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## Abstracts

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### ***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, planners, regulators, government officials and lawyers, in addition to an evaluation of the requests for variations from the plan. We also conducted a simulation 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.

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