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
The Old CBD
“Historical Peninsula”

The New CBD
“Zincirlikuyu – Maslak Corridor”
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** exits.
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

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

18-20 May 2011, SANAA Building, Zollverein, Essen
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
~ 500 hectares area.
Kartal Urban Design Project
Site View
“Fluid Grid” System
18-20 May 2011, SANAA Building, Zollverein, Essen
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,

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Thank you for your attention