

Rethinking the **Urban Transformation Projects** Again; the Distribution of **Public Burden** and **Benefits**, the Case of **Kartal District, Istanbul**

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Managing Urban Dynamics

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The Dynamics of Urban Development and the CBD in Istanbul

- With its approximately **8000 years history**, Istanbul has always been a **center of empires** at different periods.
- The most important factor arises from the fact that it was founded on such a **strategic geographic location**.
- It is the central meeting point of the continents of Asia and Europe and the center of a **geography known as Eurasia**.

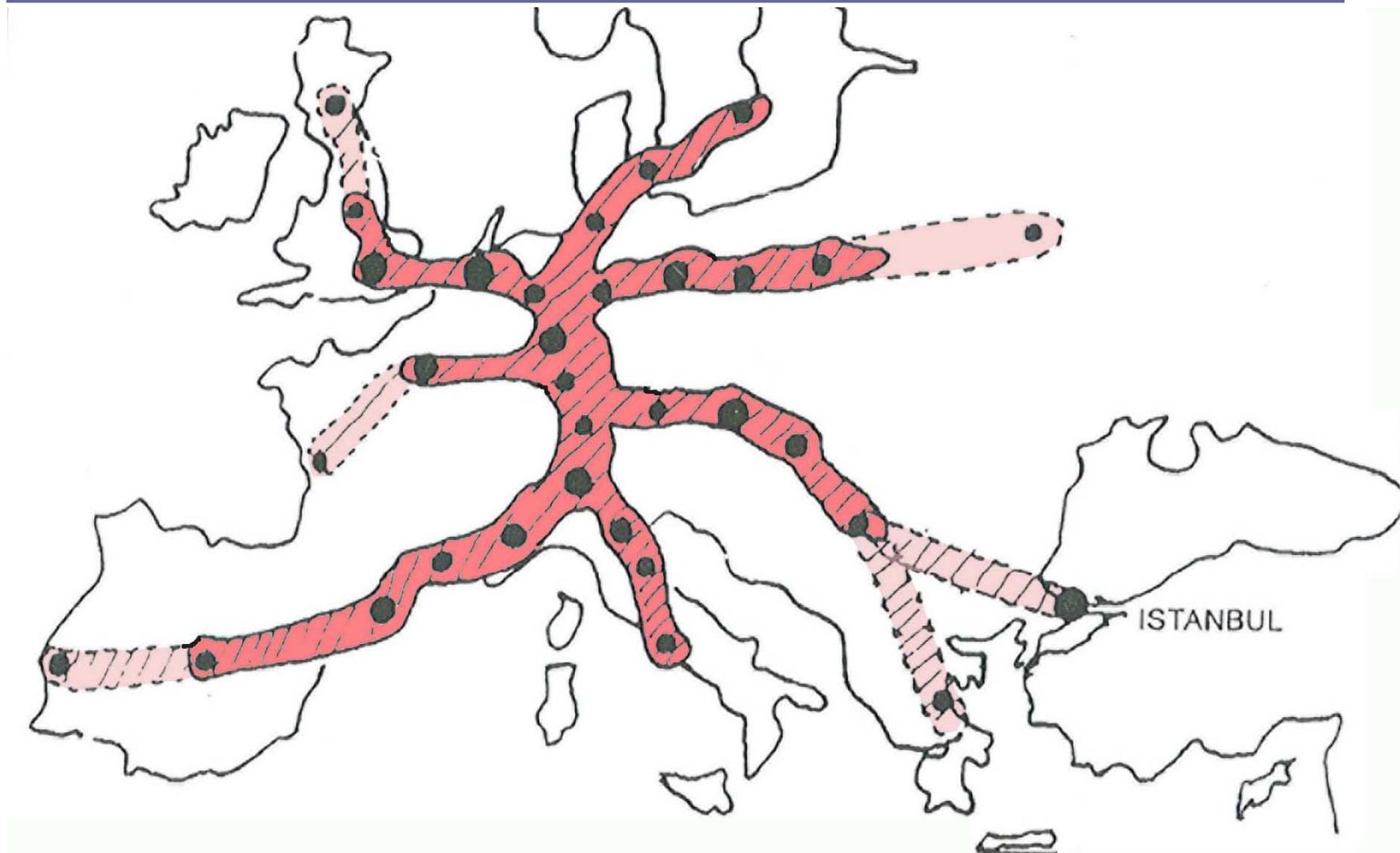
The heart of European Urban System “Blue Banana”

(A. Healey & Baker)



ISTANBUL'S strategic location; "Red Octopus"

(modified from Lever – 1999)



Integrated Sites of Istanbul

- 1- BOSPHORUS**
- 2- HISTORICAL PENINSULA**
- 3- GALATA**
- 4- ISLANDS**
- 5- WATER BASINS**
- 6- FORESTS**



CBD Development of Istanbul



MASLAK

LEVENT

ZİNCİRLİKUYU

MECİDİYEKÖY

TAKSIM

GALATA

EMİNÖNÜ –
GRAND BAZAAR
"HAN" AREA

The Old CBD

“Historical Peninsula”



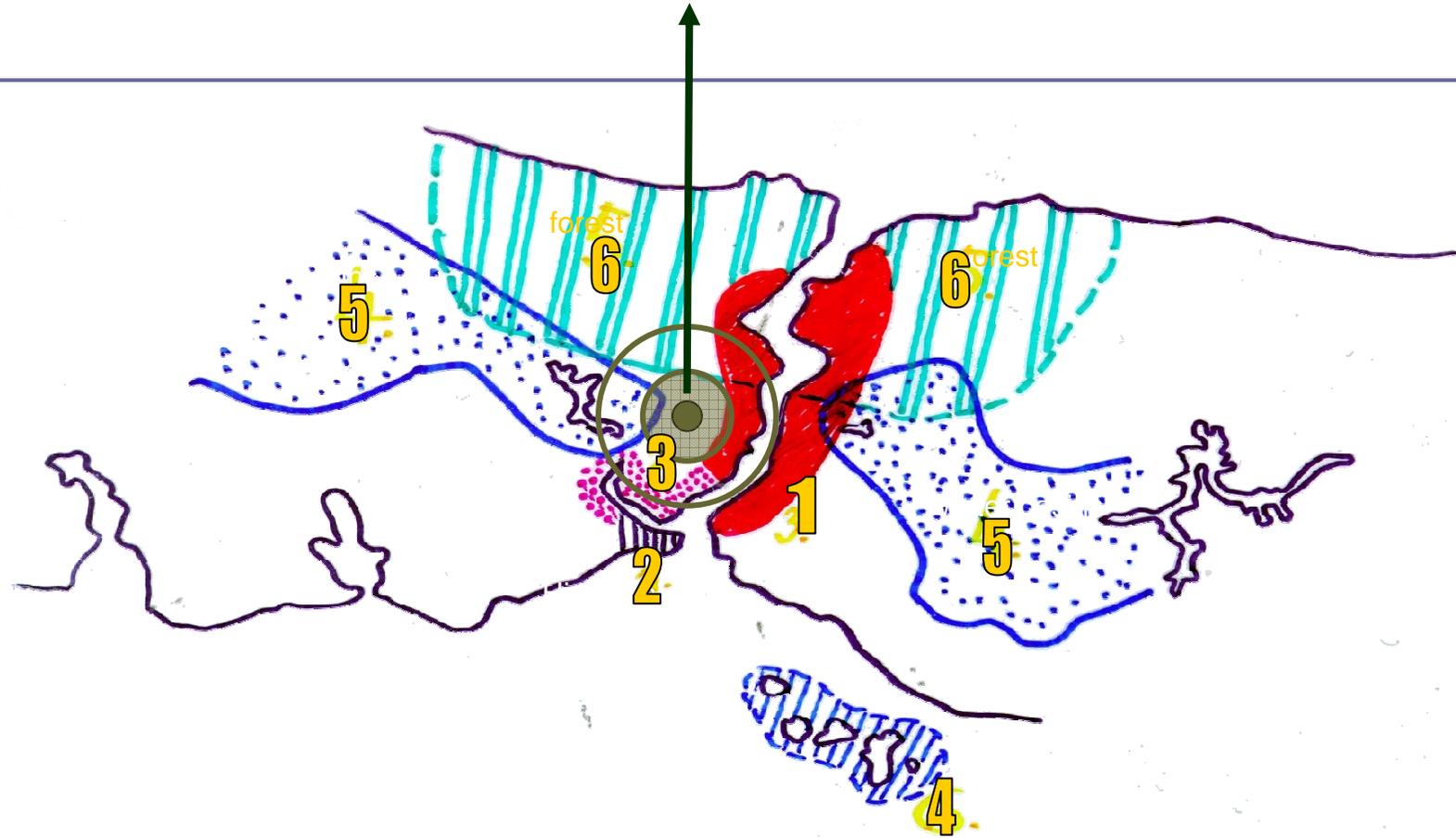
The New CBD

“Zincirlikuyu – Maslak Corridor”





New CBD: MASLAK in the City



The city needs a **new, modern CBD** for new facilities with **high-tech infrastructure**, however Improvements in Maslak Corridor make **big pressure** on growing through north, where lots of **natural thresholds** exists.

Some Conflicts About Istanbul



- **Where is Istanbul?**
It is not very easy to limit the borders of such an agglomeration.
- **Which is Istanbul?**
As many developing country's metropol, Istanbul also has two faces.
- **What is Istanbul?**
Modern & Pre-modern, Legal & Illegal, Formal & Informal can be observed next to or within each other.
- **Why Istanbul?** The urban(isation) problem of Turkey should focus to other cities; also to solve Istanbul's problems.

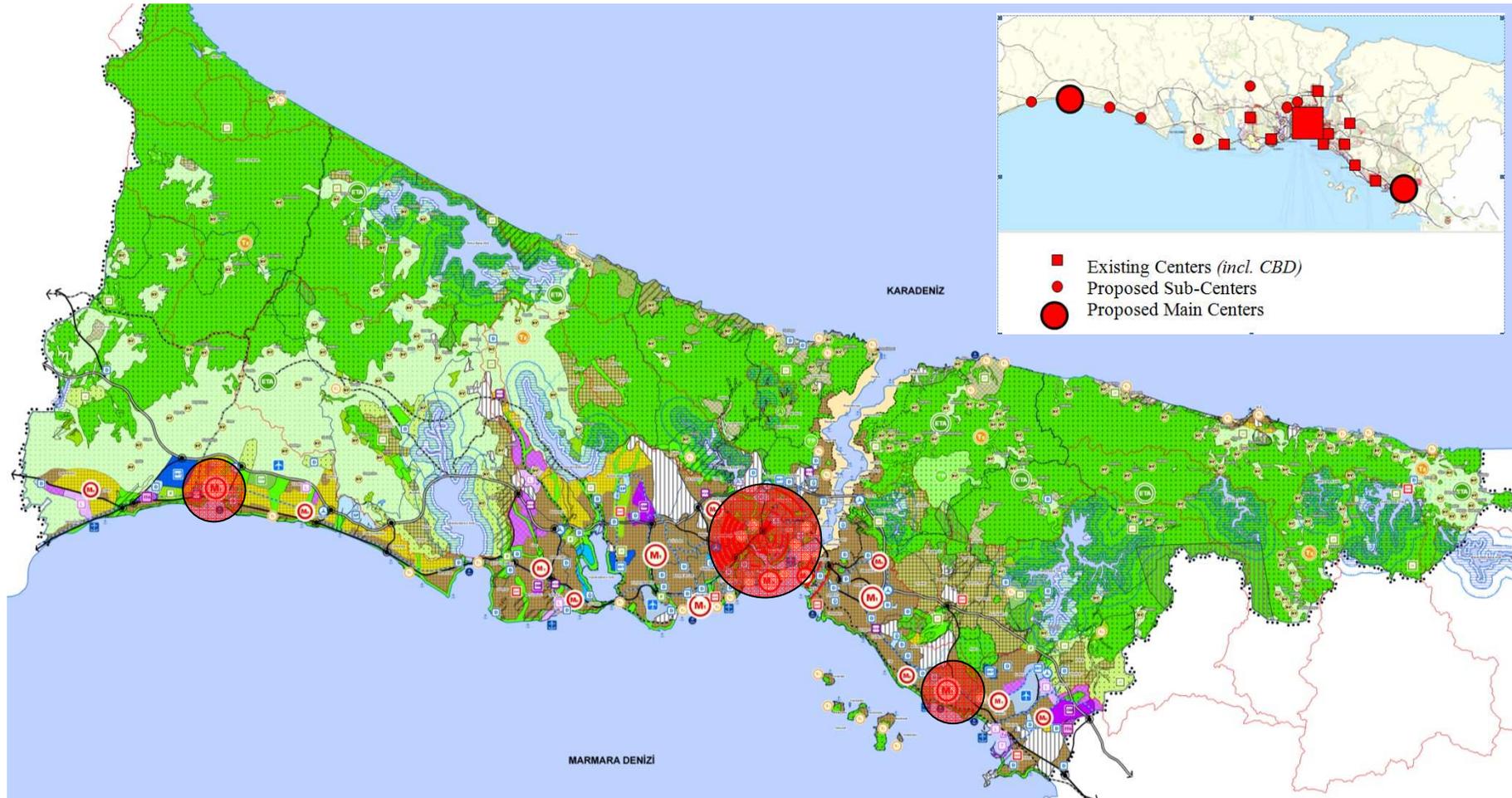
The Place and Importance of the Kartal Sub-Center District in Terms of Planning

There are basic issues for debate on a number of points:

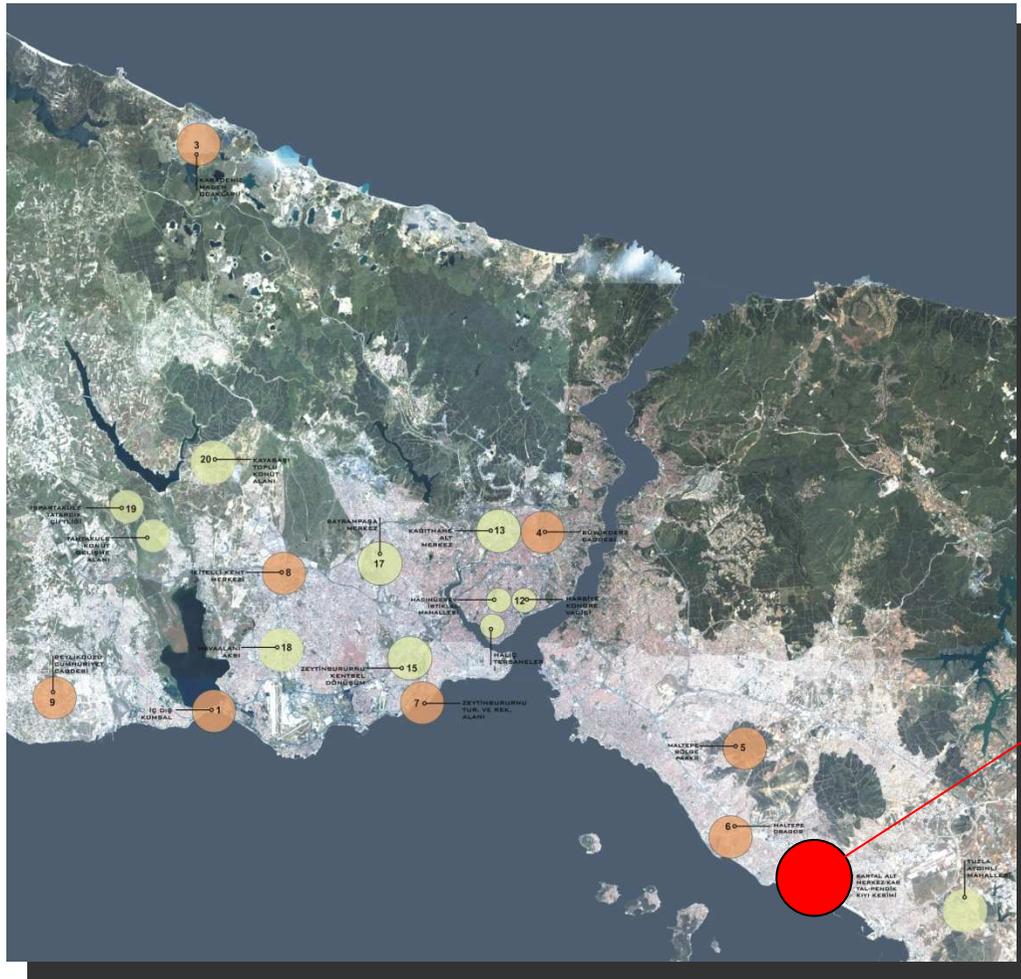
- One of the functions of the **Central Business District** with the Istanbul Metropolitan area is the acceptance of the **Kartal region** on the Anatolian side of Istanbul.
- The wish to **relocate the existing industry** in Kartal.
- The measures to be adopted involving **employment** for the industry that is to be relocated.
- The **transformation** of the existing **residential** fabric in the region in view of the new central settlement area.

Istanbul Metropolitan Plan, 2009

Proposed Polycentric Urban System in the Metropolitan Area



Urban Design Competitions



Kartal Sub-Center
Urban Design
Competition

Zaha Hadid's concept project on Kartal Urban Transformation

Within this upper scale plan the **Metropolitan Municipality considered** a concept project in transforming this area and invited through written invitations foreign **"star" architects** to a project competition for the approximately **500 hectares area**.

International / Invited

Massimiliano Fuksas, Italian architect,

Kisho Kurokawa, Japanese architect

Zaha Hadid, Iraqi-British architect



Within this framework, among those invited, Zaha Hadid's Kartal Sub Center Project Area Studies came in first to be evaluated.

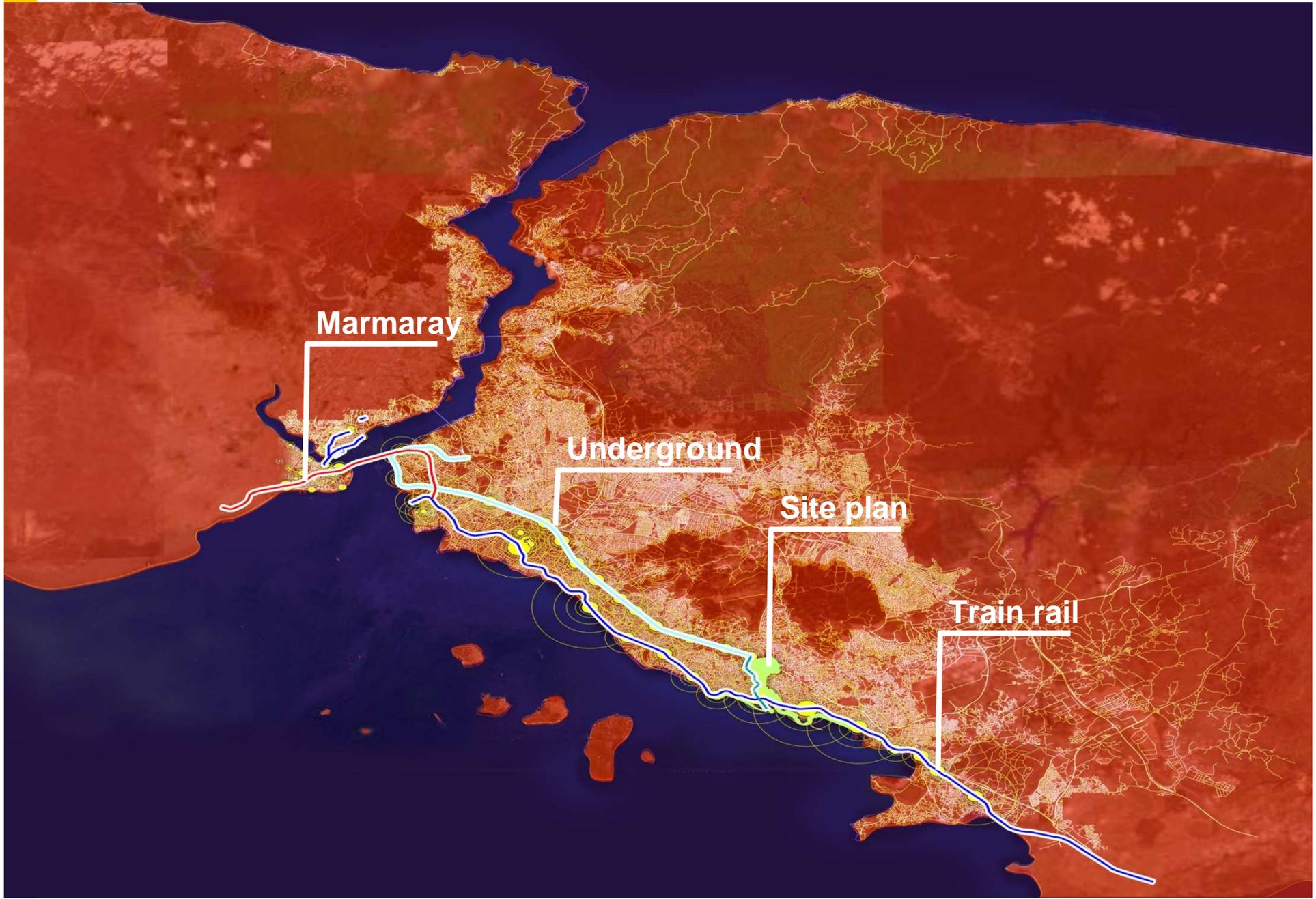
Discussion on

- **Invitation process,**
- **Star architects,**
- **Political Decisions,**
- **Social Issues,**
- **Public Participation**
- .

Metropolitan network



Public transportation





~ 500 hectares area.

Kartal Urban Design Project

Site View



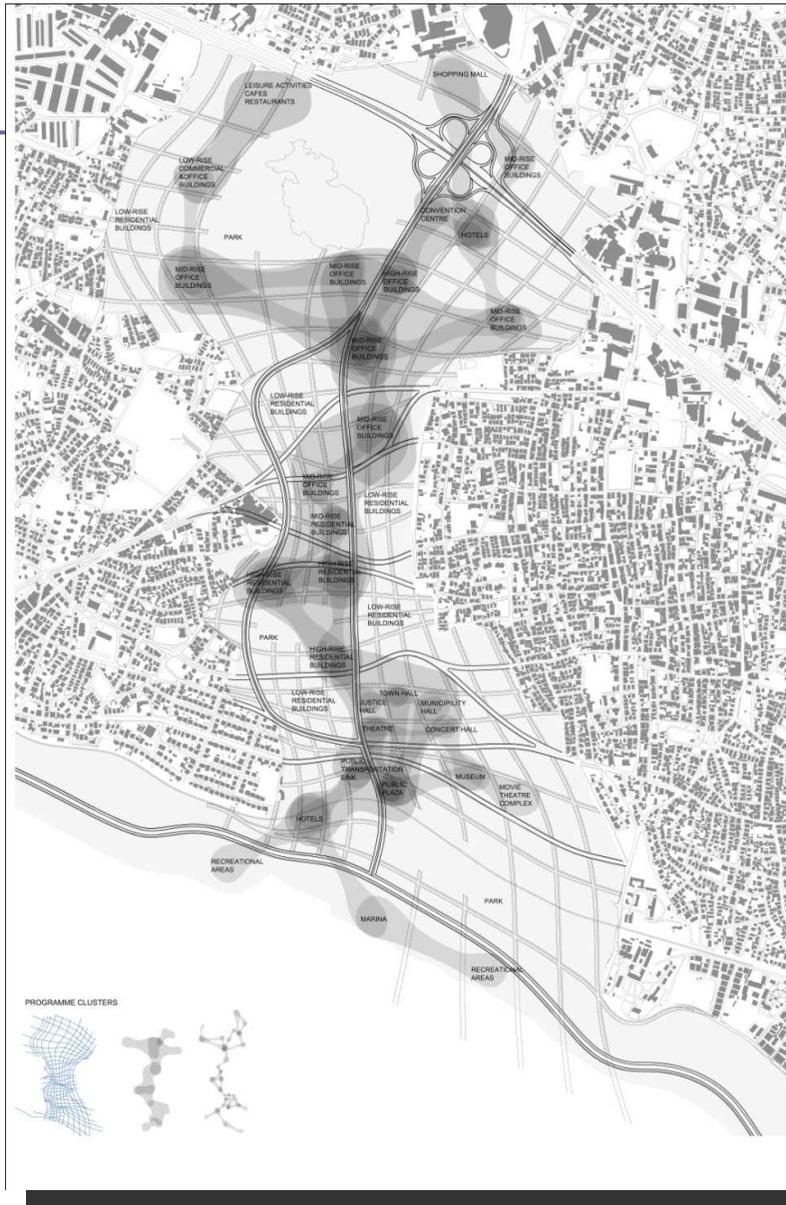
18-20 May 2011, SANAA Building, Zollverein, Essen



REAL CORP 2011



"Fluid Grid" System

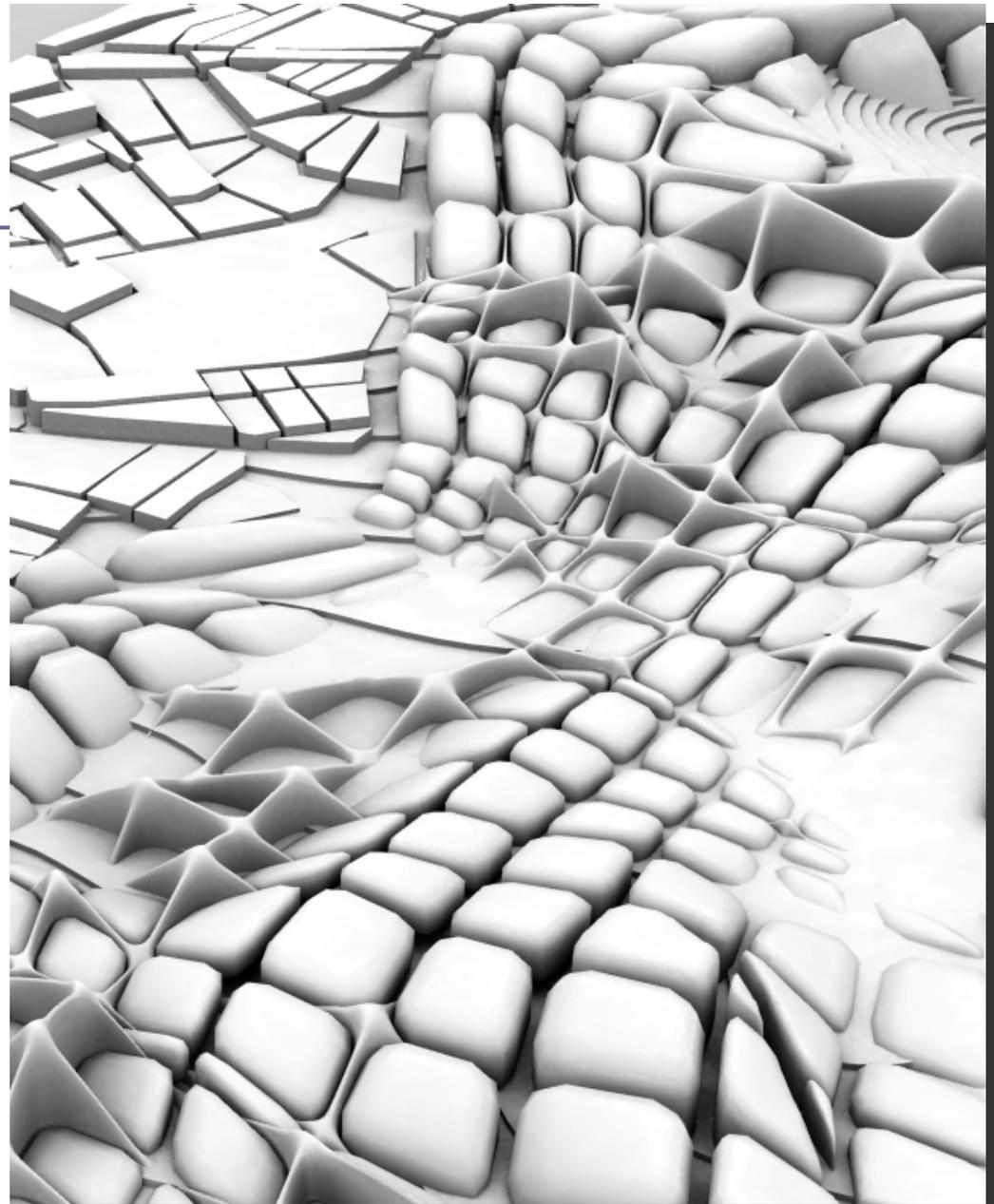
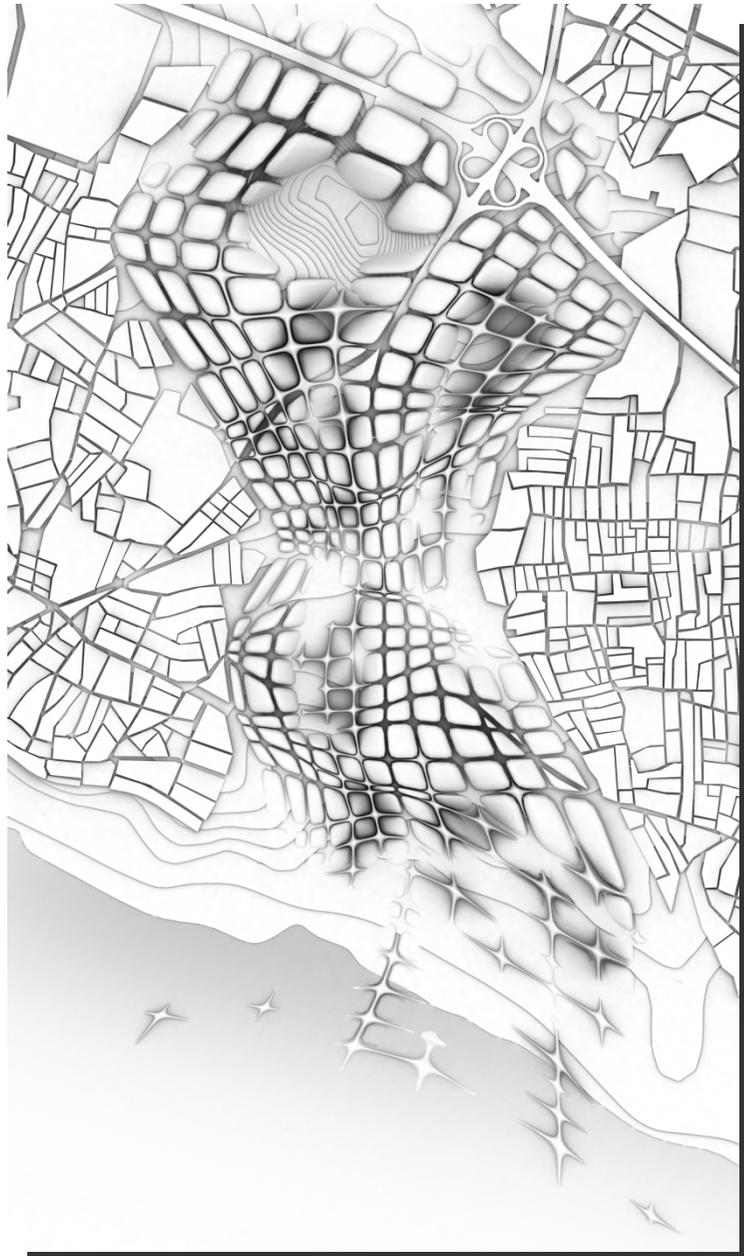


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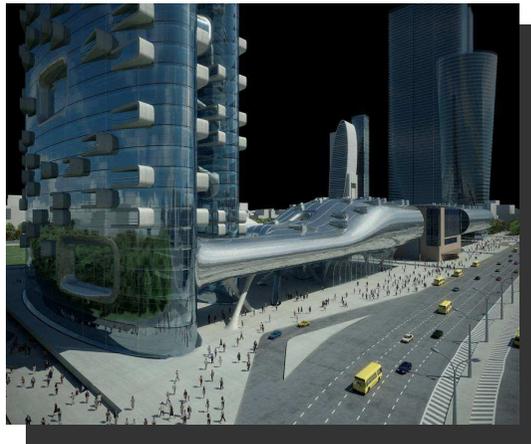
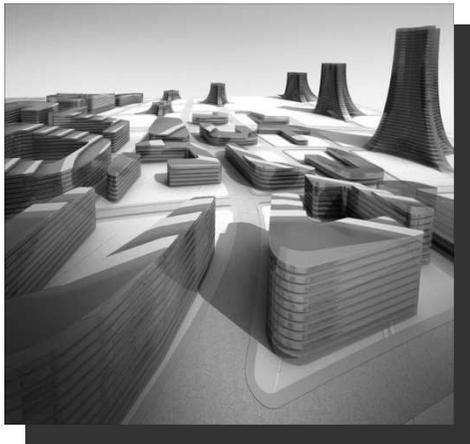


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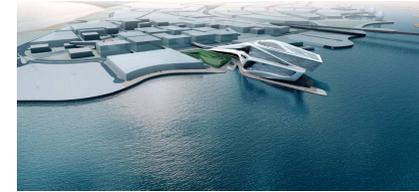


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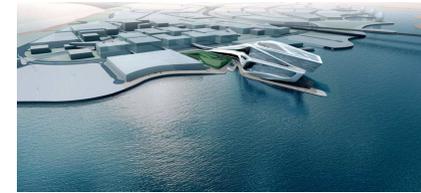




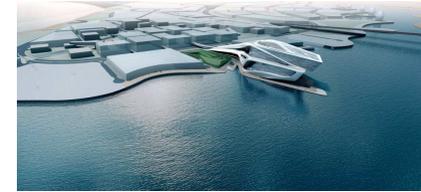
Challenges & Conclusion



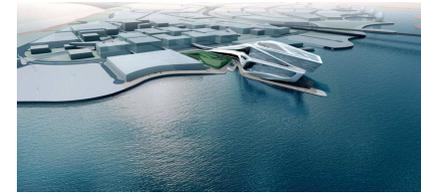
- The **basic principles** and **approaches** in the decision to form the Kartal Sub-Center is in compliance with the basic provisions specified in the 1/100.000 scaled Metropolitan Plan;
- Within this framework, decisions on supporting the **Polycentric Urban System** development of Istanbul can be seen.
- Concept project work on forming **sub-centers** were obtained from internationally invited “**star**” architects for an urban design competition.



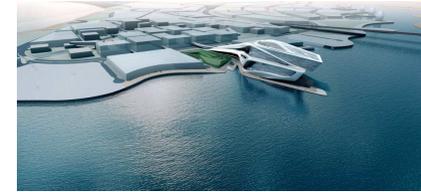
- First place in the competition with principles and approaches **dominated by political views** was Zaha Hadid's project.
- In the building blocks that will undertake central area **functions**, the **property owners** and **investors** were encouraged to increase the **building density** and equipped with plan notes of this kind.



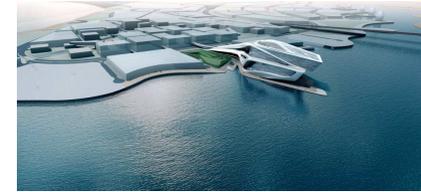
- In particular, with the **mixed urban function (mixed use)** approach is a structure that encourages development for property owners and investors in line with the principles of the upper plan.
- Considered as **more flexible than traditional planning approaches** and suitable to current conditions and in accordance with contemporary land use plan techniques.



- ... with its CBD function encourages development coefficients with **socio-cultural structures** that is flexible and considers equivalence value but does **not take into consideration the ownership** design at the ground level.



- In an area of approximately 500 hectares in which an **existing** and **active industry** is present one of the most important contemporary planning approaches is that evaluating the “**employment**” and “**value added**” structure is **not adequately done**



- Kartal Sub-center Project is **not considered** together with the,

International Competition	(+ -)
National Policies	(+)
Urban Development Vision	(+)
Spatial Strategic Plan	(+ -)
Strategic Urban Project and	(-)
Implementation Program, Planning Tools	(-)



Thank you for your attention