

Curriculum Vitae

Proposed Position:

Name of Firm: Community Development Group

Name of Staff: Ramzi N Kawar

Profession: Architect Consultant , Senior Participatory Urban Planning Specialist

Date of Birth: Nov. 1955 *Nationality:* Jordanian

Education: M.Arch., University of California, Berkeley, 1980.
Dissertation work focused on rural Jordanian housing

B.A. Environmental Design, University of California, Berkeley, 1978.

A.A. Architecture, Fullerton College, Fullerton, 1976

Membership of Professional Societies:

- Member of the American Institute of Architects.
- Member of the Jordanian Engineering Association.
- Founding Member of the Jordan Architectural Heritage Society
- Founding and Current Board Member of the Jordan Institute of Management Consultants.
- Founding and Current Board Member of Friends of the Environment Society.
- Member of the Royal Society for the Conservation of Nature.
- Member of the Young Entrepreneurs Association.
- Member of the Jordanian American Business Association.
- Founding and Two Term Board Member of int@j Information Technology Association of Jordan
- Member of the Jordan Computer Society.

Countries of work experience: Jordan, Palestine, Yemen, USA, Guatemala

Languages: Arabic, English, French, Spanish

Employment Record

1985 to Present Founder, Senior Consultant, CEO
CDG engineering + management associates / Community Development Group (CDG). Mr. Kawar's expertise may be summarized as follows:

Planning Consultant; Mr. Kawar has acquired strong practical experience in planning, participatory urban planning, tourism product planning, and GIS. He has designed, directed, and implemented several such consultancies. (See Selected Detailed Tasks below). Mr. Kawar served as a consultant for Planning and Development to MAWARED (the National Resources Investment and Development Corporation) for one year in 2002- 2003. His work mainly focused on the planning projects for the new area of Abdali and Zarqa New Garden City.

Project Manager. Has been involved for more than 15 years in leading and managing teams of multi-sectored projects that have been of key importance to Jordan's development. Mr. Kawar has led teams in construction management projects, and nation-wide socio-economic field surveys. He has acquired practical knowledge of the mechanisms of donor-funded projects

such as UN, USAID, World Bank, and EU and is therefore familiar with their policies and requirements and aware of the linkages of such projects to programs, and their relationships to the overall socio-economic situation in developing countries such as Jordan.

Architect and Heritage Preservation Consultant; A practicing architect with more than 20 years of professional experience, Mr. Kawar focuses on architectural design with emphasis on vernacular architecture, architectural heritage restoration and revitalization, environmental design, alternative building technologies, architecture for the handicapped, construction management, and design coordination. His experience has included: the design of several residential and commercial projects in Jordan and Palestine; rehabilitation of several traditional villages and heritage structures in Jordan, the design and construction management of centers for the deaf, blind, and physically handicapped using the traditional architecture language of the place.

Housing Consultant; Mr. Kawar has developed strong expertise in the field of housing including: low-income housing strategies, labor housing, policy assessment, and the development of housing indicators. Mr. Kawar participated in several housing projects including: Jordan's National Housing Strategy; Alternative Housing Subsidy Schemes; Development of a Rapid Start Housing Program for the West Bank and Gaza; and the Development of Housing and Urban Indicators for Jordan. Mr. Kawar has also worked as the National Consultant for the Implementation of the Habitat Agenda for Jordan with UNCHS.

Development/Management Consultant; Mr. Kawar has gained multidisciplinary expertise that has allowed him to participate as a senior management consultant as well as lead different projects that were crucial to social change and development with multi-sectored policy assessments, community and economic research and studies.

1983 - 1984 HGGP Design and Construction Co. , USA
Associate Architect

1982 – 1983 Bart Jones Architects , USA
Junior Architect

1980 – 1982 Community Design Collaborative , USA
Junior / Trainee Architect

Papers and Publications

- Recycling Waste Paper and Producing Recycled Products, presentation at the Friends of Environment organized Government Recycling Awareness Workshop. June 2005.
- Several Planning Research Papers prepared for MAWARED during the period of consultancy 2003 – 2004.
- Use of Web Collaboration Networks in Architectural Practice, paper presented at the First International Symposium on Computer and Information Technology Applications in Architectural Education and Practice. May 2001
- Background Paper on Ecological-House in Jordan, a report prepared for UNDP, Amman that presents the concept of an ecological house (eco-house) for application at the new Bio-Gas Operating facility serving the Ruseifa Landfill Site in Amman. September 1999.
- Background Paper on Scavengers Program in Jordan, a paper prepared for UNDP, Amman that reviews the issues surrounding the establishment of a functional scavenger program for the local community residing near a new dumpsite in Amman. September 1999.
- Tourist Projects, Greater Amman Municipality, paper presented at a conference entitled Urban Growth in Arab Cities (Amman as a Model). March 1998.
- Ecological Sustainability versus Technological Sustainability paper presented as part of the Sustainable Development Seminar presented at the Earth Week Seminar at the US Embassy in Amman. 1997.
- An overview of Urban and Land Use Planning Policies; City Uniqueness; The

Strategic Context of Infrastructure Financing; and Infrastructure Financing Methods. Four background papers prepared for the French and English Workshops for the Habitat Regional Conference on the "Future of Arab Cities". March 1996.

- Environmental Architecture, a paper presented at the Earth Week Seminar at the US Embassy in Amman. 1995.
- The Case of Jordan, paper presented at the Children of War Seminar for the Middle East Council of Churches. 1993.
- Housing and Environment in Jordan 1950 - Present. A script for Jordan Television special program on the occasion of His Majesty King Hussein's fortieth anniversary of his accession to the throne. 1993.
- Building in Jordan. Documentation of the state of Architecture and Building in Jordan, with special focus on Housing, University of California, President's Undergraduate Research Grant, 1977.
- Jordan Bibliography, USAID, annotated bibliography on development in the Middle East. 1982.
- Ecology of Alcohol Study, a research and graphic presentation conducted for the University of California, School of Public Health. 1979.

Selected Detailed Tasks:

- ***On Site Project Coordinator, Secondary Cities Revitalization Study in Jordan.*** An urban regeneration study is carried out for Ajloun, Jerash, Karak, Madaba and Salt. It includes: a complete review of all the urban regeneration studies conducted under the Second Tourism Development Project (1997-2004) as well as consolidation of the pre-identified action projects for the urban regeneration of the central cores of the five secondary cities; Formulation of a complete and integrated urban revitalization program per city and the overall package for the network of the five cities; Detailed engineering design of the priority projects in each city; Detailed economic impact analysis of each project; Elaboration of land use and environmental guidelines to ensure sustainability of each city urban regeneration program; and elaboration of a proposal for at least one pilot public-private partnership agreement per city to complement publicly financed urban regeneration programs; and preparing city revitalization pacts for the five cities, between the Municipality and the Ministry of Tourism and Antiquities, and Ministry of Municipal and Rural Affairs. In addition to detailed urban designs, the study completed, for each city, comprehensive socio-economic profiling, municipal capacity assessment and institutional profile, city revitalization programs for an "Urban Tourism Development Area" within the historic core, a pact to ensure inter-institutional coordination, and elaborated proposal and business plans for at least one pilot public-private partnership agreement per city (the "deal"). The study concluded with a Project Assessment Document for a Third Tourism Development Project eligibility for support by a loan from the World Bank to the Government of Jordan. Mr. Kawar was the Jordanian On Site Project coordinator for the work carried out by CDG in consortium with Italian firms Cotecno, ABT, Alchemia and MGA under contract with the World Bank. 2005.
- ***Planning Consultant, Master Planning Workshops for Irbid, Mafraq, and Ma'an,*** Mr. Kawar worked closely with the staff of the Urban Workshop Ltd., a private non-profit company, and the planning firms of Gensler and 2K to come up with conceptual master plans for defined areas within the Governorates of Irbid, Mafraq, and Ma'an. His role was to moderate the workshops and ensure that the information met the requirements of the client. 2005.
- ***Dead Sea Rift Bay Project.*** The aim of this project is to create a master plan for the Dead Sea area that captures the spirit, character and identity of the Jordan Rift Valley, while serving the existing Conference Center and its relation to the surrounding resort facilities. Mr. Kawar acted as the workshop moderator and followed up on the results of the designs with the client. 2004.

- ***Project Manager, Jordan Valley Land Use Planning Project.*** As the Project Manager, Mr. Kawar was responsible for managing a team of land use planning consultants, including foreign and Jordanian experts, in the effort of developing a Comprehensive Land Use Plan to assist the Jordan Valley Authority in its planning functions, and to ensure that the plan is delivered by the beginning of May 2004 and within budget limitations. In particular, Mr. Kawar was responsible for managing and working with local information specialists, architects and engineers, and gathering input from the economist, environmentalist, sociologist, and transportation engineer to ensure that a series of preliminary overlay land use maps are completed. In addition to acquiring GIS maps and documents, and managing the flow of information and data of the team and providing an overall project liaison with both USAID and JVA, as well as presenting the results. 2004
- ***Planning Consultant, Master Plan for the Development of As-Sila'a Castle Location and its surrounding area, and rehabilitation design of its historic village.*** The project is situated in the southern Governorate of Tafilah, and consists of a historical castle and village surrounded with a beautiful natural environment. The challenge is to create an attractive sustainable tourist destination through the preservation of the village's fabric, and the cultural and natural environments of the surroundings, as well as contribute to the development of the local community and further their involvement in income generating activities within the village. The developed master plan presents the site as a retreat highlighting the existing potentials of the village and its unique subtle characteristic that makes it an inviting tranquil and intimate peaceful place. Special attention is paid to the unique features of the surroundings such as rock formations, vista points, flora and fauna and the created design elements present a unified identity of the whole area encompassing the village, the castle and the trails that lead to the Dana nature reserve. The project involved a thorough circulation study within the village, creation of a camping site and trekking trails, detailed designs and tender documents for various facilities such as lodgings, commercial stalls, vista points, cafeteria, and landscaping of the whole site. A marketing brochure and posters were also designed for the site. 2004 – 2005.
- ***Planning Consultant for the Zarqa New Garden City Project.*** The National Resources Investment and Development Corporation (MAWARED) is directing the re-development of the current Zarqa Military Camps site into a proposed 'New Garden City' which will ultimately become the modern extension of Zarqa, the third largest city in Jordan. The project aims to reduce urban deterioration by providing proper land use planning and alternative, new and modern solutions to development. The site with the total area of 2500 hectares, is master planned to be a comprehensive residential city to house around 500,000 inhabitants in 2015, and served by a city center and an infrastructure network including commercial, cultural, entertainment and public facilities. The project, developed in phases, will regulate the shape and direction of urban growth and will create a new urban environment and modern lifestyle in the city. It will make available serviced plots for real estate investment by the private sector in 3 areas: residential, commercial and civic. 2003.
- ***Planning Consultant for the Abdali Urban Regeneration Project.*** The National Resources Investment and Development Corporation (MAWARED) and developer Saudi Oger are responsible for the development of the new smart urban center of Amman over a 33h Abdali Area. The space is planned to create a vibrant integrated mixed-use development and support Jordan's drive towards the knowledge economy. Its master plan sets new standards in urban and architectural design in Jordan and allows for substantial development opportunities for the private sector as well as investments in projects with high social and financial returns in support of the national economy. The project will be instrumental in changing the image of Amman to become a vibrant city with Abdali acting as a nucleus for a new down town. 2002.
- ***Restoration Architect and Planner*** for the development of the master plan for As-sila'a castle location and its surrounding area, and rehabilitation of its historic village. The project is situated in the southern Governorate of Tafilah, and consists of a

historical castle and village surrounded with a beautiful natural environment. The challenge is to create an attractive sustainable tourist destination through the preservation of the village's fabric, and the cultural and natural environments of the surroundings, as well as contribute to the development of the local community and further their involvement in income generating activities within the village. The developed master plan presents the site as a retreat highlighting the existing potentials of the village and its unique subtle characteristic that makes it an inviting tranquil and intimate peaceful place. Special attention is paid to the unique features of the surroundings such as rock formations, vista points, flora and fauna and the created design elements present a unified identity of the whole area encompassing the village, the castle and the trails that lead to the Dana nature reserve. The project involved a thorough circulation study within the village, creation of a camping site and trekking trails, detailed designs and tender documents for various facilities such as lodgings, commercial stalls, vista points, cafeteria, and landscaping of the whole site. A marketing brochure and posters were also designed for the site. 2004- present.

- ***Cultural Heritage Architect and Planner.*** Wadi Musa Town Center Traditional Village (Elgee) Restoration and Revitalization Project. As part of the Petra Region Infrastructure Development Project, the primary goal of conserving this village was to intervene and maintain the built environment, thereby *producing* a positive impact on the quality of life for the residents of the area. This was accomplished by integrating the existing historic fabric with modern life in a sensitive manner. This philosophy was achieved through the circulation experience through the village whereby the user is encouraged to move from smaller spaces to other large courts while passing through the relevant activities. Outdoor paths are to be planned to encourage the user to explore the site by providing attraction points. Few indigenous plants, shading elements and comfort areas compatible with the history of the site might be introduced. Understanding the historic interior is also essential in order to have a compatible design with the historic ambiance for the new functions. The principles of Elgee intervention as a rehabilitation project was conducted according to international standards of conservation work, including a precise record of the existing state before work began; respect for uniqueness, patterns, ensemble, detail and setting; minimal alteration and removal, minimal intrusion; traditional repair; and new additions made were distinctive and perceptible by the attentive observer. Construction was completed and the project was inaugurated by HM Queen Rania in June 2002.
- ***Planning Specialist,*** Technical Assistance for the Setup and Launch of the Aqaba Special Economic Zone (ASEZ) project. Mr. Kawar was responsible to: First, elicit private and public stakeholder inputs towards developing planning regulations and design guidelines that contribute to the creation and preservation of an “architectural vision for Aqaba”. Second, to review the Aqaba Design Guidelines document and discuss the parameters that were recommended by Gensler Associates to define a specific architectural character for Aqaba. Third, to discuss the guidelines and arrive at a consensus with private architects and public stakeholders on their appropriateness for Aqaba, ease of use, and method of implementation. 2001
- ***Project Leader and Planning Consultant,*** Aqaba International Industrial Estate Site Development. Under subcontract to Wilbur Smith Associates, Mr. Kawar built up on work on the feasibility and Master plan effort for the Aqaba Industrial Estate and employed specialized resources in architectural, civil, electrical, and mechanical engineers to develop a Design Plan for the Aqaba project that establishes the tasks with detailed budgets and schedules, reviewed and confirmed the information from the feasibility study and extrapolated the utility requirements to cover the complete 275 hectare site. Also assisted in identifying the infrastructure to be USAID financed as well as infrastructure to be completely or partially financed and/or constructed by other service utilities. 2000.
- ***Project Leader and Planning Consultant,*** Aqaba International Industrial Estate Feasibility Study carried out in cooperation with The Services Group as part of its

subcontract to Chemonics International under the AMIR Program in Jordan. The objective of this study was to develop an appropriate outline physical plan for the industrial estate that meets the demand of potential investors, conforms to international best practices in industrial estate design and development, and serves as the basis for a design-build contract tender under which a developer for the industrial estate can be selected. This objective was achieved through conducting a thorough site and infrastructure assessment, developing a land use master plan and identifying capital investment requirements, undertaking a physical development costing, and defining a statement of work for the design-build implementation contract. 2000.

- ***Project Design Coordinator, Bethlehem 2000 Manger Square Renewal Project.*** Mr. Kawar acted as the project design coordinator between the local contractor, the donor agency, Swedish International Development Agency, and the Swedish architectural company on this project to renew Bethlehem's Manger Square. The renewal project included repaving the square, landscaping, and the design of the Bethlehem cultural center or Peace Center. Mr. Kawar acted as the liaison between all the parties, supervised the project's construction and was responsible for the production of the architectural working drawings and the tender documents. 2000.
- ***Planner and Cultural Resource Manager for the Study of Umm Al-Rasas Archaeological Site.*** Integrating cultural resource management, architecture and research expertise, Mr. Kavar prepared this project proposal outlining the protection and presentation of the Umm Al-Rasas archaeological site. Mr. Kavar's work, commissioned by the European Commission, included reviewing previous site protection technical proposals, identifying site protection and conservation alternatives, and proposing appropriate construction and building material alternatives to protect the site's structures and mosaics. Supervised the production of cost estimates for the proposed works as guidelines for allocating the funding budget. 2000.
- ***Senior Housing Consultant, Study of Alternative Housing Schemes Relevant to Jordan with PADCO for Ministry of Planning, Jordan.*** This study is to identify for the government alternative approaches to subsidizing the housing opportunities of low and moderate-income households in Jordan. The study included the review of: the current housing situation and projected needs in Jordan; poverty and income levels in Jordan; international subsidy approaches and detailed description of at least three relevant case studies and other options; and the potential application/modification of this international subsidy experience to meet the housing needs of low and moderate income families in Jordan. 1999.
- ***Project Manager, East Amman Microfinance Market Survey*** - A nation-wide survey conducted for AMIR program that targeted 2000 businesses in East Amman with the overall objectives of providing useful and accurate information to assist the Microfinance Institutions (MFIs) in developing demand driven loan products based on sound information of the market they are to operate in. Mr. Kavar managed the 28-person team for all the different phases of the research and ensured the completion of the main microfinance reference study for Jordan. 1999.
- ***Jordan Living Conditions Survey, organized by UNICEF, in conjunction with the Department of Statistics, and the Norwegian research institute FAFO.*** Mr. Kavar's role was to edit the various chapters based on the field results of the Survey that were written by the consultants, and ensured that they were consistent, coherent, and fit the required terms of reference. 1997.
- ***Lead Writer, Jordan Parks Policy and Management Plan.*** A study of four parts, done under the USAID Project in Development and the Environment (PRIDE) program. The study included issues on land use planning, biodiversity, natural resources and protected areas, and *recreation*. Mr. Kavar was the lead author of the paper and was specifically responsible for the part of the study dealing with policy issues on cultural landscapes. Archaeological parks, Nature reserve/parks, Cultural

landscape, and recreational area topics were considered. The study was submitted to Ministry of Planning, PRIDE Team and USAID. 1996.

- ***Regional Conference on the "Future of Arab Cities", organized by United Nations Center for Human Settlements (Habitat), United Nations Development Program (UNDP), the Jordan National Preparatory Committee towards Habitat II, and the Municipality of Greater Amman held in Amman between March 11-14, 1996.*** Mr. Kawar developed the background papers for the French and English Workshops for this conference, and led the discussions in the English Workshop. The topics covered were: An overview of Urban and Land Use Planning Policies; City Uniqueness; The Strategic Context of Infrastructure Financing; and Infrastructure Financing Methods. 1996.
- ***GIS Needs Assessment, Department of Lands and Surveys, the Policy and Training Unit in the Housing and Urban Development Corporation, and the Zoning Department in the Ministry of Municipal and Rural Affairs and Environment.*** The objective of this consultancy is to conduct a comprehensive study for the needs of all three organizations, for the purpose of assisting these agencies in developing and improving their works that is related to maps using GIS. 1995- 1996.
- ***National Environmental Action Plan for Jordan, Ministry of Planning, Ministry of Municipal Affairs and Environment, The world Bank,*** Mr. Kawar co-authored the Background Technical Discussion Paper on Cultural and Natural Heritage for the High Level Workshop held in Amman September 3 - 6, 1995, as well as to participate in the formulation of the draft NEAP. The paper focused on the areas of Antiquity and Cultural Resources, Natural Parks and Reserves, Tourist and Recreational Assets. Specifically, the paper assessed the current situation, identified priority strategic issues, and identified environmental policy options on sectoral and cross sectoral, legislation and regulations, information needs, institutional capacity building, and potential investment with rough estimation of costs and benefits. 1995.
- ***Senior Consultant Architect, Rapid Start Housing Program for Gaza and Jericho -*** Assisted in the development of a housing program to provide new housing, neighborhood upgrading and home improvement loans to low and moderate-income households in Gaza and Jericho. Office of Housing and Urban Programs, Bureau for Private Enterprise, USAID. 1993.
- ***Housing Indicators Program, World Bank / IFC / M.I.G.A. --*** Mr. Kawar was appointed as the country-consultant for Jordan in the World Bank and United Nations Center for Human Settlements (Habitat) joint Housing Indicators Program. This study which was carried out in 40 countries focused on the systematic collection of data for a set of well-defined indicators, which can allow governments to monitor condition and housing policies, as well as to obtain a global comparative perspective of housing conditions. Mr. Kawar presented the results of the survey at the international conference held in Nairobi, Kenya in January, 1992.
- ***Project Manager, Survey of Rural Housing Situation in Jordan.*** Conducted for PADCO and Shelter Unit at the Ministry of Planning, this Desk and field research of 12 rural villages, and use of aerial photography to document village and house types was instrumental in the preparation of the HKJ National Housing Strategy. The results of the survey were compiled into the Final Report, which outlined all strategic housing planning aspects and the overall layout and presentation of the strategy. This study was approved as part of the Government's official National Housing Strategy (Technical Memorandum Number 12). 1987.