

Summary Urban Forum 26/6/2020

The meeting took place online (via ZOOM) and was attended by nine (9) participants (Sara, Chariklia, Carole, Judy, Charles, Emily, Arvin, Ilan, Mark) - thank you all for joining! We expect the next meeting to take place later next month (July). We will let you know. Marital welcomed everyone at the meeting and Elias introduced the topics and replied to questions.

Topics:

- **Presentation of last forum's topics:**
 - **Haivri - the city is considering opening the street.**
 - **Turning streets into pedestrian - the city is planning to close Emek Refaim and Aza a few times a week for pedestrians.**
 - **Hapalmah street renovation**
 - **Street names in Jerusalem (see below)**
- **Presentation of large projects that are in the planning in the city:**
 - **The train compound**
 - **Dov Kimhi urban renewal project**
 - **Shimoni urban renewal project**
 - **Mashtela urban renewal project**
 - **Talpiot Industrial Area new master plan**
 - **Light rail new lines**
- **Q&A**

First, we thank you for your comments and emails that you shared before and after the forum meeting. We also thank you for sharing your comments on the questionnaire.

Regarding the discussion on the topics:

- **Previous forum topics**

To review the topics in detail view the summary here:

<https://drive.google.com/file/d/1seEQGiAtznIP3HcmE9mCr0ckHKRwvEZc/view?usp=sharing>

- **Large projects in the area of Ginot Hair**
- **The train compound**

The train compound defined by Hevron street, Dvora Hanevyiah, Dereh Beit Lehem and David Remez is at the moment in intense planning phase. A master plan has been prepared for the entire compound and in parallel developers are preparing development for each separate area of the compound. The new planning includes hundreds of new housing units, hotels, retail and offices. It also includes restoring protected buildings, green open public spaces and brown areas (schools, public uses). The building rights will reach 350%, and the height between 5 and 10 stories.

- **Dov Kimhi urban renewal project**

The project is located on the corner of Tchernichovsky and Dov Kimhi street. It includes the demolition of the existing 3 housing blocks, and instead construction of 3 taller housing buildings of up to 19 stories. At street level there will be retail, underground parking - some spaces for the public/residents,

and a daycare for children with separate entry. The project falls within the guidelines of the new master plan for Rasco Kiryat Shmuel, but due to the height, there has been strong objection to the plan by the local residents. The 19 stories was reached based on the calculations of cost estimates and the fact that the city has obliged the developer to add the day-care and additional underground parking for the public/residents.

- **Shimoni urban renewal project**

This project also falls within the guidelines of the new master plan for Rasco Kiryat Shmuel. The project is now reaching the planning committees, and we will see how it will be received by the public. Till now, Gonenim residents have been informed about it. The project includes 5 tall buildings, the height of which may reach 10 stories. This project connects with another one on Herzog, which is also proceeding to the planning committees, with which they share a common underground parking. This is why they are taller than the 8 stories of the adjacent projects. Sharing underground parking is an incentive the master plan offers to encourage parking entrance from Herzog and not from Shimoni (thus reduce future traffic in the street).

- **Mashtela urban renewal project**

The site adjacent to Dostai - Ben Zachai - Halafta streets is due for development. Primarily 4 housing buildings of about 12 stories, underground parking and retail. Also includes preserving the existing synagogue at the corner, a green open space and a school on the side of Halafta street.

- **Talpiot Industrial Area new master plan**

The city is proceeding with the preparation of a new master plan for the industrial zone of Talpiot along the main axis of Pierre Koenig, from Oranim junction to Hatnufa, and from Dereh Hevron to the bridge. The new plan will increase housing units by approx. 10,000 new units, will add retail at street level, offices and light industrial/garages. It also adds green open spaces and brown spaces for public uses. The plan will be presented to the Ginot Hair urban forum on July 6, at 20:30. The meeting will take place at Beit Yehudit with simultaneous streaming via Zoom.

The link to zoom is: <https://zoom.us/j/506844403> (the meeting will be in Hebrew).

- **Light rail new lines**

The city is developing 3 main lines - red, green and blue. They run north south. In addition two new lines are in the approval phase, that run east - west: the purple line that will connect Hadassah through Malha to Talpiot, and the Golden line, which will start from Israel Museum will travel through the government compound, to the central station, and from there through Yaffa (on the tracks of the red line) will reach the Old City and the Kotel.

- **Other projects presented - relevant to Rehavia (requested by the attendants):**

- **Parks to be renovated in Rehavia**

In addition to the renovation of streets like Aza, Ramban, Ha'palmah and Ehad Ha'am-Brenner-Bartenura, the city is also proceeding with the renovation of the Rehavia parks: Ticho (on Aza) and Magnes (on Magnes). They are being planned in an intense process of public participation and will soon start construction.

- **Ramban 20**

At the corner of Ibn Gvirol and Ramban, where the super market was located. The site is being redeveloped with additional floors, as a small hotel, with a cafe at street level. The project has underground robotic parking. It is not meant to attract groups and buses, but mostly individual travelers

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or visitors to Rehavia residents. It is currently in approvals phase and the objections period. Ginot Hair did not object to the plan as it complies with the Rehavia Master Plan 9988.

Participants asked about bringing back the supermarket to the building. In fact, the city obliged the developer to have a cafe at street level, but did not oblige him to have a retail space for a super market.

- **Ramban 14 - Beit Yelin**

At the corner of Elharizi is one of the oldest houses in Rehavia. It is said to be the first house built in the neighborhood. The developers are asked to preserve the house, yet demolish parts of it at the back elevation, and add a new wing of 6 stories high in the back. The plan is proposing aggressive interventions - such as digging an underground parking under the historic building - which are not allowed by the Rehavia Master Plan 9988. Ginot Hair, as did the Society for Historic Preservation and many residents, objected to the plan, which is at the moment in the approvals committee objections period. Projects like this are endangering the character of the neighborhood and many other historic buildings in the neighborhood, because the minute they are approved, more developers will propose similar schemes to other historic buildings. Therefore, it is important that Ginot Hair - and other citizen bodies - object to them and do not allow them to proceed with approvals.

- **President Hotel**

The hotel that is being developed by Africa Israel developer at the corner of Ehad Ha'am and Keren Hayesod. Includes the demolition of the existing old hotel, and the construction of a hotel along Keren Hayesod of approx. 13 floors and two lower residential buildings of 8 stories. It includes underground parking (with entrance from Sokolov street) and retail on Keren Hayesod street level. The project was presented to the public more than one year ago, and there was strong objection about the height and about the parking entrance through Sokolov street (this will attract buses and suppliers' trucks travelling daily through the park area), meaning traffic, noise, and danger to the neighborhood. The issue is in discussion with the city to change the entrance from Ehad Ha'am - Keren Hayesod is not possible, due to the future light rail line on the street. The project was dormant for several months, but now it has re-awakened. Elias is inquiring about it and more updates will follow.

- **Street Names in Jerusalem**

This was an initiative raised at the previous forum and was also discussed in this to check progress of the steps to be taken. In short in addition to the issues that were suggested by Elias, the participants, raised an additional issue: the spelling of names in the streets of the city. Since there are several professionals that are familiar with the matter, the issue was raised as to the inconsistent translation and transliteration of names and places in Latin characters. The forum agreed that the matter ought to be brought to the attention of the city officials and the mayor. At the meeting Bernice, Chariklia, a Donna offered to lead the issue. A draft letter will be prepared and circulated before it is sent to the mayor. At the moment, there was not progress yet. **We are waiting for an update by the leading team.**

- **Brown spaces (public uses in neighborhoods)**

This issue was raised as we see more and more public uses closing in the neighborhoods (banks, health services, etc.). In most cases, they are private businesses, which the city cannot oblige to stay open. On others, they provide important services to the residents, and their closure disrupts life in the neighborhood. Chariklia was interested in the matter and Elias will connect her to Hava from the Moshavot forum, who is heading the objection to the Clalit closure (temporary or permanent) on Hananya street.

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- **Street renovations - comments**

- Ramban street - in addition to parking, spaces are needed for drop-off.
- Paris square - make accessible to HC.
- Protests on Paris square - it is not pleasant for residents. Create noise-buffer if possible.

Useful Q&A

Here are some useful replies to your questions:

- **How can I report a problem I see in the street?**

Call **106** (municipal hotline) and/or download the app '106' of Jerusalem Municipality.

- For traffic violations, call the police **100**.

- **How can I join the Urban Forum Moshavot? Is it in Hebrew?**

The forum is in Hebrew and meets every second Monday at 20:30. For more details and to join, contact Elias by email (contact details below).

Useful Information and links

The 'Urban' page of the Ginot Hayir website contains helpful information for learning about plans and using the city GIS system (both the maps and three-dimensional model of the city).

- Link to 'Urban' page: [LINK](#)
- Link to page with useful links: [LINK](#)
- Link to 'Maps' with public uses in the Ginot Hayir areas: [LINK](#)

Contact for Urban Forum:

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