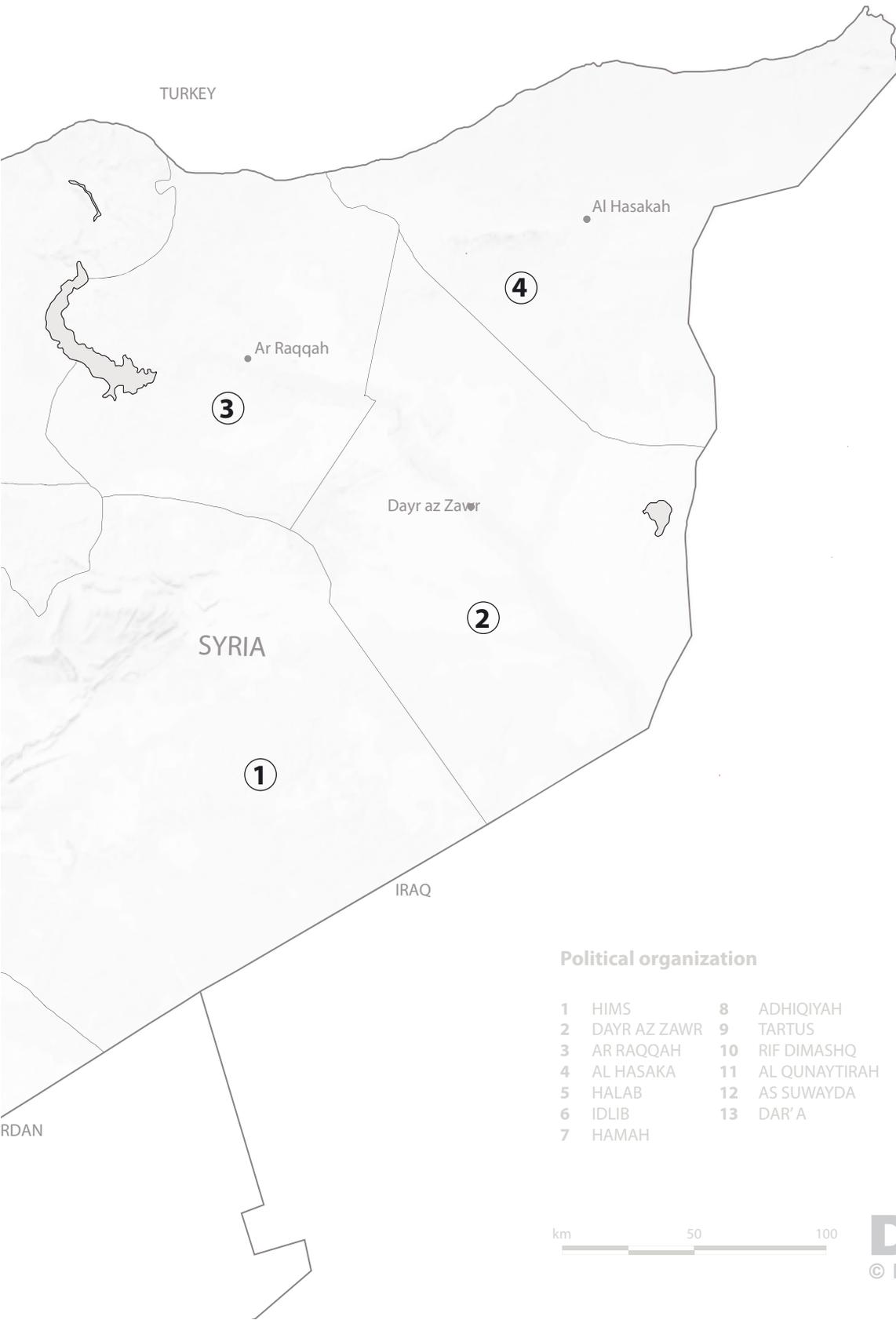
## Organization

**The constitution:** requires the president to be a Muslim, but does not make Islam the state religion. The constitution gives the president the right to appoint ministers, to declare war and state of emergency, to issue laws (which, except in the case of emergency, require ratification by the People's Council), to declare amnesty, to amend the constitution, and to appoint civil servants and military personnel. The president of Syria is President Al-Assad since the year 2000.

**Emergency Law:** Since 1963 the Emergency Law has been in effect, effectively suspending most constitutional protections for Syrians. Syrian governments have justified the state of emergency in the light of the continuing war with Israel. Syrian citizens approve the President in a referendum. Syria does not hold multi-party elections for the legislature.

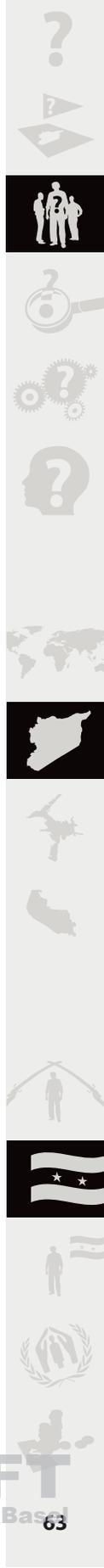
**The Syrian political body:** is represented by the executive, legislative, and judicial branches. The president is the head of state and is directly elected every seven years. The 1973 Constitution gives the president executive powers to appoint all vice-presidents, the prime minister, and the council of ministers. The president is the commander in chief of the armed forces and the secretary general of the Baath Party. President Dr. Bashar al-Assad is currently serving his first seven year term as president. The council of ministers serves the president and is made-up of Baath and other party members.





**Political organization**

- |   |              |    |               |
|---|--------------|----|---------------|
| 1 | HIMS         | 8  | ADHIQIYAH     |
| 2 | DAYR AZ ZAWR | 9  | TARTUS        |
| 3 | AR RAQQAH    | 10 | RIF DIMASHQ   |
| 4 | AL HASAKA    | 11 | AL QUNAYTIRAH |
| 5 | HALAB        | 12 | AS SUWAYDA    |
| 6 | IDLIB        | 13 | DAR'A         |
| 7 | HAMAH        |    |               |



# SYRIAN HIERARCHY

## *President*

**Dr. Bashar al-Assad is the President of the Syrian Arab Republic, Regional Secretary of the Ba'ath Party, and the son of former President Hafez al-Assad.**

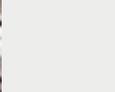
**President Dr. Bashar al-Assad:** On July 10, 2000, the Syrian People elected Secretary General of the Baath Party and Commander in Chief of the Armed Forces, His Excellency Dr. Bashar al-Assad to become the next President of the Syrian Arab Republic. Of the 9.4 million eligible voters of the 17 million people that make up the population of Syria, an amazing 97.29% voted YES to Dr. Bashar al-Assad's first seven year term as Syria's President. It is expected that Dr. Bashar al-Assad will be sworn in as President of Syria on July 17, 2000.

On June 27, 2000, the Syrian Parliament had unanimously approved the nomination of the late President's Hafiz al-Assad's son, Dr. Bashar al-Assad to become the 16th President of the Syrian Arab Republic. Abdul Qader Qaddourah, speaker of the People's Assembly, announced the nomination after members voted with a proud show of hands. The member's of the People's Assembly rose in a standing ovation and expressed their sincere allegiance to Dr. Bashar al-Assad.

Dr. Bashar al-Assad is the second son of the late President Hafez al-Assad. Dr. Bashar al-Assad was born in Damascus, Syria on September 11, 1965. He attended school at the Franco-Arab al-Hurriyet School in Damascus. He then attended the University of Damascus and studied Medicine and specialized in Ophthalmology. He continued his education and specialization in Ophthalmology in the United Kingdom.



Caricature : Syrian President  
Bashar al Assad







## SYRIAN PEOPLE

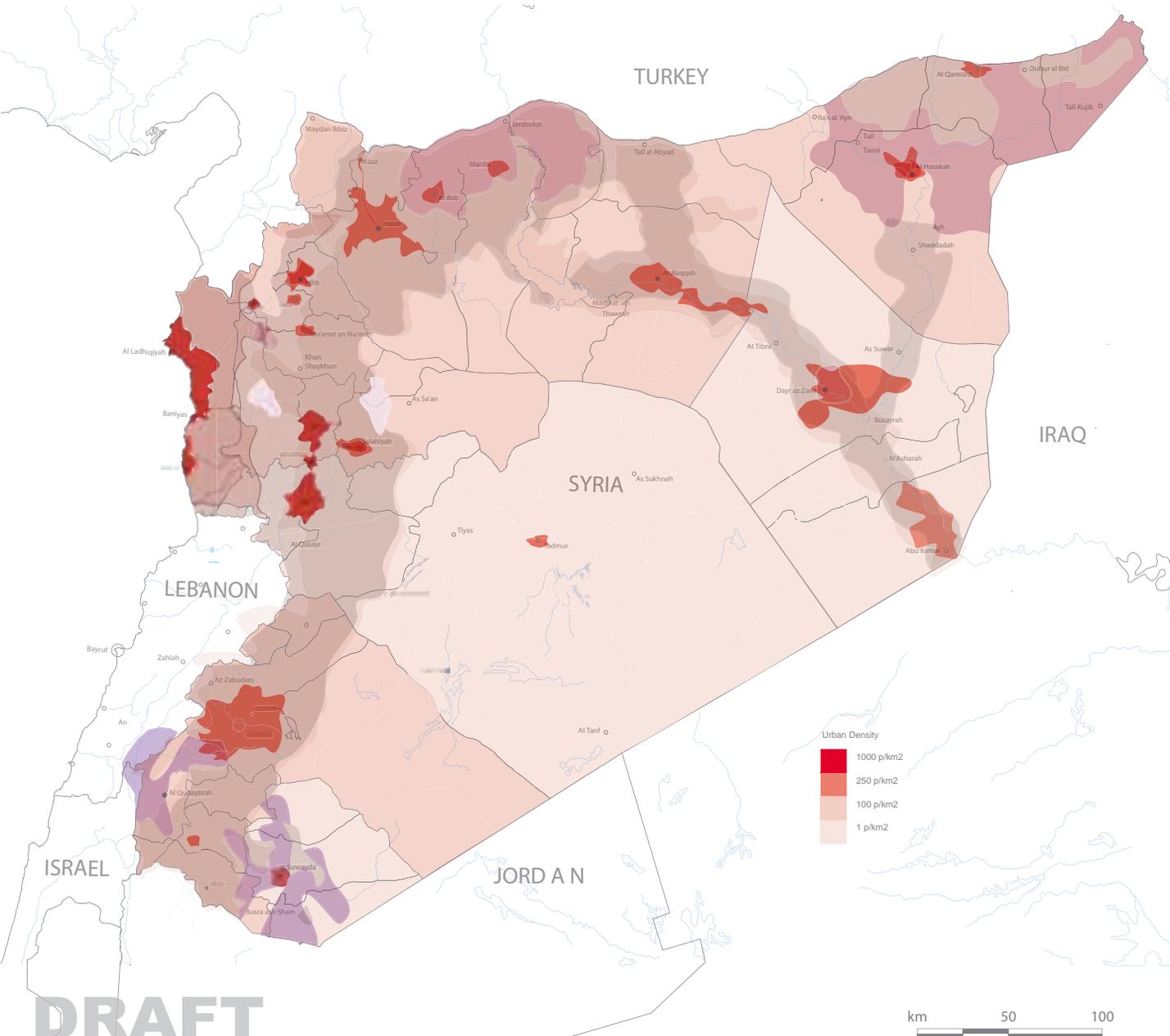
### *Ethnic and linguistic groups*

The Syrian people evolved from several origins over a long period of time. The Greek and Roman ethnic influence was negligible in comparison with that of the Semitic peoples of Arabia and Mesopotamia—Aramaean, Assyrians, Chaldeans, and Canaanites. Later the Turks, like the Greeks and Romans before them, influenced political and economic structures but failed to produce any noticeable change in the dominant Arab character of the Syrian people.

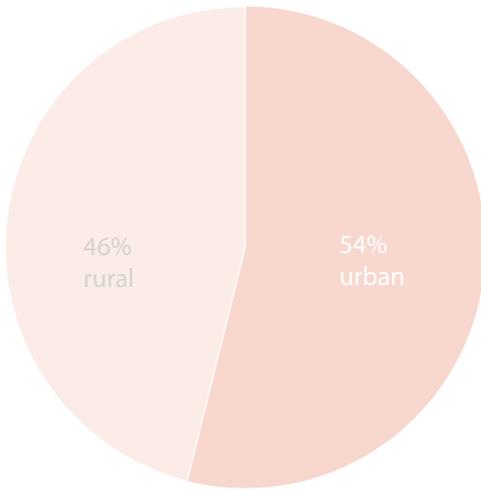
There is a rough correspondence between ethnic and linguistic groupings, although some ethnic groups have been partially assimilated by the Arab majority, which includes the country's Bedouin population. A Kurdish minority also resides in Syria; much of the Kurdish population is Arabic-speaking and largely resides in the country's northeast. The country's Armenian population may be divided into two groups—the early settlers, who have been more or less Arabized, and the later immigrants, who arrived after World War I and retained their identity and language. The Turkmen intermingle freely with the Kurds and Arabs, but they have lost none of their ethnic identity in some northern villages. Syriac-speaking Assyrians who immigrated to Syria from Iraq as refugees in the 1930s quickly assimilated, owing to intermarriage and migration to the cities.

# SYRIAN POPULATION

Density of population



**Urban Population:**

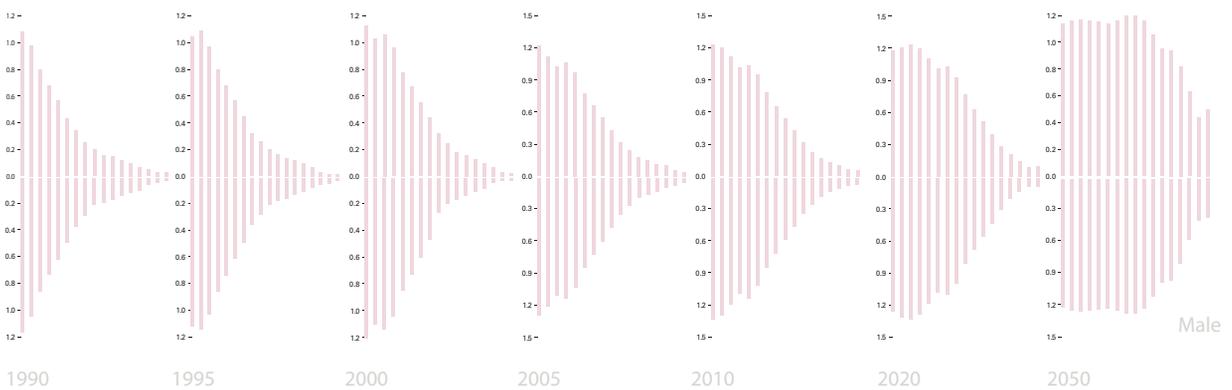


54% live in urban areas, the urban population is distributed among multiple major cities

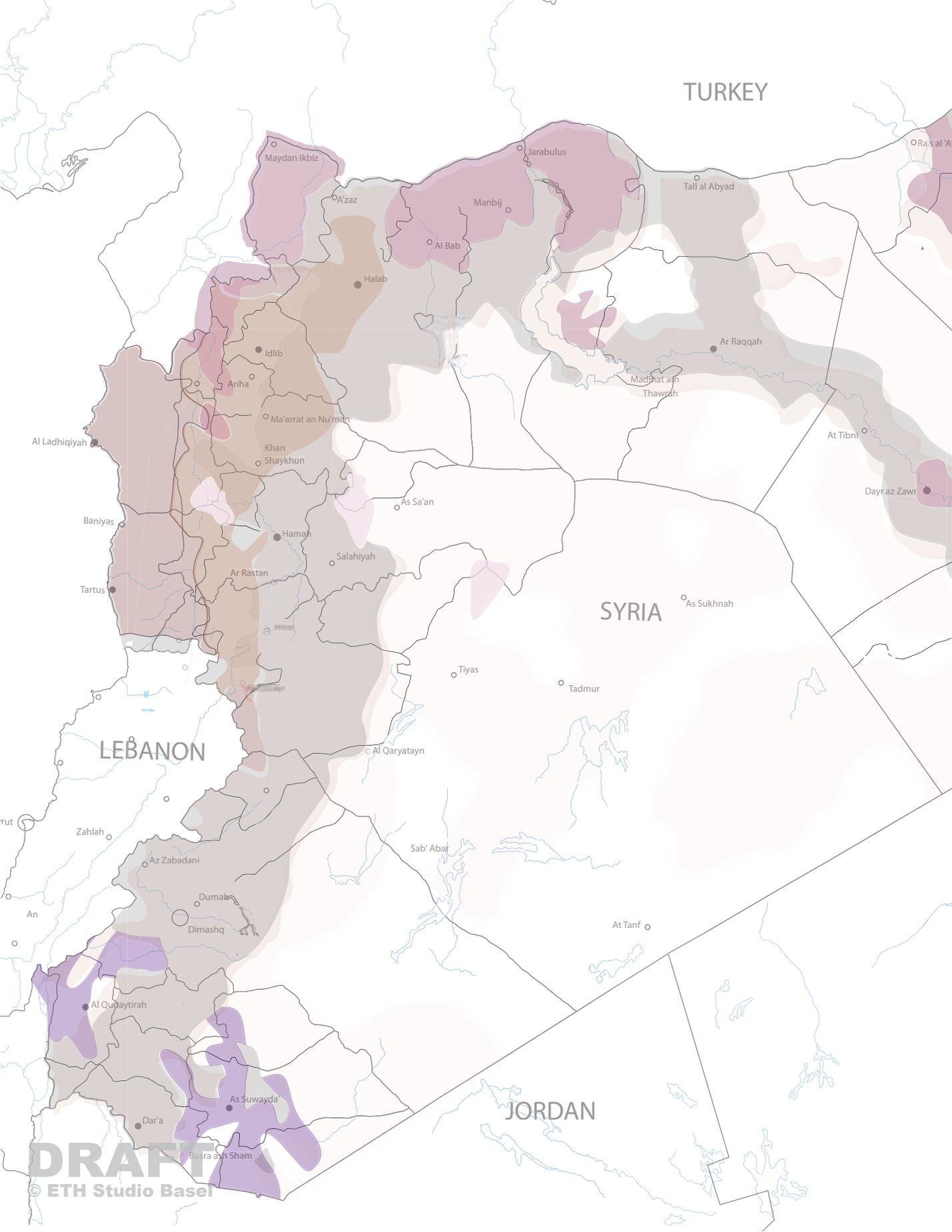
Source: CIA World factbook. 2009

**Syrian population:**

population: 20,178,485  
 density of population: 109 p/km<sup>2</sup>  
 urban population: 54% of total population (2008)  
 rate of urbanization: 3.1% annual rate of change (2005-10 est)



Population pyramids  
 Source: Arab Human Development Report 2009, UNDP



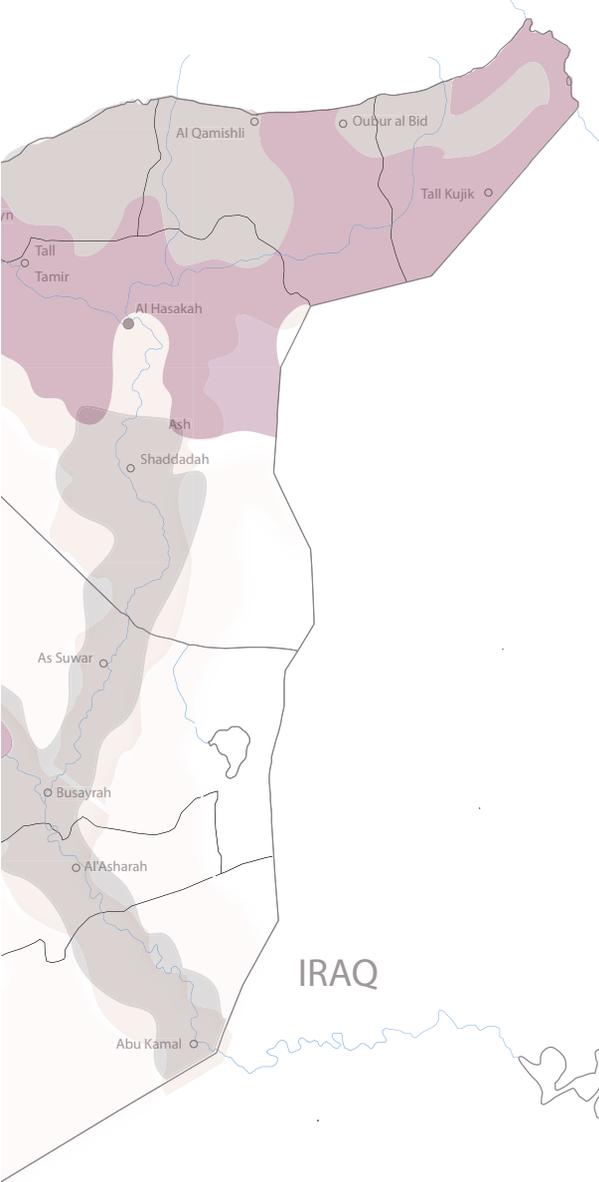
TURKEY

SYRIA

LEBANON

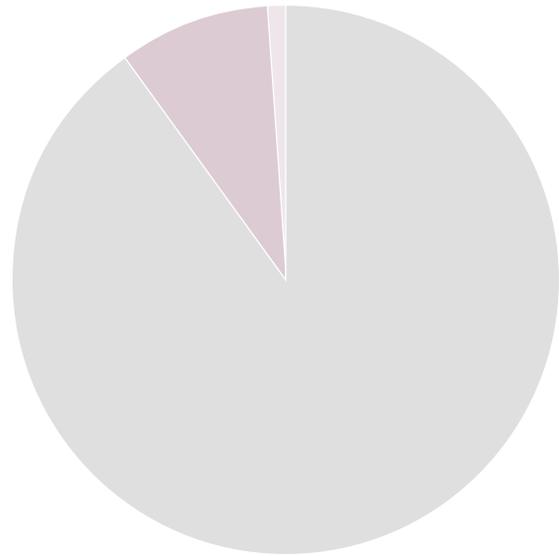
JORDAN

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# ETHNIC AND RELIGIOUS GROUPS

Ethnic groups Syria:



- Arabs 90%
- Kurds 9%
- Armenians, Syrians, Syrian Turkomans and others 1%

IRAQ

**Ethnic groups**

- Druze
- Arabs
- Turkmen
- Kurds
- Jews

**Religious groups**

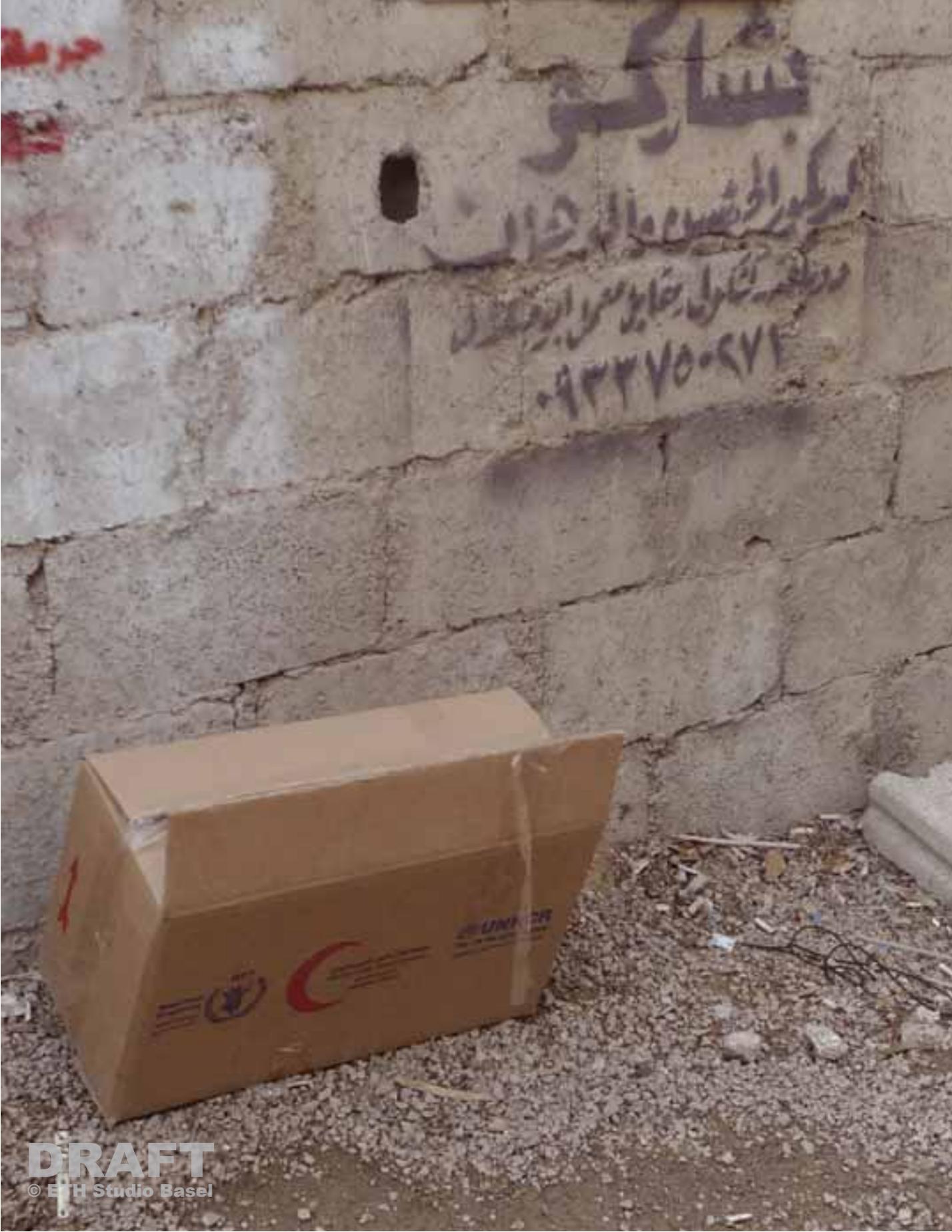
- Sunni
- Shia
- Christians

**Syria has a young and rapidly growing population:**

Most of the people are of Arab descent and speak Arabic, the country's official language; French and English are understood by many, and Kurdish, Armenian, Aramaic, and Circassian are spoken in some areas. The chief minority is the Kurds; others include the Armenians, Turkomans (Turks), Circassians, and Assyrians (Nestorian Christians). About 75% of the country's inhabitants are Sunni Muslims. There are also significant numbers of Shi'ite Muslims, especially the Alawites, who live in the Jabal al-Nusayriyah; Druze, who live in the south, principally in the Jabal al-Duruz; and smaller Muslim sects; all of these groups comprise about 16% of Syria's population. The largest Christian groups are the Greek Orthodox, the Armenian Orthodox, and the Syrian Orthodox, together comprising about 10% of the population. Before 1992, Syria had a Jewish community of more than 4,000; all but a few hundred left the country after emigration restrictions were lifted in that year.

km 50 100





شاكرو

مركز المشورة والتدريب  
دمشق - سورية

0933750571





## UNITED NATIONS HIGH COMMISSIONER FOR REFUGEES

*UNHCR UN refugee  
Weiblich 59  
Geneva, CH*

UNHCR, commonly known as the UN refugee agency, is mandated to lead and coordinate international action to protect and assist displaced people around the world and to help find lasting solutions for them. Set up with modest goals in 1950, UNHCR has since helped tens of millions of people, picking up two Nobel Peace Prizes along the way for its vital humanitarian work. For those forced to flee their homes, normally because of war or persecution, the UN refugee agency is often the last hope for a return to a normal life. Today, a staff of around 6,300 in more than 110 countries help some 32.9 million people in need.



# UNHCR IN SYRIA

## *Organazation*

**UNHCR registration Syria:** UNHCR registration centre for Syria: Douma (around 25km from central Damascus). Registration elsewhere: in Aleppo and other Syrian cities during mobile registration exercises. Registration team: 8 international Supervisors, 4 Senior Registration Clerks and 34 National Registration Interviewers. At the end of the registration interview, Iraqis who qualify are issued with refugee certificates Registration enables UNHCR to identify vulnerable refugees. A fast-tracking system is in place to speed up the registration of urgent cases. All refugee certificates issued or renewed are valid for 2 years, after which refugees are interviewed again and their situation reassessed.

**UNHCR Syria update 2009:** UNHCR Operational Budget in 2008 amounted to USD103,524,427. The 2009 approved funding currently amounts to USD54,597,864 which represents 52% of the previous budget.

**UNHCR Syria Budget 2008/09:** Total number of Iraqi refugees registered with UNHCR: 224,343 individuals  
New registrations 2009 : 81,019 individuals

The 8 centres are located in the main four areas around Damascus that have the largest refugee concentration, namely: Masaken Barzeh, Sayda Zeinab, Jaramana and Qudsaya. Community Centres offer courses in English, French, Arabic, computer skills, and classes for the disabled, as well as Library services. After school activities prioritize curriculum support for Iraqi refugees struggling at school.

## *Assistanze*

**Education:** UNHCR Syria Direct Implementation has established Education Information Units (EIU) at UNHCR DRC-managed Community Centresto counsel Iraqi parents on their children's education and to organise educational activities at the community level such as remedial classes.

UNHCR Syria partners in 2009:

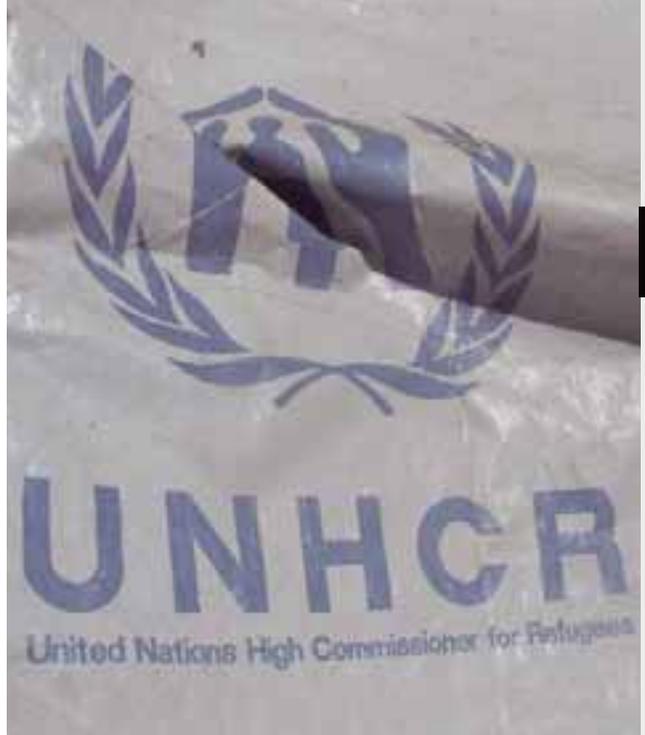
- the Ministry of Education (MOE)
- the Ministry of Higher Education (MOHE) for university scholarships
- Syrian Arab Red Crescent (SARC) for the school kits distribution
- The Greek Orthodox Patriarchate of Antioch & all the East (GOPA) for informal educational support, vocational training activities and summer camp activities in Damascus as well as Aleppo
- The Common Charity Committee (Caritas Syria) for skills training and remedial support
- NGO Première Urgence for the completion of 2 new schools and the provision of furniture and equipment in Jaramana.

**Health:** Over 41,000 Iraqi refugees currently registered are suffering from an important medical condition. The Government of Syria, the International Federation of Red Cross and Red Crescent Societies, the Syrian Arab Red Crescent (SARC), international NGOs and UNHCR are in the process of standardizing the health-care system and health data collection regarding Iraqi refugees. Since the beginning of January 2009: UNHCR has replaced the percentage medical coverage with a flat rate; has started restricting all medical referrals to government hospitals; and has introduced standardized referral procedures for all implementing and operational partners involved in the health sector.

**Food and Non-Food:** WFP rations: oil, rice and lentils UNHCR complementary food items: such as sugar, tea, tomato paste, pasta, cracked wheat) UNHCR non-food items (provided once a year): mattresses, blankets,

**Cash Assistance:** UNHCR started the distribution of ATM cards to Iraqi refugees identified as needing regular financial assistance in December 2007. The monthly cash assistance is primarily aimed at single women head of households to support the enrolment of Iraqi children in Syrian schools and prevention efforts against sexual and gender based violence, homelessness and child labour. Heads of households receive approximately US\$100 (SYP5000) per month, with an additional US\$10 (SYP500) for each dependent.

**Protection:** Sexual and Gender Based Violence (SGBV). Common forms of SGBV identified by UNHCR include rape, forced prostitution, trafficking, forced marriage, economic and sexual exploitation and domestic violence. UNHCR supports survivors and works towards prevention partly through direct assistance (both financial and material). UNFPA, UNICEF, IOM, UNDP and UNHCR are working on a joint strategy and initiatives to assist refugee women in detention. UNHCR supports several safe houses in Damascus that provide accommodation, food, social counselling, vocational training, legal and medical services for women and children who have suffered any form of violence (domestic, sexual) either in Iraq or in Syria.



## Contents

**Definition:** The Office of the United Nations High Commissioner for Refugees (UNHCR; established December 14, 1950) is a United Nations agency mandated to protect and support refugees at the request of a government or the UN itself and assists in their voluntary repatriation, local integration or resettlement to a third country. Its headquarters are in Geneva, Switzerland.

**Function:** The agency is mandated to lead and co-ordinate international action to protect refugees and resolve refugee problems worldwide. Its primary purpose is to safeguard the rights and well-being of refugees. It strives to ensure that everyone can exercise the right to seek asylum and find safe refuge in another state, with the option to return home voluntarily, integrate locally or to resettle in a third country.

**Strategy:** UNHCR's primary purpose is to safeguard the rights and well-being of refugees. In its efforts to achieve this objective, UNHCR strives to ensure that everyone can exercise the right to seek asylum and find safe refuge in another State, and to return home voluntarily. By assisting refugees to return to their own country or to settle permanently in another country, UNHCR also seeks lasting solutions to their plight.

UNHCR is an impartial organization, offering protection and assistance to refugees and others on the basis of their needs and irrespective of their race, religion, political opinion or gender. In all of its activities, UNHCR pays particular attention to the needs of children and seeks to promote the equal rights of women and girls.

**World refugee day:** First marked in 2001, World Refugee Day is held every year on June 20. Tens of thousands of people around the world take time to recognize and applaud the contribution of forcibly displaced people throughout the world. The annual commemoration is marked by a variety of events in more than 100 countries, involving government officials, humanitarian aid workers, celebrities, civilians and the forcibly displaced themselves.

## PEOPLE

**Refugee:** 1951, The definition of a refugee according to a United Nations Convention is:

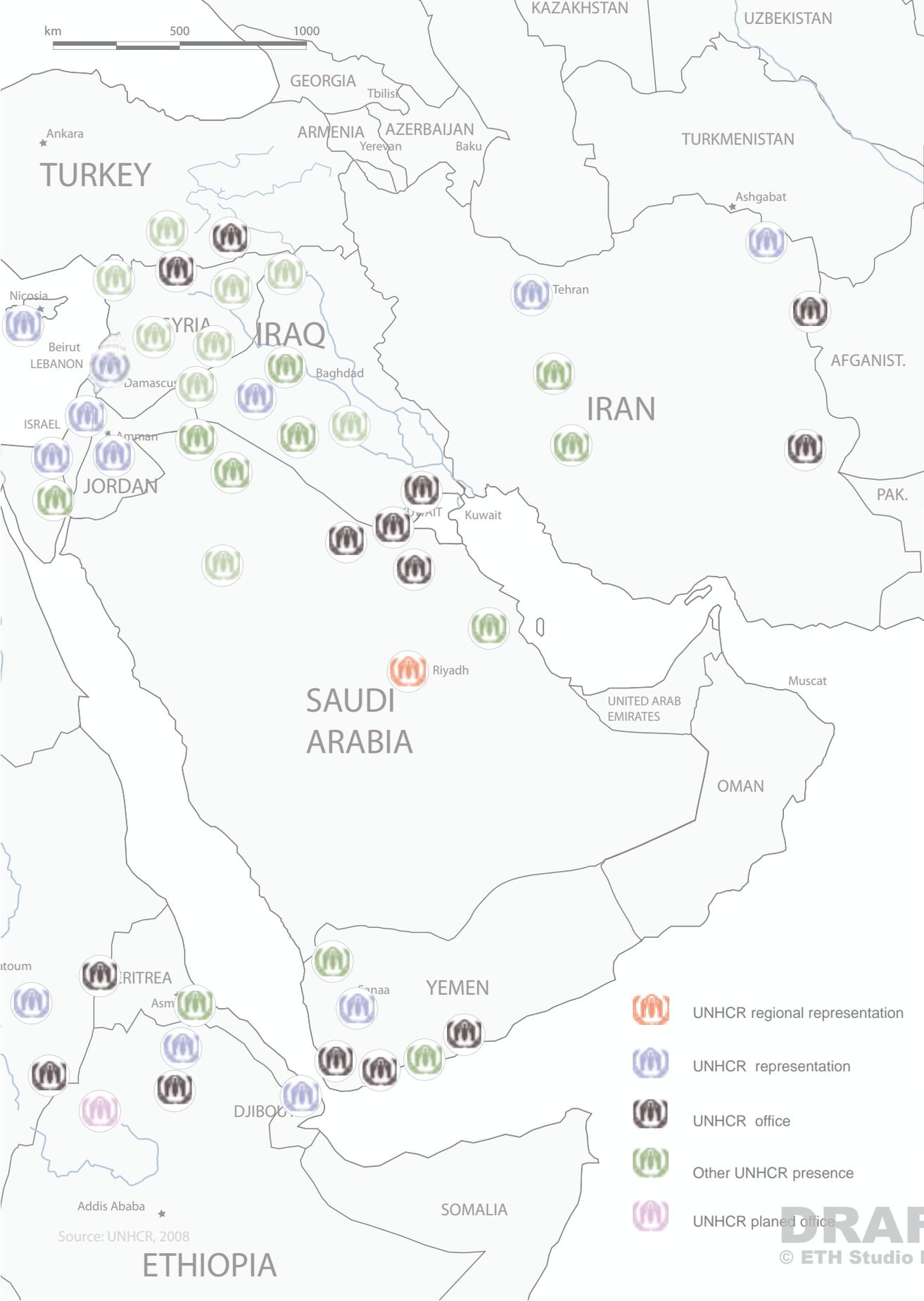
“a person who is outside his/her country of nationality or habitual residence; has a well-founded fear of persecution because of his/her race, religion, nationality, membership in a particular social group or political opinion; and is unable or unwilling to avail himself/herself of the protection of that country, or to return there, for fear of persecution.”



Syria, a young girl looks out from a hole in a fence as her family wait to board a bus before departing from a UNHCR camp.

**Staffing:** The UNHCR employs a staff of approximately 6,300 people in more than 110 countries.

**Goodwill ambassadors:** UNHCR is also represented by a number of UNHCR Goodwill Ambassadors, who at present are Barbara Hendricks, Adel Imam, Angelina Jolie, Giorgio Armani, Boris Trajanov, Julien Clerc, George Dalaras, Osvaldo Laport, Khaled Hosseini and Muazzez Ersoy. Previous ambassadors include Richard Burton, Nazia Hassan, James Mason and Sophia Loren.



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- Question mark icon
- Map icon
- Group of people icon
- Question mark with magnifying glass icon
- Gears icon
- Head with question mark icon
- World map icon
- Flag icon
- Person with backpack icon
- Flag icon
- Person icon
- UNHCR logo icon





## INVESTMENT

### *Syrian economy - overview:*

The Syrian economy grew by an estimated 2.4% in real terms in 2008 led by the petroleum and agricultural sectors, which together account for about one-half of GDP. Higher crude oil prices countered declining oil production and led to higher budgetary and export receipts. Damascus has implemented modest economic reforms in the past few years, including cutting lending interest rates, opening private banks, consolidating all of the multiple exchange rates, raising prices on some subsidized items, most notably gasoline and cement, and establishing the Damascus Stock Exchange - which is set to begin operations in 2009. In October 2007, for example, Damascus raised the price of subsidized gasoline by 20%, then instituted a rationing system in 2008. In addition, President ASAD signed legislative decrees to encourage corporate ownership reform, and to allow the Central Bank to issue Treasury bills and bonds for government debt. Nevertheless, the economy remains highly controlled by the government. Long-run economic constraints include declining oil production, high unemployment and inflation, rising budget deficits, and increasing pressure on water supplies caused by heavy use in agriculture, rapid population growth, industrial expansion, and water pollution.

# INVESTORS

## Private sector

**Syria's latest five-year economic plan:**, which covers the period 2006-2010, was drawn up following an extensive consultation process with wide sections of civil society and the private sector. Negotiations took place over some fifteen months. Officials adopted the new approach to boost the reform process and integrate local businesses in the plans. Abdullah al-Dardari, minister of state for planning affairs and head of the State Planning Committee at the time, stated that the rationale behind the plan was to co-ordinate the various strategies currently developed at ministerial levels with the ultimate goal of establishing a market economy.

The private sector's role in developing the plan stands as testimony to its growing influence in the economy. Private business today accounts for 60% of total GDP. The government is trying to attract private sector investors into state firms, such as food-processing industries, through the use of build-operate-transfer (BOT) contracts. Syria is also investing in the modernization of companies in its textile, engineering and chemicals sectors to the same end. Syria has also decided that measures shielding profitable state businesses from competition will be removed within two years leaving them free to compete on an equal basis with other companies.

*"Syria now a net importer of oil, it turning to other exports and outside sources for money to feu its economic growth."*

## How to invest in Syria?

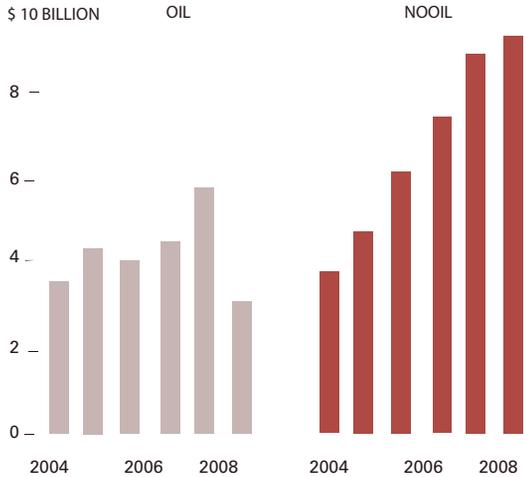
**New regulations:** After thirty years (1960-1991) of strong restrictions on private investment (both national and foreign), followed by fifteen years of relative opening (1991-2006), the Syrian authorities promulgated at the end of 2006 a new investment law which:

- authorises the investors to repatriate the benefits on the capital introduced into the country via Syrian banks;
- provides for an exemption of the customs taxes on the means of production, including the means of transport;
- considers the creation of an investment promotion organisation in Syria.

This new law and its application decrees (dated January 26, 2007) are replacing and complementing the Law n°10 of 1991, symbol of shy country opening conceded by President Hafez Al Assad in the 90s. It is accompanied by a series of new provisions: new customs code, law creating tan open Damas Stock Exchange on November 1, 2006, public-private partnerships and multiplication of private investment opportunities, starting with the bank and insurance sectors.

The terms of this law applied to economic and social development projects in the following fields: agriculture and agro-industry, private and joint (public-private) industrial projects, initiatives in the field of transport, and any other undertakings authorised by the Council within the limits of the law. Profits remain tax-free for five years and companies that export over 50 percent of their production enjoy a seven-year tax holiday. Capital goods and transport equipment needed for the project are exempt from customs duty. The law was amended by decree 7, which grants foreign investors the right to own the land where their business is located.

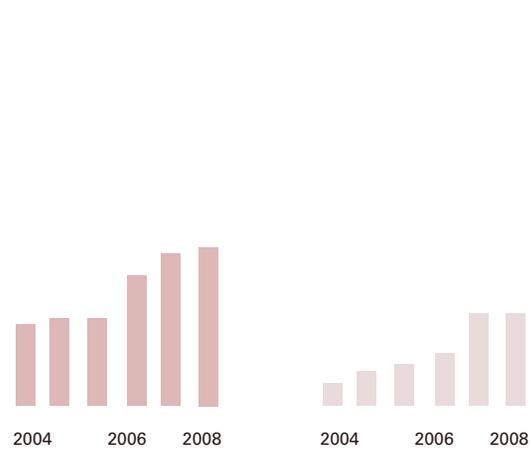
## Syria is adjusting to exporting less oil...



## And attracting more capital from external sources...

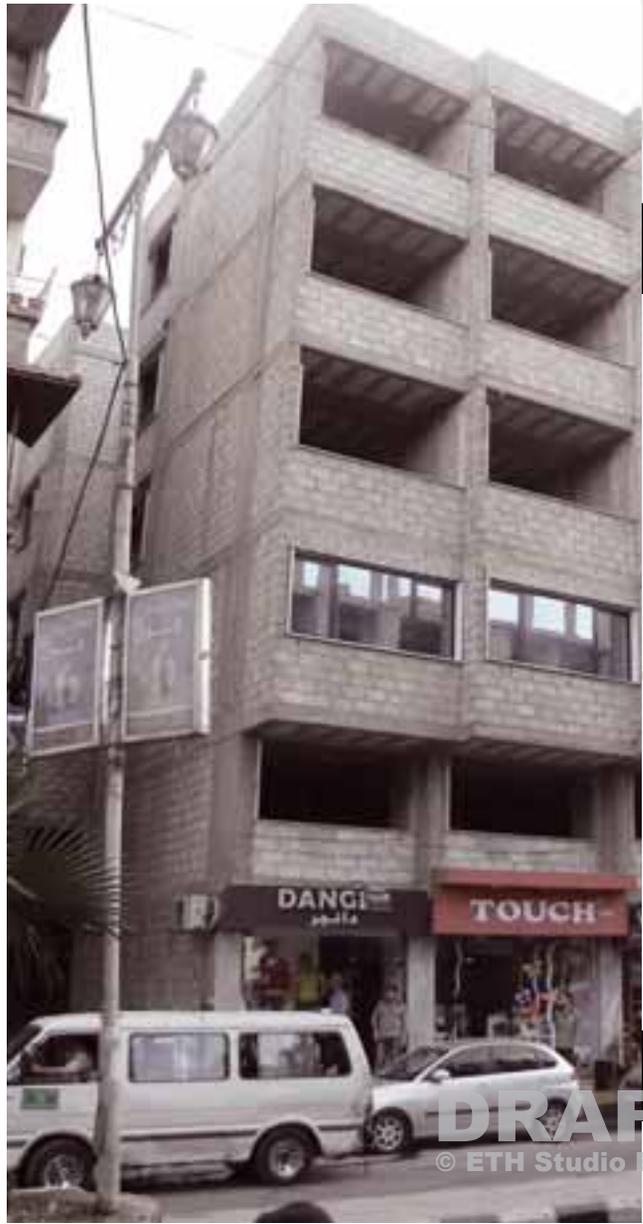
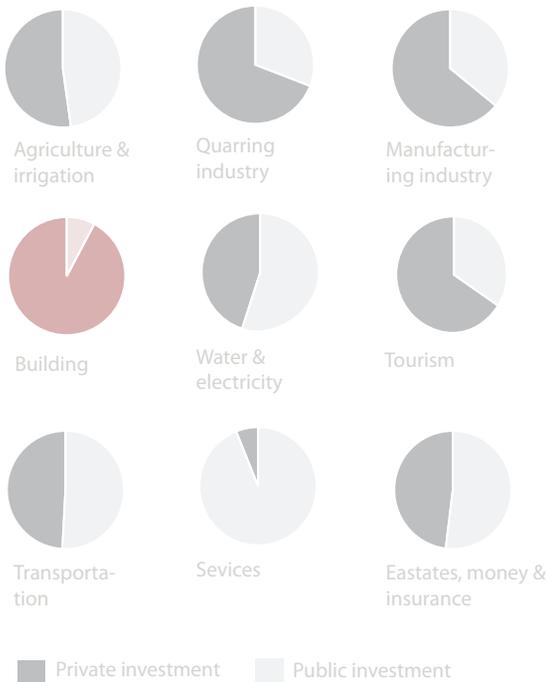
Travel and tourism receipts

Foreign direct investment



A number of reforms have already been initiated to encourage private entrepreneurship: promote market mechanisms, open the economy to the rest of the world, liberalize the financial system, and begin to strengthen the medium-term fiscal outlook. An increasing number of sectors have been opened to private enterprise and exposed to the international competition, while the foreign exchange regime has been gradually liberalized.

## Public and private sectors in Syrian market (2006-2007)





# WHAT?



## CASE STUDIES

### *URBAN PATTERNS OF JARAMANA*

The region of Jaramana is constituted of different urban fabrics and is influenced by different stakeholders. Through the analysis of four different city patterns consisting of city layers like green spaces, building sites, street networks and building structures, the different morphologies of Jaramana can be accentuated. An ulterior comparison with the city of Damascus emphasizes the difference between the new suburb context and the old city fabric. The common point is the strong influence of the Iraqi refugees on the urban development.



CASE STUDY NEW STREET

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CASE STUDY FALLUJAH STREET

---



CASE STUDY LINEAR STREET

---

CASE STUDY MAIN STREET

---





**DRUZE**



**SYRIAN POPULATION**

**DRUZE**

**IRAQI REFUGEES**



Bashar al Assad



**SYRIAN GOVERNMENT**

*Ba'ath Party*

**NGO'S**

**IRAQI**

**UNHCR**



*Druze Community*

**CHRISTIANS**

*Palestinian Refugees*

*National Progressive Front*

**INVESTORS**

*Syrian Arab Rdd Crescent (SARC)*

*INGO's Syrian Arab Republic*

*the Ministry of Education (MOE)*

**UNICEF**

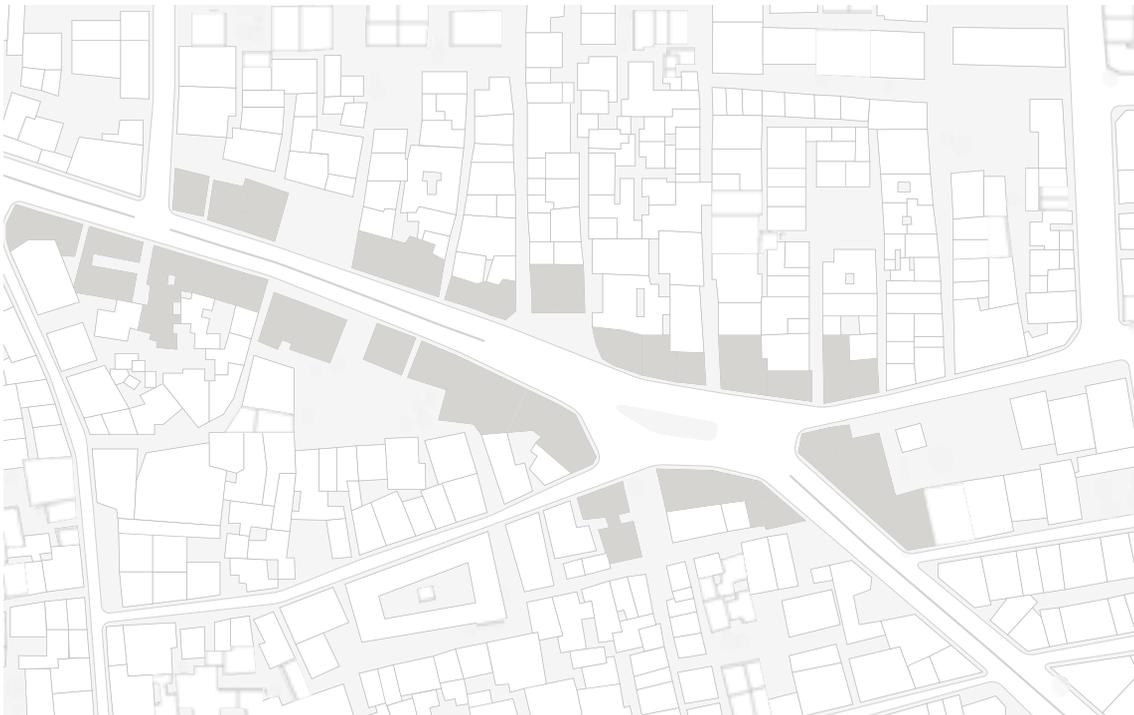
**DRAFT**

© ETH Studio Basel

# CASE STUDY MAIN STREET

## Typology A

The city of Jaramana was founded by the Druze community. From a small village it evolved to a big city. The center of the city is the square that is also used as a public space and is a node between the city of Jaramana, Damascus and the airport. No green spaces exist and the density of the buildings is high. The addition of floors and other mixed elements is easily perceptible. The refugees derivating from Iraq with a Christian background have settled in this area and contributed to the densification of the city center.



Sword Square, jaramana, 2009



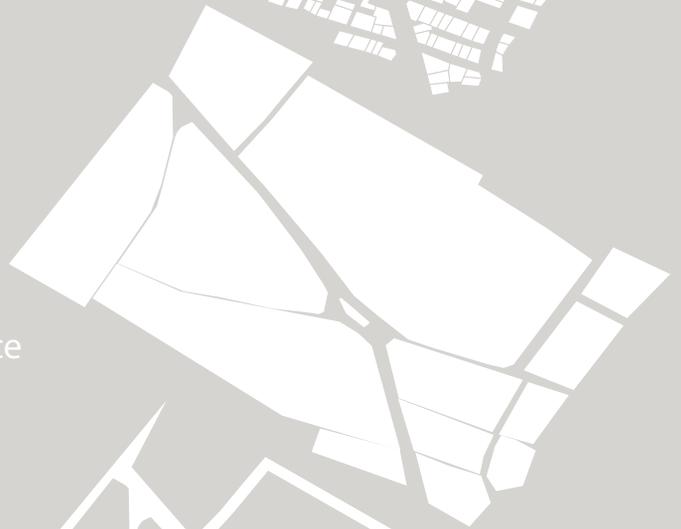
# URBAN FABRIC



Building Pattern



Negative Space



Road Network



Building Site





m 50 100

**DRAFT**  
© ETH Studio Bass



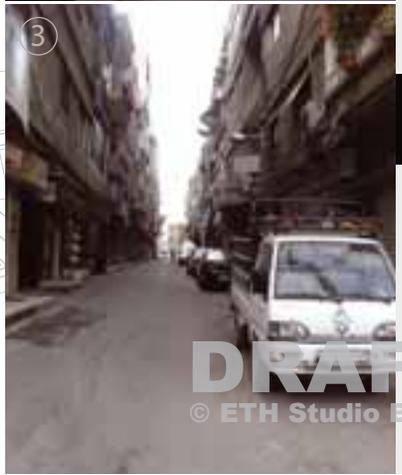
# TYOLOGY





1. Old City Sword Square

m 50 100





شركة ابراهيم يوسف

شركة ابراهيم يوسف

شركة ابراهيم يوسف

الوسط للعقارات

للبيع والتأجير

شركة ابراهيم يوسف



الشرق

تسويق

الرجل

مركز الاتصالات  
مركز خدمات

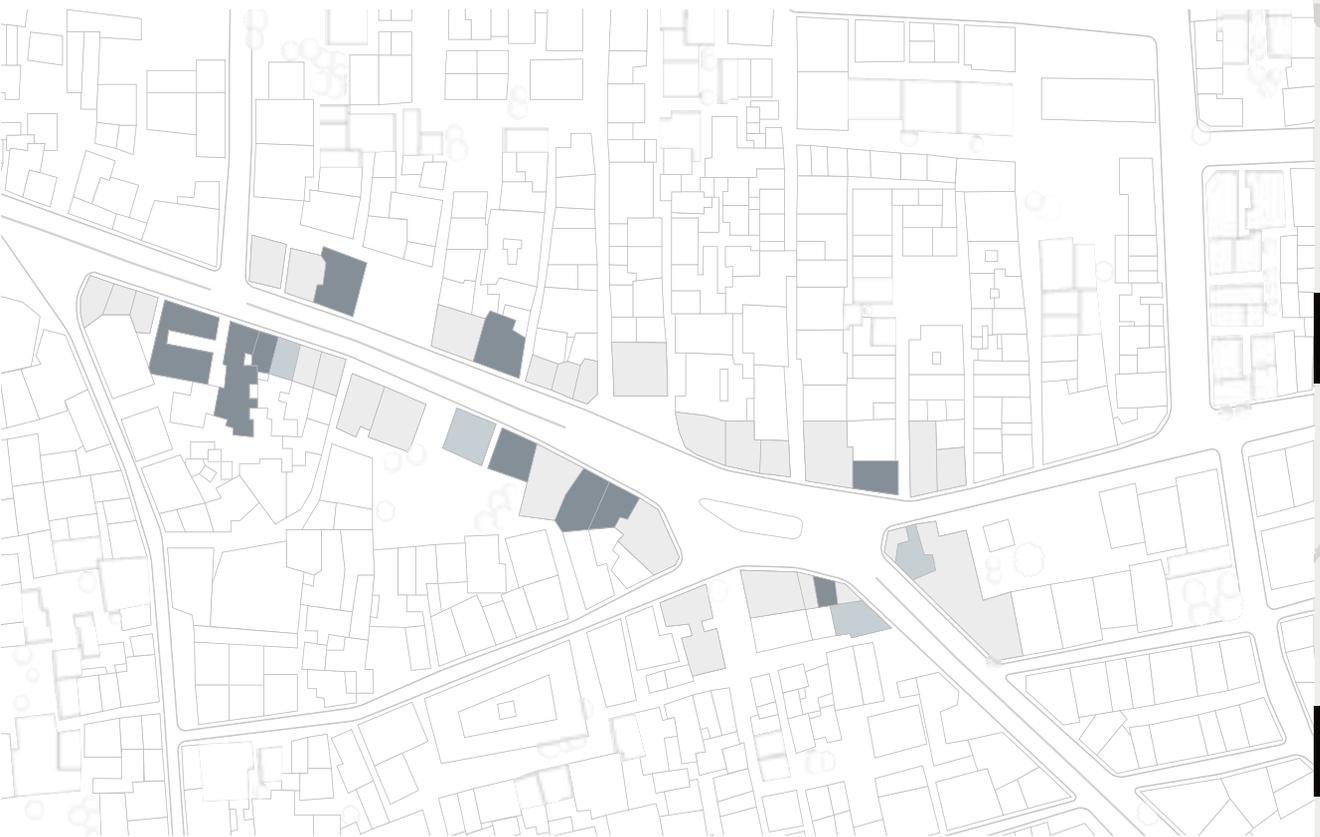
WHITE



# FAÇADE

## *face of the buildings*

The majority of the buildings do not have any sort of cladding. The materialization is cheap and not aesthetic. The building structure is visible and not protected, which can be a problem for the climate inside the buildings. In this way the structures are not durable. The addition of building volume creates heterogeneous patterns on the surface.



■ Buildings with cladding

m 50 100





# ADDITIONS

## *addition of ulterior floors*

Through the fast growth of the city a horizontal densification was eventually not possible anymore. Vertical densification by additional floors built on top of existing structures was the only way to match the new issues of a growing population. The result is a patchwork of different materials and appearance. While the typology, material, colors and structures may change with every building phase, the additions remain within the ground floor perimeter and do not stray in horizontal direction. The history of a building and it's growth can be read on it's façade.





# OCCUPATION

## *empty status*

An approximate 40% of the building volume is vacant. On one side these buildings are old buildings that have been abandoned most probably by the Iraqi refugees who returned to their country or by Syrian inhabitants due to the inflation of rental costs. On the other side the construction of new housing during the construction boom was overly speculative and therefore many of these new residential buildings never were sold.



■ 100% Vacancy  
■ 40% Vacancy

m 50 100

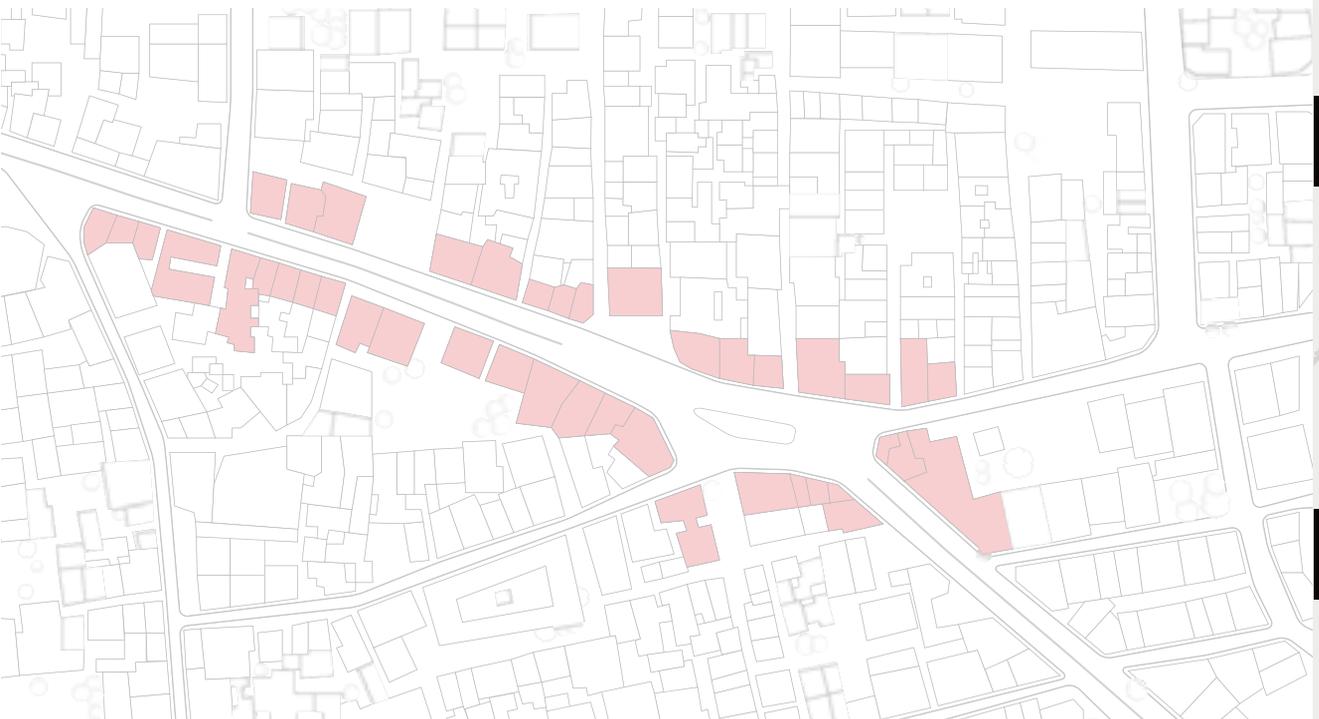




# MICROECONOMY

## *market mechanisms*

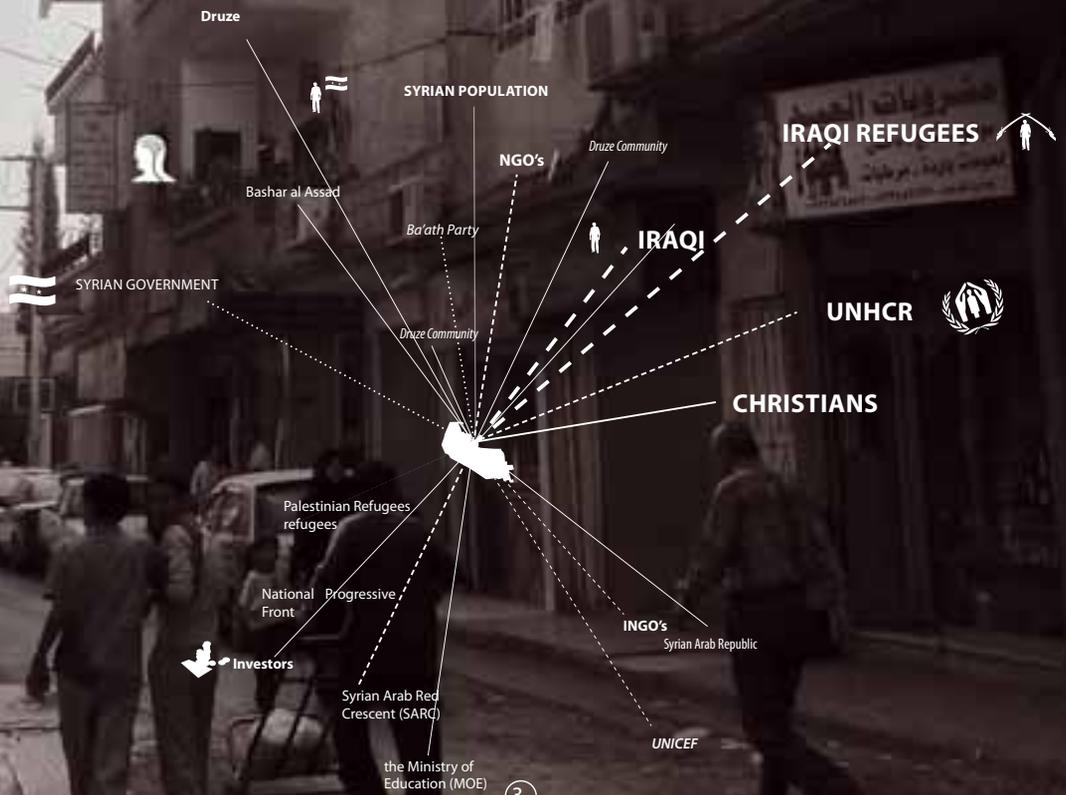
The residents of Jaramana remain permanently in the city for work, living and for daily necessities. Therefore the majority of the ground floors of the buildings is occupied by shops, restaurants and economical program.



 Micro Economy/ Shops

m 50 100





# CASE STUDY

## FALLUJAH STREET

### *Typology B*

The feel in Jaramana is very Iraqi: One area is nicknamed Falluja.

The arrival of high numbers of Iraqis since 2003 strongly contributes today to a development of the city. New irregular buildings appear everyday, mainly four floor buildings. In parallel, small shops open along the main roads. For example, on the main street in Jaramana when arriving from Damascus, we can find today many Iraqi restaurants, and this kind of activity is developing rapidly. A large number of Iraqi bakers opened their doors in the various districts which adjoin this main street. Other types of businesses have also appeared such as Iraqi taxi offices which connect Damascus to the main Iraqi cities, and that the refugees use to leave Iraq.

Street view Fallujah, Jaramana, 2009



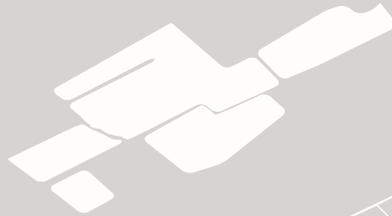
# URBAN FABRIC



Trees



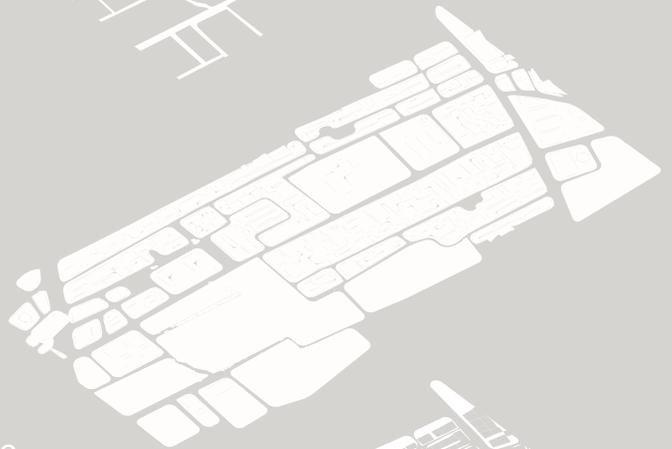
Green Space



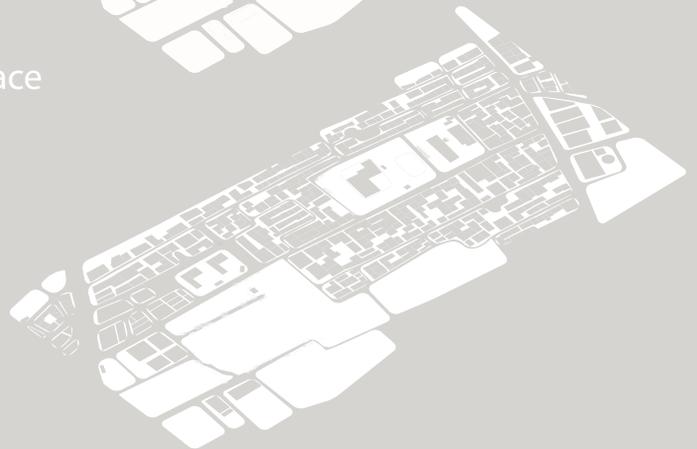
Road Network



Negative Space



Building Site

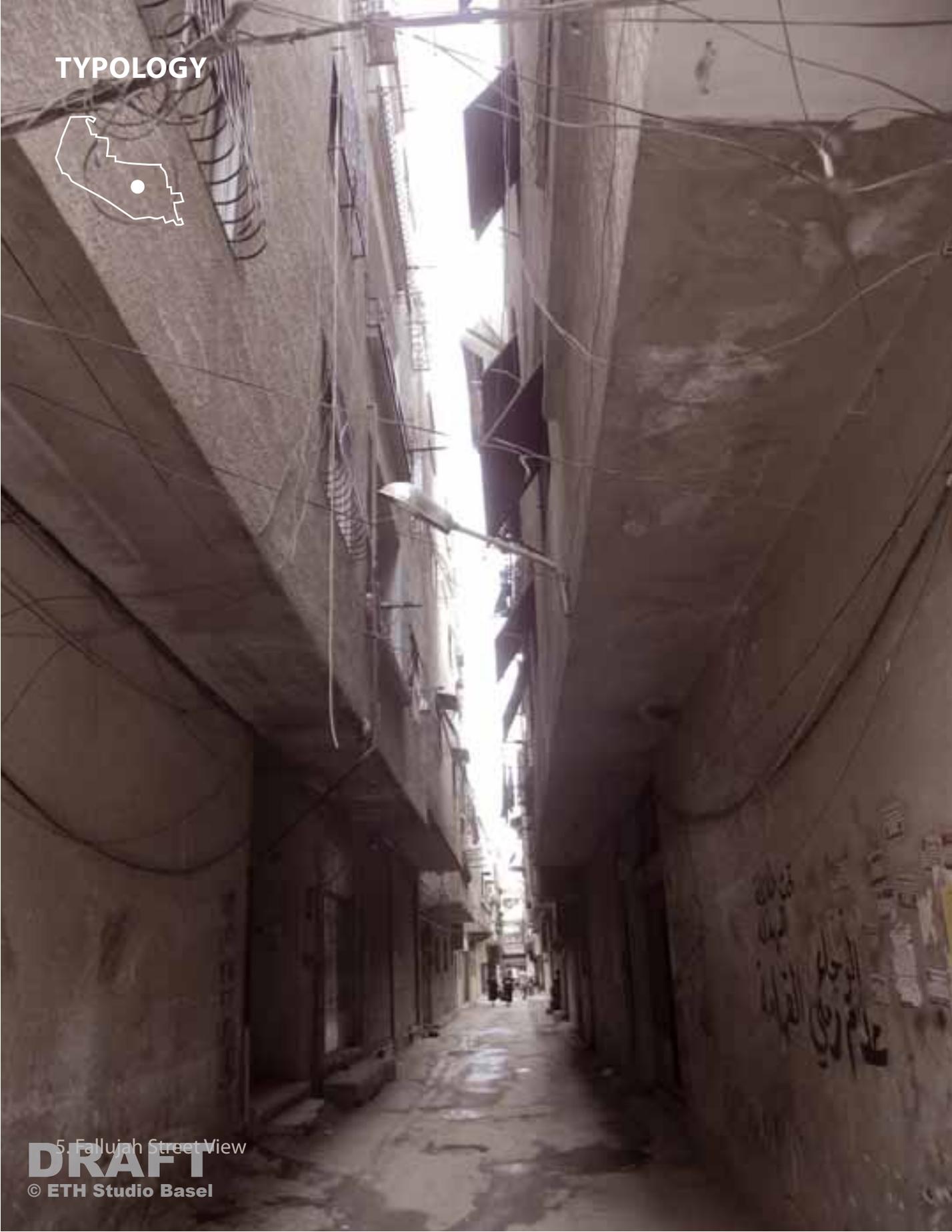




m 50 100

**DRAFT**  
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# T TYPOLOGY



5. Fallujah Street View

**DRAFT**  
© ETH Studio Basel



1. Construction Site



2. Church



3. UNHCR school



4. Housing Projects



A vertical sidebar containing various icons: a question mark, a flag, a group of people, a magnifying glass over a question mark, gears, a head with a question mark, a world map, a map of a region, a person with a backpack, a map of a region, a person with a backpack, a flag, a person with a backpack, a laurel wreath, and a person silhouette.



**DRAFT**  
© ETH Studio Basel





# FAÇADE

## *face of the buildings*

The new construction in the area of Fallujah have different types of patterns. The modules used for the façade are based on the new law which imposes a standard design for the surface area of the buildings. For this reason it is not difficult to distinguish between old structures and the new typology of housing.

Most of the investors wait until the apartments are sold before financing the expansion of the operations. This contemporaneous issues with the low incoming people living in Jaramana, doesn't have good impact on the development and life styles of the city.

The building remain abandoned for a long time or are lived in illegally.

The materials used for the external façade are simple and cheap. They don't have aesthetic lines or any decoration.



 Buildings with cladding

m 50 100



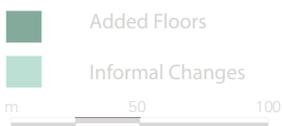
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# ADDITIONS

## *addition of ulterior floors*

Extension : The high rents and the complicated laws imposed by the government for the extension of a building are the reason why the people are building additional floors illegally on the old structures.





**DRAFT**  
© ETH Studio Base





# MICROECONOMY

## *market mechanisms*

At the base of the old structures the microeconomy prevails, similar to the city center of Jaramana. In contrast these activities are owned and frequented by Iraqis.



 Micro Economy/ Shops

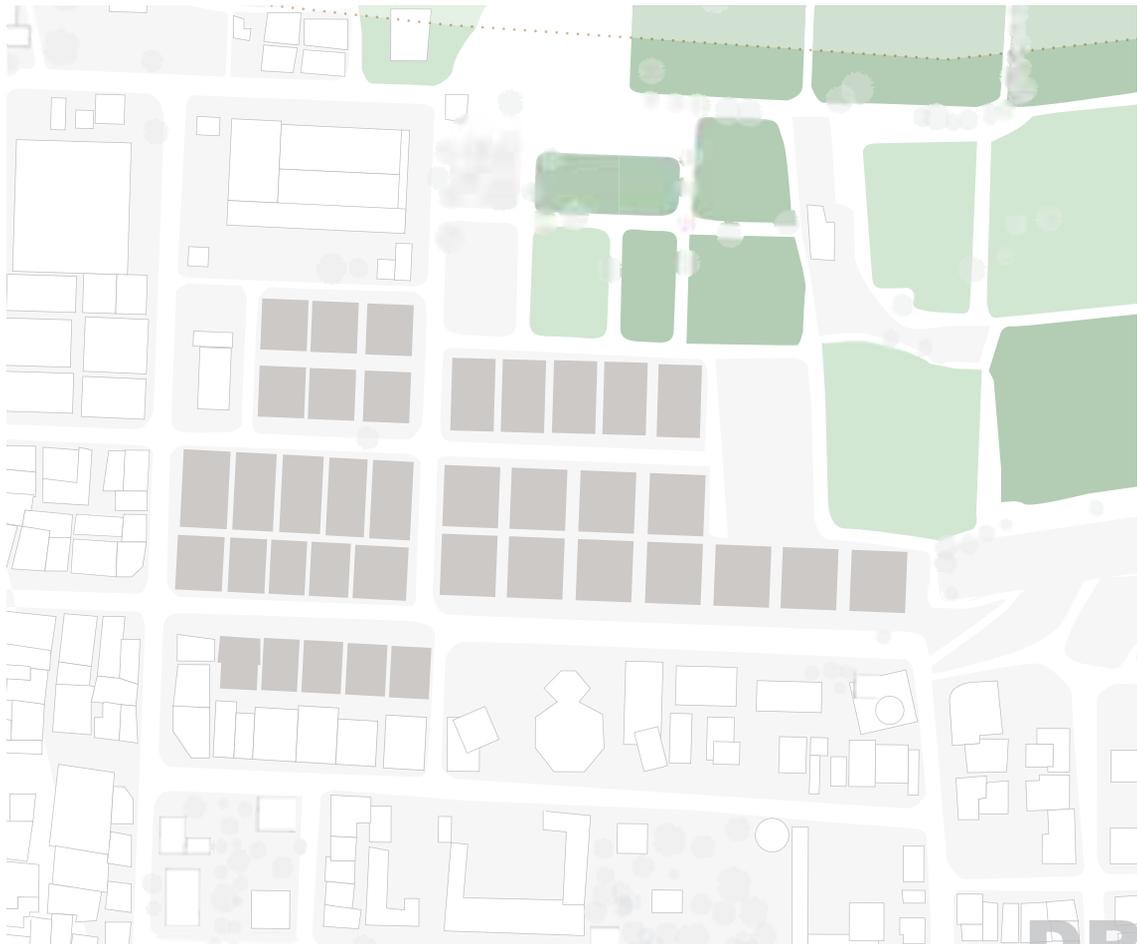




# CASE STUDY LINEAR STREET

## Typology c

This area is generated on a grid that distinguishes itself from the rest of the city since the government has taken over the administration complying to the new law. Situated at the edge of the city, it doesn't have any economical activities at its disposal, nor does it have any refugee presence. The structures are mostly newer than those of the rest of the city and have no sort of illegal additions.



m 50 100



# URBAN FABRIC



Trees



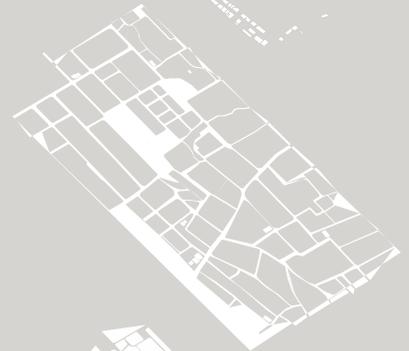
Green Space



Buildings



Negative Space



Road Network

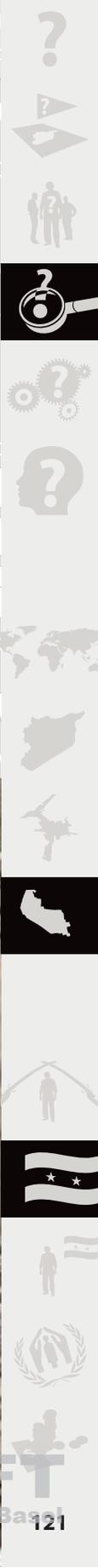


Building Site





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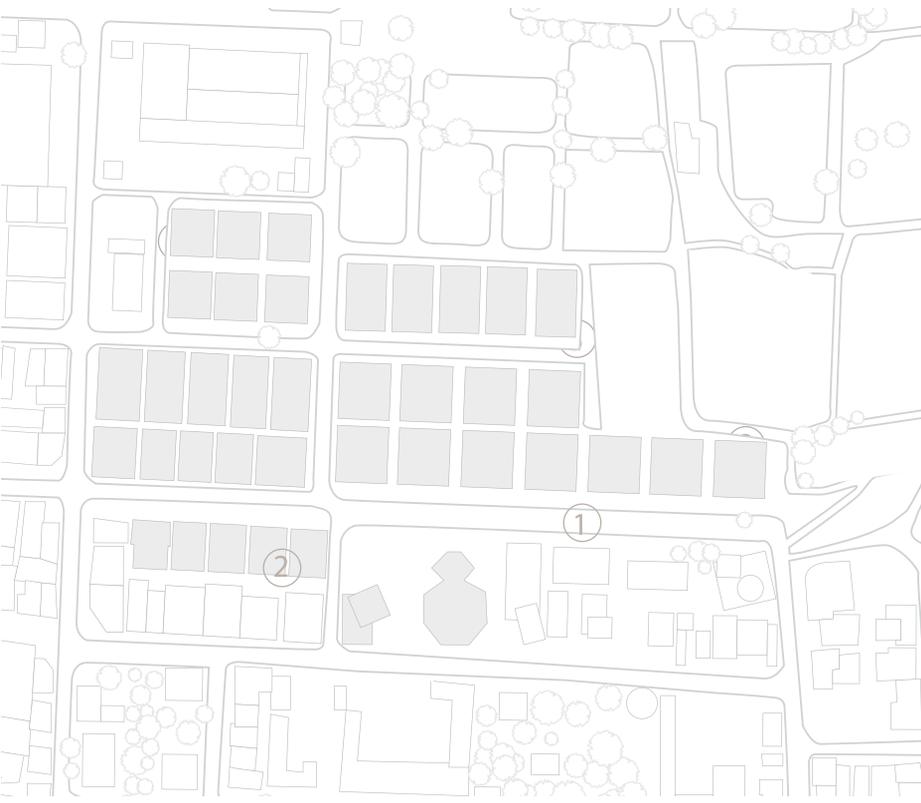
TYPOLGY



2. Buildings built by the government

**DRAFT**

© ETH Studio Basel



m 50 100



A vertical sidebar of icons on the right side of the page. From top to bottom, the icons are: a question mark, a flag on a pole, silhouettes of three people, a magnifying glass over a question mark, three interlocking gears, a silhouette of a head with a question mark inside, a world map, a map of Saudi Arabia, a drone, a silhouette of Saudi Arabia, a silhouette of a person under a roof, the flag of Saudi Arabia, a silhouette of a person holding a flag, a silhouette of hands holding a globe, and a silhouette of a person.

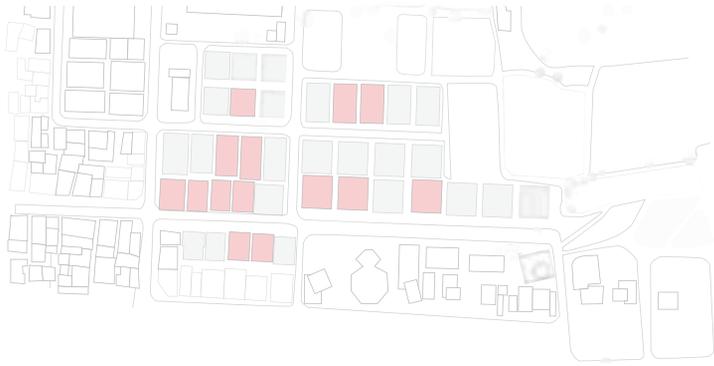
**DRAFT**  
© ETH Studio Basel 123



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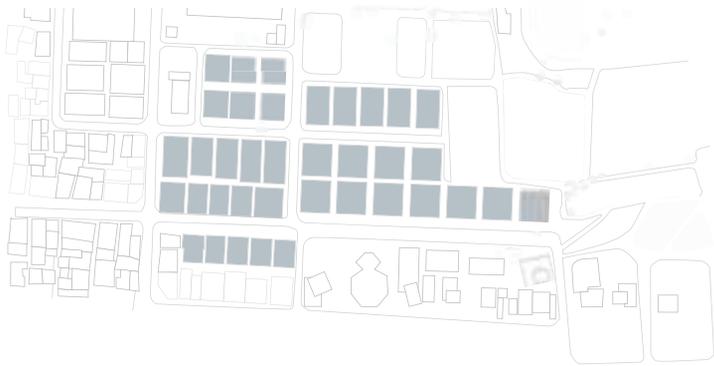
**MICROECONOMY**

Micro Economy



**OCCUPATION**

100% Vacancy



**FACADE**

Buildings with facade

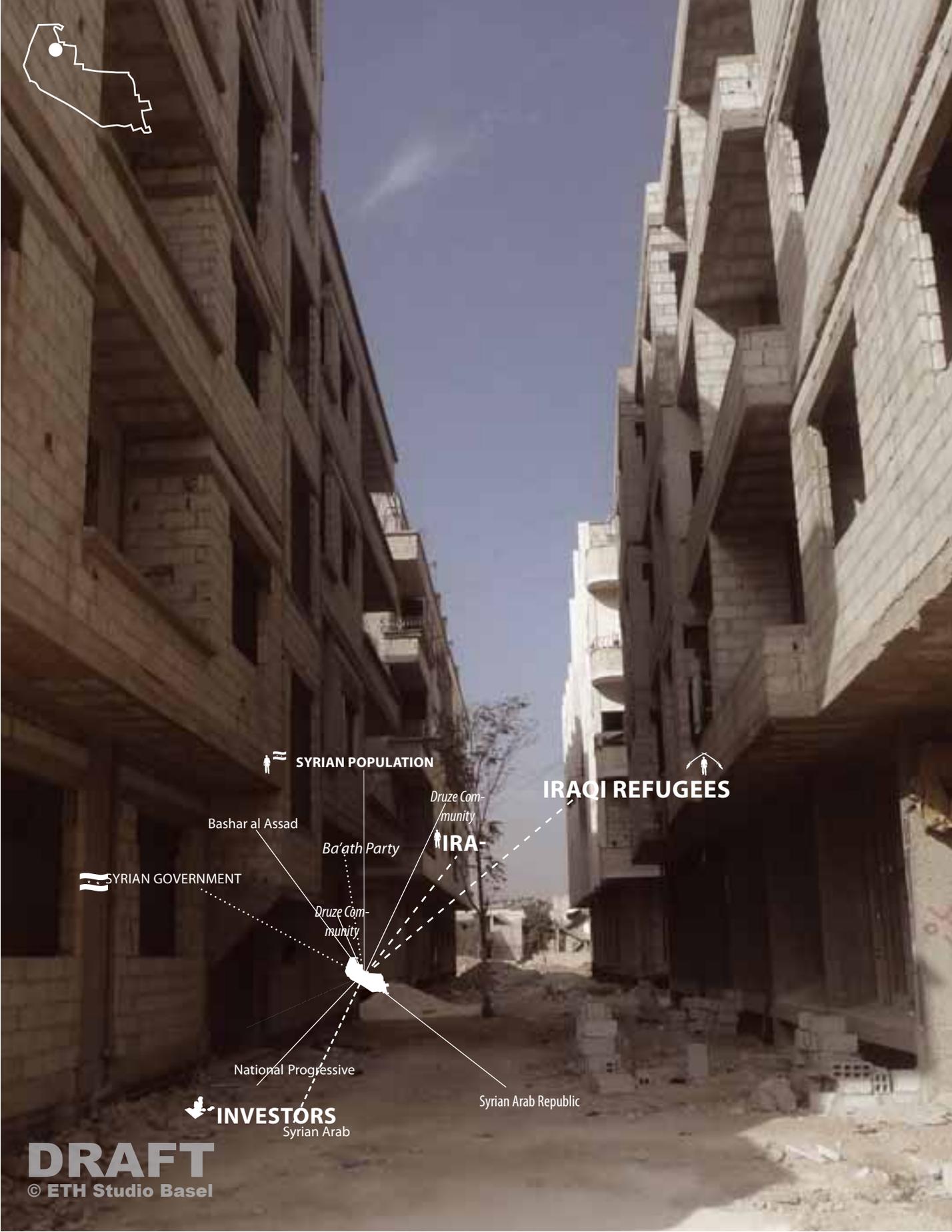


**ADDITIONS**

Added Floors

m 100





 SYRIAN POPULATION

 IRAQI REFUGEES

Bashar al Assad

*Druze Com-  
munity*

*Ba'ath Party*

 IRA-

 SYRIAN GOVERNMENT

*Druze Com-  
munity*

National Progressive

 INVESTORS

Syrian Arab

Syrian Arab Republic

# CASE STUDY NEW STREET

## Typology D

The arrival of the Iraqi refugees during the war encouraged investments in apartment buildings. The end of the war, regulation laws for the Syrian building market caused an evasion out of the new residential structures that now stand in completely abandoned neighbourhoods that seem permanently under construction.



m 50 100



# URBAN FABRIC



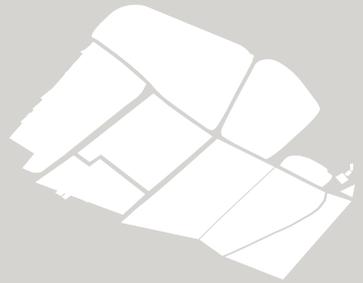
Trees



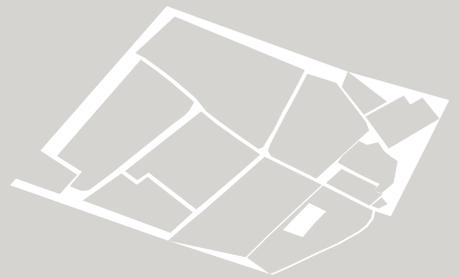
Green Space



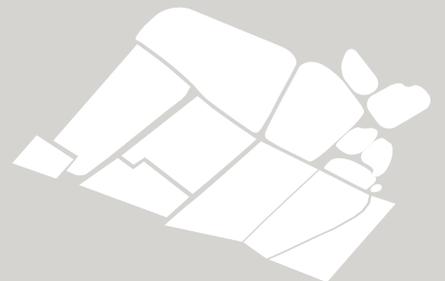
Buildings



Negative Space



Road Network



Building Site

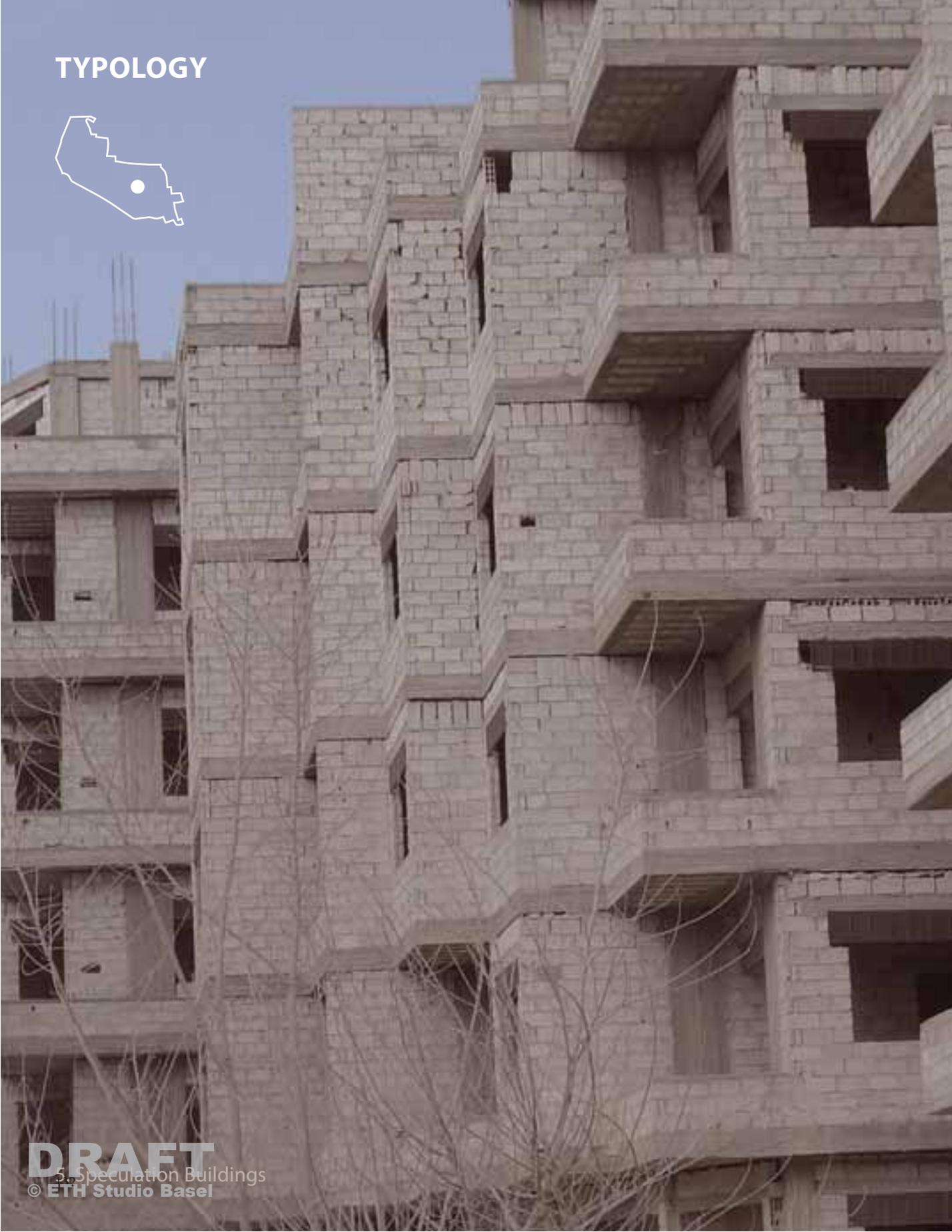


m 50 100

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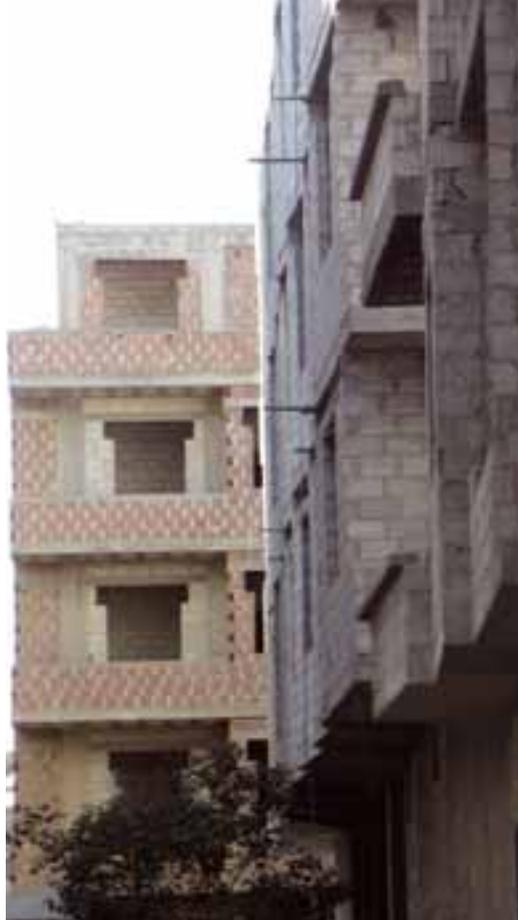
# TYPOLGY











# FAÇADE

## *face of the buildings*

The recently written law dictates that buildings must have cladding to be lived in. Meanwhile the investors are not willing to finance in infrastructure without security. Due to the crisis the buildings without cladding remain in this state and cannot be dwelled in.



■ Buildings with cladding

m 50 100

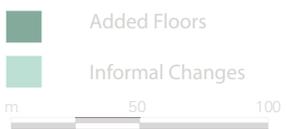


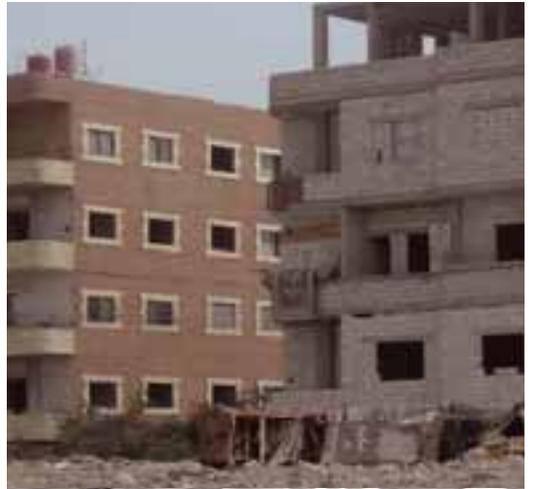


# ADDITIONS

*addition of ulterior floors*

**Extension :** These buildings are currently under construction. The government has an active control to avoid illegal constructions. The addition of floors to an existing building is a phenomenon that doesn't exist in the area administered by the government.





# OCCUPATION

## *empty status*

**Vacancy rate :** The speculation caused by the arrival of the iraqi refugees has created a huge area of empty buildings in a state of perpetual construction. Most of the buildings are not accessible by law..

On one side the buildings are already under construction by the government but on the other side the Syrian population doesn't have enough money to buy an apartment to provide for the preliminary stage of the extensions.



■ 100% Vacancy  
■ 40% Vacancy

m 50 100





# MICROECONOMY

## *market mechanisms*

Microeconomic businesses do not exist in this area. The only shops found are of very small size and provide daily groceries or construction products.



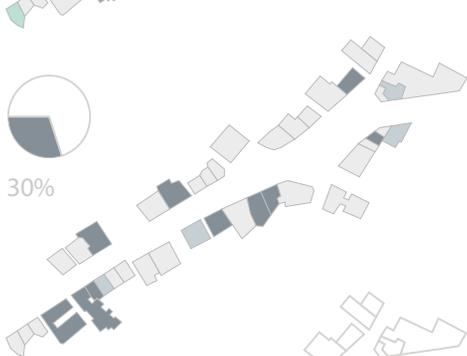
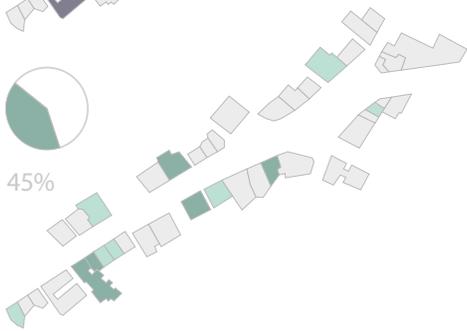
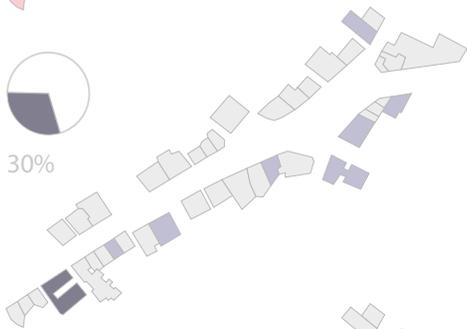
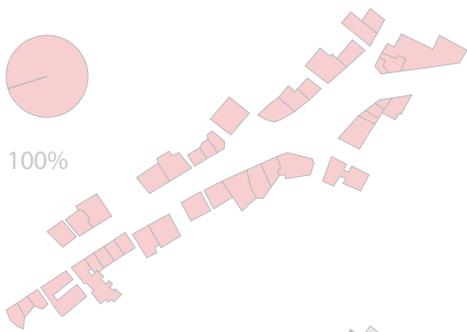
 Micro Economy/ Shops

m 50 100

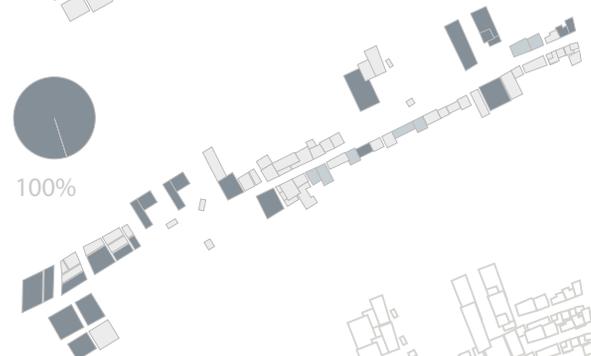
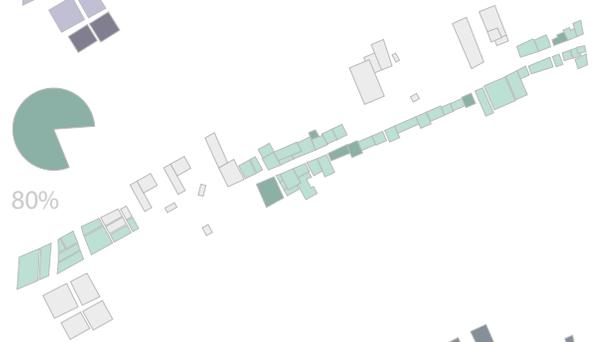
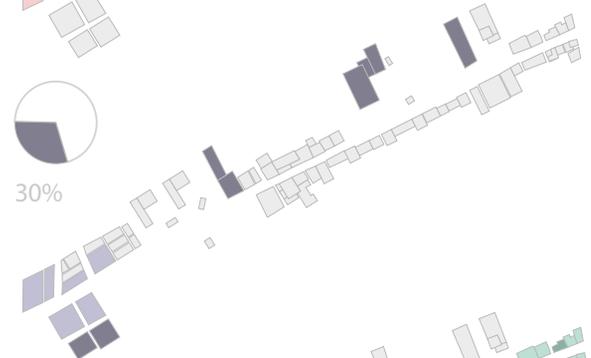


# COMPARISON OF THE SITES

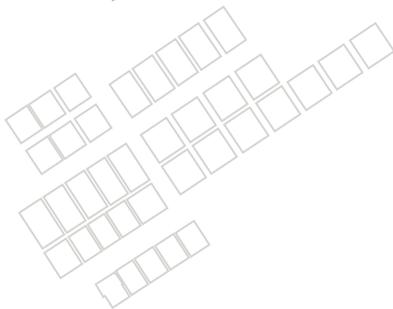
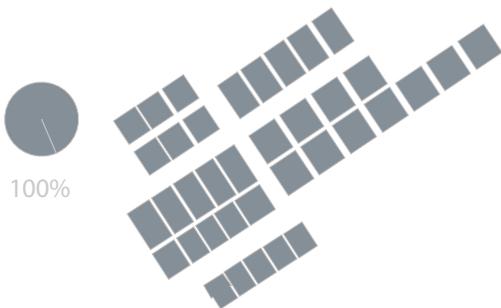
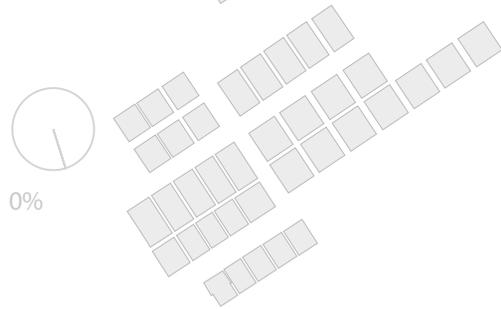
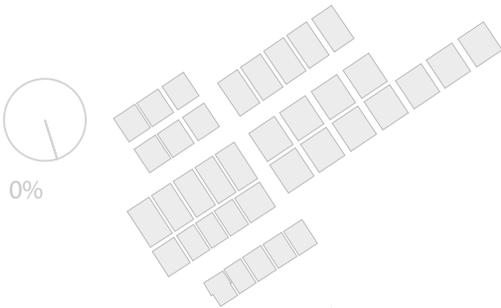
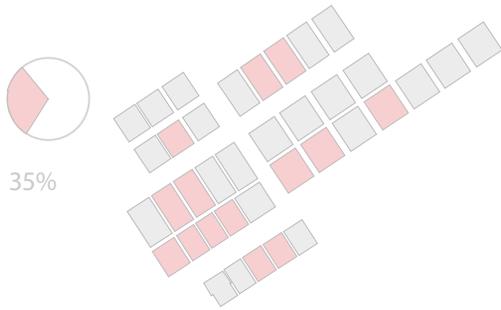
## 1. MAIN STREET



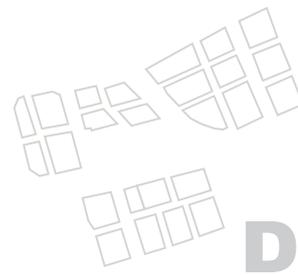
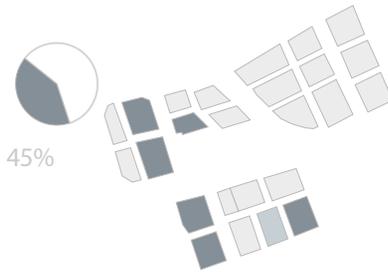
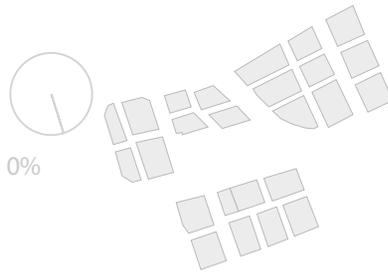
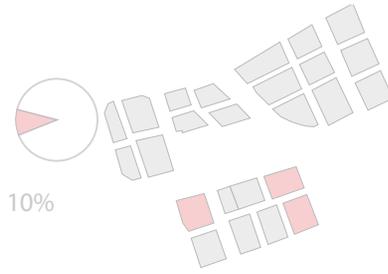
## 2. Fallujah Street

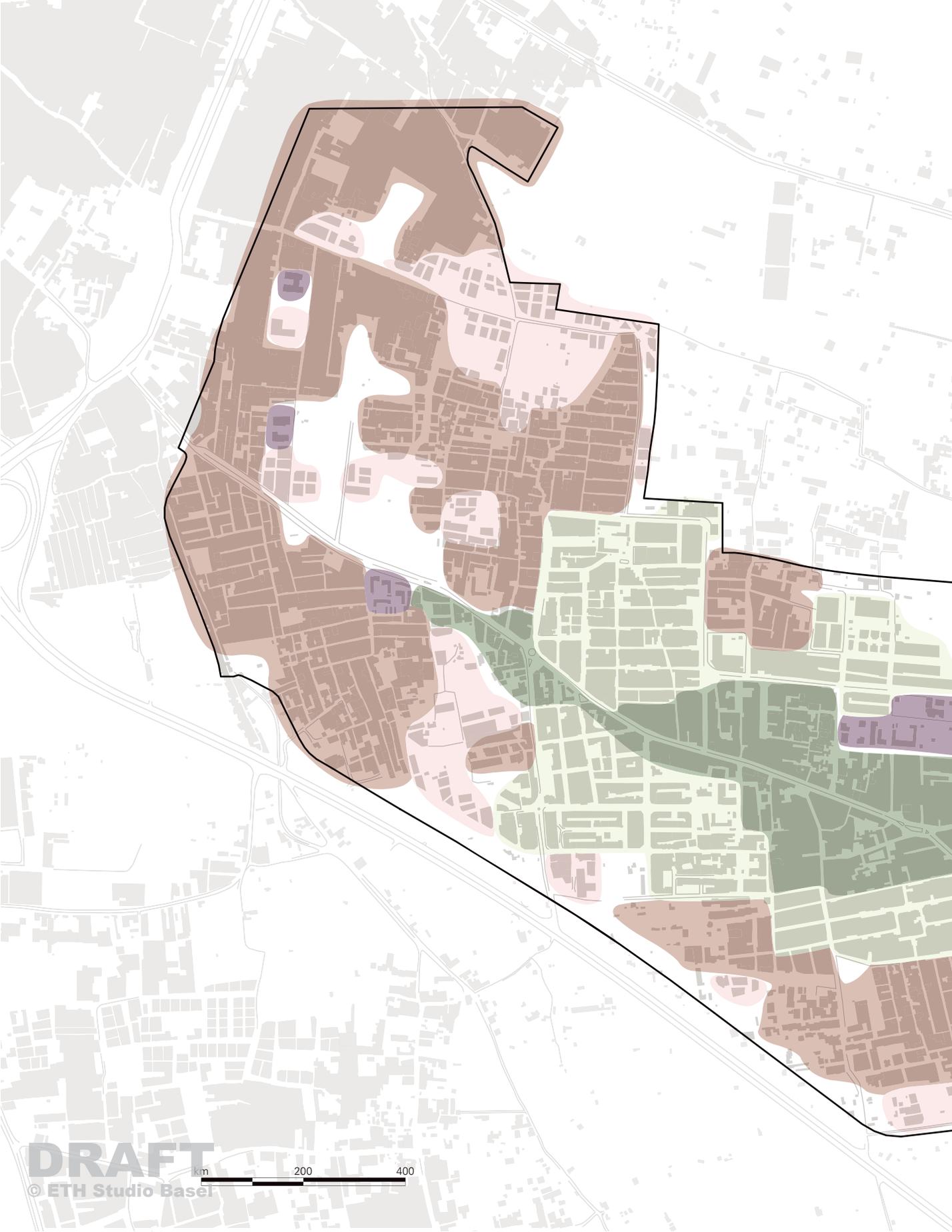


### 3. Linear Street



### 4. NEW STREET



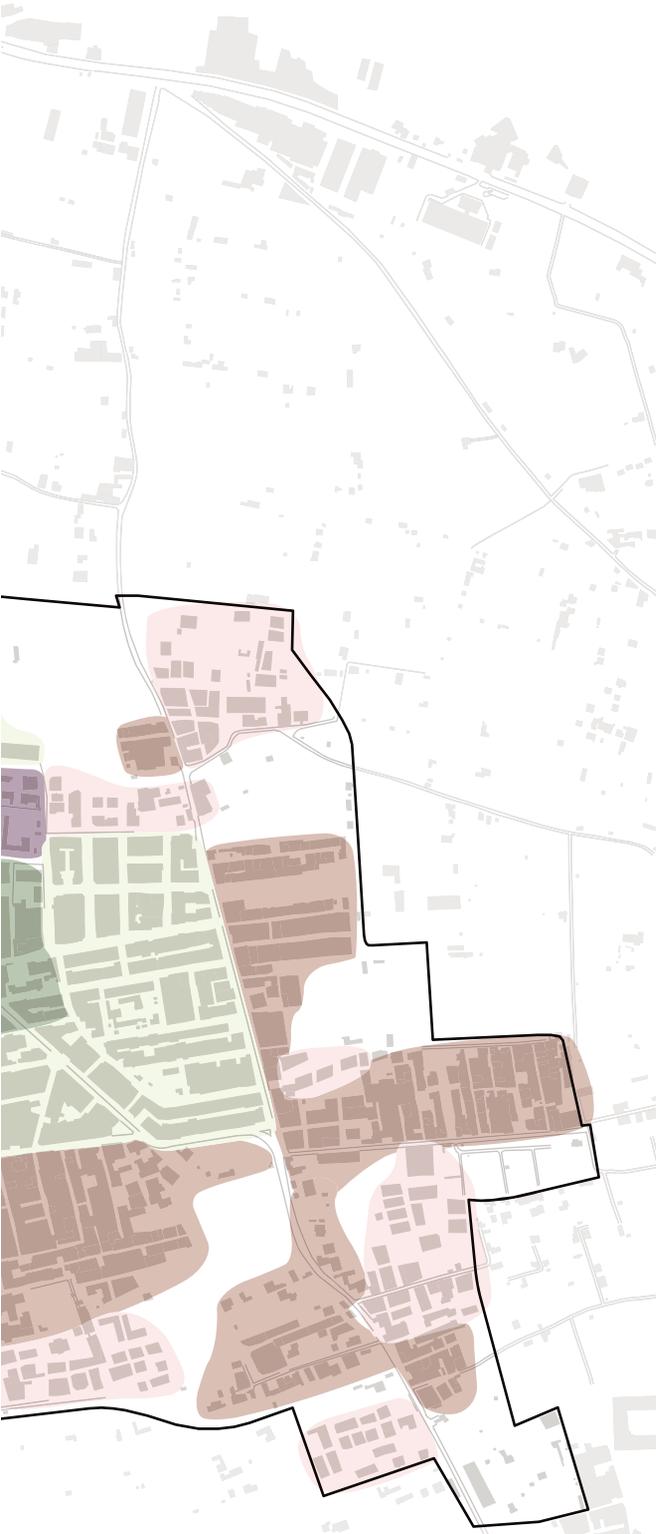


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© ETH Studio Basel



# URBAN FABRIC

*Disposition of the different typologies*

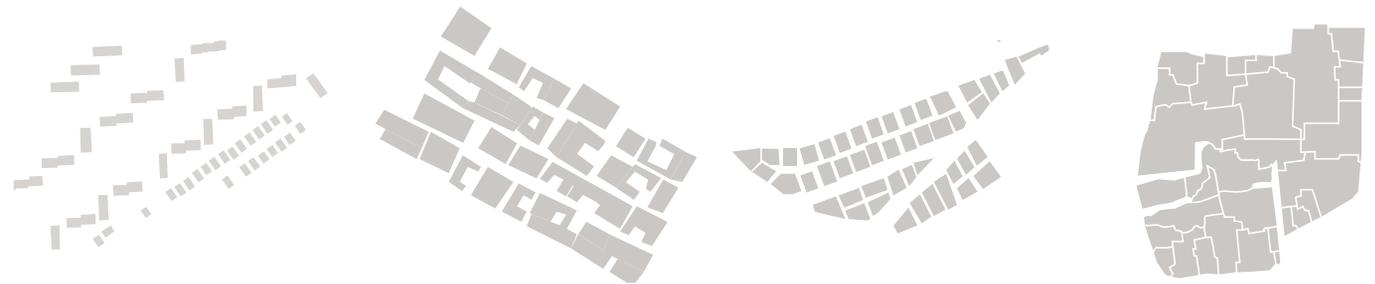
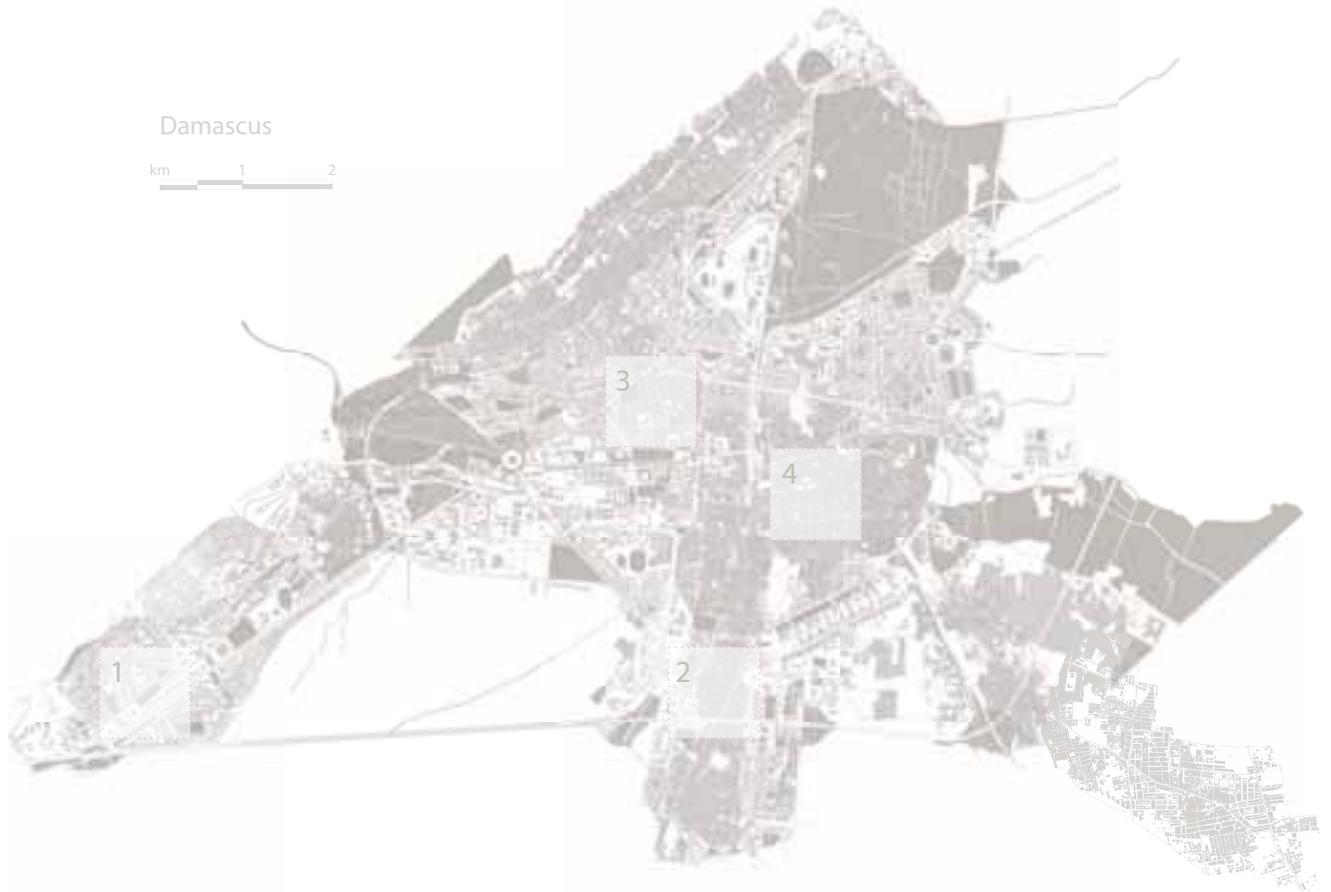


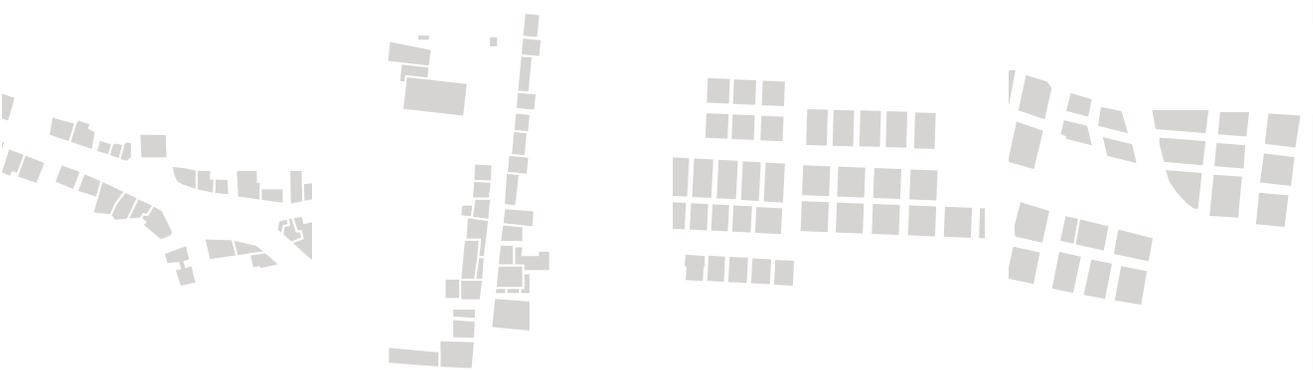
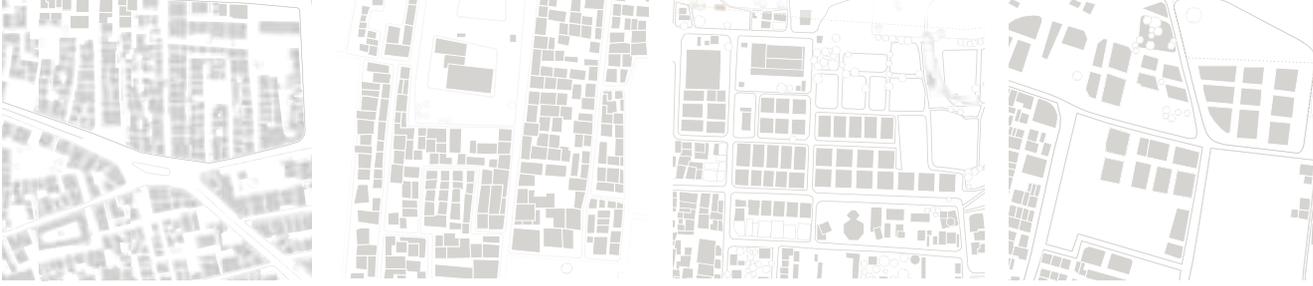
-  TYPOLOGY A
-  TYPOLOGY B
-  TYPOLOGY C
-  TYPOLOGY D
-  Others



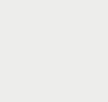
# DAMASCUS VS JARAMANA

*Urban Fabrics*

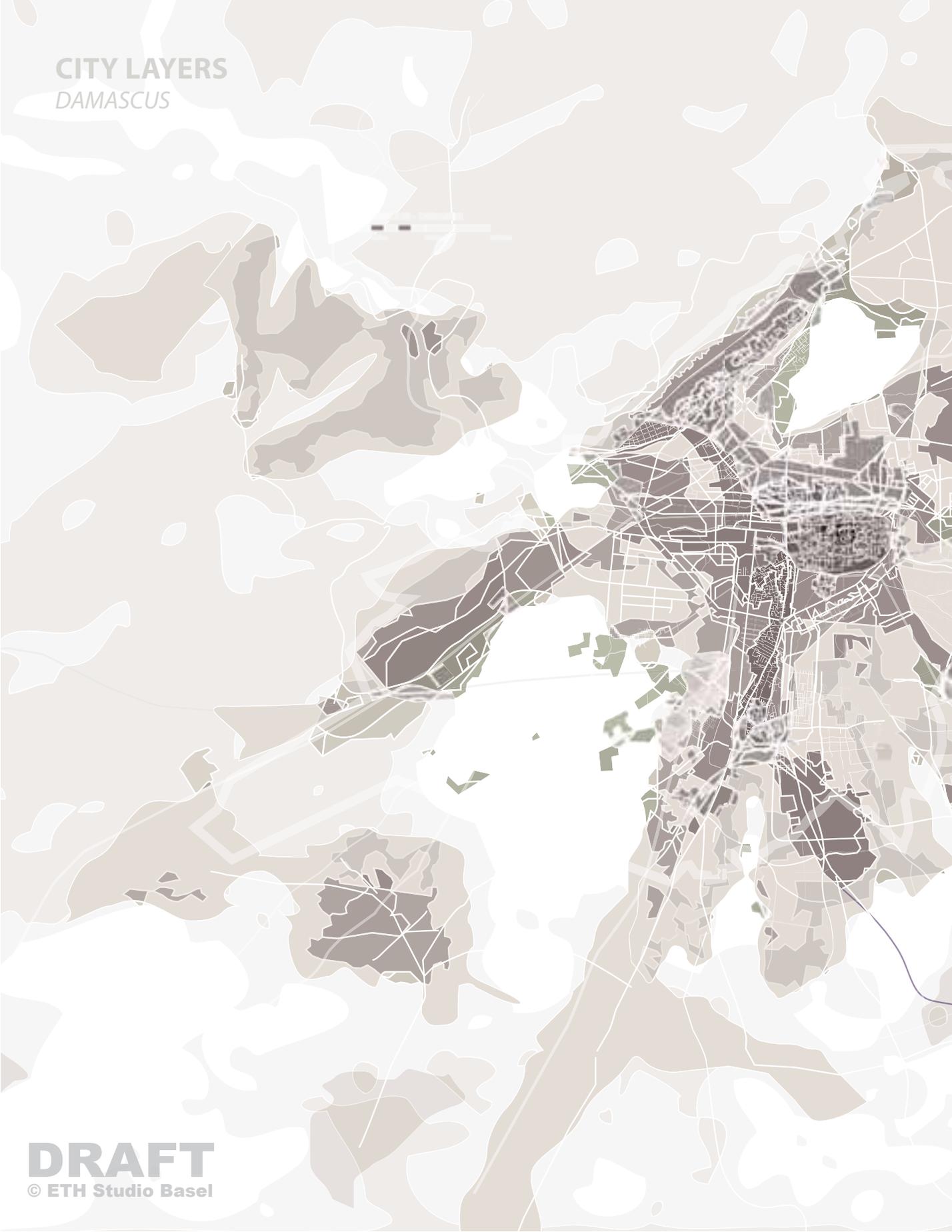




Jaramana



**CITY LAYERS**  
*DAMASCUS*

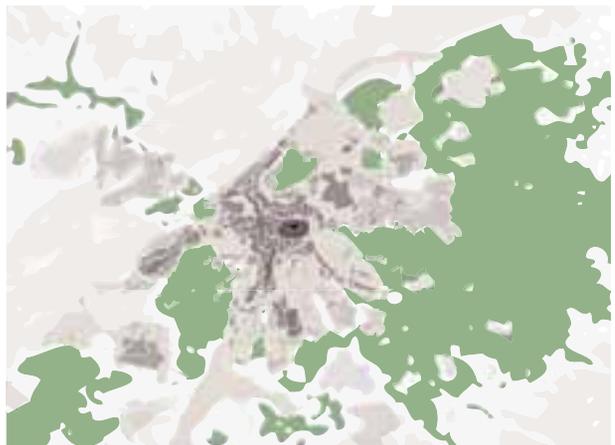




Road network



Building site



Green Space Damascus



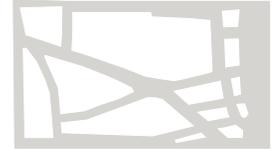
# CITY LAYERS

## Jaramana

IN BETWEEN SPACES

ROAD NETWORK

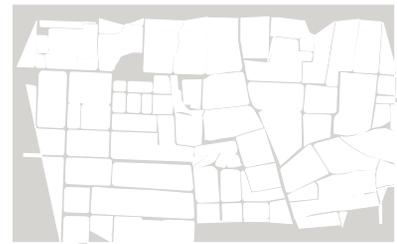
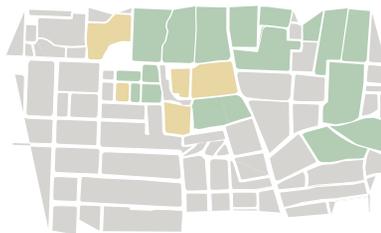
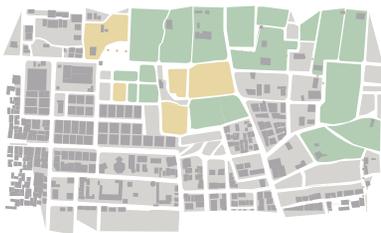
1. Main Street



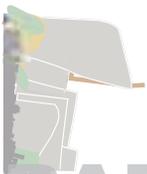
2. Fallujah Street



3. Linear Street



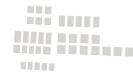
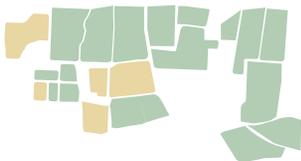
4. New Street

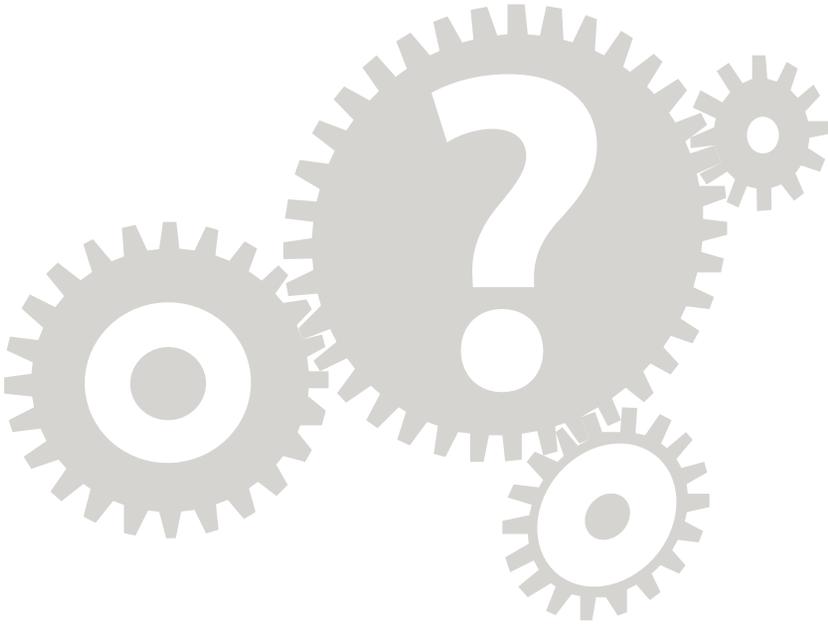


GREEN SPACES

BUILDING PATTERNS

BUILDING STRUCTURES





# HOW?



## HOW ARE THE PLAYERS INVOLVED?

### *Prozesses*

The diverse players in Jaramana are interfaced in different ways and on various levels. Each process, if businesses, construction work or education ect. involves inevitable different participants. In reference to the enormous growth rate over such a short time scale dependencies are shown in physical form in the urban city structure. Clearly, eventhough often the Syriens themselves see it in a different way, the Iraqis have a potitive impact on Jaramana and Syria, bringing their own wealth, money and business network helping to boost the countries economy.



**DRAFT**  
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## ARCHITECTURE

*An overview of processes from 2002 to now*

The rapid growth of urban Damascus was postponed from the 1990s on satellite towns like Jaramana. The city is growing along a road parallel to the central highway to the airport and south of Syria. Commercial spaces are increasing along the main axes of communication. In 1999, Jaramana had 70000 inhabitants and over 114000 in 2004. The population density is greater than 15 000 inhabitants per km<sup>2</sup>. The arrival of high numbers of Iraqis since 2003 (today there are about 30000 registered Iraqi refugees, but the real number must be much higher) strongly contributes today to this development. New buildings appear everyday.

The construction process often occurs in phases. One story after an other.



# BUILDINGS

## The Prozess of urbanisation in Jaramana

Due to the immigration of Druze and Christians, there is a strong need for living space. The existing urban structures are undergoing a process of densification (typology A and C). The arrival of large numbers of Iraqis since 2003 is strongly contributing to this development today. New irregular buildings are appearing everyday. In addition farming land and unused plots outside the existing urban structure are used for new construction expanding the housing development area (typology B and D).

In Syria, no Iraqis live in tented camps or in the so-called collective centers (converted public buildings). Most Iraqis live in apartments, whereas in Iraq, most middle class and even poor Iraqi families live in houses. In the 1990s, sanctions and economic crisis impoverished many Iraqis, but they still owned their own houses. After the 2003 war, real estate prices – both property prices and rents – rose to unprecedented levels. So, in 2004, when middle class people started to leave Iraq, they found rents in Syria to be lower than in Iraq. At that time, a one-family furnished apartment could be had for approximately 6,000 SL per month (\$120). Iraqis found it easy to rent their houses in Iraq and pay rent in Syria. As a result, Syrians tended to believe all Iraqis were rich.



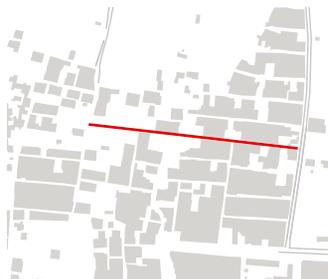
TYPOLOGY C

- Due to the strong existing construction, there is not much space for completion
- Filling up gaps between buildings, adding floors
- Self help housing (added floors by inhabitants)
- High density
- 5 - 6 stories
- Building in phases



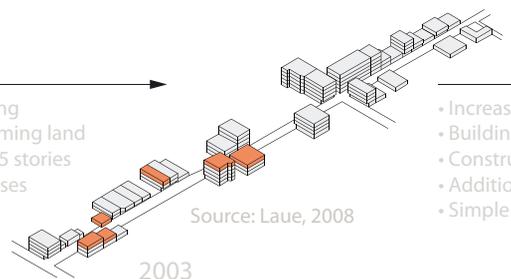
TYPOLOGY A

- Filling up gaps between buildings, adding floors
- Self help housing (added floors by inhabitants)
- High density
- 5 - 6 stories
- Building in phases



TYPOLOGY B

- Self help housing
- Adjacent to farming land
- Low density, 1-5 stories
- Building in phases



- Increased construction
- Building in one phase
- Construction of simple cubatures
- Addition of external elements
- Simple cubatures

Few Iraqis buy property in Syria. Only annual residency-holders who are a small minority can buy property, though there is a reported loophole in the law whereby a non-Syrian can 'hold' a property, and prevent the Syrian owner from selling it.

The situation has changed dramatically in 2006 and 2007. The violence in Iraq led more and more Iraqis to leave the country, and rents and property values in Iraq have dropped – though not as sharply as they had risen between 2003 and 2004. At the same time, the influx of Iraqi refugees in Syria led to a sharp rise in Syrian rents. That same one-family furnished apartment is now likely to cost 15,000-25,000 SL per month (\$300-500), or more. The Syrian government estimates that since the war began real estate prices have risen 40 percent and rents are up 150 percent. It is difficult to get a view on how rents are actually moving. But what is clear is that the situation has grown more difficult for poor and middle class Iraqi refugees – and for many Syrians as well. A lot of Syrians are not anymore capable of paying the rents which force them to sublet their appartments and move out of Jaramana. If they own property they often try to expand living space by adding on irregularly additional floors (typology A, B and C).



2004

2005

2006



## INFRASTRUCTURE

Considering the fast growth of Jaramana, the development of the infrastructures plays a significant role. Often this improvement lags behind several years to the building structure. A major difficulty of the planning of such facilities creates the inexplicit position of the government as well as the informal development of certain areas of the city.



# INFRASTRUCTURE

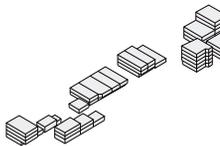
## *Streets*

The traffic system as all infrastructures, limps behind in terms of the construction development. The hierarchies of the streets reach from 6 lanes to almost nothing except a foot path interlinking between narrowly built city blocks. Often important traffic junctions and streets get integrated into the urban fabric before they even get constructed. Only years later the paths in between houses, the streets, get finally accomplished.

## *Public and private transport*

Due to the Jaramana's size but also its economic strength it is by strong traffic frequented. Next to private traffic the public transport such as the bus line network has been expanded to enable a better capacity because further growth in the city is expected but also Jaramana attracts many from other areas who commute back and forward for work, business and shopping. Also the fast past of private transport is evident, as Jaramana attracts lots of business and therefore promises good revenues. Many cab drivers prefer to drive all the way to Jaramana as in there they can operate in full capacity having work guaranteed for several hours every day. A new challenge is the need of public and private transport in the evening and late night. Jaramana is one of the few areas in Damascus which has developed a vibrant night life over the years.

- New areas of settlement adjacent to farming land
- Construction of the buildings before the erschliessung is developed



THE DEVELOPMENT IS EXACTLY REVERSE OF WHAT HAPPENS IN FORMAL SETTLEMENTS: INFRASTRUCTURE COMES LAST.

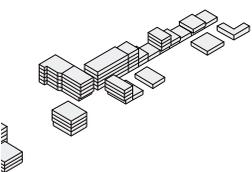
## Water, electricity and sewage

In Jaramana the state is installing the basic infrastructure as water, electricity and sewage. Informal areas as Fallujah get a basic infrastructure at certain edges or through the main street of the neighbourhood but the private connection to the house needs to be done by the inhabitants.

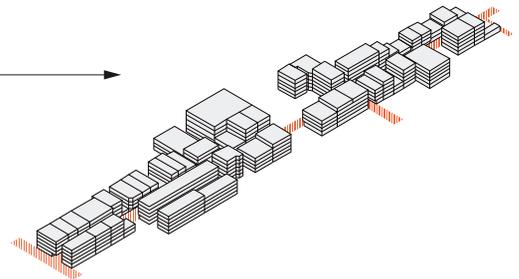


The new construction sites are lacking of infrastructures. Often the inhabitants establish the necessary infrastructure in self-aid manner.

Construction v  
Square, includ



- The upcoming traffic requires better infrastructure
- In the course of densification of buildings, a low quality street is established
- construction in phases, from building to building



- Wit
- Oft

2004

2005

2006

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## MICROECONOMY

### *Businesses and employment*

The development of the microeconomy of Jaramana, similar to the building processes, is heavily influenced by the immigration of Iraqis. Jaramana has in fact transformed itself from a small village to a satellite city of Damascus. The increase of inhabitants has influenced the way of living. In The number of shops has increased, banks, restaurants and other small businesses. Those who live in Jaramana are based here, working, living and spending their money in their own neighbourhood. The old city is no longer their point of referral for daily necessities. Especially the refugees seldom stray from the community

Taxi drivers from Damascus work frequently in Jaramana because it is one of the busiest part of the City.

# MICROECONOMY

## Businesses

The development of the microeconomy of Jaramana, similar to the building processes, is heavily influenced by the immigration of Iraqis. Most storekeepers had the same occupation in Iraq, and driven by the war, they often sold their businesses in their city of origin to come to open their own businesses in Syria. There is more input and output of money in Jaramana than in Malki, Shaalan and Bab Touma together. Beside restaurants, groceries, travel agencies, internet and phone services, coffee shops, there are also a lot of banks and other services as well as jewellers and goldsmiths.

Iraqi businesses open because a critical mass of Iraqis is ensuring a steady clientele. Iraqis are very set in their eating habits: many only like Iraqi food, and Iraqi restaurants strive as a result. They sell Iraqi special food items – pickles, spices, qaimar (cream), fish – as well as fruit and vegetables.

Because Jaramana is a mixed neighbourhood and is known to be quite liberal. It is also a good choice for entrepreneurs who are planning on to open stores where alcohol could be sold. This is followed by a animated nightlife which attracts also people from outside Jaramana.

Iraqis usually work with a Syrian partner. The latter will register the company, while giving his Iraqi counterpart some form of guarantee. The Syrian partner is especially necessary for businesses that requiring a security permit, such as internet cafes. A problem is that the Iraqi partner has little leverage with the authorities in case of disagreement emerges with his Syrian partner. Often, Iraqi businesses pay protection money to Syrian police and authorities, because they are by definition illegal. Most Iraqi businesses only hire Iraqi employees, and most Iraqis only work for Iraqi businesses.



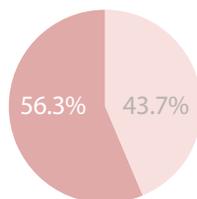
### Syrian People

Iraqi and Syrian people usually don't use the same restaurants and shops. But the stronger economical power also attracts people from outside Jaramana, of which Syrian benefits as well

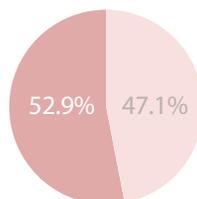
Sword Square, the ground floor is occupied to 100 percent used by commercial space



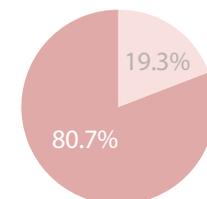
Unemployment:  
Total



Men



Women



Light red: Employment  
Dark red: Unemployment



## Employment for Iraqis

Syrians generally believe that the Iraqi refugees are rich, that they come with their 'savings.' The fact is that rich Iraqis are a small minority of the Iraqis in Syria and they mainly live in other neighbourhoods. The majority come with limited sources scatched together or made by sale of their furniture. Frequently, these funds run out before steady employment could be secured, and many Iraqis had to make dangerous return trips to Iraq to sell off their cars and other valuables.

The situation had been made worse by the fact that most Iraqis enter Syria on a tourist 'leave-to-enter' visa or are even illegal in the country what precludes employment. Because of this, many Iraqis depend on precarious sources of income. Unemployment is high. Those who have found work have integrated themselves into Syria's labor market in many different ways. Some refugees were able to keep their previous profession – bakers found work as bakers – while others had to adjust – taxi drivers became bakers, a former dentist opened up an internet café. For the most part securing employment involves improvisation and many people find jobs in the informal sectors of the economy: they are waiters, construction laborers, cleaning ladies and market workers, and so on.



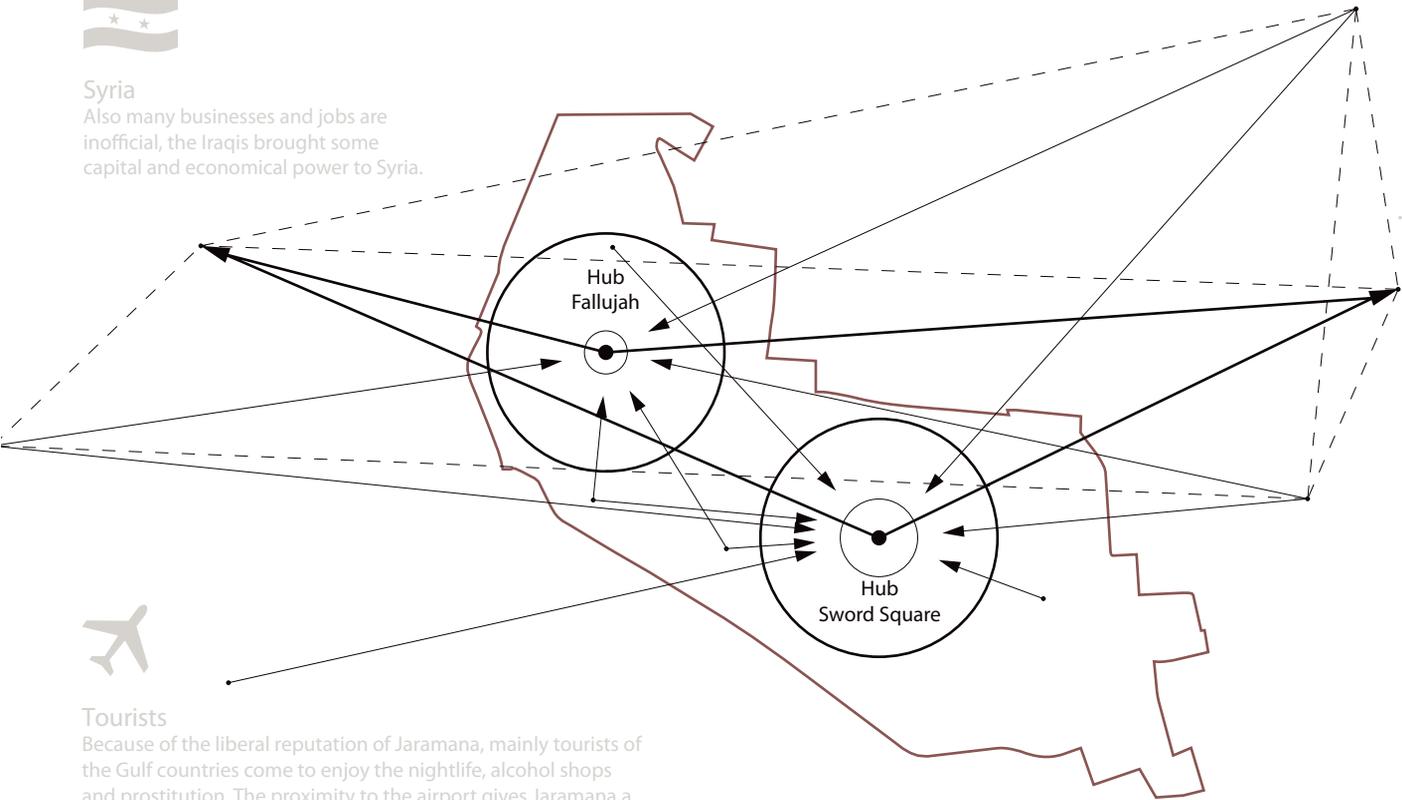
### Syria

Also many businesses and jobs are inofficial, the Iraqis brought some capital and economical power to Syria.



### Tourists

Because of the liberal reputation of Jaramana, mainly tourists of the Gulf countries come to enjoy the nightlife, alcohol shops and prostitution. The proximity to the airport gives Jaramana a preferential position.





## EDUCATION

### *The Problem of overstrained schools*

The influx of Iraqi refugees in Syria, since 2006, pressures Syrian school infrastructures. If the Iraqi refugees are welcomed by the Syrian population, Syrian education system has limited resources to cope with the increasing number of students. The Iraqis in Syria have free access to schools. The schools located in Jaramana, not being able to integrate all the school children, is suffering a crisis. Two schools were built by UNHCR to ease the problematic situation



# EDUCATION

## *Iraqis in Syrian Schools*

Despite being a low-income country with a growing population, Syria has a good basic education system. Since 2000 the Government of Syria has significantly increased the expenditure on education. Also as government is the main source for financing education at all stages, the proportion of total government expenditure jumped from 12.6 percent in 2000 to 15.7 percent in 2005, bringing it closer to the average share of education expenditure in the Middle East region of 18.3 percent.

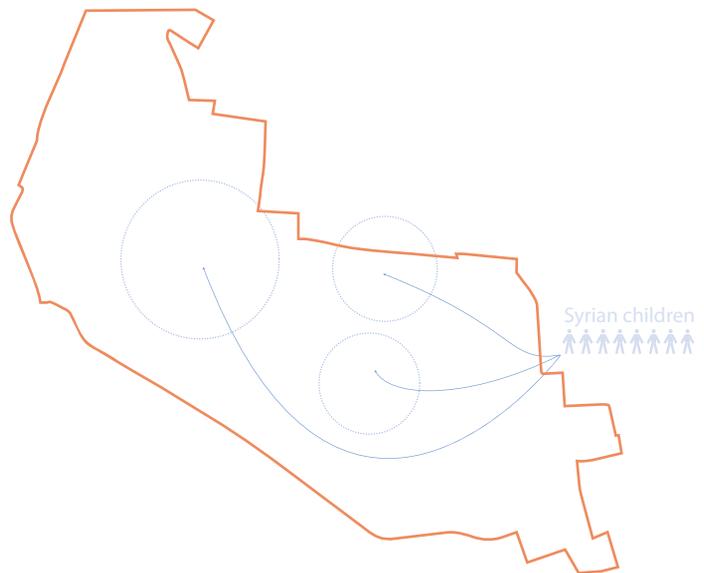
Education in the Syrian Arab Republic is centralized and the responsibility of supervising, setting the curriculum and goals of teaching, including the interaction and integration of the active teaching elements rests on the Ministry of Education. The Ministry of Education is responsible for providing educational services to its 14 directorates in the governorates.

In 1981, a law was passed to make education compulsory for all Syrian children from grades 1 to 6. In 2002, elementary and primary education were combined into one basic education stage and education was made compulsory and free from grades 1 to 9. Syria is also one of the few Arab countries that have achieved the target of universal primary education.



source: Paolo Verzone / Agence VU

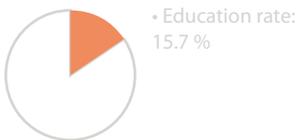
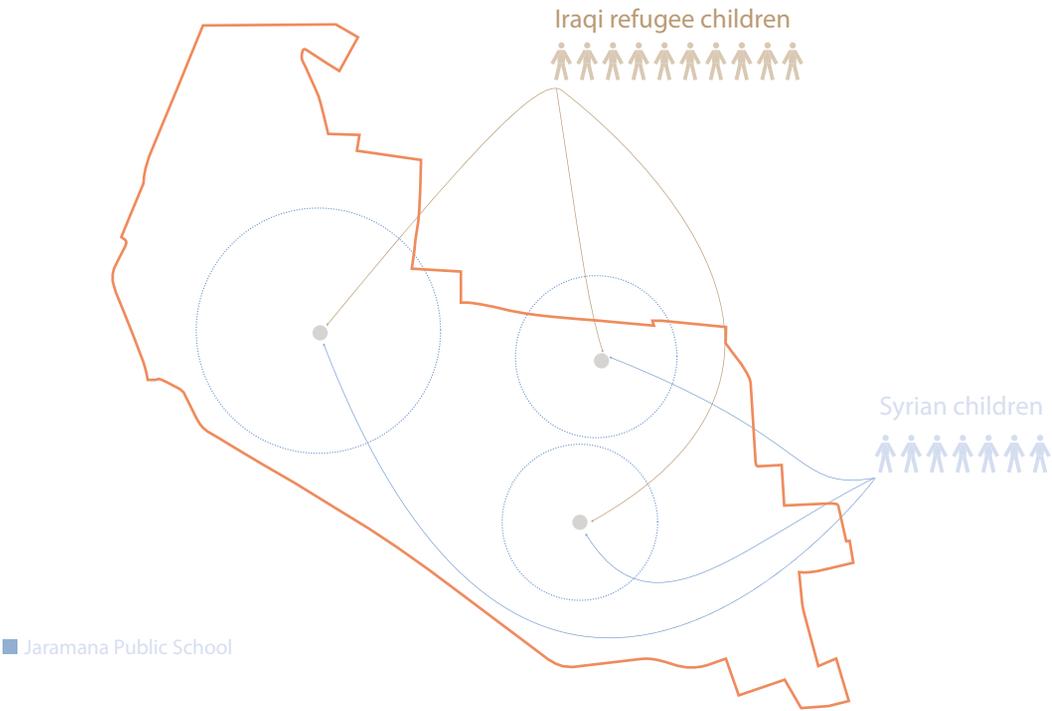
- Jaramana Public School
- Improved child welfare.



• Education rate:  
12.6 %



The influx of Iraqi refugees in Syria, since 2006, pressures Syrian school infrastructures. If the Iraqi refugees are welcomed by the Syrian population, Syrian education system has limited resources to cope with the increasing number of students. The Iraqis in Syria have free access to schools. Any Arab child has access to public schools. But the thing is, the enrolment rate is relatively low. The United Nations estimates that 300,000 Iraqi children are refugees in Syria. Most likely, there are only 40,000 enrolled in Syrian schools, so the gap between the number of Iraqi children and the number of Iraqi students enrolled is enormous. Government increase the capacity of schools, to raise awareness and increase enrolment, and to equip teachers with the skills to provide basic psychosocial support, since some of these children and adolescents have lived through very difficult experiences. A system of "double shift" was established by the Ministry of Education to manage an overcrowding population in some schools in the suburb of Damascus. This affects the quality of education provided.



2004

2005

2006



# QUESTIONMARKS?



## CHALLENGES AND OPPORTUNITIES FOR JARAMANA

### *Prospects*

The Syrian Arab Republic, as a country, has taken in over the last three to four years roughly one million Iraqi refugees. Many people in Syria who deal with the refugee problem, don't believe in the great potential of this share of the population.

# IRAQI IN SYRIA

## *Present*

The city of Damascus has experienced numeral changes with the elapsing of time. The results of the different eras are easily readable in the structure and organisation of the city. More specifically, palimpsests emerged through two phenomenology: first of all several political and cultural decisions deliberately directed the evolution of the urban structure, second the city has been influenced unconsciously by secondary factors.

An example for a deliberate change not devoid of rules is seen in the French mandate. An example for the a secondary force are for example the Iranian pilgrims who through religious tourism have created a new real estate market as well as the necessity of ulterior infrastructure that can sustain the flux of people coming from Iran to the old city. These are a few examples that can be cited to highlight the different types of transformation that have a fundamental impact on the city and that have therefore taken part in forming contemporary Damascus.

The Syrian politics during the war in Iraq has permitted the Iraqi refugees to obtain an autonomy and a standard of living decidedly different from that of other refugees. Not only does the majority of the Iraqi population belong to the middle class but also originating from an urban context, a fact which has brought benefits but also insecurities to the capital. Syrian men and women, in public and in private, will affirm that the quality of their lives has been diminished by the crowding, the spiraling prices for most goods, and by a rising crime rate for the first time in memory among residents of Damascus, and they will blame it on the Iraqis.

Jaramana is an example of the integration of the Iraqi population in the Syrian urban structure. The town is considered the cancer of Damascus but it is actually an integrating part of today's structure of the country.

The community of refugees has made an impact on the region of great degree. Jaramana has in fact transformed itself from a small village to a satellite city of Damascus. The increase of inhabitants has influenced the way of living but also the urban fabric. In the arc of five years it has obtained all the attributes of an autonomous and urban suburb with all the assets and drawbacks of any peripheral city. The mass of infrastructure has increased, as well as the number of shops, banks, restaurants and other small businesses. Those who live in Jaramana are based here, working, living and spending their money in their own neighbourhood. The old city is no longer their point of referral for daily necessities. Especially the refugees seldom stray from the community. This new phenomena has created social blunders but also problems in the traffic system, in the education system, in the employment market and also deficits in the availability of housing.

The Syrian education system has been a central witness of the arrival of the Iraqis. The schools located in Jaramana, not being able to integrate all the school children, is suffering a crisis.

In the field of construction a large number of illegal constructions can be observed on top of old structures, thus accentuating the acute need of housing as well as the need of building materials. The lack of cladding on façades and all different kinds of additions to the existing volumes are proof of absent organisation and construction politics.

Due to the investments in the real estate sector, Jaramana and especially Fallujah has been subject of notable transformations. The edification of new buildings for the dense Iraqi population was in vain. The end of the war has impeded the realisation of new neighbourhoods and has left them in a state of abandonment.

00:15:20



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00:15:21



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00:15:22



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00:15:23



00:15:29

00:15:24



00:15:30

00:15:25



00:15:31



# IRAQI IN SYRIA

## *Future*

The future of Jaramana is uncertain. The Iraqi presence has changed the dynamics of the city. The typologies of the different areas are distinctly different from one another. There are areas of high density next to housing developments of precarious and abandoned character. Exactly the latter areas have a great of potential of becoming the new housing sites and thus guaranteeing the future of Jaramana's families. New open spaces also have this potential to give way to new housing and infrastructure.

In the eyes of the Syrian citizens Jaramana has not many virtues. All the same it is the result of numerous positive aspects. An example: The mere presence of the children of refugees has urged to create new structures assigned to the use of education that will be at the disposal of the community, even when the Iraqis will have definitively left. Even though there are some newly planned areas in which traces of city grids are visible and the housing conforms with the law and new settlements can be found, there is not a homogenous plan for the entire city.

The investments have made Jaramana an attractive city that could increase the speculations in the region - and by doing so, also harm the patrimony of this country. A more thorough supervision by authorities could impair the erection of buildings who only benefit few, control rent costs and convey a better integration of new inhabitants.

A better city concept for Jaramana could help lead the development catalysed by the presence of Iraqi refugees into a positive direction of a suburb that can then become a new modern center of the capital.

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## *Interviews*

Arch. Anas Mohamed, Damascus, Jaramana

Tamer Al-Awam, Journalist, Jaramana

Kamel Dorai, IFPO, Damascus

Nahid, Architect, Jaramana

Allas Pollus, Iraqi restaurant owner, Jaramana

other Iraqi and Syrian in Jaramana

## *Acknowledgments*

Arch. Khaled Malas, Damascus

Arch. Anas Mohamed, Damascus

Kamel Dorai, IFPO, Damascus

Valerie Clerc, Chercheur et responsable de l'Observatoire urbain, Institut francais du Proche-Orient (IFPO), Damascus

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Anas Al- Qaed, UNHCR, Damascus

Hani Munif, architect, Damascus

Ghassan Badwan, architect, professor, Damascus University

Arch. Monica Magnone, Zürich

# جرمانا

# JARAMANA

## REFUGEE CITY



مركز القاصد

نظارات طبية كاسية وادوية  
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الدكتور  
فادي منعم حاتم  
التخصص في طب الأسنان وجراحاتها  
زرادة أسنان على التلقايم الأثلاثي  
للشحن - طابق مركز الشيفة لتوزيع الأسنان  
هاتف: ٥٢٣٥٥٥

الدكتور  
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جراحة العامة والتنظيرية  
جراحة البطانة - شد بطن  
تونس - مقابل مطعم النوافير  
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إدارة  
يحيى نجيب ديب  
التخصص في طب الأسنان  
يولانج السكاف  
جراحة عامة وتنظيرية  
٥٦٢٧٣١٨

