Students Reinventing Cities

Southern Metropolitan Green Corridor, Tel-Aviv Yaffo

The Southern Metropolitan Green Corridor is meant to allow connection between Jaffa's neighbourhoods to Hiriya Park and is planned to include streets, paths, boardwalks, and venues where pedestrian and bicycle traffic are preferred. The goal of developing the corridor is to turn marginal disrupted areas underutilised to an active community hub and an urban metropolitan centre.

The corridor can transform into a public anchor and a 'green lung' for the area in the redevelopment of Jaffa and the city's southeast neighbourhoods. Although the corridor has been marked in the City's plans as a green space, most do not function as one.

The facilities in the area are for specific professional use, such as soccer and tennis fields that mainly serve city-wide communities, the lack of connectivity to the surrounding neighbourhoods and the bare streets and massive traffic make it difficult to use the space pleasantly.

It is estimated that only around 30% of the corridor space is accessible to the public, mostly at Davidoff Park and the HaBiluim House's public open space. Based on the City's projections and the urban redevelopment plan, the population around the corridor will triple by 2035. This Green Corridor is essential to provide quality of life and well-being to the residents and nature in this area.

Figure 1) Site Area - Google Earth

Approx. site area:
The corridor length between Kidron Park and the Winter Ponds near Holon intersection is 3.2 Km and has been sectioned into five parts for the competition.

Key Information:
The corridor crosses three southern neighbourhoods with a diverse population of 3% of the city population. The area has a low population density and a higher dependency rate than the city's average. In addition, 26% of the residents are migrants.

Priority areas & main expectations:
The project's goal is to connect the various sections of the corridor to each other and to the surrounding neighbourhoods. Each section has different environmental, planning, and communal challenges to address. We would like the teams to visit the corridor and map the needs and area characteristics to plan adequate solutions if possible.

Presentation of the site and development expectations

The green metropolitan corridor has a strategic role. It is a part of the city's green infrastructure and the only part in the southern area. The strategic plan of Tel Aviv-Yaffo addresses green infrastructure as a network of open spaces such as tree groves/avenues, public parks, road margins, natural space, winter ponds, and more. Green infrastructure benefits the public with air and water pollution mitigation, creating air corridors, moderating extreme temperatures, recreational space, and local identity. Part of the green infrastructure connects the city's nature sites and public open spaces to regional and national green corridors.

In the City's Master Plan, urban nature contains artificial open spaces and gardened components that contribute to the physical connection of natural sites. Due to the massive planned redevelopment around the corridor and the forecasted population growth, defining, protecting, and preserving the green corridor as part of the green infrastructure will preserve its place for present and future use.

The existing built infrastructure makes its redevelopment difficult as a continual ecological corridor connecting neighbourhoods and addressing the local community needs. The corridor has many sports facilities drawing users from around the city and fenced public spaces, which aren't serving the area population and are blocking direct passage for the public. The corridor hosts electricity transmission infrastructure setting limits for its environment: distance from power lines, building height, and for sensitive uses.

Realising the green corridor vision is a long process. It requires assistance and strong collaboration from various municipal departments and outer players: property, planning department, city's architect office, sports authority, strategic unit, water corporation, electricity company, and more. The site's unique challenges must be examined following the relevant climate challenges defined by the competition terms:

- Green buildings and energy efficiency,
- Clean construction and building life cycle,
- Green space, urban nature, and biodiversity
- Social inclusion and community engagement

To address better the challenges and solutions, the corridor has been split to five sections:

1. **Winter Ponds**: connection and leverage of the ponds as an urban nature and ecological site to the rest of the corridor while taking into account the municipal borders.*Section anchors: winter ponds*.

2. **Biluim House strip:** the section is marked for future massive redevelopment, and its physical and community attributes can serve the nearby neighbourhoods and be potentially linked to Ha'Horshot Park. *Section anchors: Well-House HaBiluim, Neve Ofer Community Center, and HaBiluim Park.*

3. **Wolfson Intersection:** The main traffic intersection for the area is unfriendly for pedestrians and bicycles in terms of discontinuity, shade, and noise. *Section anchors: Wolfson intersection, train station.*

4. **Davidoff Park and Heller Garden:** today the park partly hosts sports facilities, running and cycling, family picnic sites, and community events. Access from the Yaffo isn't welcoming and enables walkability. *Section anchors: Reka Community Center, Scouts activity.*

5. **Neve Golan area**: sports facilities along the sections leave out unutilized space and lack continuity from the rest of the corridor to Kidron Park. *Section anchors: Kidron Park.*

City climate priorities and specific environmental challenges

Tel-Aviv-Yafo published its Climate Action Plan (CAP) in 2020. The first part, adaptation, identified climate risks and vulnerable populations and areas.

The risks associated with the warming of private and public space are increased production of heat, increased warm days and their duration with loss of function of the ecological infrastructure, sea level rise, decrease in natural water sources, and increased floods. Two key tasks were identified:

1. **Cooling the City:** managing the city forest, enlargement of green space, an increase of shaded areas, climate resilient buildings, encouraging of a sustainable lifestyle fit for the changing climate, and support for vulnerable populations.
2. **Water Management**: This is addressed by improving natural seepage, the resilience of the coastal and the sea ecosystems, and efficient gardening.

The Mitigation Plan, the second part of the CAP, aims to reduce GHG emissions by 50% by 2030 and reach a net-zero future by 2050 from 2017, the base year. Energy, Waste, and Transportation are the main sectors. Leaving no one behind, Innovation, and greater impact are some of the principles of cross-boarding the sectors in the plan.

Specific planning rules and regulations

Submitted projects must comply with the city's building regulations. The city's urban outline plan, green building regulations, and the agenda around the city's strategy to change the mobility dynamic within the city.

Language requirements

Proposals must be submitted in English.

City-specific awards

The winning project will be showcased in a wandering exhibition in various municipal facilities throughout the city. The team will present the project to the city's Management.