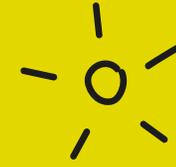
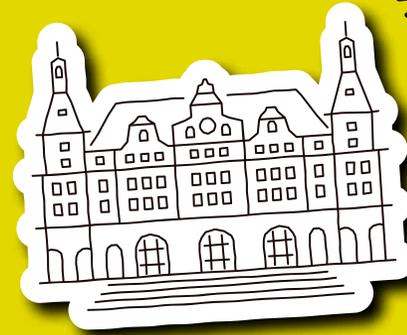
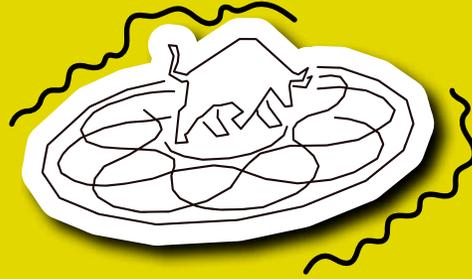
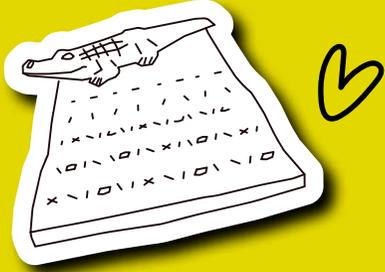


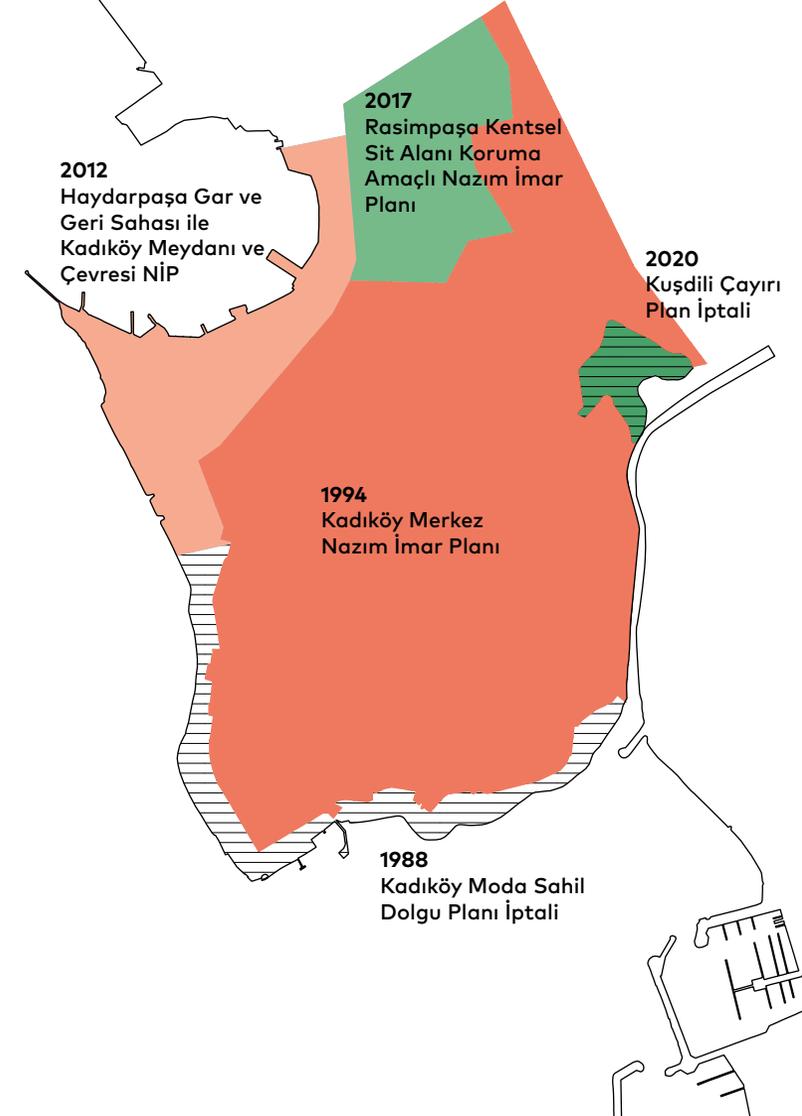
# Kadıköy Merkez

## Strategy Document & 1/5000 Conservative Zoning Plan



# Why did we do this?

- Updating zoning plans in accordance with today's conditions
- Making important transportation decisions
- Producing common solutions for current trends and needs and different spatial uses
- Lack of 1/1000 Implementation Plan
- Evaluating the effects of city-scale projects on the region
- Declaration the area of approximately 87 hectares, covering a part of Caferağa and Osmanağa Neighborhoods, as an Urban and 3rd Degree Archaeological Site.



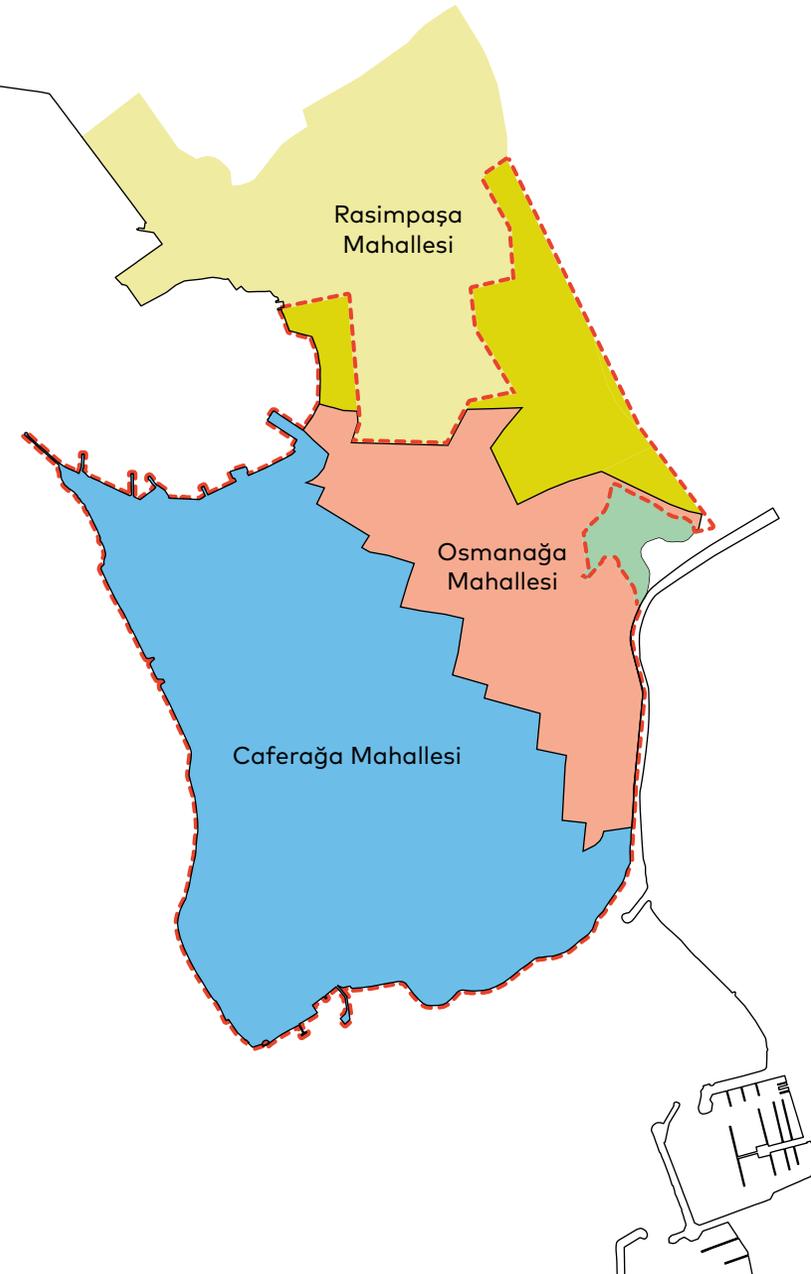
# Where did we do it?

All of **Caferağa** and **Osmanağa** Neighborhoods  
A part of **Rasimpaşa\*** District is within the plan boundaries.

**Population:** 41.747

**Area:** 194 hectares

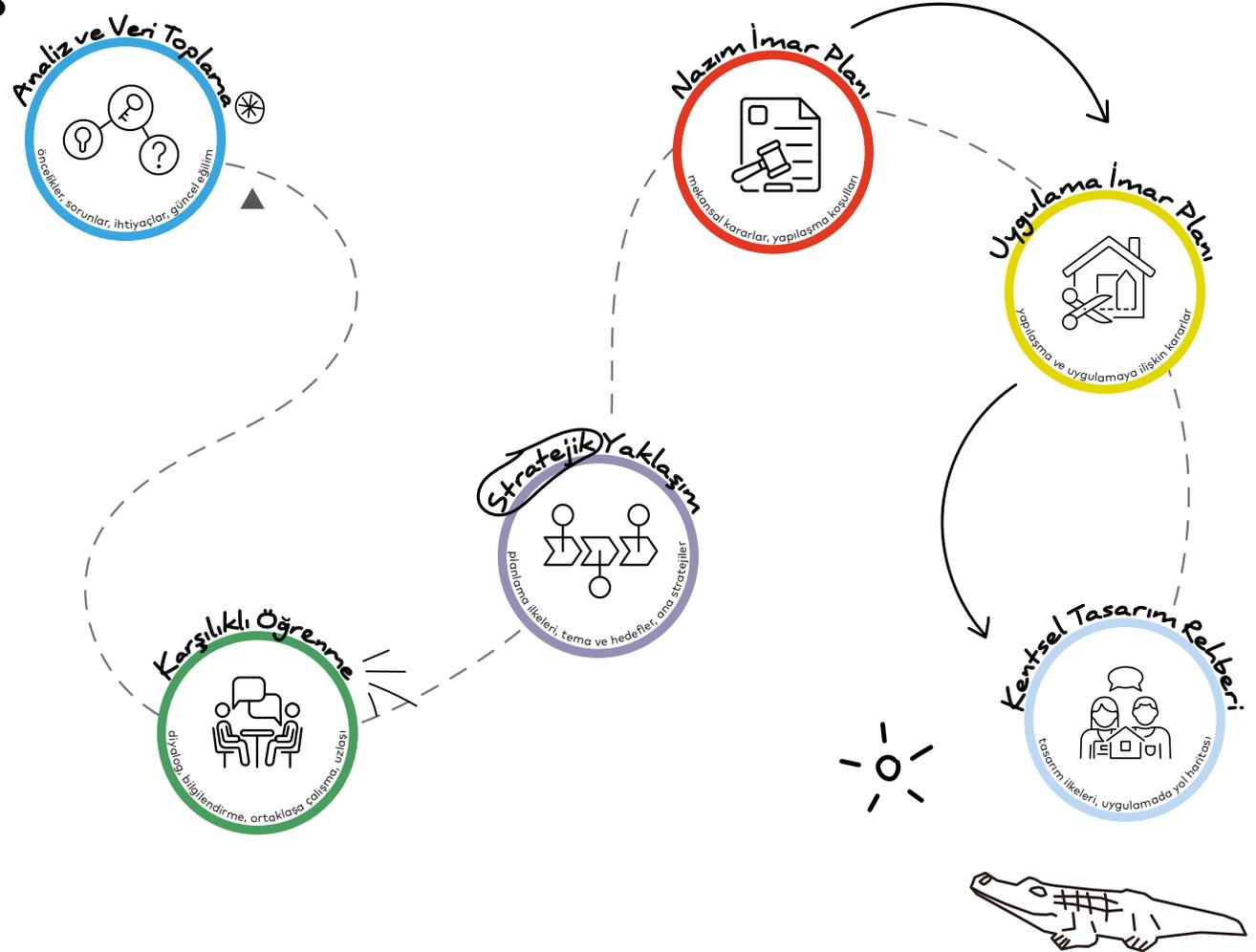
2017 Rasimpaşa Conservation Zoning Plan; It is not included in the study area boundaries



# What have we done?

Work on the Strategy Document and Conservation Zoning Plan in Kadıköy Center started in April 2022.

In this process, it is aimed to protect the urban fabric, innovative planning, respond to the needs of the public and produce common solutions.



\* analiz çalışmalarının başlaması

NİSAN

MAYIS

HAZİRAN

plan çalışmalarının duyurulması

iletişim ofisinin açılması



TEMMUZ

AĞUSTOS

EYLÜL

+ sentez çalışmalarını  
+ stratejik yaklaşımlar  
+ temalar

halk toplantısı

EKİM

KASIM

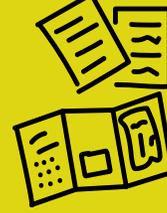
ARALIK

+ tematik araştırmalar  
+ ortak çalışma

taslak planın oluşturulması

OCAK +

ŞUBAT



+ NİSAN

ARALIK

+ atölye  
+ yürüyüş  
+ çalıştay

halk toplantısı

MART



HAZIRLIK +  
ANALİZ

Kurum Görüşlerinin Alınması\*  
Verilerin Toplanması\*  
İlk Toplantılar  
Kilit Paydaşlarla Toplantılar  
Web Sitesi Hazırlıkları  
Arşiv ve Araştırmalar

SENTEZ

Analiz çalışmalarının Tamamlanması  
Mekansal İşaretleme Uygulaması  
Saha Etkinlikleri  
Muhtar Görüşmeleri  
Tematik Etkinlikler  
Birebir Görüşmeler

Anket Çalışması  
Odak Grup Toplantıları  
Kamu Paydaş Toplantıları  
Sivil Toplum Bileşenleri  
Küçük Esnaf  
Esnaf Dernekleri

PLAN +  
STRATEJİ BELGESİ

Karar Oluşturma Etkinlikleri ve Atölyeler  
Katılım Raporunun Oluşturulması  
Plan Taslağına Dair Geri Dönüşler  
Katılım Sürecinin Değerlendirilmesi  
Nazım İmar Planının ve Raporunun Oluşturulması  
Strateji Belgesinin Yayınlanması

**Participation &**

**Kadıköy Merkez's  
Urban Agenda**

# How did we meet?

- 26** One-on-one meetings
- 18** Internal stakeholders
- 15** Interview
- 10** Focus group meetings
- 5** Academic interviews
- 4** Surveys



# How did we meet?

- 4** Professional chambers
- 2** Workshop
- 2** Public meeting
- 1** Panel
- 1** Communications office
- 1** Spatial marking application



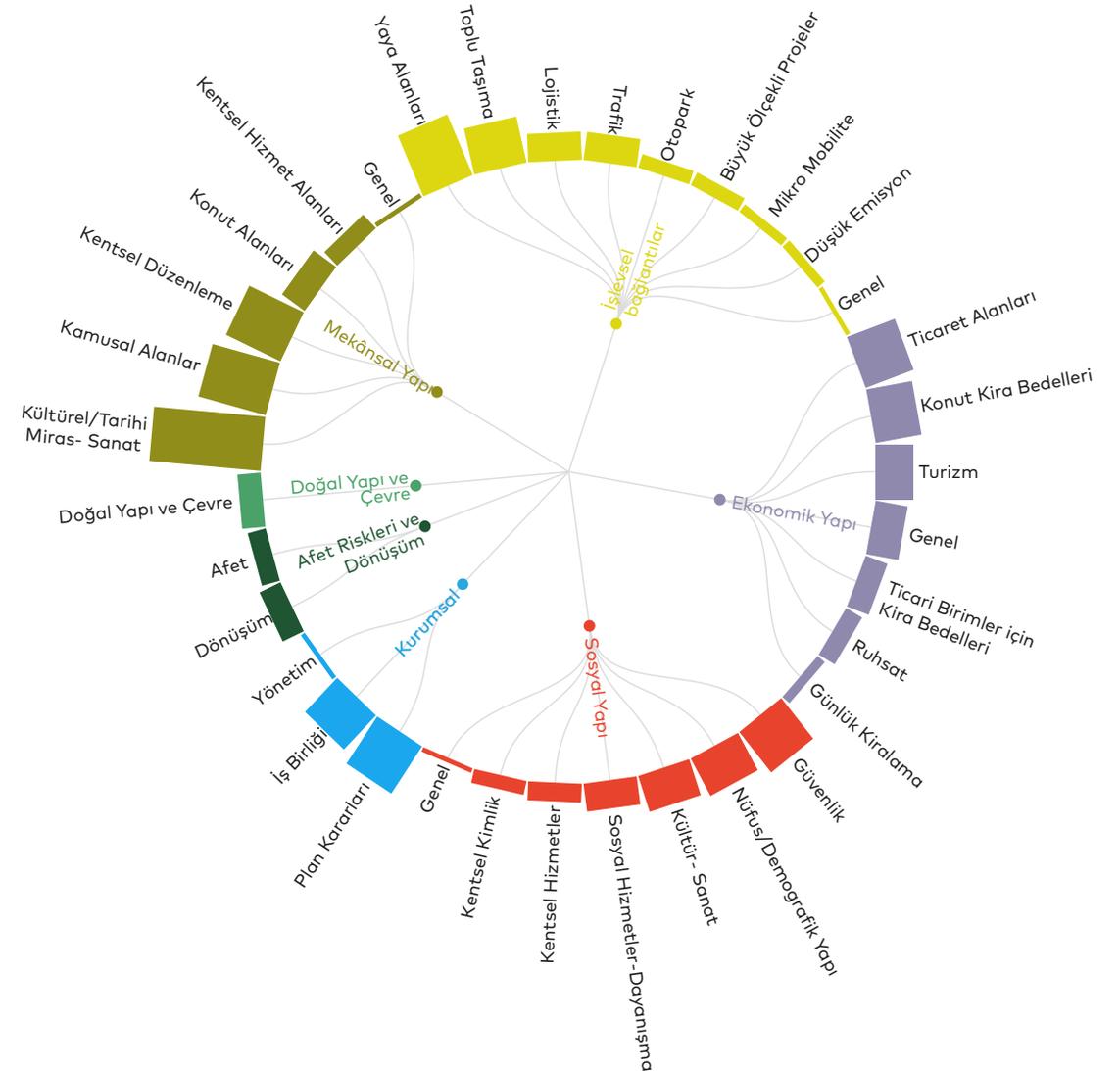
# What did you tell us?

Different issues and representative groups were discussed in the 89 meetings we held.

The agenda and problems of the city you told us about have emerged.

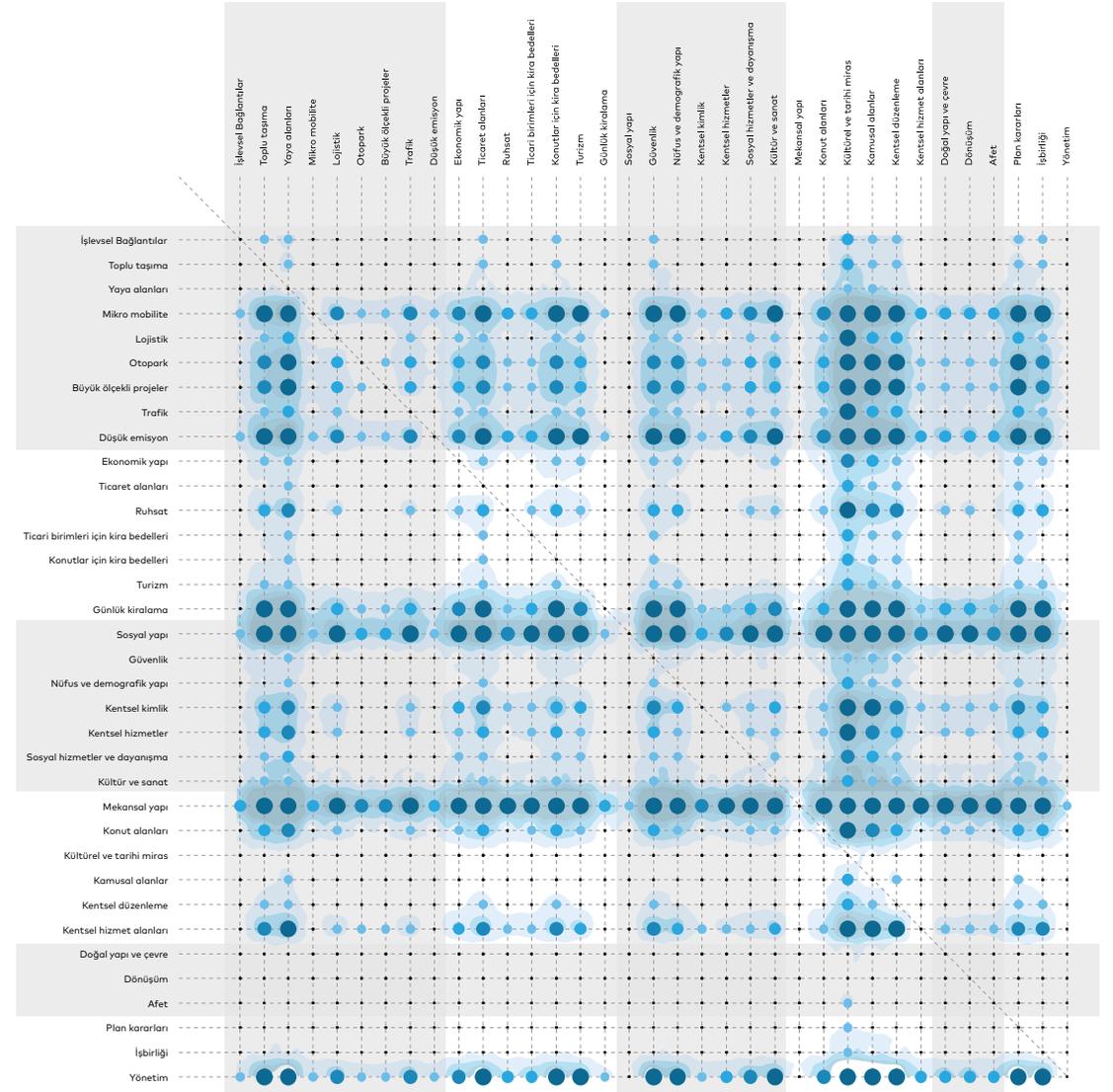
- Spatial situation
- Functional Transport Connections
- Economic situation
- Natural and Environment
- Disaster Risks and Transformation
- Corporate organization
- Social situation

We collected them under 7 main headings.



As a result of long-term practice, we took into account everything you told us.

**10 priority city agendas emerged.**



# Impacts of urban projects in and around the planning area

Major transportation decisions and urban mobility issues

Unbalanced development of commercial and residential areas

Failure to protect historical character areas

Protection of ecologically sensitive areas

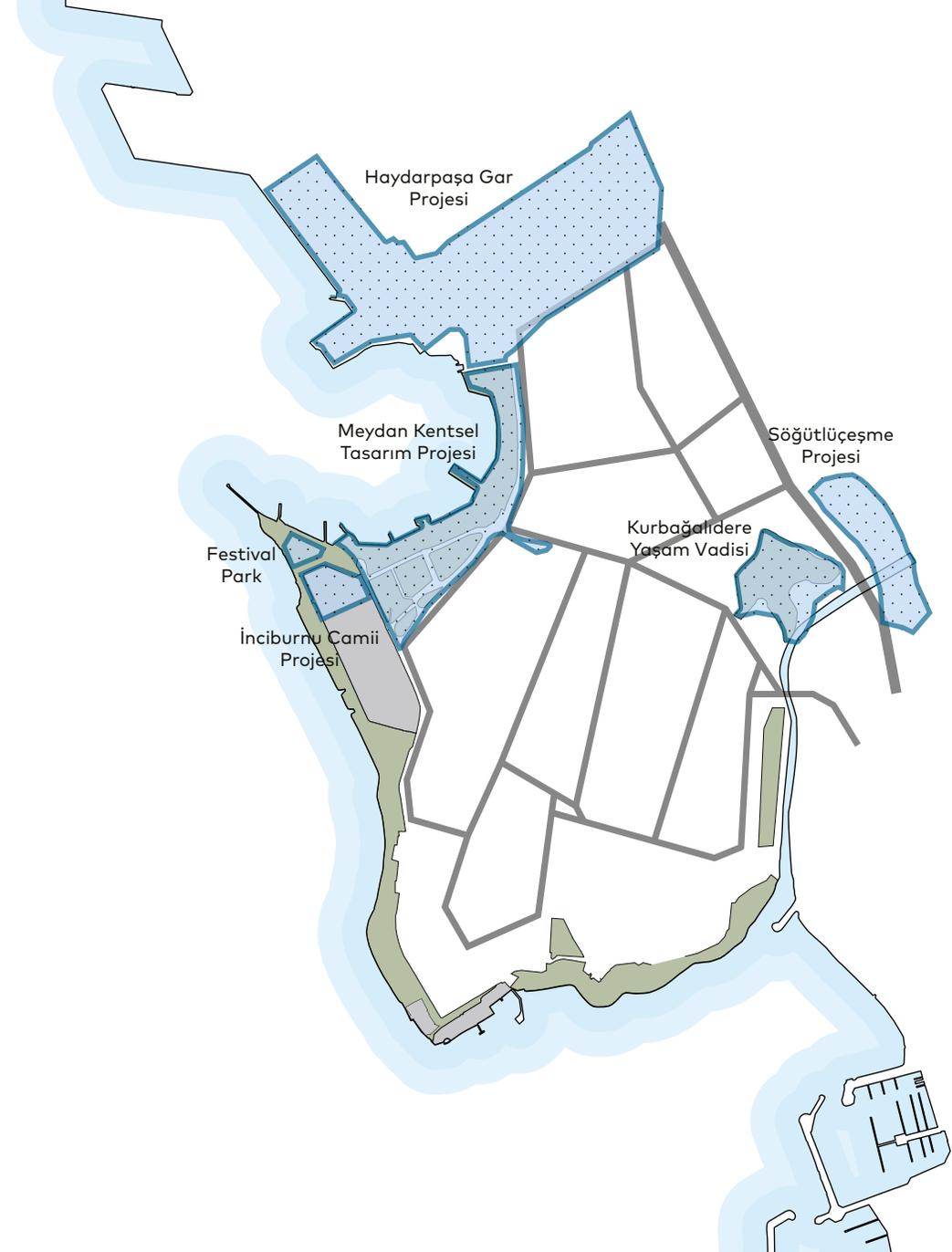
Increasing tourism demand

Sensitivity to disaster risks

Urban renewal and zoning problems

Housing problem and increase in land values

Lack of public space



Impacts of urban projects in and around the planning area

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Impacts of urban projects in and around the planning area

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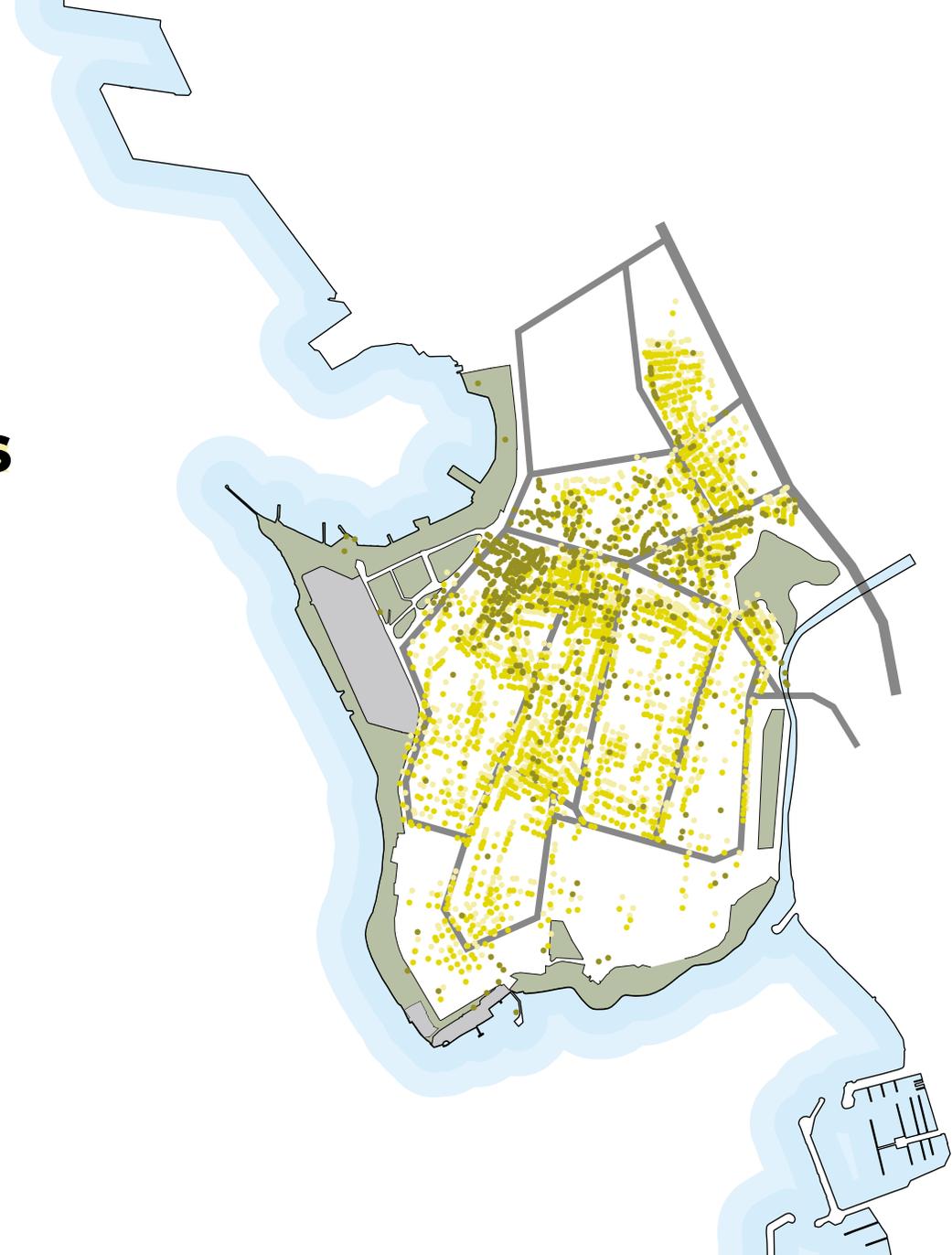
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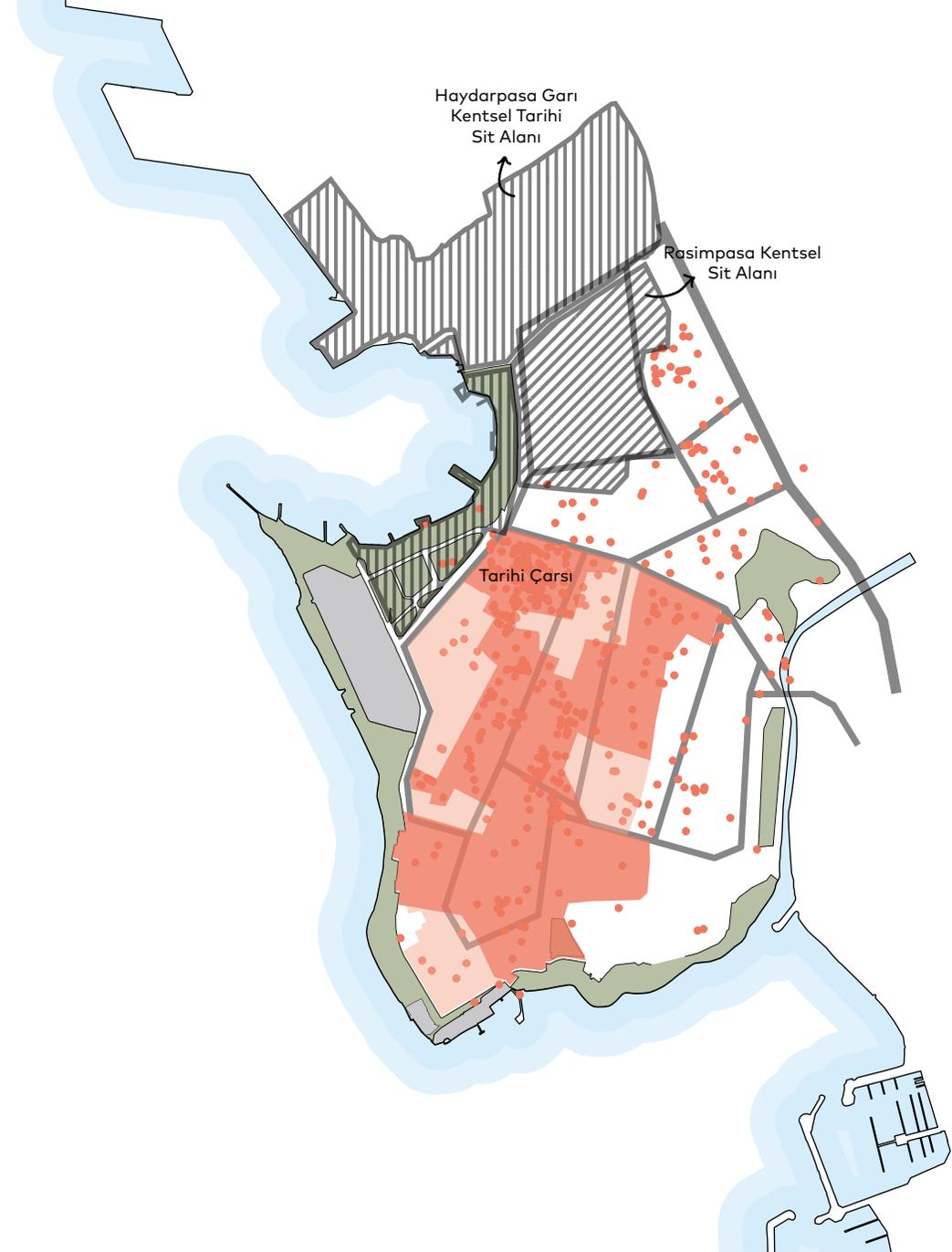
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Impacts of urban projects in and around the planning area

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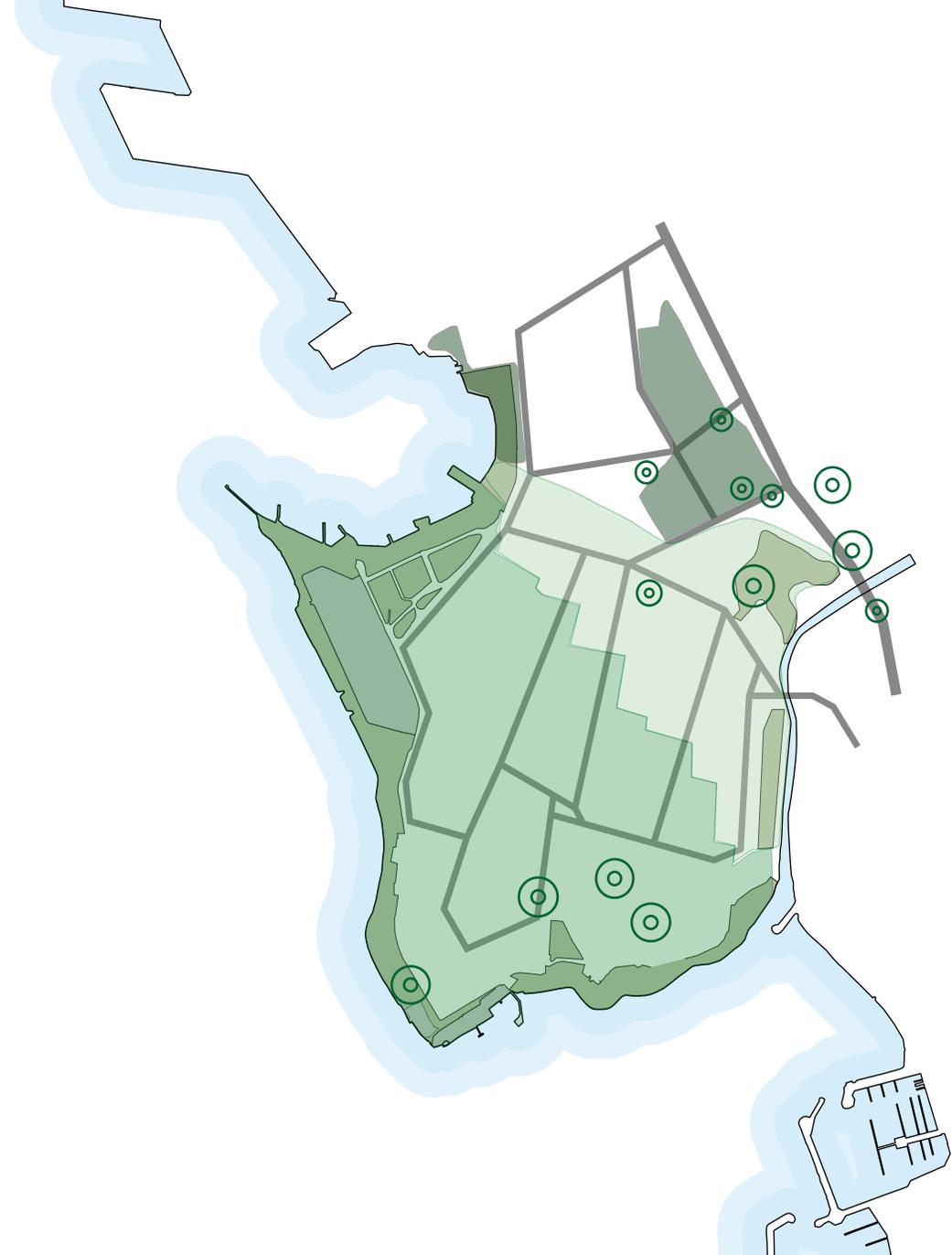
Increasing tourism demand

## **Sensitivity to disaster risks**

Urban renewal and zoning problems

Housing problem and increase in land values

Lack of public space



Impacts of urban projects in and around the planning area

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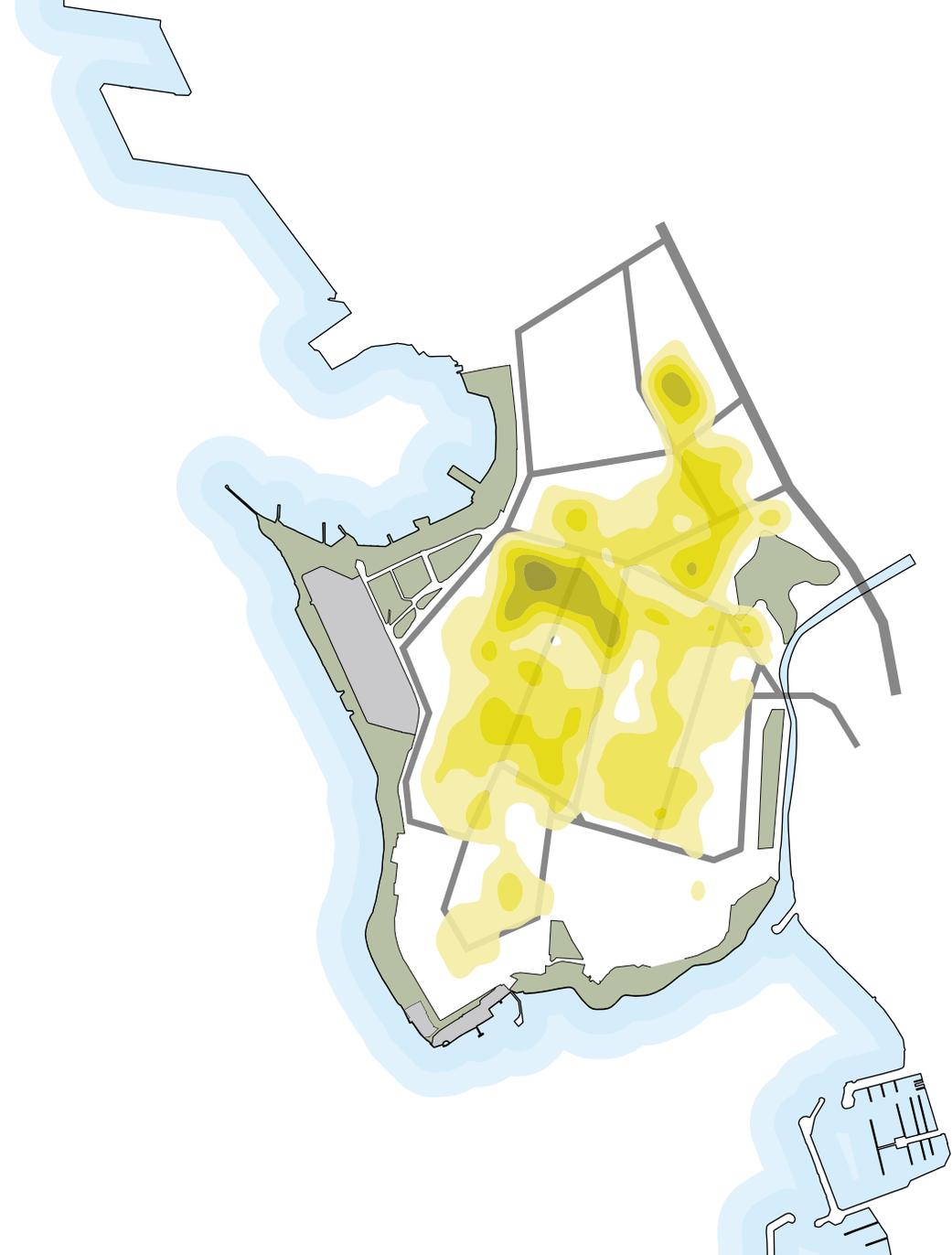
Increasing tourism demand

Sensitivity to disaster risks

## **Urban renewal and zoning problems**

Housing problem and increase in land values

Lack of public space



Impacts of urban projects in and around the planning area

Major transportation decisions and urban mobility issues

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## **Housing problem and increase in land values**

Lack of public space



Impacts of urban projects in and around the planning area

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Sensitivity to disaster risks

Urban renewal and zoning problems

Housing problem and increase in land values

## **Lack of public space**



**Kadıköy Center is  
planning its future!**

The background features several overlapping, irregularly shaped polygons in various colors: orange, light blue, green, yellow, and purple. The shapes are layered, creating a sense of depth and movement. The text is positioned in the upper left quadrant, overlaid on the orange and light blue shapes.





# **We evaluated Kadıköy Center holistically!**

Commercial and residential areas and functionality in Kadıköy Center environmental plans adaptation and transport links were taken into account.

Kadıköy's attraction center identity was reconsidered to reduce the negative effects that occur the necessity of creating cultural policies specific to Istanbul was brought to the fore.



# **We increased the quality of life by supporting balanced urban development!**

Spatial decisions were taken to ensure the balance of residential and commercial areas in Kadıköy Center and to protect residential areas.

Public open spaces that support social life and improve the quality of life, squares, green areas and social service areas were created.



# **We have developed planning approaches that are sensitive to ecological areas!**

Approaches have been made to increase energy efficiency to reduce the urban heat island effect and reduce carbon emissions.

Climate-compatible strategic and spatial decisions were taken to establish a waste collection system and provide access to healthy and cheap food.



# **We prioritized sustainable and innovative transportation systems!**

Transportation decisions were taken to reduce the use of private vehicles and increase the integration of public transportation networks.

Transportation decisions were made regarding bicycle and micromobility elements, prioritizing pedestrian comfort and safety.



# **We increased the resilience of the city and infrastructure against disaster risks!**

Planning decisions were taken to ensure that the center has a more durable infrastructure in terms of disaster risks.

Decisions were made regarding earthquake preparedness and survival, evacuation and cooperation.



# **We took local dynamics into account through an inclusive and democratic process!**

A management framework covering all stakeholders was created in Kadıköy Center to strengthen local solidarity and civil society.

Strategic decisions were taken to improve the inspection and incentives mechanisms to ensure effective management of trade areas.



# **We protected the cultural heritage and ensured its development!**

Plan decisions were produced that preserve the quality of the trade center with its unique businesses and local actors and support the sectors clustered in the region.

Innovative approaches were produced that preserve and protect Kadıköy's memory, cultural heritage and cultural identity.



# **We aimed for tourism development that respects local values!**

Determination of tourism regions and tourism enriched with local values  
Spatial and strategic decisions regarding policies were made.

Spatial decisions were made that took into account the people living in Kadıköy Center and balanced the negative effects of tourism.

# 5 theme

# 11 sub-theme

# 67 strategy



# A. Balanced & Dynamic Kadıköy Economy

- A1. Creating and maintaining the original business inventory
- A2. Preservation of traditional streets
- A3. Keeping the Historical Bazaar alive through cooperation and solidarity networks
- A4. Providing rehabilitation of technology and electronics intensive areas
- A5. Meeting the spatial needs of the clothing and textile industry
- A6. Ensuring balanced distribution of food and services
- A7. Ensuring harmony of bars and entertainment venues with their surroundings
- A8. Creating fair public co-working spaces
- A9. Regulation of production-oriented economic structure
- A10. Determination of tourism regions
- A11. Making arrangements for daily rentals
- A12. Development of experience-oriented tourism understanding
- A13. Increasing interaction with the centers of Istanbul
- A14. Increasing public spaces where local values are shared with visitors



# B. Kadıköy with Fair Solutions

- B1.** Preparation of Kadıköy Central Urban Design Guide
- B2.** Registration of cultural heritage structures determined within the Kadıköy Center area
- B3.** Preservation of Kadıköy Center urban fabric
- B4.** Preservation of residential areas in Kadıköy
- B5.** Registration of contemporary works of art and preparation of informative signs about the works
- B6.** Conducting detailed research on the ancient city of Khalkedon and developing the control mechanism in construction activities
- B7.** Conducting studies on the on-site exhibition of archaeological heritage
- B8.** Creating participatory economic models for restoration, strengthening and functionalization
- B9.** Carrying out information and cooperation activities for the protection of protected areas and structures
- B10.** Identifying places of fear, conducting workshops and field awareness studies on solutions

## GÜNDELİK YAŞAM

## KÜLTÜR ve SANAT

- B11.** Implementation of projects that prioritize safety for everyone in public spaces
- B12.** Opening of a children's activity center and nursery that appeals to children of all ages in Kadıköy Center
- B13.** Providing active aging practices by opening the Elderly Day Care Center and Aging Institute
- B14.** Creating common study and accommodation areas for students
- B15.** Opening a center where disadvantaged groups can receive legal consultancy and psychological support
- B16.** Ensuring the balanced development of Kadıköy Center as an important cultural attraction center
- B17.** Increasing the visibility of Kadıköy's cultural and artistic institutions
- B18.** Creating routes to experience cultural centers
- B19.** Creation of common areas for culture and arts producers
- B20.** Supporting cultural and arts institutions and developing participatory mechanisms

# C. Environmentally Conscious Kadıköy

- DISASTER and RISKS**
- C1.** Establishment of the "Building Control System"
  - C2.** Carrying out a prioritization study for buildings that are in poor condition in terms of building stock
  - C3.** Strengthening disaster collection and shelter areas and keeping evacuation corridors open
  - C4.** Establishing a Disaster Coordination Platform at the neighborhood level
  - C5.** Creating a green belt with trees that can withstand the tsunami effect in coastal areas
  - C6.** Determination of tsunami evacuation lines from the coast to inland areas
  - C7.** Development of green infrastructure against flood risks

- CLIMATE CHANGE**
- C8.** Reducing the urban heat island effect and creating a green area setup in Kadıköy
  - C9.** Development of sustainable water use and water recovery network
  - C10.** Development of solar energy applications in public areas with appropriate roof size
  - C11.** Development of renewable energy and savings applications in new urban renewal projects
  - C12.** Designing the waste management process for separating waste at its source and recycling and reusing it
  - C13.** Ensuring access to healthy and cheap food through nature-compatible food policies that reduce the effects of the climate crisis

# D. High Quality of Life in Kadıköy

- D1.** Development of upper-scale Rail System network
- D2.** Development of sea lines transportation network
- D3.** Development of sustainable practices in public transportation vehicles with rubber tires
- D4.** Organizing logistics mobility management
- D5.** Increasing pedestrian priority areas
- D6.** Determining general rules by increasing the use of bicycles and micro mobility elements
- D7.** Declaring a low emission application area
- D8.** Increasing existing capacity efficiency by reducing parking supply
- D9.** Limiting the on-road parking capacity and parking permit studies for neighborhood residents

## LIVING AREAS

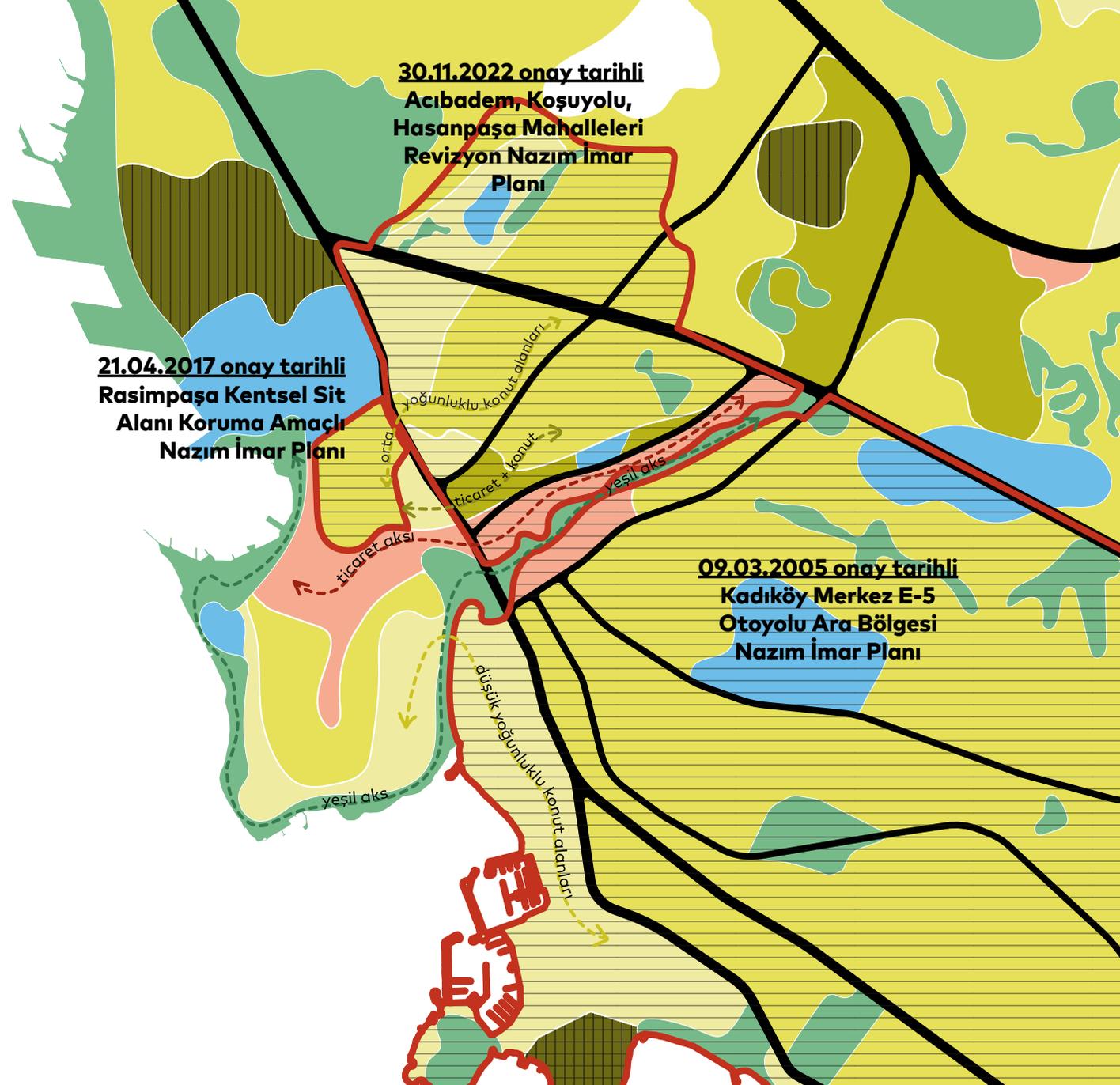
- D10.** Determination of unique spatial decisions
- D11.** Supporting alternative building renovation models that do not disrupt the historical original texture
- D12.** Protection of biosphere rights in building blocks
- D13.** Development of public open spaces and squares system
- D14.** Increasing the interaction of urban green areas
- D15.** Strengthening social living spaces by creating public service areas

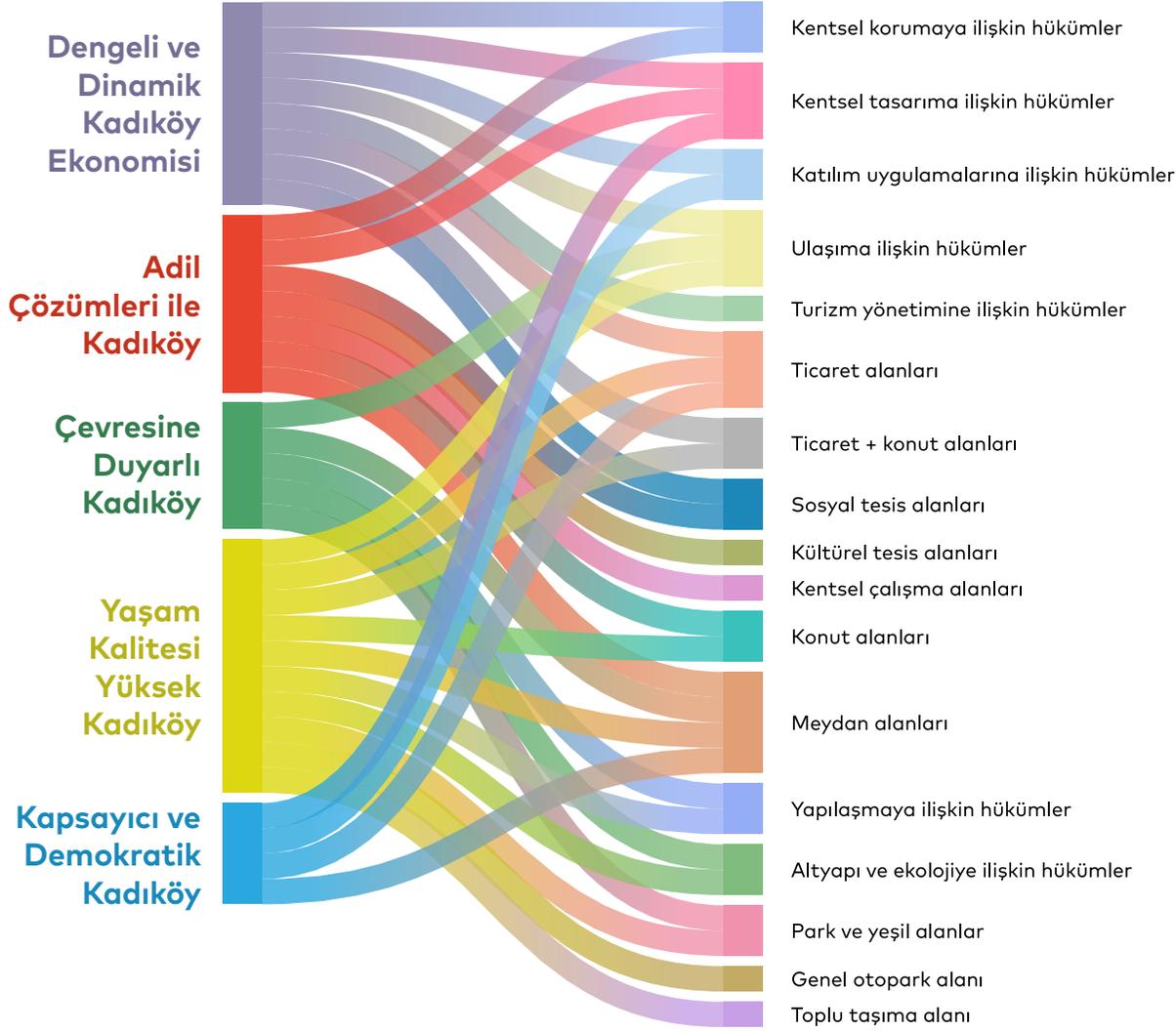
# E. Kapsayıcı ve Demokratik Kadıköy

- E1.** Establishing an inclusive management structure in Kadıköy Center
- E2.** Ensuring coordination in governance and monitoring of urban scale projects
- E3.** Creating a "Memorandum of Understanding" to improve the quality of life in Kadıköy
- E4.** Development of tally systems in the licensing processes of businesses
- E5.** Establishing an inclusive management structure in Kadıköy Center



- It was harmonized with the housing density values of other plans.
- The conservation principles of the Rasimpaşa Conservation Master Development Plan were observed.
- In line with the existing trade axes, Söğütlüçeşme Street and Kuşdili Street were planned as trade lines and the traditional bazaar was highlighted as a commercial center.
- A new green axis was created for urban residents with Kurbağlıdere Life Valley.
- In order to create "Central Transition Residential Sub-Zones" between residential areas and commercial areas, Residential + Commercial areas were created, which will serve as buffer zones.





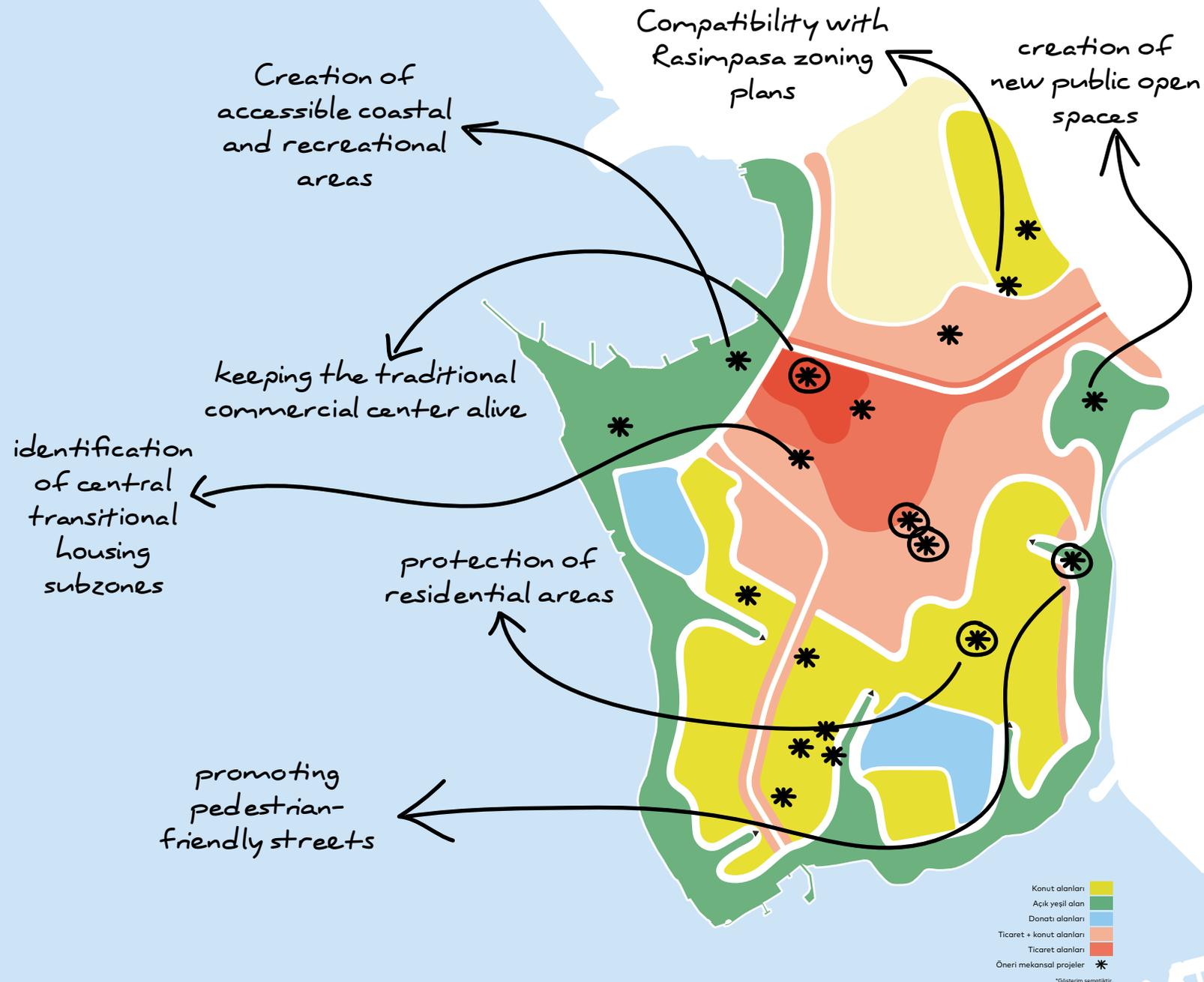
47 out of 67 strategic decisions directly influencing the Conservation Zoning Plan.

Decisions were developed to reduce the use of **private vehicles** and increase the capacity of **public transportation** networks.

An approach was adopted in which the character of the trade center with its **unique businesses and local actors** was preserved.

Innovative approaches were produced that preserve and protect Kadıköy's **memory, cultural heritage and cultural identity**.

Decisions were made to increase energy efficiency to **reduce carbon emissions** and the **urban heat island effect**.

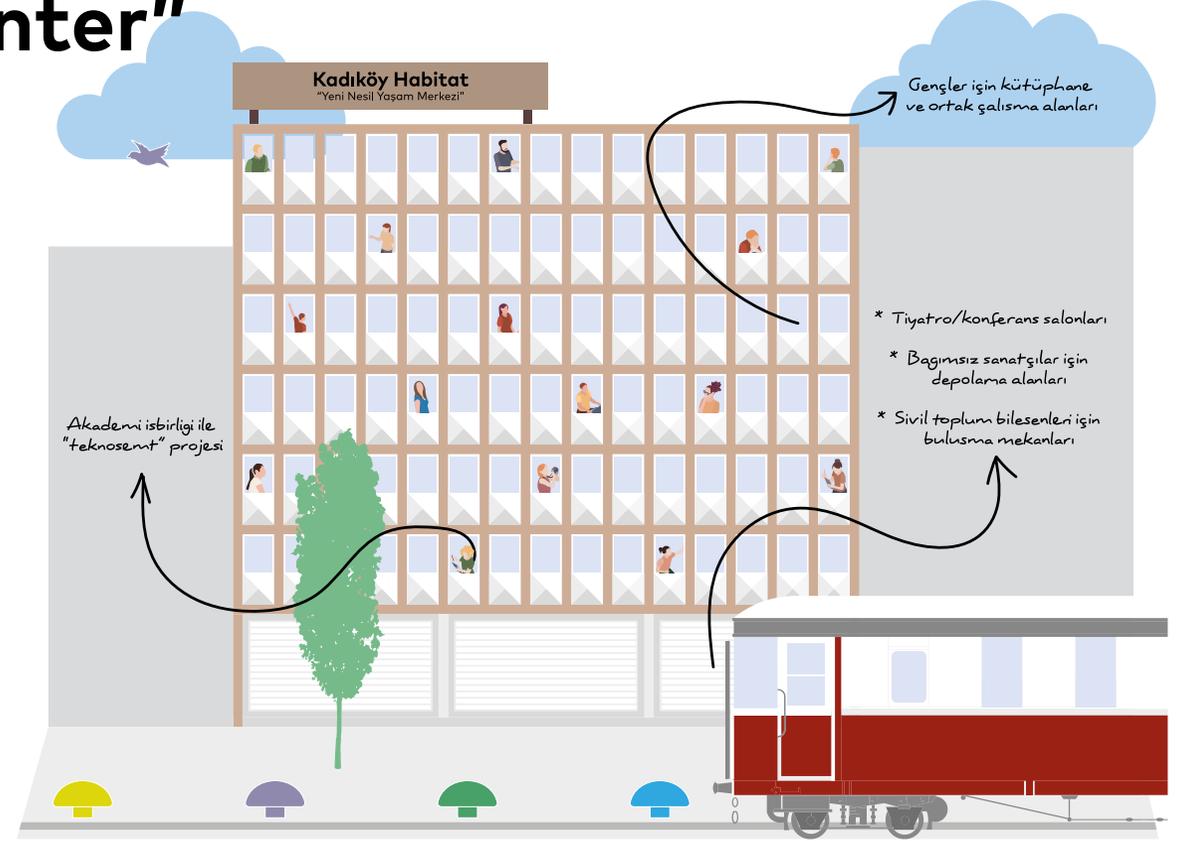


# Kadıköy Habitat

## "New Generation Living Center"

Priority will be given to the membership of young professionals under the age of 35 and with less than ten years of experience in this life center, which is aimed to have a "technocity" feature in cooperation with the academy.

It will contribute to equality of opportunity in business life. In addition, it is aimed to create a cafe, common working and production areas, a theater and conference stage, storage areas for independent artists, a library and a common space for non-governmental organizations.



# Kadıköy Central Children's Activity Center and Nursery

An activity center for children of all age groups will be opened in Kadıköy Center. It will contribute to the personal development of children. Female child care providers will have time for themselves.



# Elderly Care Day Home and "Institute on Aging"

A day care center and an Aging Institute will be opened where the elderly can spend time at certain periods and participate in social life.

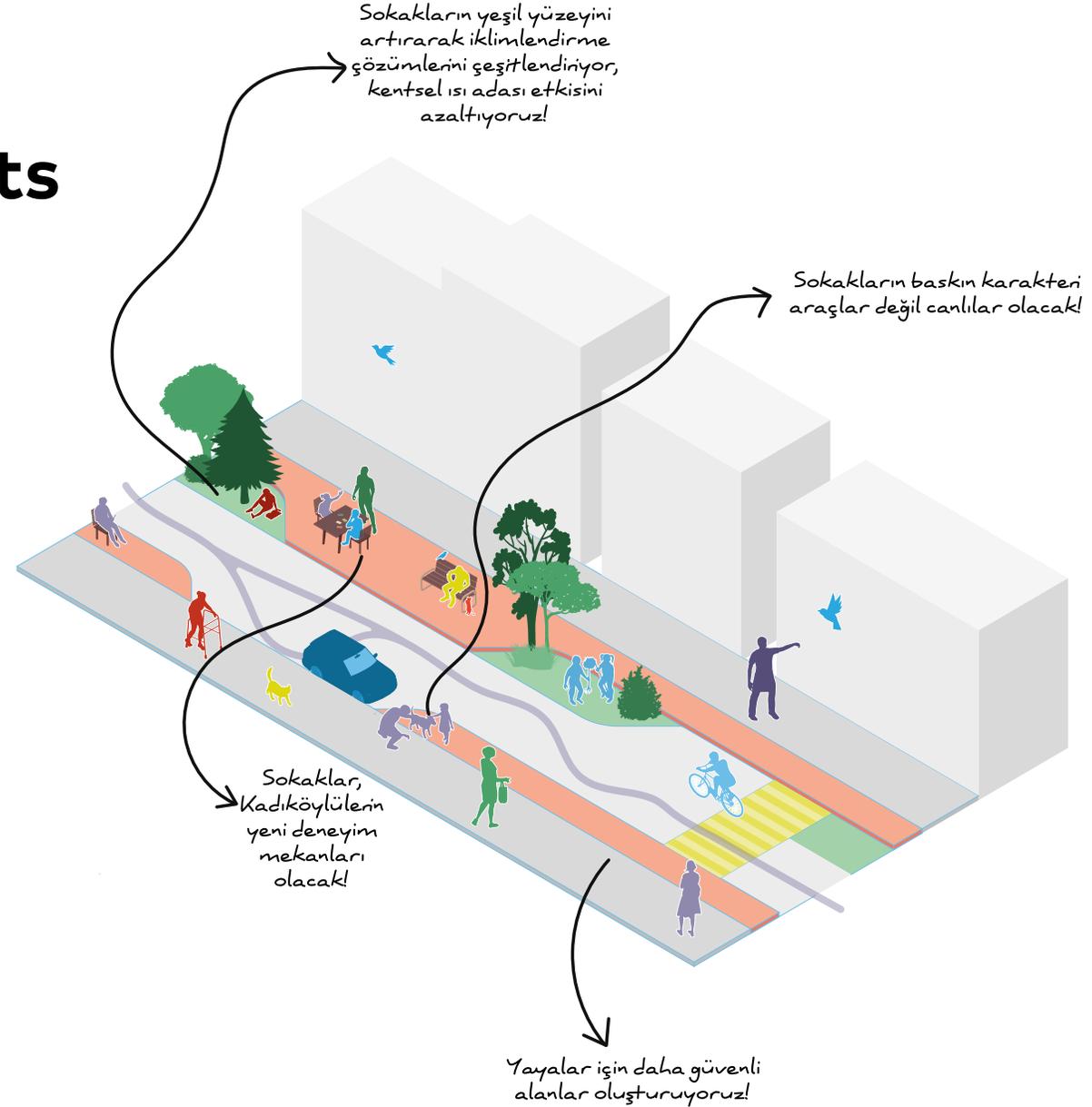


# Increasing the number of "Pedestrian Friendly" streets

It is aimed to reduce urban heat island effects by using landscape elements on pedestrian priority roads.

Rational use of landscape elements and practices that prioritize pedestrian safety, such as slowing down vehicles, will be included.

In other words, an integrated pedestrian circulation system will be developed in the area.



## "Co-working space" for students

A public common study area and library will be built where students can study and spend time.



## "Student Dormitory" project

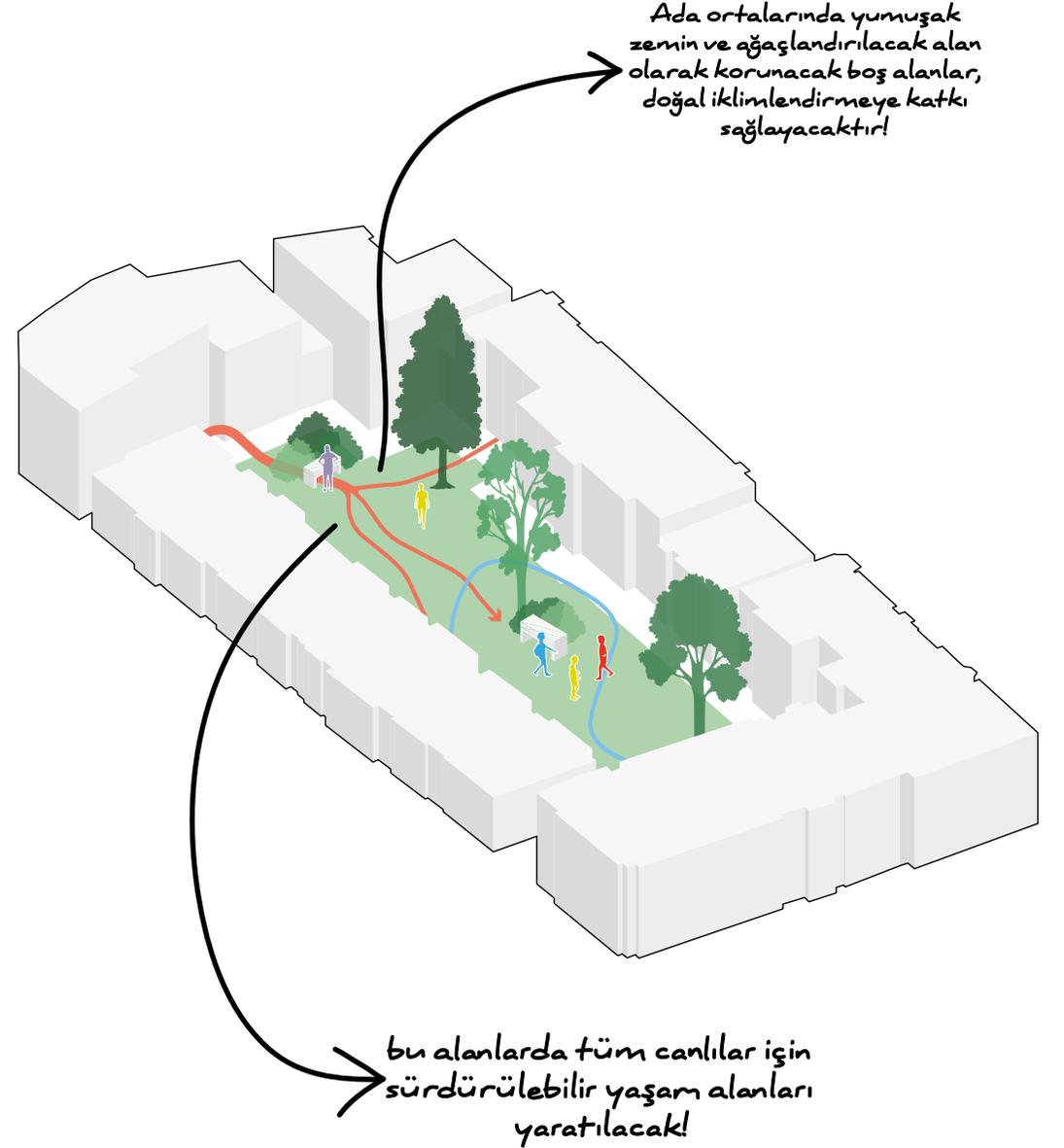
Kadıköy Center is a region frequently used by students due to its central location and appeals to young people in terms of lifestyle. For this reason, a dormitory building was proposed for Osmanağa Neighborhood.



# Protection of the "biosphere right" in residential areas

10% of the parcel area will be determined as a biosphere area and the underground and aboveground ecological surface (living surface) will be protected.

For Kadıköy Center, which has a courtyard texture, decisions were taken to protect the green surfaces within the island.



# Center for Counseling, Solidarity and Nonviolence

Safe spaces will be created for women and other disadvantaged groups in Kadıköy Center.

In this context, a center proposal has been made to provide legal consultancy and psychological support services.



# Civil Society Center and Monitoring Platform

It is aimed to strengthen the civil participation of local governments and projects and increase transparency with a center and Monitoring Platform established to ensure that the local community is organized in a more active and participatory manner and to encourage the cooperation and interaction of non-governmental organizations.

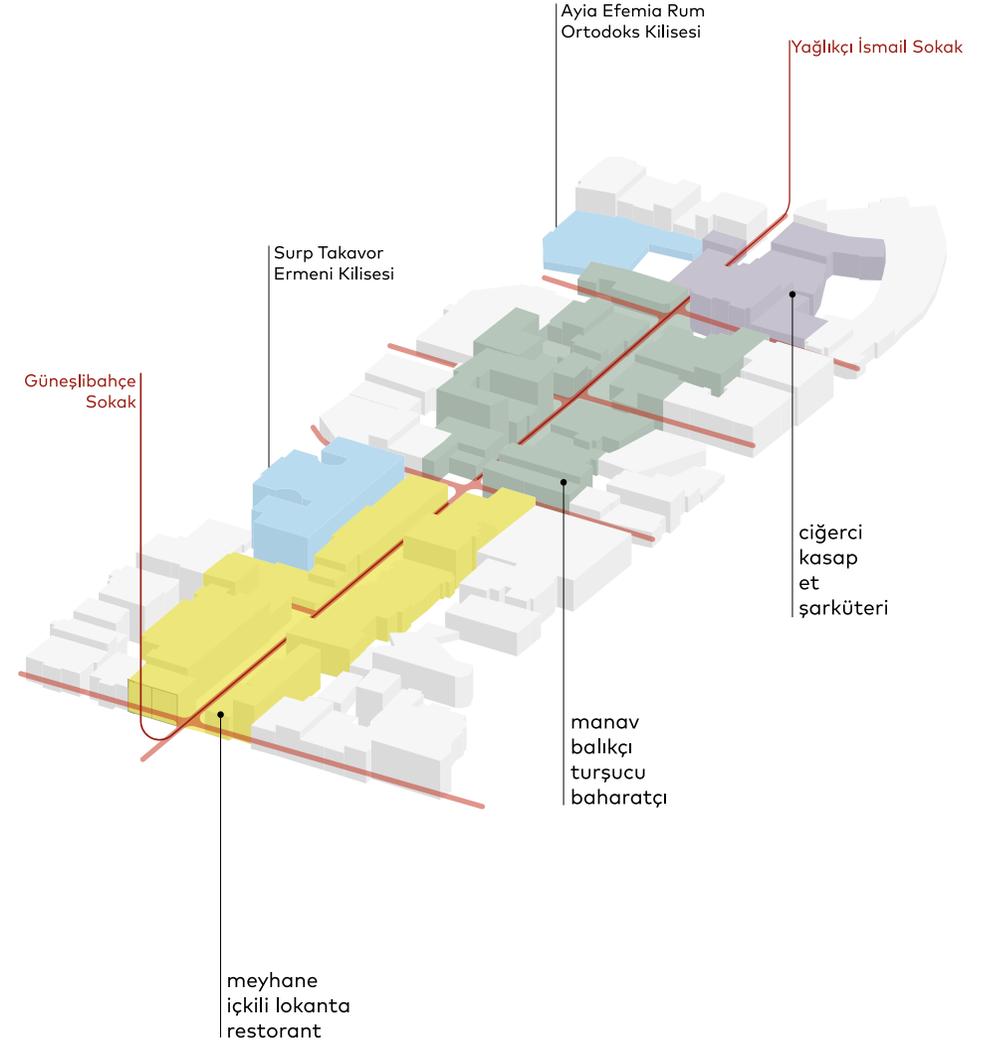


# Protection of distinctive streets

It is aimed to keep the traditional tradesmen operating in the Traditional Bazaar and Antiques Street alive and to be a pioneer in other streets.

In the Fishermen's Bazaar, the continuity of commercial activities at the neighborhood and bazaar scale is prioritized.

Tellalzade Street, also known as Antikacılar Street; It is a region where antique, second-hand goods and record sales are concentrated. While residential features were preserved through planning decisions, an open antique market was designed for local tradesmen and visitors to come together.

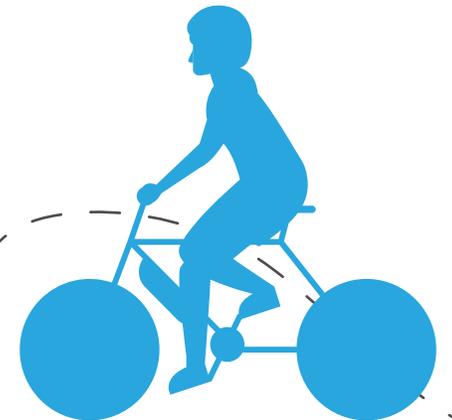
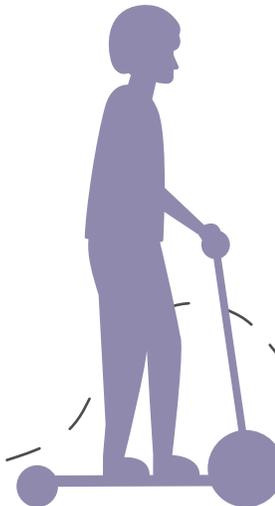
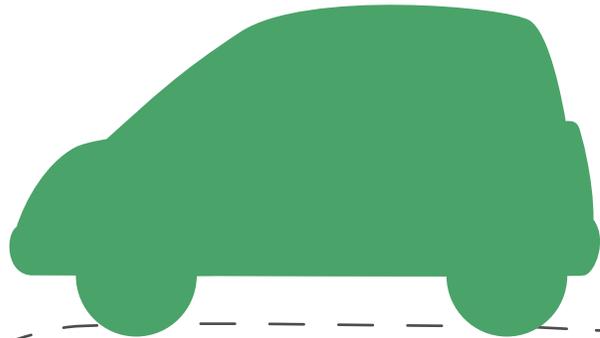


# Mechanized parking lots & different fee policies

Existing parking areas will be made more effective with mechanized solutions and smart systems. Different pricing policies will be developed to prevent people from entering the area with private vehicles.

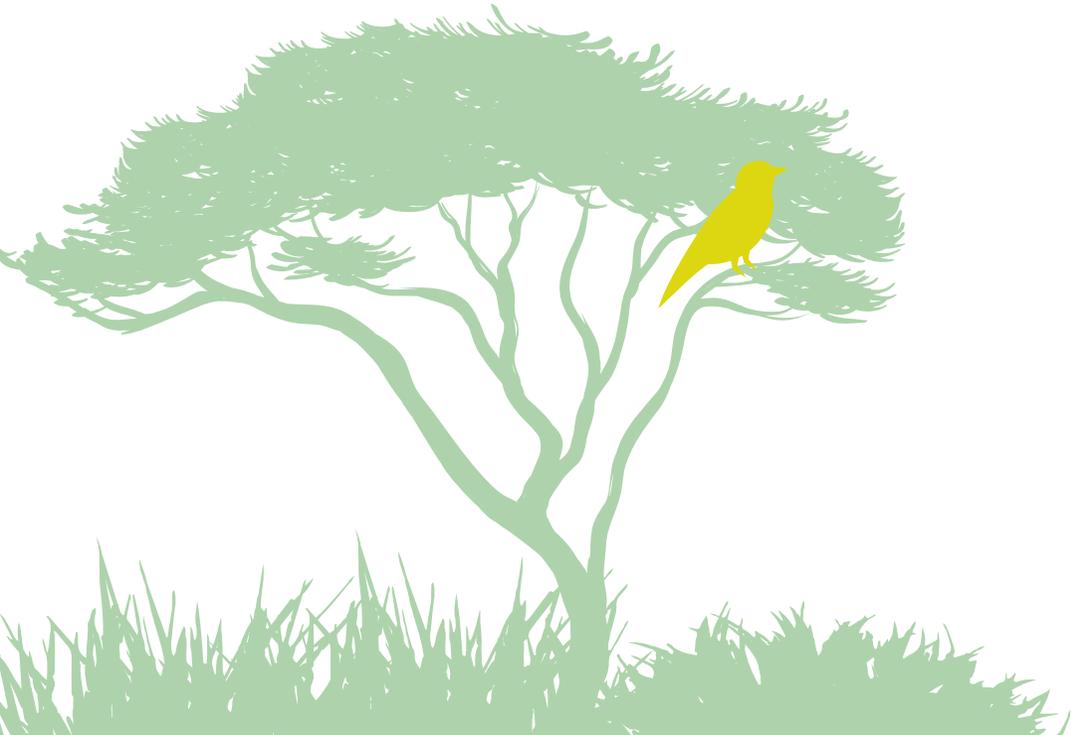
# Micromobility parking areas

It is aimed to reduce intersections with pedestrians by designing transportation solutions for bicycle and micromobility elements. Thus, while the use of uninterrupted alternative transportation vehicles is encouraged, pedestrian comfort and safety are prioritized.



# Ecological Living Center

An "ecological life center" will be established within Moda Bostanı and trainings and various workshops will be organized for children and young people.



# Expansion of solar energy in public buildings

In Kadıköy, solar energy panels will be installed primarily in public buildings with appropriate roof sizes.

In addition, solar energy integration will be achieved by switching to LED lighting system in street lighting.

In addition, the lighting poles used in all open parking lots will be replaced with solar lighting poles and a high degree of energy efficiency will be achieved.

2024

# Kadıköy Merkez Strateji Belgesi



Kadıköy Merkez  
geleceğini planlıyor!



İMAR VE  
ŞEHİRCİLİK  
DİJİTAL  
BAŞKANLIĞI

ŞEHİR  
PLANLAMA  
MÜDÜRLÜĞÜ

You can scan the QR code to access the document and send your opinions and suggestions!



İMAR VE  
ŞEHİRCİLİK  
DİJİTAL  
BAŞKANLIĞI

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