

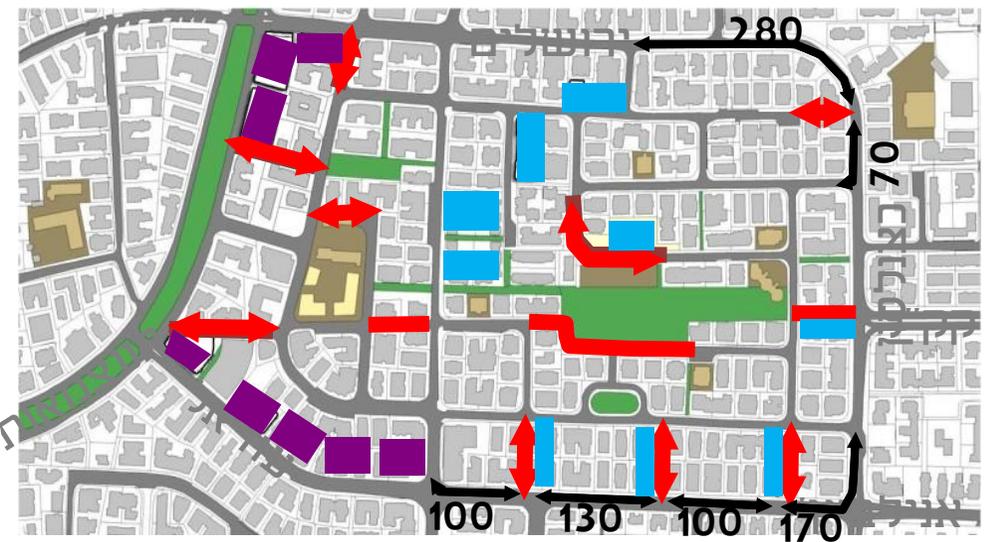


Bat-Yam Case-Study

The Lab for Urban Empowerment – Strengthening Aging Neighborhoods

Merhav - Movement for Israeli Urbanism (MIU)
www.miu.org.il

Attribute	Lacking / [Excess]	Improvements at the end of the first phase
Density	Good density already exists, can be increased slightly	Slight increase in density
Population	Families with children Youth Collage graduates Independent professionals [Elderly Weak populations]	600 New families
Accessibility	21 streets to complete a 100m x 100m grid	12 street segments connected to increase accessibility
Public Transportation	Routes and frequency to Rishon-le-Zion, Holon and Azur [Routes to Tel-Aviv and to Ramat-Aviv]	Additional public transportation to support the additional young families
Public space / street quality	Wide sidewalks Street lighting Trees Street furniture Quality and variety of the facades that define the street's room-like enclosure	Upgraded quality of 12 streets including some with bike lanes
Housing	New and diverse types of apartments Buildings with elevators Balconies Garden apartments Penthouses Diverse architecture	800 new apartments of which 200 for existing residents
Commercial use and services	4,075sqm concentrated commercial space 25,700sqm office space for jobs	Addition of 1,700sqm of commercial space and 13,000sqm of office space
Education buildings	Additional kindergartens and expansion of the school to accommodate the additional families due to the renewal Distinctive and unique public buildings	Addition of 1,200sqm for public buildings and 2.2 Dunham for school expansion
Open public space	Accessibility to the city park exposure to neighborhood gardens variety of uses in the parks shade [excess of unused spaces]	New housing added on unused space next to the city park to jump-start the renewal 3 streets added next to the park



Existing street	
New street	
New residential building	
New mixed-use commercial, office and residential building	
Park / garden	
New community services or education building	

