

**Şehir ve Bölge Planlama Bölümü Öğrencileri
Bitirme Projesi Yarışması
2020**

**RUMUZ
75381**

Açıklama Raporu



**TÜRKİYE PLANLAMA OKULLARI BİRLİĞİ
“Şehir ve Bölge Planlama Bölümü Öğrencileri
Bitirme Projesi Yarışması 2020**

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SUMMARY

This project was studied under the name of urban conservation planning study, based on the boundaries of Izmir Bergama district urban site area. It started with a value analysis specific to the conservation area and a concept was determined based on these values. A strategic plan study has been carried out from synthesis and concept plan studies in the light of the concept. Later, a detailed 1/1000 conservation plan was prepared, in which construction conditions were also introduced. Finally, The project focuses on the exploration and protection of Kale Neighborhood, which has historical, architectural and aesthetic values, in accordance with Bergama Conservation Study.

1) Cultural Significance of the Site:

Assessment of social, historical, economic, ecological and aesthetical attributes for Bergama;

a. Historical Values

All buildings from the Hellenistic, Roman and Ottoman periods show that the city of Bergama, which continues uninterrupted at different periods, is the masterpiece of the creative genius of man in the fields of urban, architectural and engineering.

Asclepeion of the city, on the other hand, has the best information that provides understanding of medicine and treatment methods in the ancient world.

The traditional road texture of Bergama constitutes an example of the Anatolian Turkish city texture, which does not have a gradual expansion in terms of width, but shows a more intense spread only in the center of the continent.

b. Cultural Value

- One of the largest libraries in Dynasty Pergamon and one of the most famous sculpture schools in the Hellenistic world was established.
- The city of Bergama has been mentioned throughout history with important events, people, schools, ideas and traditions in architecture, art, planning, religion and science.
- Traditional production has taken place in this conservation area with intangible cultural traditions such as Bergama weavings, Parchment and Quilt.
- With the clarinet, music and festival activities, hosting the oldest festival of our country, Bergama Kermesi
- It is on the UNESCO World Heritage List and its recognition is high

c. Architectural Value

- A limited number of traditional houses, 20 to the north of the region where the traditional houses with outer sofas are located in a discrete order to the south of the Selinos Stream. The Kale region, which is built in an adjacent order dating to the beginning of the century, has dense western-effect houses, has different features in terms of topography and architecture.
- The originality of multi-layered areas and artifacts dating back to ancient times is still largely preserved.

- The Red Courtyard is the most authentic representative of the Roman period temples, influenced by the eastern gods. It represents the top level reached by Roman technology due to the Red Courtyard built on Selinos Creek.

- Bergama Traditional Residential texture, the locations of the houses according to parcel and street

It is of four types with its simple form.

- 1- Facade to the street, without a garden or a courtyard,
- 2- Building facing the street, the courtyard of which is at the back,
- 3- A building with a facade and a courtyard facing the Street
- 4- The building behind the courtyard facing the street.

d. Age & Environmental Value

- Bergama and its surroundings; It has been the subject of settlement since the Ancient Greek Period, the Hellenistic Civilization Period, the Kingdom Period, the Roman and Byzantine Periods, and many buildings were built during these periods.

- Kale Mahallesi is an example of the first settlements.

- Selinos Creek, which passes through the Bergama Multilayer City, enters the city from the skirts of the Castle Hill, proceeds in the historical texture, enters the tunnels from the west of the Red Courtyard and exits to the southeast.

- Bankacılar Caddesi is an important flow to the urban site in one spine.

e. Aesthetic Value

- The acropolis hill creates a visual impact area and vista point, which can also be seen from certain streets.

- Traditional Bergama houses form the urban atmosphere.

- Domuz Alanı and its immediate surroundings (Kale Mahallesi) are aesthetically important due to its important and unique location in the historical city texture of Bergama.

- Selinos Creek, which passes through the Bergama Multilayer City is also creates an aesthetic value.

f. Scientific Value

- Bergama is a city identified with important people, schools, thoughts and traditions in terms of art, architecture, planning, religion and science.
- Having scientific data and publications related to the field and has been in the disciplines of architecture, city planning, art history for years.
- Restorations and excavations are carried out in cooperation with many institutions (Universities, German Archeology Institute).

g. Economic Value

- Located in the Aegean region, in the heart of the ancient world and at the crossroads of Europe and the Middle East, Bergama has become an important cultural, scientific and political center.
- There are traditional commercial units with the presence of Arasta.
- It is an important tourism income source.

2) Evaluations of problems and potentials

In these synthesis; we try to identify; the condition of the site and any need for repair, conflicting values attached to a place (how that significance is vulnerable or sensitive to change), any need for an appropriate change of use, any constraints imposed by statutory consent requirements, identification of any developmental issues and opportunities, any public access requirements or limitations, and servicing needs.

2.1. Main Focuses of Problems and Potentials;

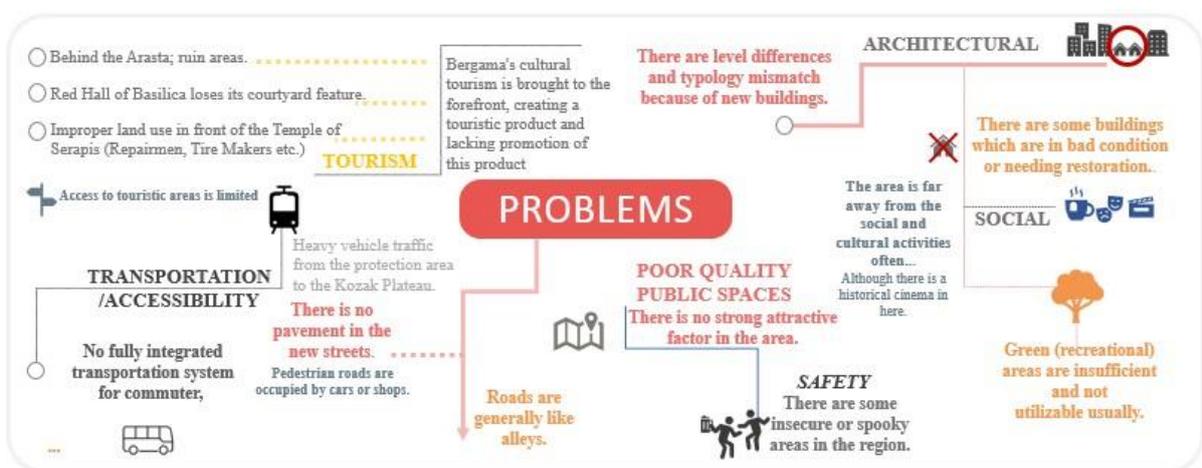


Figure1: Diagram for Problems



Figure2: Diagram for Potentials

3) SWOT Analysis; strengths, weaknesses, opportunities and threats.

STRENGTHS:

- The multi-layered areas dating back to the ancient period and the originality of the works are still largely preserved.
- It is on the UNESCO World Heritage List and its recognition is high
- Scientific data and publications related to the field
- Original residential texture with a courtyard
- Hosting the Bergama Kermes, the oldest festival of our country
- Strong neighborhood relationships
- The existence of intangible cultural traditions such as Bergama weavings, Parchment and Quilt

WEAKNESSES:

- The visits to the city are limited to daily tours and they cannot provide important advances in tourism.
- The increase in the number of tourists after the UNESCO process
- Lack of a dominant economic sector
- The income level of the people is generally low-medium level
- Dominance of Retired Population in the field of protection
- Bergama's cultural tourism is brought to the forefront, creating a touristic product and lacking promotion of this product

OPPORTUNITIES:

- The Ministry of Tourism, Bergama Municipality and İzmir Development Agency to carry out promotional activities to develop tourism
- The original housing texture with a courtyard is largely preserved
- Being the city of firsts in fields such as Culture, Art, Literature and Architecture
- Atmosphere of the Urban Environment
- The historical texture is a great advantage for the development of the region.
- Izban Project

THREATS:

- Lack of style and procedure unity regarding the preservation and display of the finds from the excavations
- New housing developments negatively affect the sustainability of the historical fabric
- Increased desire of the younger generation to leave the city
- Red Courtyard loses its courtyard feature
- Structures contrary to existing tissue
- Heavy vehicle traffic within the protected area
- Sewerage connected to Selinos Creek causes pollution in the city

4) Synthesis Plan

Important focuses of after cultural significances, problem potential analysis and swot analysis; The historical region of Bergama has been evidence to important events, people and movements about; architecture, planning, art, religion, science education and philosophy. Bergama Multilayered Cultural Landscape Area is the only Hellenistic Capital of the present day and the city's ruins bearing the traces of the Roman, Byzantine, Seljuk, Principalities, Ottoman and Early Republican periods, Kybele Cult and Sacred Area, Asklepeion, Temple of Serapis (Kızılavlu). In addition all that the region has handcrafted artisans and traditional natural products dating back to the historical period.

-There is a lack of green space in the built environment borders of the region, as well as a lack of green space around the natural stream.

- There is no element that emphasizes Basilica and its surroundings that the historical texture is thrown into the background with the built environment.

- An irregular parking lot and commercial area opposite of touristic value of Red hall of Basilica.
- When we examine residential zone;
To the south of the Bergama stream: Houses with outer sofas located in a separate layout.
Castle Area: The region where the western influenced houses are dense.
- In Bankalar Street; Exposure of the street to heavy vehicle traffic and structures that do not fit the architectural texture of the historical city center.
- Surrounding on the stream there are illegal settlements within the stream protection boundaries. They should be demolished.
- Residential zones often house old and in need of maintenance.

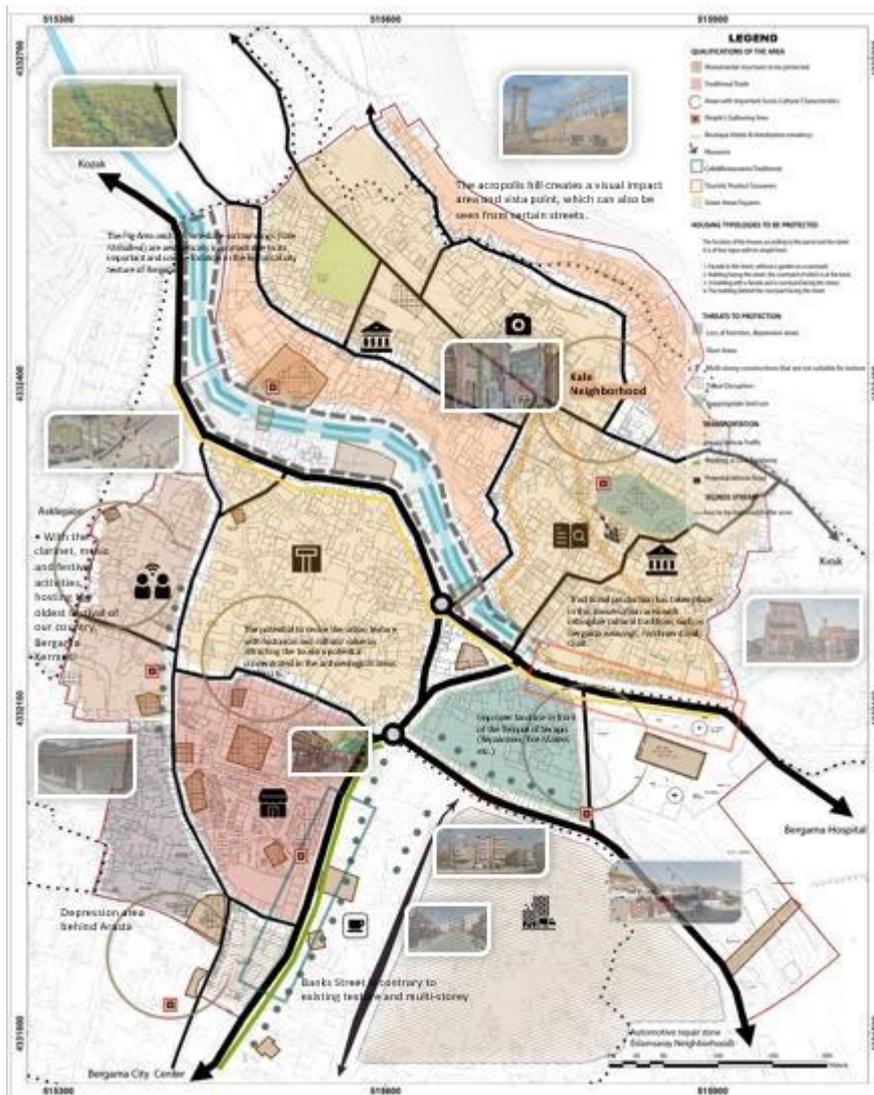


Figure3: Synthesis Plan of Bergama

- Weak connection for pedestrians; between Arasta and Stream Region and Domuz Alanı
- Surrounding of Şadırvan Camii there is a point of interruption where the commercial walks does not meet public/social spaces.
- In the Şadırvan Street; there are many historical monumental buildings on the street; suitable for commercial use but empty and ruined.

5) Concept Plan (1/2000)

General philosophy and vision about the conservation of the place;

5.1. Vision: Bergama, which nourishes creativity with its existing historical and cultural values, produces and makes cultural industries alive.

5.2. Mission: To inspire the world with innovative cultural industries that enrich the lives of people of all ages by living cultural values and contribute to social welfare by creating a new future.

5.3. Main Goals: Preserving and maintaining historical values and culture of Bergama. Transforming creative hub to Bergama. With the conservation studies and projects that appeal to individuals of all ages and emphasize the historical richness of the region by creating new cultural focuses associated with the historical center; making it a center of attraction for tourists focused on culture, nature, serenity, art and history.



Figure4: Bergama Creative Hub Concept Diagram

5.4. Main Actions: To determine the qualifications of the creative new education unit that will bring the dynamism that the region needs. To create an event calendar that will keep the city alive for 12 months of the year with festivals, trainings and workshops where the public will actively participate.

What is ‘Cultural Industry’? and relationship with Bergama Conservation Area.

Culture industries, also called creative industries, are defined as "Cultural heritage, visual and performing arts, music, animation, written and visual media, video games, design, architecture and advertising in all fields". Creativity in Cultural Industries; The use of cultural resources in the consumption of the non-cultural sector in the production process and as a resource for innovation. In creative sectors, culture becomes a creative input for non-cultural products. Bergama has a historical cultural value and atmosphere that will support creativity. Culture industries are directly related to historical heritage sites and are areas that attract a researcher and creative class where cultural production, presentation and cultural consumption are concentrated.

5.5. Main Strategies: Using creative tourism branches of Culture Industries To plan activities that appeal to both local and foreign tourists and make the locals happy. Using education as a tool to keep Bergama history alive.

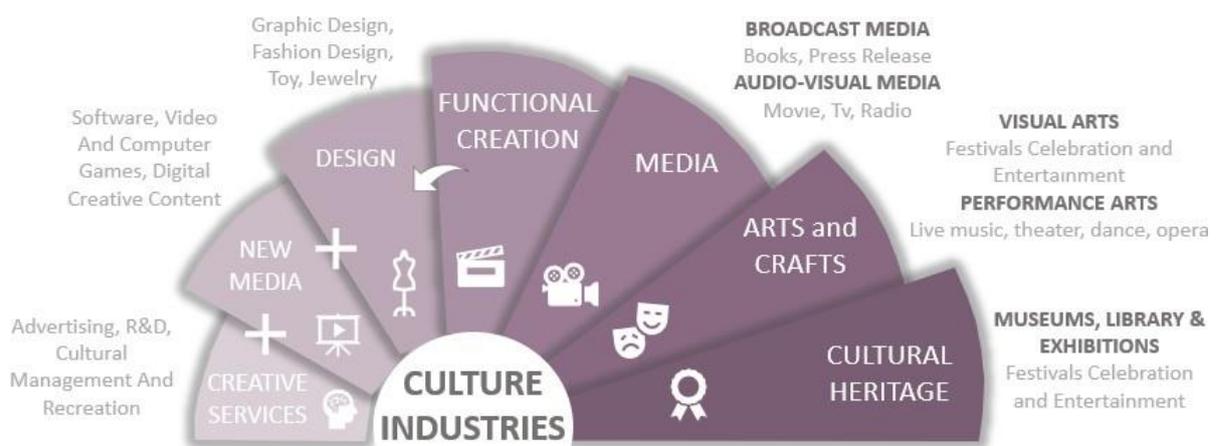


Figure5: Main Context and Definition of Culture Industry Conceptualism

5.6. Projects of below Culture Industry;

- **Museums, library & exhibitions;** Gallery Streets, Arasta Digital Art Museum, Borrow House Stuff Library, City Biennial Center
- **Film-Making:** AR (Augmented Reality)
- **Live Music, Theater, Dance, Opera:** Akropol active using for Theater Programs, Weekly live music spaces for amateur music groups in the City Center.
- **Workshops:** City Beautification Workshop, Film Making Workshops, Sculpture Workshops

- **Festivals, Celebrations, and Entertainments;** Festival Tent Area, City Garbage Recycle Festival, Contemporary Arts Festival, Akropol Theater Festival

BERGAMA ART & DESIGN INSTITUTE: There are programs such as Theater, Film Design, Sculpture, Painting, Dance, Restoration, Architecture in this institute, which is the programs focused on Design and Creativity. The laboratory that the academy can actively use is the city of Bergama itself. The fact that the lessons can be held in different places in the city shows how suitable the region is for such an institute.

AR (AUGMENTED REALITY/ PERGAMON)

To ensure that the old texture of the city can be seen with a separate eye with the help of drawings and simulations. Thanks to the augmented reality application, domestic and foreign tourists will have the chance to take a digital look at the history that is intertwined with this technology.

CITY GARBAGE RECYCLE FESTIVAL: Art is emerging when recycling waste. In the festival, in which the public attends, the instructors teach how to turn waste into useful materials.

GALLERY STREETS: Remarkable and exhibition streets in the back streets of Arasta. Showcases are filled with works of the culture industry.

CITY TRAINING & ACTIVITY AREA: Open public spaces where art, sculpture (especially the statues of famous Hellenistic and Ottoman period dynasties and artists living in the region), theater, modern dances etc. trainings and workshops were held.

BORROW HOUSE STUFF LIBRARY: A new library for Bergama; things that can be borrowed are equipment for housework.



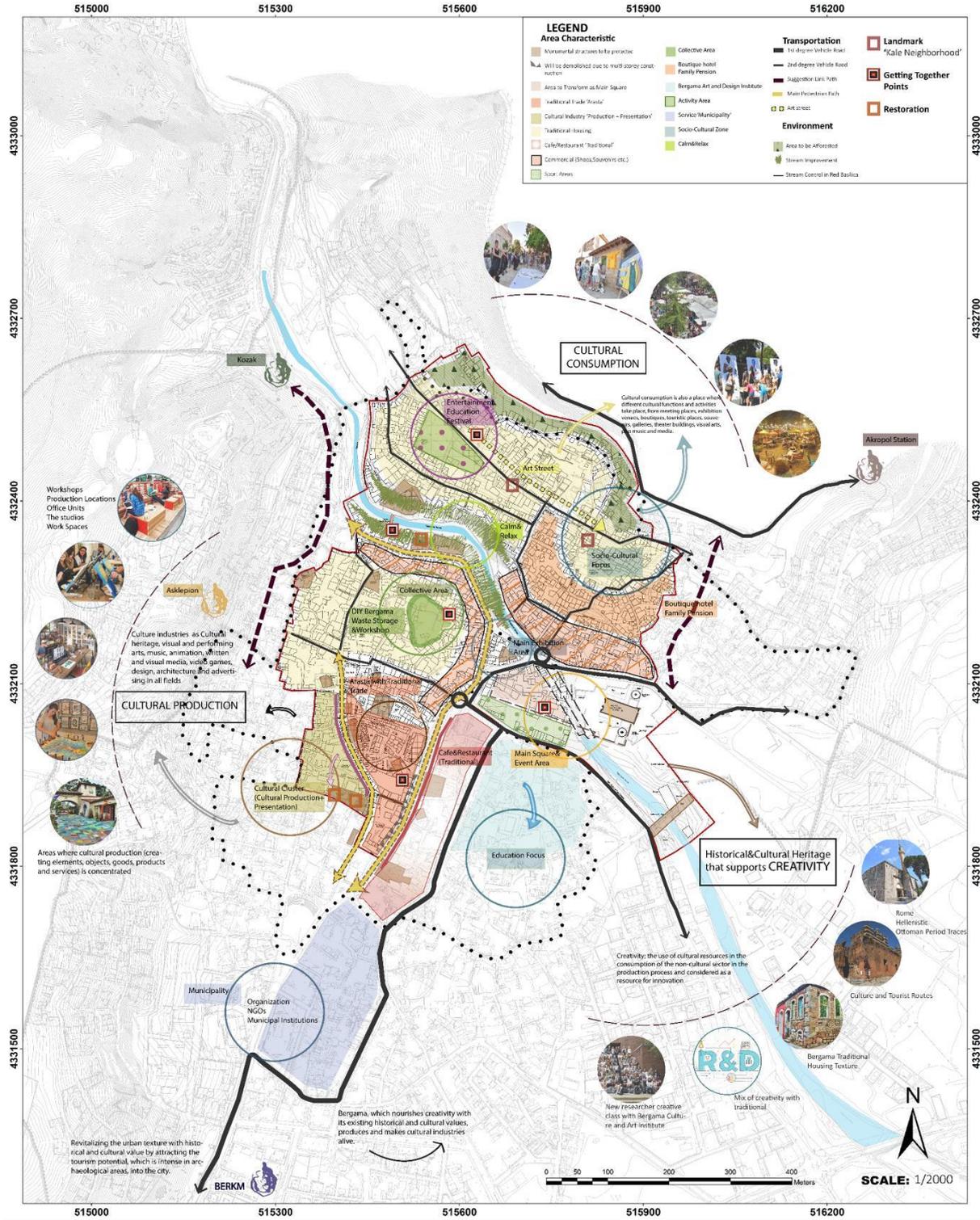


Figure6: Concept Plan (1/2000)

6) Strategic Plan (1/5000)

6.1. Urban Conservation Plan: Organization & Participants Diagram:



Figure7: Organization and Participants Diagram

6.2. Financial Program: Stakeholders:

OBJECTIVE: Integration of history and cultural heritage by urban life. Creating employment opportunities to support local ring and interest of stakeholders and public.

- BERSAV – BERGAMA KÜLTÜR VE SANAT VAKFI
- İZMİR BÜYÜK ŞEHİR BELEDİYESİ / BERGAMA BELEDİYESİ
- KÜLTÜR VE TURİZM BAKANLIĞI
- KREATİF ENDÜSTRİLER ARAŞTIRMA MERKEZİ
- BİRLEŞMİŞ MİLLETLER TİCARET VE KALKINMA KONFERANSI
- BERGAMA TİCARET ODASI / İZMİR TİCARET ODASI
- NGOs / TARİHİ KENTLER BİRLİĞİ
- İZMİR KALKINMA AJANSI (MALİ DESTEK PROGRAMI)

6.3. Financial Program: Other support programs

- TOURISM PROMOTION LAW (TURİZM TEŞVİK KANUNU)
- (TAŞINMAZ KÜLTÜR VARLIKLARININ ONARIMINA YARDIM)
- (KÜLTÜR YATIRIMLARINI ve GİRŞİM TEŞVİK KANUNU) / KÜLTÜR ve TURİZM BAKANLIĞI
- KOBİ PROJE DESTEK PROGRAMI / KOSGEB
- KONUT, BELEDİYE PROJELERİ, RESTORASYON KREDİLERİ / TOKİ

6.4. Principles of New Constructions:

According to existing housing types of Bergama;

-To the south of the Bergama stream: Houses with outer sofas located in a separate layout.

-Castle Area: The region where the western influenced houses are dense. Pergamon- Akropol; it used to offer a unique view from all over the city, today high-rise buildings shadow this historical richness. In the new residential zones; in order not to spoil the course of the Acropolis from the visible points of the city; "h" coefficient should not be kept high in new construction areas and the historical texture of the city should not be ignored. Even if the typology of residential courtyards with historical courtyards cannot be preserved in each region, the floor area ratio should be determined in a way that allows for green areas and open garden areas.

6.5. Strategic Planning Process:

Problems:

- Increased desire of the younger generation to leave the city.
- Bergama's cultural tourism is brought to the forefront, creating a tourist product and lacking promotion of this product.
- The fact that the visits to the city are limited to daily tours and they cannot provide important breakthroughs in tourism.

Targets / Objectives:

- Attracting a researcher and creative class fed by the original structure of the city.
- Bergama as the sum of mixed-use venues with different cultural functions and activities, from cultural production to presentation and consumption, from theater structures to visual arts, pop music and media.

- Reviving the urban texture of historical and cultural value by attracting the tourism potential concentrated in the archaeological areas to the city.

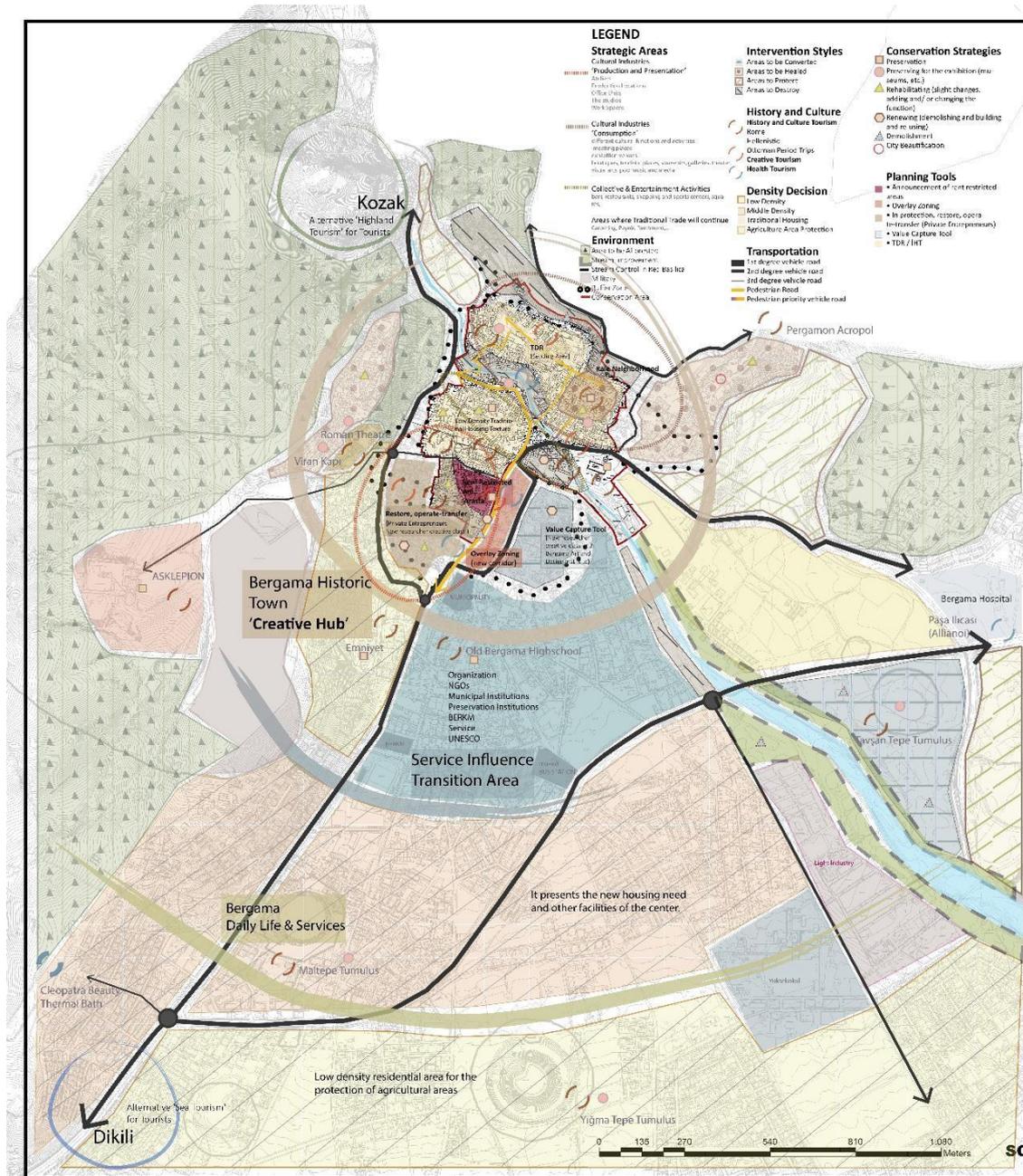


Figure8: Strategic Plan of Bergama (1/5000)

Strategies:

- To create cultural industries production spaces for the researcher and creative class by using the collapse area behind Arasta.

- Bergama offers Creativity with its historical and cultural values; the use of cultural resources in the consumption of the non-cultural sector in the production process and considered as a resource for innovation.
- Creative Tourism (Creative tourism is to witness and participate in cultural heritage, art, daily life and pursuits of different regions by traveling directly to cultural and authentic experiences.) History and Cultural Tourism

Actions:

- Bergama Art & Design Institute
- Creating Cultural Production and Presentation Spaces (Workshops, Production Locations, Office Units, The studios, Work spaces)
- Creating cultural production spaces using creativity as input and producing new touristic products (Ateliers, Production Locations, Office Units, The studios, Work Spaces)
- Creating different cultural functions and activities take place, from meeting places, exhibition venues, boutiques, touristic places, souvenirs, galleries, theater buildings, visual arts, pop music and media.

Effects:

- Highly tolerant social environment, Young Dynamic Population, Researcher and Creative Class, Retired Creative Workforce.
- An economic and socio-cultural support that creates resources for the local people.
- An opportunity to strengthen identity and difference.

Success Criteria:

- Diversity of Professional Distribution
Decreasing of Unemployment rate
- Number of tourists
- Number of shops selling touristic goods
- Permanent number of tourists
- Number of Boutique Hotels
- Number of Family Hostels
- Number of Museums
- Participation rate in Cultural Events

Stakeholders:

- Bersav – Bergama Kültür ve Sanat Vakfı
- İzmir Büyük Şehir Belediyesi / Bergama Belediyesi
- Kültür ve Turizm Bakanlığı
- Kreatif Endüstriler Araştırma Merkezi
- Birleşmiş Milletler Ticaret ve Kalkınma Konferansı
- Bergama Ticaret Odası / İzmir Ticaret Odası
- NGOs / Tarihi Kentler Birliği

7) PHYSICAL INTERVENTION

Physical Intervention on Reinforced Concrete Buildings	
Number of Demolished Reinforced Concrete & Bad Conditions Buildings having risk: 59	
Total Floor Reduction interventions: 21	Total Facade Arrangements : 54

Physical Intervention on Registered Structures (Tescilli Yapılar)	
Total Registered (Tescilli) Structure: 348	Total Restoration on Traditional buildings: 102
Total Simple Repair Interventions: 53	Total Maintenance and Monitoring : 96
Total Floor Reduction interventions: (generally 1-2-3 storey)	Total Facade Arrangements : 42

TRADITIONAL BUILDINGS:

Small Changes: Includes changes such as facade, sign board, color.

Maintenance and Monitoring: In buildings with good condition, maintenance and monitoring are recommended.

Simple Repair (renovation and repair): Aiming for the buildings to survive; Not subject to license in accordance with the 21st article of the Zoning Law No. 3194 dated 3/5/1985: Joint, interior and exterior plaster, paint, whitewash, groove, creek, joinery, flooring and architectural elements that are not characteristic in terms of art history ceiling coatings, electrical and plumbing repairs, roof repair and tile transfer and their interventions that do not affect the carrier element to be specified in the zoning regulations to be prepared by the municipalities according to the characteristics of the region. replacing the deteriorated interior and exterior plasters, coatings, colors and materials in accordance with their original forms and renewing them in accordance with their original forms.

Restoration: These are applications based on survey, restitution and restoration projects prepared based on scientific principles, other than simple repair.

NEW BUILDINGS:

Facade Arrangement: One of the architectural features of the period it was built

These are the structures that carry the façade setup to the present and are shown on the plan by being separated.

City Beautification: The method by which artists make the collection of the children and beautify the building for the newly built but not destroyed buildings, walls and stairs.

Floor Reduction:For possible demolition or for buildings with high floor height and disrupting the silhouette.

New Restructuring for Reinforced Concrete Structures:

Principles of New Constructions:

According to existing housing types of Bergama;

-To the south of the Bergama stream: Houses with outer sofas located in a separate layout.

-Castle Area: The region where the western influenced houses are dense. Pergamon- Akropol; it used to offer a unique view from all over the city, today high-rise buildings shadow this historical richness. In the new residential zones; in order not to spoil the course of the Acropolis from the visible points of the city; "h" coefficient should not be kept high in new construction areas and the historical texture of the city should not be ignored. Even if the typology of residential courtyards with historical courtyards cannot be preserved in each region, the floor area ratio should be determined in a way that allows for green areas and open garden areas.

RESIDENTIAL AREA	
Parcel Size	PAR
0-50m ²	1
50-99m ²	0.75
100-199m ²	0.6
200-299m ²	0.55
300m ² and up	0.5

COMMERCIAL AREA	
Parcel Size	PAR
0-50m ²	1
50-99m ²	0.9
100-199m ²	0.75
200-299m ²	0.6
300m ² and up	0.4

TOURISM PREFERED RESIDENTIAL AREA	
Parcel Size	PAR
0-50m ²	1
50-99m ²	0.75
100-199m ²	0.6
200-299m ²	0.4
300m ² and up	0.45

Leveling Structures:

In 2-storey buildings: 6,50 meters

In 3-storey buildings: 9,50 meters

Public Facilities: Primary school facilities, secondary education facilities, administrative centers, public institution areas, social facilities, cultural facilities, health facilities, municipal service areas, sports facilities and projects in urban technical infrastructure areas with multi-storey car parks and projects in urban technical infrastructure areas will be carried out in harmony with the existing texture.

URBAN CHARACTER TABLE	TYPE	LEGISLATIONS	Existing (m2 & units)	2025	2030
		m2/person			
EDUCATION UNITS	Kindergarten	0.50	0.05	0.50	0.50
	Primary School	2.00	-	2.00	2.00
	High School	2.00			
SOCIAL OPEN & GREEN SPACES	Children Park	10.00	2.80 (12.000 m2)	10.00	10.00
	Park				
	Sports Park				
	Festival Area				
	Recreation				
HEALTH UNITS	Family Health Center	1.50	1.00	1.50	3.00
	Health Center				
COMMERCIAL UNITS	C1,C2,C3,C4	3.00	1.00	3.00	3.00

Enforcement and Unification: Border regulation and new road arrangements introduced by the plan (abandonment and creation) are essential to protect the ownership texture within the boundaries of the plan.

Street Floorings: Stream stone, slate stone, granite stone, etc. in all road pavements existing and to be opened within the boundaries of the plan. By selecting natural stone materials, projects will be carried out in accordance with the texture in 1/500 plan.

Street Furniture: Standing, wall-mounted or wall-type lighting fixtures, trash cans, sitting benches, direction plates, flower beds, barriers etc. That will be located on all streets. Street furniture will be selected in materials and styles suitable for the character of the area.

Functional Change: In non-residential uses; Uses such as home boarding, student dormitory, boutique hotel, restaurant, cafeteria, retail commercial units will be applied in accordance with the construction conditions stated in the plan and plan implementation provisions, without causing degradation in traditional features such as plan type, facade layout.

PROJECTS/TOTAL AREA NEEDS (m2)	OPEN SPACES	CLOSED/SEMI-OPEN SPACES
Bergama Historical Memory Museum	500 m2	120 m2
Exhibition Venues	Minimum 200m2 for each concept	80 m2
Galleries (for each indoor/outdoor)	200 m2	200 m2
Bergama Houses Memory Museum	300 m2	50 m2
Night Bazaar	Only Storage & Toilets	1000 m2
Antiques Bazaar	Only Storage & Toilets	500 m2
Borrow House Stuff Library	500 m2	According to Field
Recycle City Waste to Urban Furniture Center	450 m2	According to Field
City Kitchen	300 m2	150 m2 (Social Spaces)

<p>D1: TONOZ</p> <p>Structuring is strictly prohibited in the area where the Roman Vaults are located, and the necessary excavation will be initiated. Public use has been found suitable for this area.</p> <p>Building Area: 2.771,97 m²</p> 	<p>D2: ULUCAMII</p> <p>When the points of view are considered by the salient ones, the structures in front of the mosque will be demolished.</p> <p>Building Area: 2.722,71 m²</p> 	<p>K1: 14 EYLÜL SCHOOL&MUSEUM</p> <p>The old kindergarten now has a primary school in the Education Museum area. In order to transform the rich culture of the Kale district into a museum, it was considered to turn the school into a museum and to design this area as a socio-cultural complex.</p> <p>Building Area: 2.204,19 m²</p> 	<p>A1: RED HALL</p> <p>The existing traces of the Red Courtyard will be removed and the buildings in front of it will be demolished as they are in the site (except for the registrations). This place has been declared as a special project area.</p> <p>Building Area: 25.555,4 m²</p> 	<p>A2: KATIR HAN</p> <p>Katir Han is one of the buildings to be preserved on that island, and its old traces will also be scratched and preserved. Trade function like night market will be given.</p> <p>Building Area: 507 m²</p> 	<p>AR1: TAŞ HAN</p> <p>Tag Han, whose current status is bad, will be restored and the buildings in front of it will be cleaned and made visible. Public use such as Tea and Coffee station is considered.</p> <p>Building Area: 1.150,56 m²</p> 
<p>D3: BRIDGES</p> <p>Since there are bridges with houses built on them, these structures will be cleaned and the walls close to the selinos creek will be preserved.</p> <p>Building Area: 401,15 m²</p> 	<p>D4: YAĞHANE</p> <p>The restoration of Yağhane building will be completed and will be opened to public use.</p> <p>Building Area: 259,3 m²</p> 	<p>AR2: HISTORICAL OPEN AIR CINEMA</p> <p>The old open-air cinema adjacent to Taşhan will be restored and restored with the same function.</p> <p>Building Area: 1.150,56 m²</p> 	<p>AR3: ŞADIRVAN MOSQUE&MINARET</p> <p>The minaret was restored in 1930, while the mosque was demolished due to its architectural value. An archaeological excavation site has been declared in this area.</p> <p>Building Area: 383,83 m²</p> 	<p>D5: TABAKLAR HAMMAM</p> <p>The two surroundings of the Selinos stream will be completely cleared of existing concrete structures. Existing baths and walls will be preserved and restored and opened to public use.</p> <p>Building Area: 568 m²</p> 	<p>D6: ANSARLI MOSQUE</p> <p>This mosque has been facilitated in terms of transportation and access, and it has been cleaned from structures that disrupt the skyline in front of it.</p> <p>Building Area: 470,16 m²</p> 

Urban Green Areas: No facilities other than buffets, pools, pergolas, outdoor sports facilities, open teahouse and toilet structures can be built within the areas shown as park-playground in

the plan. Total of closed spaces; According to the legislation and regulations, $E = 0.10$ of the area on which it is located and the height of the building cannot exceed 3.50 meters. Under no circumstances can the area occupied by the structures to be built on these floors exceed 50 m².

TOTAL GREEN SPACES in 2030	Urban Parks	~15.000 m ²
	Sport Parks	~10.000 m ²
	Children Parks	~5.000 m ²

Tourism Facility Area: The projects prepared in this area, where the restoration and function change of existing registered buildings and tourism activities will take place, will be carried out in accordance with the Conservation Decisions.

Building Order in New Building Conditions: It will be realized with an arrangement suitable for the island and the parcel on 4 different orders.

8) 1/500 URBAN DESIGN PROJECT AREA: KALE NEIGHBORHOOD

8.1 History of the Area

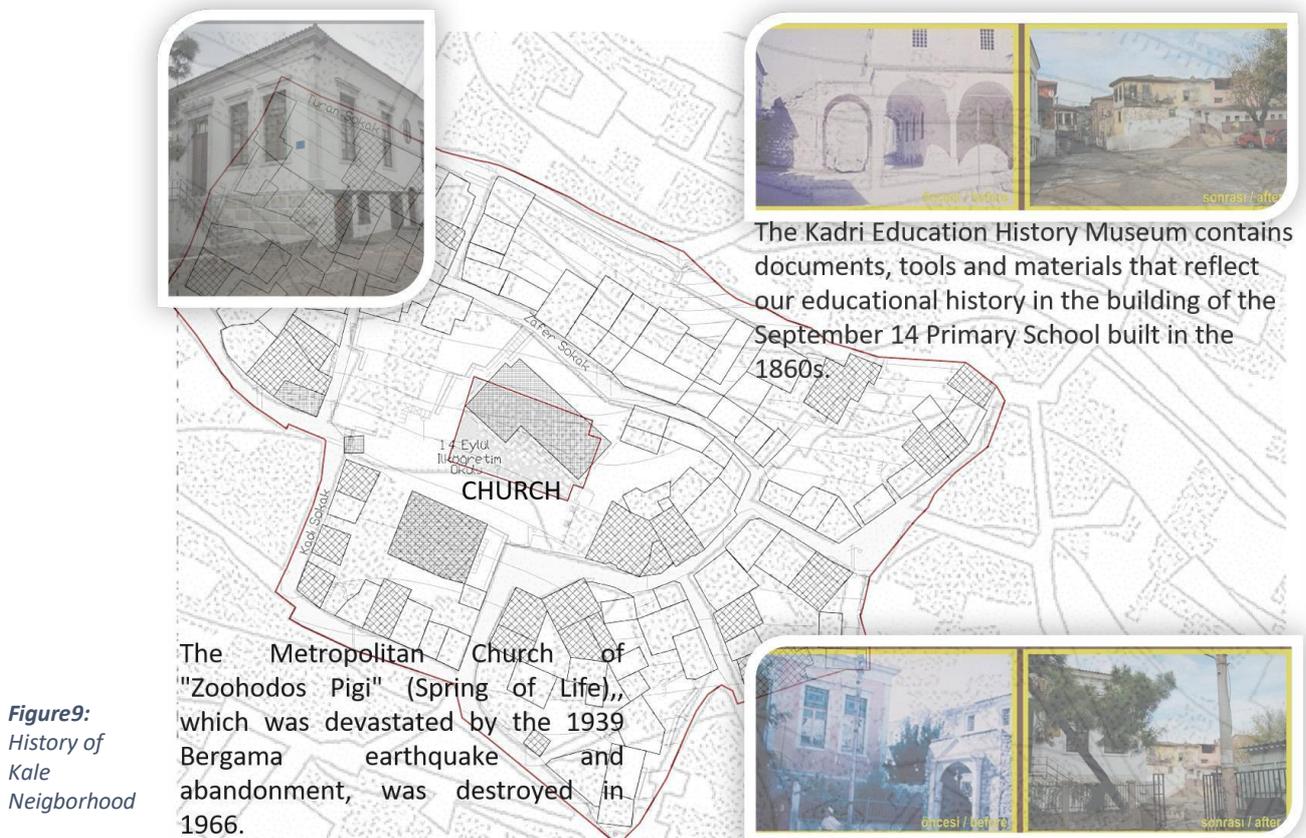


Figure9:
History of
Kale
Neighborhood

8.2 Synthesis of the Area

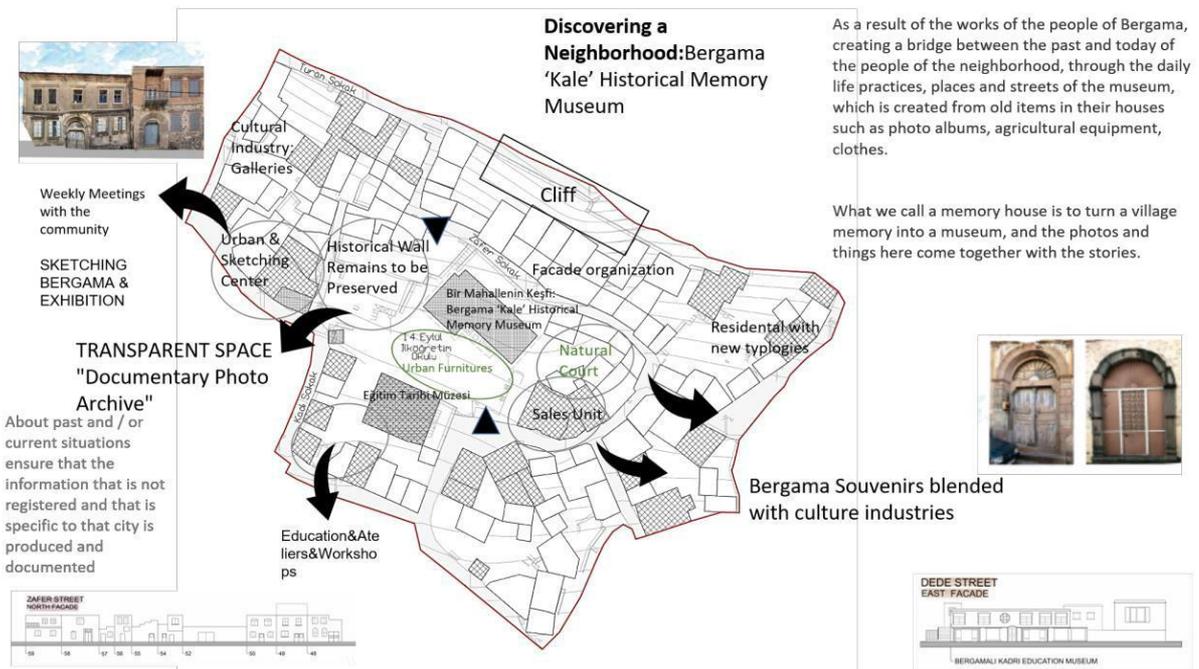


Figure 10: Synthesis and Design Process

When looked at the area, it was observed that it was a very sloping land. With the approach of developing designs suitable for the level difference, it is aimed not to spoil the texture and silhouette.

The primary school building built on the old church in the area does not match the texture in terms of size. In addition, this area has great potential in terms of shedding light on the remarkable history of the Kale District and keeping it alive. For this purpose, it was deemed appropriate to propose a historical memory museum, and it was aimed that the inhabitants of the Kale neighborhood would also participate in the conservation work, and the residents and designers came together and gained importance in the conservation work of this area.

In the area, remarkable old church traces, old church retaining wall, Educational History Museum, Registered buildings and road texture are the main items to be preserved.

8.3 1/ 500 Urban Design



Figure 11: 1/500 Urban Design Project

On top of an old church, there is a reinforced concrete building with no traditional value and currently used as a primary school building, and an area that currently includes the Education History Museum. It is proposed that this is a complex of museums on a single island focusing on the historical exploration of the Bergama Kale neighborhood. A 'Historical Memory Museum' was proposed by demolishing the primary school mass contrary to the existing texture. If the architectural details are mentioned, it is aimed to raise awareness by making the traces of the old church felt on the floor. Since the collapsed building bears a historical mark, its traces will be completed with a top cover design suitable for flooring.

An area with urban furniture was proposed as a free space between the two museums in order not to disturb their relations. In addition, walls with old wall remains representing the entrance have been proposed as a 'Transparent Documentation Space'. Documentary photos of the residents of this

Kale District on this memorial wall are important in terms of displaying the historical memory of the neighborhood.

There are also neighborhood production workshops in the area for the problem caused by the lack of tourism products, where the neighborhood and designers are together and will be sold and displayed in the souvenir unit of the museum.

At the same time, a unit of the municipality has been found and can also be used as a meeting point. In addition, the municipality will be able to organize activities such as concerts and exhibitions in the free area with urban furniture.

It is a 'Time Tunnel' unit where children can learn with more fun, where children can learn the history and the past by dressing like them and experiencing life like them, the traditions and customs of Kale Mahallesi.

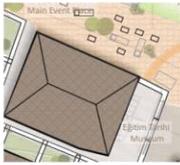
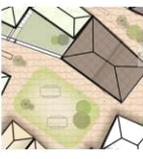
<p>K1: Eğitim Tarihi Museum</p> <p>This museum contains documents, tools and materials that reflect our educational history in the building of the 14 September Primary School built in the 1860s. It is foreseen to work with the new museum.</p> <p>Building Area: 2.771,97 m²</p> 	<p>T1: REGISTERED (near Museum)</p> <p>Building Area: 2.722,71 m²</p> <p>Since the museums will operate as a complex, this area is considered as souvenir selling places.</p>  	<p>K2: Historical Memory MUSEUM</p> <p>The old kindergarten now has a primary school in the Education Museum area. In order to transform the rich culture of the Kale district into a museum, it was considered to turn the school into a museum and to design this area as a socio-cultural complex.</p> <p>Building Area: 2.204,19 m²</p> 
<p>T2: Urban Sketchers Center</p> <p>Building Area: 401,15 m²</p> <p>This building is reserved for Bergama as it has very valuable structures that are worth drawing with the community and weekly meetings</p> 	<p>T3: Kale Residents 'Community Meeting Center'</p> <p>Building Area: 259,3 m²</p> <p>It is the place where the residents of Kale Mahallesi come together, meet with designers and produce new tourist products.</p>  	<p>T4: Designers Meeting Center</p> <p>Building Area: 1.150,56 m²</p> <p>It is considered as a youth center where designers coming to Bergama together with cultural industries come together.</p>  

Figure 12: Structural Decisions

8.4 Typologies

Extensions and additions to registered structures were determined in the neighborhood, which are very contrary to the existing texture. Structures contrary to tissue were demolished and recommendations of four types determined in accordance with the existing tissue were developed. At the same time, the additions to the registered buildings were cleaned and the floor reduction was made in order not to spoil the silhouette.

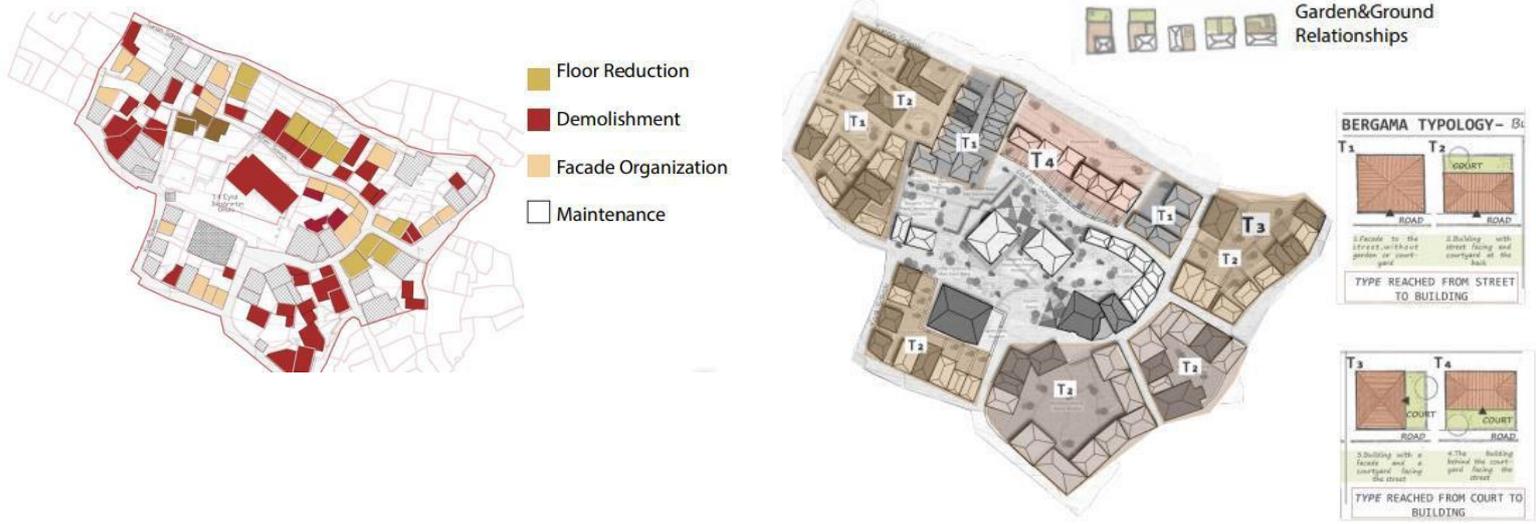


Figure 13: Physical Interventions and Proposed Typologies