Summary Project Fiche

1. Basic Information

1.1. Title: Revitalisation of Nicosia

1.2. Code: CY0001.04

1.3. Sector: Bi-communal projects

1.4. Location: Cyprus / Nicosia

2. Objectives

2.1. Wider Objective

The objective of supporting bi-communal projects is to contribute to the development of an atmosphere of mutual confidence and respect between the Greek and Turkish Cypriot communities. A wider objective is to raise the awareness among both communities to the tangible support provided by the EU in the post-Helsinki era.

2.2. Immediate Objectives

2.2.1 To bring together members of the Greek and Turkish Cypriot communities, to work jointly in the preparation and implementation of bi-communal projects, thus contributing to the reconciliation of the two Cypriot communities.

2.2.2 To support the revitalisation of the Walled City of Nicosia and the conservation of its architectural and cultural heritage, according to the policies and provisions of the bi-communal Nicosia Master Plan.

2.2.3 To sensitize Nicosia residents to conservation issues and the importance of their shared heritage and to mobilize them towards these goals.

2.2.4 To increase the visibility of, and thereby to cultivate positive attitudes towards, the EU.

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1 NB Bi-communal projects are investment, technical assistance or research projects which respond to the following requirements:

- they are prepared by experts from both communities;
- they are jointly carried out, either totally or partially. Partial joint implementation means that, at the minimum, regular joint meetings and exchange of information have to take place for the preparation and review of project progress;
- they address common needs of both communities based on a global island-wide perspective;
- they provide mutual benefits to both communities;
2.2.5 To improve the living environment of the residents of two neighborhoods: One Greek Cypriot around the Omeriye Mosque and one Turkish Cypriot around mainly the two Ottomans khans (near the Selimiye Mosque, formerly the Saint-Sophia cathedral).

2.3 Accession partnership and NPAA priority

The effective implementation of these bi-communal projects, via the United Nations Development Programme (UNDP), which is an accepted platform for bi-communal projects, will fulfil one of the objectives of the Accession Partnership, namely

- to support a settlement under the auspices of the United Nations.

3. Description

3.1 Background and Justification

- Since the events of 1974, inter-communal relationships have been missing for almost an entire generation of Cypriots. The absence of contacts is making both communities susceptible to misinformation and mistrust. Such a situation has been deteriorating the relationship between the two sides and undermining the objective of the United Nations to bring about a comprehensive peace settlement. Although it is obvious that bi-communal contacts cannot in themselves bring a resolution to the conflict, they can contribute to the creation of a positive atmosphere of reconciliation and mutual trust, which could, in turn, facilitate direct negotiations between the leaders of the two communities. Moreover, the Security Council has urged in various resolutions that confidence-building and goodwill measures be pursued and that, more specifically, bi-communal person-to-person contacts be facilitated.

- Following the Helsinki Council decision, an agreement was obtained to restart EU-funded bi-communal activities. The agreement was conditional on the neutrality of the implementing agency. As mentioned above, UNDP (United Nations Development Programme) is accepted as a practical platform and has been involved since 1998 in the main bi-communal initiative, namely, the Nicosia Master Plan, since the events of 1974,

- The Nicosia Master Plan (NMP) was formulated at the request of the local authorities of both communities with UNDP and UNCHS (HABITAT) support. The NMP intended over a twenty year period to tackle the main urban issues: urban sprawl, traffic and accesses, zoning and historic preservation. The NMP identified a set of policies needed to control the city’s growth and reverse trends of decay in the Walled City. In a second phase, priority projects aiming at halting physical deterioration and socio-economic disintegration in the historic core were prepared. As the European Commission has in the past contributed financially to the implementation of NMP, the proposed actions constitute the continuation of earlier support.

The Nicosia Master Plan's urban revitalisation schemes in the Walled City had had very positive results. In the Greek Cypriot community, favorable conditions such as significant funding, better economic environment and strong political support have allowed for the programme’s sustainability to be within reach in Chrysalimitissa. Achievements in the Turkish Cypriot community still need strong external support but the revised implementation strategy is starting to bear fruit.
The Nicosia Master Plan objectives are still valid today since it contributes to removing the traces of the conflict and allows citizens from both sides to return to these otherwise neglected neighbourhoods.

Nicosia constitutes a remarkable architectural ensemble, the existence of which is rare in its consistency. Symbolizing the intimacy between two great Mediterranean cultures, this city has suffered from years of neglect due to the prevailing situation.

➢ **Neighborhood next to the Selimiye mosque**

Together with Arab Ahmet, this neighbourhood has been identified as one of the priority area for revitalisation and rehabilitation programmes. One of the most attractive, commercially busy and architecturally interesting area of the northern part of the old city lies around the two Ottoman Khans, near the Selimiye mosque (former Saint Sophia Latin cathedral).

The success obtained in Arab Ahmet over the last twelve months, is shown by a strong commitment on behalf of the local authorities to the objectives of the revitalisation programme. The active mobilisation of the TCC Nicosia Master Plan team, and the very positive response starting to emanate from the business community, would indicate that the old city is ripe for further development projects.

This area, approximately 2000 sq. meters, is situated on the central north-south axis of the walled city some 150 meters from the buffer zone and 700 meters west from Arab Ahmet. It consists mainly of two-story stone buildings built between the turn of the century and the 1930s with an average street width of 7.5 metres. In terms of activity, the area serves mixed purposes with retail at street level and residences on the upper floors. The standard of housing is presently low.

Today this neighborhood suffers from inadequate access and parking facilities, the unflattering aspect of its once graceful streetscape as well as the uninviting character of its streets for pedestrians.

➢ **Omeriye neighborhood**

The Omeriye area bears certain resemblances to the Selimiye area. It draws its name from a very important monument in Nicosia, the Omeriye mosque, (former medieval monastery Saint Marie converted into a mosque in the 16th century). Close to the mosque is a municipal as well as an open market, and another Ottoman feature: the Turkish baths. This area has been intended for a development scheme in the Nicosia Master Plan.

The Omeriye area, approximately 3300 sq. metres, is situated slightly off the central north-south axis of the walled city, some 300 metres from the buffer zone (the two churches are 500 metres from each other) and around 500 metres on foot from Chrysaliniotissa. The building stock is mixed but features numerous examples of traditional large two-story-houses with overhanging balconies, buildings of lesser architectural interest and more recent constructions. In terms of uses, it includes some residential in sub-standard lodgings, retail and mainly workshops (wood and metal works, car mechanics). One of the markets will in the coming years give way to the new municipality building. Besides the architectural quality
of part of its buildings stock and the church itself, Omeriye is an extremely important area for
the city as it includes the largest open space in an otherwise very dense fabric.

Today, the area is affected by problems similar to other parts of the old city: decayed building
stock, impoverished population, noxious uses in former residential buildings.

3.2 Linked activities

All revitalisation activities are being carried out under the Nicosia Master Plan umbrella, which
guarantees the coordination and complemantarity of the support provided from other donors.

3.3 Results

Objective 1: To bring together members of the Greek and Turkish Cypriot communities, to work
jointly in the preparation and implementation of bi-communal projects.

Results:

- parallel development and implementation of revitalisation activities
- exchange of experience between the Greek Cypriot and Turkish Cypriot members of the
  Nicosia Master Plan team
- meetings between the Greek Cypriot and Turkish Cypriot members

Objective 2: To support the revitalisation of the Walled City of Nicosia and the conservation of
its architectural and cultural heritage, according to the policies and provisions of the
Nicosia Master Plan.

Results:

in Selimiye
- facades of high architectural interest will be restored in the area around the two Ottoman
  Khans, next to the Selimiye mosque
- streets will be pedestrianised in the area around the two Ottoman Khan, next to the Selimiye
  mosque
- the area around these two very significant architectural monuments will be upgraded hence
  attracting more visitors, activities and investment

in Omeriye
- buildings and monuments will be restored (as appropriate)
- improvement of shopping and community facilities (as appropriate)
- an open space area will be created.

Objective 3: To sensitize Nicosia residents to conservation issues and the importance of their
shared heritage and to mobilize them towards these goals.
Results:

- inhabitants of the old city will come to realise the value both aesthetic and economic of their neighbourhood
- stimulation of privately funded restoration in accordance with the framework defined for the restoration of the protected heritage.

Objective 4: To improve the living environment of the residents of two neighbourhoods: one Greek Cypriot around the Omeriye Mosque and one Turkish Cypriot around mainly the two Ottomans khans (near the Selemiye Mosque, formerly the Saint-Sophia cathedral).

Results:

- upgrading the living environment by improving residential and commercial buildings, the provision of repaved and pedestrianised streets and of community facilities.
- attracting investment from the business community
- attracting new young families with children

3.4 Activities

In order to meet the specific objectives and to produce the results indicated in 3.3 above, the project will implement the following activities:

To meet Objective 1:

- the technicians of the two communities will meet on a regular basis in order to follow-up the activities, exchange information and techniques.

To meet Objective 2:

- Selimiye:
  The improvement of the visual environment of the said area will be achieved through the face-lifting of a number of facades in the selected streets for pedestrianisation.
  
  The programme will organise the selection of the houses for which the facades will be face-lifted and will tender and supervise the works. Similarly for the pedestrianisation activities.

- Omeriye:
  The improvement of the visual environment of the Omeriye area will be achieved through a combination of activities and will revolve around the creation of a public open space. These activities will include, besides the improvement of the infrastructure and urban environment,
the restoration of buildings and monuments and the improvement of the shopping and community facilities (as appropriate).

The programme will organise the selection of the specific interventions (and their design) and will tender and supervise the works.

To meet Objective 3:
- Awareness campaigns could be organised throughout the old city of Nicosia.
- Technical seminars could be held in order to sensitize and explain the various aspects of restoration activities.

To meet Objective 4:
- Promotional campaigns could be organised to demonstrate the achievements of the above objective and thus create the awareness in the public about the improved environment of these neighborhoods.

4. Institutional Framework

not applicable

5. Detailed Budget (million EURO)

<table>
<thead>
<tr>
<th>Component</th>
<th>Commission Support</th>
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<tr>
<td></td>
<td>2000</td>
<td>2001</td>
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<tr>
<td>Omeriye</td>
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<td>1.0</td>
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<tr>
<td>Selimiye</td>
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</tr>
<tr>
<td>Total</td>
<td>1.0</td>
<td>2.0</td>
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</table>

6. Implementation Arrangement

Implementation of this project will be delegated to the United Nations according to the principles and procedures laid down in the ‘Agreement between the United Nations and the European Community on the principles applying to the financing or co-financing by the Community of programmes and projects administered by the United Nations’ signed in 1999.

The implementing agency will be the United Nations Development Programme (UNDP). UNDP will establish the appropriate implementation structure for this project. The implementation arrangements will be specifically designed to take into account the particular political conditions in Cyprus. UNDP will perform the supervision and monitoring of the various activities mentioned above in order to ensure the proper execution of the project as a whole.

Specific supervision and monitoring features have been designed in order to take into account both the particular situation of the island.
UNDP will follow the tender procedure as described in the EU-UN Agreement, as well as its other provisions.

7. Implementation Schedule

7.1. Project design 4th quarter 2000
7.2. Start of tendering: 1st quarter 2001
7.3. Start of project activity: 2nd quarter 2001
7.4. Project completion: 4th quarter 2003

8. Equal Opportunity

UNDP is an equal opportunity employer.

9. Conditionality and sequencing

Community assistance is conditional on the respect by Cyprus of its commitments under the Association Agreement, further steps towards satisfying the Copenhagen criteria and in particular meeting the specific priorities of the Accession Partnership in 2000.
<table>
<thead>
<tr>
<th>LOGFRAME PLANNING MATRIX</th>
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<tbody>
<tr>
<td>Programme Name: National Programme 2000 and number: CY0001</td>
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<td>Date of drafting: 10 May 2000</td>
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<td>Contracting period expires: 31/12/02</td>
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<td>Project Number: CY0001.04</td>
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<td>Total Budget: 3.0 million EURO</td>
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<td>EU contribution: 3.0 million EURO</td>
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<table>
<thead>
<tr>
<th>Wider Objectives</th>
<th>Indicators of Achievement</th>
<th>How, When and By Whom Indicators Will Be Measured</th>
<th>Assumptions and Risks</th>
</tr>
</thead>
<tbody>
<tr>
<td>The support of bi-communal projects and the contribution to the development of an atmosphere of mutual confidence and respect between the Greek and Turkish Cypriot communities.</td>
<td>increased interest in bi-communal co-operation</td>
<td>• political environment conducive to the development of bi-communal activities • cooperation between Greek Cypriots and Turkish Cypriots in the implementation of such projects</td>
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</table>

<table>
<thead>
<tr>
<th>Immediate Objectives</th>
<th>Indicators of Achievement</th>
<th>How, When and By Whom Indicators Will Be Measured</th>
<th>Assumptions and Risks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective 1: To bring the members of the Greek and Turkish Cypriot communities, to work jointly in the preparation and implementation of bi-communal projects.</td>
<td>development of a complementary project work plan • exchange of information on the experiences gained during the development and the implementation of the various activities • joint review of the progress of the implementation of the various activities</td>
<td>report produced by the NMP on the various activities</td>
<td>• political environment conducive to the development of bi-communal activities • cooperation between Greek Cypriots and Turkish Cypriots in the implementation of such projects</td>
</tr>
<tr>
<td>Objective 2: To support the revitalisation of the Walled City of Nicosia and the conservation of its architectural and cultural heritage, according to the policies and provisions of the bi-</td>
<td>restoration activities in the walled city • private investment for either restoration activities or business development</td>
<td>number of restoration activities within the walled city • number of private investment and their amount • report produced by the relevant</td>
<td>• revitalisation activities are subject to a conducive legislative and regulatory environment, as well as the evolution in the cost of borrowing</td>
</tr>
<tr>
<td>Communal Nicosia Master Plan.</td>
<td>• establishment of specific revitalisation policies</td>
<td>authorities</td>
<td></td>
</tr>
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<td>-----------------------------</td>
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<tr>
<td><strong>Objective 3:</strong> To sensitize Nicosia residents to conservation issues and the importance of their shared heritage and to mobilize them towards these goals.</td>
<td>• private investment funding conservation of architectural valued or historic buildings • maintenance of existing buildings</td>
<td>• pamphlet and seminars concerning conservation issues • reports of the relevant authorities</td>
<td>• cooperation of the relevant authorities</td>
</tr>
<tr>
<td><strong>Objective 4:</strong> To improve the living environment of the residents of two neighborhoods: One Greek Cypriot around the Omeriye Mosque and one Turkish Cypriot around mainly the two Ottomans khans and the local market (near the Selemiye Mosque, formerly the Saint-Sophia cathedral).</td>
<td>• measurable improvements, such as number of restored buildings, creation or improvement of public facilities, improvement of the shopping and/or community environment</td>
<td>• quantifying the indicators through field visits • reports of the relevant authorities</td>
<td>• cooperation of the relevant authorities</td>
</tr>
</tbody>
</table>

### Outputs, Indicators of Achievement, How, When and By Whom Indicators Will Be Measured, Assumptions and Risks

#### Outputs related to Objective 1:

- parallel development and implementation of revitalisation activities
- exchange of experience between the Greek Cypriot and Turkish Cypriot members of the Nicosia Master Plan team
- meetings between the Greek Cypriot and Turkish Cypriot members

- exchange of documents related to the planning and execution of the various activities
- exchange of reports, methodologies and documentation related to the specific experience gained during the development and implementation of the project. Could include conservation techniques, incentives programme, awareness campaigns, selection criteria, etc.

- report produced by the NMP on the various activities

- political environment conducive to the development of bi-communal activities
- cooperation between Greek Cypriots and Turkish Cypriots in the implementation of such projects
### Outputs related to Objective 2:

**in Selimiye**
- facades of high architectural interest will be restored
- streets will be pedestrianised
- the area around two very significant architectural monuments will be upgraded hence attracting more visitors, activities and investment

**in Omeriye**
- buildings and monuments will be restored (as appropriate)
- improvement of shopping and community facilities (as appropriate)
- an open space area will be created.

<table>
<thead>
<tr>
<th>Tangible results in the achievement of proposed activities</th>
<th>Number of restoration activities within the walled city</th>
<th>Revitalisation activities are subject to a conducive legislative and regulatory environment, as well as the evolution in the cost of borrowing</th>
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</thead>
<tbody>
<tr>
<td>Number of private investment and their amount</td>
<td>Report produced by the relevant authorities</td>
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</table>

### Outputs related to Objective 3:

- inhabitants of the old city will come to realise the value both aesthetic and economic of their neighborhood
- stimulation of privately funded restoration in accordance with the framework defined for the restoration of the protected heritage.

<table>
<thead>
<tr>
<th>Increased interest of the local residents in the restoration and/or conservation of protected heritage that are privately owned</th>
<th>Pamphlet and seminars concerning conservation issues</th>
<th>Cooperation of the relevant authorities</th>
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<tbody>
<tr>
<td>Reports of the relevant authorities</td>
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</table>

### Outputs related to Objective 4:

- upgrading the living environment by improving residential and commercial buildings, the provision of repaved and pedestrianised streets and of community facility.

<table>
<thead>
<tr>
<th>Increased activities in the selected neighborhoods, whether residential or commercial</th>
<th>Quantifying the indicators through field visits</th>
<th>Cooperation of the relevant authorities</th>
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<tbody>
<tr>
<td>Increased visits to the neighborhood</td>
<td>Reports of the relevant authorities</td>
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- attracting investment from the business community
- attracting new young families with children
SUMMARY DETAILED TIME IMPLEMENTATION CHART FOR THE PROJECT

**Title**: Revitalisation of Nicosia

<table>
<thead>
<tr>
<th>COMPONENT</th>
<th>2000</th>
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<td>C+D</td>
<td>C+D</td>
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<td>Omerye</td>
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C=Contracting
I=Implementation
X=Closure
CUMULATIVE CONTRACTING AND DISBURSEMENT SCHEDULE
OF EU FUNDING
Title: Revitalisation of Nicosia

All figures in million Euro

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