

## Urban Forum 30.12.19

Present: Ronit, Nati, Hava, Zvi, Itai and Elias

Agenda:

- Rabbi Zeira - expropriation
- Hizkiyahu HaMelech 42 – removal of objections
- Update on Bilu 9 – removal of objections and discussion of objections
- Climbing wall in Liberty Bell Park – in advance of meeting with planning dept.
- Procedure to promote pedestrianism in the city
- Plan 783506 "Keter David" (YMCA) – taking a stand
- Plan 785964 – Disraeli 17, Talbieh – taking a stand
- Hananiah 8 – update. Feedback was received from the initiators. The forum has to respond within 7 days

### 1. Rabbi Zeira St.

This is a narrow street due to be renovated in 2020 by the municipality. At present there is a narrow sidewalk on the Western side but no sidewalk on the eastern side. Cars are parked on the western side. It is a one way street and according to the municipality parking on the sidewalk cannot be allowed because of the steep incline of the street.

There has been expropriation along the street due to old zoning regulations but the dept of infrastructure and traffic has no interest in implementing them because it would not be useful. Residents want the expropriation to create two standard sidewalks and leave space for free parking along the sidewalk.

Details of the expropriation:

Plan 7434 from 2004 approved a change of designation for the building with the addition of building rights. A red colored area was also approved to widen the approved road (Rabbi Zeira) (construction permit XX.0500/1961). According to section 14 of the regulations : areas designated for public use can also be designated for expropriation and the local committee can, should it decide so, expropriate this land. Plot 169 (right of way) block 30005 registered to the Jerusalem Municipality.

Plan 7683 from 2007 – which approved additional building rights to the owners – and which according to the plans the area colored in red is intended to widen the existing road.

According to section 8.1 the areas intended for public use are destined for expropriation and will be registered to the Jerusalem Municipality. Plot 62, block 30005 is not registered to the Jerusalem Municipality. The subject is currently under investigation v. the department dealing with properties and supervision in construction .

Plan 1785 from 1973 includes a red colored area intended for widening the approved street. According to the regulations (section 11) once the plan is approved the area designated for widening of roads will be transferred to the ownership of the Jerusalem Municipality at no cost. Plot 125 (right of way) block 30005 is already registered to the Municipality.

Link to documents of plans:

<https://drive.google.com/drive/folders/1NOsGuC0tdHnaSldh2hot05VZR7Jsfa?usp=sharing>

## 2. Hizkiyahu HaMelech 42

As stated the urban forum objected to plan no. 650/2018 on 42 Hizkiyahu HaMelech St based on the objection of the preservation department to the plan, which mainly objected to the preservation of the façade of the building. The plan has other preservation aspects including the very old eucalyptus trees on the south-western edge of the plot. The preservation dept. also insisted on adding a preservation architect to the team. As a result of changes in the plan and the addition of a preservation architect to the team the plan was approved by the preservation dept. The instigator of the project subsequently appealed to the community council to remove its objections – a discussion on the objections has been fixed for June 2020. The forum has invited the entrepreneur to come and present the plans to the members of the forum. Once the program was presented by the entrepreneurs team to the members of the forum on 16.12.2019, the forum summarized a document of understanding.

The forum again discussed the issue and it was decided to present the problem to Eliezer Rauchberger, chairman of the local committee and to consult with him how the understandings can conform with the decision of the committee.

Link to program plans and the document of understanding with the entrepreneur:

<https://drive.google.com/drive/folders/1E2ZIFPrkEuB3rYoXSMPbpJyAW72nvbAI?usp=sharing>

## 3. Bilu St. 9

As stated, the forum submitted objections to the plans and subsequently the entrepreneur requested to present the plans to the members of the forum, and came to an understanding with them. On 31.12.2019 Elias presented the opinions of the forum and the understandings with the entrepreneur to the local committee for objections in a short discussion in which all parties were in agreement.

## 4. Climbing wall in Liberty Bell Park

The planning and sports department are promoting building for extreme sports in the Liberty Bell Park which includes a climbing wall 18m high. The forum is trying to influence the planning of this structure in order to preserve the nature of the park and to reduce the appearance of the proposed structure. A meeting has been fixed with the planning dept.

The forum requests to clarify the following issues:

- Who will operate the structure
- Who funded the construction

## 5. Pedestrianism in the City

Itai presented the subject and the forum discussed it. This is a matter of principle regulated by the law but the municipality has no clear policy.

The forum discussed the subject and it was decided:

To draw up a document detailing 3 subjects that the forum is interested in promoting

- a. Pedestrianism
- b. Masterplan policies
- c. Designation changes of brown areas

To call an introductory meeting with the new municipal urban planner Yoel Even

Link to relevant documents (1918 position, local authorities law etc.)

<https://drive.google.com/drive/folders/1bXtdXK08Kh05yyHJLctajh6grwIMEtS1?usp=sharing>

#### 6. Plan 783506 "KeterDavid" (YMCA)

Elias briefly presented the project which calls for the addition of 6 residential floors to the building – in addition to tourism and commerce above the commercial floor on 4 Washington St, Talbieh, a total of 9 additional domestic units. The building uses the underground parking lot under the building which is part of the YMCA carpark.

The forum discussed the plans and decided to remain true to opinions of the Policy and Planning dept and request clarifications a. to the separation of brown areas b. to check the parking standards and how additional construction would affect the balance c. to check building rights (are they in addition to the rights of the YMCA complex).

Link to plans:

[https://drive.google.com/drive/folders/1yFKphg8qjCQ9aDHCcM54EJyctaNVPPc\\_?usp=sharing](https://drive.google.com/drive/folders/1yFKphg8qjCQ9aDHCcM54EJyctaNVPPc_?usp=sharing)

#### 7. Plan 785964 Disraeli 17

Elias briefly presented the plans for preservation of the house in Talbieh. The house is currently used as a mental health clinic of Kupat Cholim Clalit. The objective of the plan is:

- a. Change in designation of the land from institution to housing
- b. additional building of half a floor
- c. 6 parking places in two floor structures. The clinic will be closed and moved to Bikur Cholim Hospital on Strauss ST. According to the Policy and Planning Dept. there is no objection to closing the clinic which does not fit in with the neighborhood now that the hospital has been closed

The forum discussed the plans and decided

- A. to object to change in designation from institution to residential plans and decided
- B. to ask the Policy and Planning Dept to present data on the need for institutions in the neighborhood – i.e. that the building be used for another essential purpose but not residential
- C. if there is a change in the designation of the plot to demand allocation of brown area for the benefit of the public/neighborhood
- D. to demand that the transfer of the clinic be recorded in the regulations of the plan as a prerequisite for approving the plans

Link:

[https://drive.google.com/drive/folders/1zUL-nHPlycar1ajFr11XJYnndFpJJ\\_in?usp=sharing](https://drive.google.com/drive/folders/1zUL-nHPlycar1ajFr11XJYnndFpJJ_in?usp=sharing)

The next forum will take place on 13.1.2020 at 20:30 in Beit Yehudit

Recorded by Elias

