

Manshiya Heterotopias

Nowhere Neighborhood in Tel Aviv-Yafo

Prof. Barbara Engel, Susanna Böcherer, Moran Lev

Context



01. Aerial view of Tel Aviv © Raimond Spekking



02. Israel: Its Borders and Neighbours, 4 largest cities © Google 2021

Tel Aviv-Yafo

- founded 1909, Israel's second most populous city after Jerusalem, population of 451.520 inhabitants (Dec. 2018)
- located on the Israeli Mediterranean Sea, area: 52 km² (Jerusalem 125 km², Haifa 65 km²)
- the Tel Aviv Metropolitan area has a radius of 60 km and includes 3.9 million inhabitants (44% of the Israeli population)
- Tel Aviv is the economic and technical center of the country; home to Tel Aviv University, the largest university of the country (30.000 students)

03. Tel-Aviv © Google 2022

Context





04. Tel Aviv-Yafo, 2019 © Shai Pal, unsplash



05. Nightlife in Tel-Aviv © <https://www.artofit.org/image-gallery>



06. A fruit store in Neve-Tzedek, Tel-Aviv © Lin Levy, <https://www.ynet.co.il/>



07. Florentin neighbourhood © www.travelontoast.de/israel-essen-tel-aviv-florentin



08. Tel Aviv beach © Jan Henne, <https://www.geo.de>



09. Rothschild Boulevard © Jan Henne, <https://www.geo.de>



10. Looking west over Hayarkon park in northern Tel-Aviv © <https://www.wegow.com/fr-ch/salles/park-hayarkon>



11. Israeli housing protests in Tel Aviv August 6, 2011 © `avivi, <https://www.flickr.com/photos/avivi/6019427237>



12. Map on escape routes © www.refugeesintowns.org/tel-aviv



13. Protestors in Tel Aviv, 2014 © Jack Guez / AFP



14. Tentcamp on Rothschild Boulevard © Itzuvit, <https://www.hagalil.com/2022/08/lebenshaltungskosten-2/>

Garden City

- founded in April, 1909 by the Yishuv (Jewish resident, suburb of the ancient port city Jaffa)
- a wave of Jewish immigration (Second Aliya) led to overpopulation and unplanned expansion
- in 1925 Sir Patrick Geddes developed a masterplan for the city expansion in which he envisioned Tel Aviv as a Garden City
- from 1932: second wave of immigration of Jews fleeing Europe
- 1948: War of Independence between Jews and Arabs
- Tel Aviv and Jaffa were united in 1950 under one municipal entity as Tel Aviv-Yafo
- in the first years after the establishment of the State of Israel, the city was the seat of government

15. Geddes-Plan, 1925 © wikipedia

Context



Bauhaus / The White City

- app. 140.4 ha; was constructed from the early 1930s until the 1950s
- based on the urban plan by Sir Patrick Geddes, reflecting modern organic planning principles
- buildings were designed by architects who were trained in Europe where they practised their profession before immigrating
- UNESCO World Heritage since 2003
- within defined limitations, the application of permitted additional floors to some of the protected buildings has been allowed (due to lack of living space)



16. The White City, Bauhaus in Tel Aviv © Galit Seligmann / Alamy Stock Photo, <https://theculturetrip.com>

Context



17. Zina Dizengoff Circle in the 1940s © wikimedia

Mobility



18. The Ayalon highway during rush-hour, 2015 © Nati Shohat/ Flash90, <https://www.timesofisrael.com/tel-aviv-municipality-petitions-court-for-right-to-build-bridge-on-shabbat/>

Smart Mobility

- Tel Aviv was crowned the “World’s Smartest City” at the Smart City Expo World Congress in Barcelona (2014)
- Municipal Transportation Vision: includes new light rail, metro, highways, Israel Railways (regional), electric buses, scooters, bicycles etc.
- “reverse the pyramid”: pedestrians are the first priority in urban spaces; new light rail network is expected to be fully operational in 2027
- more than 600 Israeli start-ups in the Smart Mobility field; the government of Israel, Israeli Investors and many global mobility companies invested in the development of Smart Mobility in Israel; large investments in Mobileye (2017) and Moovit (2020)



20. How to make smart mobility sustainable? © Smart Mobility Summit Tel Aviv 2018

Urban Development Plan Tama 5500



21. Central area - summary of TA 5500 updates, p.16 © Update of the masterplan TA/5500

Goals and Guidelines

- five main topics: Public areas - Environment, infrastructure and preparedness for climate change - Employment, trade and mixed uses - Transportation and mobility - Housing and urban renewal
- Public areas: Maintaining the existing qualities and creating new high-quality public spaces in the city
- Environment: Ensuring the city's adaptation to the changing climate, raising the standard of green construction, improving infrastructures, water management, air quality, etc.
- Employment: Mixing and combining uses, active urban spaces, enhancing the city and its identity as a 'non-stop city'
- Transportation: Development of a multi-mode, efficient and sustainable transportation system, development of a "preference system" for public transportation in the city, safe infrastructure for pedestrians, etc.
- Housing: Finding solutions for renting at market prices and at a discounted price, security in long-term rental, etc.

22. Aerial view of Tel Aviv © Antony Wood, <https://www.skyscrapercenter.com/city/tel-aviv>

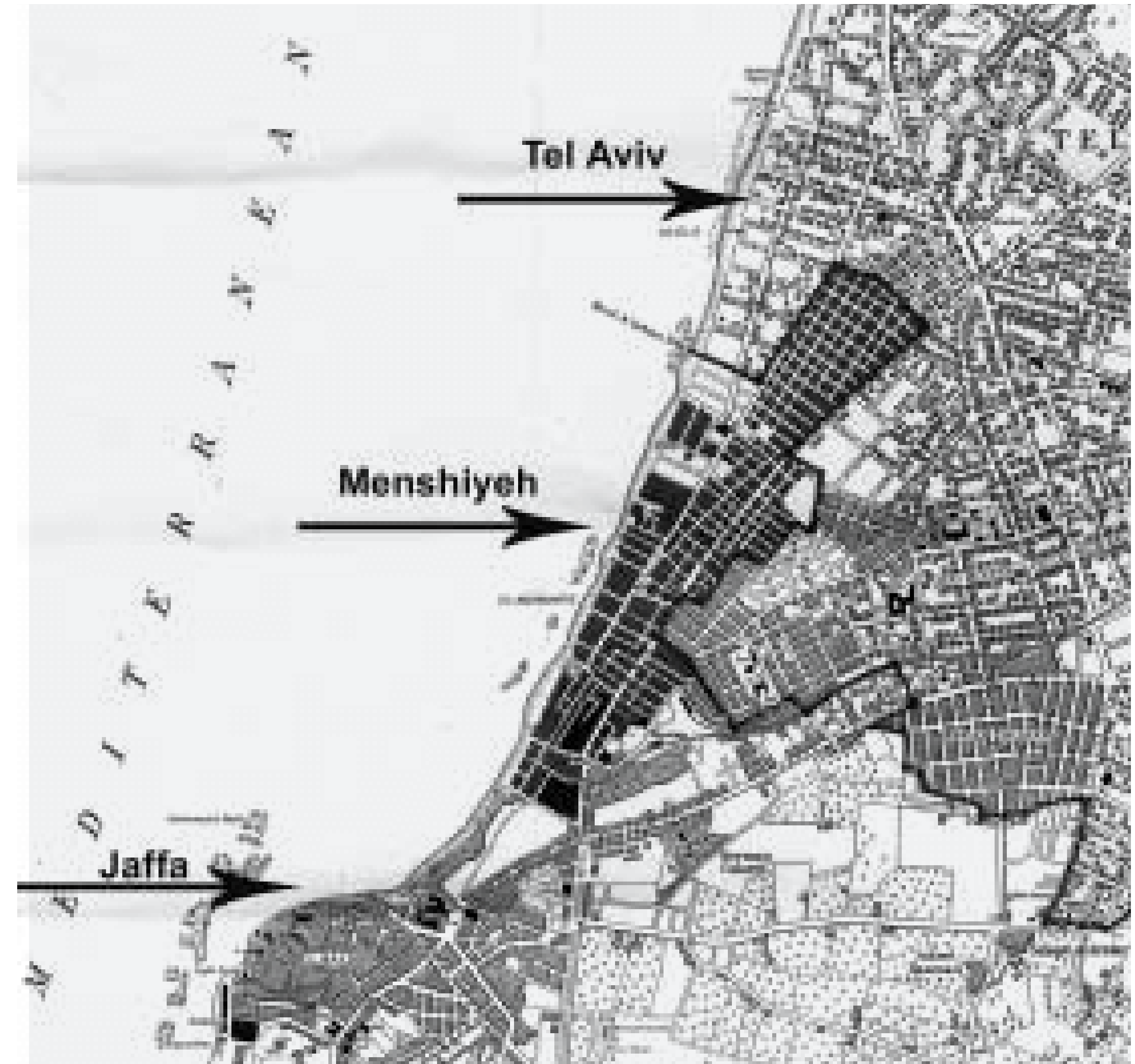
Context



Assignment

Task

- Development of an urban concept for an area of appr. 8 hectare, interweaving the different urban textures existing in the Manshiya area, with their various spatial and typological characteristics, into a coherent urban fabric
- Regarding the selected design area within a greater urban vision for the seashore promenade area of Tel Aviv Yafo
- Strengthen the connection of the city with the seashore and emphasize the relationship between Tel Aviv and Yafo





26. Manshiya neighbourhood with Hassan-Bek mosque, 1935 © Kurt Bremer, <https://zochrot.org/uploads/uploads/d403e5b987d51ff2b52696b2c9034c3c.pdf>



24. Aerial view Tel-Aviv © TTel Aviv-Yafo GIS Portal/ ISTB



25. Aerial view Tel-Aviv, M 1:1.000 © Tel Aviv-Yafo GIS Portal/ ISTB



28. Streetview Kaufmann Street south, 2019 © Google streetview



28. Hassan Bek Mosque, 2012 © Uri Sittan, wikimedia commons



29. Streetview Kaufmann Street south, 2019 © Google streetview



30. Kaufmann Street / Hassan Bek Mosque © Google streetview



31. Ha Carmel Street / Gen Hakovshim / Tomer Square © Google streetview



32. Daniel Street / Ha Carmel Street © Google streetview



33. Daniel Street © Google streetview



34. Haskovshim Garden © Yaelroman, wikipedia



35. Bikelane Charles Clore Park, August 2021 © project-tlv.info/places/charls-clor



36. Environment of Israel, 2009 © wikipedia



37. Charles Clore Park, April 2022 © project-tlv.info/places/charls-clor

Challenges + Questions

- Formulating the demands on the urban space as a spatial joint between the eastern neighborhoods and the seashore promenade, stimulating social exchange
- Addressing the site's previous urban role as a connecting element between Yafo and Tel Aviv
- Creating a sustainable mobility concept and offering new solutions for the parking situation
- What might be the right built density and appropriate functional mixture? Which functions can support social interaction and exchange?

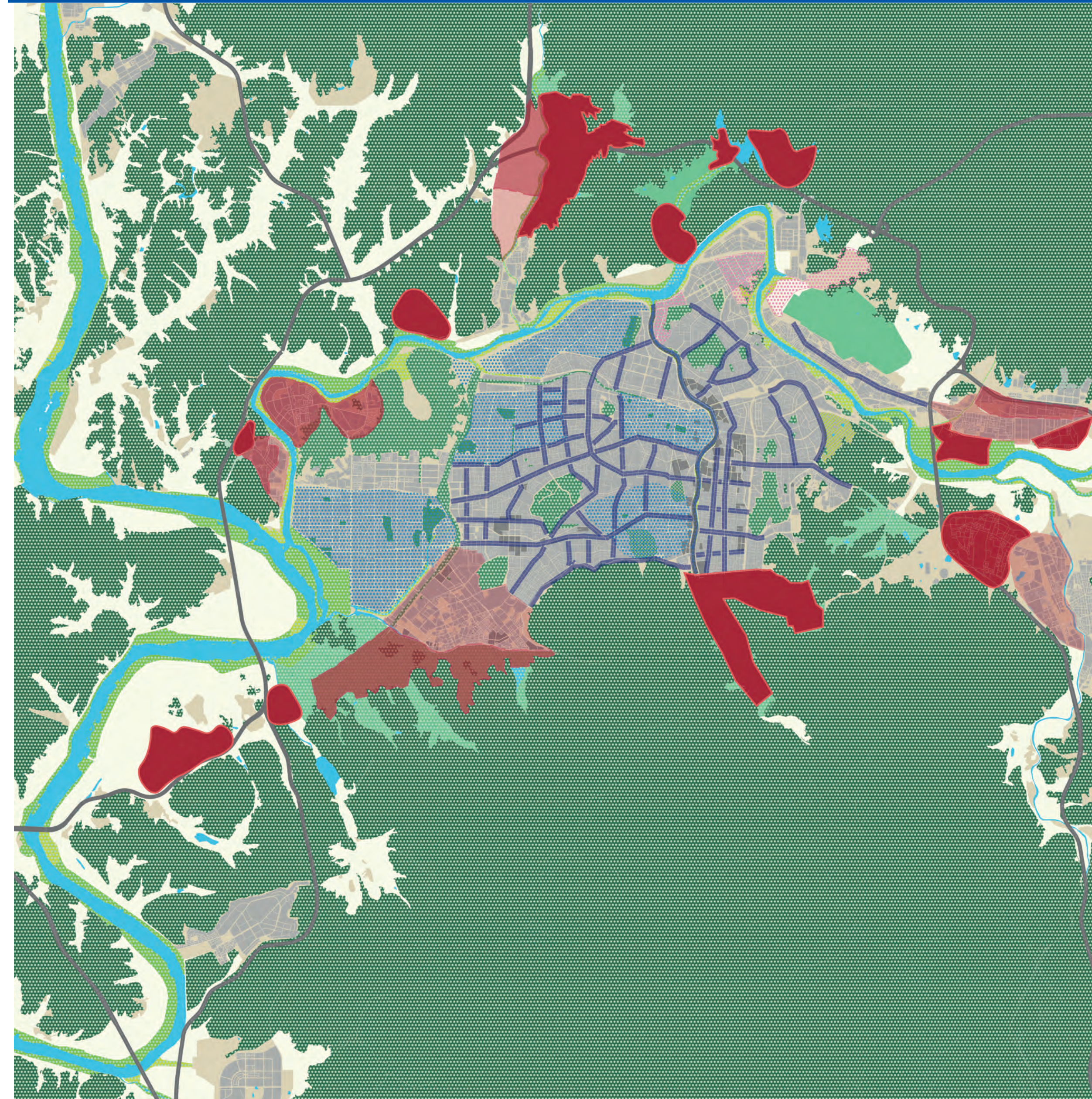
38. Hacarmel market, „Magen David“ square, Tel Aviv, 2002 © Sambach, wikipedia

Assignment



Analysis, Scenarios and Goals

- Spatial and content analysis: Forming a foundation for the design decisions
- Evaluation of strengths, threats and potentials
- Developing scenarios as alternative future possibilities
- Formulation of spatial statements and guiding principles regarding the envisioned role of the planning area on the local and metropolitan level



Um die Innenstadt zu stärken, ist eine Rückentwicklungstrategie der peripheren Stadtgebiete notwendig. Der Rückbau gliedert sich in drei Phasen, beginnend mit den schlecht an die Kernstadt angeschlossenen Gebieten, sowie den stark verdichteten Gebieten. Die Rückbauzone 2 + 3 werden aktiviert, wenn die Bevölkerungsentwicklung weiter stagniert. Die Entwicklung der Industriegebiete sowie des Zentrums hat oberste Priorität um die Kernstadt zu stärken, durch das Schaffen einer neuen industriellen Identität, die mit den Stadtbewohnern verbunden ist und um Pendelbewegungen zu minimieren. Die Hauptstraßen Daegu sind größtenteils von geringer Einwohnerdichte geprägt und stellen ideale Nachverdichtungsorte dar, in Kombination mit kommerziellen Aktivitäten. Entwicklungsreserven befinden sich im Osten der Stadt.

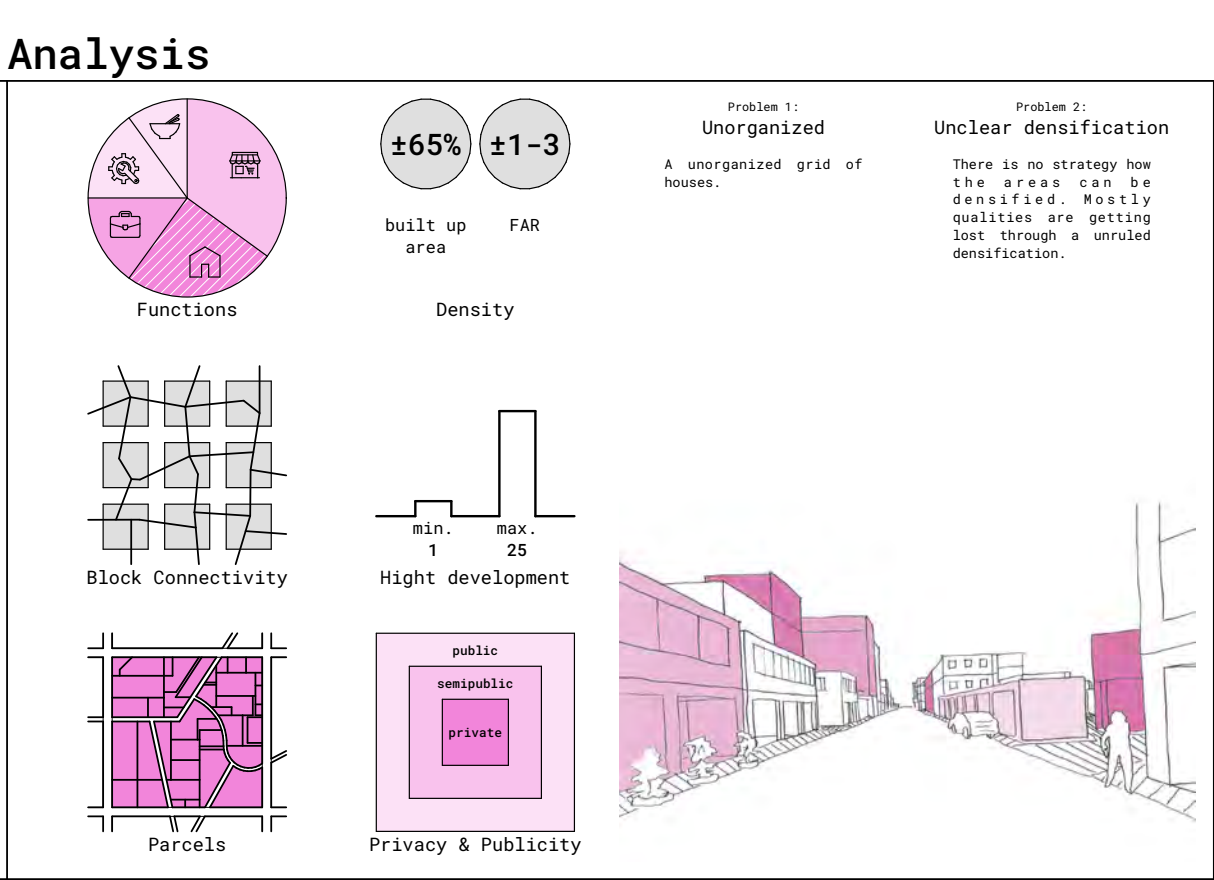
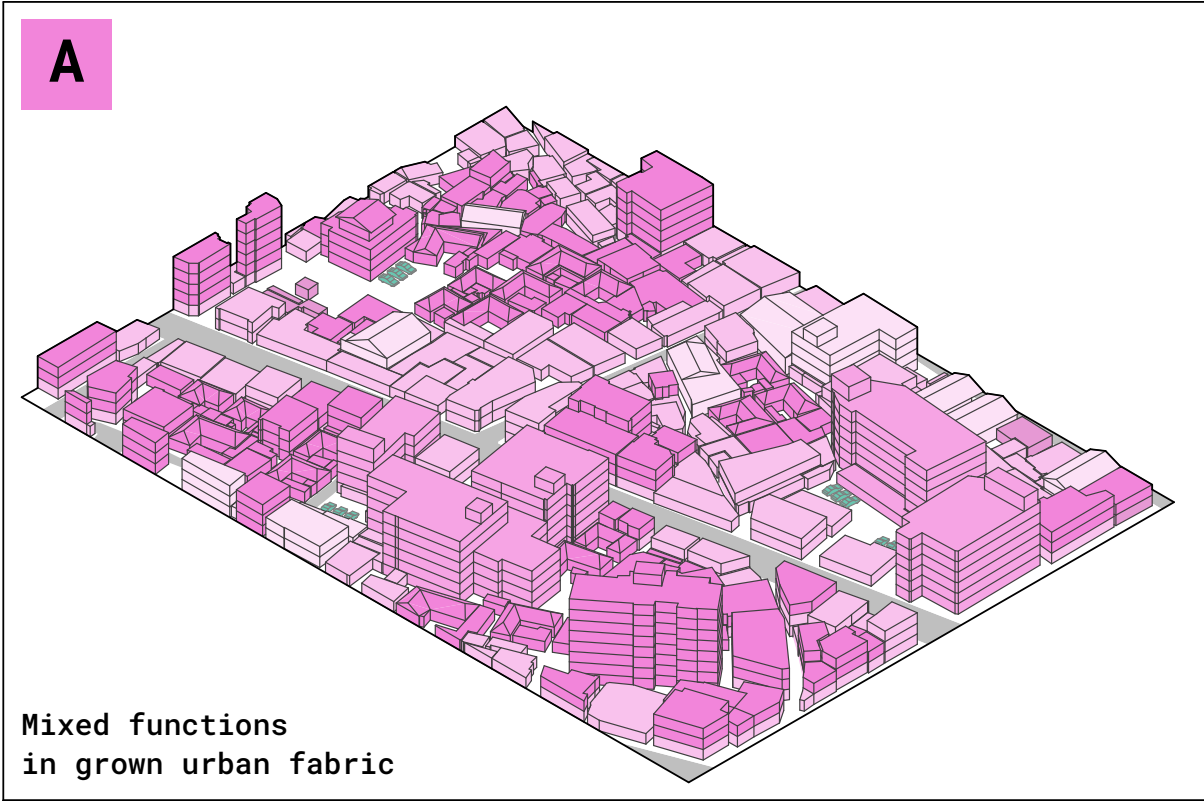
- Entwicklungszone 1: Priorisiert
- Entwicklungszone 2: Nach Entwicklung der ersten Zone
- Rückbauzone Prio 1
- Rückbauzone Prio 2, nach Zone 1
- Rückbauzone Prio 3, nach Zone 2
- Entwicklungsreserve

Spatial Design + Strategy

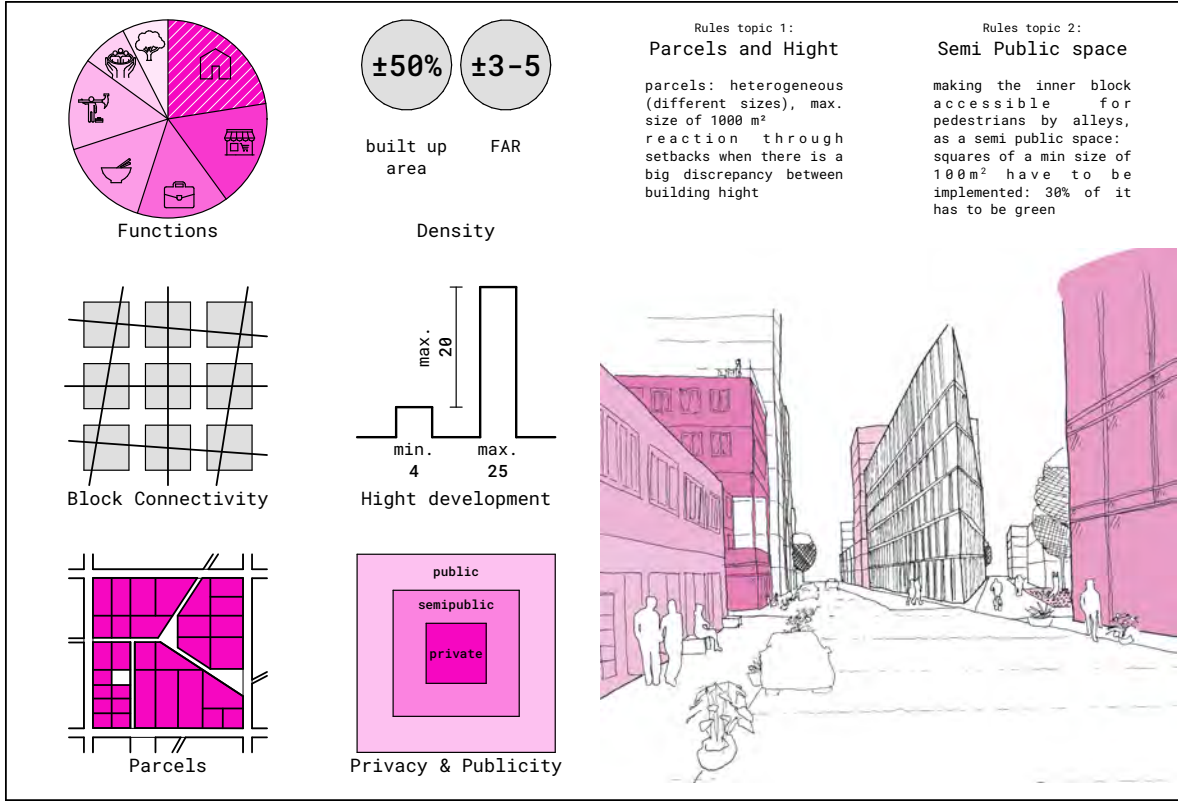
- Overarching concept for the strategic development of the planning area and the adjacent urban textures
- Select a location and create an urban design plan for the site
- Development strategy, explaining the design measurements of mobility and open space concepts
- Model



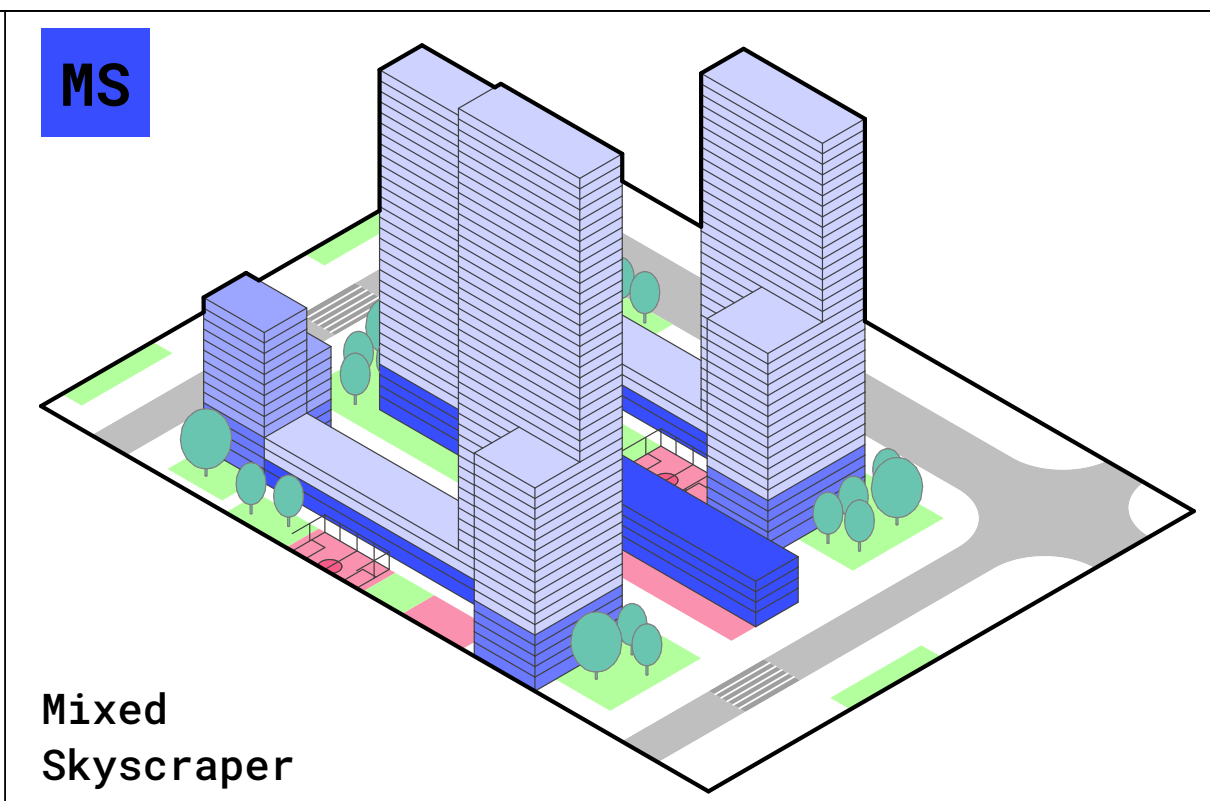
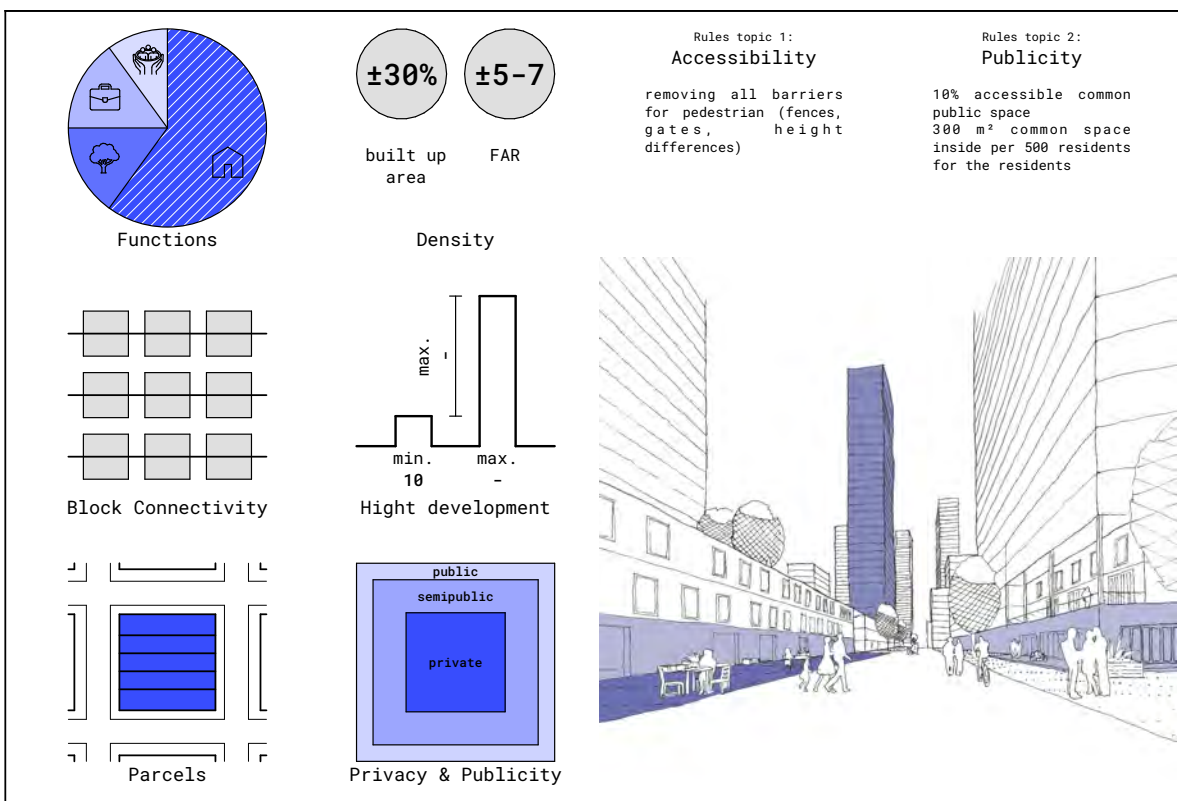
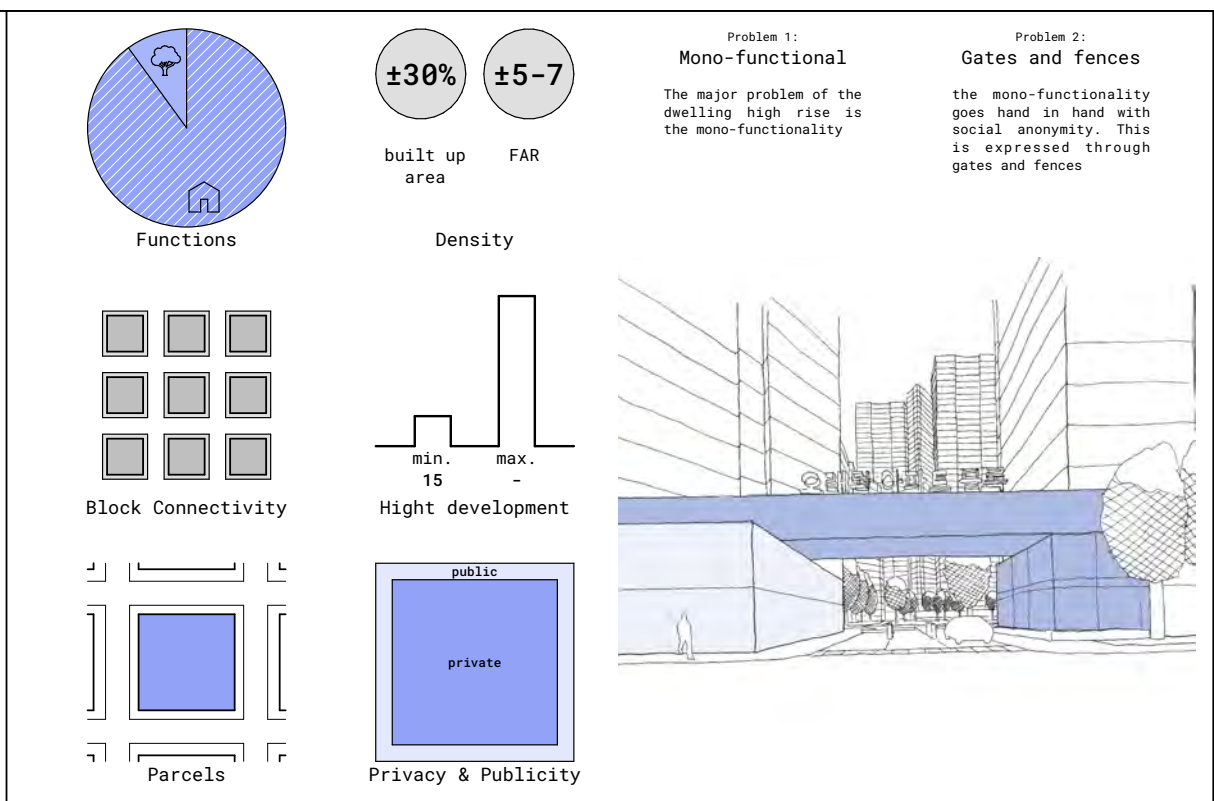
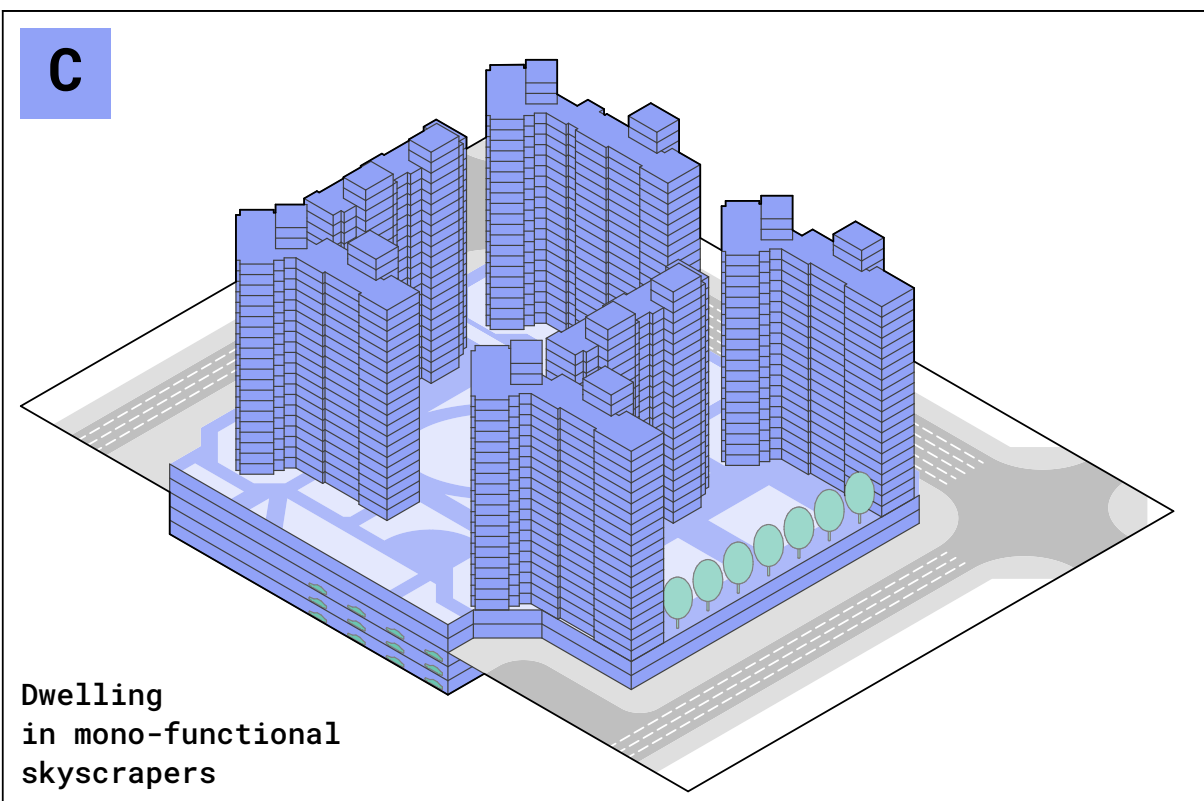
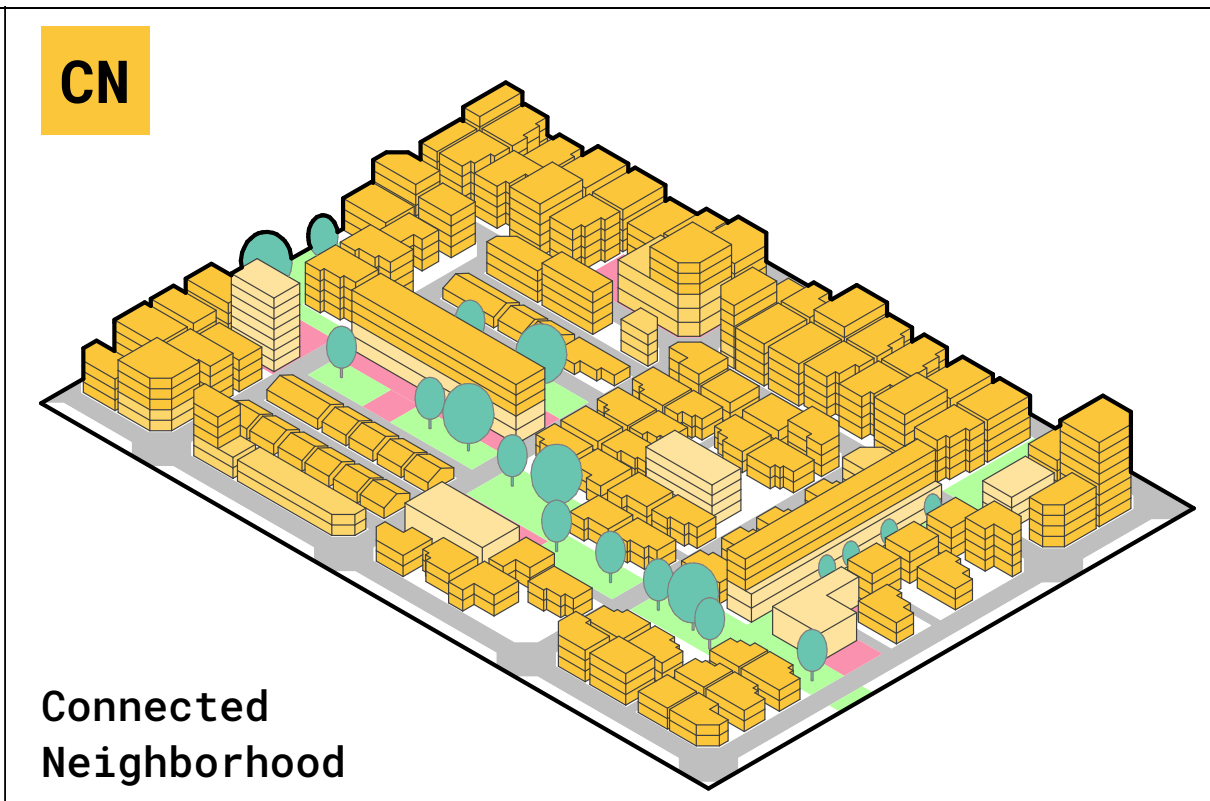
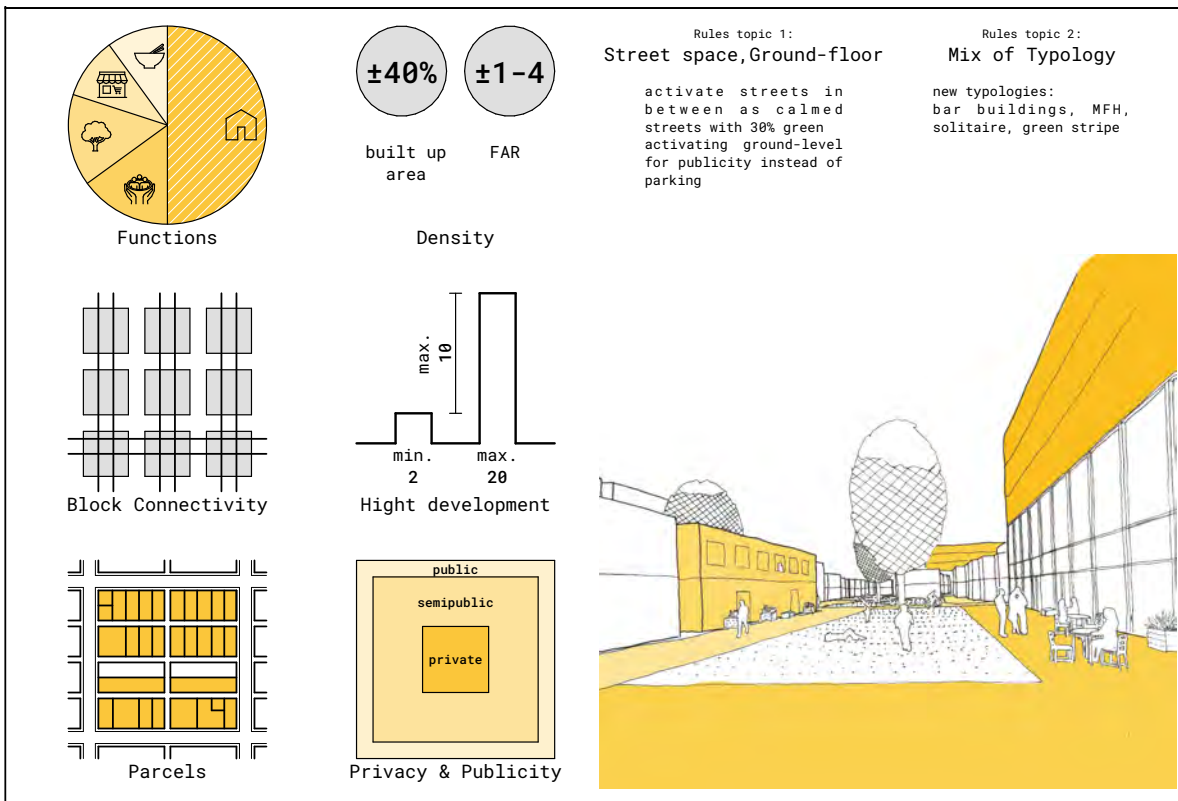
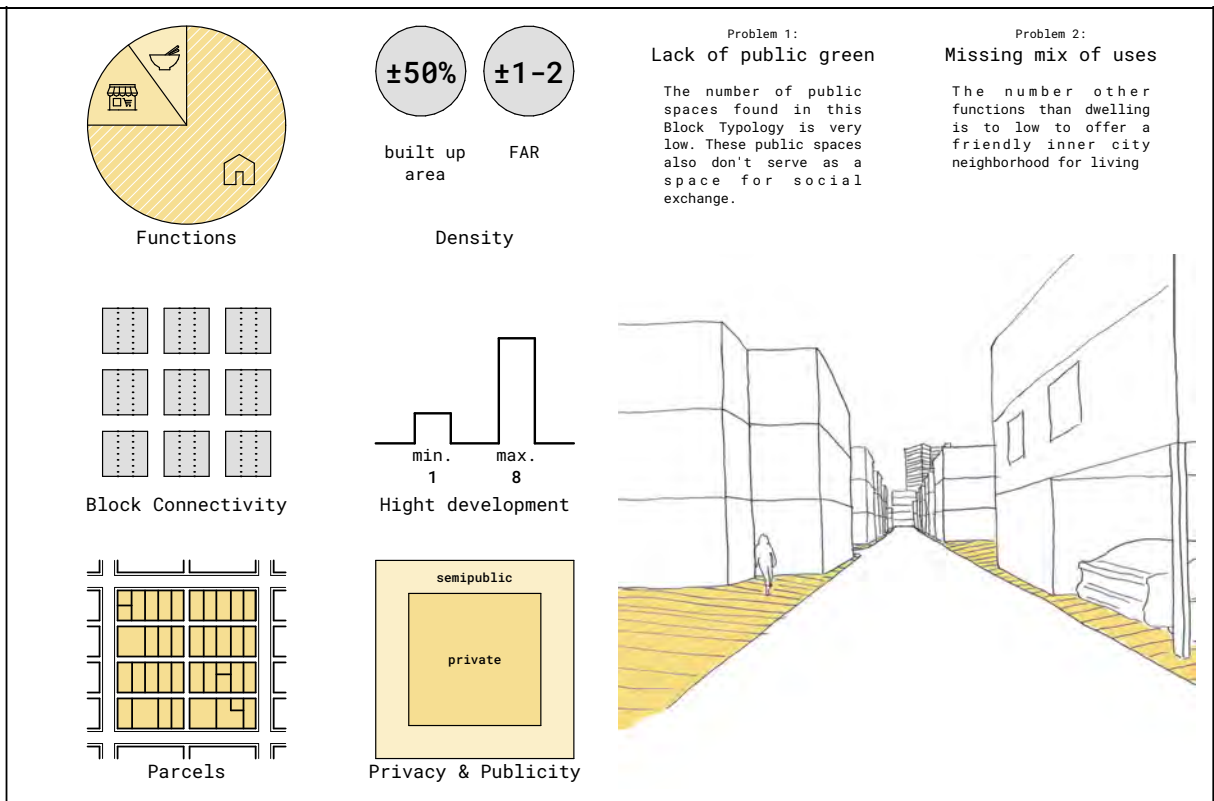
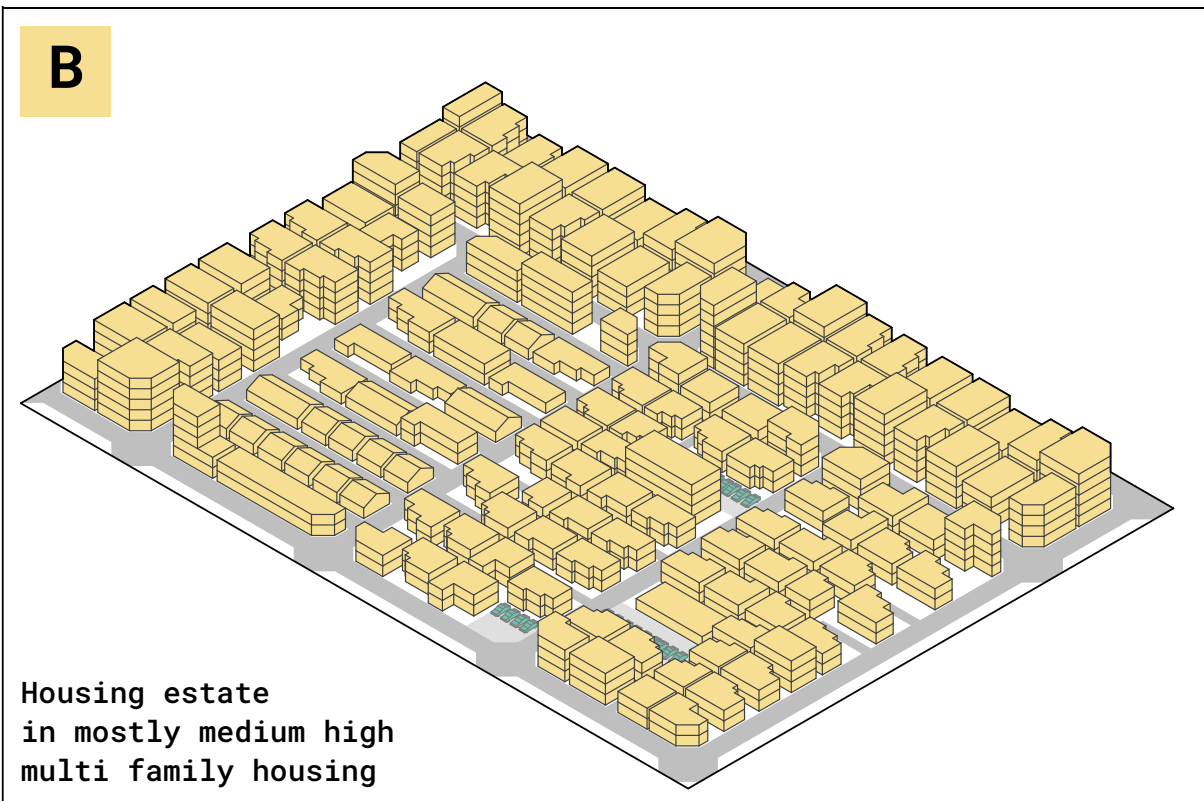
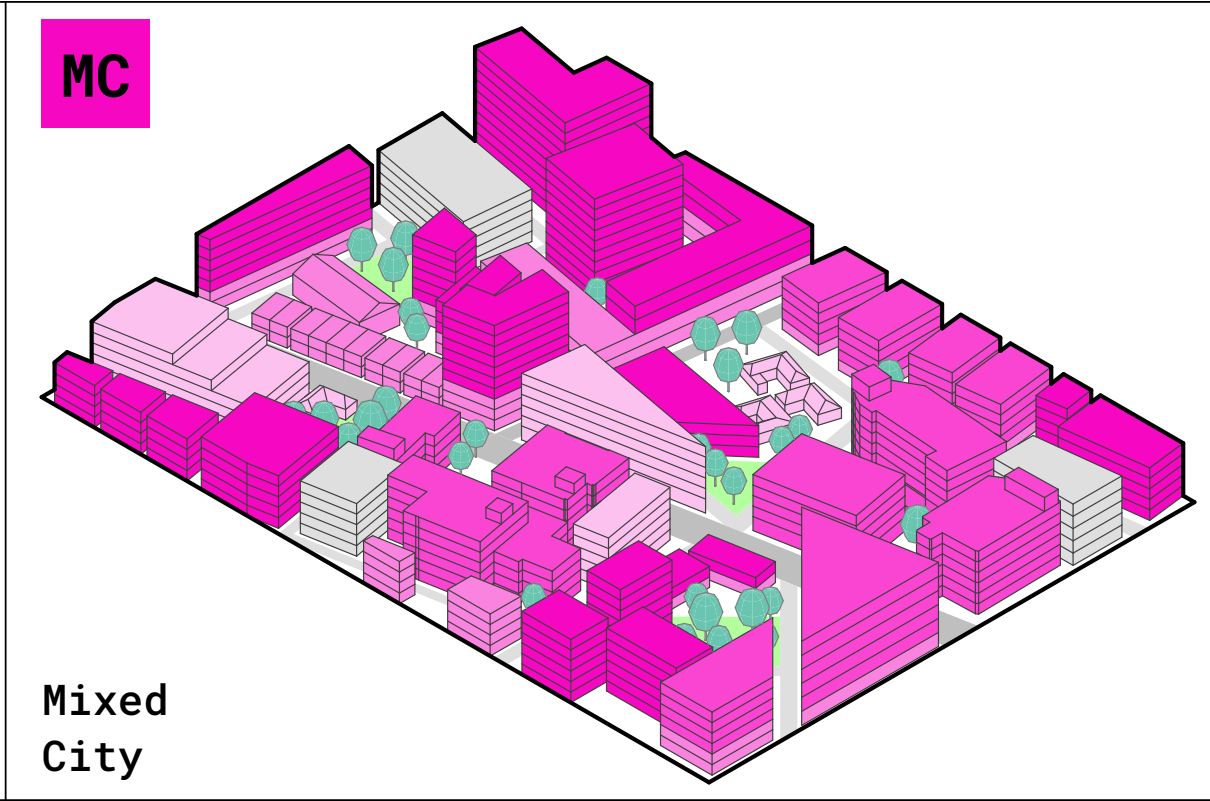
GIVEN Daegu Street Block Typologies



Guidelines for enhancing the blocks



NEW Daegu Street Block Typologies



Zoom In

- Site plan showing the connectivity between public and private spaces, detailed information of open spaces
- Information on the function's distribution, the built density and the number of floors, about existing and added buildings
- Explanation / statements on the programmatic idea, explanatory sketches and pictograms
- Perspectives/ visualizations that explain the design and offer different focus on the area (e.g., public space, unique typologies, etc.)



42. Masterarbeit SS 2022 © Nadine Georgi

Organisation

Meetings

Thu, 09:00–13:00

**1st Meeting: Thu 20.04.2023, 9.30 am
bldg. 11.40, room 013**

Reviews

1. Tue 09.05.2023

2. Thu 29.06.2023

Final Presentation

Thu 03.08.2023

Excursion

**to Tel Aviv: May, 18–25th
financial support by KIT FFG e.V.**

Formats

Individual / Teams of 2

LV-Nr. 1731160

PN 7000701_2

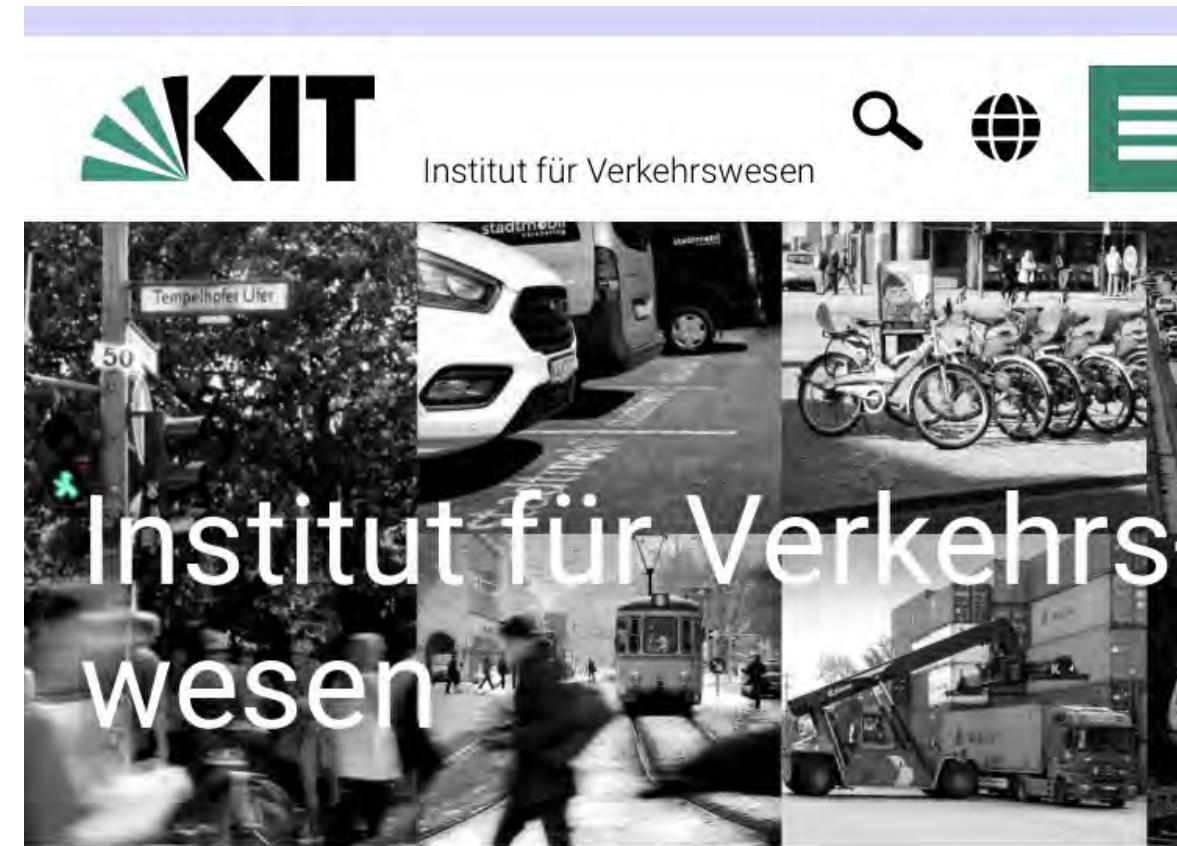
12 ECTS



43. Tel Aviv-Yafo, Israel, 2017 © Adam Jang, unsplash

Cooperation

- Cooperation with the Institute for Transport Studies (IFV) in KIT. Each group will be joined by one student from the institute to assemble an interdisciplinary design team
- We cooperate with the Engineering Division and the City Planning Department of Tel Aviv Yafo. Further support and cooperation with the Chair for Urban and Regional Planning at the TECHNION - Israel Institute of Technology
- During the excursion in Tel Aviv and throughout the semester, we will meet further architects and planners to discuss the history of the planning area and actual urban plans relevant to the design task



Neues Modul „Interdisziplinärer Entwurf – Stadt- und Verkehrsplanung“

Ab Sommersemester 2023 wird erstmals das Modul „Interdisziplinärer Entwurf – Stadt- und Verkehrsplanung“ angeboten. In gemeinsamen Teams mit Architekturstudierenden wird ein Entwurf für ein Planungsgebiet in Tel Aviv entstehen. Anmeldung bis 14.04



Questions?

Consultation today, 6 pm:

<https://kit-lecture.zoom.us/j/63467393062?pwd=W-mQ4UTUvNGRRanVYdk5tRXdybFRlZz09>

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45. Park Hamesila, 2020 © Zoltan Kluger, Tomer Applebaum, www.haaretz.com/israel-news

Organisation

