

**Şehir ve Bölge Planlama Bölümü
Öğrencileri Bitirme Projesi Yarışması
2021**

**RUMUZ
93534**

Açıklama Raporu



**TÜRKİYE PLANLAMA OKULLARI BİRLİĞİ
“Şehir ve Bölge Planlama Bölümü Öğrencileri
Bitirme Projesi Yarışması 2021**

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SUMMARY

Sites with many values such as historical, archaeological and cultural are important. Conservation plans covering potential sites that can be evaluated are important in this area. Plans should be prepared with the most accurate planning approach for protected areas that have not only historical but also natural assets. Extremely important conservation plans in the world and in Turkey are supported by many funds. Within the framework of the national and international association of historical cities, Kemeraltı Urban and Archaeological Site is the focal point of history and culture. The main form of the Kemeraltı Region, which was used as a port in the past, is preserved and strategies are created by taking necessary precautions. Based on the principle of sustainability, it is aimed to develop the region with its own values in the economic, social and cultural context. Especially in the context of Cultural Industries, it is aimed to preserve the traditional texture. In this direction, a conservation development plan is prepared for the Hotels Region, which is located in the northeast of the Kemeraltı Urban Protected Area.

1. INTRODUCTION

Planning is the most important tool for taking control of historical values, cultural assets and urban sites, keeping them alive and preventing them from losing their original qualities. The main purpose of the Conservation Zoning Plan is to protect the site and the areas it interacts with, determined in accordance with the Law on the Conservation of Cultural and Natural Properties, within the scope of the sustainability principle. In this direction, the Conservation Zoning Plan, which is created by conducting field researches and necessary analysis and synthesis studies, determines the importance of the site areas specified by the Law on Conservation of Cultural and Natural Assets and conservation policies in order not to lose the existing value.

The purpose of this study is to analyse the cultural, historical, physical, socio-economic and demographic characteristics of a specific site area and to produce synthesis by revealing the values and problems of the field. In this context, it is the purpose of this study to develop a preservation proposal for the documented historical area and to evaluate the effects of intervention approaches on the specified historical area.

In this context, Kemeraltı Urban Site and its Environment, which is on the temporary heritage list of UNESCO with its traditional texture and different values of Kemeraltı, the Historical City Centre of Izmir, has been handled.

Thus, the vision was determined , *“Experience And Transformation Model Of Cultural-Economic-Social Dynamics For The Conservation And Sustainability Of Urban Memory”* and a concept study was carried out on a scale of 1/5000. Subsequently, the Strategic Plan and Plan Notes on a scale of 1/5000 were determined with the strategies and targets.

2. TARGET, SCOPE AND METHOD

2.1.Target

It is aimed to protect and develop the historical, cultural, archaeological and natural sites in Kemeraltı Urban and Archaeological Site under the principle of sustainability. Culture industry is handled on the basis of sustainability. In this way, it is aimed to protect the region both with its development and with its own social-cultural-economic values by means of re-functioning/restoring/nationalization.

2.2.Scope

The study was carried out in Kemeraltı Region of Konak district of İzmir. The Concept and Strategic Plan, created with the determined planning approach, covers the 1/5000 scale Kemeraltı Urban and Archaeological Site. In line with the aforementioned purposes, 1/1000 Conservation Development Plan has been prepared for the Hotels Region located in the northeast of the Kemeraltı Region.

2.3.Method

The prepared study consists of 4 main parts. First, the data collected from the field and the resources obtained from Konak Municipality and TARKEM (Historical Kemeraltı İnşaat Yatırım Ticaret A.Ş.) were examined and studies were carried out. By examining the literature studies, historical information was also obtained. The history, physical and geographical structure of the area, spatial analyzes and structures were examined. In this context, the problem and potential map of the area was drawn. Considering the upper scale, 1/1000 scaled Conservation Development Plan and 1/500 Scaled Site Plan were created for the Hotels Region in line with the aforementioned purposes.

3. RESEARCH AND ANALYSIS STUDIES

• Location Of Planning Area

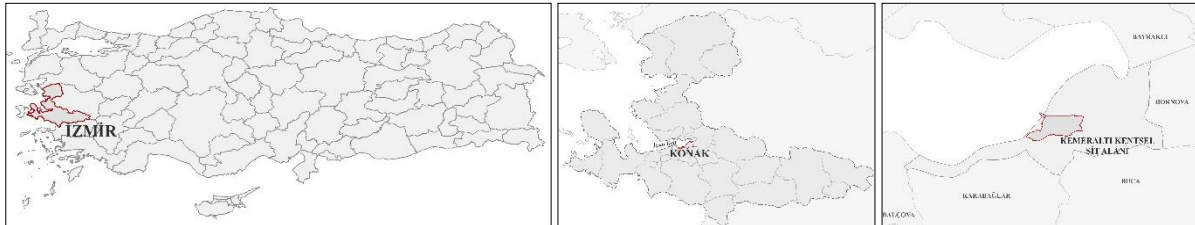


Figure 1. Location of Planning Area

The area includes 1st Degree Archaeological Sites such as Agora and Antique Theater. The Ancient Stadium, Altınyol and Kadifekale, which are also the 1st Degree Archaeological Site, are located in the south of the area.



Figure 2. Planning Area and Surrounding

- **Administrative Boundaries**



Figure 3. Neighborhoods Covered by Kemeraltı Urban Site Area

3.1. The Context of Kemeraltı in Izmir

When we look at the municipal relations of İzmir, within the national borders, we see that it is in social, cultural, economic, administrative and technical information exchange with 14 municipalities from 12 provinces.



Figure 4. Number Of Unesco Cultural Heritage Assets By Province In Turkey

İzmir, which has 24 brother cities, signed a cooperation protocol with 4 of these cities.



Figure 5. Brother Cities



Figure 6. Brother Municipalities

İzmir also plays an important role on the Route, which is formed by historical ancient cities in Anatolia from Istanbul to Antalya (Appendix 1).



Figure 7. Historical Ancient Cities In Anatolia From Istanbul To Antalya

If we examine the focal points of Izmir city center, Kemeraltı stands out as a historical and cultural city focus. In addition, the agora, Kadifekale, Kemraltı Bazaar Region is the last stop of Tourism route from Alsancak port to Kemeraltı Bazaar.

3.2. Historical Development Process

It is known that the history of Kemeraltı Region, which is the historical city center, dates back to about 8500-9000 years ago in Bornova Yeşilova Mound. Following the Bornova İpeklikuyu and Yassıtepe Mounds, which were settled in the Chalcolithic and Bronze Ages, the settlement continued in Kadifekale located in the south of Kemeraltı in the 3rd century BC. Due to the reasons thought to be caused by the disasters that occurred and the population explosion, the city was founded for the second time by Alexander the Great in 334 BC on the slopes of Pagos Mountain.

The city, which continued its existence as a big town until the 17th century, became an important port city in this period.

3.3. Physical And Geographical Structure

Demographic Structure: According to TUIK data throughout Izmir, while the population shows a continuous increase between 2007 and 2020, the same is not the case for Konak District, to which Kemeraltı is affiliated. Mostly nuclear families live in Kemeraltı and the average household size is 4.

Social Structure: According to the surveys made to both tradesmen and tourists in the area, Kemeraltı Historical Bazaar in the region makes the region special. It was also stated by surveys that there are security problems in Kemeraltı Region, which attracts more low- and middle-income groups than the upper income group. The time that the residents of Kemeraltı Region, where there is also a feeling of ahi-order, resided here, is more than 30 years.

Economic Structure: The northern part of Kemeraltı District is mainly composed of retail trade. While it is observed that it continues its existence in wholesale trade in the bazaar, it is known that the service sector is also involved.

3.4. Evaluations On Buildings In Settlement

Traditional Turkish houses, Levantine and Greek houses and interaction houses appear in Izmir traditional housing architecture. It is known that the houses generally consist of 2-3 floors and piled stone and wooden materials are used. In particular, features such as bay windows, shutters, and railings that reflect the history are the features seen in the houses.

PAR and FAR ratios were made in the form of 1st and 2nd Stages determined in Kemeraltı. In Stage 1, PAR rates in the west of the area vary between 0-1. Parcels with a PAR ratio of 0.71-0.99 correspond to half of all parcels. Parcels with a rate of 1 PAR correspond to 19%.

In Stage 1, the FAR ratios in the west of the area vary between 0-5 +. In Stage 2, in the east of the region, while the PAR ratio varies between the same values, their distributions are different. Parcels with a FAR ratio ranging from 1-1.99 correspond to approximately half of all parcels.

Urban Land Values: Especially, the land prices of Kemeraltı Bazaar west and Anafartalar arc are considerably higher than other areas. Land prices in Kadifekale and its surroundings vary between 251-500 TL. Land prices (m²) in the west of the area generally vary between 1001-2000 TL. In the southeast of the area, this figure is between 50-150 TL.

3.5.Spatial Analysis, Planlama Alt Bölgeleri Ve Değerlendirme

- **Values**

There are many regional and building-based values in Kemeraltı Urban Site and its surroundings. These values make Kemeraltı special. (Appendix 2).

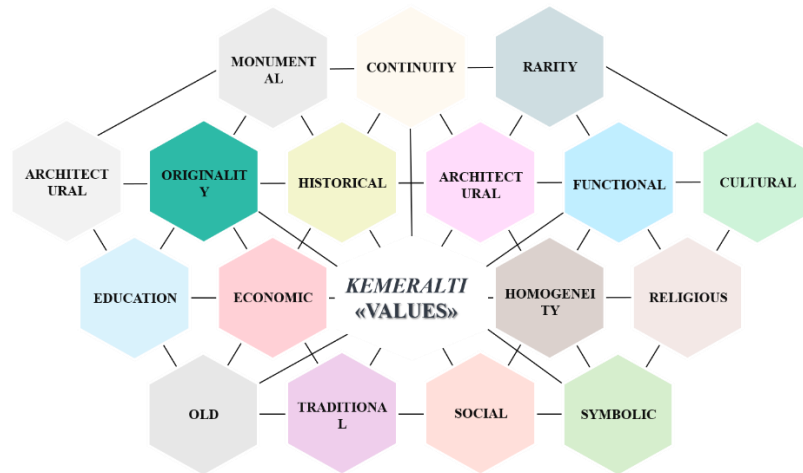


Figure 8. Kemeraltı Values

▪ *Regional Values*



Figure 9. Kemeraltı Bazaar & Khans



Figure 11. Kadifekale



Figure 13. Hotels



Figure 10. Agora



Figure 12. Cicipark



Figure 14. Kültürpark

▪ *Structural Values*



Figure 15. Süt Veren Meryem Ana Water Canal



Figure 16. Kızlarağası Khan



Figure 17. Alipaşa Fountain

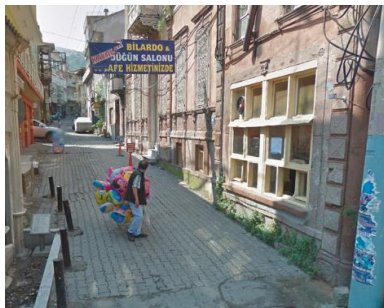


Figure 18. Osmanzade Ramp



Figure 19. Patlıcanlı Ramp



Figure 20. Emir Sultan Tomb



Figure 21. Namazgah Bath



Figure 22. The First Lead Monument

- **Problem and Potential**

The characters of different regions were examined in the Kemeraltı Urban Site Area and the regions were made. In this context, problem and potential analysis prepared. (Appendix 3).

4. KEMERALTI URBAN SITE PLANNING APPROACH

As a result of all research and analysis conducted for the field of study, goals and targets are determined.

- **GOALS**

Goal 1: “Ensuring the Preservation of the Historical City Center, Which Constitutes the Urban Memory”

Goal 2: “Ensuring the Sustainability of All Tangible and Intangible Cultural Heritage That Form the Urban Identity”

Goal 3: “Ensuring Local and National Socio-Cultural and Economic Development of the Region”

- **MAIN TARGETS**

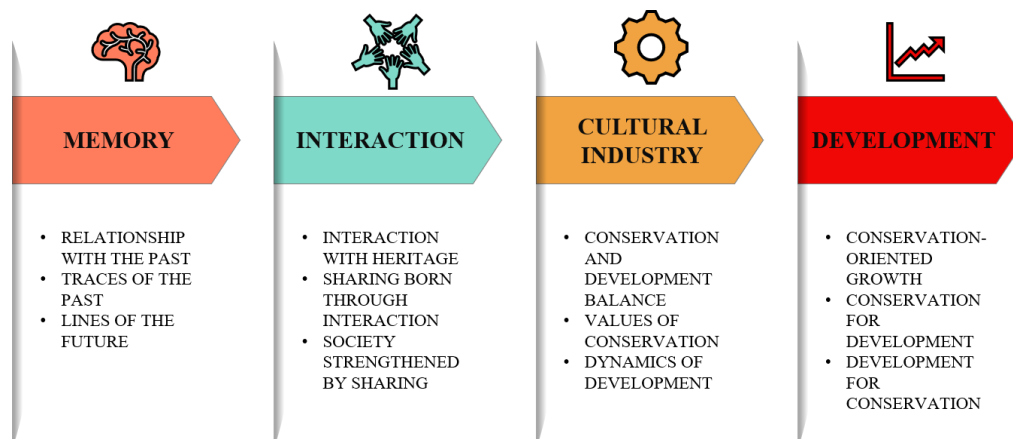


Figure 23. Main Targets

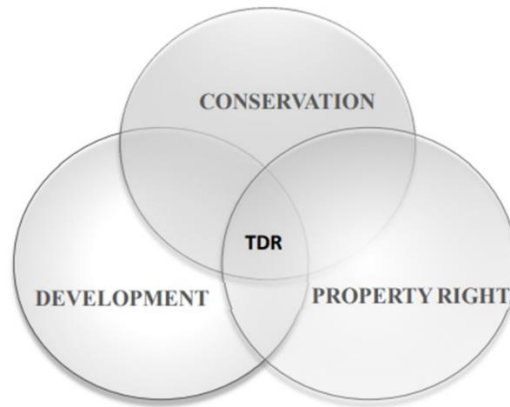


Figure 24.TDR Components

▪ **Transfer of Development Right from Implementation Tools Fund Pool**

With the fund pool to be established by Konak Municipality, the property owners who demand money in the amount of the property rights transferred will be paid at the end of each year at the determined amount. The financing of the fund pool will be the rent and sales prices obtained from the cooperative to be established by the Konak Municipality, the revenues obtained from the other resources of the municipality and the grants and investments to be received within the scope of the project.

The Area to Conservation the Immovable (Sending Area)

When the examples abroad are examined, the places where the real estate will be protected are generally determined as historical and cultural areas, agricultural lands and natural and ecological areas. In the design of these areas, the principles of economy, ecology and equality, which are the sustainable development criteria of cities, are prioritized.

The property owner in the sending region allows the use of the development right that he will obtain in the future or restricted due to various reasons, to be transferred to another area within the framework of a planning program.

Property owner in the sending region;

- Either he wants to develop his land,
- Or do not use the development rights on the land and sell them to investors,

Development rights are;

- It is purchased investors,
- Or by the landowner who needs it.

For the Kemeraltı region, the settlement area with homogeneous value, which includes Pazaryeri, Altınordu and Kurtuluş Neighborhoods, was selected as the "Sender Area" in the context of the concept.

Before the TDR application, the population was 2076 people and the population density was 179 people / ha in the selected area, which was 11.51 hectares; it was considered to reduce the population density to 150 people / ha and below after the TDR application.

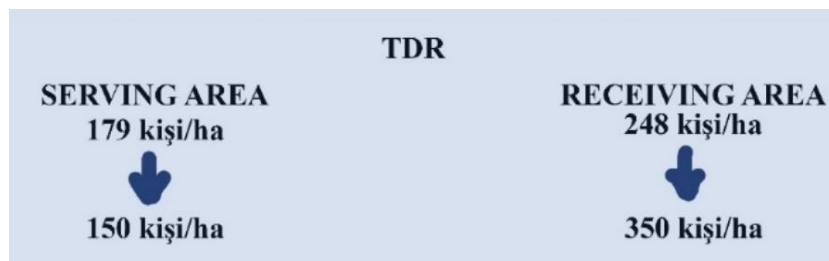
Area to Develop (Receiving Region)

The places where the transferred development rights will be used are generally the areas where residential and commercial projects are realized. The right to be structured in these areas is increased between 25% and 40% and the investor is allowed to purchase the increased right from the area where the development rights are sent.

Investor in the receiving region; If it requests more development rights, it uses the increased amount by purchasing the TDR certificate in the region sent.

In the first 5 years, the area named as the shantytown area including Kubilay and Mirali Neighborhoods was chosen as the "Receiving Area" in the context of the concept for Kemeraltı. The area of 10.6 hectares was selected as the "1st Level Renewal Area" and it was While the population was 3217, the population density was 303 persons / ha; After the TDR implementations, the density was increased to 320 persons / ha. In addition to this, the priority development right transfer; In line with the concept, the density of Ballıkuyu Neighborhood in Ballıkuyu Renewal Area, which was 248 persons / ha before TDR implementations, was increased to 350 persons / ha. In the stages, it has been planned to gradually include the 1st and 2nd stage ring residential neighborhoods in the process.

Table 1. New Population Density With TDR



Influence Transition Area (Buffer Zone)

Within the boundaries of the 2nd ring residential fabric; Between the "Sender and Receiver Areas", which play a major role in the transfer of development rights, an influencing transition area has been considered as a transition zone between the conservation area and the

development area. The density of the area, which has a population density of 263 people / ha before the TDR implementations, will be reduced to 200 people / ha and below with TDR implementations.

Table 2. Concept Decisions in context of TDR

Sending Region (Housing area with homogeneous value)	Use of Historical Value Income from the sale of TDR
Receiving Area (Ballıkuyu + Slum Area)	More Right to Build More Earnings Preservation of Historical and Cultural Values
Public	Protection of Natural Resources

A comprehensive TDR method;

In addition, the TDR method will be useful in correcting the imbalance between regions or cities and in terms of resource transfer between areas with slower urban development and slum areas.

In summary, the pressure to build with the transfer of development right will be avoided from the protected areas (Sender Area) where registered buildings are concentrated, and the restriction of the rights of the property owners will be compensated in the transfer area (Ballıkuyu + Gecekondu Area); In this way, the development will be directed to the desired area. In addition, the transfer transfer will take place gradually so that the increase in population density does not cause sudden increases in region; The buffer area between the area to be protected and the development area has been considered as an influencing transition area. Along with the reconciliation model in the transfer process, a regulatory mechanism such as the Bank of Development Rights (Göksu, 2016) acting in cooperation with TARKEM and Izmir Metropolitan Municipality has been considered.

▪ Cultural Industry

Cultural industries; It plays an important role in the development of cultural infrastructure and conservation of cultural diversity, not by directly creating economic input on the economy of the region, but as complementary to it. The UNESCO Convention on the Protection and Promotion of the Diversity of Cultural Expression, adopted in 2005, is a breaking

point in this context. Thus, the most important feature of cultural economy activities is that it undertakes a critical role in protecting and supporting cultural diversity and providing equal conditions and opportunities for everyone (UNESCO, 2005: 1).

Table 3. Fleming's Best-Practice Model for Local Cultural Industry (Fleming, 1999).

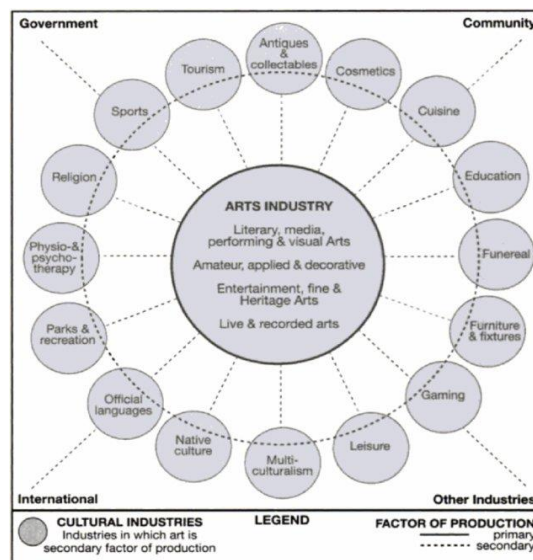
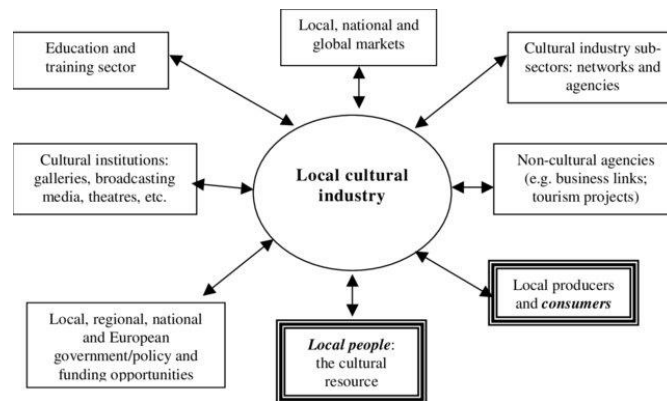


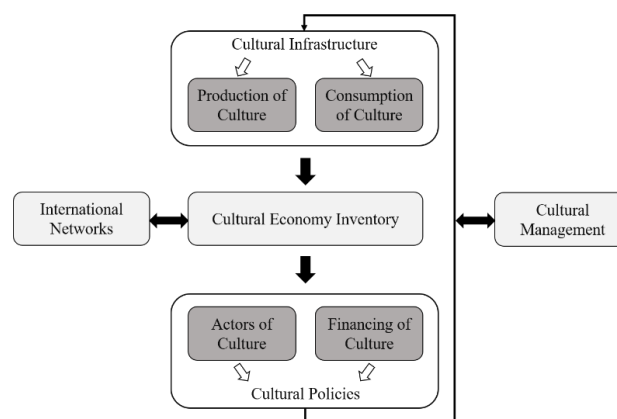
Figure 25. The Cultural Industry

Table 4. Spatial Interventions In Cultural Marketing Strategies: Mega-Projects And Mega-Events

MEGA PROJECTS	MEGA ACTIVITIES
Iconic Buildings (Guggenheim Museum / Bilbao – FrankGehry; TheGherkin / Londra – NormanFoster; Orient Station / Lizbon – SantiagoCalatrava; ParcdellaMusica / Roma –RenzoPiano; Music Hall / Porto –RemKoolhaas etc.)	Cultural Capitals European Capitals of Culture - 1986 Arab Capitals of Culture - 1996 American Capitals of Culture - 2000
Cultural-Oriented Urban Renewal Projects Production-intensive cultural zones (Sheffield Cultural Industry Zone; Manchester North Zone; Nottingham Fashion District etc.) Consumption-intensive cultural zones (Gateshead / New CastleUponTyne; Temple Bar / Dublin; Rheinauhafen / Köln etc.)	Trade shows / commercial and other, such as landscape fairs) and EXPOs 1st Period EXPOs: Industrialization - 1851-1938 2nd Period EXPOs: Cultural Interaction --1939 - 1991 3rd Period EXPOs: National Branding -1992 - present
Tema Parks and Museums Entertainment Theme Parks (Disney World / Paris; Disney World / Orlando etc.) Architectural Parks within the scope of Open Air Museums (PuebloEspanyol / Barcelona - Spain; Den GambleBy / Arhus - Dani-brand etc.) Science Themed Parks (Puzzle World / New Zealand etc.) Children's Museums	Science and Art Organizations World CongressesFestivals, Carnivals, FestivalsArt and Design BiennialsArt and Design Weeks etc. Sports Organizations OlympicsUniversiad GamesFormula 1World Tournaments and Cups etc.

In addition, it also means that the city is aesthetized through art and marketed as a 'design commodity' or competes with other cities as a 'brand city'. Within the scope of the concept developed, the industry of cultural values of the Kemeraltı region; Urban Memory building, which was built in place of the moved City Hall, was thought to interact with the Kültürpark fair area and the mansion square. In this context, with priority to the Khans region; Street workshops, festivals, open museums, biennials, interviews, street games, street installation works have been considered for the participation of local / foreign tourists and public in the whole working area. Kemeraltı Cultural Inventory on the "Urban Memory Route", which is constructed within the framework of the continuity of values, will provide social and economic development.

Table 5. Relationship Between Cultural Policies - Cultural Economy Inventory - Cultural Management



5. DECISIONS FOR KEMERALTI URBAN SITE

5.1.Strategies

Decisions were developed in line with the objectives, taking into consideration the problems and potentials in the field (Appendix 6).

TRANSPORTATION INFRASTRUCTURE

Problem & Potential:

- ❖ As a result of the use of side streets or empty parcels as parking lots in the area where there is not enough parking space causes traffic density in the area.
- ❖ Deformations that occur over time as a result of intensive use on vehicle roads.

TARGET 1: Reducing vehicle traffic problems in the region.

Strategy 1: Determination of new parking areas

Action: Increasing the capacity of the multi-storey car park next to east facade of the YKM building by reconstructing as a fully automatic car park (capacity will be 4200 cars lot), constructing fully automatic car parks within the scope of projects in urban transformation and renewal areas(capacity will be 4200 cars lot/South part of agora on the road of east-west connection).

Actors: *Environment and Urban Ministry, Izmir Metropolitan Municipality Planning Directorate, Izmir Metropolitan Municipality, Konak Municipality, Izmir Governorship, Banks*

Strategy 2: Re-functionalization of unlicensed parking lots with new functions

Action: It is aimed to use the scattered and unlicensed parking areas that attract vehicle traffic to the region, in different functions as public spaces and to reduce the use of individual motor vehicles in the region.(except the car parks belongs to hotels)

Actors: *Environment and Urban Ministry, Izmir Metropolitan Municipality Planning Directorate, Izmir Metropolitan Municipality, Konak Municipality, Banks*

Strategy 3: Vehicle road renovation works

Action: Carrying out road improvement works, especially Eşrefpaşa Street, Fevzi Paşa Boulevard, Kestelli Street, Anafartalar Street, 442th Street. In addition, a 2-degree road connecting Anafartalar Avenue to the 1291th street through 967th Street and connecting this street to the south from its intersection with the street number 945 to the new proposal main road axis has been proposed.

Actors: *Environment and Urban Ministry, Izmir Metropolitan Municipality Planning Directorate, Izmir Metropolitan Municipality, Konak Municipality, Banks*

Action: Constructing new main road to increase accessibility of the urban transformation and renewal zone and closing the İkkicesmelik Street for usage of private motor vehicles from the connection start point to the Feyzi Paşa Street. On the other hand, our suggestion bicycle route,, will reach to our suggestion koza PRT stop and the suggestion in the region to the multi-storey full automatic car park by moving east through Tarık Sarı Sokak, south of the agora, to İkkicesmelik Avenue, through the Feyzipaşa Boulevard of the bicycle path that passes through the coast at Konak Pier, to the South via street 806.

Actors: *Environment and Urban Ministry, Izmir Metropolitan Municipality Planning Directorate, Izmir Metropolitan Municipality, Konak Municipality, Banks*

Problem & Potential:

- ❖ Insufficient infrastructures of the rainwater and drainage system in the face of changing climatic conditions

TARGET 2: Infrastructure renovation works.

Strategy 1: Renewal of rainwater and drainage infrastructure according to the maximum estimated data for the future

Action: Within the scope of Kemeralti Interception Infrastructure Project; Rain water and sewerage lines should be installed in Esrefpaşa Street, Gazi Boulevard, Gaziosmanpaşa Boulevard and Çankaya region. Rain water grids should be built in Şehit Fethi Bey Street, and the wastewater lines in Gazi Boulevard, Feyzipaşa Boulevard, Esrefpaşa Street should be renewed.

Actors: *Izmir Metropolitan Municipality Planning Directorate, Izmir Metropolitan Municipality, Konak Municipality, Banks*

Problem & Potential:

- ❖ Pedestrian roads also serve as service roads.
- ❖ Deformations that occur over time as a result of intensive use on pedestrian.
- ❖ Peddlers prevent pedestrian flow in the archery-bazaar area, which is already narrow and has troublesome pedestrian traffic.
- ❖ Disruptions in commercial activities as a result of pedestrian roads acting as service roads at the same time

TARGET 3: Reducing pedestrian traffic problems in the region.

Strategy 1: Ensuring the flow and safety of pedestrian traffic with one-way roads and pedestrianization practices

Action: Introducing alternative uses for diluting the vehicle traffic in the region and increasing the accessibility. A route of PRT (KOZA PROJECT) with seven stops increasing connectivity 3.13 km a route along to Kestelli neighbourhood-Konak multistorey car park- Konak Square-Konak Pier-Kızlarağası Khan by four people podcars 2.13 km (Co-ring PRT)(Free stop route). Koza Mini Project (PRT route) is 1.25 kilometers long and consists of 5 stops (Hasan Hoca mosque, hatuniye Mosque, corakkapı mosque, 278 and 1279 Street East intersection, Ayavukla Church stops)Adopting the 7th stop as a cici Park by combining Kemeraltı and Agora stops at the tourist bus route stops in İzmir City Center.

Actors: *Environment and Urban Ministry, İzmir Metropolitan Municipality Planning Directorate, İzmir Metropolitan Municipality, Konak Municipality, İzmir Governorship, Banks*

Action: Construction of the cable car line extending to Kadifekale from the Agora and having an intermediate stop in the urban forest 0.56 km.

Action: *Environment and Urban Ministry, Transportation and Infrastructure Ministry, İzmir Metropolitan Municipality Planning Directorate, İzmir Metropolitan Municipality, Konak Municipality Planning Directorate, Konak Municipality, İzmir Governorship, Banks*

Strategy 2: Pedestrian road renovation Works

Action: Renewal of all streets in the bazaar area based on the renewal of the pedestrian path in 848th Street, also known as İkinci Beyler.

Actors: *İzmir Metropolitan Municipality Planning Directorate, İzmir Metropolitan Municipality, Konak Municipality*

Action: Increasing pedestrian flow on the İkicesmelik Street from the connection of new road to the Feyzi Paşa Street. One of the four existing lanes will be used for PRT and another for pedestrian flow.

Actors: *İzmir Metropolitan Municipality Planning Directorate, İzmir Metropolitan Municipality, Konak Municipality*

Strategy 3: For peddlers to continue their economic activities; area recognition in areas where pedestrian paths are widened or in squares

Action: The area at the entrance of Kemeraltı where the government mansion stands, the square at the northern entrance of the Salepoğlu bazaar, Fishermen's Square, the square where 873rd and 882th streets intersect, the square to the north of Sadırvanaltı Mosque and the square at the intersection of 904th and 901st streets.

Actors: *İzmir Metropolitan Municipality Planning Directorate, Konak Municipality*

Strategy 4: Enforcement and regular control of laws preventing commercial uses from spilling into public spaces and pedestrian paths

Action: Opening to vehicle traffic between 08: 00-10: 00/19: 00-21: 00 when the pedestrian traffic is getting lighter. Creating a sub-warehouse area by using the unused empty buildings in the south of the region as a storage area. Developing a product flow model that will ensure the distribution of the product flow from this warehouse area to the shops in the region in a way that will not cause problems for traffic flow and safety.

Actors: *Izmir Metropolitan Municipality Planning Directorate, Izmir Metropolitan Municipality, Konak Municipality*

Problem & Potential:

- ❖ Disruptions in commercial activities as a result of pedestrian roads acting as service roads at the same time

TARGET 4: Preventing the disruption of the loading and unloading activities of commercial activities

Strategy 1: Arrangement and control of the transportation system so that vehicles can enter the zone at certain times

Action: Opening to vehicle traffic between 08: 00-10: 00/19: 00-21

Actors: *Izmir Metropolitan Municipality Planning Directorate, Izmir Metropolitan Municipality, Konak Municipality*

CULTURE HISTORY

Problem & Potential:

- ❖ No systematic recording and archiving in order to transfer the craft activities in the region to future generations.
- ❖ Sustainability of craftsmanship that continue from past to present.

TARGET 1: Preventing the loss of craft activities and to ensure that they are passed on to future generations

Strategy 1: Detailed and regular archiving of craft activities

Action: Establishing an archiving sub-unit in order to record all kinds of actions related to local craft activities in the Urban Memory building to be made in the urban space formed as a result of the transfer of Izmir Metropolitan Municipality.

Actors: *TARKEM, Union of historical cities, Cultural values foundation, Conservation Zone board*

Strategy 2: Conducting activities to ensure the sustainability of craft activities

Action: Using the arts and crafts potential of the Khans region, the construction of new generation design workshops, art streets where young entrepreneurs will be found (863th street pilot street-> 864th street).

Actors: *Izmir Metropolitan Municipality, Private Entrepreneurs, TARKEM*

Problem & Potential:

- ❖ Lack of sufficient promotion of cultural and historical heritage.
- ❖ The lack of educational activities that increase the cultural value of the region.
- ❖ Low efficiency of social-cultural centres.

TARGET 2: Increasing the awareness of cultural and historical heritage

Strategy 1: Organizing national and international festivals that will increase the recognition of the region

Action: Strengthening links with formations by events, tours, festivals, etc. with the "brother cities" and cooperation cities of the region in scale of local / national / international.

Actors: *Conservation Zone board, Cultural values foundation, İzmir Governorship, Neighborhood representations, TARKEM*

Strategy 2: Developing new methods of knowledge transfer that promoting cultural heritage

Action: Transferring the historical process of the region to domestic and foreign tourists in 3D (4K sound system) by installing portable virtual reality boxes.

Actors: *Private Entrepreneurs, Cultural Research Foundation, İzmir Metropolitan Municipality Historical Environment Directorate, Konak Municipality / R&D Directorate*

Strategy 3: Organizing interactive socio-cultural events

Action: The action decision of the 2nd strategy in target 2 will be implemented.

Actors: *Private Entrepreneurs, Cultural Research Foundation, İzmir Metropolitan Municipality Historical Environment Directorate, Konak Municipality / R&D Directorate*

Problem & Potential:

- ❖ Depreciation of cultural heritage as a result of wrong restoration practices.

TARGET 3: Ensuring the conservation of cultural heritage

Strategy 1: Ensuring strict supervision of restoration works in accordance with national and international regulations

Action: Supervision of restoration works within the scope of the Law for the Protection of Cultural and Natural Assets (Law No. 2863), ICAMOS, Washington Charter, Valletta Principles, Amsterdam Declaration, Venice Statute.

Actors: ICOMOS, İzmir Culture and Tourism Directorate, Culture and Tourism Ministry

Problem & Potential:

- ❖ Some cultural and historical heritages are inert because of not being on the main streets (loss of cultural and historical heritage).

TARGET 4: Preservation of the cultural heritage in the region by giving equal importance to all of them without being bound by any criteria.

Strategy 1: Determining a cultural heritage route and strengthening the signalization in the region

Action: Determining the route to increase the experience of the cultural heritage in the region (Urban memory route (culture-history-belief route): Urban Memory Building-Anafartalar street-Gurme street-Altınpark-Eggplant slope-Fire ramp-Sütveren mary water canal-Agora park-Agora-Kadifekale archeology and historical park-City forest-Ancient stadium-Cici park-Altınyol-Damlacık (Damlacık mosque and fountain) -Konak square).

Actors: İzmir Metropolitan Municipality Planning Directorate, İzmir Metropolitan Municipality Historical Environment Directorate, Konak Municipality, İzmir Governorship, Cultural Research Foundation, Neighborhood representations

Problem & Potential:

- ❖ Loss of function as a result of the relocation of workshops with different functions in the region to other regions.

TARGET 5: Keeping the craft activities that give identity to the region in the region

Strategy 1: Ensuring the clustering of craft activities according to their proficiencies

Action: Ensuring that the commercial units in the region are clustered by sector and benefit from the common knowledge, labor and economic pool advantages brought by the economic agglomeration mechanism.

Actors: İzmir Metropolitan Municipality, Konak Municipality, İzmir Governorship

ECONOMIC

Problem & Potential:

- ❖ Disruptions in commercial activities as a result of pedestrian roads acting as service roads at the same time.
- ❖ Insufficient storage space due to small workplaces and shops.
- ❖ Tradesmen experiencing economic difficulties as a result of the increase in shop rents with the value of the land.
- ❖ Closing of business places as a result of increasing number of shopping malls due to urban-scale.

TARGET 1: To reduce the economic difficulties experienced by the tradesmen and to ensure that they stay in the region

Strategy 1: Developing a light speed distribution system that will enable product transport from the designated storage areas in the region to the shops

Action: Opening to vehicle traffic between 08: 00-10: 00/19: 00-21

Actors: *Izmir Metropolitan Municipality Planning Directorate, Izmir Metropolitan Municipality, Konak Municipality Planning Directorate, Konak Municipality, Ministry of Interior*

Strategy 2: Developing an agglomeration mechanism that will ensure the solidarity of tradesmen in the economic sense

Action: Ensuring that the commercial units in the region are clustered by sector and benefit from the common knowledge, labor and economic pool advantages brought by the economic agglomeration mechanism.

Actors: *Izmir Metropolitan Municipality, Konak Municipality, Izmir Governorship, TARKEM*

Problem & Potential:

- ❖ Experience of slum area because of lack of maintenance.

TARGET 2: Ensuring the sustainability of economic activities

Strategy 1: Bringing new functions to the collapsed areas and redounding them to the economy and society

Action: Building earthquake-resistant office with backyards by reconstructing the vacant structures in accordance with the traditional texture by moving the high-rise buildings out of the region where the production is concentrated to the OIZs and the production areas of the city.

Actors: Ministry of Interior, Izmir Metropolitan Municipality, Izmir Metropolitan Municipality Planning Directorate, Konak Municipality, Izmir Governorship

Action: Maintaining traditional production, wholesale-retail etc. bazaar, trade patterns and manufacturing structures in their own places in Kemeraltı.

Actors: Conservation Zone board, Cultural values foundation, Property Owners

Action: Constructing the residential area with homogeneous value in the area as a 'sending area' and Ballıkuyu and the 1st stage renovation area as a 'receiving area' by using TDR applications with the Ballıkuyu urban transformation project.

Actors: Property Owners, Izmir Metropolitan Municipality, Council of Ministers, Environment and urban ministry, Izmir Metropolitan Municipality Planning Directorate, Real estate investment partnership

TOURISM

Problem & Potential:

- ❖ Daily visiting, not staying long-term tourists.

TARGET 1: To ensure that local and foreign tourists stay longer in the region

Strategy 1: Performing improvement studies in accordance with the quality, health and service standards of the hotels in the region.

Action: Preserving the historical registered hotels in the hotels area and making the necessary road and building arrangements (new projects supporting accommodation-oriented restoration projects).

Actors: Private Entrepreneurs, Conservation Zone board, Cultural values foundation, Property Owners, Izmir Metropolitan Municipality

Problem & Potential:

- ❖ On UNESCO world heritage temporary list

TARGET 2: To be accepted into the UNESCO world heritage list permanently

Strategy 1: Carrying out all kinds of work in order to meet the conditions for acceptance to the UNESCO permanent list of world heritage sites

Action: Conducting and inspecting the necessary work for Kemeraltı to be included in the list within the scope of the statement " It should exhibit an important exchange between human values related to the developments in the fields of architecture or technology, monumental arts, city planning or landscape design within a period of time or in a cultural area of the world ".

***Actors:** UNESCO, Izmir Metropolitan Municipality, Culture and Tourism Ministry, Konak Municipality, İzmir Governorship*

Problem & Potential:

- ❖ Brand value potential
- ❖ Having suitable conditions for the development of the cultural industry

TARGET 3: Adding brand value to the region and utilizing the cultural potential in the region for the development of the tourism sector

Strategy 1: To carry out various activities and studies to create brand value

***Action:** Transforming Hayra Street into a gourmet street to build a shopping experience from the profile of butchers, fishermen, greengrocers, pickles, cheeses, dry food, tradesmen.*

***Actors:** Private Entrepreneurs, Conservation Zone board, Cultural values foundation, Property Owners, Izmir Metropolitan Municipality*

***Action:** Developing a product catalog that reflects the cultural values of the region*

***Actors:** Cultural values foundation, Local Producers / Companies, TARKEM*

Strategy 2: To organize various cultural industry events and activities that support tourism

***Action:** Strengthening links with formations by events, tours, festivals, etc. with the "brother cities" and cooperation cities of the region in scale of local / national / international.*

***Actors:** Union of historical cities, TARKEM, Culture and Tourism Ministry, Izmir Metropolitan Municipality*

***Action:** New generation design workshops, entrepreneurial young organizations, atelier and boutique shops where traditional model production modes are exhibited in the art street created in the Hanlar region.*

***Actors:** Private Entrepreneurs, Property Owners, İzmir Culture and Tourism Directorate, Izmir Metropolitan Municipality*

SPATIAL ENVIRONMENT

Problem & Potential:

- ❖ Due to the fact that some of the registered buildings are not used, their maintenance is not done.
- ❖ Majority of the building stock is too old.
- ❖ New buildings are not planned and suitable for regional aesthetics.

Failure to comply with the regulation providing harmony&unity on the façade for unregistered buildings in order to conserve the cultural and historical texture in the region.

❖ Difficulties in eliminating the environmental pollution that increases with migration.

TARGET 1: Protecting the site by using cultural heritage and to create a healthy environment

Strategy 1: Providing maintenance by providing new functions to registered structures

Action: Yeni, Fazlıoğlu and Büyük Karaoşmanoğlu Khan's should be reconstructed based on the original project drawings and gained with a new functions: new generation design workshops, entrepreneurial young organizations, and a workshop where traditional model production modes are exhibited, boutique shops.

Actors: *Izmir Metropolitan Municipality, Cultural values foundation, Conservation Zone board, İzmir Culture and Tourism Directorate, TARKEM*

Action: Maintenance and repair works of Cakaloğlu, Mirkeleamoğlu, Selvili Khans

Actors: *Izmir Metropolitan Municipality, Cultural values foundation, Conservation Zone board, İzmir Culture and Tourism Directorate*

Strategy 2: Reinforcement or reconstruction of non-registered risky structures to allocate life and property safety

Action: Performing structural strength determination studies on all structures in the region, and strengthening or renovating risky structures; urban transformation zone-Ballıkuyu, urban renewal area-1st stage renewal area (cross-financing) and buffer zone.

Actors: *Real Estate Investment Partnership, Ministry Of Interior, Izmir Metropolitan Municipality, Environment And Urban Ministry*

Strategy 3: Complying with the regulations arranged to ensure unity and harmony in the aesthetic sense and implementing continuous supervision

Action: Identifying and adapting the historical buildings that have not been properly intervened in the region and constructing new buildings in accordance with the historical texture (lot coverage, floor area ratio, door and window lengths, maximum and minimum heights)

Actors: *Conservation Zone board, Izmir Metropolitan Municipality, Neighborhood representations, Property Owners*

Action: Repositioning infrastructure units such as electrical distribution boxes, electrical cables, security cameras in a way that does not cause visual pollution

Actors: *Izmir Metropolitan Municipality, Conservation Zone board, Cultural Research Foundation, Cultural values foundation*

Action: Commercial use of billboards, top covers, shutters, etc. the reconstruction of the elements in a common theme so as not to interfere with understanding of the texture.

Actors: *Izmir Metropolitan Municipality, Conservation Zone board, Cultural Research Foundation, Cultural values foundation*

Strategy 4: Employ immigrants in the region to provide environmental cleanup.

Action: Izmir metropolitan municipality and Konak municipality, in national and international prestige competition, utilizing unregistered employment in environmental cleaning works and reintegrate them to the society and the region.

Actors: *Izmir Metropolitan Municipality, Konak Municipality, EUROPA NOSTRA, Refugees*

Problem & Potential:

- ❖ Presence in a strategic location in Izmir.
- ❖ Kemeralti is close to the CBD areas which have different functions and Kültürpark.
- ❖ The shift of the municipality and the CBD in the region to the new city centre in time.

TARGET 2: Turning the value of the region into an opportunity depending on the location in Izmir

Strategy 1: Strengthening Kemeralti's relationship with other urban focus around

Action: Strengthening the connection of urban focuses with the cultural industry (upper scale) route that connects focuses such as Alsancak port, the host ferry port (urban tourists), Kültürpark, Kadifekale (historical identity).

Actors: *Izmir Metropolitan Municipality Planning Directorate, Historical Environment and Cultural Heritage Directorate, Private Entrepreneurs, Local Producers / Companies*

Strategy 2: Creating attraction centers in the region and its periphery

Action: İzmir Kültür A.Ş. will be established, which includes units such as İzmir promotion office, İzmir participant incubation office, which will guide the district municipalities in the context of cinema, theater, radio, television, fair etc. that will support the cultural industries within the municipality, in the urban gap created by the movement of İzmir Metropolitan Municipality.

(Creation of Urban Memory Building-Red box project-Virtual reality box)

Actors: *Izmir Metropolitan Municipality, Conservation Zone board, Neighborhood representations, Cultural values foundation, Local Producers / Companies, Cultural Research Foundation, TARKEM*

Problem & Potential:

- ❖ Inadequate public and green spaces in the region
- ❖ Forestization of the area hazard of soil slipping.

TARGET 3: Ensuring that the green public spaces that seem to be lacking in the region are brought to the site

Strategy 1: Integrating public green spaces with the cultural heritage in the region by constructing them on pedestrian-oriented tourist routes

Action: Ensuring comprehensive conservation and continuity of urban green system by including Bahribaba Park which is an urban archaeological reserve area

Actors: *İzmir Metropolitan Municipality Planning Directorate, İzmir Regional Board for the Protection of Cultural and Natural Heritage, ÇEKÜL, TARKEM*

Action: Creating ecological observation terraces in Degirmendağ, the second highest hill after Kadifekale, to watch the conserved textures of urban from the past and city skyline.

Actors: *İzmir Metropolitan Municipality Planning Directorate, İzmir Regional Board for the Protection of Cultural and Natural Heritage, Conservation Zone board, TARKEM*

SOCIAL**Problem & Potential:**

- ❖ Existance of “Ahilik” morality.
- ❖ Kemeralti is the most alive historical region of Izmir.
- ❖ Strong neighbourhood relations
- ❖ Use of streets as semi-public area in the residential area.

TARGET 1: Ensuring the vitality and sustainability of the social fabric in the region

Strategy 1: Increasing the participation of tenant tradesmen in the activities of the associations that keep the commercial and social life alive

Action: In Çakaloğlu, Mirkelamoğlu and Selvili Khan; Providing trainings to tradesmen to ensure healthy communication with tourists, reinforce the understanding of Ahi-order by putting it in writing to provide concrete document quality, conduct social activities such as conversations and symposiums to improve communication and information sharing with tradesmen in other international and national historical city centers.

Actors: *Union of historical cities, TARKEM, İzmir Metropolitan Municipality, Local Producers / Companies, Property Owners*

Strategy 2: Conducting activities and activities to increase social interaction by determining public and semi-public spaces

Action: "Performing installation activities" to increase social solidarity with the participation of local people and tourists in the 1st and 2nd Stage Renovation Area; such as painting on the exteriors of public spaces, establishing mobile street workshops and doing various handcrafted works.

Actors: *Neighborhood representations, TARKEM, Cultural values foundation, Konak Municipality, Izmir Metropolitan Municipality, Property Owners*

Problem & Potential:

- ❖ Social conflicts caused by the perception of refugees living in the region as informal cheap labour.
- ❖ Kemeralti is the region with the most of the refugees inhabited

TARGET 2: Reducing social conflicts

Strategy 1: Developing social policies by central and local governments to provide legal employment for immigrants

Action: İzmir metropolitan municipality and Konak municipality, in national and international prestige competition, utilizing unregistered employment in environmental cleaning works and reintegrate them to the society and the region.

Actors: *Conservation Zone board, Izmir Metropolitan Municipality, Neighborhood representations, Property Owners, Refugees*

Strategy 2: Developing social policies to make the ever-changing tenant profile in the region permanent

Action: To support the socio-cultural development of different social groups by establishing a Community Center in the Slum Area (2nd ring housing zone); environmental improvement studies (cleaning, infrastructure, etc.), public education centers (socio-cultural trainings; handicraft, art, cooking (Syrian Restaurant-Sindibad), etc.).

Actors: *Refugees, Neighborhood representations, TARKEM, Cultural values foundation, Izmir Metropolitan Municipality, Konak Municipality*

5.2. Organization Chart and Reconciliation Model

• ORGANIZATION CHART

▪ Plan – Project

Aiming to produce policy decisions that ensure the sustainability of Kemeraltı's original identity and the conservation of its existing values,

Table 6. Plan Project Actors

<p>INSTITUTIONS AFFILIATED TO CENTRAL ADMINISTRATION</p>	<ul style="list-style-type: none"> • Council of Ministers • Ministry of Environment and Urbanization • Ministry of Culture and Tourism • Board for the Conservation of Cultural and Natural Heritage
<p>LOCAL ADMINISTRATION INSTITUTIONS</p>	<ul style="list-style-type: none"> • İzmir Metropolitan Municipality Planning Directorate, Historical Environment and Cultural Heritage Directorate • Konak Municipality, R&D Directorate, Planning Directorate • İzmir Culture and Tourism Directorate • İzmir Regional Board for the Conservation of Cultural and Natural Heritage

▪ Financing

To find financial resources, incentives and support,

Table 7. Financing Actors

<p>INTERNATIONAL FUNDS</p>	<ul style="list-style-type: none"> ▪ European Union ▪ European Development Bank Cultural Heritage Fund ▪ UNESCO, HABITAT ▪ ICCROM (International Cultural Heritage Conservation and Restoration Research Center) ▪ ICOMOS (International Council of Monuments and Sites). ▪ EUROPA NOSTRA (European Federation for Cultural Heritage) ▪ Eurocities urban renewal fund
	<ul style="list-style-type: none"> ▪ Ministry of Culture and Tourism ((Aid for the Repair of Immovable Cultural Property, Law on Incentives for Cultural Investments and Initiatives, Aid for immovable cultural assets owned by private and legal persons)

<p style="text-align: center;">INSTITUTIONS AFFILIATED TO CENTRAL ADMINISTRATION</p>	<ul style="list-style-type: none"> ▪ <u>Ministry of Environment and Urbanization</u> ▪ <u>Ministry of Internal Affairs.</u> ▪ <u>Ministry of Public Works,</u> ▪ <u>Ministry of Finance</u> ▪ <u>Prime Ministry Promotion Fund</u> ▪ <u>Board for the Conservation of Cultural and Natural Heritage</u> ▪ <u>TARKEM</u> ▪ <u>TOKI</u>
<p style="text-align: center;">LOCAL ADMINISTRATION INSTITUTIONS</p>	<ul style="list-style-type: none"> ▪ <u>Izmir Metropolitan Municipality (Revolving Funds Unit) (contribution share in the protection of immovable cultural assets created to serve in conservation areas (10% of real estate tax)</u> ▪ <u>Konak Municipality</u> ▪ <u>İzmir Governorship</u>
<p style="text-align: center;">PRIVATE PERSONS AND ORGANIZATIONS</p>	<ul style="list-style-type: none"> ▪ <u>Property Owners</u> ▪ <u>Local Producers / Firms</u> ▪ <u>Real estate investment partnership</u> ▪ <u>Low Interest Loans (From Banks)</u> ▪ <u>Private Entrepreneurs</u>
<p style="text-align: center;">OTHER</p>	<ul style="list-style-type: none"> ▪ <u>NGO, ÇEKÜL</u> ▪ <u>Cultural Research Foundation</u> ▪ <u>Association of historical cities</u> ▪ <u>Account for contribution to the preservation of immovable cultural assets</u> ▪ <u>Public research and development funds</u> ▪ <u>Cultural heritage fund</u> ▪ <u>Urban conservation - renewal bonds</u> ▪ <u>Budget commission</u> ▪ <u>Lending and funding sources</u> ▪ <u>Privatization administration resources</u>

- **Implementation And Implementation Tools**

To produce the project,

Table 8. Implementation & Implementation Tools

<p>CONTRACTING INSTITUTIONS</p>	<ul style="list-style-type: none"> ▪ KUDEB ▪ İzmir Metropolitan Municipality ▪ Konak Municipality ▪ Neighborhood representations ▪ Conservation Zone board ▪ Foundation for the conservation of cultural values ▪ TARKEM
<p>IMPLEMENTATION INSTITUTIONS</p>	<ul style="list-style-type: none"> ▪ İzmir Metropolitan Municipality ▪ Konak Municipality (Planning unit, Directorate of Science Affairs, Municipality Assembly) ▪ General directorate of cultural assets and museums ▪ Directorate of relief and monuments ▪ Architectural restoration section ▪ Entrepreneurs ▪ History section ▪ Expert organizations ▪ TARKEM
<p>IMPLEMENTATION TOOLS</p>	<ul style="list-style-type: none"> ▪ Public-private partnerships ▪ Build-operate-transfer ▪ Incentives for purchasing, leasing and investment costs through transfer of development rights ▪ Expropriation ▪ Inheritance ▪ Exchange ▪ Incentives

- **RECONCILIATION MODEL**

During the implementation of the determined interventions and stages;

Table 9. Reconciliation Model

	PROPERTY OWNERS		TENANTS
	If You Can Cover the Expenses;	If You Cannot Cover the Expenses;	
Those Who Want to Protect Their Buildings	<ul style="list-style-type: none"> ❖ Lease Support While Restoring the Building ❖ Allocating a place to stay, ❖ Assisting Property Owners with Stakeholders in Annual Repair and Maintenance Expenses ❖ Providing Fund and Credit 	<ul style="list-style-type: none"> ❖ Lease Support While Restoring the Building ❖ Allocating a place to stay, ❖ Sharing the Parcel and Immovable by the Local Administration after Repair 	<ul style="list-style-type: none"> ❖ Arrangement in the Lease Contract ❖ Providing Fund and Credit ❖ Agreement with the Property Owner ❖ Providing Accommodation While Repairs Or Changes Are Made ❖ Buying Shares <u>From</u> Aggregated Parcels With Increased Value.
Those Who Do Not Want to Protect Their Buildings	<ul style="list-style-type: none"> ❖ Expropriation of these buildings ❖ Regular Maintenance by the Municipality Every Year ❖ Buying from the Property Owner ❖ Acquisition of Building Value and Protection Obligation 		<ul style="list-style-type: none"> ❖ Buying from the Property Owner ❖ Acquisition of Building Value and Protection Obligation

6. OTELLER REGION CONSERVATION ZONING PLAN AND PLAN NOTES

- **PLAN DECISIONS**

- **1/5000 & 1/1000 Transportation Decisions**

As part of our intelligent transportation systems, we have Koza, Koza-minis, co-rings, cable cars and bicycle lines.

Our Co-ring-Prt line follows the entrance of the area from the Konak square to Kestelli; with the northwest region of Kemeralti from Kızlarağası Inn by drawing a flexible route on a line connecting the Konak multi-storey car park. This PRT line, which is 3.24 kilometer in length (0.57 km double line, 2.67 km one line), is based on the provision of transportation by pod cars for 4 people. Depending on the density, the number of Co-ring vehicles can be changed

flexibly during the day, weekdays and weekends, and pod cars are preferred to avoid disruptions in case of waiting for vehicles on the streets because the areas where the line passes are areas where there are heavy commercial activities. The most important points on the line are the multi-storey car park of the Kızlarağası Inn, Konak square and the Koza PRT line connection to the south-west of the agora, respectively, from north to south.

Koza project Underbelly 2. It is a prt project that connects the residential texture of the Etap Region and the area where commercial functions are located to agora to the hotels area. Within the scope of this project, 7 stops have been determined in the region, two of these stops are located on two-way street, one on Gazi Street and one on Fevzi pasha boulevard and 3 on two-way 4-lane street connecting the area east-west. The project line is 3.13 kilometers and 3 of the stops are raised and four are level level. The raised stops are about 10 meters high and the passenger platforms are 7 meters high, access to the passenger platform is provided by stairs and elevator. In both ground stops, the line rises by 6 meters, ensuring the continuity of the flow. The closest area of the line to the structures is fevzipasa boulevard, which is at least 1.5 meters. The dimensions of the raised platforms are 4 meters by 6 meters and the level platforms are 3.5 meters by 5 meters. The distance between stops averages 450 meters. The Stop, located southeast of the Agora, serves the multi-storey car park and also intersects with the bicycle route. This stop is in the middle of two stops of the cable car line. The maintenance and storage of the Koza PRT line is located 80 meters south of the stop to the east of the Ayavukla Church (660m²).

It is also a transit point at the following stop to the east of this prt stop. Passing through the underbelly residential fabric (891-793-746-743 from Rakım elkutlu street). The proposal for bus line 35, which runs north through the streets, is the PRT stop.

The same bus line also runs north of this stop to the south of Gaziler street. This stop is the transfer point with Koza mini line.

The PRT Stop on Gazi Street functions as a transit station with basmane metro line.

The PRT stop on Fevzipaşa Street was established to integrate the pedestrian flow from the Çankaya region into the underbelly system passing bus lines (PTT stop: 811, 34, 466, 35, 236, 36, 925, 39, 838-one way)

Within the scope of the project, from the 2 stops on Ikiçeşmelik Street, the exit of kemeralti bazaar in the north, as well as the Koza Mini project transit point and other urban bus transportation functions as a transit point, while the rest in the south are for pedestrians leaving Kestelli region.

The pot profits used in the Koza project can move both in the level and in the air. The Koza project, which will start to serve with a total profit of 14 pots, will have the capacity to carry up to 28 pots of Snow during peak hours. It can provide mobility to 104 people at the same time. 104 people are moving every 5 minutes

Koza Mini project is 1.25 kilometers long and consists of 5 stops (Hasan Hoxha mosque hatuniye Mosque barren door mosque 278 and 1279 Street East intersection ayavukla Church stops). 3 of these stops have 2 stop lots (3*10 meters) and two have a single lot (1.5 *10 meters) The Koza Mini project is completely level and 4 pots of snow connected to each other are accessible. Their speed is one third of the Koza project and 1 m/s provides pedestrian speed transportation, providing the experience experienced by pedestrians and also providing the mobility of 64 people in the region at the same time. The maintenance of the Koza Mini PRT line is located 40 meters west of the stop at the Eastern intersection of Streets 1278 1279 (200m²).

Hasan Hoxha Mosque stop is the only lot of koza PRT project's transfer point to the west.

Hatuniye Park or Hatuniye mosque stop is 2 lots and 3 meters by 10 meters wide. Underbelly 2. It is the middle point of the region where commercial functions and registered structures are concentrated in the north of the Stage Zone.

The Çorakkapı Mosque stop is made of two lots and the Koza PRT line on Gazi Street and Basmane metro stop are the transit point and are the access point of the hotels area (two lots).

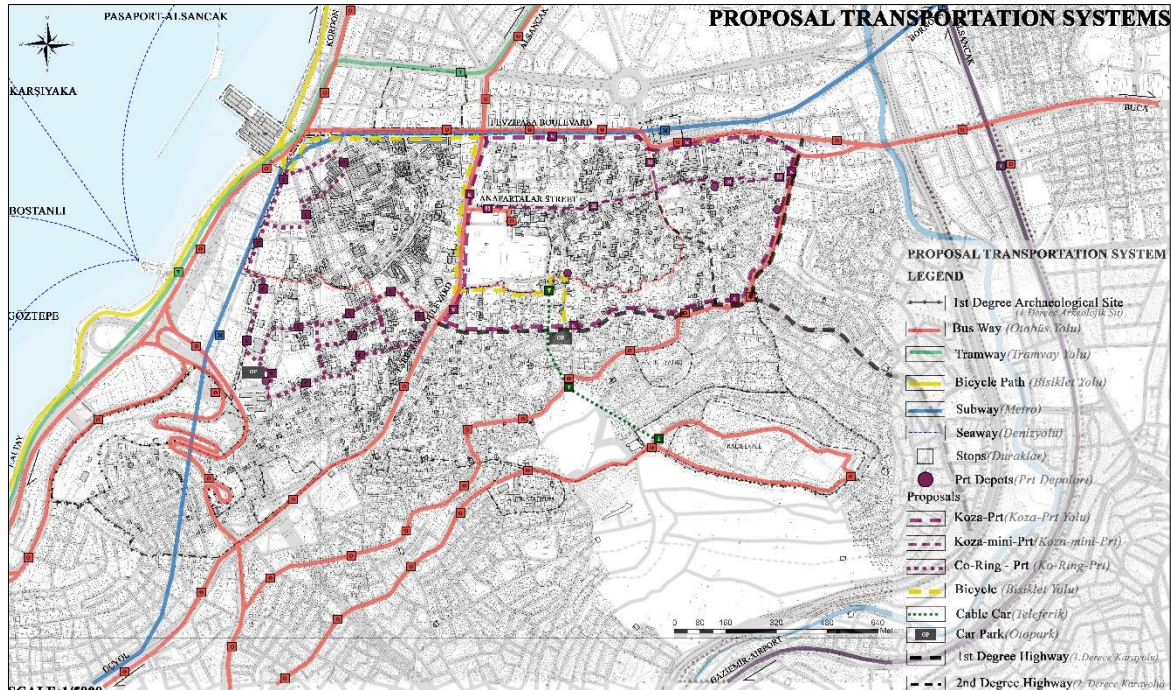


Figure 26. 1/5000 Proposal Transportation Systems

The stop (two lots), located at the Eastern intersection of 1278 and 1279 streets, works for the residences in the area and there is an open public area to the north of the stop.

Ayavukla Church Stop is the transfer point with Koza PRT Stop on the main axle, which is located on 1282 street and where two round trips and two arrivals will be made on the four-lane Street. Single lot.

The cable car line will consist of 3 stops and will be used in step 1 to guide the line. And in World An extra pole will be found between the stops, the line length is 560 meters and will rise to a height of 122 meters, the line has agora, urban forest and Velvetkale stops. The distance between stops is 310 meters and 250 meters, respectively. There will be 7 4-seater cabins on the line. Each stop is 50 square meters and the pressure to apply minimally designed ground will be minimized by engineering applications, a total of 20 meters of avoidance area will be created along the line and the areas where the line passes will be open public space.

Our proposed bike path will run east via Tarık Sarı Street south of agora, 806 street to the south via Fevzipasa Boulevard of the bike path that passes through the beach in Konak Pier, to our proposal Koza PRT stop and the proposal multi-storey fully automatic parking lot in the area.

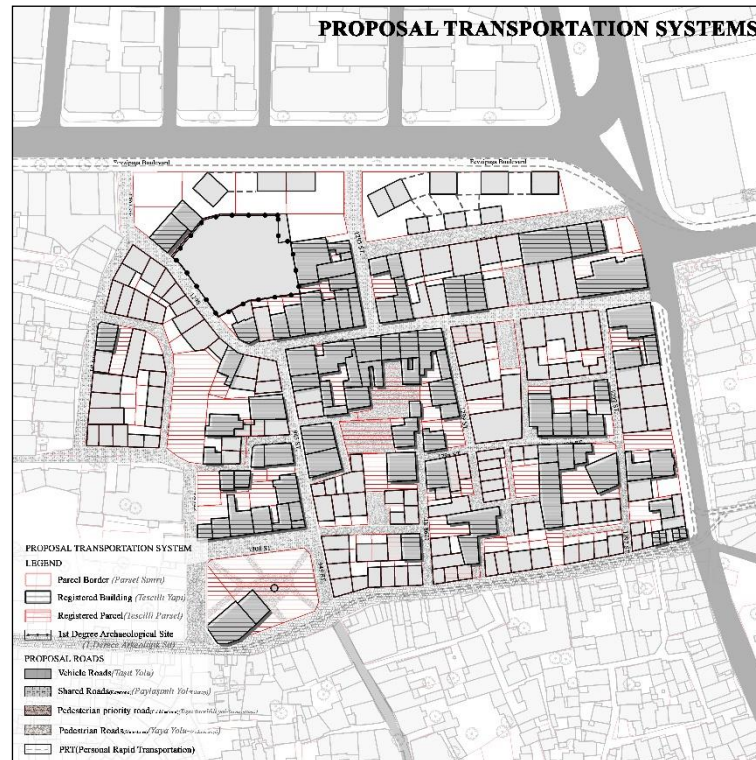


Figure 27.1/1000 Proposed Transportation System

In order to ensure the need for parking that will occur as a result of the removal of unlicensed car parks in the region and the demolition of the car park within the Agora site and to provide more parking already needed in the region, konak multi-storey car park will be reduced from 5 floors to 3 floors and turned into fully automatic parking will more than meet all parking needs in the region, which will increase its capacity to 4200 vehicles. In addition, on the proposed new main road in the area, a car park to be used as a public open space as Green Roof is the top floor of the Konak multi-storey fully automatic car park, which is the same as the capacity.

Underbelly 1. As in the Etap Bazaar area, it was envisaged that Anafartalar Street would be declared a pedestrian priority road in the second stage and therefore some streets would be made pedestrian priority in order not to affect the accessibility of commercial functions in the region.

Eşrefpaşa Street and 826 Street intersection are designed to connect the main road with two four-lane round trips and two arrivals to the east of the region to Gaziler Street from the boundary of Ballıkuyu urban transformation zone in accordance with the slope and registered structures in the region. The Koza PRT line and bicycle path, which have reduced the area of vehicle traffic as a one-way lane from Fevzipasa Boulevard at the intersection of Eşrefpaşa Street 826, have been added, the stops of tourist buses and urban public transport have been

reconstructed and pedestrian circulation has been increased. This vehicle path will only be open for the use of public transport, municipal services, commercial activities and emergency vehicles (ambulance fire brigade police). In this way, private vehicles will be able to use the multi-storey fully automatic parking lot on this new axle, and the vehicles that will continue in Çankaya region will be flowed through Gazi Street.

We're also going to take Anafartalar Street to 967. A2-degree road connecting 1291 to 945 street and south of this street- the new proposal is to connect it to the main road axis. The 2nd degree road connecting Anafartalar Street is designed to be 9 meters wide.

In the context of the re-reconstructing of the 6 and 7 stops of the urban tourist buses departing from the port, the 6th and southern part of the agora. And 7. 6 at the midpoint of the stops. Declaring it a stop and moving 7 stops to the nice park.

- **1/1000 Existing Land Use**

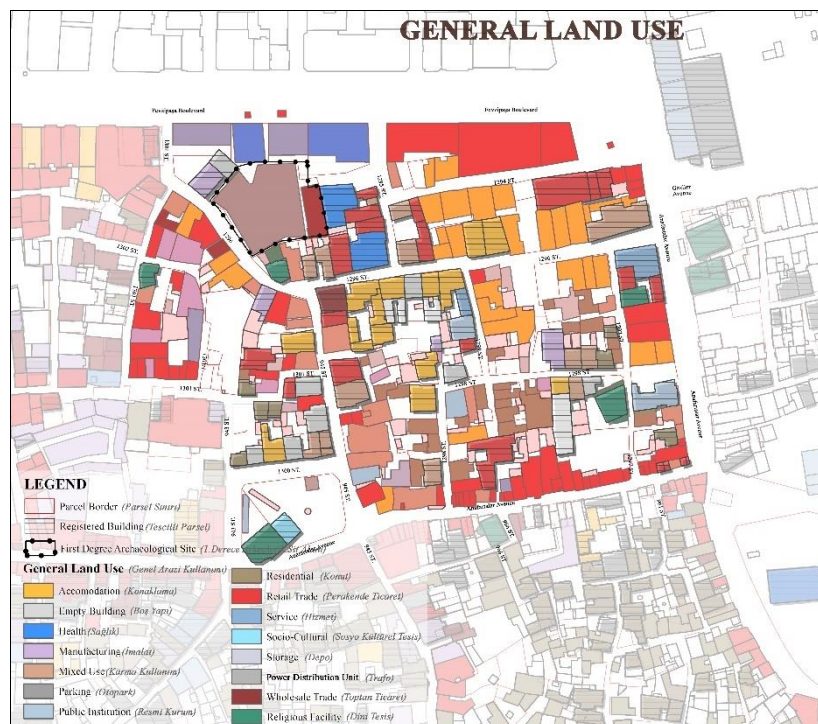


Figure 28.Existing General Land Use

Table 10. General Land Use Of Current Land

GENERAL LAND USE	Number	Percentage (%)	Area (m ²)	Percentage (%)
Accomodation	44	13,1	5713,97	18,35
Empty Building	16	4,8	1273,57	4,09
Health	4	1,2	1506,05	4,84
Manufacturing	13	3,9	1359,39	4,37
Mixed Use	34	10,1	3623,57	11,64
Public Institution	3	0,9	525,05	1,69
Religious Facility	8	2,4	912,74	2,93
Residential	35	10,4	2147,82	6,90
Retail Trade	79	23,5	7736,69	24,85
Service	6	1,8	1242,02	3,99
Socio-Cultural	4	1,2	440,67	1,42
Storage	1	0,3	38,11	0,12
Wholesale Trade	4	1,2	584,23	1,88

▪ 1/1000 Proposed Land Use

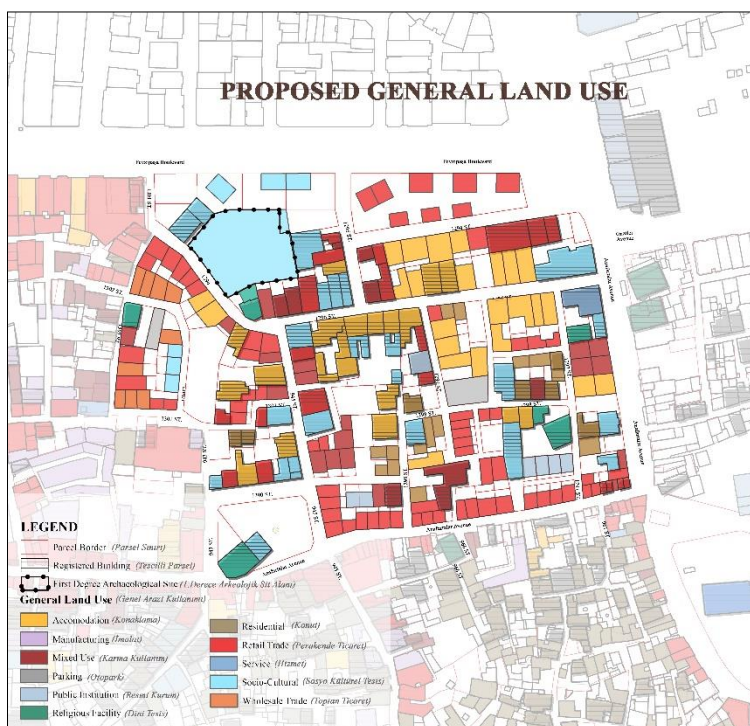


Figure 29. Proposal General Land Use

Table 11. General Land Use Of Proposal Land

GENERAL LAND USE	Number	Percentage (%)	Area (m ²)	Percentage (%)
Accomodation	42	21,8	5734,13	26,78
Mixed Use	25	13,0	2991,80	13,97
Public Institution	2	1,0	270,3041	1,26
Religious Facility	7	3,6	926,9159	4,33
Residential	22	11,4	1567,81	7,32
Retail Trade	60	31,1	4504,60	21,04
Service	1	0,5	283,6081	1,32
Socio-Cultural	23	11,9	3552,15	16,59
Wholesale Trade	7	3,6	799,65	3,73
Parking	4	2,1	783,083	3,66

▪ 1/1000 Existing Number of Floors

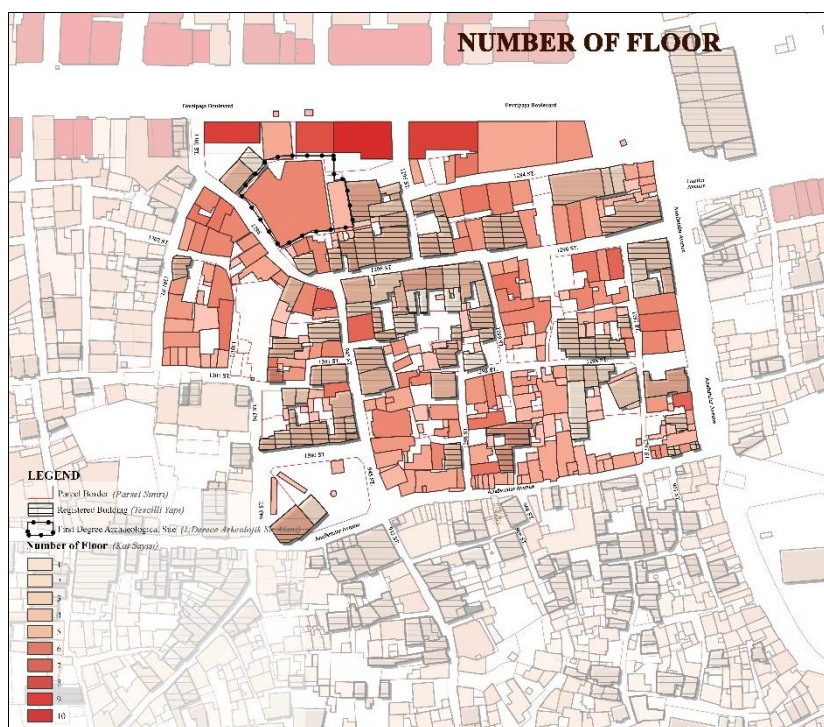


Figure 30. Existing Number of Floor

Table 12.Existing Number of Floors

Number of Floor	Number	Percentage (%)
1	46	52
2	78	89
3	71	81
4	32	36
5	13	15
6	5	6
7	1	1
8	2	2
10	1	1

▪ 1/1000 Proposal Number of Floors

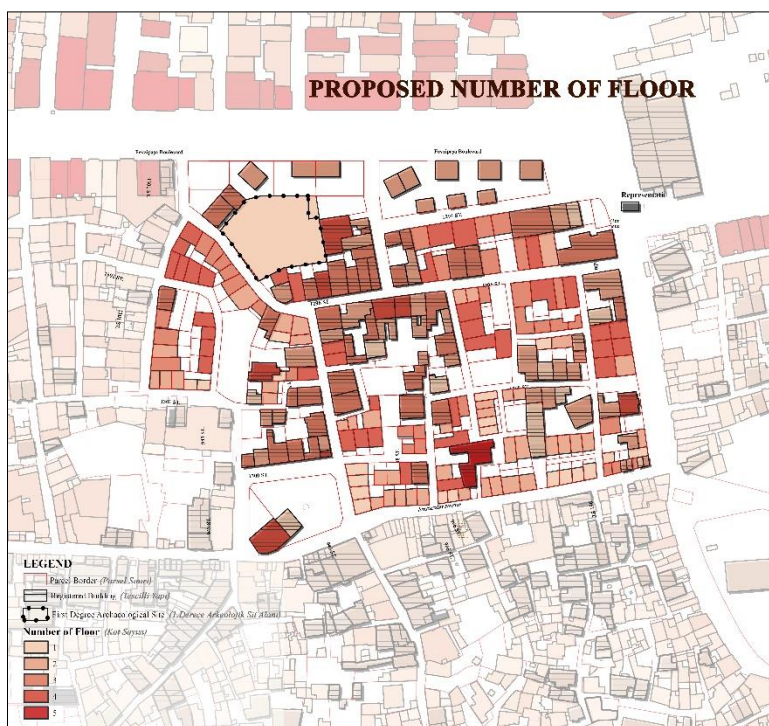


Figure 31.Proposed Number of Floor

Table 13.Proposal Number of Floor

Number of Floor	Number	Percentage (%)
1	46	19
2	78	33
3	71	30
4	32	13
5	13	5

- **PLAN NOTES**

- **General Provisions**

Objective: From a comprehensive point of view, it is aimed to carry out projects aimed at social aspects, economic and physical improvement and where everyone's interests are defended.

1. The Hotels Zone 1/1000 Conservation Plan, which is made in line with the 1/5000 scale urban site conservation plan, will be implemented in accordance with the plan notes and zoning regulations.
2. Author to make changes to the Conservation Zoning Plan and Plan Notes. opinion, the decision of the municipal council and the approval of the relevant Regional Council for Conservation are required.
3. Within the implementation boundaries, permission will be obtained from the relevant Conservation Regional Board for the zoning implementations related to the registered building parcels remaining within the Urban Site Conservation Development Plan.
4. When renovating empty parcels within the boundaries of urban sites, demolishing and rebuilding structures or renovating facades, compliance with the original general fabric of the region should be taken into account and the criteria specified in the plan notes must be observed.
5. As a result of the permissions of the Conservation Regional Board regarding registered structures and structures proposed for registration, special construction conditions can be provided and refurbished.
6. In registered cultural asset buildings or parcels, the original protected building form will be preserved and the requests regarding add-ons, additional structures, floor additions are evaluated by the Conservation Board and applied according to the decision to be taken.
7. The license status of all buildings except registered structures will be looked at. In the licensed structures made before the plan, the Conservation Regional Board and those without a license will make the necessary interventions.
8. The implementation is made according to the principle decisions of the Cultural and Natural Assets Conservation Board regarding the end of the registered parcels and the parcels against them.
9. It is mandatory to obtain the permission of the Conservation Board for the major repairs, demolition and reconstruction implementations to be carried out on the parcels that are not registered within the boundaries of the plan.

10. All structures to be implemented according to these plan notes must comply with the statutes and regulations related to science and health conditions. In addition, the provisions of the "Regulation on Structures to Be Made in Disaster Zones" will be complied with in all structures.
11. The elements belonging to the infrastructure facilities such as electricity, telephone etc., which negatively affect the historical values and appearance of the city, and the elements such as sheets, air conditioning, etc. that can destroy historical structures, will be monitored by the relevant institutions or persons under the supervision of Konak Municipality.
12. Any intervention in the tissue should be based on maintaining the existing unique qualities of the tissue and ensuring continuity as a whole.
13. It will be based on maintaining and raising awareness of the unique environmental relationships of historical and registered structures.
14. Within the working area, necessary architectural arrangements will be made in the buildings where everyone is accessible (disabled people, elderly, children, etc.).
15. **In texture-compliant** structures, all kinds of implementations are carried out by the Municipality of Izmir without obtaining the permission of KTVKBBK No. 1 in accordance with the development plan and plan notes for Conservation purposes.-In other structures other than these groups; all kinds of implementations are carried out by the Municipality without obtaining the KTVKBBK permission no. 1 in line with the zoning plan and plan notes for Conservation purposes.
16. Located in hotels district 1.Degree archaeological site: According to the Law on the Conservation of Cultural and Natural Assets, construction within the boundaries of this area is not allowed. Existing structures other than those that need to be protected will be demolished over time and these structures will be moved to the development areas in the south.

- **Conservation**

17. The immovable buildings registered in the conservation plan are protected with their land and architectural elements. The Conservation of these elements is essential and subject to the same implementation conditions as the main structure. The registered building parcels within the planning area cannot be applied to the public public areas stipulated by the Conservation Plan. For the implementation of the Conservation Plan of registered lands, the permission of the Board is required to carry out other property and cadastral operations such as consolidation, abandonment, expropriation.

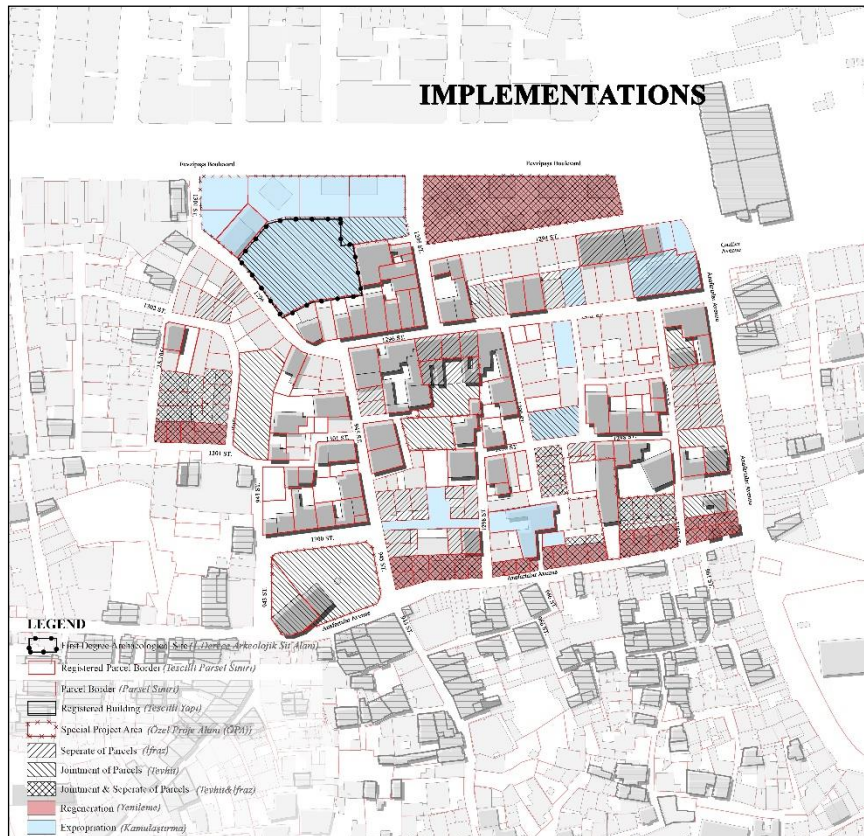


Figure 32.Implementations

18. All non-original and unauthorized add-ons and service structures in the registered building parcel are removed. The destruction of those that are not worth protecting in the Conservation Plan is provided by the Municipality.
19. It is essential that the streets that are protected in the Conservation Plan are protected with original cladding material. Streets where the original cladding material disappeared and the streets that were intended to be expanded in the Conservation Plan are covered with local materials.
20. Pedestrian movement is essential in transportation within the Urban Site area. Pedestrian roads will be enriched with urban furniture and designed in accordance with their natural identity. When creating the transportation system, the necessary care should be taken to protect and protect immovable cultural assets. In addition to pedestrian roads, access will be provided via PRT through Anafartalar Street and 967th Street. It can be used as a service path that can be used by vehicles other than heavy tonnage vehicles and can provide supervised service.
21. All parcels in the urban site cannot be used except for the functions given in the plan.

22. Akinci District, 369 Block, regarding the Conservation of 38 parcels; The current policy decisions will be respected as a 1st degree archaeological site.

▪ **General Provisions For Parcels**

23. In none of the registered and unregistered parcels, an outbuilding and secondary structure that does not conflict in any way to the façade of the main building can be built, existing outbuildings and secondary structures will be removed in accordance with the current policy decisions.

24. Although it is not specified in the Conservation Plan, the Conservation Board decides whether it can be done in unforeseen mandatory situations upon the implementation of the Municipality.

25. In more than one registered parcel, the Conservation Plan and The Conditions of Construction can be taken into account, but only if expropriation is carried out.

26. PAR values and floor numbers of all buildings to be demolished, rebuilt or refurbished are given in the plan notes and implementations must be confirmed with these notes.

▪ **Building Conditions**

A. Registered Parcels

27. Construction and foundation cannot be imposed on registered parcels other than public open space function.

28. It is essential that buildings that comply with the historical texture on registered parcels are protected without any changes.

29. In case of demolition and replacement of structures that are inconsistent with the texture within the working area of the parcels with structures that are incompatible with the texture, it is mandatory to make the architectural features of the buildings compatible with the historical texture on the registered parcels and the features such as building materials, PAR, FAR.

30. In general, the criteria determined within the scope of the function floor heights and façade characteristics of the parcels to be made empty and rebuilt within the urban site, which has a finished order, will be applied.

B. Registered Buildings

31. Registered buildings registered by the decision of the board and determined by the inventory number in the Conservation Plan and the structures that can be registered after this are structures that should be transferred to future generations as cultural heritage.
32. Projects related to registered buildings cannot be interfered with unless they are deemed licensed by the Municipality of all types and scales. The suitability and control of the project and license implementation is carried out by the Municipality. Building permits are not granted without the opinion of the Board that the implementation result is suitable for the project.
33. The major repairs to be carried out in registered structures will be carried out in accordance with the change of functionality of the parcel and structure in accordance with the board's permission and the current policy decisions.
34. **Registered and qualified buildings** will be applied to a form of maintenance, simple repair, function change intervention.
35. **Registered and unqualified structures;** in order not to fall off the registration, the add-ons that impair their qualifications will be cleared, the structures requiring simple repair will be repaired, and the structures will be repaired in accordance with their original usage and form.

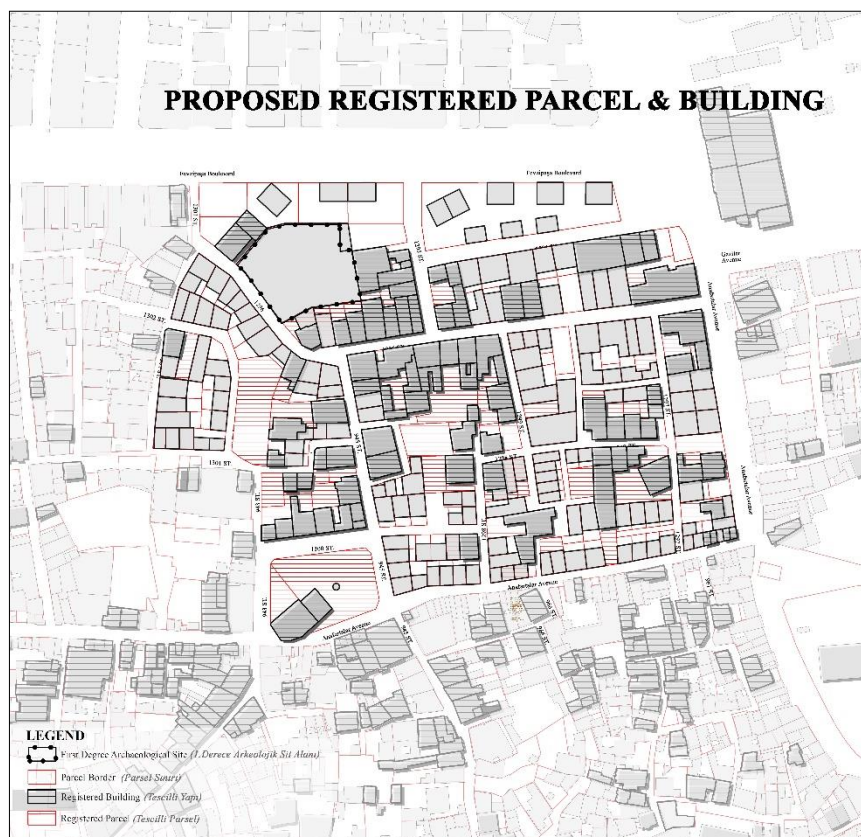


Figure 33. Registered Parcel & Building

C. Texture-Compatible Structures

- 36.** It is essential to protect the structures that are not registered from the buildings that are not registered in the planning area, which are similar to the structures that are registered in terms of both architectural, structural and parcel-related features and contribute to the urban texture, without demolition. Demolition of these structures can only be carried out after the removal of the façade relief. Before these structures are removed, the façade/facades (street side façade) that form the street texture will be removed and presented to the Municipality.
- 37.** Simple, fundamental repair, elimination of structural and façade changes contrary to the originality of the structure will be applied to intervention methods.

D. Old / Ruined Buildings Incompatible With Texture

- 38.** If registered; The buildings will be rebuilt in accordance with the original plan or by relay project if there is no plan.
- 39. If it is not registered;** the structures will be demolished, the PAR/FAR values determined for the new construction to be built in its place will be observed; if there will be no construction, it will be left in the public open space.

E. New Structures That Are Incompatible With The Texture

- 40.** The 1st degree archaeological site within the boundaries of the area will be demolished considering that it is a building island neighborhood and the archaeological site is in a position to affect its shadow and visibility; the PAR/FAR values determined for the new construction to be built in its place will be observed; if there will be no construction, it will be left in the public open space. Floor Reduction will be performed, max.4 floors, to be harmonized in new structures that are incompatible with the texture in other an; any façade that damages the originality will be free of roof elements.

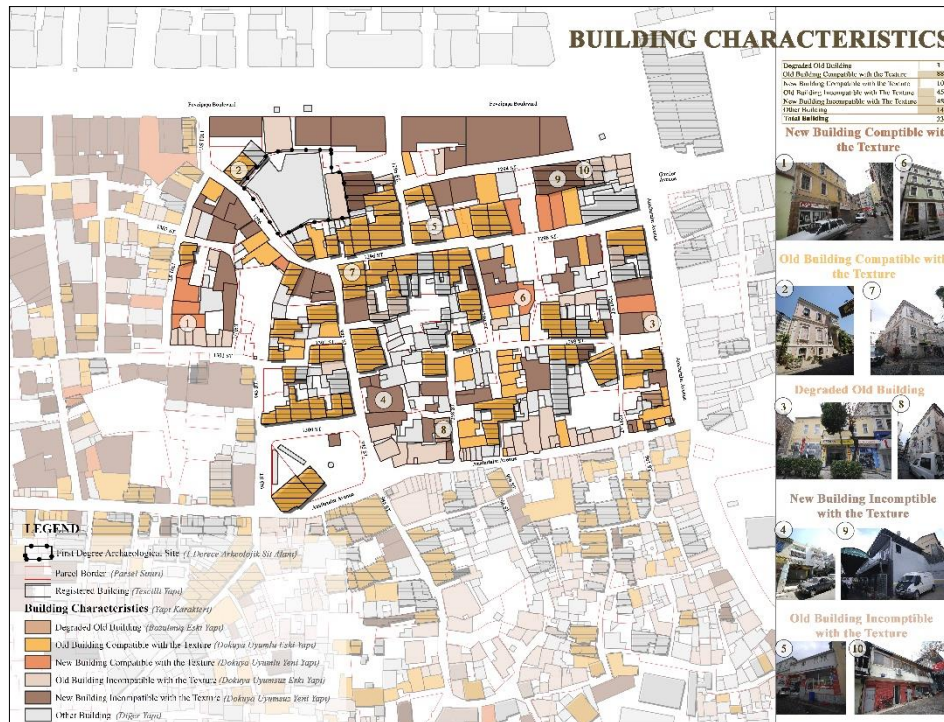


Figure 34. Building Characteristics

F. Traditional Structures

41. If such structures are to be protected from demolition, the following types of intervention are mandatory as a minimum for façade corrections of existing structures:
- Façade paint and cladding material cannot be used on the exteriors of buildings, except for local colors, trace plaster and natural materials used in traditional registered civil architecture examples of the region.
 - The current size of the building cannot be upgraded.
 - c. No floors can be climbed above the existing floors of the buildings, no roofs are added;
 - d) Terrace floors cannot be built in buildings. In accordance with the local architectural tradition, a crushed roof can be built on large eaves.
 - e) Projections are allowed in front and behind the building. The forehead parts of the floor beams of the ledges are covered with wood and / or used as wooden planting.
42. Function Change: For non-residential use; In such a way as not to cause deterioration in traditional features such as plan type, façade layout, use such as museum, art house, photography, cultural center, installation building, home boarding (Air b&b), youth hostel, boutique hotel, retail commercial units can be included according to the construction conditions included in the plan and plan implementation provisions.

43. It is essential that such façade changes are made as soon as possible and that contradictions with the traditional texture are eliminated. No repairs, renovations and any other interventions are allowed on the parcel except for simple repairs, unless renovation projects are prepared and implemented as a compelling measure to shorten this time as much as possible.
44. Simple repair & Maintenance, Simple repair, Essential Repair operations will be allowed in accordance with the KUDEB decisions in force in traditional structures.

Maintenance; They are design, material, structure and architectural elements that aim to preserve the structure in its original form, transfer it to the future and sustain the life of the structure.

Simple repair; It is the repair or completion of the structures in accordance with the original forms of the material and architectural elements that deteriorate and decrease without interfering with the conveyor system and plan setup.

Essential repair; They are project-based implementations for the problems of cultural assets that cannot be solved with maintenance and simple repair, often using a combination of several intervention techniques. The degree of interventions varies according to the nature of the damage to the structure and the need to add the reinforcements required by modern use.

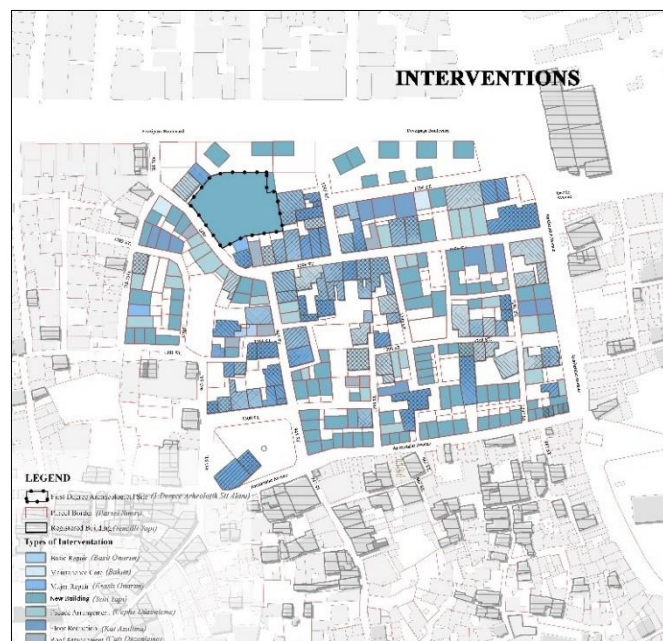


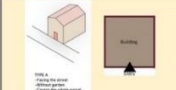
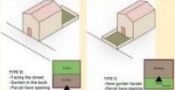
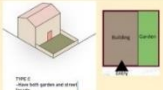
Figure 35. Interventions

G. New Structures

45. The structuring conditions for accommodation, residential and commercial functions in the area have been determined separately. In the new buildings to be built, the conditions determined in terms of PAR, FAR, hmax, façade and depth will be complied with.

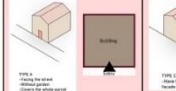
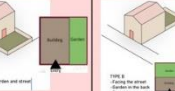
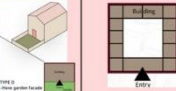

a. Residential Buildings

Table 14. Residential Typologies

RESIDENTIAL TYPOLOGIES		
R1-FITTING THE PARCEL	R2 & R3 - PARCEL WITH BACK & FRONTYARD	R4-PARCEL WITH SIDEYARD
		
Area of Parcel (m ²) 50-125	Area of Parcel (m ²) 126-150	Area of Parcel (m ²) 126-150
With of Parcel (m) 5-8	With of Parcel (m) 8-15	With of Parcel (m) 8-15
Depth of Parcel (m) 8-13	Depth of Parcel (m) 13-18	Depth of Parcel (m) 13-18
Building Facade (m) 5-8	Building Facade (m) 8-11	Building Facade (m) 8-11
Building Depth (m) 8-13	Building Depth (m) 13-18	Building Depth (m) 13-18
FAR : 1	FAR : 0.65-0.80	FAR : 0.65-0.80
PAR : 3	PAR: 1.9-2.4	PAR:1.9-2.4
Building Height (m) 9.5 hmax	Building Height (m) 9.5 hmax	Building Height (m) 9.5 hmax

a. Trade Buildings

Table 15. Commercial Typologies

COMMERCIAL TYPOLOGIES			
C1-FITTING THE PARCEL	C2-PARCEL WITH SIDEYARD	C3 & C4-PARCEL WITH BACK & FRONTYARD	C5-PARCEL WITH COURTYARD
			
Area of Parcel (m ²) 30-50	Area of Parcel (m ²) 51-150	Area of Parcel (m ²) 51-150	Area of Parcel (m ²) 200+
With of Parcel(m) 2-5	With of Parcel(m) 5-8	With of Parcel (m) 5-8	With of Parcel (m) 8-20
Depth of Parcel (m) 3-5	Depth of Parcel (m) 5-10	Depth of Parcel (m) 6-10	Depth of Parcel (m) 8-18
Building Facade (m) 2-5	Building Facade (m) 5-8	Building Facade (m) 5-8	Building Facade (m) 8-11
Building Depth (m) 1-4	Building Depth (m) 4-8	Building Depth (m) 4-8	Building Depth (m) 8-10
FAR : 1	FAR : 0.70-0.85	FAR : 0.70-0.85	FAR : 0.70-0.80
PAR : 3	PAR: 2.1-2.5	PAR:2.1-2.5	PAR : 2.1-2.4
Building Height (m) 9.5 hmax	Building Height (m) 9.5 hmax	Building Height (m) 9.5 hmax	Building Height (m) 9.5 hmax

a) **Building Block -369**

Table 17. PAR and FAR Values of 369 Block.

BLOCK-369	
Total Area (ha)	0.67
Total Floor Area (ha)	0.22
Avg Number of Floors	3
PAR	0.3
FAR	0.9

b) **Building Block -370**

Table 18. PAR and FAR Values of 370 Block.

BLOCK-370	
Total Area (ha)	0.29
Total Floor Area (ha)	0.1
Avg Number of Floors	2
PAR	0.3
FAR	0.6

c) **Building Block -371**

Table 19. PAR and FAR Values of 371 Block.

BLOCK-371	
Total Area (ha)	0.43
Total Floor Area (ha)	0.3
Avg Number of Floors	3
PAR	0.8
FAR	2.4

d) **Building Block -372**

Table 20. PAR and FAR Values of 372 Block.

BLOCK-372	
Total Area (ha)	0.27
Total Floor Area (ha)	0.2
Avg Number of Floors	3
PAR	0.6
FAR	1,8

e) **Building Block -373**

Table 21. PAR and FAR Values of 373Block.

BLOCK-373	
Total Area (ha)	0.39
Total Floor Area (ha)	0.23
Avg Number of Floors	3
PAR	0.5
FAR	1.5

f) **Building Block -374**

Table 22. PAR and FAR Values of 374 Block.

BLOCK-374	
Total Area (ha)	0.72
Total Floor Area (ha)	0.44
Avg Number of Floors	3
PAR	0.5
FAR	1.5

g) *Building Block -375*

Table 23.PAR and FAR Values of 375 Block

BLOCK-375	
Total Area (ha)	0.61
Total Floor Area (ha)	0.34
Avg Number of Floors	3
PAR	0.5
FAR	1.5

h) *Building Block -376*

Table 24.PAR and FAR Values of 376 Block.

BLOCK-376	
Total Area (ha)	0.17
Total Floor Area (ha)	0.10
Avg Number of Floors	3
PAR	0.6
FAR	1.8

f) *Building Block -377*

Table 25.PAR and FAR Values of 377 Block.

BLOCK-377	
Total Area (ha)	0.53
Total Floor Area (ha)	0.32
Avg Number of Floors	2
PAR	0.6
FAR	1.2

g) *Building Block -378*

Table 26.PAR and FAR Values of 378 Block.

BLOCK-378	
Total Area (ha)	0.18
Total Floor Area (ha)	0.04
Avg Number of Floors	3
PAR	0.2
FAR	0.6



Figure 37. Building Characteristics II

H. Trade Areas

47. In adjacent parcels with registered buildings and parcels adjacent to the registered building, compliance with the texture and registered building line is essential in all kinds of constructions, even if the road passes between them, the decision and permission of the board of directors is required in these structures.
48. "Facade Arrangement", "Floor Reduction", "Roof Arrangement" and "Demolishment, intervention decisions will be applied in existing new buildings.

Facade Arrangement; It covers the removal of all kinds of painting, protrusions and additions that spoil the original texture of the building;

Floor Reduction; It will be done for the purpose of missing floors contrary to the original texture and demolishing the detected illegal floors in accordance with legal grounds.

Roof Arrangement; It is based on the removal of buildings from all kinds of roofs, awnings, etc. that are incompatible with the original texture.

Demolishment; It will be applied to the texture in buildings of incompatible and unqualified structure.

The new structures, which are not specified in the conservation plan, are unregistered and involve the demolition and reconstruction process.

49. The existing building layout within the Reserve is usually two or three storeys and has a rear garden. In new buildings, this must be adapted.

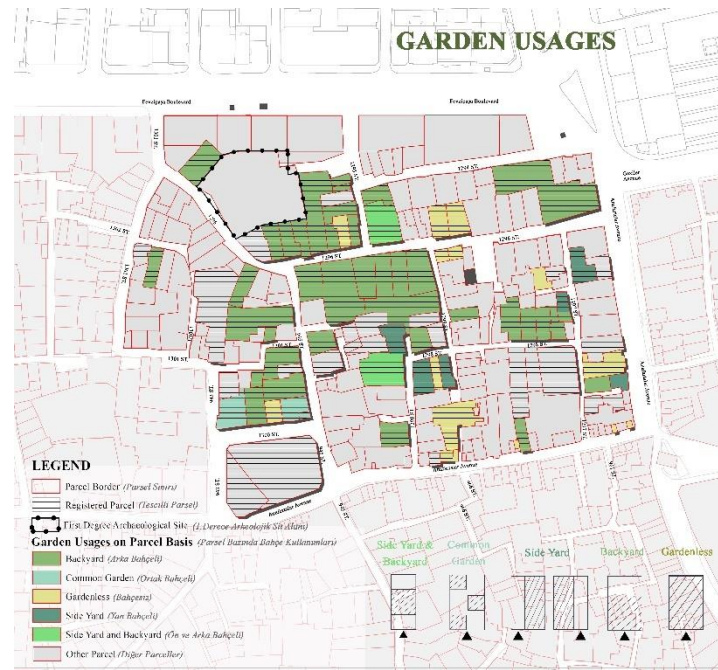


Figure 38. Garden Usages

50. If there is a registered building next to the parcel in the new buildings to be built, it cannot exceed the measure of that structure.
51. The number of building floors in the new buildings in the area cannot exceed 12m; Floor Reduction intervention will be applied in buildings with a height of more than 4 times.
52. The structures to be built in empty parcels can be made with contemporary techniques and materials suitable for the architecture of the region, but must adapt to the environment with coatings and paints on the facades facing the street.
53. Redemption and execution cannot be made without the decision of the board of directors. The parcel façade length in the hotels area is a maximum of 38 meters and a minimum of 4 meters. In other regions, the parcel façade length is a maximum of 14 meters and a minimum of 6.5 meters.
54. The heights according to the number of floors are as follows:
- Normal new structures
 - 3 meters for 1 floor
 - 6 meters for 2 floors
 - New workshop-type structures
 - 4 meters for 1 floors
 - 7 meters for 2 floors

- **Urban Areas Of Use**

- A. Street Texture**

54. Street texture should define the original street texture of other buildings on the street, together with the areas covering study, restitution, restoration, urban design projects and all kinds of projects that must be carried out in engineering branches in order to protect and document the immovable cultural assets that must be protected within the entire planning area.

55. The projects to be carried out in the areas of rehabilitation will be implemented with the approval of the board.

56. Due to the dense traditional structures on the streets, "sanitation" is envisaged and the traditional texture is intended to be introduced.

57. It is mandatory to remove asphalt flooring in street sanitation areas and use floor coverings (slate, cobblestone) to adapt to traditional street texture.

- B. Special Project Areas**

58. SPA implementations will be prepared by the Municipality in the entire project area. Independent implementations are not allowed.

- a) SPA-I (378 Block/1, 2 parcels): HATUNIYE SQUARE AND SURROUNDINGS**

Hatuniye square (378 Block/1 parcel/1500 m²), which functions as an open public area, has green area (900 m²), seating areas and Hatuniye Mosque (378 Block/2 parcel/400 m²).

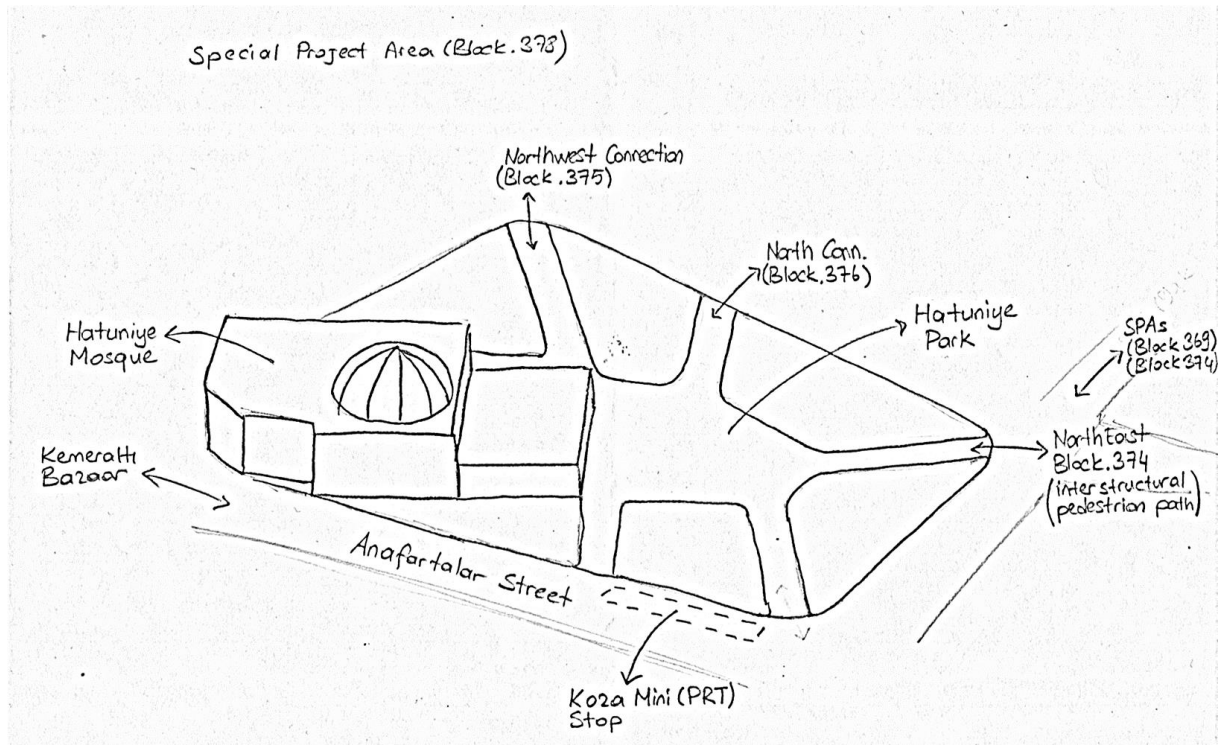


Figure 39. Design of Special Project Area (378 Block)

a) SPA-II (369 Block/9, 10, 13, 26, 27, 32, 34, 35 parcels): 1st DEGREE ARCHAEOLOGICAL SITE AND SURROUNDINGS

Parcels that will serve as archaeoparks are seen as the area to be valued after excavation. The registered structure remaining on 369 Block/10 parcels will work as a temporary accommodation for archaeologists who will participate in the excavation. 369 Block/26, 27, 34, 35 parcels will have a closed museum area where the finds from the excavations will be exhibited, and a workshop area where future academicians, undergraduate and above students can carry out their studies for internship or scientific studies. The remains of the Roman bath, which is already protected under 369 Block/32 parcels (the old healing hospital), will need to be provided on 369 Block/13 parcels with the excavation site in 369 Block/9 parcels. 369 Block/9, 13, 32 parcels are envisioned as archaeological sightseeing sites with reinforced glass viewing areas.

b) SPA-III (370 Block/2, 3, 4, 5, 28, 32, 33, 34 parcels): TRADE BLOCK

370 Block/2, 3, 4, 5, 28, 32, 33, 34 the 2-storey Ali Ulvi Business Inn, which is one of the old and new buildings in the parcels, and the neighboring buildings will be demolished and replaced with a modern and texture-compatible 2-storey workplace. The design conditions will be adopted taking into account the originality of the Old Business Inn.

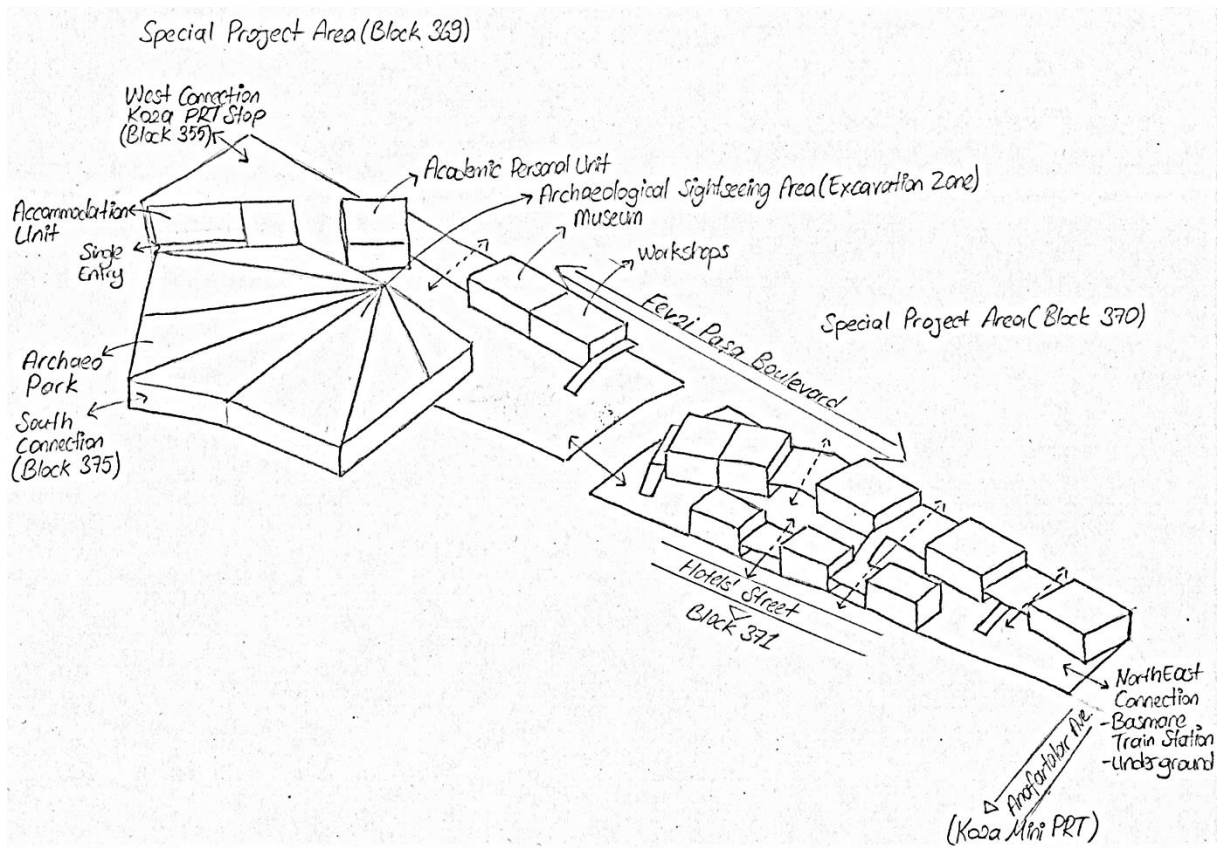


Figure 40. Design of Special Project Area (369&370 Block)

a) SPA-IV (374 Block/18, 19, 24, 25, 29, 30, 31, 33 parcels) : MULTIFUNCTIONAL PUBLIC OPEN SPACE

The target audience for the performance of modern arts will be generation Z and its aftermath, 810 m² open space, 275 m² closed area will be a multi-functional area that works integratedly (street installation works, open-air cinema digital art center, exhibition, performance and event space of creative individuals and collectives).

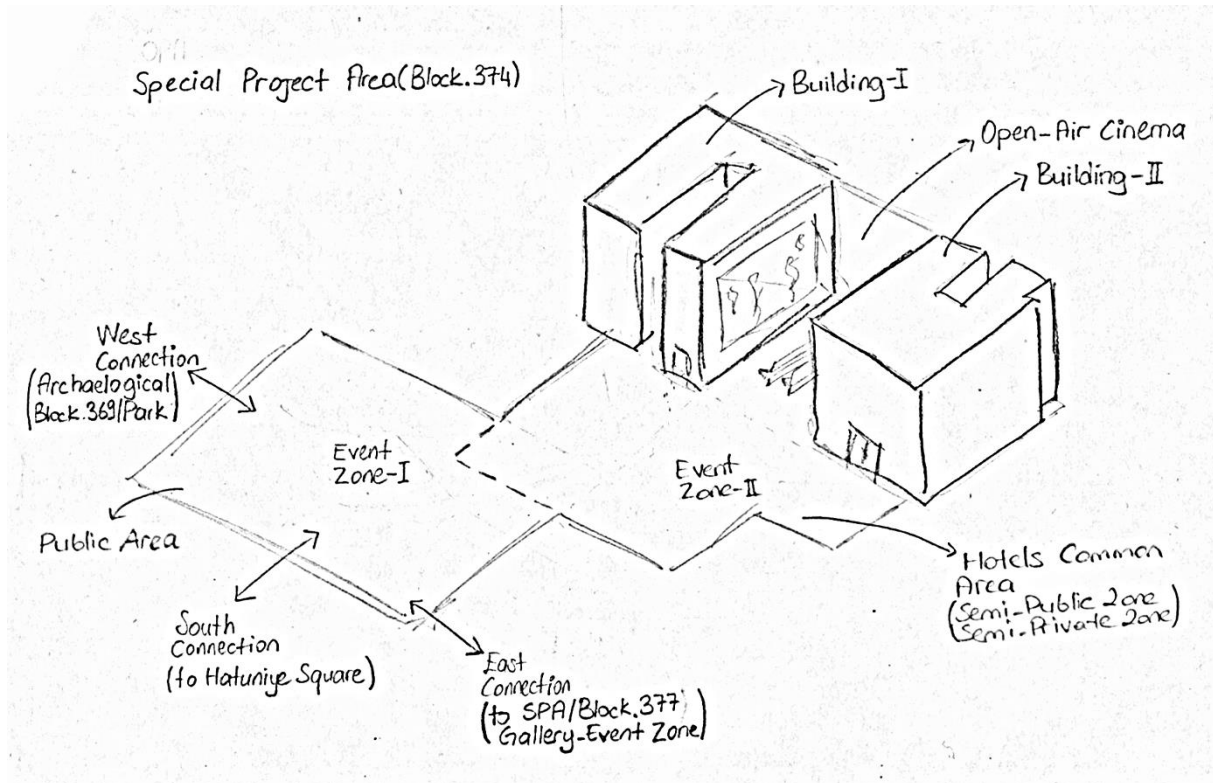


Figure 41. Design of Special Project Area (374 Block)

a) SPA-V (377 Block/1, 2, 3, 4, 5, 36, 38 parcels): TRADITIONAL TRADING CENTER

While it is envisaged that the 292 m² registered building, which is already a warehouse but not used in the total project area of 1434 m² will be used as a gallery and multipurpose indoor event space, the shops on the 160 m² and Anafartalar Street in the area need to be renovated. Another proposed structure in the area is 125 m² and a culinary course, the meals produced in the kitchen will be provided at affordable prices or free of charge to the needy. The project will be managed in cooperation with Tarkem within the municipality.

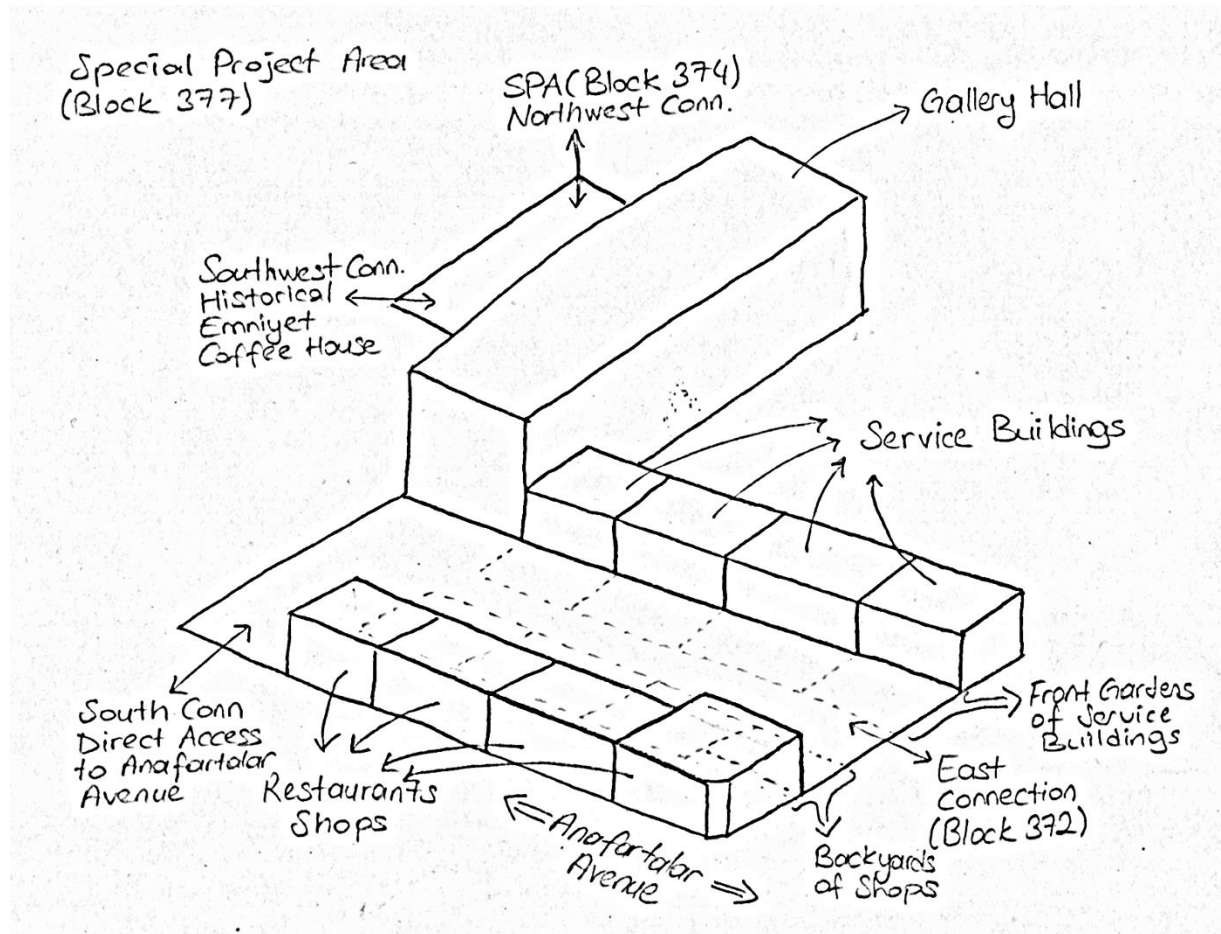


Figure 42. Design of Special Project Area (377 Block)

C. Residential Tourism Area

59. As an alternative to home boarding for all existing residences in the Hotels Area, "Air B&B" function will be introduced in partnership with Izmir Metropolitan Municipality integrating with the Visit Izmir mobile implementation.

○ AIR B&B

A Community Built On Sharing

Airbnb started in 2008 when two designers with a place to share hosted three travelers looking for a place to stay. Millions of hosts and travelers are now creating a free Airbnb account to save their places and book unique accommodations anywhere in the world.

Your Responsibilities And Assumption Of Risk

Your Responsibilities. You are responsible and liable for your own acts and omissions and are also responsible for the acts and omissions of anyone you invite to join or provide access

to any Accommodation, Experience or other Host Service. For example, this means: (i) you are responsible for leaving an Accommodation (and related personal property) in the condition it was in when you arrived, and (ii) you must act with integrity, treat others with respect, and comply with applicable laws at all times.

HOST TERMS

Hosting On AirB&B

Host. As a Host, Airbnb offers you the opportunity to share your Accommodation, Experience, or other Host Service with our vibrant community of Guests - and earn money doing it. It's easy to create a Listing and you are in control of how you host - set your price, availability, and rules for each Listing.

Contracting with Guests. When you accept a booking request, or receive a booking confirmation through the Airbnb Platform, you are entering into a contract directly with the Guest, and are responsible for delivering your Host Service under the terms and at the price specified in your Listing.

D. Social Infrastructure Areas

60. Social infrastructure areas include education, health, culture, administrative services, municipal services and worship facilities (mosques). If there is a building already in use in these areas, the Board decides whether to continue to be used or whether to demolish and rebuild, and whether to rebuild, instead, its size, floor height and façade features.

E. Trade Areas

61. Building uses such as traditional handicrafts, traditional delicacies (syrian, lebanese restaurant, morsels, dessert maker); if they are incompatible with the texture, will be demolished and rebuilt to ensure cultural continuity and diversity.

Non-textured businesses and shops will be refurbished using redemption and execution tools according to modern building requirements.

F. Transportation

62. The streets scanned in the Conservation Plan are designated as partial pedestrian paths. In addition, PRT passes through the area wall. Roads are open to traffic for street, street or

commercial areas. It is essential that this arrangement is made within the supervision and permission of the municipality.

63. Speed bumps , deflectors (artificial vitage), roadside search (suffocators), shared streets, pedestrianized streets, pedestrian pockets will be used as traffic calming measures that reduce the speed of vehicles.

- **Building Height**

64. In the approved sketch of the parcels, 10 percent sloped roads and land are considered flat, and more than 10 percent roads and land are considered sloping. Filling cannot be done to change the way the building is purchased.

A. On the sloped roads, the only road-fronted parcel is given in front of the parcel in the middle of the road.

b. In parcels facing one road on straight roads, the jeans parcel is given to the top of the road.

c. On inclined and straight roads, all bays are given from the corner point where 2 paths intersect.

- **A. Facades**

65.The most important point in façade coatings is the adaptation to traditional texture. It is imperative that the new structures be built by meeting this concern.

66.Warm colors will be preferred on the exteriors of the buildings.

67.Shop shutters will be painted in the color of the main façade.

68.The awnings and façade color must be compatible; Metallic colors will not be used.

69.Air conditioning on the façade; the outdoor units will be placed in sections that will not affect the appearance of the roof, under the awning, the existing balcony, and if available, it will be cleaned.

70.The façade height and façade texture of the Baths, Tombs and Inns will be preserved exactly.

71.Commercial signs on the ground floor, on the eaves, will be placed in such a way as not to prevent the detection of upper floor facades. It will be smaller and to certain standards.

- **Cantilevers And Bays**

72.Balconies, bays and exits can be made in accordance with the traditional original texture.

73.The façade length of the bay and exits cannot be less than 1.5 meters, no more than 2.50 meters.

74.The elements of the bay and exits affecting the exterior, such as roof covering, joinery arrangement, carrier elements and façade coating, should be compatible with traditional architecture in terms of shape and material.

75.Carrier and decorative forged iron consoles can be arranged under the bay.

76.Open cantilevers can only be done on the back façade. If there is a rear facade to the road and public spaces, open projection cannot be made on these facades.

77.In traditional buildings, the length of the protrusion cannot exceed $\frac{2}{3}$ of the façade to which it belongs.

78.Multiple protrusions can be made to one façade. However, the distance between these protrusions can not be less than 1.5 meters.

- **Roofs And Eaves**

79.In order to be compatible with the structures in the area, it is mandatory to make cradles, crushing or flat roofs in the structures.

80.Roofing materials cannot be made except marseille or alaturka tile on the roofs

81.In residential areas, a wide fringe can be made provided that the min. is 0.80 meters and complies with the nearby environmental characteristics.

82.Terrace roofs cannot be built in new buildings.

83.Solar energy placed on the roofs should be placed parallel to the slope of the roof so as not to cause visual pollution. Installation of necessary parts, such as water tanks, should be carried out on the roof.

- **Doors And Windows**

84.The window can be between 80cm. and 110cm. short edge length, with the long edge vertically.

85.Rates will be $\frac{1}{2}$, $\frac{1}{1}$.

86.Rod iron or forged iron bars can be used.

87.Wood or metal (excluding aluminum) shutter can be installed with biplane.

88.The ratio of door height to width in residential use is no more than $\frac{1}{2.5}$. The width of the door max, provided it is biplane. 1.60m. can be removed.

89.In all façade openings, chopping chambers should be arranged in accordance with the protected tissue.

90.At the entrances through the main façade, the entrance can be reached with a few steps or the door can be pulled back.

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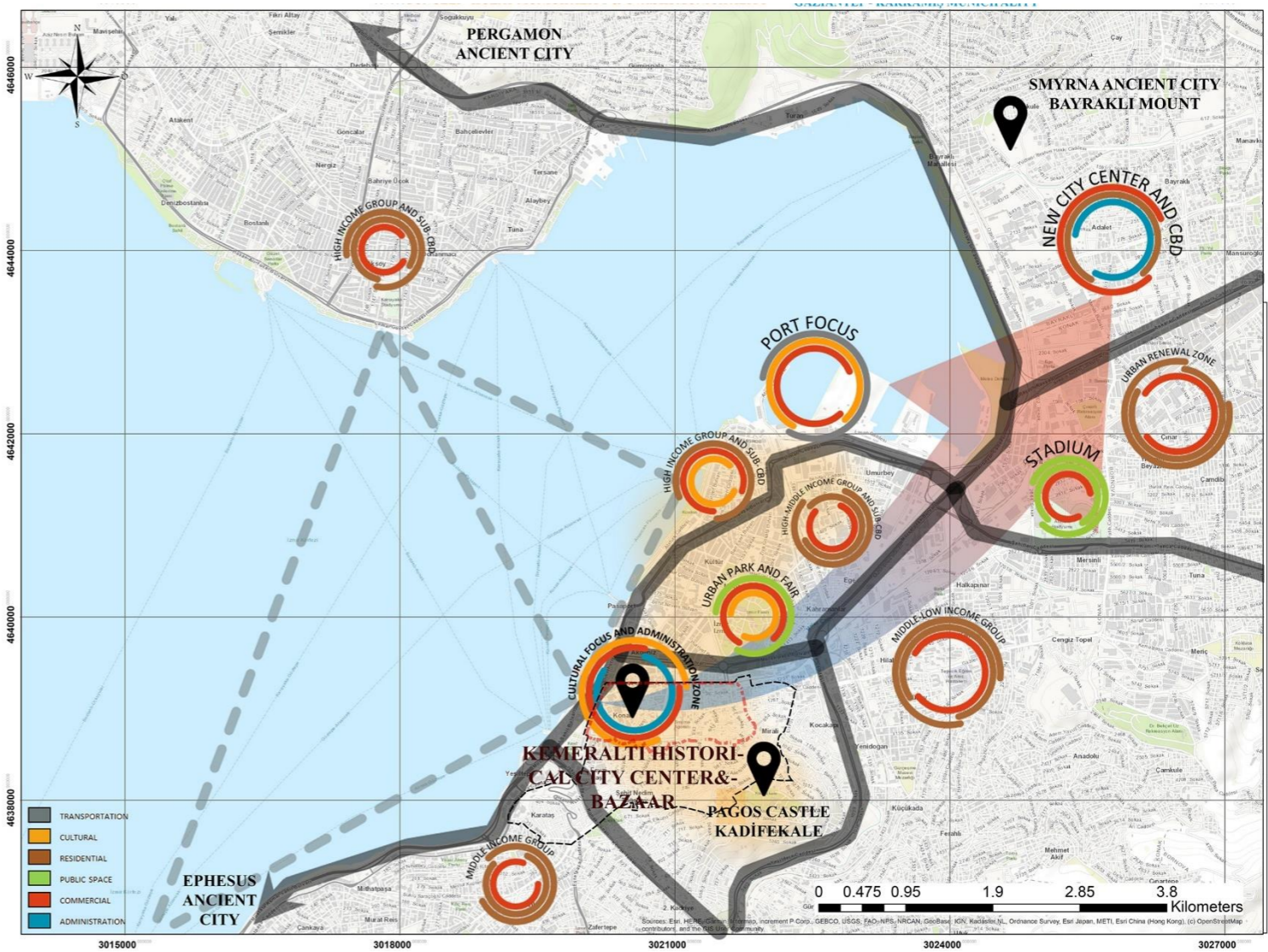
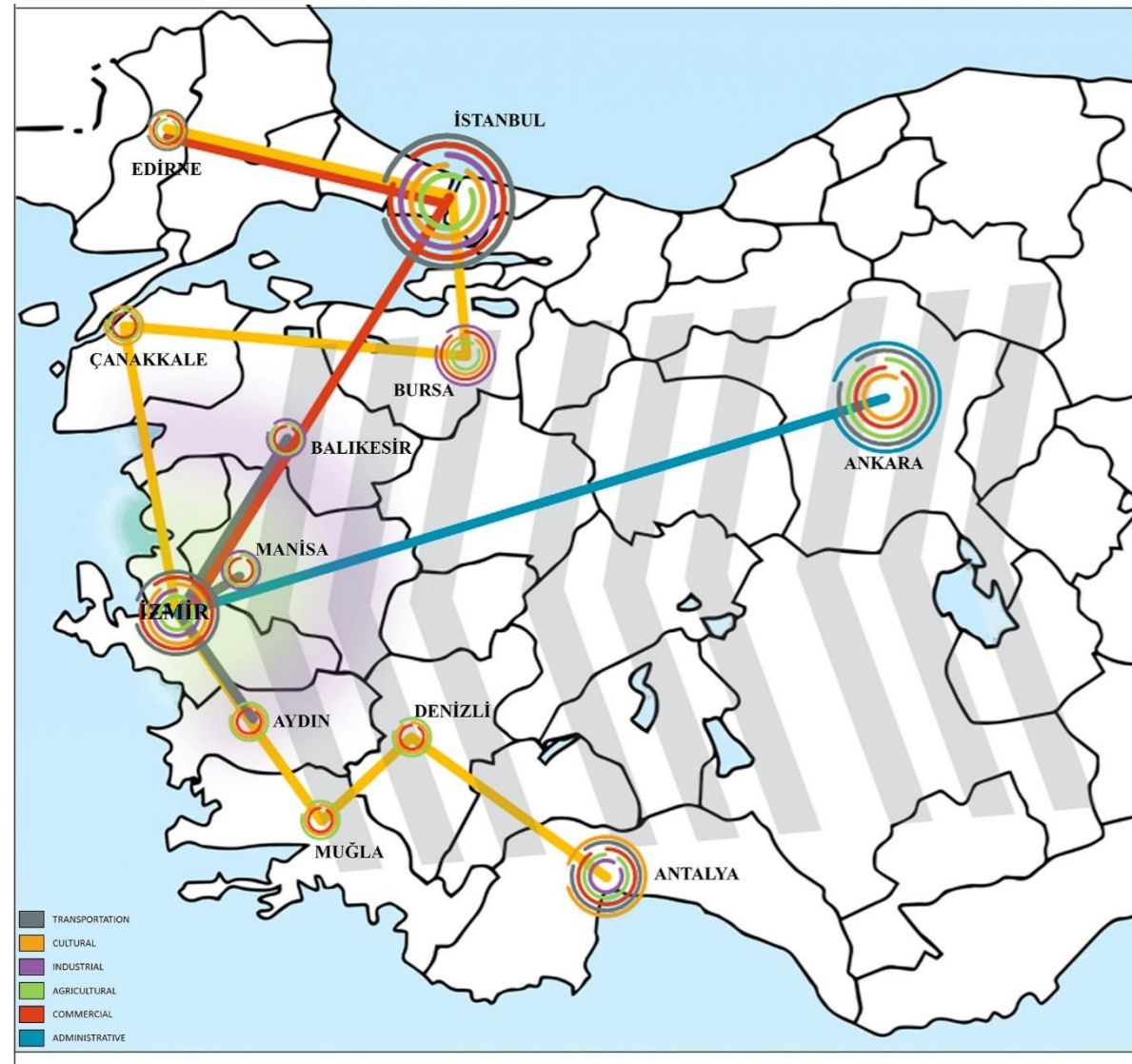
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APPENDIX

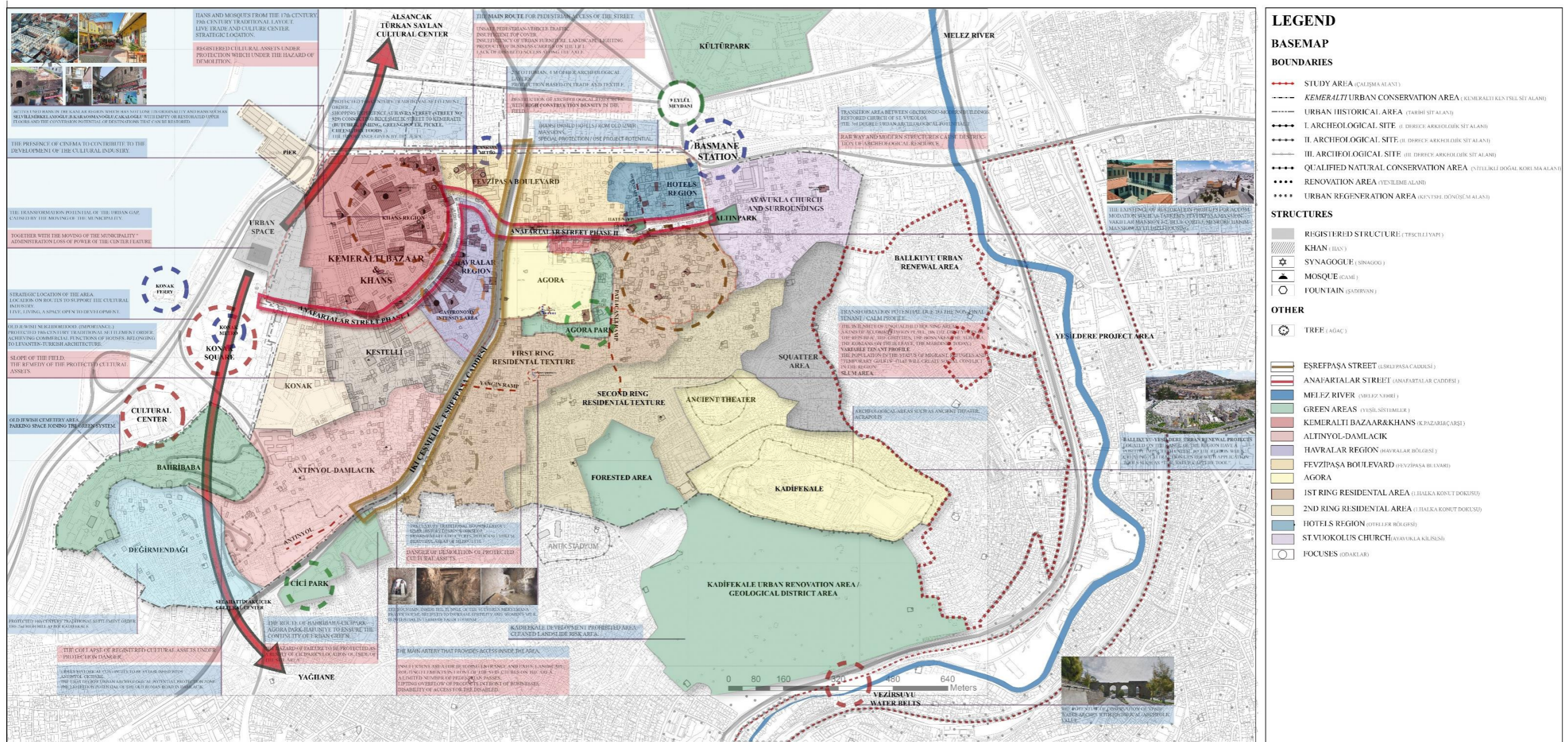
• Appendix 1 – Upper Scale Analysis



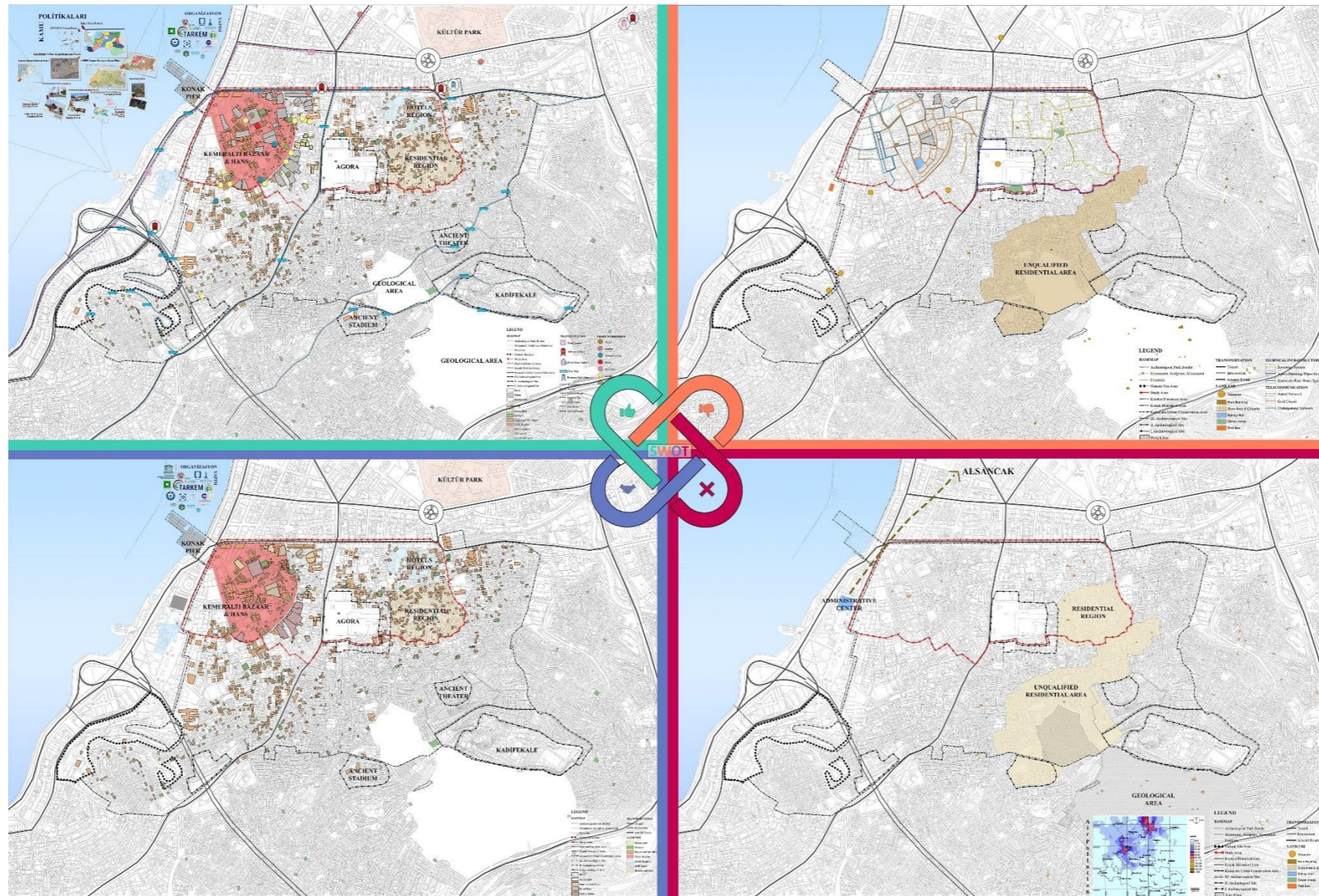
• Appendix 2 – Values Of Kemeralti Urban Site And Surroundings

NAME OF COMPONENTS	VALUES	WHY?	
REGIONAL	1 KEMERLTI BAZAAR & KHANS	HISTORICAL VALUE: Khan & mosque from 17th century. FUNCTIONAL VALUE: City Square, Market, Bazaar Area. TRADITIONAL VALUE: 19th century traditional layout. ECONOMIC VALUE: Economic income source due to traditional market texture. SOCIAL VALUE: Areas for people to meet, meet, eat and socialize. HOMOGENIETY VALUE: The aim in the area is create a homogeneous intelligences. HISTORICAL VALUE: Protected 19th century traditional Settlement Order.	
	2 KESTELI	RELIGIOUS VALUE: Old Aşval Neighborhood. TRADITIONAL VALUE: Achieving commercial functions of houses belonging to Levantine-Fanish Architects.	
	3 BAHRIBABA	RELIGIOUS VALUE: Old Aşval Cemetery Area. HISTORICAL VALUE: 17th century traditional settlement.	
	4 AGORA	ARTISTIC VALUE: It Has Old Ottoman-Roman Architecture. ORIGINALITY VALUE: Archaeological City Square, Market, Bazaar Area. FUNCTIONAL VALUE: Gives Information About The Water Channels Of The Period. ECONOMIC VALUE: It Is An Open Air Museum. HISTORICAL VALUE: It Was Built In 300 BC. ARTISTIC VALUE: It Is Symbol Of Hellenic & Roman Architecture.	
	5 KADIFEKALE	HISTORICAL VALUE: Castle, belongs to The Komnenos Of Serbia. ARCHAEOLOGICAL VALUE: Gives Information About The Defense System Of The Period. HISTORICAL VALUE: The Old Roman Road In Istanbul.	
	6 ALINYOL-DAMLACIK	ARCHAEOLOGICAL VALUE: Ottoman, Byzantine and Roman ruins.	
	7 CICI PARK	ARCHAEOLOGICAL VALUE: Constantinian Urban Archaeological Remains.	
	8 DEĞİRMENDAGI	HISTORICAL VALUE: Protected 19th century traditional settlement order. HISTORICAL VALUE: Transformation of lands from old Inara Mansions. CONTINUIY AREA: Cleaned Landfill Risk Area which providing integrity with other green areas.	
	9 HOFEREN REGION	RELIGIOUS VALUE: Jewish place of worship. HISTORICAL VALUE: Protected 19th Century Traditional Settlement Order. RELIGIOUS VALUE: Christian worship area and museum. ARCHAEOLOGICAL VALUE: The 3rd Degree Urban Archaeological Potential.	
	10 AGORA PARK	HISTORICAL VALUE: The historical location that has owned many civilisations. CULTURAL VALUE: The cultural location that has owned many contemporary civilisations. CONTINUIY VALUE: The continuation of the coastal line from past to present. CULTURAL VALUE: Organizing national / local fairs and events in the field.	
	11 HAVRALAR REGION	CULTURAL VALUE: The adoption of fountain by many cultures. RELIGIOUS VALUE: The fountain that believed to increase fertility and women's wealth. ARCHAEOLOGICAL VALUE: The fountain made the formal discovered as a result of excavations.	
	12 ST. YUKOKOS CHURCH & SURROUNDING	HISTORICAL VALUE: The water in the fountain has been flowing for centuries. CULTURAL VALUE: The adoption of fountain and storage by many cultures. RELIGIOUS VALUE: The same existing art of fountain is considered sacred by Christian, Greek, Jewish and Muslim.	
	13 TRADITIONAL COASTLINE ARK	CULTURAL VALUE: The presence of the "Old Roman" culture in the area and its knowledge. HISTORICAL VALUE: The city that witness history. HISTORICAL VALUE: The water that witnesses history.	
	14 KESTELIPARK	HISTORICAL VALUE: The ramp that witnesses history.	
SUB-REGIONAL	15 SÜTVEREN MERYEM ANA WATER CANAL	HISTORICAL VALUE: It Was Built In 1711 By "Paçacı Bıçacı Ağası". FUNCTIONAL VALUE: It Was Built With An Intention In 1998. Function Changes As A Tourist Bazaar. TRADITIONAL VALUE: It Is Different From The Traditional Ottoman Line Structures. ECONOMIC VALUE: Economic Value As A Purpose Of Construction Of "Khan". SOCIAL VALUE: Shopping, Meeting, Drinking, Socializing Area. HISTORICAL VALUE: It Was Built In 16th Century. RELIGIOUS VALUE: It Was Built In 16th Century. HISTORICAL VALUE: It Was Built In 16th Century. HISTORICAL VALUE: It Was Built In 16th Century.	
	16 DAMLACIK MOSQUE & SURROUNDING	HISTORICAL VALUE: It Was Built In 16th Century. CULTURAL VALUE: It Was Built In 16th Century. CULTURAL VALUE: It Was Built In 16th Century. CULTURAL VALUE: It Was Built In 16th Century.	
	17 HATUNIYE PARK	HISTORICAL VALUE: It Was Built In 16th Century. HISTORICAL VALUE: It Was Built In 16th Century. HISTORICAL VALUE: It Was Built In 16th Century.	
	18 YANGIN RAMP	HISTORICAL VALUE: It Was Built In 16th Century. HISTORICAL VALUE: It Was Built In 16th Century.	
	19 ALTINTIYUĞ	HISTORICAL VALUE: It Was Built In 16th Century. HISTORICAL VALUE: It Was Built In 16th Century.	
	20 PATIKASTAN RAMP	HISTORICAL VALUE: It Was Built In 16th Century. HISTORICAL VALUE: It Was Built In 16th Century.	
	21 OSMANCADE RAMP	HISTORICAL VALUE: It Was Built In 16th Century. HISTORICAL VALUE: It Was Built In 16th Century.	
	22 KIZILARAGASI KHAN	HISTORICAL VALUE: It Was Built In 16th Century. HISTORICAL VALUE: It Was Built In 16th Century.	
	23 ÇAKATÖĞÜL KİTAP	HISTORICAL VALUE: It Was Built In 16th Century. HISTORICAL VALUE: It Was Built In 16th Century.	
	24 İHSAR MOSQUE	HISTORICAL VALUE: It Was Built In 16th Century. HISTORICAL VALUE: It Was Built In 16th Century.	
LANDMARKS	25 DÖNÜRTAŞ FOUNTAIN	HISTORICAL VALUE: It Was Built In 16th Century. CULTURAL VALUE: It Was Built In 16th Century. HISTORICAL VALUE: It Was Built In 16th Century.	
	26 ALIŞAŞAI OULNEAN	HISTORICAL VALUE: It Was Built In 16th Century. SOCIAL VALUE: It Was Built In 16th Century. COURTESY VALUE: It Was Built In 16th Century.	
	27 AMACIOĞLU KHAN	ARTISTIC VALUE: It Is An Ottoman Era Structure (Asymmetrical Plan Concept). SOCIAL VALUE: Shopping, Meeting, Drinking, Socializing Area. CONTINUIY VALUE: It Is Still Used. ECONOMIC VALUE: Economic Value As A Purpose Of Construction Of "Khan" & Commercial Area.	
	28 GOVERNMENT HOUSE	HISTORICAL VALUE: It Was Built In 1872. ARTISTIC VALUE: It Is A Stark Building Of Ottoman Architecture. TRADITIONAL VALUE: It Was Reconstructed In 1986 According To Original.	
	29 CLOCK TOWER	HISTORICAL VALUE: It Was Built In 1901. ARTISTIC VALUE: It Is A Symbol Of Ottoman Architecture. SOCIAL VALUE: It Is A Symbol Of Ottoman Architecture. COURTESY VALUE: The Courtyard Has Been Preserved. SYMBOLIC VALUE: It Is The Symbol Of The City Of Izmir.	
	30 İMİR SÜLEYMAN FOMB	HISTORICAL VALUE: It Was Built In 1346-1350. ARTISTIC VALUE: It Has Features Of "Zeyce" Features. TRADITIONAL VALUE: It Has Features Of "Zeyce" Features. HISTORICAL VALUE: It Was Built In 1346-1350.	
	31 ALGAZİ SİNAGOĞU	ARTISTIC VALUE: It Is Featured Of The Baroque Style Italian Architectural. ORIGINALITY VALUE: It Has Not Lost Its Originality. COURTESY VALUE: The Jews' Act Of Worship In Here. TRADITIONAL VALUE: Traditional Turkish Bath Culture And Activities. HISTORICAL VALUE: It Was Built In 1890.	
	32 BEKİR HOLİM SİNAGOĞU	ARTISTIC VALUE: It Is Symbol Of Greek Architecture. ORIGINALITY VALUE: It Has Not Lost Its Originality. COURTESY VALUE: It Has Not Lost Its Originality.	
	33 NAMAĞAZI BATH	RELIGIOUS VALUE: Collective Prayer Place Of The Jews. HISTORICAL VALUE: It Was Built In 16th Century. ARTISTIC VALUE: It Is A Symbol Of Ottoman Bath. ECONOMIC VALUE: It Was Rebuilt And Restored. SOCIAL VALUE: Traditional Turkish Bath Culture And Activities. TRADITIONAL VALUE: 16th Century Traditional Bath. HISTORICAL VALUE: It Was Built In 16th Century.	
	34 BASMANLI STATION	ARTISTIC VALUE: Designed By Gustave Gullé In Class Of Style. SYMBOLIC VALUE: Represents Izmir's European Side. HISTORICAL VALUE: It Was Built In 19th Century. ARTISTIC VALUE: It Is A Contemporary Shape Suitable To Its Period. RELIGIOUS VALUE: It Is Important That It Is The Home Of The Jewish Religious Man. MONUMENTAL VALUE: It Is A Memory Of Those Who Suffered During The Occupation Of Izmir.	
	35 SİĞAYI SEVİ HİSSE	SYMBOLIC VALUE: It Is A Symbol Of Turkish Resistance Against The Enemy Occupations. HISTORICAL VALUE: It Was Built In 1925. Represented 1926. ARTISTIC VALUE: It Was Built In 1925. Represented 1926.	
	36 THE FIRST LEAD MONUMENT	SYMBOLIC VALUE: It Is A Symbol Of Turkish Resistance Against The Enemy Occupations. HISTORICAL VALUE: It Was Built In 1925. Represented 1926. ARTISTIC VALUE: It Was Built In 1925. Represented 1926.	
	37 BASDUKAR MOSQUE	HISTORICAL VALUE: It Was Built In 16th Century. ARTISTIC VALUE: It Is A Symbol Of Ottoman Architecture. FUNCTIONAL VALUE: Local Places Are Used As Commercial / Open Place Washing Area.	

• Appendix 3 – Potential And Problems Of Kemeralti Urban Site And Surroundings

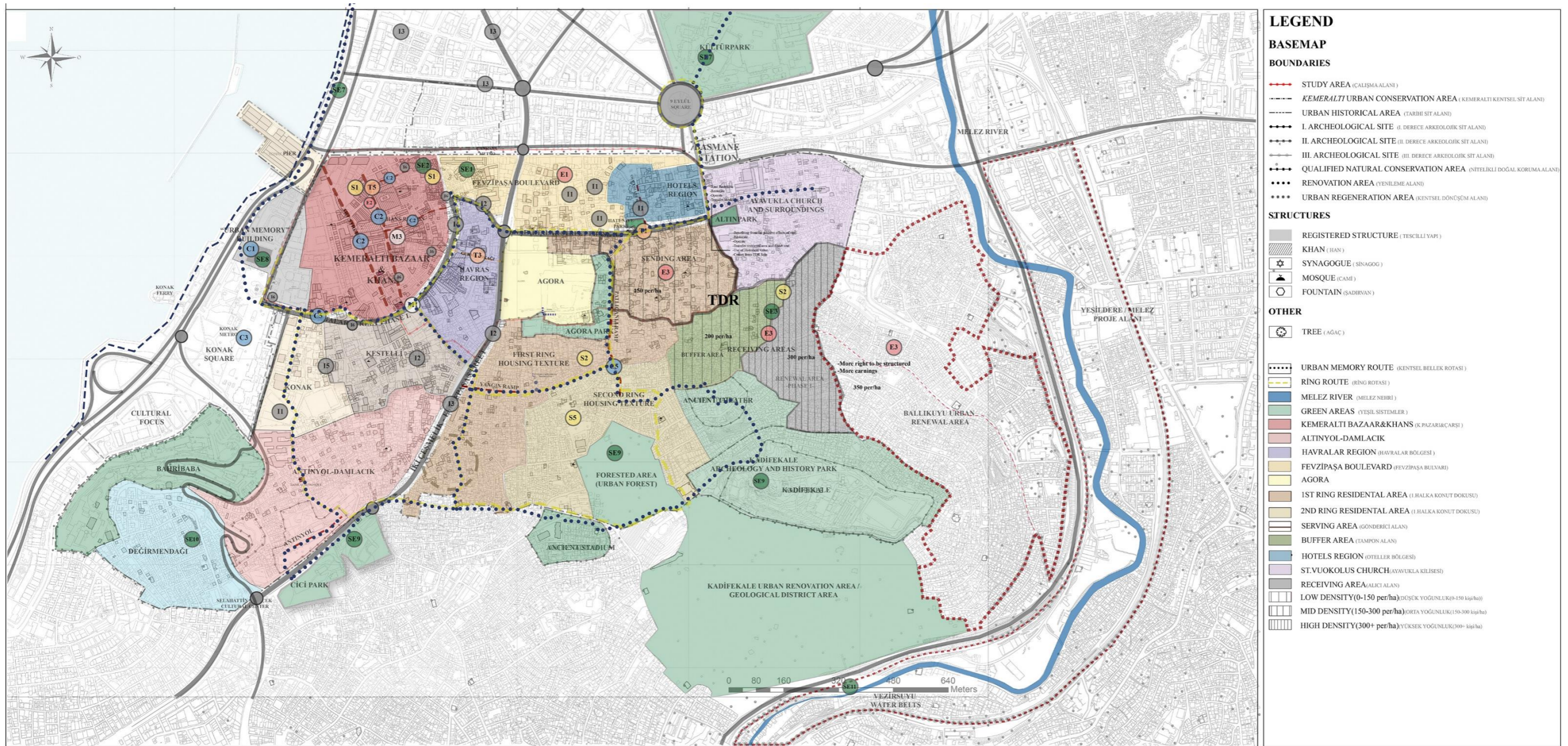


• Appendix 4 – Swot Analysis

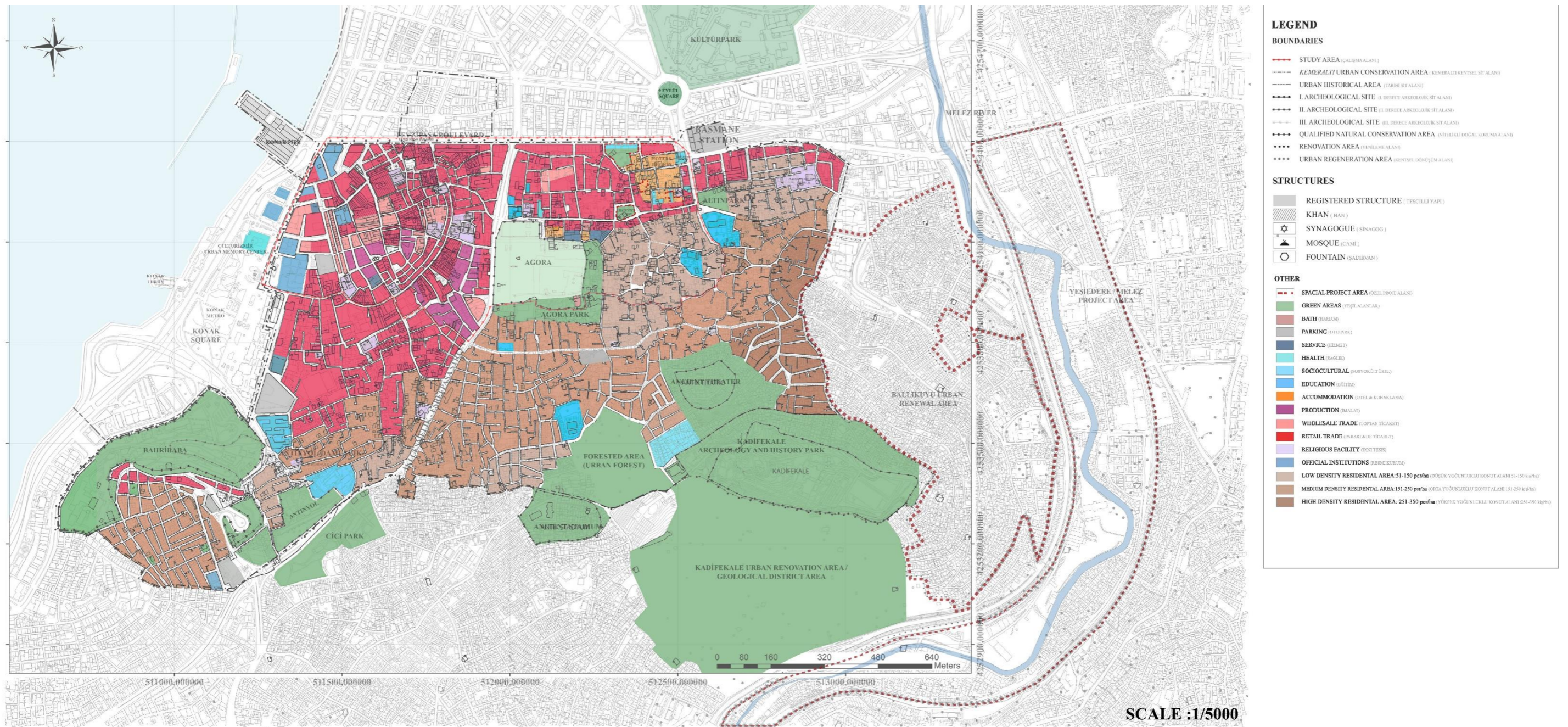


PRIMARY ISSUES	LEGAL AND MANAGEMENT PROBLEMS		PHYSICAL AND SOCIAL "ÇÖKÜNTÜLEŞME"		LOW URBAN RESISTANCE			ENVIRONMENTAL POLLUTION			TRANSPORTATION PROBLEMS		
SECONDARY ISSUES	LEGAL PROBLEMS	MANAGEMENT PROBLEMS	PHYSICAL "ÇÖKÜNTÜLEŞME"	SOCIAL "ÇÖKÜNTÜLEŞME"	ENVIRONMENTAL STRESS FACTORS AND INFRASTRUCTURE DEFICIENCY	LOW SOCIAL RESISTANCE	PROBLEMS CAUSING ECONOMIC VULNERABILITY	NOISE POLLUTION	VISUAL / AESTHETIC POLLUTION	LOW AIR QUALITY	PROBLEMS CAUSED BY COMMERCIAL ACTIVITIES	PARKING LOTS	TRAFFIC SAFETY
TERTIARY ISSUES	<ul style="list-style-type: none"> Failure to comply with the regulation providing harmony&unity on the façade for unregistered buildings in order to conserve the cultural and historical texture in the region. 	<ul style="list-style-type: none"> The lack of various trainings to facilitate the communication of the tradesmen in the region with tourists 	<ul style="list-style-type: none"> The low income group living in the region does not have the appropriate economic conditions for structural maintenance. Unused structures that are inactive Due to the fact that some of the registered buildings are not used, their maintenance is not done. 	<ul style="list-style-type: none"> No systematic recording and archiving in order to transfer the craft activities in the region to future generations 	<ul style="list-style-type: none"> Insufficient infrastructures of the rainwater and drainage system in the face of changing climatic conditions Inadequate public and green spaces in the region Difficulties in eliminating the environmental pollution that increases with migration Majority of the building stock is over 20 years old 	<ul style="list-style-type: none"> Social conflicts caused by the perception of refugees living in the region as informal cheap labour 	<ul style="list-style-type: none"> Disruptions in commercial activities as a result of pedestrian roads acting as service roads at the same time Tradesmen experiencing economic difficulties as a result of the increase in shop rents with the value of the land. Insufficient storage space due to small workplaces and shops 	<ul style="list-style-type: none"> Intensive motor vehicle traffic during the day Rail transportation infrastructure is close to the surface(subway j) and on the surface(tram) in the region Open car parks attract vehicles to the region 	<ul style="list-style-type: none"> Various infrastructure items such as electrical distribution boxes, electrical cables, mobese cameras The use of top cover is random and out of order Illegal floors of the workplaces that do not match the existing texture 	<ul style="list-style-type: none"> Exhaust gas emission caused by heavy vehicle traffic Densities of dwellings heated by coal or solid fossil fuels 	<ul style="list-style-type: none"> Generally, restaurants and other businesses overflow into the street and prevent pedestrian flow Hawkers prevent pedestrian flow in the archery-bazaar area, which is already narrow and has troublesome pedestrian traffic. 	<ul style="list-style-type: none"> As a result of the use of side streets or empty parcels as parking lots in the area where there is not enough parking space causes traffic density in the area 	<ul style="list-style-type: none"> Pedestrian use roads also serve as service roads Deformations that occur over time as a result of intensive use on pedestrian and vehicle roads
	<ul style="list-style-type: none"> The existence of more than one legally authorized institution in the preservation of cultural and historical values in the region and the disruption of conservation efforts as a result of differences in their approach to conservation. 		<ul style="list-style-type: none"> Loss of function as a result of the relocation of workshops with different functions in the region to other regions. 										

• Appendix 6 – Strategic Plan

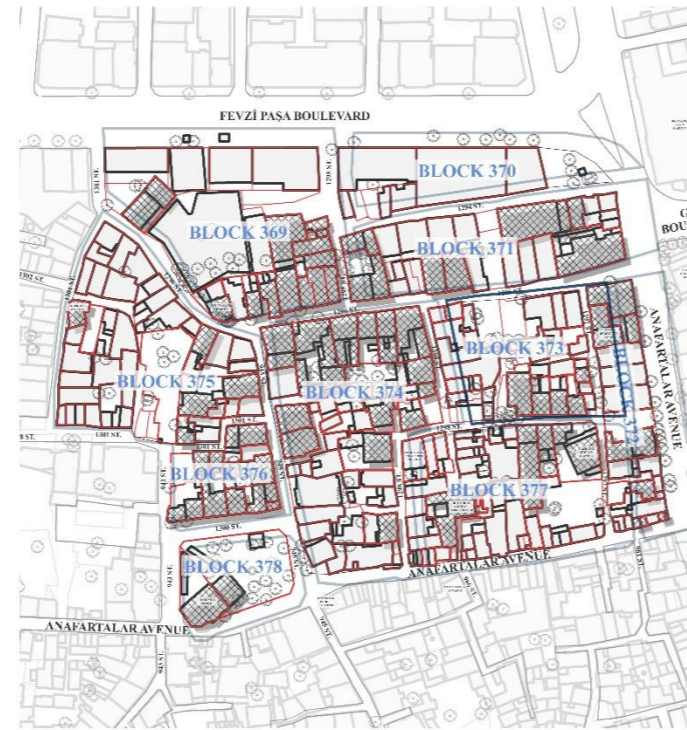


• 6 – 1/5000 Conservation Plan



- Appendix 7 – Calculation Of Land Use

1/1000 EXISTING PLAN



BLOCK 378



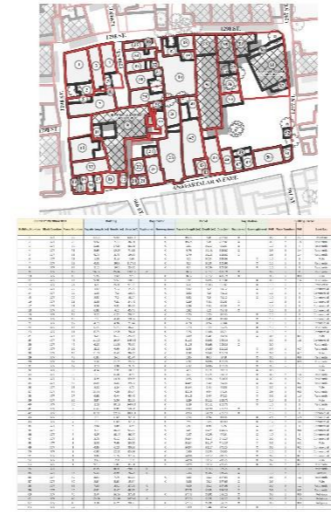
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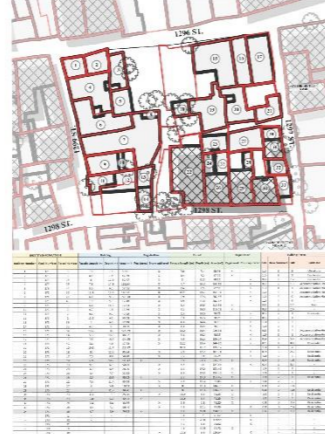
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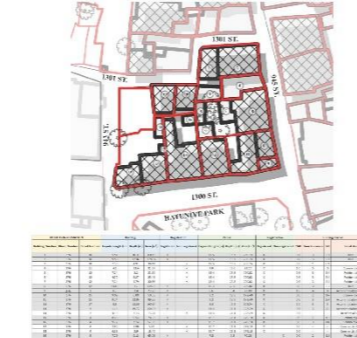
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• Appendix 8 – Existing & Proposal Analysis



1/1000 SITE PLAN



