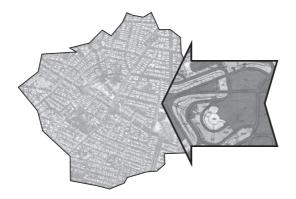
**Eran Razin** is full Professor in the Dept. of Geography at the Hebrew University of Jerusalem and Director of the University's Institute for Urban & Regional Studies (Master's program in Urban & Regional Planning). He presently serves in the Leon Safdie chair in Urban Studies. Prof. Razin specializes in local government and urban planning and development. msrazin@mail.huji.ac.il

**Eliahu Stern** is professor emeritus of geography and planning at Ben-Gurion University of the Negev specializing in urban & regional planning, applied geography and conservation of cultural and natural assets. He was the chairperson of the Israel World Heritage Committee for UNESCO, chairman of the Israel Planners Association and the secretary of the IGU Applied Geography Commission. He received the 2012 Planners Award and twice the Local Government Award. elistern@bgu.ac.il



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Abstracts

**Itzhak Benenson** specializes in the analysis of complex spatial systems with the aid of agent-based imaging models, applied in the areas of urban and regional dynamics and transportation. He is Professor in the Dept. of Geography and Human Environment in the School of Earth Sciences at Tel-Aviv University, Deputy Editor of the journal Computers Environment and Urban Systems, and member of the GIS Committee of the World Geography Organization. bennya@ post.tau.ac.il

## On the Evaluation of District Plans: The Central District Plan (DOP 3/21)

## Eran Feitelson, Daniel Felsenstein, Eran Razin and Eliahu Stern

The role and effectiveness of district plans has been widely discussed in Israel in the past decade. The district prone to the strongest development pressures is the Central district. Prior analyses of district plans, including the central district, focused on the extent to which there were deviations from the plan. However, to evaluate the effects of a plan it is necessary to assess the extent to which it affects development. Hence it is necessary to compare it to the business as usual trends. In this paper we assess the effects of the central district plan on development within the district, using mixed methods. We interviewed multiple stakeholders in the development process, developers, planers, regulators, government officials and lawyers, in addition to an evaluation of the district with the plan and without it using UrbanSim. Our analysis shows that the plan had substantial effects on development processes and outcomes, in directions that conform to the plan's intentions.

**Eran Feitelson** is full Professor in the Dept. of Geography at the Hebrew University of Jerusalem and Head of the Advanced School of Environmental Studies. He served as Head of the Geography Dept. and of the Federman School of Public Policy & Governance. Besides his academic work he was a member of several national and regional planning teams including National Outline Plan 31, Israel Master Plan 2020, and the Master Plan for Metropolitan Tel-Aviv. He is a member of the Board for National Gardens & Nature Reserves, and was its chair for a decade. Prof. Feitelson received the award of "Planning Friend" of Israel for2015. msfeitel@mail.huji.ac.il

**Daniel Felsenstein** is full Professor and Head of the Dept. of Geography at the Hebrew University of Jerusalem. His areas of interest are economic geography, regional science, spatial econometrics and urban simulation. He is a consultant to OECD in the field of economic development and local employment. daniel. felsenstein@mail.huji.ac.il

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