3ADA1ADA©

VOLUNTARY BASED ON-SITE REGENERATION MODEL

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Introduction; A Call to Public

A “risky urban pattern” and “apartment typology” have been created in all our cities due to parcel-based “high density urbanism” and the “build & sell” model as well as “financing on market conditions”.

In other words, for a wide variety of applications “Urban Regeneration” framework is used. However, especially public o r i e n t “mandatory” applications bring about many discussions regarding" aesthetics", and in general on "participation", and "trust". "equality"

It has become necessary to establish new approaches, develop new models and redesign living areas by taking the concepts of “new” and “Strategic Design” into consideration.

Last year, the Platform of Support for Local Initiatives (**DESTEK**: Democracy, Economy, Society, Tactics & strategy, Equality and Key-participants) was established upon the principle that everything "should not be expected from the public sector". The call for “how new living areas should be designed” by **DESTEK** Volunteers was discussed by 60 volunteers in various environments with wide participation and Voluntary Based On-Site Regeneration model was recommended.

The new approach proposed a new model was opened to public discussion for new (re)design, financing, organization, construction and legal matters on the basis of "building blocks instead of building parcels" with the incentive of “development bonus".

Risky buildings will be demolished and new buildings will be constructed by making use of finances generated by the "development bonus" provided by the public sector depending on the capacity of block based voluntary merging. In this way, tension creating problems such as “displacement” and “value sharing” will be eliminated.

This model will be implemented through the **3BLOCKS1BLOCK** Program. Merging 3 building blocks into 1 building block will not only enable better design opportunities, but also provide a greater capacity for green areas, public buildings, parking lots and wide roads.

The **3BLOCKS1BLOCK** program has been designed on the basis of 4 basic incentives.

1. Merging Bonus
2. Street Widening Bonus
3. Public Space Bonus
4. Parking Bonus

The design, organization, financing, construction and legal components of the model developed by **DESTEK** (Support) volunteers are being discussed in workshops. The “**3BLOCKS1BLOCK** Program” has been tested for one year by domestic and international designers in 17 building blocks in 13 districts of Istanbul.

If an applicable and deployable model, adopted by all the related parties emerges, the public sector should make a "call for volunteer-based regeneration" so that the model can be tested.

Urban tissues with a very low building and life quality which were developed with Build & Sell or Sell & Build models will be transformed by the Demolish & Build method.

A new voluntary and build on-site approach is being developed which takes the existing parcelization into consideration, based on voluntary merging on block basis, financial support and development bonus for gaining public space.

I hope that both the public administration and the people living in risky areas will take this project initiated by the **DESTEK** volunteers seriously, given that we may be fast approaching the potential Istanbul earthquake.

Sincerely,

A. Faruk GÖKSU
DESTEK Volunteer
17 August 2011

What is DESTEK?

DESTEK ("Support") is a platform to providing support to local residents for developing "voluntary based on-site regeneration" models on the following areas:

Democracy

Economy

Society

Tactics & Strategy

Equality

Key participants

The DESTEK Model proposes block based innovative approaches instead of parcel based approaches through the use of "development bonus" incentives for addressing new design, finance, organization, construction and legal issues.

Who Are We?

DESTEK Volunteers came together to develop "bottom-up" approaches, particularly for Urban Regeneration and Renewal Projects, with the aim to support the efforts towards alleviating the problems of people living in risky neighborhoods.

The group is based on the principle of volunteering and includes urban planners, architects, sociologists, economists, engineers, law experts as well as local leaders living in the project area.

DESTEK volunteers have come together to redesign the living areas upon the principle of "everything should not be expected from the public sector".

Volunteers collaborate with the perspective of participatory planning approach and the purpose to provide support to local initiatives on the following fundamental areas:

Democratic Rights
Economic Development
Social Development
Tactical and Strategic Planning
Equality Approach
Key Actors' Participation

DESTEK volunteers are working towards the fundamental strategy of providing support to:

local people with the message of "develop your own project";

professionals with the message of "create your own job";

and establishing an applicable regeneration model.

DESTEK Volunteers

A. Faruk Göksu • Ali Eray • Alp Arısoy • Anja Von Büttner • Arda İnceoğlu • Aygen Kancı • Aylin Durmaz • Ayşe Gökşin • Ayşegül Dinççağ • Burçin Yıldırım • Cem Okay Kalender • Ceyda Sungur • Daniel Baur • Derya Gürsel • Devrim Çimen • Dorit Mizrahi • Ediz Akyalçın • Eugenio Cipollone • Eylem Erdinç • Eylem Gülcemal • Fırat Doğan • Fulya Eliyatkın • Funda Gacal • Gabriel Duarte • Gamze Konca • Hakan Özbek • Hande Demirel • Hugo Hernandez • İlgi Karaaslan • Javier Nuño • Juan Hevia • Juliana Sicuro • Marcio Costa • Mariona Benain Aguilera • Massimo Preziosi • Matteo Beccia • Mehmet Ali Yalçın • Miray Özkan • Murat Vefkioğlu • Nuran Ünsal • Nuria Ruiz • Okan Bal • Oliviero Godi • Orhan Berat Eralp • Ömer Kanıpak • Ömer Selçuk Baz • Ömer Yılmaz • Özdemir Sönmez • Özgün Gürsürer • Pedro Varella • Pınar Gökbayrak • Ramon Farré- Escofet • Reem Halaseh • Renata Bertol • Ricardo Kawamoto • Sam Patrick Foos • Samim Magriso • Sertaç Erten • Sıla Akalp • Tatsuya Yamamoto • Tuncer Çakmaklı • Ulaş Akın • Yalçın Korkmaz

17.08.10

at the 11th anniversary of the EARTHQUAKE a CALL for MEETING to DEVELOP the MODEL of ON-SITE REGENERATION

09.10

providing SUPPORT to local residents

- volunteers getting together
- who are we?

3A1A

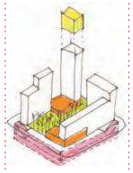
10.10

3Blocks 1Block

- starting up the discussions on the program

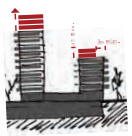
11.10

- selection of the example project sites
- site trips



12.10

- development of the model
- discussion on "the development bonus" concept
- development bonus
- transfer of development rights



01.11

- identification of the basic components of the model

1- Building and Life Quality

2- High Density Design

3- Value Added Design

4- Strategy for Obtaining Public Space

02.11

- urban strategy framework

1- Strategic Framework

2- Local Framework

3- Building Block framework

03.11

- the designers' meeting

04.11

- discussion on the model and the design works

05.11 06.11

- group meetings
- determination of the fundamental principles

07.11

- general meeting

12th anniversary of the EARTHQUAKE, the GRAND MEETING DISCUSSION of the MODEL with PUBLIC

17.08.11

merge voluntarily

recieve bonus

demolish yourself

build on-site

10 Fundamental Principles

1- Urban Strategy Framework

2- Strategic Design Management

3- (Re) Parcelization

4- Height and Perception Strategies

5- Coherence of Density and the Typologies

6- Obtaining Public Sapace

7- Usage Capacity of Development Bonus

8- Financing

9- Local Organization and Negotiation

10- Regulations

17.08.2011

1st step

Strategic Framework
Local Framework

2nd step

Ficancial Models

1 - Real estate sector
2 - Financial Supports

3rd step

Local Organization

1- Meeting with inhabitants
2 - Discussion on design principles
3 - Local organizational models

4th step

Construction Techniques

1 - Low-cost house-building techniques
2 - Innovative approaches

5th step

17.08.2012

Regulation

1 - New proposals for acts
2 - Innovative approaches
3 - Project partnership share
4 - Transfer of development rights
5 - Development bonuses

A New Planning Approach; The Basic Framework of "Urban Strategy"

The fact that Istanbul Metropolitan Area is comprised of 39 districts, individually comparable to Anatolian cities in terms of size, the existence of an inter-district system and the need for mitigating building and quality of life risks calls for a flexible and participatory planning approach which transcends traditional planning perspectives with a consideration for the dynamic urban process.

Therefore, instead of a stable and problematic approach, a flexible "Urban Strategy" which turns the dynamic process into an opportunity is needed.

Urban Strategy Framework: 3 Frameworks, 3 Strategies

The Basic Framework of Urban Strategy should include the framework and strategies which define proposals for developing an urban form according to a new urban vision, strategic priorities and requirements.

In order to make the model applicable, top-down district-scale "strategicframework", neighborhood-scale "local framework" and bottom-up 3BLOCKS1BLOCK -scale "building block framework" should be established.

Strategic Framework

Scale: District
Strategy: Strategic schemes for reorganizing the urban form
Plan: "District Development Action Plan" (DDAP)
Components: Identity, capacity, center, strategic axes, edges, transfer areas, high-density nodes, investment zones, economic clustering

Local Framework

Scale: Neighborhood
Strategy: Redesigning spatial and social organization
Plan: "Neighborhood Renewal Action Plan" (NRAP)
Components: Culture, values, community centers, life nodes, public areas, streets, squares

Building Block Framework

Scale: 3BLOCKS1BLOCK
Strategy: Redesigning the smallest urban organizable component of the urban form
Plan: "Emergency Action Plan" (EAP)
Components Design of life, value-added design, negotiation, building typology, height and density

A New Planning Approach; 'Strategic Design'

The "strategy" and "design" components are critical for managing the process of making a difference, raising awareness and generating added value for the resolution of existing problems during the process of redesigning living areas.

Strategy is critical for urban development and transformation while design is essential for redesigning urban life. **Strategic Design Management** encompasses a flexible process which considers the expectations of parties, is open to negotiation and creates added value for the resolution of complex problems.

Strategic Design should define design principles for the future while building bridges between the processes of innovation, creativity, research, management, application, participation and design. "Proper", "applicable" and aesthetic design decisions should be taken on urban and building scales, by evaluating external and internal dynamics for the resolution of spatial and social problems.

District Strategy Framework

District Strategy Framework defines the development of new "**urban forms**" Transportation and open-space systematic, mixed-uses, height and density and similar strategic decisions are made by taking the existing urban form into consideration.
The strategic framework should be designed via the **"District Development Action Plan" (DDAP)** which defines the new (re)investment areas, density and height nodes and the strategic axes. DDAP is critical for formulating development strategies which will turn the existing potential of the district into opportunities

Neighborhood Local Framework

The new urban tissue forms resulting from new **(re)parcelization** within the framework of **building block** merging strategies should be designed to **(re)create new life areas**.

A neighborhood design which enables walking access to urban amenities and reorganizes community life will be a significant step towards reducing the quality of life risk.

Therefore, a **Neighborhood Renewal Action Plan (NRAP)** should be prepared to address the social and economic development of the neighborhood. The NRAP should set out the targets and projects for creating new living areas with safe buildings and sufficient urban standards. The fundamental principles of extensive regeneration, dynamising local economy and catalyzing social development constitute the basic strategies of neighborhood renewal.

3BLOCKS1BLOCK Framework

Small building blocks which cover the majority of our urban landmass fail to offer an adequate spatial capacity for amenities improving the quality of life such as sufficient parking and open space. Building blocks which are made up of parcels, the smallest unit of urban tissue, should be merged so that they can be designed to provide more green areas and open space, sufficient parking space and wide roads.

An Emergency Action Plan (EAP) should be prepared for mitigating the risks for buildings, roads, parking and public space on the basis of urban tissue and particularly for creating emergency evacuation corridors and assembly areas. EAP has the highest priority and establishes short-term measures and criteria for mitigating the earthquake risk such as evacuation of risky buildings, opening up evacuation corridors and creating assembly areas.

1 Merge Voluntarily

2 Receive Bonus

3 Demolish Yourself

4 Build On-Site

Why 3BLOCKS1BLOCK?

The new (re)building scale should be defined to mitigate parcel-based high-density construction in urban tissue, lack of public spaces and quality of life risks.

The following innovative approaches should be established for design, finance, organization, construction and legal issues to resolve the problems brought about by urban tissue characterized by dominant "Apartment" typologies in most of our cities;

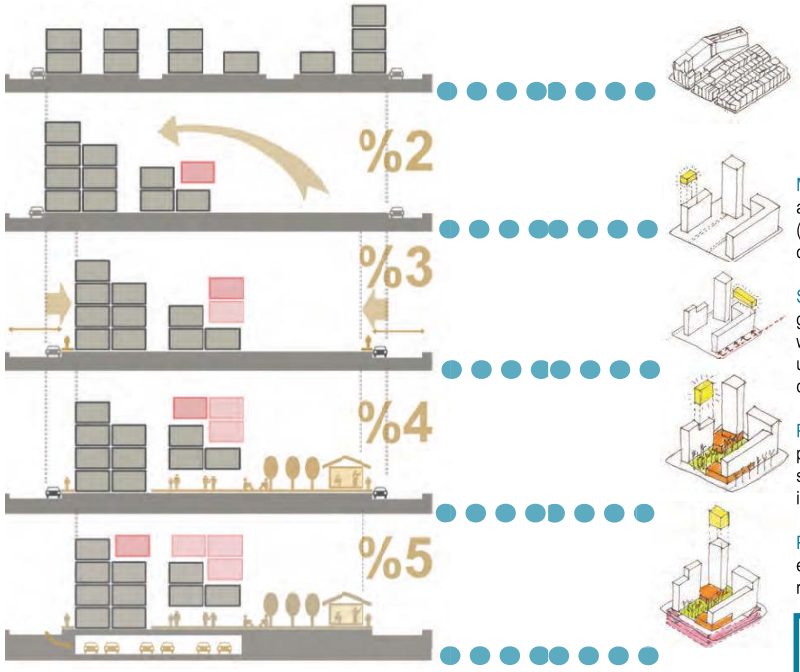
Building Block instead of Building Parcel
Aesthetic Building Typologies instead of Apartment Typology
Demolish & Build instead of Build & Sell or Sell & Build
Social Interest instead of Individual Interest
Solid Building instead of Risky Building
Legal Building instead of Illegal Building

3BLOCKS1BLOCK framework provides a significant potential for the following concepts:

Design Flexibility
Organization Capacity
Public Space Obtainability (Open Space, Public Building, Widening Roads)
Urban Quality
Land and Project Development Potential
Finance Generation Capacity
Entrepreneur Generation

Moreover, the following approaches and methods should are tested in urban tissue sampling projects in different districts of Istanbul for the building block based on-site regeneration model:

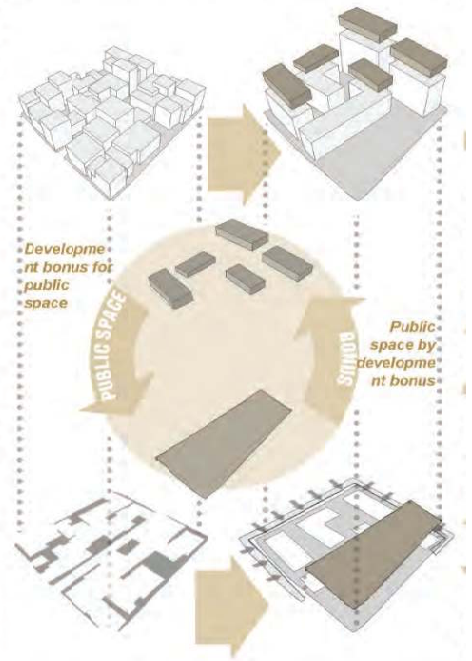
- Local-Based "Voluntary Organization"
- Public-Based "Development Bonus Incentive"
- Market-Based "Transfer of Development Rights"



The Scope of Development Bonus© and the Distribution Scheme

Development Bonus will be granted on the basis of volunteering with the purpose of obtaining public space and providing financial support to re-construction of risky buildings, on the below-listed topics:

1. Merging
2. Street Widening
3. Public Space
4. Parking



Merging Bonus: To encourage block merging in an optimum project size, new spatial and social (re)organization, and construction and finance optimization is targeted.

Street Widening Bonus: Giving incentive for giving up building set-back distances for street widening, including roads which will also be used as emergency evacuation corridors in case of disaster.

Public Space Bonus: Increasing the size of public spaces for education, health, cultural and social uses which are the indicators of an increased quality of life.

Parking Bonus: Giving incentive for creating evacuation corridors and fulfilling parking requirements within the building block.

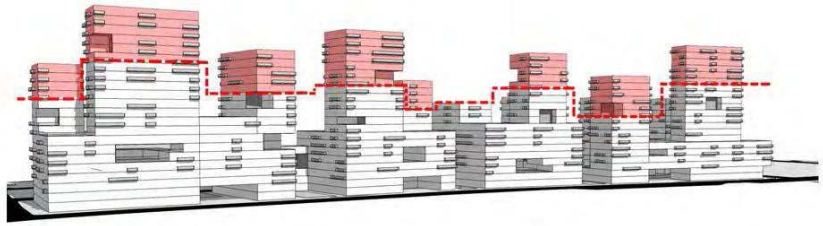
Development Bonus is calculated by multiplying the existing construction area with the total **regeneration coefficient** and building block merging coefficient. The regeneration coefficient is;

- 2%; if the building blocks are merged;
- 3%; if setback is given up for street widening;
- 4%; if public space for education, health facilities or open spaces are generated;
- 5%; if parking garage or plot is provided within the building block

and the building block merging coefficients are 1, 2 or 3 according to number of building blocks merged. The resulting Development Bonus may increase incrementally from 15% to 30% or 45%.

Existing Developped Area + (Merging Bonus (%2) / Street Widening Bonus (%3) / Public Space Bonus (%4) / Parking Bonus (%5)) × Building Block Merging Coefficient (1,2,3)

Regeneration Coefficient



Transfer of Development Bonus©

Building blocks without a **capacity for construction and public space** generation (i.e. areas with very high building density) **all or part of development bonus** may be **transferred** to other density nodes or strategic axes.

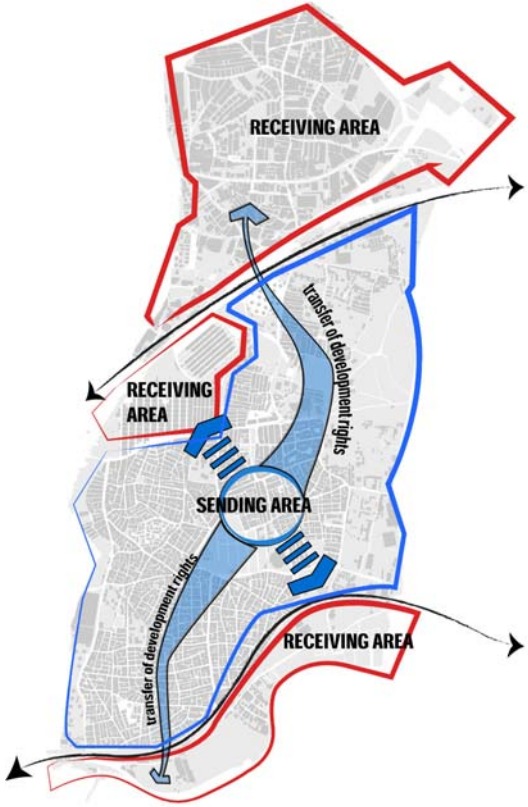
Taking into consideration the difficulty of using building rights resulting from Development Bonus Initiative in **very dense areas** as well as the need for public spaces such as health and cultural facilities and green areas, the method of **transferring development bonus elsewhere** should be implemented simultaneously.

Using the development bonus **in part or whole** in another region for the application of Transfer of Development Rights, **in parallel to the level of construction capacity**, **sale of building bonus** should also be possible.

In other words, **a negotiation management based on the principle of volunteering** can be implemented between the region which is planning to use the development bonus incentive and the appropriate region desiring to buy the incentive in question.

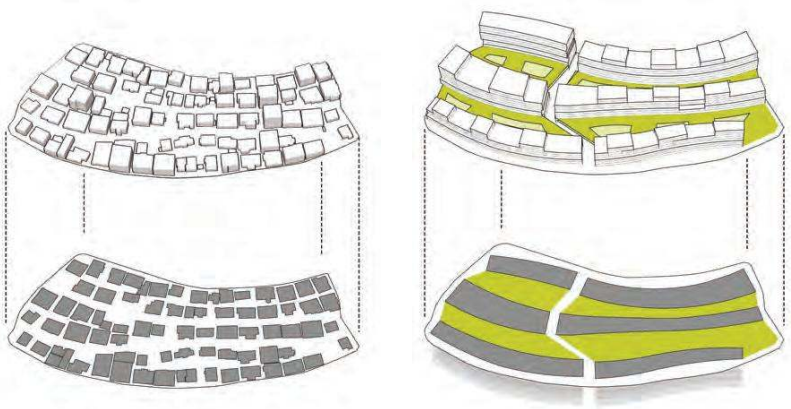
For proper application of the method, planning should be made for **Sending Areas** releasing their building rights and **Receiving Areas** which will purchase and use these rights.
Area sending the development rights; is a region which sends development rights, in part or whole, to a high-density zone instead of using development bonus incentives which will result in a new urban tissue above the limited capacity of density and height and result in a lack of open space.

Area receiving the development rights; is an urban regeneration and development area with a capacity for obtaining development bonus incentives. Building rights for such areas which are also defined as high-density zones are purchased by the private sector under market conditions, thereby generating a **resource transfer**..



CONCLUSIONS

10 Main Principles of 3BLOCKS1BLOCK Model



BASIC CONCEPTS OF 3BLOCKS1BLOCK

1 - BUILDING AND LIFE QUALITY

The most important objective of strategic design is to eliminate the building and quality of life risks in existing urban tissue. **DESTEK** model emphasizes the topics below to raise the building and life quality.

- Raising the Building Quality: To produce architectural and engineering solutions for "zero earthquake risk".
- Generating Open Spaces: To generate green and open public spaces, emergency evacuation corridors, open areas for temporary shelters.
- New Urban Tissue: To generate areas for needed "public" spaces.
- Use Balance: To ensure a harmonious balance between living-working-leisure activities by supporting a functional diversity in living areas.

2 - HIGH-DENSITY DESIGN

High-density urban tissue brings about problems of transportation, lack of public spaces and low building and environmental quality. The location of "high-density nodes" in urban structure and architectural design should be reevaluated to solve these issues.

The principles below should be considered for high-density design.

- Functional diversity
- Spatial permeability, emptying building mass in various parts
- Spatial diversity: Common and public spaces in different scales
- Public transportation priority
- Density balance: High-density zones, protection zones
- Spatial differentiation – design of the 3rd dimension
- Creating open spaces
- Utilizing slope
- Using development rights in a single node, lower buildings in general (podium and tower)
- Generating new vertical building areas by carrying natural courtyard ground to lower elevations

3 - VALUE ADDED DESIGN

Value added design provides social and economic value within the framework of "Strategic Design". Value added design is also one of the fundamental approaches of **DESTEK** program.

Sufficient size should be maintained for economic feasibility of regenerating public spaces, renewing infrastructure and generating functional diversity. **3BLOCKS1BLOCK** approach has been structured to provide optimum block size.

A long-term vision is necessary. Material quality and soundness of new constructions is important for earthquake resistance and lowering maintenance costs in terms of spatial and social sustainability.

In this respect, Basic Framework of Urban Strategy should be formulated; existing connections of transportation and infrastructure, urban functions and higher scale planning decisions should be taken into consideration; and a sound relationship should be established between the new public values and buildings with their environment.

Therefore, **DESTEK** model and the new urban structure should be addressed within the 3 frameworks and with an integrated approach.

- **3BLOCKS1BLOCK** Framework: (Re)designing the smallest urban organizable component of the urban form
- Neighborhood Framework: (Re)designing spatial and social organization
- District Framework: Strategic schemes for re-organization of the urban form

The co-existence of living/working areas and the generation of functional diversity ensuring sufficient social and technical amenities are necessary. Isolated residential and working areas not only lead to dissatisfaction of the users, but also cause loss of energy and time in terms of transportation. A balanced co-existence of working, living, shopping and recreational areas, and the generation of easily accessible public amenities and open spaces are significant topics to consider for increasing the value of urban design. **3BLOCKS1BLOCK** program prioritizes a strategic design approach and the need to create public spaces.

A good urban design emphasizes social diversity and sustainability to create value and attracts high-income groups to regeneration areas. Therefore, DESTEK model proposes a strategy for local people to renew their own buildings. Building housing units of different sizes and for different uses to generate housing diversity is a significant strategy for ensuring social diversity and economic feasibility.

4 - STRATEGY FOR OBTAINING PUBLIC SPACE

A new standard and approach is required for the distribution of public spaces in a continuous process of urban tissue renewal.

Generating green and open, common and public spaces at different scales is one of the objectives of DESTEK program. For this reason;

Park, green area, nursery and elementary school facilities should be located within 5-10 minutes of walking distance for local needs.

Urban scale park, health facility, socio-cultural facility and high school should be located within 15-30 minutes of walking distance.

Large scale natural green area, regional health facility and other social and administrative urban functions should be accessible by public transportation within 15-30 minutes.

The public space systematic is addressed under three topics in **DESTEK** model.

A- Large Scale Open Public Spaces: These are areas specified in regional plans and conservation decisions. Ensuring accessibility and establishing an open area systematic within the District Development Framework are decisive elements.

- Natural Areas: Forest areas, woods, river-lake banks, sea shores
- Urban Open and Green Spaces: Regional parks, cemeteries, open sports areas, urban parks.

B- Strategic Public Spaces: These areas are the basic components of Local Strategic Framework. Walking distances, continuity and obtainability capacity should be taken into consideration when creating these places. In the renewal process, these areas can be created by reserving a block or parcel for public space.

C-Public Spaces within the 3BLOCKS1BLOCK: Block or parcel based green areas which increase in size as more blocks are merged during the renewal process, and the trees and green areas located on sidewalks obtained through road widening are evaluated under this category. Open spaces should be obtained through 3BLOCKS1BLOCK as well as areas for school, health facility, nursery and community center. Particularly, for the generation of closed public spaces, strategies such as:

- Designing podiums as public spaces;
- Utilizing elevation differences as public spaces have been developed.

10 Main Principles of 3BLOCKS1BLOCK Model

At the end of the charette 10 Fundamental Principles were announced to the public.

1 Urban Strategy Framework: Within the perspective of a new urban vision, frameworks should be formulated to define proposals, strategic priorities and requirements for the development of the urban form.

- For Formulating Urban Strategies for a New (Re)Organization of the Urban Form; a District Scale "Strategic Framework";
- For New (Re)Designing Spatial and Social Organization; a Neighborhood Scale "Local Framework";
- And for New (Re)Strategic Design of the Smallest Urban Organizable Component; a **3BLOCKS 1BLOCK** Scale "Building Block Framework" should be designed.

2 Strategic Design Management; "Strategy" and "design" components are critical for managing the process of creating difference, awareness and added value for the resolution of existing problems during the process of redesigning of living areas.

- The processes of innovation, creativity, research, management, application, participation and design should be inter-linked;
- On an urban and building scale, external and internal dynamics should be evaluated for the resolution of spatial and social problems;
- Principles should be formulated and decisions should be taken for 'proper', "applicable" and aesthetic design strategies.

3 New (Re)Parcelization: Any intervention should be considered as a "re-gridding" work regardless of whether the proposed building typologies are harmonious with or radically different from the existing building typologies.

- Existing infrastructure should be taken into consideration;
- Connections (pedestrian or vehicle) with the surrounding building blocks should be reconsidered;
- Characteristics of the existing tissue to be protected should be taken into consideration. For example, the traditional street structure and culture which utilizes the first floor for commercial uses and upper floors for housing needs should not be ignored, and streets should not be isolated from commercial uses.

4 Height and Perception Strategies: The existing urban building block morphology and building typology is comprised of parcel-based, 5-6 storey buildings. Even if a new environment and typology are generated in the designs, the existing building heights should be taken into consideration given that the regeneration process will take a long time.

- A height strategy should be developed with respect to surrounding building blocks within the framework of "Podium Approach",
- Sunlight, sky visibility, the difficulties of perception caused by buildings higher than 4-5 storey should be considered in new block organizations,
- Facades should be organized in accordance with the existing building organization, and set-backs should be used in upper floors to preserve the existing 5-6 storey perception.
- Existing facade data should be considered; proposals should be developed for eaves alignment and roof formation.

5 Coherence of Density and Typologies: The criteria for designing high-density buildings pursuant to increased development rights should be defined. Design principles should be formulated for diluting the perception of high-density and the answers to the questions below should be sought.

- What should be the new typology of 3 Blocks? (Single block, fragmented block, superblock etc.)
- To what extent should new designs differ from the existing tissue?
- Should 1st, 2nd and 3rd blocks be designed in a continuous pattern?
- What kind of an urban tissue should be generated when the proposed new typology and morphology are duplicated in other urban blocks?

6 Obtaining Public Spaces: Increasing the size of public spaces for educational, health, cultural and social uses which are the indicators of increased quality of life.

- Lack of public spaces and the need for additional amenities brought about by bonuses should be taken into consideration;
- Public spaces such as educational, health, cultural and social facilities should be considered as part of the new building typology;
- Accessibility of green areas in normal floors and terraces, and the functions proposed for these areas should be reconsidered with regard to the new development legislation.

7 Capacity of Development Bonus: The high building density in some of the sample project areas presents a design challenge for the capacity of development bonuses.

- Pattern based capacity analysis should be performed;
- Bonuses exceeding the capacity should be transferred to nearby high-density zones;
- In building blocks without a capacity for construction and public space generation (i.e. areas with very high building density), all or part of the development bonus may be transferred to other density nodes or strategic axes.

8 Financing: When urban development dynamics are well formulated, self-funding projects can be developed and new financing tools can be generated with the use of cross-financing method to provide inter-project funding.

- Optimum block size should be selected for feasible development;
- Local capital capacity should be determined;
- Building technologies minimizing construction costs should be proposed.

9 Local Organization and Negotiation: The formation of local committees should be supported for developing the organizational potential of local residents.

- Meeting with local residents should be held to ensure wide participation;
- Problems and solutions should be investigated mutually;
- Information should be provided and awareness raising efforts should be made.

10 Regulations: The background should be prepared for new regulations by taking into consideration the proposals and challenges arising from the 3BLOCKS1BLOCK applications.

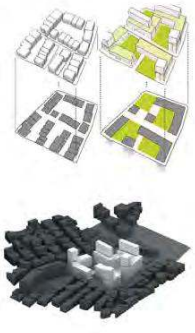
- The methods of Consolidation of Development Rights, Transfer of Development Rights and Securitization of Development Rights should be used;
- Multiple ownership and small shares should be taken into consideration;
- Majority of votes principle should be adopted instead of consensus,
- Merging-based Development Bonus Incentive should be provided;
- Project Partnership Share should be taken instead of Land Readjustment Share.

BAĞCILAR

bağcılar

existing		proposal
2.01	f.a.r	2.91
%40 private garden		%66 public
-	public building	-
-	parking lot	350 cars
12.50m	street width	17.50m

BEŞİKTAŞ - I



beşiktaş - I

existing		proposal
3.48	f.a.r	5.05
%39 private garden		%61 public
-	public building	-
-	parking lot	434 cars
12.00m	street width	17.00m

BEŞİKTAŞ - II

beşiktaş - II

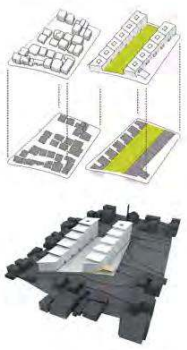
existing		proposal
3.14	f.a.r	4.55
%49 private garden		%60 public
-	public building	-
-	parking lot	492 cars
12.00m	street width	17.00m

BEYOĞLU

beyoğlu - dolapdere

existing		proposal
2.13	f.a.r	3.09
%51 private garden		%66 public
-	public building	-
-	parking lot	343 cars
6.00m	street width	11.00m

KARTAL



kartal

existing		proposal
1.48	f.a.r	2.15
%25 private garden		%27 public
-	public building	2
-	parking lot	150 cars
5.00m	street width	7.00m

KÜÇÜKÇEKMECE

küçükçekmece

existing		proposal
3.81	f.a.r	5.53
%29 private garden		%46 public
-	public building	-
-	parking lot	457 cars
10.00m	street width	15.00m

MALTEPE

maltepe - gülensu

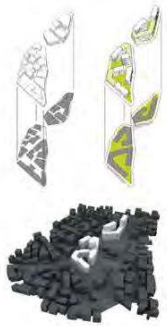
existing		proposal
2.07	f.a.r	3.00
%47 private garden		%50 public
-	public building	-
-	parking lot	380 cars
6.00m	street width	11.00m

PENDİK

pendik

existing		proposal
2.72	f.a.r	3.94
%50 private garden		%66 public
-	public building	1
-	parking lot	256 cars
5.00m	street width	10.00m

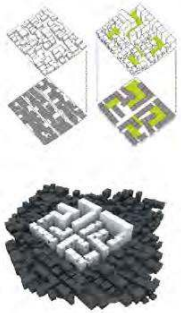
ESENLER



esenler

existing		proposal
3.25	f.a.r	4.72
%33 private garden		%49 public
-	public building	-
-	parking lot	276 cars
7.00m	street width	12.00m

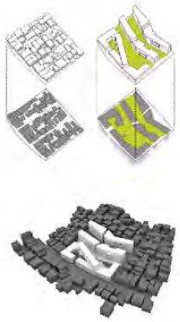
KADIKÖY- I



kadıköy - fikirtepe I

existing		proposal
4.89	f.a.r	7.09
%16 private garden		%60 public
-	public building	-
-	parking lot	310 cars
12.00m	street width	17.00m

KADIKÖY- II



kadıköy - fikirtepe II

existing		proposal
4.53	f.a.r	6.56
%20 private garden		%54 public
-	public building	-
-	parking lot	350 cars
10.00m	street width	20.00m

KAĞITHANE

kağıthane- gültepe

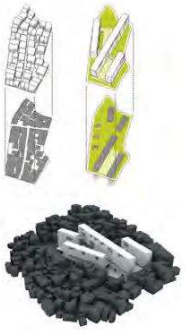
existing		proposal
5.03	f.a.r	7.30
%11 private garden		%21 public
-	public building	-
-	parking lot	178 cars
6.00m	street width	11.00m

ŞİŞLİ - I

şişli - kuştepe

existing		proposal
3.74	f.a.r	5.42
%10 private garden		%38 public
-	public building	-
-	parking lot	141 cars
5.00m	street width	10.00m

ŞİŞLİ - II



şişli-okmeydanı

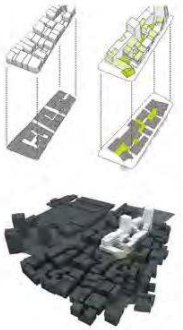
existing		proposal
3.02	f.a.r	4.38
%24 private garden		%78 public
-	public building	1
-	parking lot	260 cars
6.00m	street width	11.00m

ÜMRANİYE

ümraniye

existing		proposal
2.20	f.a.r	3.19
%59 private garden		%60 public
-	public building	-
-	parking lot	152 cars
5.00m	street width	10.00m

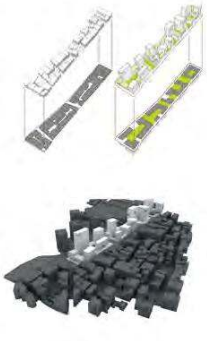
ZEYTİNBURNU - I



zeytinburnu- sümer- I

existing		proposal
4.89	f.a.r	7.09
%16 private garden		%59 public
-	public building	-
-	parking lot	191 cars
6.00m	street width	11.00m

ZEYTİNBURNU- II



zeytinburnu - sümer II

existing		proposal
4.53	f.a.r	6.56
%20 private garden		%54 public
-	public building	-
-	parking lot	410 cars
5.00m	street width	10.00m

Messages from Charette Participants:

DESTEK is a platform that supports local initiatives about the issues of Democracy, Economy, Society, Tactics & Strategy, Equality and Key-participants. 17 projects were produced by 60 national and international volunteers to mitigate earthquake risk through the policy of "everything should not be expected from the public sector". 3BLOCKS1BLOCK model is a call for voluntary based on-site regeneration approach for the mitigation of earthquake risk.

Furthermore, with this study we propound a new planning approach. In this new approach, through the Framework of Urban Strategy; for the reorganization of urban macro form, 'Strategic Frameworks'; for the reorganization of spatial and social transformation, 'Local Frameworks'; for the redesigning of the smallest living units, 'Urban Block Frameworks' are proposed.

A. Faruk Göksu, Kentsel Strateji

Through 3BLOCKS1BLOCK model, bridges are built between 'strategy' and 'design' with regard to transformation dynamics of İstanbul. 'Strategic design' process is the most important part of this charette in which for 17 project areas 'strategic framework', 'local framework', 'urban block framework', value added design, high-density design, continuity of typologies, flexible public space typologies, principles of application and phasing are manifested. For the following periods, our aim is to move from 'strategic design' to 'implementation processes'.

Sıla Akalp, Kentsel Strateji

Survival of cities depends on urban block based on-site regeneration planning and collective sharing of value produced through rent. Not only in Beşiktaş, in all areas, block based plans should be prepared which are protecting historical urban tissues and natural values. Powerful partnerships with strong participation should be provided and approval of public should be received.
I congratulate all DESTEK volunteers.

İsmail Ünal, Mayor of Beşiktaş

This meeting can be considered as a warning. Future should be planned properly not for monetary purposes but with devotion to create equal right to life for everyone.
'Collaboration network' which is urgent for our cities should be established on the basis of neighbourhood unit. Organic and collaboratively developing neighbourhood units are obligatory for the revitalization of traditional environments.

Prof. Dr. Metin Sözen, Director of Çekül Foundation

Road maps prepared through public and civil sector participation can go beyond being legislation on its own and be the rescue formula for İstanbul. Both legal infrastructure and financial studies should be prepared. We started to work on the financing of "transfer of development rights" tool as GYODER. We will always be the supporters of this kind of studies.

Işık Gökkaya, Chairman of GYODER

Our existing building stock needs renewal. Urban regeneration is the fundamental issue of all our large and small scale cities. The main task in urban regeneration process is to realize public consensus, tolerance and solidarity in the framework of social justice and to ease cooperation of all shareholders. Handling all these issues are very important part of DESTEK model.

Haluk Sur, Chairman of Urban Land Institute (ULI) and Member of the Executive Board of KONUTDER

Today's İstanbul has an urban macro-form established on lean soils with a lack of social amenities. As a solution for this problem, there must be obligations for disasters; therefore a binding law specific for earthquake should be established, and partnerships between public sector and citizens are necessary. I believe for this project which is produced for the mitigation of earthquake risk, binding factors are more essential compared to consent of citizens.

Prof. Dr. Hüseyin Kaptan, Founder of İMP

Many of our cities were left to their fates, including İstanbul. Until today, we have anticipated individual building based renewals instead of urban block scale renewals. After quite a lot of years following 1999 earthquake, we have now realized that this kind of precautions are not enough for proper regeneration. It is obvious that DESTEK model will change our cities with its block based approach.

Özlem Gökçe, Vice Chairman of GYODER

We wish to contribute this labour-intensive project. After discussing project values from realistic and financial viewpoints, as İPKB we will keep searching for financial resources.

Yalçın Kaya, İPKB

Since 3BLOCKS1BLOCK model has social aspects, Word Bank has a positive approach about putting this project into practice.

Detailing and feasibility studies of concept projects can be financed. Our support may continue during implementation, depending on positive results of feasibility studies.

Fikret Azılı, İPKB

The fundamental points of this project are “consensus” and “volunteering”. These attempts which enhance the scope of “consensus” and “volunteering” from a few building to neighbourhood scale, are very meaningful. “Mitigation of earthquake risk” and “bonuses” are the motivation factors of this project.

Erdoğan Dağlı, Member of the Board in Doğuş Real Estate

Cities under the responsibility of MARKA (Kocaeli, Sakarya, Düzce, Yalova, Bolu) experienced major earthquakes that resulted with thousands of damaged buildings. Unplanned urbanization together with building risk makes East Marmara Region as one of the regions where DESTEK model is urgently needed. Voluntary formation of this platform is a noteworthy situation. We also aim to implement a program according to the outcomes of 3BLOCKS1BLOCK model on East Marmara region.

Ayhan Turhan, Director of Planning in MARKA (East Marmara Development Agency)

The approach of “increasing urban density to mitigate earthquake risk” should be reviewed. Increasing FAR is a method, but should be the last option and should be utilized after carefully determining the regions to be intensified. In my opinion, it is better to increase the values considering new functions instead of increasing construction size.

Erhan Demirdizen, Urban Planner

DESTEK model proposes an urban block based regeneration approach which is a problematic issue of our cities. I thank everyone for this volunteer cooperation. In following stages to be able to implement these projects, future application phases should be discussed together with public sector, inhabitants and implementers.

Murat Vefkioğlu, Coordinator of Urban Design and Competition Group at İMP

Messages from Volunteer Designers:

Proposed methodological approach of DESTEK comprises renewal processes which affects focal areas in urban space such as residential zones, public spaces, transportation network and parking areas. And this renewal process finances itself by means of increase in size of built-up area and supportive methods for local entrepreneurs and financiers.
DESTEK model gives various related actors “wake-up calls” to be involved in this process. These wake-up calls are for:

- Increasing quality of life with little costs to users-citizens,
- Vitalising interesting aspects of sustainability in neighbourhood units; such as, energy efficiency with central systems and public amenities for collective uses,
- Raising the awareness of financier about the reliability of a sustainable economic performance instead of socially satisfying activity (rent),
- Maintaining a new framework to define new parameters and a framework for the functioning of the model in neighbourhood units.

Mr. Ramon Farré- Escofet, Beşiktaş

DESTEK model can be considered as a “wake-up call”. It’s a good start that should continue progressively by encouraging local community for negotiation and by giving opportunity for government and financier to make social investments.

Massimo Prezisioni, Barselona - Beşiktaş

Householders’ anxiety about their properties can only be relieved through negotiation between investors, public sector and inhabitants. Our starting point should be context and balance. If we can propose better life conditions and social infrastructures such as library, hospital and technical infrastructure, public will demand this renewal itself.

Instead of supporting horizontal growth in cities, more intelligent solutions should be put on agenda. 3BLOCKS1BLOCK model should not be evaluated only as a FAR increasing model; public gains by generation of green and public spaces, road widening, evacuation corridors and increase in building quality should also be considered.

Oliviero Godi - Bağcılar

DESTEK platform creates opportunities not only for local people and financiers but also for urban planners and architects to create high-qualified environment. I believe cities should be planned by strategic integrated approaches such as 3BLOCKS1BLOCK model instead of parcel based individual studies.

Pınar Gökbayrak - Zeytinburnu

3BLOCKS1BLOCK model is a good dream whose implementation is possible. I believe this project is an opportunity for İstanbul. In this project, there are two nodal points which should be resolved; one of them is politics, second is the relation between planning and design. For the second point, I believe that transforming these proposals into a development plan and then turning back to architecture is a very misleading process. ‘Urban block based design’ is a solution for this problem.

Arda İnceoğlu - Esenler

In the designing process of 3 blocks, our primary objective was to generate space for public uses while designing street-culture and functions. We proposed a step-by-step model for implementation. We preferred to design starting from small units through creating sub-regions; and we achieved an overall scheme step by step trying to understand the needs of inhabitants.

Juan Hevia, Madrid - Şişli

Starting this project from district scale and designing strategic decisions at neighbourhood and urban block scale will give proper results. It is obvious that transfer of development rights and provision of the needed housing will be realized easily if this project is implemented in larger scale.

Tunçer Çakmaklı - Beyoğlu

In addition to the concerns about generating public space, food chain should be considered as well. The green system in İstanbul should be planned in hierarchy for the integration of public areas with the sea. Besides, “edible landscaping” which is very vital in case of a disaster should be utilized as a method.

Aygen Kancı – Beyoğlu

We realized that planning the design process and principles are much more important than planning large areas; and also designer’s role may turn into planning the process of place formation rather than planning the space. I believe this project is a gateway for high quality designs.

Alp Arısoy – Kadıköy and Zeytinburnu

In our project, main design principle was supporting night& day use balance by integrating residential areas with buildings for social facility and other functions.

Ömer Kanıpak - Kartal

Main approach in this model is creating ecologically sustainable communities by vertical development and leaving the ground level for open public use. Especially for our project area strategic framework is fundamental considering surrounding forest areas and highways.

Reem Halaseh - Ümraniye

In my opinion, until now we produced a theoretical framework. When projects meet with other related actors who are not here yet, they will be re-designed and different aspects will emerge. One of the biggest obstacles about regeneration process is the perception of ‘quantitative change’. We should convince inhabitants that the increase in value is not about the increase in the numbers of construction size, but related with the spatial quality.

Devrim Çimen - Küçükçekmece

During design process we prioritize sustainability in implementation and design. We saw that there can be strategies of object and space creation in architecture, too.

Anja Von Büttner, Ayşegül Dinççağ - Maltepe

The most important problem that will be faced in implementation of the design proposals is phasing. Phasing should be based on getting prepared for the expected major earthquake. Designing some of the new houses as social rented housing can offer an innovative solution to the displaced tenants problem. Development rights are also increased in the new Fikirtepe Plan but this is not dependent on the four conditions in the DESTEK Model which will increase urban quality. Fikirtepe residents are expecting a high rise development similar to Atasehir, the proposed low-rise, dense development alternatives demonstrate that there are also other design solutions that can offer good quality places and life.

Ayşe Gökşin - Kadıköy

Our project area is one of the areas which needs local and strategic framework because of insufficient public and open spaces and lack of integration with the sea. We should reconsider the public usage of open spaces generated in all 3BLOCKS1BLOCK projects; and produce a new definition for “public space” to incorporate with our model.

Hakan Özbek - Pendik

FOR LOCAL INITIATIVES

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DESTEK VOLUNTEERS

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