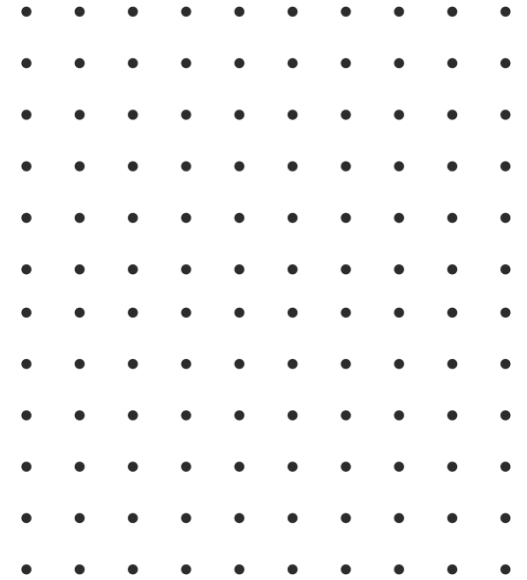
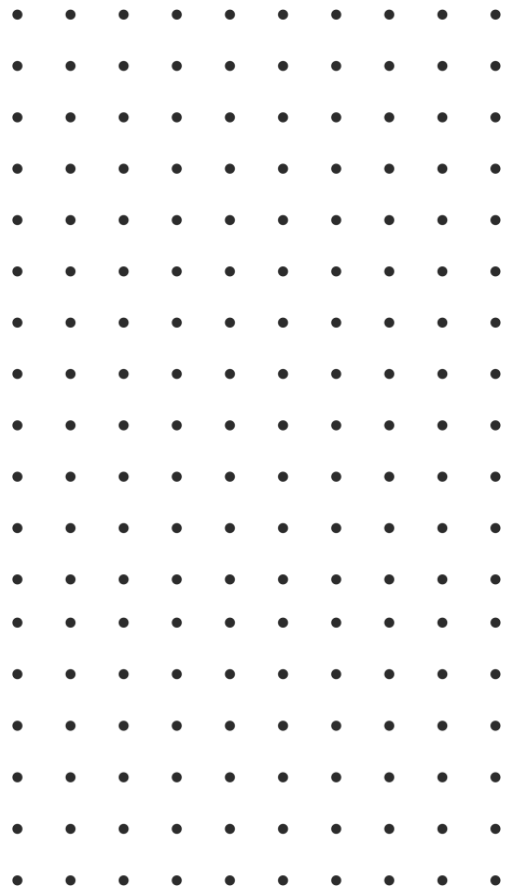


Baptism Development Zone



Consultants:



DESIGNWORKSHOP

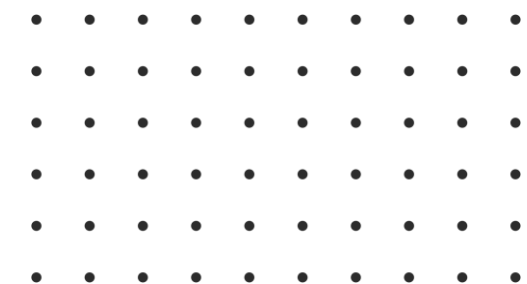


Table of Contents

- **The Baptism Development Zone in the Buffer zone**

Masterplan Land use and Zoning

Project Pillars - Outstanding Universal Value

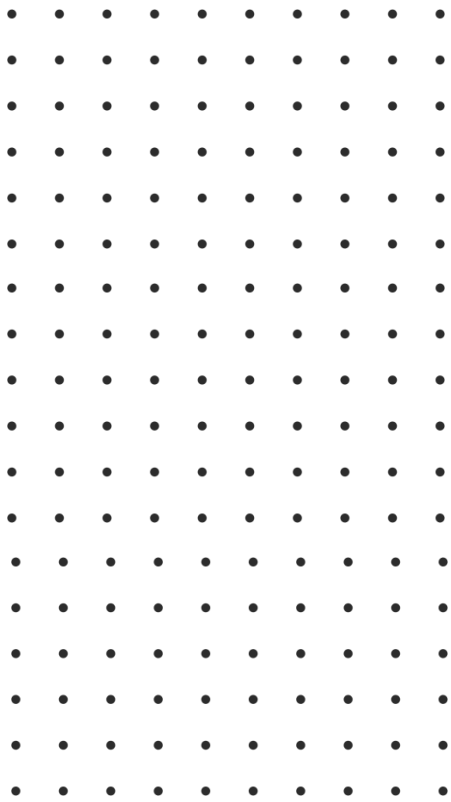
Vision and Approach

Site Studies and Analysis

Conceptual, Zoning, and Phasing Masterplan

The Pilgrimage Village

Trails



The Baptism Development Zone

Project Pillars - Outstanding Universal Value



Nostalgia



Legacy for
the Future



Wilderness &
Sustainability



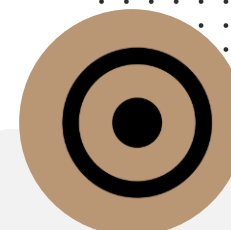
Socio-
economic



Local
Community



Spiritual



Simplicity



Meets Criteria



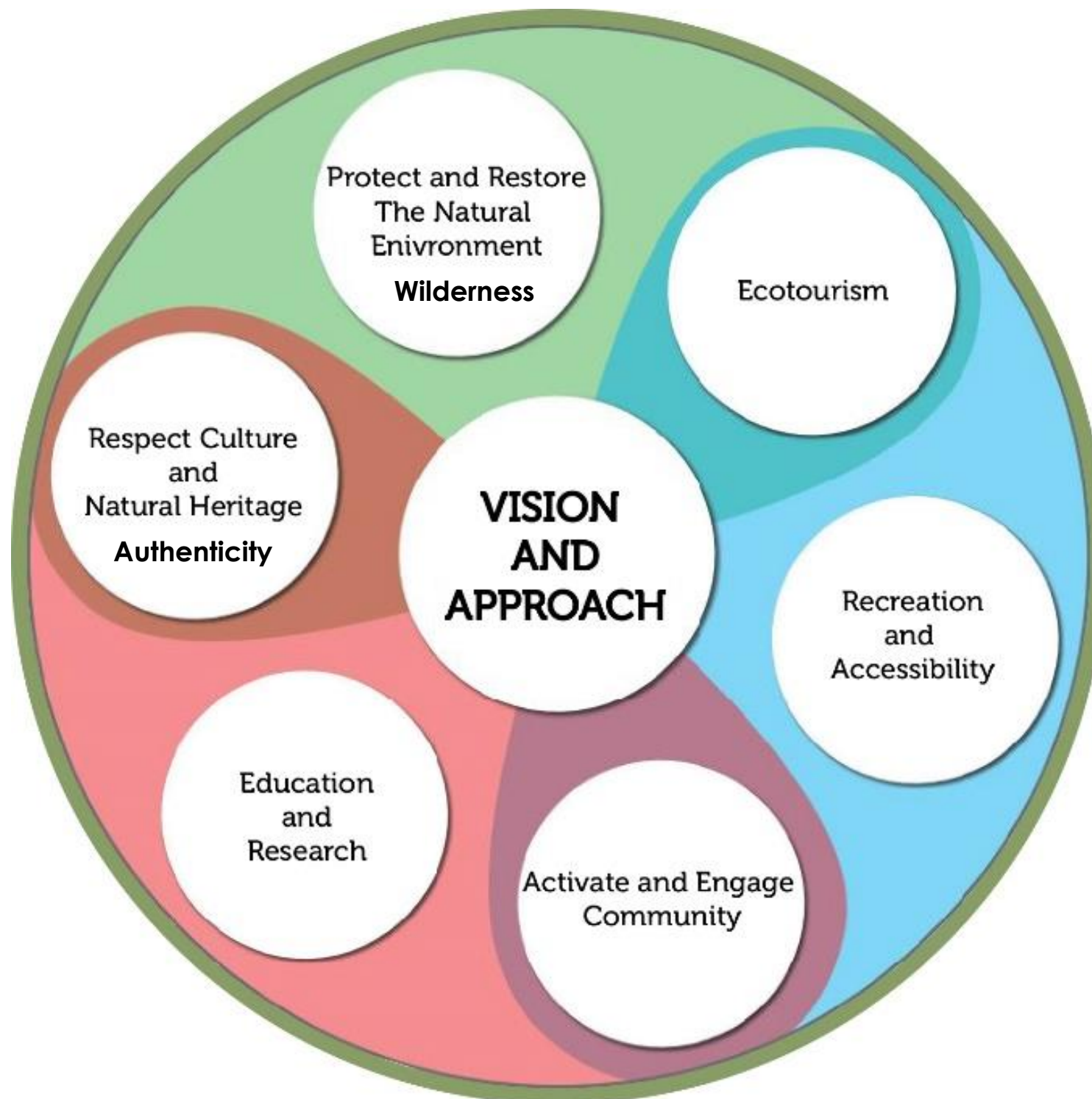
Integrity & Authenticity



Protection &
Management

The Baptism Development Zone

Vision and Approach



The Baptism Development Zone

Vision and Approach

Protect and restore the natural environment-

Wilderness

- Conservation of the natural environment, habitat restoration and re-vegetation.
- Adaptive management practices support climate resilience.

Respect culture and natural heritage – Authenticity

- Geological features are protected and interpreted.
- Post-settlement cultural heritage is appropriately conserved and interpreted.

Recreation and Accessibility

- A 'must visit' recreational destination provides innovative opportunities to engage with the wilderness.
- Trails (1KM, 3KM, 5KM)
- Easy access for people of all ages and informs the location and design of access points, parking, pathways and facilities.

Education and research

- A whole area is specified for research and innovative centers.
- Schools, universities, and other research institutions are encouraged to visit the site to increase their knowledge .

Activate and engage community

- Ongoing community involvement is reflected in an evolving landscape – Farms
- Iconic spaces and places are designed with an intention of merging all people of different communities, dominations, and cultures.

Ecotourism

- The baptism site supports appropriate small-scale commercial activities that enhance people's connection with the natural environment and Wilderness.
- Large scale infrastructure and landscape modifications are designed
- Activities and events that add value to local businesses and the wider community are encouraged.
- Sites for activities that make a positive economic contribution to the park could be considered.

The Baptism Development Zone

Site Studies and Analysis

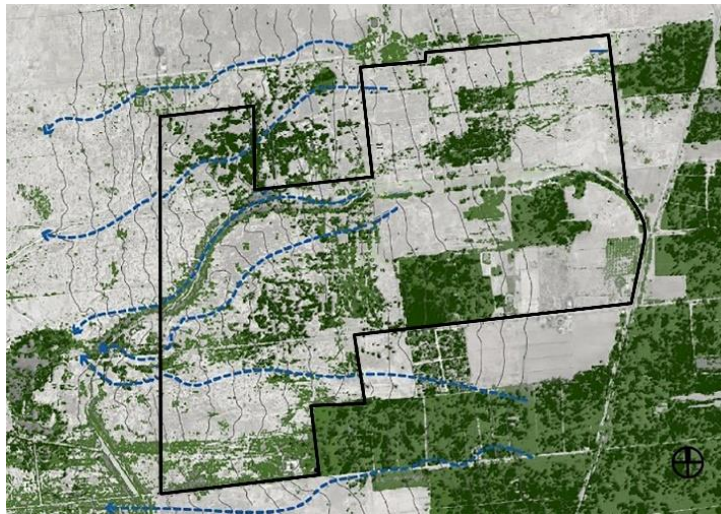


Figure 5 – Vegetation and Water Flow

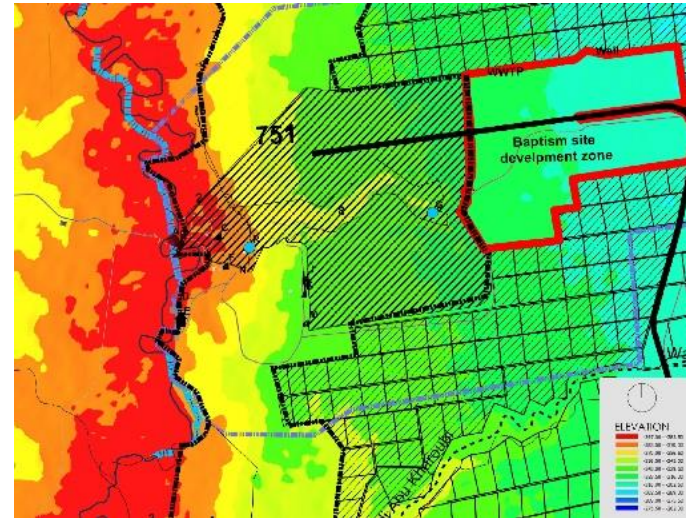


Figure 6 – Site Elevation

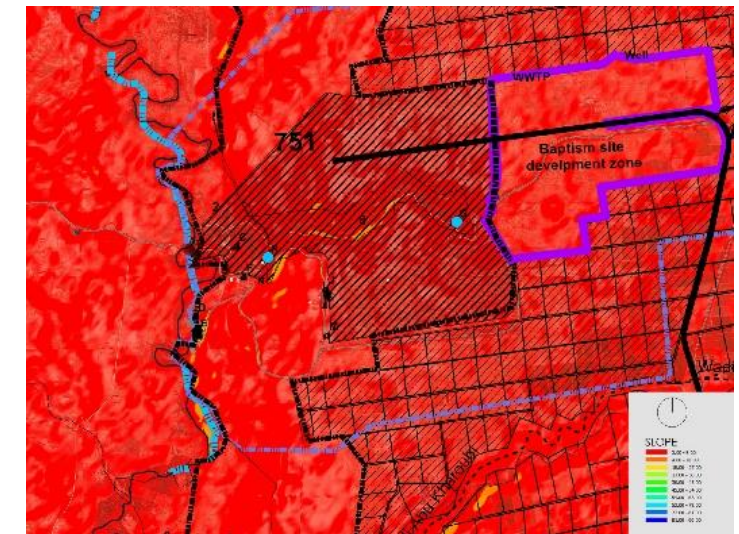


Figure 7 – Site Aspect

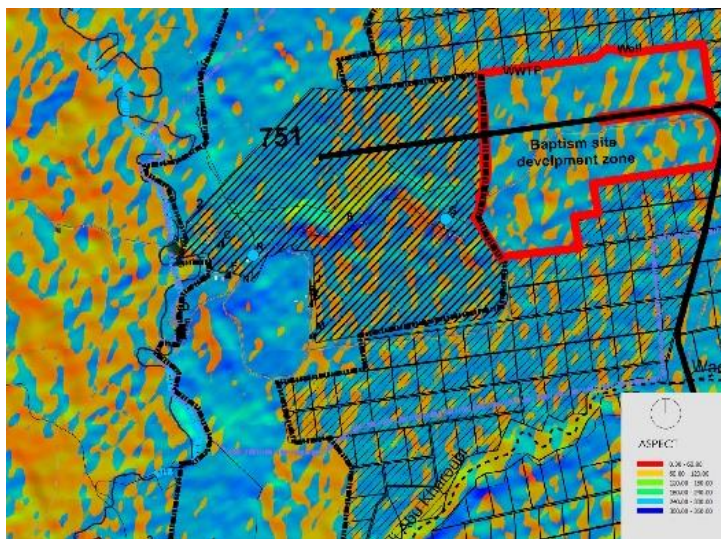


Figure 8 – Site Slope

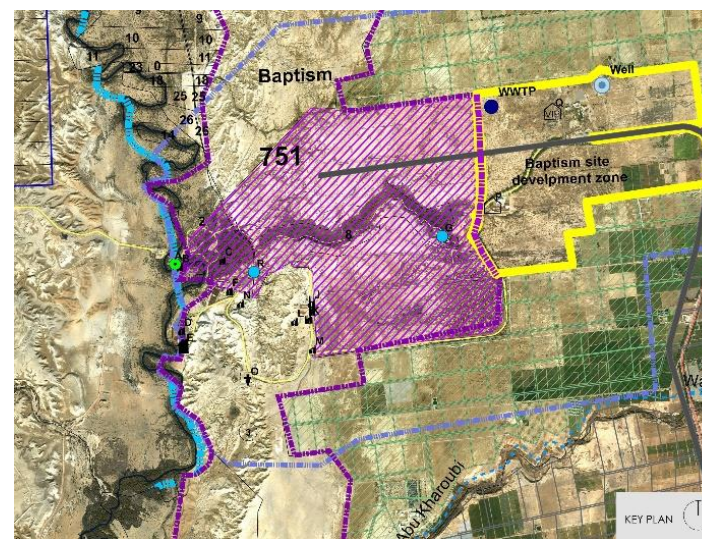


Figure 9 – Water line and Well location

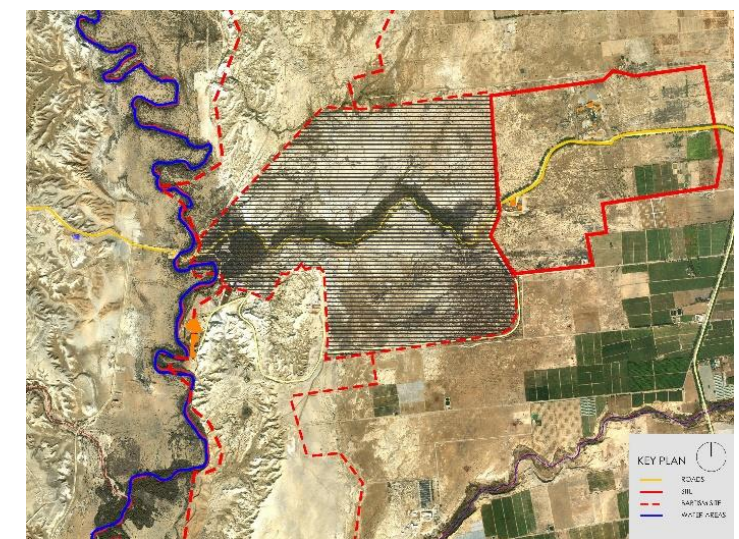


Figure 9 – Site Boundaries

Site studies and analysis were done to the buffer zone and specifically to the Baptism Development Zone. As shown in the figures, vegetation, waterflow, site elevation, site aspects, site slopes and watershed studies guided the masterplan team to develop the new masterplan for the new development zone to place the pilgrimage village and other components to protect the wilderness at the Baptism site.

Masterplan

Conceptual, Zoning, and Phasing Masterplan

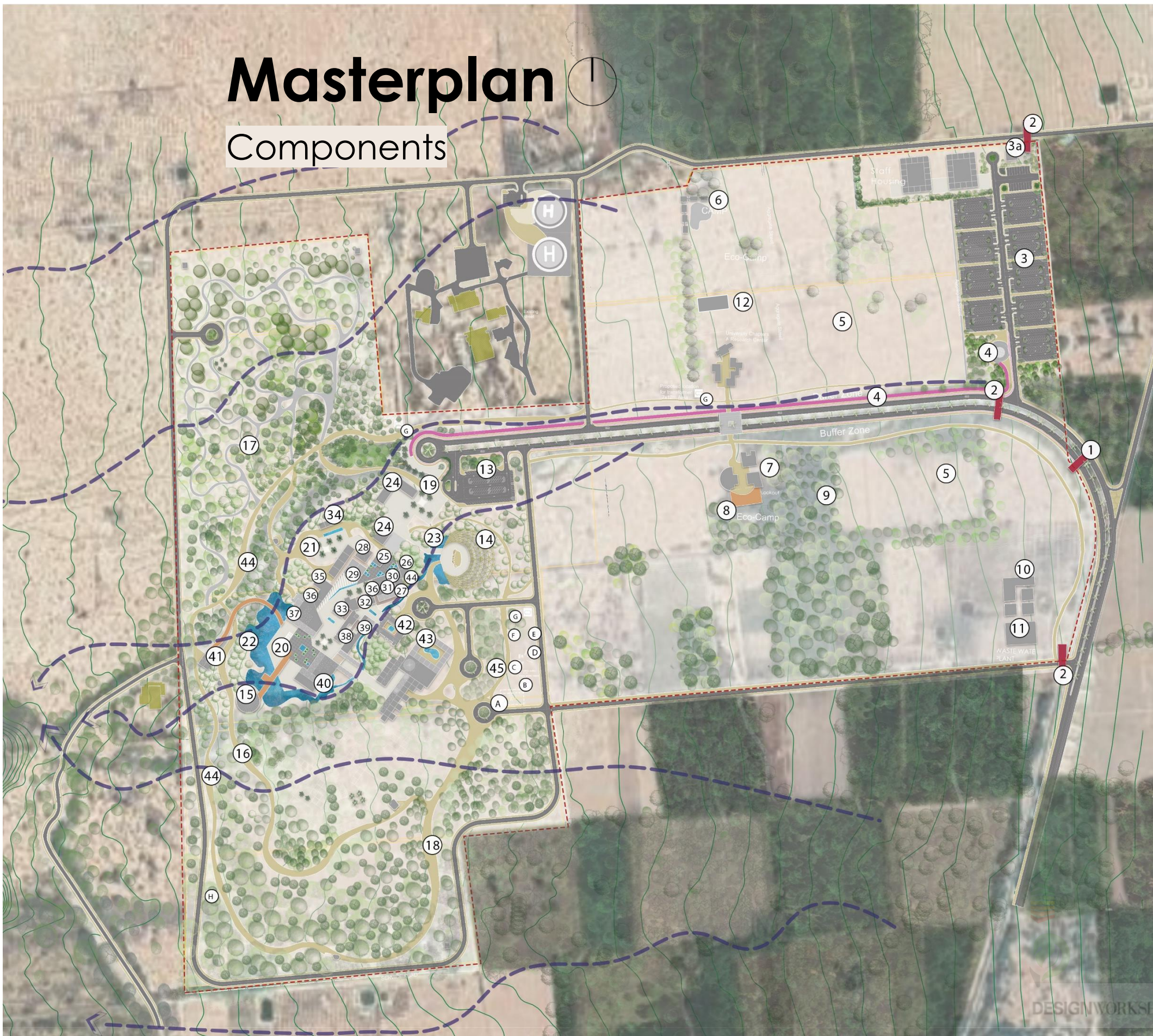


Key Map:

-  Agricultural Farms-
phase 1
-  The Pilgrimage Village
– phase 1
-  Pilgrimage Village
Expansion – Phase 2
-  Phase 2
Birds Sanctuary &
Botanical Garden
Wellness Center

Masterplan

Components



LEGEND

1. Main Entrance
2. Security Entrance
3. Parking (750 Cars)
- 3a. Civil Defense Unit
4. Shuttle System

Agricultural Zone

5. Farm Units
6. Camping units
7. Farm to table Restaurant
8. Lookout platform
9. Showcase Farm
10. Production & Sorting Facility
11. Wastewater Plant
12. University Chapters & Research center

The Village

13. Parking (VIP)
14. Amphitheater
15. Look out
16. 1 Km trail
17. 3 Km trail
18. 5 km trail
19. Welcoming Court
20. Bethany Plaza (Movable Stage)
21. Museum Garden
22. Plaza Pond
23. Amphitheater pond
24. Administration Building
25. Information center
26. Medical Unit/ Pharmacy
27. Day care/ Nursery
28. Museum
29. Museum Shops (Souvenir)
30. Grocery Shop
31. Shops (Candels -Clothes- Books)
32. Souvenir shops (Wellness Store- handicrafts)
33. Food Shops (Honey-SpecialtyFood-Bakery)
34. Library
35. Coffee Shops
36. Ice-Cream Shop
37. Major Restaurant (152 Tables)
38. Bazaar
39. ATM Machines Zone
40. Plaza Restaurant (171 Tables/ 698 Seats)
41. Tickets Booth
42. Boutique Hotel (60keys)
43. Master Hotel (300keys)
44. Restrooms
45. Gazebo/ Stops

Services

- A. Storage Reservoirs & Pump Station
- B. Chillers
- C. Primary Pumps -Phases 1&2
- D. Chillers-Phase 02
- E. Mist Cooling Room
- F. LPG Tanks
- G. Transformers
- H. Lift Station

BAPTISM SITE DEVELOPMENT ZONE

No. (BPSDMP/1/2021)

*A CELEBRATION OF HISTORY, HERITAGE AND ENVIRONMENT.
A SUSTAINABLE PARK FOR THE PAST, PRESENT AND FUTURE.*

LEGEND



1. Main Entrance
2. Security Entrance
3. Parking (750 Cars)
- 3a. Civil Defense Unit
4. Shuttle System

Agricultural Zone

5. Farm Units
6. Camping units
7. Farm to table Restaurant
8. Lookout platform
9. Showcase Farm
10. Production & Sorting Facility
11. Wastewater Plant
12. University Chapters & Research center

The Village

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29. Museum Shops (Souvenir)
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39. ATM Machines Zone
40. Plaza Restaurant (171 Tables/ 698 Seats)
41. Tickets Booth
42. Boutique Hotel (60keys)
43. Master Hotel (300keys)
44. Restrooms
45. Gazebo/ Stops
46. Wellness Courtyard
47. Village Expansion
48. Hotel Expansion
49. Lodges
50. Birds Sanctuary & Botanical Garden
51. Wellness Center
52. Tree Houses
53. Existing Visitors Center
54. Helipad
55. Staff-Housing
56. Watch Tower

Services

- A. Storage Reservoirs & Pump Station
- B. Chillers
- C. Primary Pumps -Phases 1&2
- D. Chillers-Phase 02
- E. Mist Cooling Room
- F. LPG Tanks
- G. Transformers
- H. Lift Station

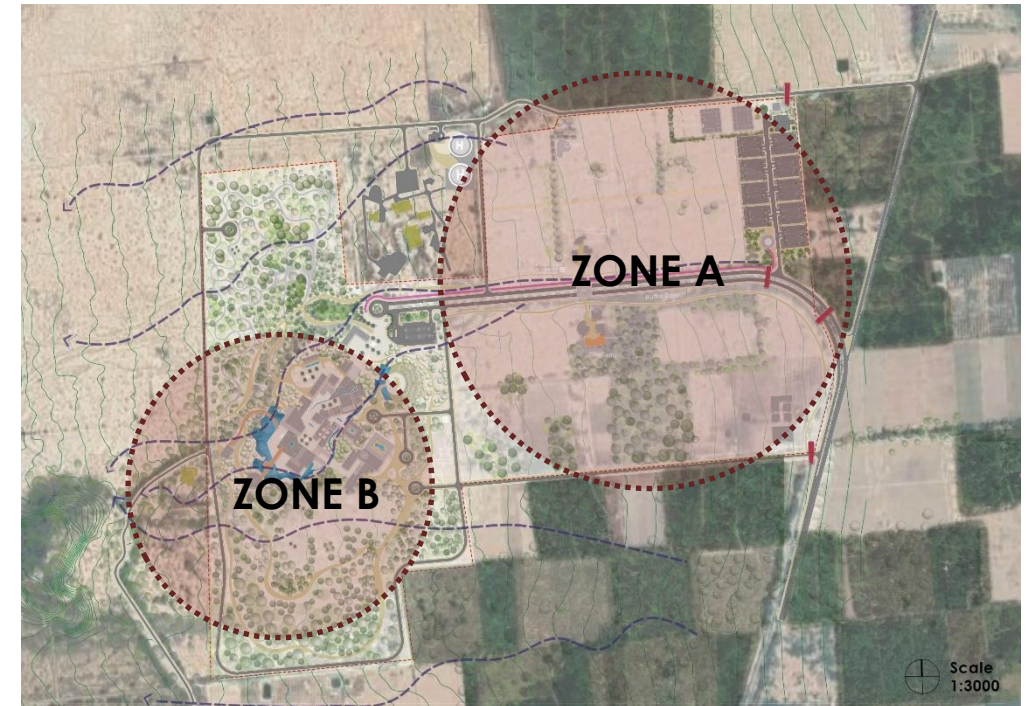
● Phase I
● Phase II Scale **1:3000**



The Baptism Development Zone

Masterplan Components – Phasing Approach

Zone A (**Agricultural Farms**): To translate our vision, we tried to create a high-density kind of an agriculture farm units at the eastern part of the site. This one includes a parking area for 750 cars, Staff units, and Civil Defense unit. Moreover, the site contains a water treatment plan, and service buildings. In the middle of this zone, we designed a node that contains two farm to table restaurants, local shops for the surrounding community, a Research Center to be build in the future, green spaces, as well as soft and hard landscape elements. We have also created a camping area in this zone to let tourists enjoy the wilderness of the baptism site



Zone B (The **Pilgrimage Village** in reference to the management plan that was submitted in 2016): After finishing the site analysis, our team found a land in the western part of the site that does not have vegetative cover. This was the main reason to place **the Pilgrimage village in the buffer zone**. When we think about the baptism site, where people go to baptize their children and have blessings, people go into a place where it is little bit down where that holy water is touching the spirit and the aroma of the place. In the western southern part of land, you will pass through the main marketplace and Piazza square, which us a gathering space for everyone. Surrounding this area are different types of buildings; Information Center, Administration Museum, Amphitheater, Boutique Hotel (60 Keys), Master Hotel (300 Keys), shops, cafes and restaurants, all of which are connected through different plazas. At last, you will reach an iconic unique plaza (Bethany Plaza).

The Baptism Development Zone

Masterplan Components – Phasing Approach

Our team have looked at the magnificent way of handling soft and hard landscape elements. The incentive drawings, impression, and coming up with case studies revive what exists there to create a place that attracts investors, tourists and educational facilities. In the Northern western part of the site, we have dedicated an area for a wilderness park that includes **a birds' sanctuary and a botanical garden (Phase 2)**. Moreover, the site includes a small camping area of light structure or wooden tree houses (Phase 2) and 80% of the land is let to be greenery to care for the environment, flora, and the birds that exist in that part of Jordan River. As mentioned before, the Jordan Valley climatic zone characteristics has a limited rainfall with a hot temperature.

Our sustainable approach is to protect the wilderness and to leave the **70-80%** of the site with evergreen plants and vegetative ground cover since it should be drought resistant.



The Baptism Development Zone

The Pilgrimage Village

Land use and Area of Spaces



Table of Areas in the Pilgrimage Village

No.	Name of Spaces	Area (Sq.m)
-----	----------------	-------------

01	Parking (VIP)	7,500
02	Welcoming Court	5,000
03	Administration Building	1,500
04	Information Center	500
05	Amphitheater	6,400
06	Amphitheater Pond	3,400
07	Medical Unit	200
08	Day Care	200
09	Grocery Shops	200
10	Shops	600
11	Museum	2,500
12	Museum Shops	400
13	Museum Garden	3,000
14	Library	400
15	Souvenir Shops	200
16	Food Shops	200
17	Coffee Shops	600

No.	Name of Spaces	Area (Sq.m)
-----	----------------	-------------

18	Ice-Cream shop	100
19	Major Restaurant (152 Tables)	1,700
20	Bazaar	1,700
21	ATM Machines	200
22	Plaza Restaurant (170 tables)	2,000
23	Bethany Plaza	5,000
24	Plaza Pond	8,000
25	Lookout	1,250
26	Tickets Booth	200
27	Boutique Hotel (60 Keys)	2,600
28	Master Hotel (300 Keys)	22,000
29	Hotel Expansion	24,000
30	Village Expansion	17,400
31	Lodges	4,500
32	Gazebos/Stops	520
33	Restrooms	800

Trails

1 Km Trail

- 5 KM Trail
- 3 KM Trail
- 1KM Trail



H
H

CAMP

Eco-Camp

University Chapter & Recreation Center

Professional Center for Sustainability

Buffer Zone

Buffer Zone

lockout

Eco-Camp

WASTE WATER PLANT

Trails

3 Km Trail

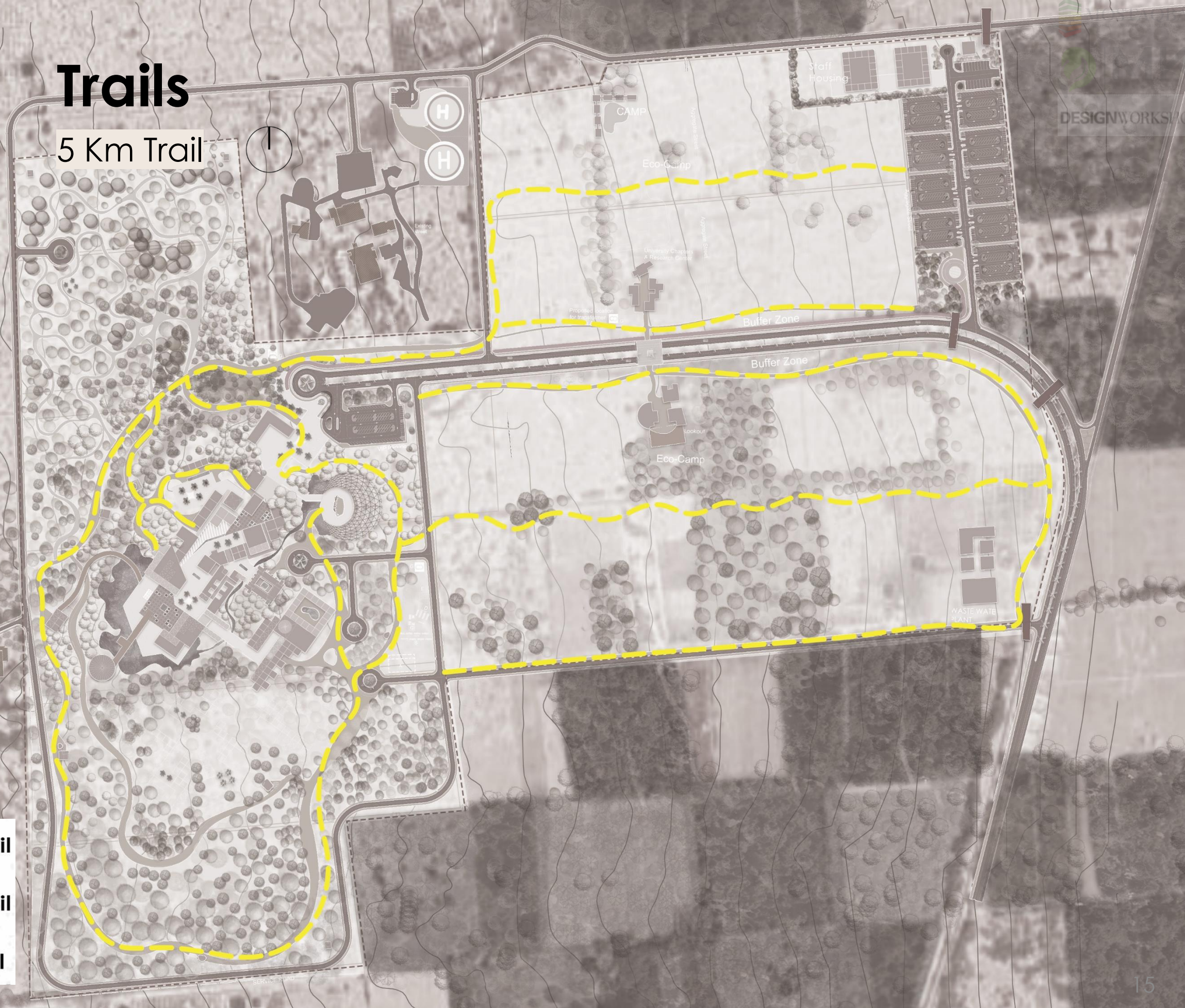


-  5 KM Trail
-  3 KM Trail
-  1KM Trail

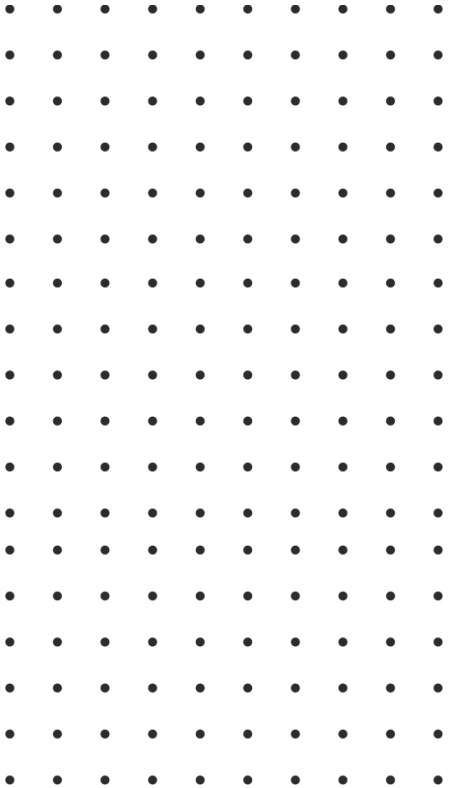
Trails

5 Km Trail

- 5 KM Trail
- 3 KM Trail
- 1KM Trail



The Baptism Development Zone



- **Connectivity with the surrounding of the site**

The Baptism Development Zone

Connectivity with the surrounding of the site



- Jordan River
- Wadi Al Kharara
- The Baptism Development Zone

The Baptism Development Zone

Connectivity with the surrounding of the site



The Baptism Development Zone

Connectivity with the surrounding of the site



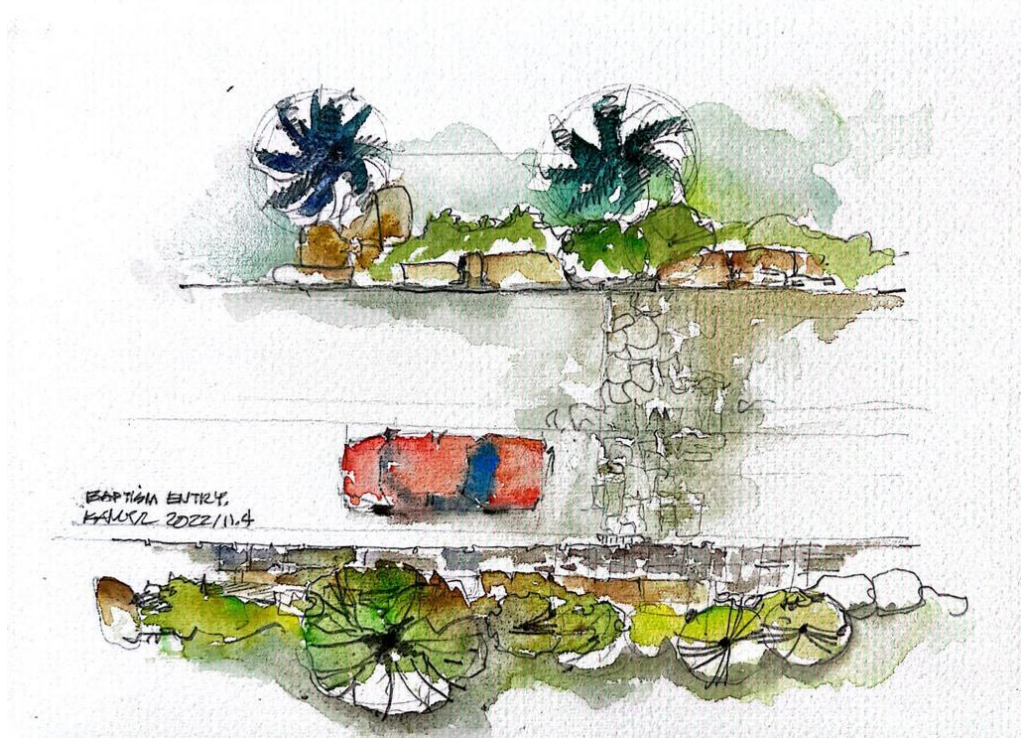
The Baptism Development Zone

Connectivity with the surrounding of the site



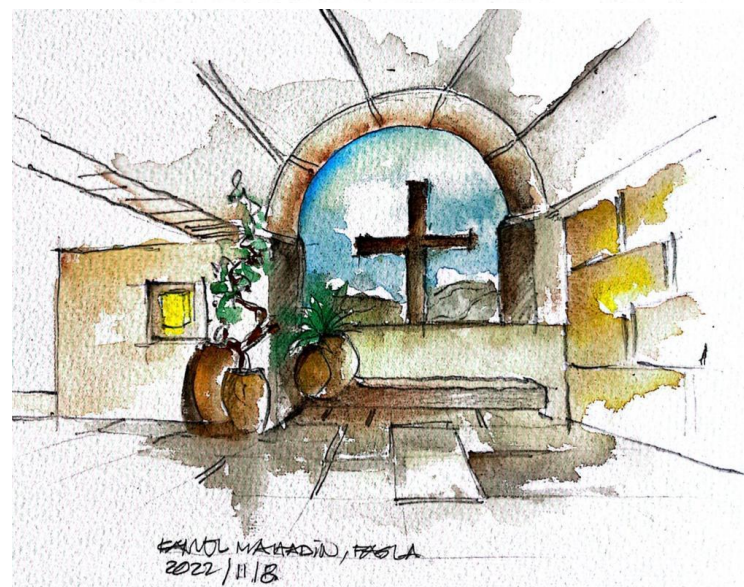
The Baptism Development Zone

Connectivity with the surrounding of the site



The Baptism Development Zone

Conceptual Watercolors for the Pilgrimage Village
Architectural Expression – Authenticity

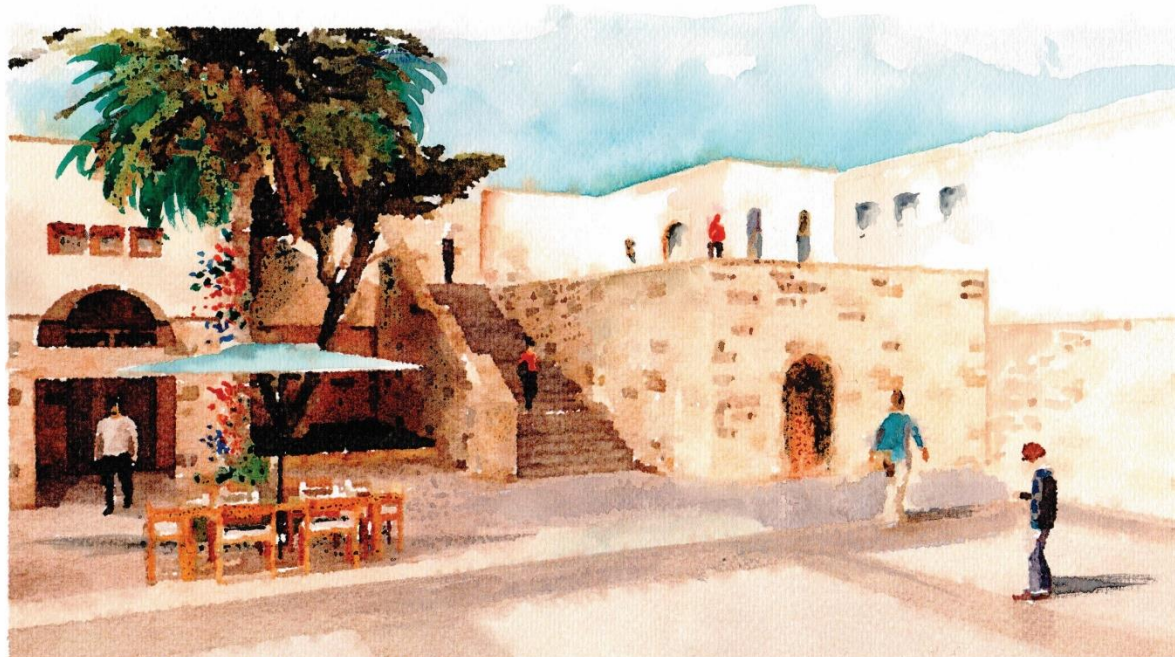


Architectural Expression

New Watercolours



KAMEL S. MAHADIN, FASUK
2022, EASTERN SITE DEVELOPMENT, THE BAZAAR



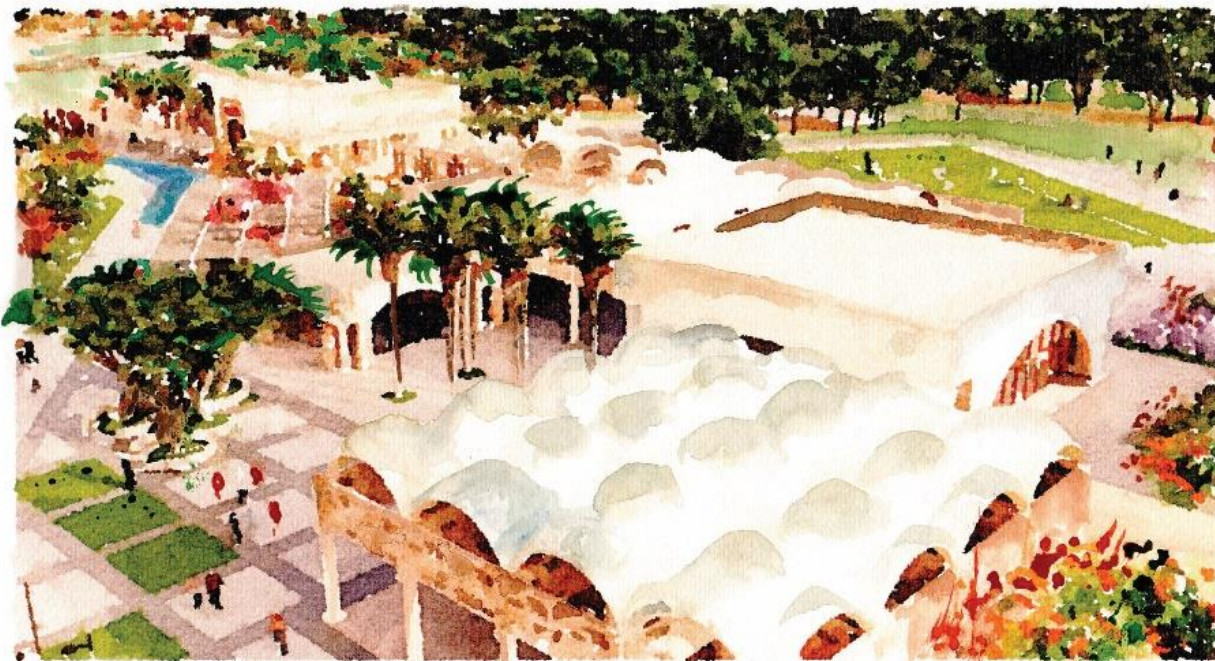
KAMEL S. MAHADIN, FASUK
2022, EASTERN SITE DEVELOPMENT, BOUTIQUE HOTEL AREA

Architectural Expression

Look & Feeling



KAMEL O. MAHADIN, FASLA
2022, PARTISM SITE DEVELOPMENT, THE WALKWAY SPINE



KAMEL O. MAHADIN, FASLA
2022, PARTISM SITE DEVELOPMENT, THE MUSEUM



KAMEL O. MAHADIN, FASLA
2022, PARTISM SITE DEVELOPMENT, AGRICULTURE ZONE









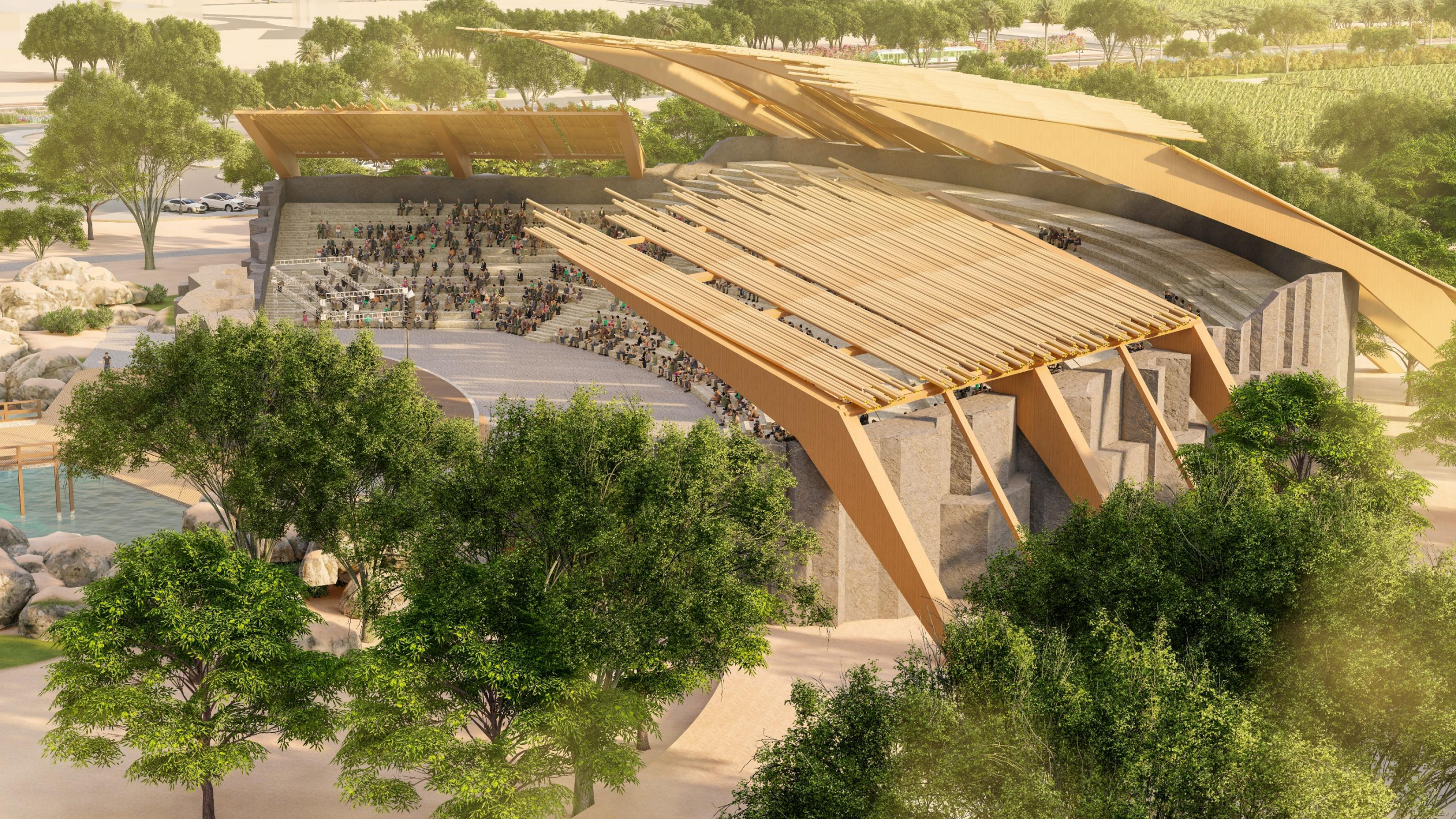






















The Baptism Development Zone

The Masterplan team will develop the Guidelines and Regulations for the Baptism Development zone in the buffer zone (1374 Dunums, such as the Architectural (Buildings heights, materials, areas, etc.), Landscape Architecture (Softscape and Hardscape elements), Infrastructure guidelines.

All the watercolors were drawn by Prof. Dr. Kamel O. Mahadin, FASLA (MK Associates in Collaboration with Mostaqbal Engineering and Environmental Consultants and Design Workshop).

Consultants:

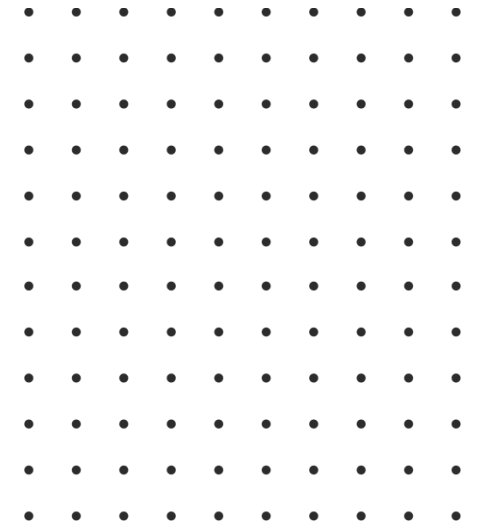


DESIGNWORKSHOP





DESIGNWORKSHOP



November 2022

