

KIRYAT GAT 2025

PREPARED FOR: THE CITY OF KIRYAT GAT, ISRAEL

PREPARED BY: MIT DEPARTMENT OF URBAN STUDIES & PLANNING
TAU LABORATORY FOR CONTEMPORARY URBAN DESIGN

DATE: AUGUST 2012



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ACKNOWLEDGEMENTS

It has been a great pleasure to undertake this planning process in such a captivating city with a diverse and enthusiastic community. The public officials, community members, and industry representatives have unparalleled pride in their city, and it was with great respect and admiration that the project team attempted to reflect that sentiment in the research and proposals. Kiryat Gat is a city with diversity and assets that represent an endless amount of potential as it is poised to transition into become a leader on the future stage.

The process of discovery was beneficial to the larger goal of investigating the consequences of mid-century development towns and the formulation of retrofitting approaches. Through the collaboration between MIT and TAU, the team was able understand the history and assess the existing conditions. Equipped with that knowledge, a vision for an improved urban condition provided guidance for the creation of plans for implementing development and policy that will allow it to evolve into a sustainable urban model. Within the context of the Kiryat Gat case study, the report outlines the alternative strategies for both immediate implementation and long-term growth of sustainable and cohesive neighborhoods in the redevelopment of any New Town.

Each proposal comprises principles that can improve countless areas, whether it is encouraging a walkable city with alternatives to single-occupant transport, waste and resource recovery in close-looped systems, or infill densification as a foil to sprawl, to excerpt only a few. As this is only Phase I, the continuing research endeavors to plan, design, and retrofit existing global New Towns to become progressive urban models. There will be a fundamental shift to a development type that is ecologically responsive, incorporates technology and industry, and enhances the livability and self-reliance of local residents and potential newcomers. We hope that our ideas and proposals serve to enhance the community we have grown so close to, and we express heartfelt gratitude to Kiryat Gat for this opportunity.

For their generous support, we would also like to thank the MIT International Science and Technology Initiatives (MISTI) and the Tel Aviv University President's office.

Finally, we would like to extend a sincere thank you to professors Eran Ben-Joseph and Tali Hatuka for their continued guidance and dedication. The project was a tremendous learning experience and public service opportunity, only made possible by professors who tirelessly enable their team to make a positive impact.

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ABOUT THE PROJECT

In 2012, a team of graduate students at Tel Aviv University (TAU) and the Massachusetts Institute of Technology (MIT) collaborated to envision, plan, and design sustainable neighborhood prototypes for the city of Kiryat Gat, Israel.

This report describes the team's examination of Kiryat Gat and proposes a strategic plan for the city's future development. While the proposals are specific to the challenges and opportunities faced within Kiryat Gat, the process was intended to generate approaches that could be adopted by new towns globally; it is our hope that this document will be useful to guide redevelopment initiatives in other townships.

In January, eleven MIT students and their professor visited Kiryat Gat, along with five TAU students and their professor, for an intensive ten-day workshop. The project team met with municipal officials and community stakeholders, conducted site observations, and produced preliminary proposals. They gathered feedback through initial and midterm presentations, which were delivered by the entire MIT-TAU team to city officials and academic reviewers in Tel Aviv and Cambridge, respectively. The final presentation was simulcast in both locations.

Over the course of the six-month planning process, the team employed a variety of techniques to generate and refine their proposals, including stakeholder interviews, site visits, and in-depth analyses of demographic, geospatial, and environmental data. Everyone worked diligently to understand the assets, opportunities, and challenges in Kiryat Gat, and developed a plan that is responsive to its needs.

The project is the first phase of an international collaboration between TAU's Laboratory for Contemporary Urban Design and the City Design and Development Group at MIT's Department of Urban Studies & Planning. The results of the first phase of the project are included within this report. Continuing research strives to plan, design, and retrofit existing residential communities to become ecologically responsive, incorporate technology and industry, and enhance the livability and self-reliance of local residents and potential newcomers.

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