



MAHALLE

Neighbourhood

3 vital touch

YEREL GİRİŞİME
destek

YEREL GİRİŞİME destek Platform

DESTEK (SUPPORT) is a platform, aiming to support local residents for developing 'voluntary based, on site regeneration models' on following areas,

Democracy

Economy

Social

Tactics

Equality

Key Participants

3 CALLS

DESTEK Volunteers announced '3 Calls', in order to solve building and quality of life problems in risky areas.

1st Call
2011

3ADA1DA®
www.3ada1ada.org

Re-structuring living spaces

2nd Call
2012

MAHALLE

Re-structuring spatial, social and economic organization of neighbourhoods

3rd Call
2013

City in City

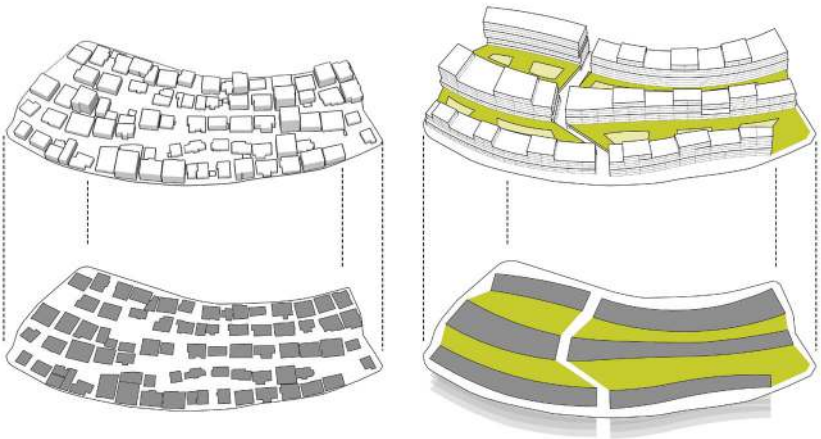
Developing Spatial Development Framework in city scale

1st Call; 3blocks1block

With the 1st Call in 2011, building block based (rather than parcel based development) 3blocks1block strategies and designs that includes “bonus” allocations in return for plot merging, street widening, public space and underground parking announced to public. Issues such as design of living spaces, value added design, negotiation, building typology, density and height strategy were thought by designers and basic principles were announced for public debate.



Today, “3blocks1block” Programme is in the agenda of local authorities and the Ministry of Environment and Urbanization. The project development and implementation has commenced together with the residents of blocks chosen as case studies.



2nd Call; Mahalle

This 2nd Call in 2012 aims to attract attention to new neighbourhood pattern within the areas of high living and building risks exist, public spaces are inadequate. In these areas, a vital touch is necessary for restructuring spatial, social and economic values.

Threefold Vision

During the reformulation future of our cities, a threefold approach within the context of 'New Urban Strategy Framework' that includes the basic concepts of 'Strategy', 'Design' and 'Negotiation' should be new planning approach.

3 Framework

Block

Local

Strategic

3 Strategy

3ada1ada

Mahalle

City-in-city

3 Design

Place

Life

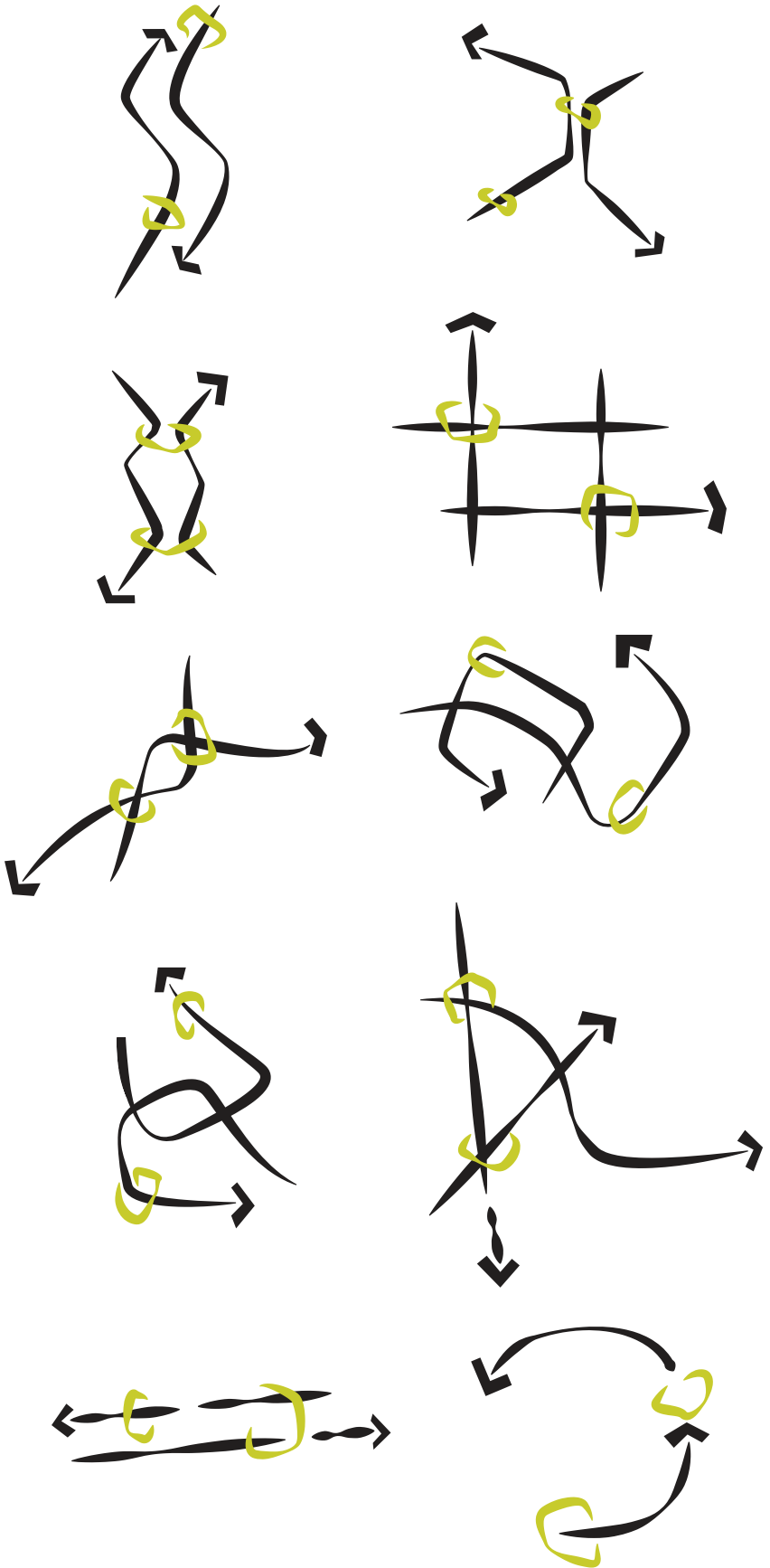
Vision

VITAL TOUCH; Artery, Node, Pattern

3 basic design principles must taken into consideration while restructuring the neighbourhoods, which have problems in quality of life and problems of physical endurance. These principles are;

1. *Vital Artery*
2. *Life Node*
3. *Renewed Pattern*

3 vital touches targets mainly the establishment of integrated public spaces by providing new living opportunities within the existing pattern of the risky neighbourhoods and debating the basic design principles for renewal, revitalization and regeneration of the urban pattern.



Vital Touch; sample diagrammatic representations

Main Strategy; 3 TOUCHES

1 Vital Artery

Basic living arteries designed to meet the requirements of public spaces and open green areas. These will be designed as such to trigger the transformation of the existing pattern and especially to establish different public spaces and their continuity through strategic axes, building blocks and the backbone for inter-neighbourhood integration.

2 Life Node

These are nodes where public spaces such as education, health, etc. functions and commercial uses are densified. These nodes should be chosen in accordance with the vital arteries and designed at least two nodal points for a neighbourhood.

3 Renewed Pattern

At the intersect point of existing urban pattern and vital touches (arteries and nodes), existing block typology must be creatively destructed. Outside of the intersection, new neighbourhood structure must be formed based on consolidation of one to five urban blocks.

The expectation is to present design principles for the neighbourhood pattern renewed by two basic components of “artery” and “node” and to transform neighbourhoods into liveable and enduring ones by applying the “3 touches”.

Connectivity Social interaction should be increased and functional, spatial integration with the neighbourhood should be established.

Diversity Public or semi-public spaces should be diversified such as open spaces, gathering areas, parks, social, cultural spaces. These areas should cater for all members of the community.

Continuity There should be easy circulation, continuity amongst different uses. Vital Artery must be accessible from all parts of neighbourhood.

Function Vital nodes should have appropriate usages for the needs and expectations of the neighbourhood.

Accessibility Vital nodes should be walkable and accessible.

Integrity Vital nodes should connect people in the neighbourhood. Life nodes are also social spaces that enhance neighbourhood identity character.

Order New neighbourhood order must have harmony of urban block, diversity of building typology and figure-ground balance.

Character Neighbourhood character, continuity of new building typology, street and building relations and human scale perception issues must be dealt with.

Applicability New urban order must be supported by applicable solutions. Within the new design approach, only the development bonuses (additional development rights) can be transferred to other building blocks.

10 MAIN STRATEGIC DESIGN PRINCIPLES

In order to secure a strategic, quality of life increasing, adoptable and implementable Neighbourhood Design, below listed principles must be applied.

1 Type of the Components

Vital artery plus vital node area within the neighbourhood pattern should be equal to the area of the existing roads (i.e if the occupied area by the existing roads is 15%; then the area occupied by the new vital artery plus the vital node should also be 15%). Topography and existing street pattern must be regarded while designing the new touch. Artery and nodes can be used as evacuation and gathering area, in case of an earthquake.

2 Use Capacity

At least 50% of the vital artery should be open public space (parks, playgrounds, pedestrian walkways, etc.) and at least 50% of the vital node should be closed public and commercial spaces.

3 Building Block Area

Within the influence zone of the artery and the node, existing separate building blocks should be unified in accordance with the proposed schematic designs and outside the influence zone they should be consolidated through conversion of existing roads to public spaces (min 2 and max 5 blocks can be consolidated). In some parts of the neighbourhood, designers can keep the existing building block structure.

4 Density Increase

Construction ratio should be increased by 25% based on the existing building density. Existing building density should be used for the building blocks based on the new design. However, bonuses (additional development rights) can be transferred. Also, development rights and additional bonuses of the buildings, which are located in the artery or node, must be transferred to the closest building block.

5 Transfer of Bonus

Bonuses can be used for newly established building blocks and can also be transferred to other building blocks.

6 Abdication (Abandoned) for Roads

Setbacks should be 3 meters at the minimum for the newly established building blocks after consolidation, and these setbacks should be abdicated (abandoned) for roads.

7 Semi-Public Spaces Within the Building Block

The need for parking, open and closed public space should be met. Public space should account for 30% at the minimum and 60% at the maximum of the block area.

8 Existing Public Spaces

The existing public spaces should be preserved or can only be removed if an equal area is designated for such use.

9 Height Strategy

The height strategy should consider the existing pattern, relationships with the immediate environment, the general principles of silhouette and street perception.

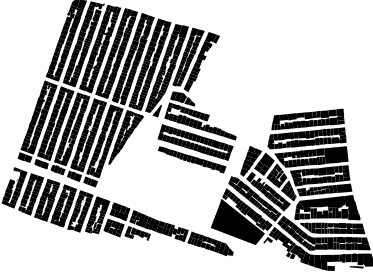
10 Neighbourhood Identity

The new urban pattern should add value to the existing identity of the neighbourhood and preserve existing positive characteristics (active street life, existing nodes and public spaces).

STUDY AREAS

Designers can choose one of the following neighbourhoods as the study area.

Bayrampaşa
İsmetpaşa Neighbourhood



Beyoğlu - Okmeydanı
Şevket Paşa Neighbourhood



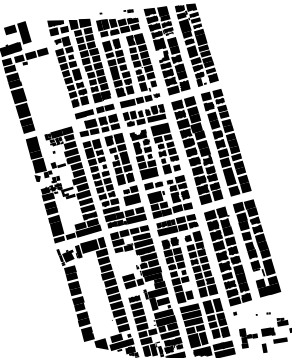
Kartal
Yunus Neighbourhood



Bağcılar
Göztepe Neighbourhood



Küçükçekmece
Cennet Neighbourhood



Kadıköy - Fikirtepe
Dumlupınar Neighbourhood



DELIVERABLES

3D Vision Plan

3D Vision Plan, covering the whole area of the neighbourhood, will be submitted. The Vision Plan will be prepared showing

- The Vital Artery: Circular, single line, double line etc.
- The Vital Node: at least two nodes
- Renewed Neighbourhood Pattern: In accordance with design principles

It is expected that the competitors will prepare 1/1000-scale 3D regeneration master plans that show the recommended building and open space typologies in accordance with the above indicated selection, approach and schematic designs. Studies must be complemented by schematic diagrams and designs.

Strategic Design

A 1/500-scale design for one part (to be decided by the designer) of one of below is to be included;

- A part of the Vital Artery, or
- A part of the Vital Node, or
- A part of the Renewed Neighbourhood Pattern (Residential)

Final products composed of schematic designs; tables and short texts should be submitted in the form of A-3 size paper in landscape orientation with resolution of 300dpi and in pdf format. The final product should have a clear, austere, understandable language. The deliveries should be done by e-mail in pdf format to: info@kentselstrateji.com

DESIGNERS

All volunteer designers can participate individually or institutionally.

TIMING

June 10, 2012: Latest day for those who wish to apply for the programme. With the names of the designers and/or institutional information and the area selected should be mailed to: info@kentselstrateji.com

August 10, 2012: Latest date for the submission of designs.

August 17, 2012: Call To Public - 2012 Charette

CALL TO PUBLIC - 2012

The submitted projects will be discussed during workshops attended by the Mayors of the three districts and workshop findings and results will be publicly announced.

