

# מפגש בין מגדל למרחב הציבורי

Sustainability Highlights

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אביעד שר שלום

Accredited Professional

Neighborhood Development



# עבור מי אנחנו מתכננים ?

## Sustainability Highlights

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## *William (7) walks to school...*

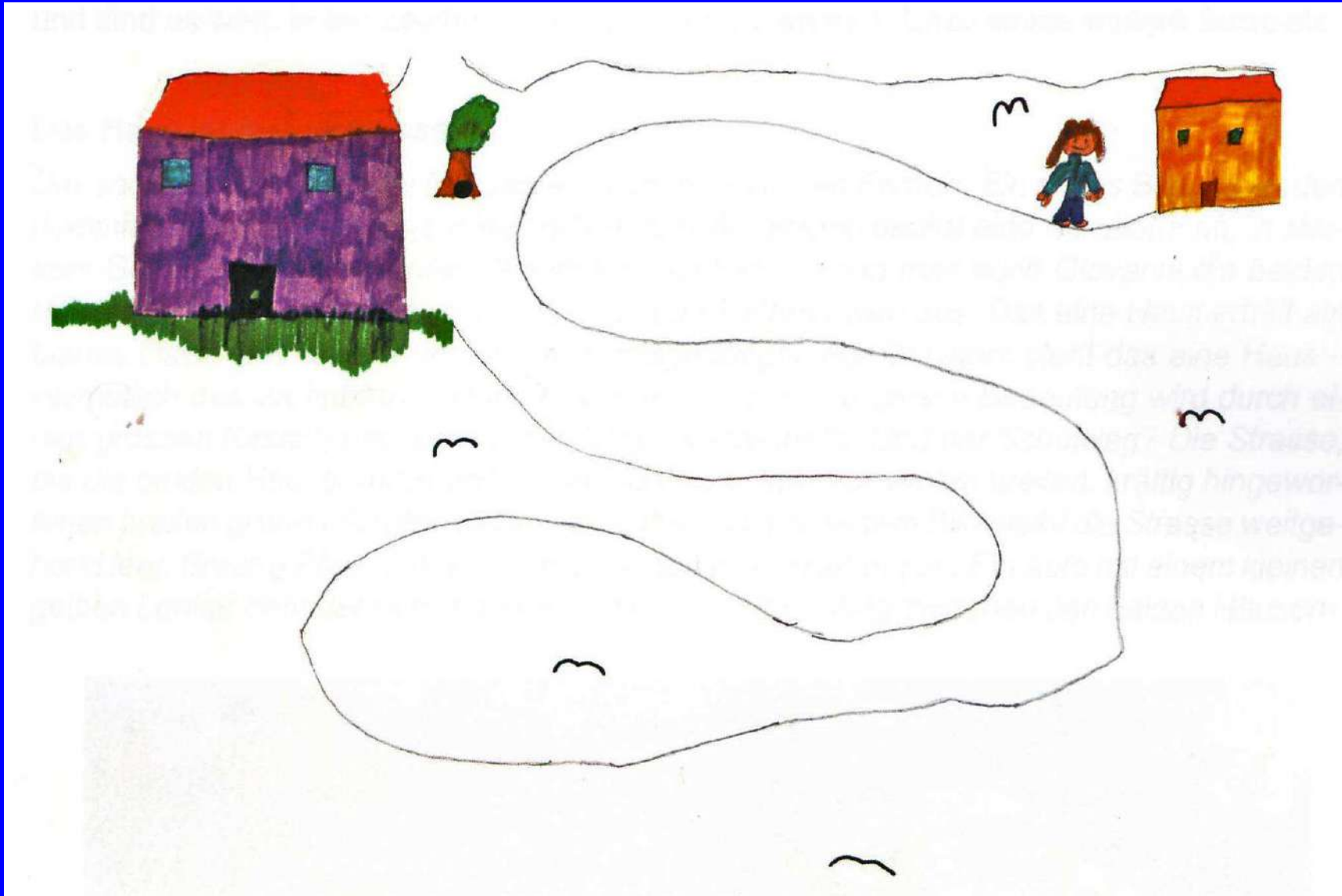




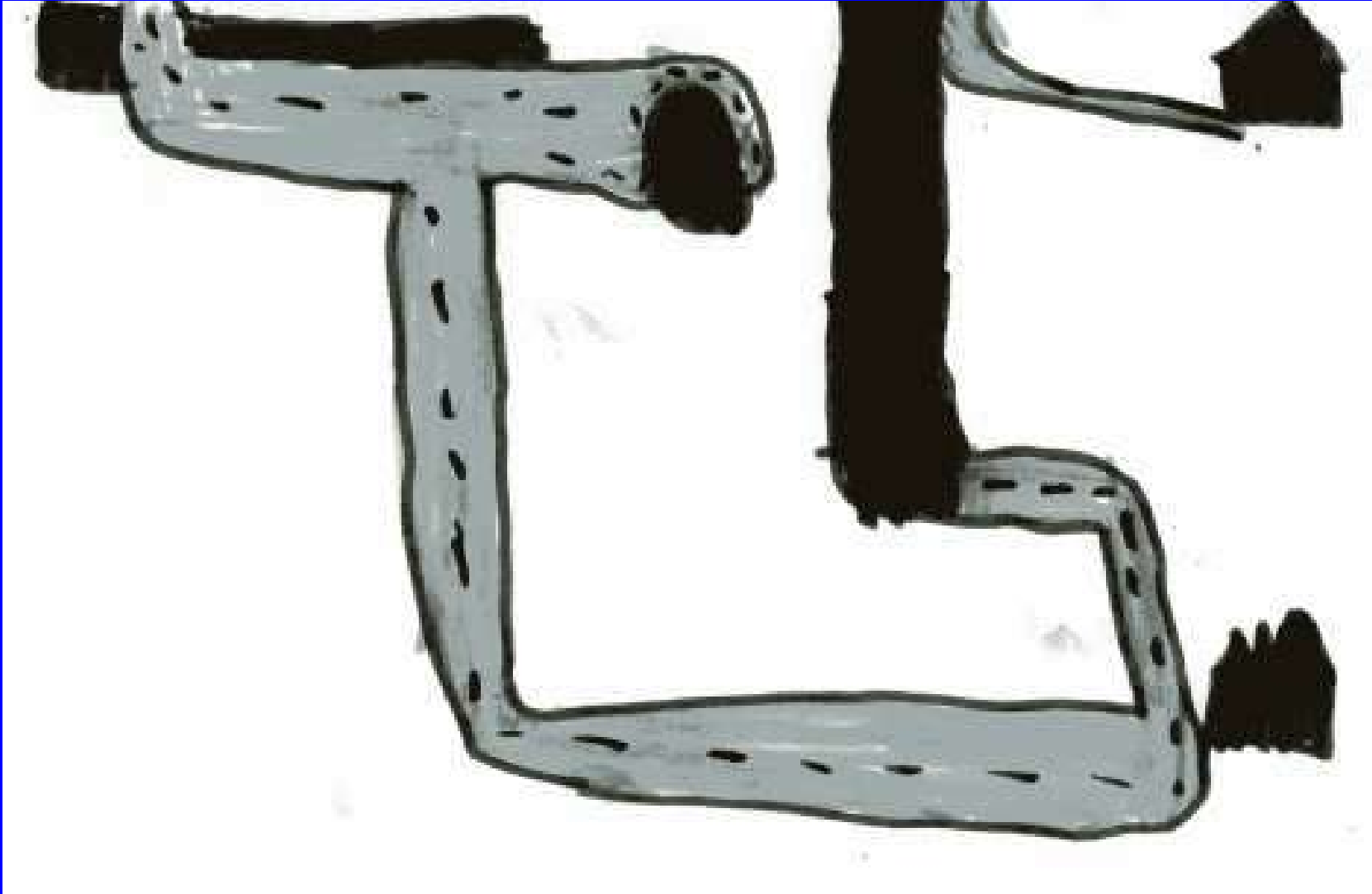
## *Maria (10) walks to school ...*



# *Sandra (7) is being driven to school ...*



*Samuel (7) is being driven to school ...*

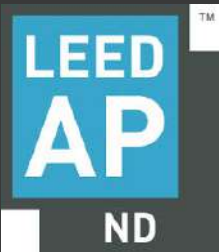




# עבור מי אנחנו מתכננים ?

## Sustainability Highlights

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We usually ask  
how towers meet the skyline

**Oslo** financial district  
masterplan consisting of a row  
multi-purpose high-rise  
buildings which largely make up  
the skyline of.





Each of the buildings is the creation of **different** combinations of **European architecture firms**; however, together they form an enticing composition with the gaps between them creating the impression of a **barcode**—hence the project’s **clever nickname**



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עבור מי אנחנו  
מתכננים ?



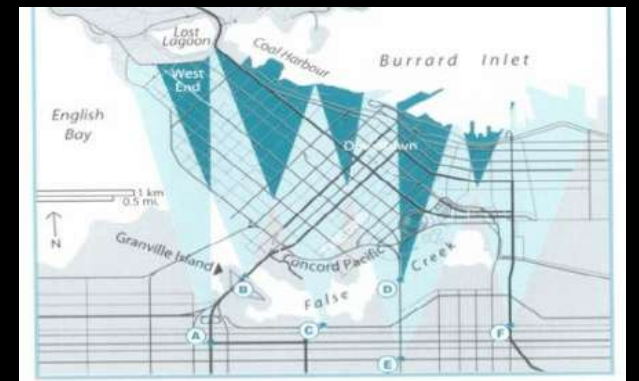


We usually ask  
how towers don't hide the view

Vancouver 150 years old  
downtown consisting of a row  
multi-purpose high-rise  
buildings

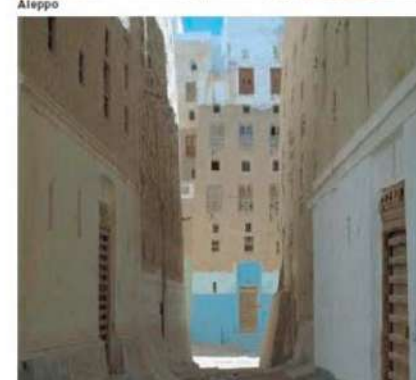
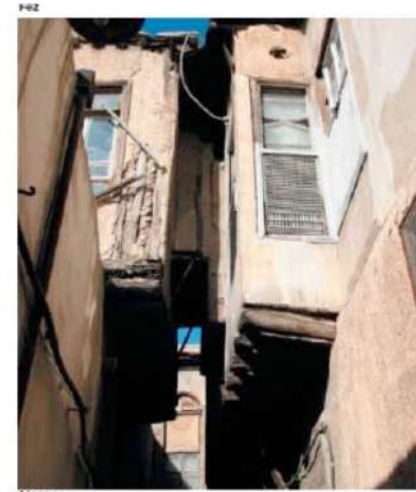


Since 1989 **view corridors** protecting views of the mountain to the north, cannot be blocked by buildings. The view corridors do not preclude other more common regulations like floor-area ratios





- Narrow streets
- Natural shading
- High Density/Low Rise Living
- Public spaces
- Mixed Use
- Walkable



The traditional Arab city

- Narrow streets
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The traditional Arab city

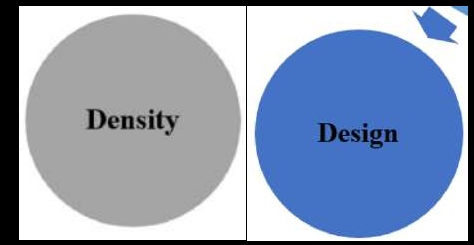
Doesn't work with  
higher density /  
high rise



Why We Support  
**URBAN  
DENSITY**

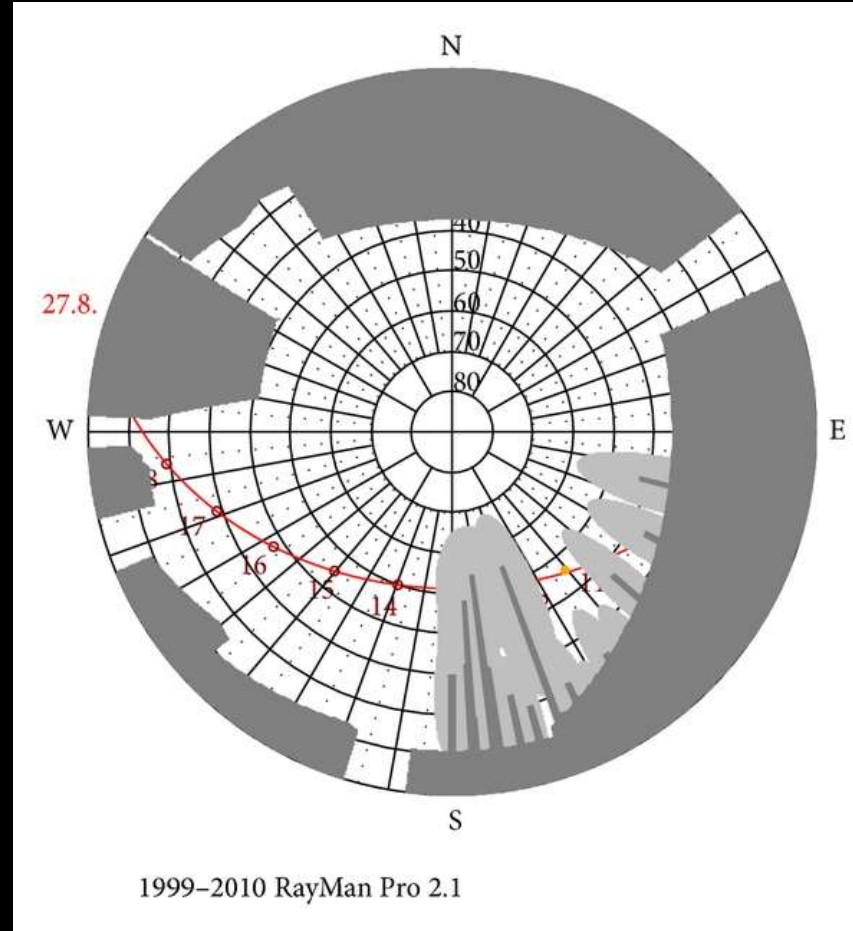
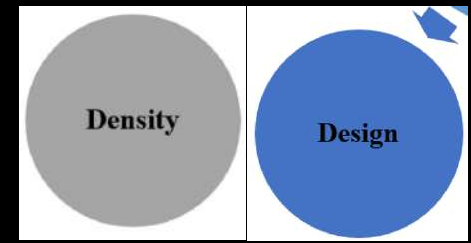


# Perceived density

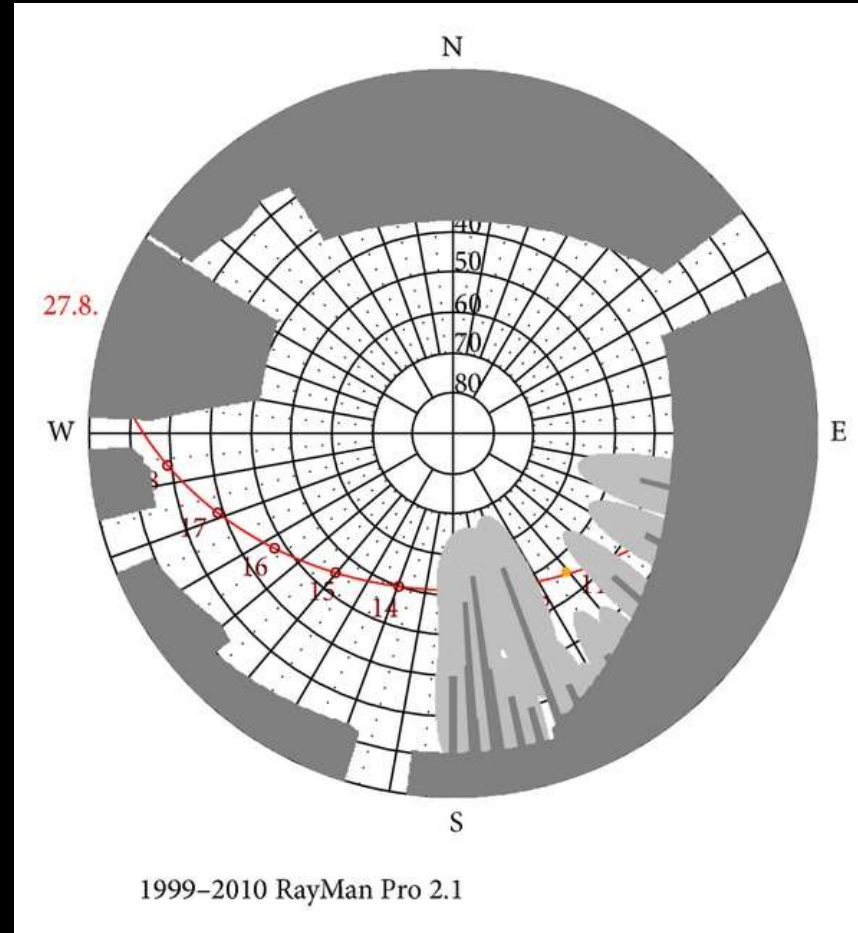
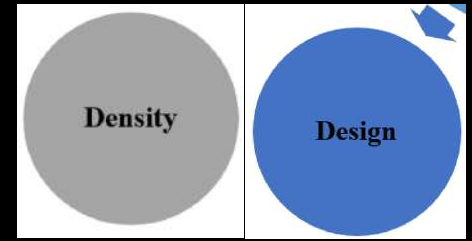




# Perceived density

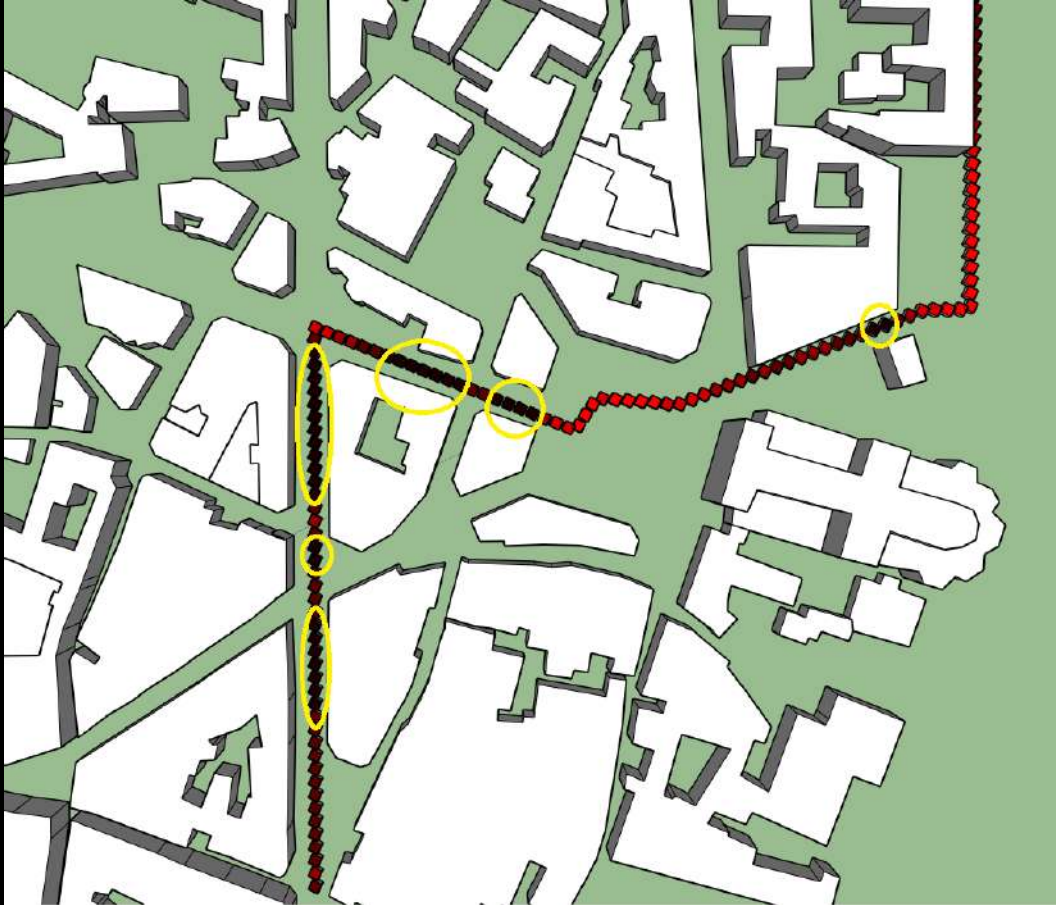


# Perceived density

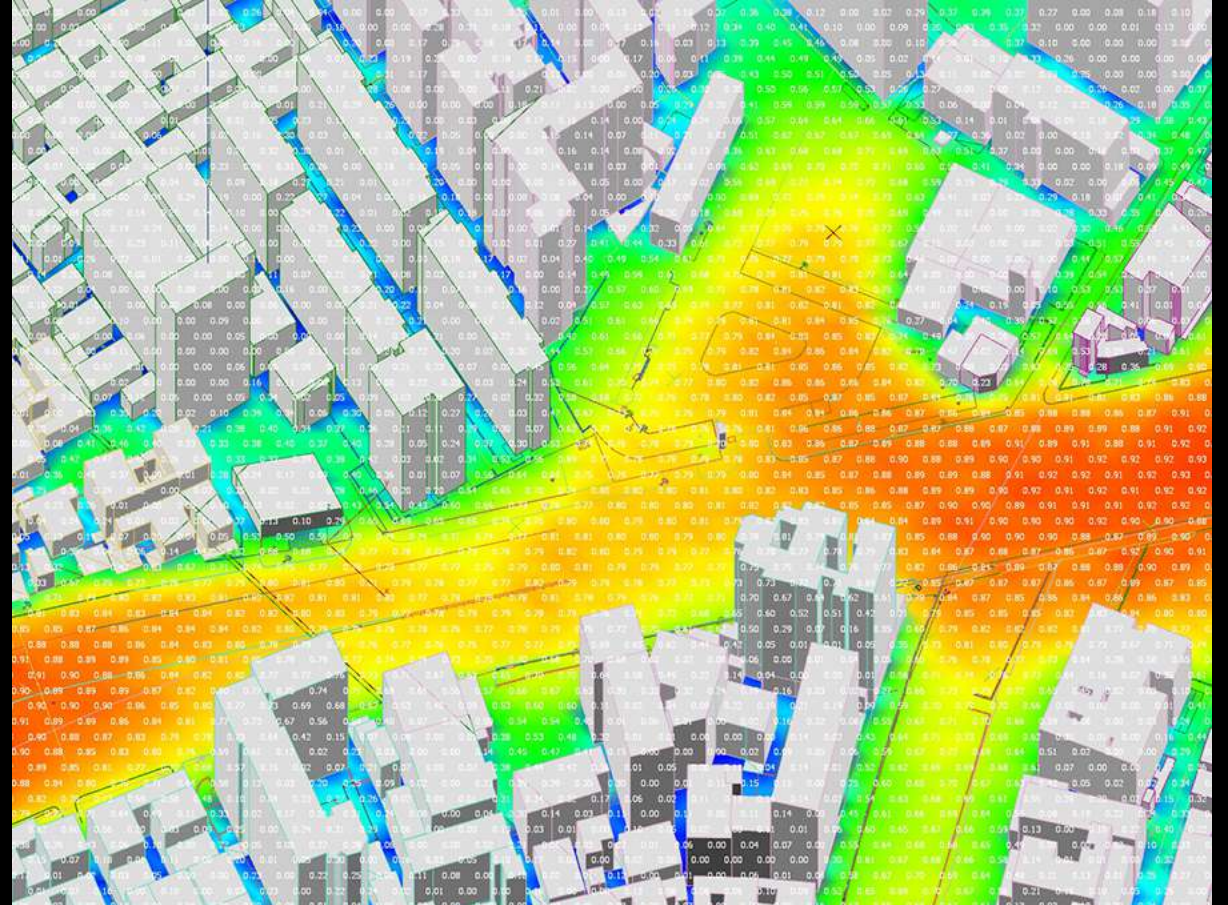




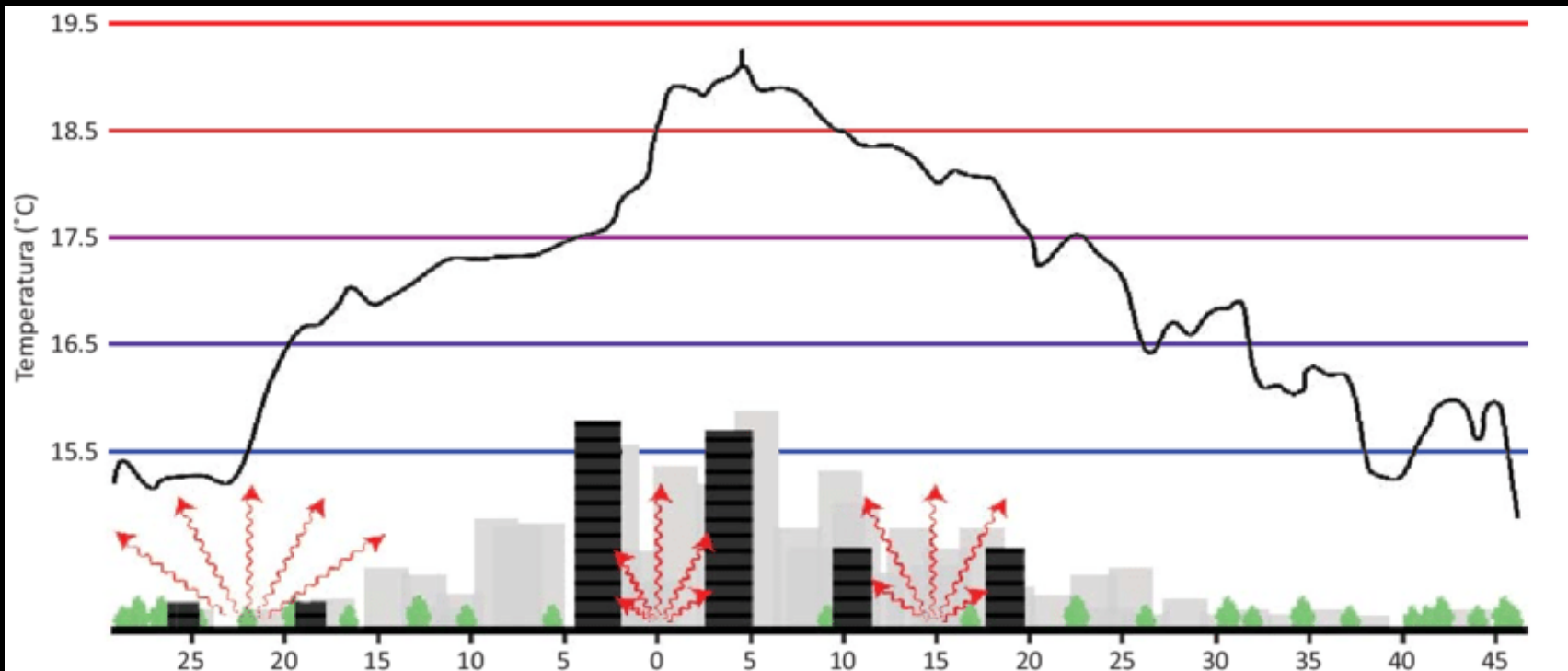
# Sky View Factors



# Urban Canyon Assessment



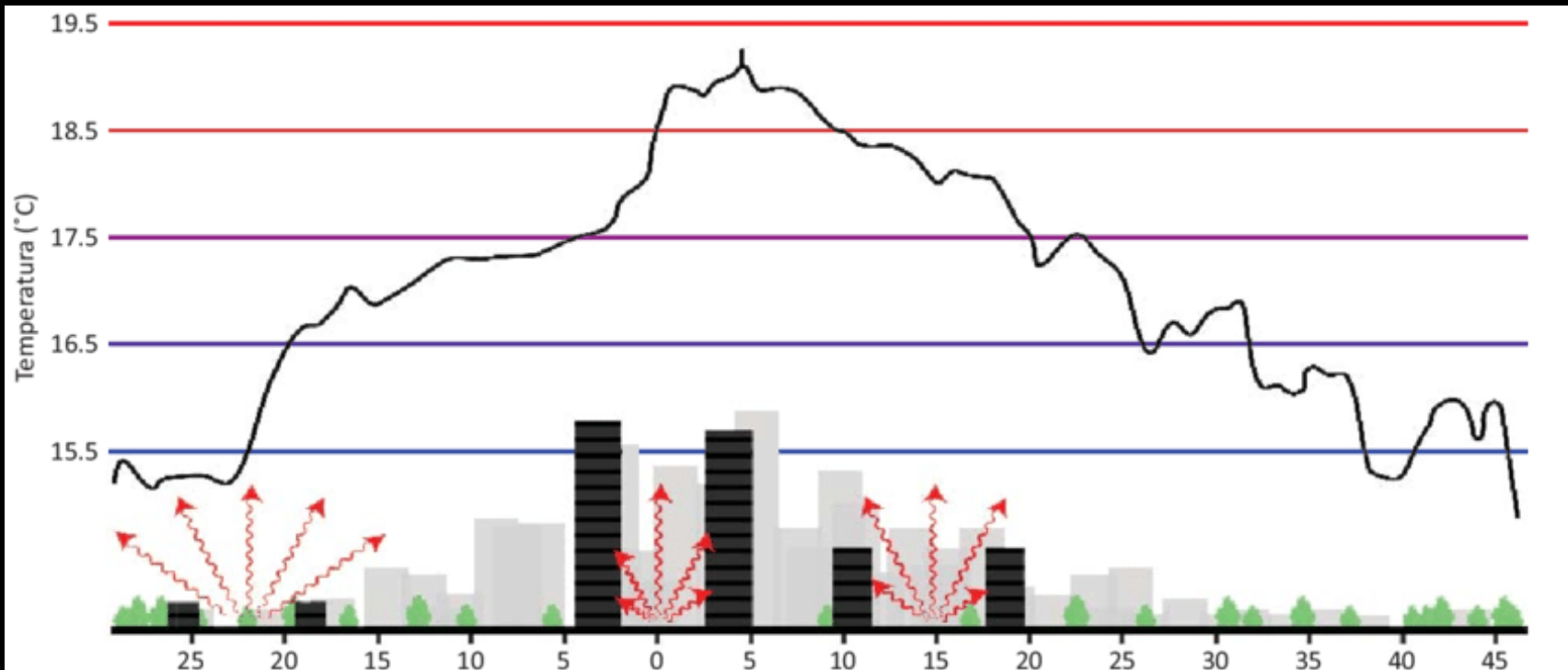
Pinpointed Areas with Least Direct Sunlight, 2m above Street Level.



Higher SVFs indicate spaces that would theoretically cool down (emit more radiation towards the sky) than a space with low SVF.

Urban heat Island





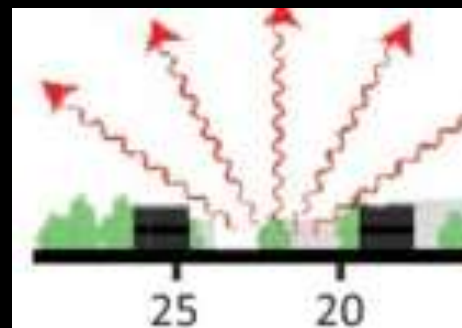
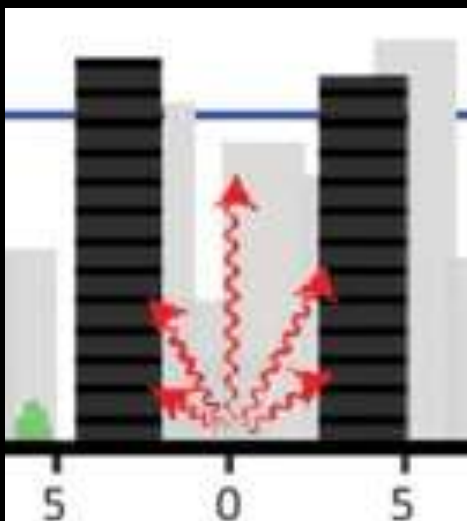
Higher SVFs indicate spaces that would theoretically cool down (emit more radiation towards the sky) than a space with low SVF.



Urban heat Island



הצל האנכי קטן מאוד בשעה שזקוקים לו ביותר



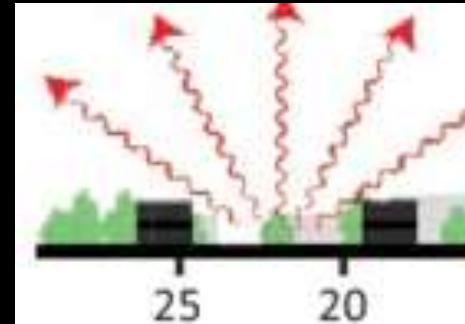
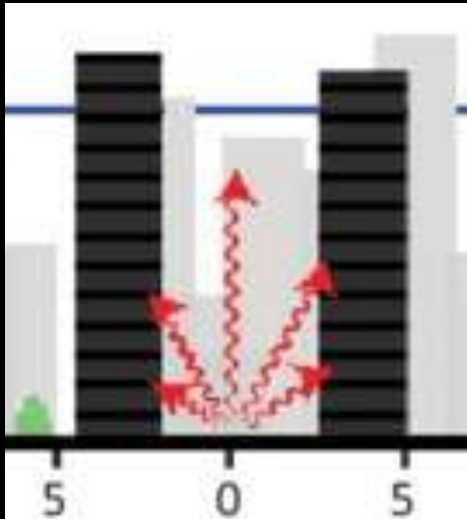
Tall Buildings do not provide shadow

האזור בו קרינת השמש  
בעייתית ביותר בעולם הוא  
קו רוחב 30





הצל האנכי ארוך מדי ופוגע בזכויות  
שמש בשעה שזקוקים להם ביותר



Tall buildings do not provide shadow

האזור בו קרינת השמש  
בעייתית ביותר בעולם הוא  
קו רוחב 30



Tall buildings do not provide shadow  
**Trees do**





צילום

עין הדג

מפתח השמים



1  
רחוב חשוף  
SVF=0.457



2  
רחוב ירוק  
SVF=0.124



3  
שטח בנוי (דרום)  
SVF=0.508



4  
ינבוטים  
SVF=0.07



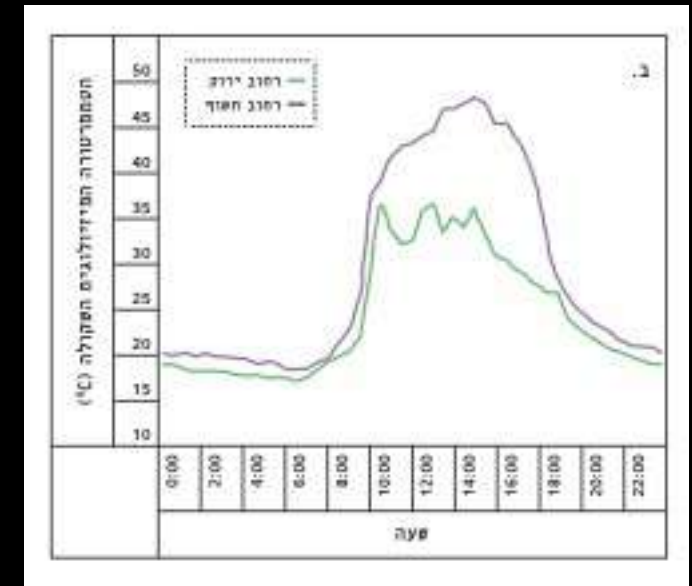
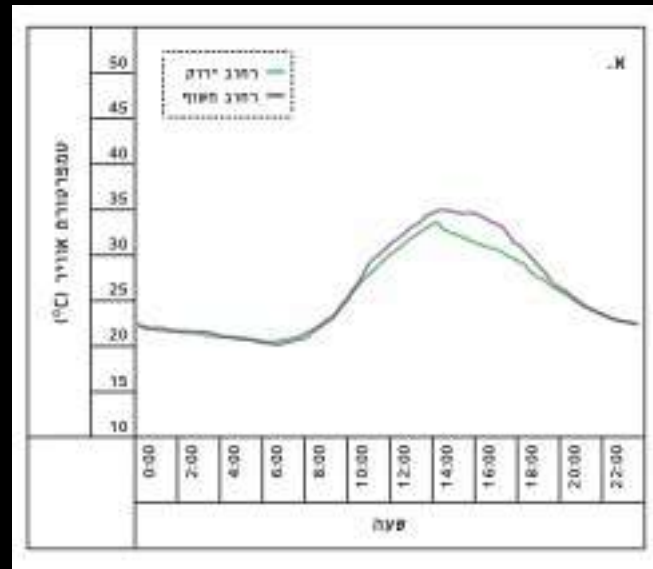
5  
אשלים  
SVF=0.17



6  
דשא  
SVF=0.75

## מיתון עומס חום בערים מדבריות באמצעות צמחים - באר שבע כמקרה בוחן

עודד פוציטר<sup>[1,2]\*</sup>, ירון יעקב<sup>[1]</sup>, לימור בר (שעשוע)<sup>[3]</sup>,  
שבתאי כהן<sup>[4]</sup>, יוסי טנאי<sup>[4]</sup> ופועה בר (קוטיאל)<sup>[5]</sup>





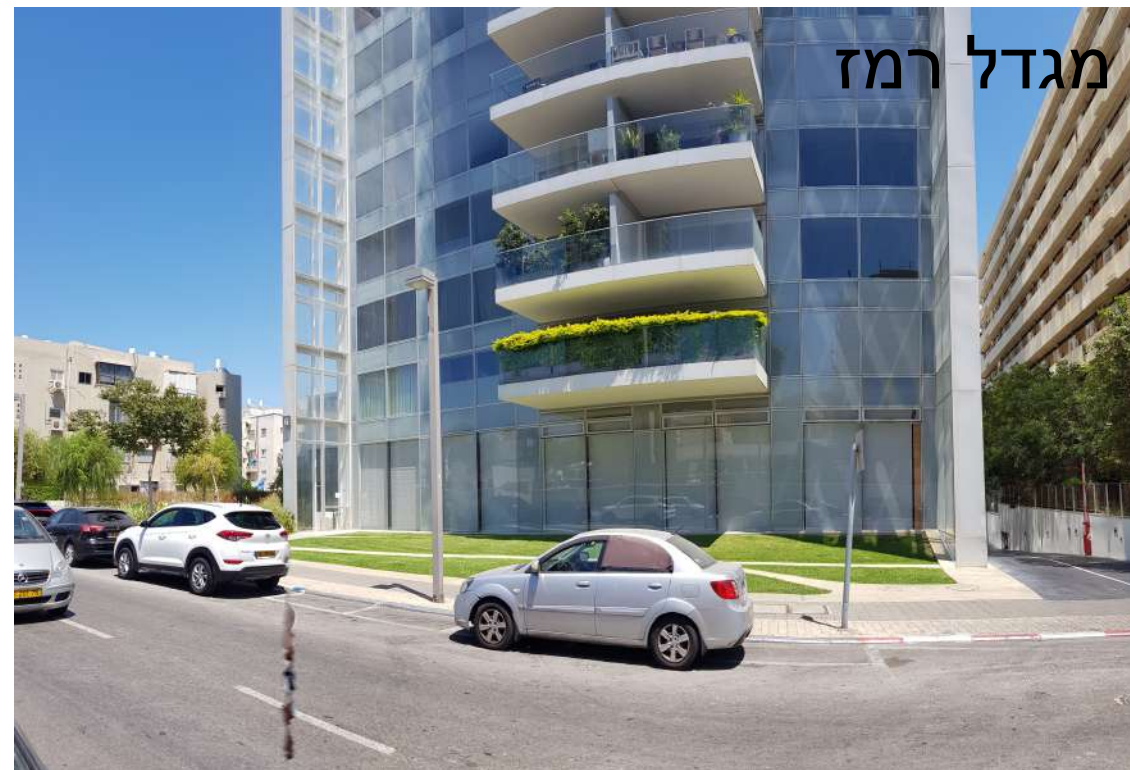


High SVF / High Urban heat Island





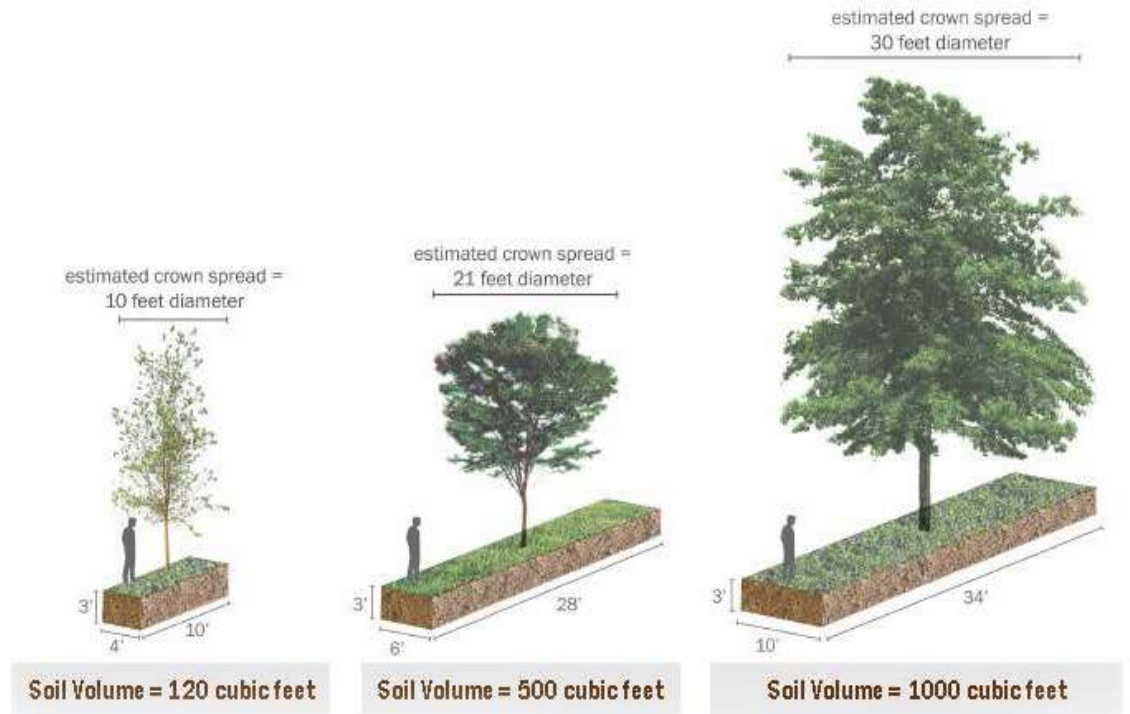
מגדל המוזיאון



מגדל רמז

אין עצים שגובלים ברחוב





למה אין עצים שגובלים בבנין ?

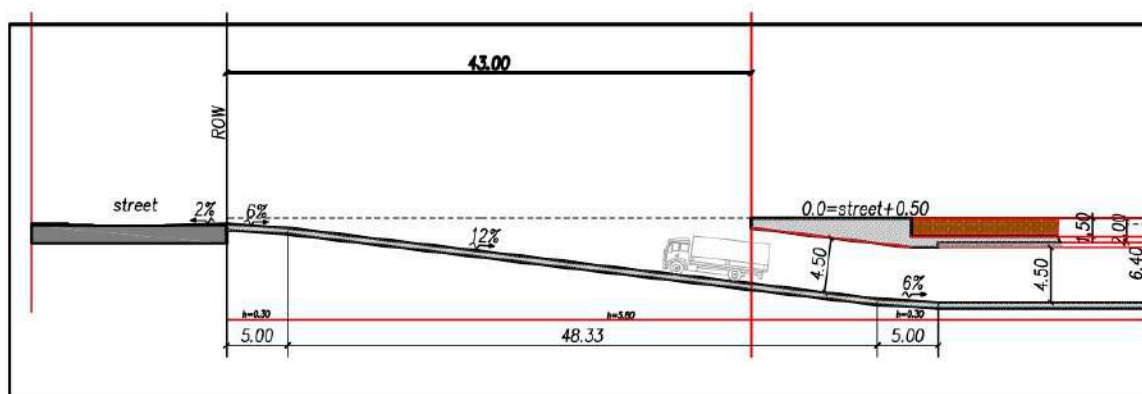
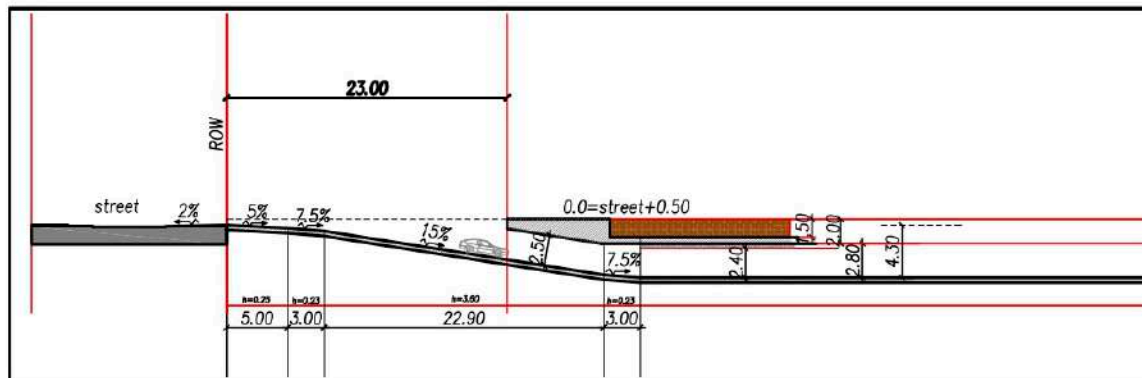
מגדל בארי



אין נטיעות חדשות

יש התייחסות למיקום רמפה ורחבת כיבוי

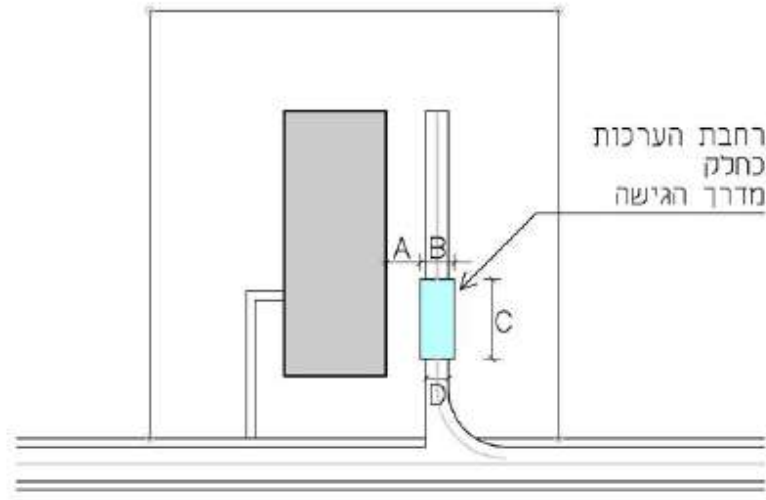




מיקום רמפה



ת.י. 6713

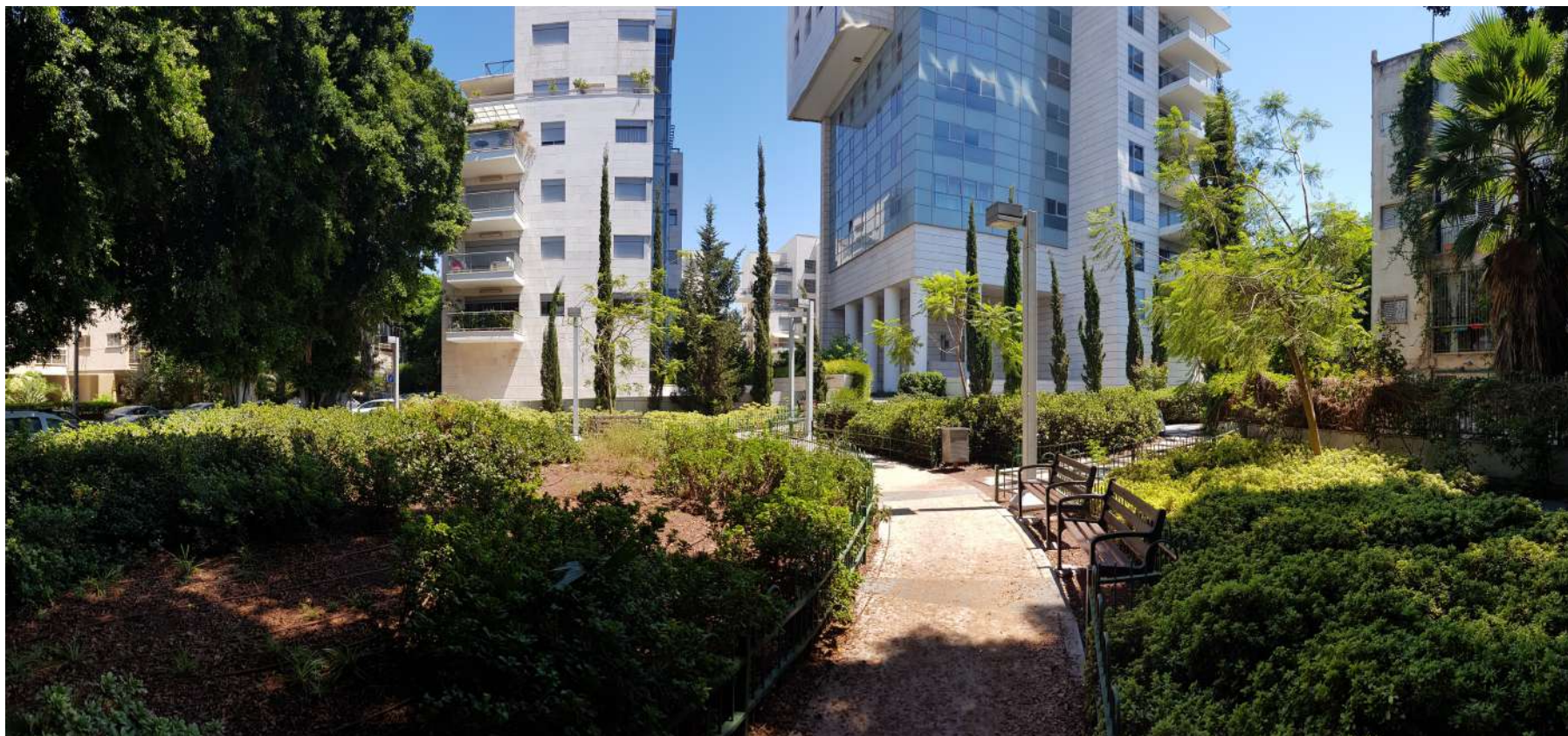


- רחבה 6x12
- דרך גישה 4 מ
- עד 6 מ' מקיר הבנין
- מדרכה וכביש יכולים לתפקד כרחבה וכדרך גישה



# מיקום רחבת כיבוי

Diversity



זיקת הנאה לא שימושית

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Diversity



מגדל השופטים



זיקת הנאה לא שימושית



Diversity

Design



זיקת הנאה שימושית



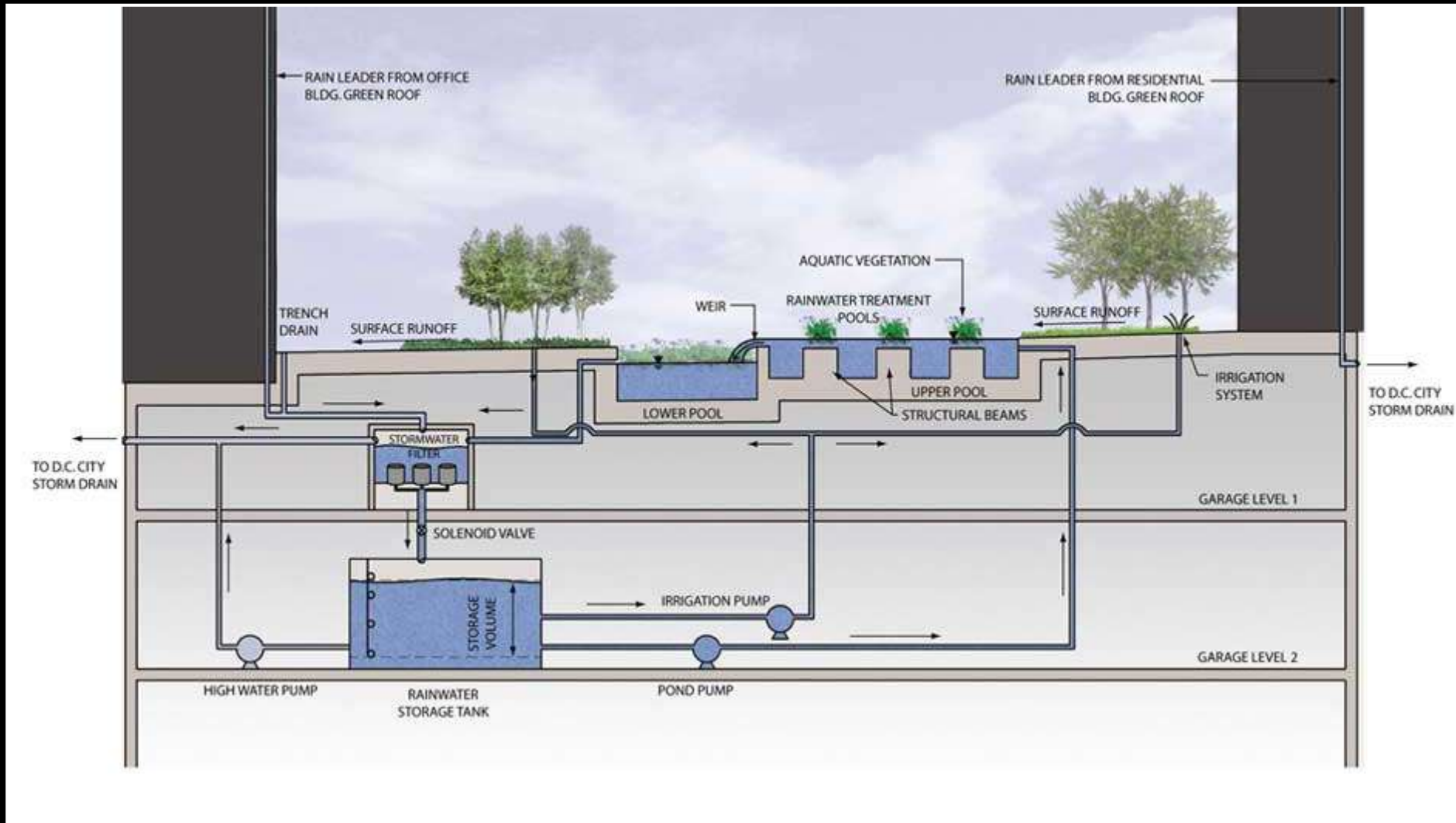


23rd Street and Pennsylvania Av. Washington D.C



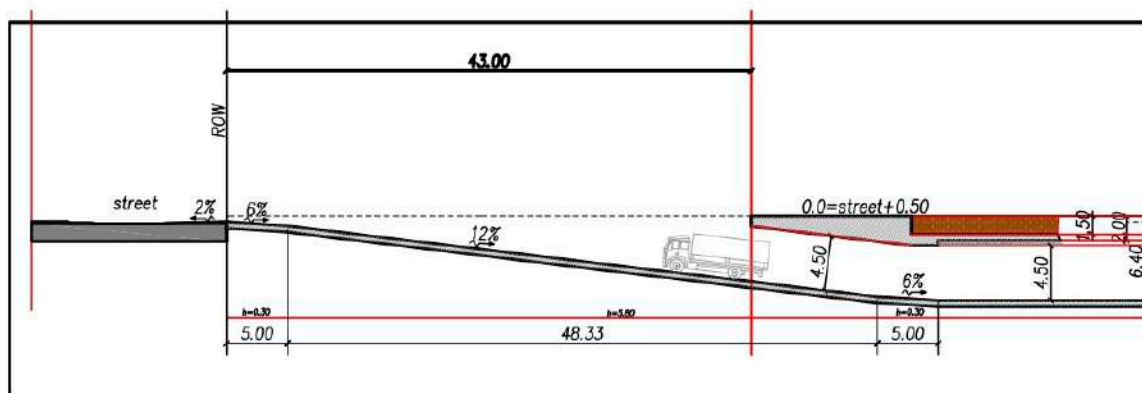
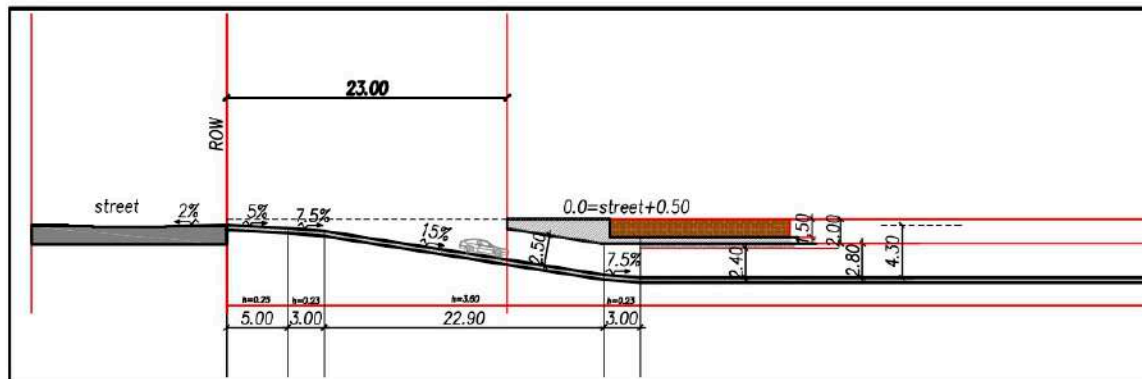


23rd Street and Pennsylvania Av. Washington D.C - six blocks northwest of the White House



23rd Street and Pennsylvania Av. Washington D.C - six blocks northwest of the White House





# Logistics

אם לא בתת הקרקע ולא בשפ"פ איפה כן ?



# Logistics

תמיד על חשבון משתמש הדרך החלש ביותר





# Logistics

## Last mile solutions





Logistics

Last mile solutions





## Logistics

Last mile solutions – Public & Private



# Logistics

## Last mile solutions – Tower Design







# מפגש בין מגדל למרخب הציבורי

Sustainability Highlights

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