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FACULTY OF ARCHITECTURE

DEPARTMENT OF CITY AND REGIONAL PLANNING CP 402 PLANNING STUDIO IV: CONSERVATION PLANNING

in collaboration with

DEPARTMENT OF CONSERVATION AND RESTORATION OF CULTURAL HERITAGE: RES 508 PRESERVATION OF HISTORIC ENVIRONMENT

ALSANCAK HISTORIC URBAN SITE: CONSERVATION, REGENERATION, RENEWAL AND REDEVELOPMENT USING THE RISK REDUCTION FRAMEWORK

FINAL JURY REPORT

2025 SPRING TERM

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1. INTRODUCTION

1.1. Background of the Study

The Historical Port City of İzmir was inscribed on the UNESCO World Heritage Tentative List on April 14, 2020. Following this development, efforts to prepare the site's management plan and nomination file commenced on May 5, 2020. This process, carried out in accordance with Law No. 2863 on the Protection of Cultural and Natural Assets and the related regulations, was based on a participatory approach aimed at defining the boundaries and conservation priorities of the area.

The management plan serves as a strategic spatial document that seeks the holistic conservation, revitalization, and transmission of the site to future generations. Including five-year action plans, implementation stages, and responsible institutions, the document also aims to contribute to social and economic development, while reducing risks within the conservation process and establishing a robust governance mechanism.

In this general framework, the work conducted within the CP402 and RES508 studio courses focuses on the Alsancak Historical Urban Area, which holds significant importance in İzmir's historical development. Alsancak is one of the most unique and characteristic districts of the city, with its layered architectural fabric, strong urban memory, and connection to the port. However, increasing development pressure, functional losses, physical degradation, disaster risks, and unplanned interventions have seriously threatened this distinctive identity over time.

In response to these issues, the studio work aims not only to document the physical fabric but also to identify the area's cultural, social, and spatial values, conduct risk analyses, and develop conservation strategies compatible with these values. Additionally, the approaches to be developed within the management plan aim to raise public awareness, strengthen the community's sense of belonging, and ensure the cultural continuity of the area.

In this regard, the study approaches conservation planning not merely as a process of solving existing problems, but also as a participatory and sustainable planning strategy that carries historical identity into the future.

1.2. Historical Significance of Alsancak

Alsancak, historically known as "Punta" (Cape) in its northern part, is presently situated between the Historic City Center, which includes Kemeraltı and Basmane, and the New City Center emerging with towers in the Bayraklı district. It encompasses the Kordon coastline, various shopping areas, offices, Kültürpark, and serves as a vibrant core of the city with meeting places like cafes and restaurants. Today, Alsancak is characterized by an intermingling of modern and older structures, functioning as a hub for the service and trade sectors, influenced by the presence of the İzmir Port.

The **declaration of Alsancak as an "historical urban site" on May 9, 2017**, by the İzmir 1st Regional Board for the Protection of Cultural Properties, marked a new phase in the conservation efforts for the region. This designation emphasizes the importance of conserving Alsancak, an important shared area of the city, through the implementation of integrated conservation approaches that involve interdisciplinary dialogue and participatory models. Important aspects to consider in this process include defining the borders of the conservation area, maintaining original functions, integrating different city plans, and preserving the area's sociological characteristics. The site is also recognized as being vulnerable to risks such as earthquakes, due to the nature of its built environment, social life, lack of risk awareness, maintenance issues, and the existing regulatory framework for its management. Therefore, the creation of a Risk Reduction Strategic Plan and Management Plan for Alsancak Urban Site and its surroundings is considered important.

Alsancak's planning history is shaped by significant events and various urban development approaches. Although a large part of the study area falls within the region affected by the Great İzmir Fire of 1922, the Alsancak Urban Site itself is located in the section that was not impacted by this fire. The need for a plan for the post-fire area emerged in 1924.

The **Danger-Prost Plan**, prepared by René and Raymond Danger with Henri Prost, was implemented in 1925 and aimed to introduce a modern planning system. This plan proposed a **'garden city' concept for Alsancak**, featuring detached houses with gardens. This approach led to Alsancak becoming a sought-after area, favored by high social status groups. By the 1930s, the housing stock primarily consisted of low-density, mostly two-story, garden apartments and villas. The plan's decisions, combined with municipal parcel arrangements, guided the construction of low-density, 1-4 story, modern, detached villas and apartments in

areas like Alsancak, Karşıyaka, and Güzelyalı. However, subsequent plans increased building heights (gabari), resulting in multi-story buildings with deep foundations, which often led to the destruction of archaeological remains during construction excavations. A revision of the Danger plan in 1934 also led to the creation of the Kültürpark area, allocating a 43-hectare parkland surrounded by residential areas in Alsancak.

Planning efforts continued over the years. The 1952 plan initiated increases in gabari for housing apartment structures. From the 1970s to the late 1990s, due to delays in conservation planning, significant new construction occurred in Alsancak based on development plan conditions, including 7-8 story attached buildings on main avenues like Kıbrıs Şehitleri and Atatürk Streets, and 4-5 story attached apartments on side streets.

Alsancak is part of an area containing fragmented zones with various protection statuses. These include, besides the Alsancak Urban Site, the Kordon Historic Site, Kültürpark Natural Site, Mimar Kemalettin Urban Site, and the surrounding 3rd Degree Archaeological Site. Current planning studies related to Alsancak and its vicinity include the 2004 Kemeraltı and Surroundings Conservation Master Plan (1/5000 scale) to the south and the 2011 New City Center Master Plan (1/5000 scale) to the east.

Alsancak is located within a historically layered urban fabric that forms a significant part of İzmir's cultural identity. While direct archaeological excavations within the Alsancak Urban Site are limited, its surrounding areas reveal the broader archaeological richness that shapes the historical context of the district.

For instance, the nearby **Altınpark Archaeological Area** in the Basmane region contains remains of peristyle houses from the Roman Period, offering insights into the residential life of ancient Smyrna. This site is designated as a 1st Degree Archaeological Area and requires protective interventions such as roofing systems and landscape arrangements to support public accessibility. Similarly, **Akıncı (Fettah) Neighborhood** in Basmane includes parcels with Roman residential remains that also fall under 1st Degree protection status and call for careful conservation planning.

These examples highlight the multi-layered structure of the Alsancak area, where visible urban features coexist with significant archaeological assets beneath the surface. Therefore, any

conservation or planning efforts must consider both the above-ground and underground heritage to ensure the continuity of the site's historical identity.

In summary, Alsancak is a critical component of İzmir's historic urban landscape, characterized by its layered history, evolving urban fabric, and the ongoing process of conservation initiated by its designation as a historic urban site. Its planning history, from the early "garden city" concept to later, denser development and the current integrated conservation approaches, reflects the city's dynamic growth and efforts to balance modernization with heritage preservation. Archaeological sites in its vicinity underscore the deep historical layers present in this part of İzmir.

1.3. Multi-Scale Planning Phases

The conservation planning process in Alsancak has been structured through a multi-scalar approach that gradually builds from broader strategies to site-specific interventions. Each planning scale—1/10,000, 1/5,000, 1/2,000, and 1/500—serves a distinct purpose and provides the necessary framework for the subsequent stage.

At the **1/10,000** scale, the process begins with regional-level assessments that define the broader vision, planning principles, and strategic objectives. This phase focuses on understanding the city's macro-level structure, its natural and cultural assets, risk areas, and development pressures. It establishes the initial context for decision-making and identifies priority zones for conservation and development.

The **1/5,000** scale refines this vision by developing a Strategic Conservation Plan, in which site boundaries are clarified, main conservation zones are designated, and key intervention areas are outlined. This plan translates the regional strategies into more spatially grounded actions, considering urban functions, stakeholder roles, risk analysis, and land use potentials. It also includes the identification of key actors and the policy framework required for effective implementation.

At the **1/2,000** scale, the planning becomes more detailed, focusing on the physical fabric of the site. This includes the analysis of building typologies, street patterns, open spaces, and circulation systems. Cultural and architectural values are documented, and vulnerabilities are evaluated. This stage lays the groundwork for area-based design strategies, block-scale interventions, and spatial coordination among different planning layers.

Finally, the **1/500** scale allows for project-based, parcel-level planning and design. This includes detailed surveys (Rölöve), restitution and restoration proposals, as well as environmental design elements that respond to the archaeological and architectural context. At this stage, specific proposals are developed for conservation and adaptive reuse, along with physical interventions that reflect the site's unique character and layered history.

Together, these planning phases create a comprehensive and coherent framework that integrates strategic vision with site-specific actions. This hierarchy of scales ensures that broader conservation goals are effectively translated into implementable designs and policies, responding to the complex and multi-layered structure of the Alsancak Historic Urban Site.

2. AIM

2.1. Purpose of the Conservation Plan

The primary purpose of this conservation plan is to translate the broader conservation vision, outlined at the 1/10,000 scale, into a more focused and applicable framework at the 1/5,000 scale. This includes identifying strategic areas within Alsancak's historic urban site and proposing solutions that respond to its multi-layered heritage, spatial character, and evolving urban needs. The plan aims to preserve the tangible and intangible values of the area while improving seismic safety, accessibility, and public use.

Through integrated spatial strategies, the study addresses current risks such as structural vulnerabilities (e.g., weak stories, short columns), fragmented green spaces, and deteriorated street façades. It also proposes regulatory and physical interventions that reinforce the historical block layout, foster resilience, and strengthen the connection between the urban core and the coastline.

2.2. Planning Vision and Design Principles

The planning vision for Alsancak envisions a **resilient, inclusive, and multi-layered urban center** that reflects the district's rich historical identity while preparing it for future challenges. This vision is shaped around five main design principles:

1. **Respect for Historical Layers:** Conservation efforts will safeguard and highlight architectural, archaeological, and urban forms from different historical periods without compromising their integrity.
2. **Blue-Green Integration:** Green corridors, public parks, and waterfront spaces will be interconnected to enhance ecological resilience and public well-being.

3. **Urban Resilience:** Disaster risk reduction strategies will be embedded into the spatial and regulatory framework, particularly for vulnerable structures and zones.
4. **Inclusive Public Space Design:** Universal design principles will guide the creation of accessible, multi-functional, and socially vibrant urban spaces.
5. **Cultural Continuity and Memory:** Urban memory will be preserved and revitalized through adaptive reuse, storytelling, and community-based cultural programming.

Together, these principles aim to ensure that Alsancak remains a **living, adaptive, and meaningful historic district**, balancing protection with contemporary urban life.

3. SCOPE

3.1. Geographical Boundaries

The geographical scope of this study is a sub-area within the Alsancak Historic Urban Site, specifically located between **Dr. Mustafa Enver Bey Boulevard** and **Fevzipaşa Boulevard** in the Konak district of İzmir. This corridor forms a transitional urban zone that connects the southern edge of **Alsancak Port's hinterland** to the **historic core of Kemeraltı and Basmane**, making it a critical interface between the coastal and inner-city heritage assets.

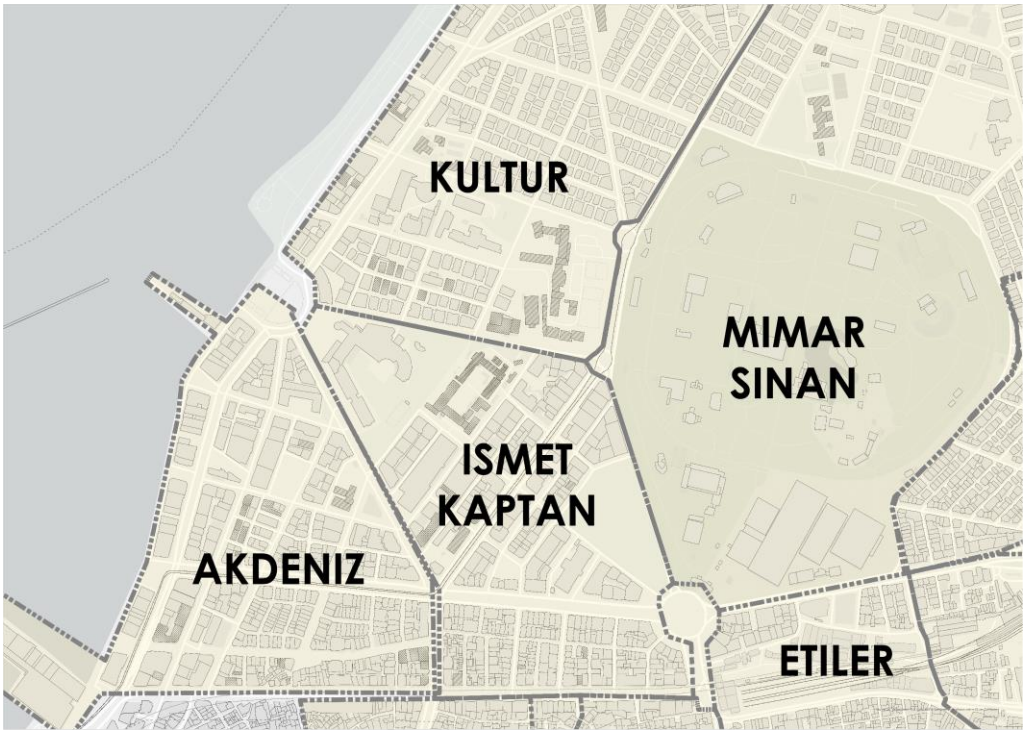


Figure 1 Neighborhood Borders

The study area includes a dense mixture of late Ottoman and early Republican urban fabric, public institutions, historic boulevards, and fragmented green spaces. It falls within the broader

Alsancak Urban Conservation Area and interacts spatially and functionally with the **İzmir Historic Port City Management Area**, which encompasses Ancient Smyrna, Kadifekale, Kemeraltı, and Basmane. While not directly part of the archaeological core, this specific zone holds strategic importance due to its proximity to historic transport hubs, cultural assets, and redevelopment pressure points.

This focused study area provides a testbed for conservation strategies, risk reduction approaches, and urban design interventions, aiming to create a resilient and heritage-sensitive urban environment in one of Alsancak's most dynamic sections.

3.2. Planning Scales and Products

The conservation planning approach is structured across multiple scales to ensure both strategic vision and detailed design. Each scale corresponds to a set of outputs:

- **1/10,000 scale**: Defines the **regional concept plan**, focusing on the overall vision, goals, and strategic direction.
- **1/5,000 scale**: Serves as the **Strategic Conservation Plan**, where core planning decisions, risk maps, action zones, and main intervention strategies are defined.
- **1/2,000 scale**: Develops the **Urban Conservation Master Plan**, with detailed analysis of built fabric, land use, circulation systems, and open space networks.
- **1/500 scale**: Enables **parcel-level intervention** through design and restoration proposals. This includes **Rölöve, Restitüsyon**, and **Restorasyon** projects, as well as environmental design strategies for archaeological or sensitive sites.

The planning process also incorporates **inventories of cultural heritage assets**, **digital documentation systems**, and **micro-scale project proposals** for adaptive reuse, façade conservation, and green space rehabilitation. These products ensure that strategic vision translates into implementable and site-specific actions.

3.3. Stakeholders and Users

The success of the conservation plan depends on the active involvement of a wide range of stakeholders. These include:

- **Local residents** living within or near the conservation area
- **Visitors and users** who benefit from the historical and cultural amenities

- **Municipal authorities** and regulatory bodies such as the İzmir Metropolitan Municipality and the Regional Council for the Conservation of Cultural Heritage
- **Universities and research institutions**, particularly those involved in heritage and planning studies
- **Professional chambers** (e.g., TMMOB, Chamber of Architects and Urban Planners)
- **Non-governmental organizations (NGOs)** and **community-based organizations**

Stakeholder participation has been encouraged through feedback mechanisms, surveys, and collaborative workshops, particularly regarding infrastructure needs, restoration priorities, disaster preparedness, and public space use. The plan also identifies mechanisms for **monitoring**, **evaluation**, and **coordination** among actors to ensure the continuity and accountability of the conservation strategy.

Stakeholder	Type	Role / Responsibility	Role / Responsibility
İzmir Metropolitan Municipality	Local Authority	Planning, approval, implementation, infrastructure coordination	Coordination meetings, decision-making processes
Konak Municipality	Local Authority	Implementation, local service delivery, field operations	Technical committees, on-site collaboration
İzmir No.1 Regional Board for the Protection of Cultural Heritage	Governmental Body	Approval of conservation decisions, legal oversight	Council participation, formal approval processes
İzmir Institute of Technology (Departments of Urban Planning & Restoration	Academic Institution	Scientific consultancy, spatial analysis, design input	Design studios, expert consultation
Chambers of Architects & Urban Planners (TMMOB)	Professional Organization	Expert opinion, professional oversight	Feedback reports, workshops
AFAD (Disaster and Emergency Directorate of İzmir)	Governmental Body	Seismic risk mapping, disaster preparedness	Data sharing, scenario planning
İzmir Governorship / Provincial Directorate of Environment & Urbanization	Central Government	Legal framework, transformation zones	Administrative coordination
Local Residents	Users / Citizens	Everyday users, bearers of cultural memory	Surveys, neighborhood forums, observational mapping
Local Businesses (e.g. shopkeepers, hotel owners)	Users / Economic Actors	Economic vitality, daily public space users	Focus group meetings, interviews
Property Owners	Property Stakeholders	Restoration responsibility, decision-makers in transformation	Public briefings, individual consultation
Civil Society Organizations (e.g. İzmir History Association)	NGO	Cultural heritage advocacy, community empowerment	Project partnerships, community meetings
Conservation Architects / Restoration Experts	Technical Experts	Structural assessment, heritage intervention design	Technical reports, design reviews
Tourists / Visitors	Temporary Users	Spatial perception, contribution to identity and visibility	Surveys, experiential feedback
Students / Educational Institutions	Educational Stakeholders	Participatory learning, heritage awareness	Workshops, cultural programs

Table 1 Stakeholder Table

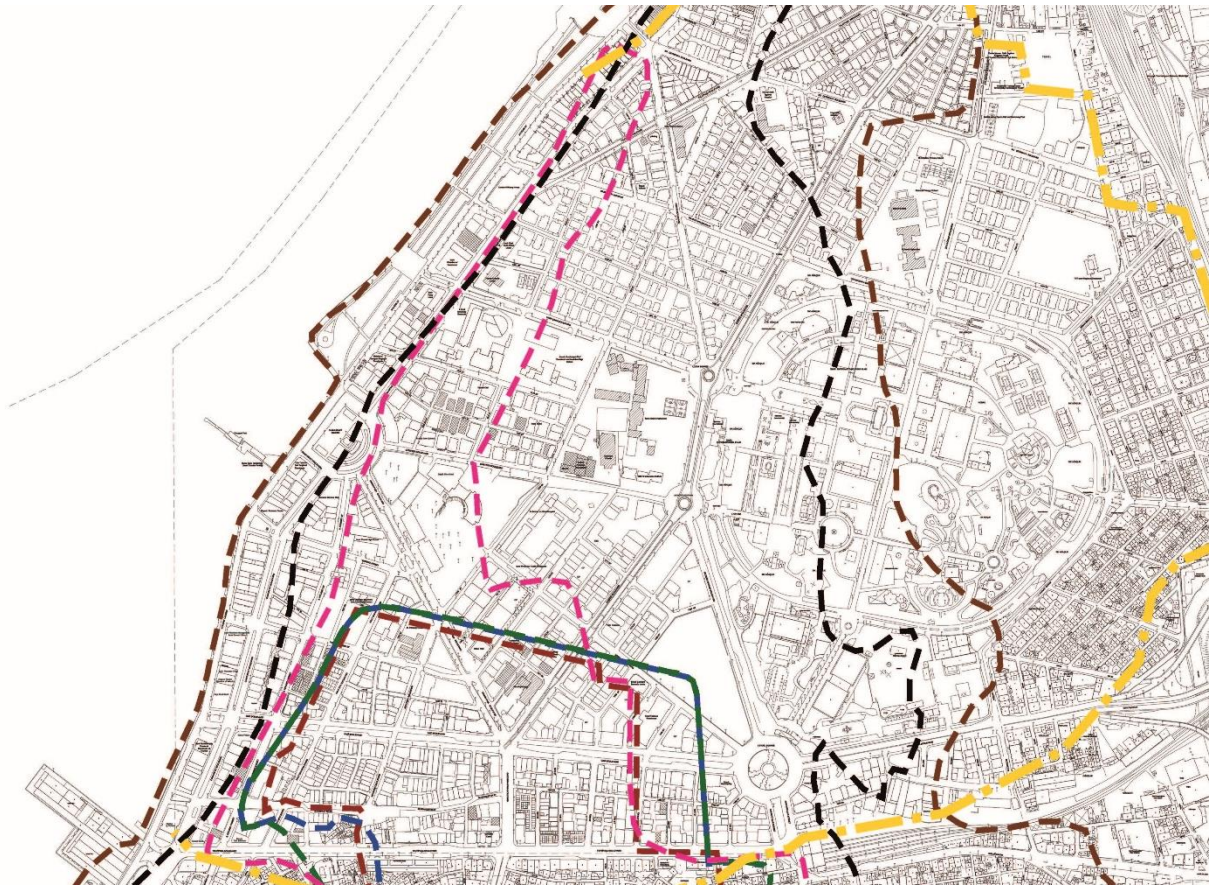
4. OBJECTIVES

4.1. Cultural Preservation

This objective centers on preserving the **tangible and intangible cultural assets** that define Alsancak's unique identity. The area hosts a stratified urban memory shaped by Ottoman, Early Republican, and Modern periods, which is reflected in its architectural forms, street networks, block patterns, public spaces, and building typologies.

The conservation approach aims to:

- Protect registered heritage buildings and urban blocks with high historical integrity.
- Preserve the continuity of street layouts and facades that express the district's historical evolution.
- Encourage **adaptive reuse** of abandoned or underutilized heritage structures, assigning them new functions that sustain their relevance.
- Integrate intangible values, such as collective memory, traditional practices, and neighborhood identity, into planning and design decisions.
- Develop a digital inventory and documentation system to manage cultural heritage data across scales.



Rather than isolating heritage from contemporary life, the project promotes its **integration into the daily urban experience**, fostering a living heritage that evolves with its users.

4.2. Disaster Resilience

Given İzmir's location within a **high seismic risk zone**, one of the main objectives is to reduce disaster vulnerability in the historic urban fabric of Alsancak. The study area includes numerous mid-rise buildings with outdated construction methods, particularly those with weak stories,

soft columns, and non-retrofitted systems, which pose threats to both people and heritage structures.

This objective includes:

- Conducting detailed **structural risk assessments** for buildings within the 1/2000 and 1/500 focus areas.
- Integrating **disaster risk mitigation strategies** into land use planning, such as zoning for seismic performance, downzoning in vulnerable areas, and controlled densification.
- Proposing facade strengthening and material interventions that are both **sensitive to heritage** and effective in enhancing safety.
- Designing safe gathering zones, emergency access routes, and post-disaster intervention plans.
- Promoting **community-level awareness** and preparedness, ensuring that local residents and users are involved in risk prevention processes.

Ultimately, the goal is to embed resilience into both the **physical fabric** and the **governance model** of the historic district.

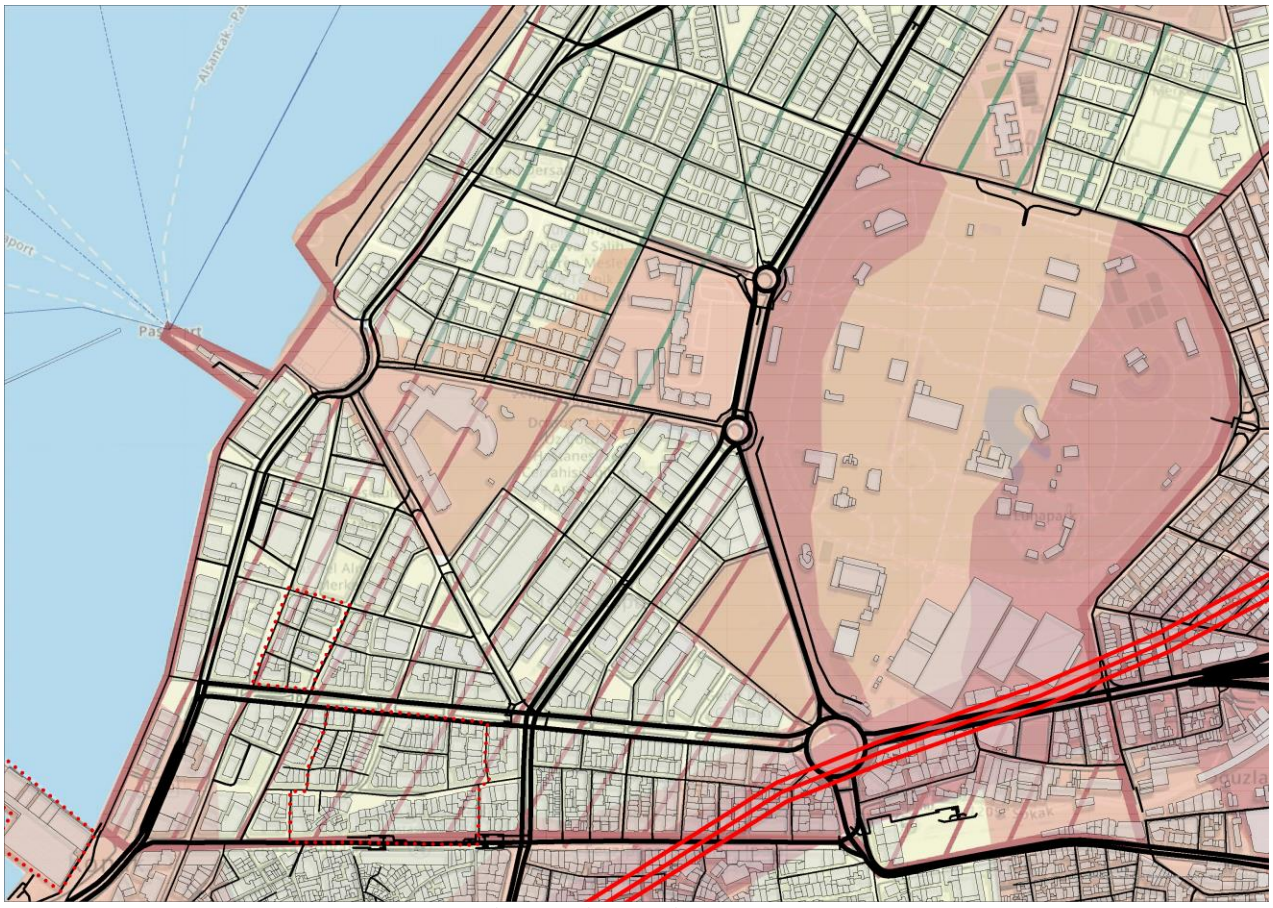


Figure 2 Disaster Diagram

4.3. Sustainable Urban Integration

This objective aims to ensure that the conservation strategies do not isolate Alsancak from the rest of the city, but rather position it as an **active, accessible, and ecologically integrated urban core**. The district's role as a connector between İzmir's historical center and the new urban developments in Bayraklı makes its integration critical.

Key goals under this heading include:

- Strengthening **green and blue infrastructure** by connecting Kültürpark, the Kordon, and the Boyacı Stream corridor through continuous open space systems.
- Enhancing **walkability and sustainable mobility**, especially through pedestrian-friendly street redesigns (e.g., Woonerf principles in Mimar Kemalettin) and connections to public transit.
- Supporting a balanced **land use mix** that promotes both cultural continuity and economic vibrancy, including residential, cultural, educational, and creative industry functions.

- Encouraging **energy-efficient restoration** practices in line with sustainability goals, including the reuse of materials and passive design strategies.
- Designing public spaces that are inclusive and responsive to diverse user needs, including children, the elderly, and people with disabilities.

Sustainable integration ensures that Alsancak functions as a **living, resilient, and climate-adaptive urban district**, bridging heritage and innovation.

5. METHODOLOGY

5.1. Data Sources and Map Layers

This study employed a combination of archival research, GIS-based mapping, and field documentation to evaluate the cultural significance, physical condition, and disaster risk level of the study area.

Key data sources included:

- **Historical maps** such as the Henri Prost Plan, Ottoman cadastral plans, and the 1925 Danger-Prost urban plans, used for block-level overlay analysis and historical continuity assessment.
- **Building age, typology, land use, and seismic vulnerability data**, digitized into GIS layers to guide strategic zoning and intervention decisions.
- **Photographic and structural data** collected during field visits to detect problems like soft stories, short columns, and irregular beam-column connections.
- **Earthquake risk maps** and soil condition reports, cross-referenced with current building stock and ground use to inform resilience-focused planning.
- **User movement and pedestrian flow data**, collected through observational mapping and surveys.

These multiple data layers enabled a robust spatial understanding of both **heritage values** and **risk conditions**, forming the foundation of the conservation strategy.

5.2. Spatial Analysis Techniques

The planning process incorporated a multi-scalar and site-specific analysis framework designed to align risk reduction with heritage conservation.

Key techniques included:

- **Zoning of Action Areas**, based on cross-referenced maps of cultural value, risk potential, and vulnerability. Areas were categorized according to priority for preservation, rehabilitation, adaptive reuse, or renewal.
- **Overlay Analysis** at the block and parcel scale to trace historical continuity, using old maps and current cadastral data. This helped identify preserved Ottoman and early Republican block structures still visible today.
- **Field-Based Observation**, focusing on street sections, façades, and public space conditions. Elements like pavement material, signage, street furniture, and vegetation were recorded.
- **Structural Vulnerability Mapping**, developed in collaboration with civil engineering inputs. Captive columns, beam misalignments, and brittle load-bearing zones were mapped and categorized based on post-disaster behavior simulations.
- **Design Translation**, where abstract conservation principles (preservation, restoration, adaptive reuse) were spatially interpreted into street-specific design strategies, such as signage control, façade alignment, and section redesign.

5.3. Evaluation Criteria

To guide interventions and prioritize actions, a layered set of evaluation criteria was applied, combining cultural significance with structural risk and urban performance:

- **Cultural Value Assessment**, using the three-part classification system (documentary, aesthetic, intangible), applied at the urban, block, and building scales.
- **Risk and Vulnerability Rating**, including structural integrity, use intensity, emergency accessibility, and seismic performance.
- **Urban Functionality**, focusing on walkability, street connectivity, integration with green/blue infrastructure, and relationship with surrounding neighborhoods.
- **Potential for Revitalization**, considering public use frequency, economic activity, and spatial flexibility for adaptation.

6. LITERATURE REVIEW

6.1. Conservation Theory

Conservation planning for historic urban areas, such as Alsancak, is grounded in a rich body of theoretical and practical frameworks that have evolved through international collaboration,

urban design practice, archaeology, and planning theory. At the core is the recognition of **historic cities as living documents**, where architectural and spatial layers reflect cultural, political, and economic transitions over time.

One of the guiding principles is the **integration of urban archaeology** into planning, which demands interdisciplinary collaboration between archaeologists, planners, architects, engineers, sociologists, and legal experts. The approach acknowledges that heritage cannot be treated in isolation from everyday urban life or from the risks imposed by development pressure, disaster potential, and neglect.

Key concepts shaping conservation theory include:

- **Urban archaeological sites** as both research landscapes and urban commons.
- The **space-time integrity** principle, which emphasizes preserving not only physical structures but also historical continuity and collective memory.
- **Conservation as an adaptive and socially embedded process**, where heritage must be integrated with development policies at all levels — from regional strategies to parcel-level design.
- **Public participation** and stakeholder engagement as central to ensuring long-term success and legitimacy of conservation plans.

Theoretical grounding also draws on international conservation documents such as:

- **Washington Charter (1987)** on conservation of historic towns and urban areas
- **Charter on the Built Vernacular Heritage (1999)**
- **International Cultural Tourism Charter (1999)**
- **The Valletta Principles for the Safeguarding and Management of Historic Cities, Towns and Urban Areas (2011)**

These charters collectively emphasize **authenticity**, **minimal intervention**, **contextual compatibility**, and **reversibility** of design strategies, all of which are embedded in the planning principles of this study.

6.2. Legal and Policy Framework

The legal and regulatory environment is central to guiding, constraining, and authorizing conservation efforts. In Turkey, conservation planning is shaped by **Law No. 2863** on the

Protection of Cultural and Natural Properties, which provides the foundational framework for heritage protection, registration, and planning.

Key regulatory instruments and principles include:

- **Management Area Regulation** and guidelines for the establishment, duties, and procedures of heritage councils and management units.
- **Monument Board Principles** that guide the classification of archaeological sites (1st, 2nd, 3rd Degree) and urban conservation areas, particularly relevant for sites like Alsancak.
- **Law No. 6306** on the Transformation of Areas under Disaster Risk, which provides municipalities and ministries with authority to conduct design and planning in vulnerable urban areas.
- Decisions concerning **transition zones**, which define how new developments can occur adjacent to or within protected areas.
- Legal procedures for **declaring urban renewal areas**, especially where deterioration, abandonment, or seismic vulnerability is observed.
- The designation of **Alsancak as a Historical Urban Site**, which formalizes its conservation status and allows site-specific plans to be prepared.

In addition to national laws, international risk reduction frameworks such as the **Hyogo Action Plan** and the **Sendai Framework for Disaster Risk Reduction** emphasize the importance of resilience, preparedness, and governance-based approaches to managing heritage under environmental threats.

An important current issue is the **inconsistency between overlapping plans** developed at different times. The need for harmonized planning approaches and updated plan notes is a recurring challenge in ensuring legal clarity and design integrity.

7. FIELD STUDY AND DATA COLLECTION

7.1. Site Visits and Observations

A series of structured site visits were conducted throughout the project timeline to document the existing urban fabric, assess structural vulnerabilities, and observe spatial dynamics at the **street, parcel, and façade levels**. Particular attention was given to:

- **Building conditions**, including signs of deterioration, structural weaknesses (e.g., soft stories, short columns, beam irregularities), and post-earthquake vulnerabilities.
- **Street sections**, in terms of their walkability, paving materials, street furniture, accessibility, and visual coherence.
- **Public space use**, observing user density, social interactions, lighting, and microclimatic features such as shade and vegetation.

Figure 3 Definitions of Structural Irregularities

Findings from the observations were spatialized through photography, sketch mapping, and GIS inputs. These empirical insights informed context-sensitive design strategies and risk mitigation plans, particularly for the intervention streets such as **Mimar Kemalettin, Şehit Nevres, and Şehit Fethi Bey**.

7.2. Heritage Inventory Mapping

An essential component of the field study involved the preparation of a **multi-layered heritage inventory**, integrating documentary, architectural, and spatial data at different scales. This process included:

- Mapping of **registered heritage assets**, categorized by typology, construction period, condition, and architectural style.
- Cross-referencing heritage buildings with **land use functions**, ownership status, and vulnerability levels.
- Digitizing building data into **GIS layers**, including age, floor count, parcel boundaries, and conservation status (1st, 2nd, 3rd degree).

- Overlaying historical cartographic data (e.g., Henri Prost, Ottoman cadastre) with the current urban form to identify preserved block structures and transformation patterns.

This inventory provided the foundation for defining **conservation strategies, zoning proposals**, and scale-specific design interventions at 1/2000 and 1/500.

7.3. Community and Stakeholder Insights

Recognizing that successful conservation planning must be socially grounded, the fieldwork included the collection of **community perspectives and stakeholder input**. This participatory approach aimed to understand:

- Local perceptions of safety, heritage value, and public space quality.
- Daily challenges related to infrastructure, accessibility, building maintenance, and service provision.
- Stakeholder expectations from conservation, including economic revitalization, disaster preparedness, and improved living environments.

Feedback was gathered through informal interviews with **residents, shopkeepers, visitors, and local business owners**, as well as coordination with institutional stakeholders such as **İzmir Metropolitan Municipality, conservation boards, professional chambers**, and **university researchers**.

This qualitative data shaped priorities for **intervention areas**, informed the design of **shared spaces** (e.g., Woonerf zones), and helped align the plan with local needs, promoting long-term ownership and sustainability.

8. CONSERVATION AND STRATEGY DEVELOPMENT

8.1. Typological Zoning

The study area was analyzed through a **typological lens**, allowing the planning team to divide the district into **distinct conservation typologies** based on built environment characteristics, historical continuity, structural condition, and land use.

Four major typological zones were identified:

- **Preserved Historical Fabric**: Urban blocks that retain their original structure, façade alignment, and high cultural value. These areas typically require minimal intervention.

- **Degraded Heritage Blocks**: Areas with partially preserved fabric, deteriorated façades, and structural vulnerabilities. These zones call for targeted restoration and rehabilitation.
- **Mixed-Use Transition Zones**: Blocks that mix historic and modern buildings, often facing usage pressure and incompatible infill. Adaptive reuse and typological harmony are key strategies here.
- **Critical Risk Areas**: Structurally compromised buildings with seismic vulnerabilities or loss of integrity, identified for renewal, selective demolition, or reconstruction following heritage principles.

This typological zoning informed both the **design codes** and the **intervention level** to be proposed for each sub-area in the 1/5000 Strategic Conservation Plan.

8.2. Intervention Typologies

A comprehensive intervention typology was developed to address the diverse architectural, structural, and functional characteristics of buildings and urban spaces in Alsancak. This approach combines strategic preservation, adaptive reuse, and contemporary urban management to enhance resilience while respecting the district's historical and cultural identity.

Integrated Intervention Framework

The intervention framework is structured around five key approaches:

1. **Preservation**: Focuses on maintaining the integrity of buildings and areas with high historical and architectural value. This involves minimal intervention to retain original materials, forms, and functions, ensuring the continuity of Alsancak's cultural heritage.
2. **Restoration**: Targets partially deteriorated heritage assets, employing evidence-based methods to recover original features. Restoration efforts prioritize accurate reconstruction of façades, decorative elements, and structural details using archival documentation.
3. **Rehabilitation**: Addresses the need for functional and structural upgrades, such as seismic retrofitting or accessibility improvements, without compromising historical authenticity. This is particularly relevant for heritage buildings requiring modernization to meet contemporary standards.

4. **Adaptive Reuse**: Encourages the introduction of new functions into existing buildings to promote economic and social sustainability. Adaptive reuse prioritizes maintaining architectural significance while enabling dynamic urban uses.
5. **Reconstruction / Demolition**: Applied selectively in cases where structural safety is severely compromised. Reconstruction follows scale-sensitive and typological principles, ensuring alignment with the area's historical and urban context.

Spatial Strategies for Interventions

The application of interventions is tailored to specific streets and parcels, reflecting Alsancak's unique urban fabric:

- **Mimar Kemalettin & Şehit Fethi Bey Streets**: Emphasis on façade rehabilitation, controlled signage placement, and activation of ground-floor commercial spaces to enhance vibrancy.
- **Şehit Nevres & Sezer Doğan Streets**: Incorporation of Woonerf principles to prioritize pedestrians while maintaining vehicular access, fostering a shared urban environment.
- **Kordon Front**: Implementation of silhouette control to preserve the iconic low-rise character of the seafront while integrating green spaces and pedestrian-friendly zones.

Typological Interventions

Specific intervention types are aligned with conservation goals and the area's characteristics. These include:

1. **Maintaining Existing Characteristics**: Ensures the preservation of the unique identity of sub-regions with specialized architectural or historical features.
2. **Restoration and Renewal**: Parcel-level restoration activities aimed at repairing or renewing historical structures, including detailed façade and structural work.
3. **Infrastructure and Service Enhancement**: Upgrades to technical infrastructure, such as utility systems, drainage, and urban lighting, to meet modern urban demands.
4. **Usage Regulation**: Strategic management of functions and activities within conservation zones to ensure balanced utilization while protecting cultural assets.
5. **Site Protection**: Dedicated actions to safeguard archaeological and natural sites, including restricted access and specialized maintenance protocols.

6. **Tourism and Educational Promotion**: Development of cultural tourism initiatives and educational programs to raise awareness of Alsancak's historical and architectural significance.
7. **Limiting High-Rise Buildings**: Enforcement of height restrictions to protect visual harmony and prevent skyline disruptions in historically sensitive areas.
8. **Garden-Building Relationship Preservation**: Maintaining the spatial interplay between structures and surrounding green areas, emphasizing ecological continuity and urban livability.
9. **Integration of Special Buildings**: Incorporating historically or culturally significant buildings into broader urban plans, ensuring their active use and visibility.
10. **Improvement of Existing Structures**: Technical and financial support to upgrade existing buildings to contemporary standards while retaining their historical character.
11. **Reconstruction**: Rebuilding key structures on original foundations, guided by historical documentation, to restore architectural coherence and cultural identity.
12. **Essential Repairs**: Addressing critical repair needs ranging from structural stabilization to aesthetic enhancements, ensuring both functionality and historical preservation.
13. **Urban Management Strategies**: Implementation of wide-ranging urban strategies, including conservation, transformation, and regeneration, to achieve sustainable growth and resilience.

Case Study Applications

- **Historical Façades**: Restoration projects along prominent streets have revitalized architectural elements, blending historical aesthetics with modern functionality.
- **Shared Urban Spaces**: The transformation of Şehit Nevres Street into a pedestrian-priority zone has demonstrated the success of integrating urban design with heritage conservation.
- **Public Space Revitalization**: Green corridors and public plazas, such as those along Kordon, provide ecological benefits while enhancing urban usability and connectivity.

8.3. Prioritization of Actions

To phase implementation effectively, a **prioritization model** was established based on three main factors:

- **Structural Risk**: Buildings with soft stories, captive columns, or high seismic vulnerability were ranked as immediate intervention zones.
- **Cultural Value**: Registered or high-value unregistered assets were prioritized for preservation and restoration.
- **Public Interface and Impact**: Streets and nodes with high pedestrian activity or symbolic importance were selected for early-stage activation and public realm improvement.

This resulted in a **phased action plan**:

- **Phase 1 – Critical Risk Reduction**: Seismic retrofitting, emergency access, signage control.
- **Phase 2 – Cultural Core Reinforcement**: Restoration and façade rehabilitation in highly valuable areas.
- **Phase 3 – Spatial and Functional Integration**: Adaptive reuse, shared street design, open space connections.

By aligning cultural significance with vulnerability and impact, the prioritization strategy ensures the **efficient allocation of resources** and the **gradual but strategic transformation** of the Alsancak Historic Urban Site.

9. CIVIL ENGINEERING ASSESSMENT

9.1. Seismic Risk Zones

Seismic risk zones represent areas categorized based on their susceptibility to seismic activities, influenced by geological, structural, and socio-economic factors. In Alsancak, seismic risk management requires an intricate understanding of these factors due to the district's layered urban fabric and historical significance.

Geological and Urban Context

- **Proximity to Fault Lines**: İzmir's closeness to active fault systems such as the İzmir Fault Zone necessitates detailed seismic hazard assessments.
- **Soil Characteristics**: Coastal areas in Alsancak have been identified as susceptible to liquefaction and amplification of ground motion, increasing risks for buildings with shallow foundations.

- **Urban Density**: Dense constructions and varying building heights in Alsancak exacerbate seismic vulnerabilities, making comprehensive zoning plans critical.

Building Vulnerabilities

Alsancak's building stock includes:

- **Unreinforced Masonry**: Predominantly in historical structures, these buildings lack the flexibility to absorb seismic energy, increasing collapse risk.
- **Aging Modern Structures**: Many 20th-century constructions were built without adherence to modern seismic standards, displaying weak connections and outdated materials.

Strategies for Risk Mitigation

1. **Seismic Microzonation**: Using GIS tools to map areas with high seismic hazards in conjunction with building and infrastructure data.
2. **Regulatory Frameworks**: Introducing and enforcing zoning laws that limit high-density developments in areas prone to liquefaction.
3. **Infrastructure Retrofitting**: Prioritizing retrofits for critical structures like hospitals and schools using advanced materials such as fiber-reinforced composites.
4. **Community Engagement**: Developing public awareness programs and implementing regular earthquake drills to build societal resilience.

9.2. Soft Story and Weak Story Identification

In seismic engineering, identifying and mitigating soft and weak story vulnerabilities is crucial to safeguarding urban areas. Alsancak, with its combination of historical and modern structures, illustrates the diverse challenges associated with these deficiencies. Both soft and weak stories compromise structural integrity, especially during lateral loading induced by earthquakes.

Soft Stories

A soft story is characterized by a significant reduction in stiffness compared to other floors of the building. This occurs when one level, typically the ground floor, lacks adequate infill walls or lateral bracing elements, rendering it less resistant to horizontal forces.

- **Key Characteristics in Alsancak**:

- **Commercial Use**: Ground floors often host retail spaces, necessitating large open areas with minimal partition walls.
- **High Ceilings**: Taller floors reduce stiffness and amplify movement during seismic events.
- **Architectural Modifications**: Retrofitted buildings sometimes introduce structural inconsistencies, creating soft story conditions.

Figure 4 Soft Storey Example

Weak Stories

A weak story, on the other hand, refers to a floor with reduced strength in bearing lateral loads compared to adjacent levels. Weak stories often result from insufficient load-bearing elements, degraded materials, or poor design.

- **Common Causes**:
    - Absence of shear walls or proper bracing systems.
    - Structural alterations that compromise the building's original design.
    - Poor maintenance or aging of materials in older buildings.

Seismic Risks and Observations in Alsancak

- **Observed Damage Patterns**: During recent earthquakes, buildings with soft and weak stories in Alsancak displayed concentrated damage, particularly on lower floors.
- **Building Types at Risk**: Historical structures with wooden frames and modern multi-story buildings with commercial ground floors were among the most vulnerable.

Mitigation Measures

1. **Reinforcement Techniques**:
    - Adding steel or composite braces to increase lateral stiffness.
    - Installing shear walls without altering architectural integrity.
2. **Material Upgrades**:
    - Replacing outdated or degraded materials with high-performance composites.
    - Utilizing carbon fiber wraps to enhance column strength.
3. **Architectural Adjustments**:
    - Modifying open-plan designs to include structural supports.
    - Introducing adaptive reuse methods for historical buildings, ensuring their seismic compliance while preserving heritage value.

9.2. Short Column and Pounding Effects

Introduction to Structural Irregularities

Short column effects and pounding are among the most dangerous structural irregularities observed in buildings. These issues are particularly prevalent in urban environments like Alsancak, where architectural diversity and density create unique challenges during seismic events.

Short Column Effects

The short column effect occurs when the movement of a column is restricted due to partial infills, such as parapets or window openings, causing it to behave as if it were shorter. This increases the shear forces exerted on the column, making it prone to brittle failure.

- **Examples in Alsancak**:
    - Partial-height infills in historical buildings often led to short column behavior.
    - Columns obstructed by architectural elements, such as decorative facades, were more susceptible to shear failures.

Figure 5 Short Column Effect Example

Pounding Effects

Pounding refers to the collision between adjacent buildings during seismic activity. This is a common issue in densely built areas where buildings lack sufficient separation gaps.

- **Key Observations**:
    - Many buildings in Alsancak have varying heights and dynamic properties, exacerbating pounding risks.
    - Historical areas with narrow streets are particularly prone to this effect.

Mitigation Strategies

1. **Design Adjustments**:
    - Increasing separation gaps between adjacent buildings.
    - Aligning the heights and natural frequencies of neighboring structures.
2. **Structural Reinforcements**:
    - Adding flexible joints or dampers to absorb impact energy.
    - Reinforcing facades and connection points to withstand collisions.
3. **Urban Planning Solutions**:
    - Introducing zoning regulations that mandate appropriate building separations.
    - Developing comprehensive retrofitting programs for historical districts.

9.3. Structural Intervention Proposals

Structural interventions aim to enhance the seismic resilience of buildings while preserving their functionality and, in the case of historical structures, their cultural value. In Alsancak, these interventions must address the area's unique combination of architectural styles, construction methods, and urban density.

Proposed Interventions at Building Scale

1. **Column and Beam Strengthening**:
    - Applying fiber-reinforced polymer wraps to increase ductility.
    - Enlarging cross-sections of columns and beams where necessary.
2. **Shear Wall Installation**:
    - Integrating shear walls into modern and historical buildings without compromising usability or aesthetics.
    - Utilizing innovative materials to maintain the architectural character of heritage buildings.
3. **Base Isolation Systems**:
    - Installing base isolators in critical infrastructure, such as schools and hospitals, to decouple structures from ground motion.

- Retrofitting historical structures with isolation systems designed for minimal invasiveness.

Implementation Framework

- **Assessment and Prioritization**: Conduct detailed risk assessments to identify high-priority buildings based on occupancy, function, and seismic vulnerability.
- **Stakeholder Engagement**: Collaborate with local authorities, conservation experts, and the community to ensure interventions align with urban and cultural needs.
- **Phased Execution**: Implement interventions in stages, starting with critical infrastructure and expanding to residential and commercial buildings.

10. PLANNING TOOLS

10.1. Zoning and Land Use Control

Zoning and land use control are critical instruments in urban planning, guiding the distribution and intensity of land uses to achieve balanced and sustainable development. In Alsancak, these controls aim to harmonize historical preservation with modern urban needs.

Strategic Objectives

1. **Heritage Preservation**: Define conservation zones where modifications are tightly regulated to maintain historical integrity.
2. **Functional Diversity**: Promote mixed-use developments that integrate residential, commercial, and cultural activities.
3. **Density Regulation**: Prevent overdevelopment in sensitive areas by limiting allowable floor area ratios (FAR) and building footprints.

Implementation Measures

- **Regulatory Tools**: Establish zoning bylaws with specific guidelines for heritage zones and buffer areas.
- **Community Engagement**: Involve local stakeholders to ensure zoning policies align with the district's social and economic dynamics.
- **GIS-Based Planning**: Use spatial analysis tools to monitor land use patterns and enforce zoning compliance.

10.2. FAR and Height Regulations

Floor Area Ratio (FAR) and height regulations control building density and shape the urban skyline, ensuring architectural harmony and preventing overcrowding.

Key Principles

1. **Context-Sensitive Design**: Adjust FAR and height limits to align with the surrounding urban fabric and historical landmarks.
2. **Equity in Development**: Balance development rights across different areas to prevent economic disparities.
3. **Skyline Preservation**: Protect the visual continuity of historically significant areas by imposing height caps.

Implementation Strategies

- **Dynamic FAR Zoning**: Introduce variable FAR allowances based on proximity to conservation zones or infrastructure capacity.
- **Height Transition Zones**: Create gradual height transitions to prevent abrupt changes in building profiles.
- **Incentive Mechanisms**: Offer higher FAR allowances in less sensitive areas to divert development pressures from heritage sites.

Alsancak-Specific Applications

- Limiting building heights along the Kordon to maintain the low-rise character of the seafront.
- Establishing FAR bonuses for developments incorporating green infrastructure or adaptive reuse of historical buildings.

10.3. Urban Design Guidelines

Urban design guidelines ensure cohesive development while enhancing the aesthetic and functional quality of urban spaces. In Alsancak, these guidelines integrate modern needs with the area's cultural and architectural heritage.

Core Design Principles

1. **Cultural Continuity**: Retain and highlight historical elements such as façade patterns, materials, and street alignments.

2. **Human-Centric Design**: Prioritize pedestrian-friendly layouts, green spaces, and public amenities.
3. **Sustainability**: Encourage designs that incorporate energy-efficient materials and renewable energy systems.

Guidelines for Implementation

- **Façade Design**: Mandate the use of materials and colors consistent with historical architecture.
- **Public Spaces**: Incorporate greenery, seating, and lighting to enhance usability and safety.
- **Street Furniture and Signage**: Ensure uniformity in design while minimizing visual clutter.

10.4. Incentives and Policy Instruments

Incentives and policy instruments are essential to encourage compliance with urban planning objectives while fostering economic feasibility for stakeholders.

Types of Incentives

1. **Tax Relief**: Provide property tax reductions for conservation-compliant buildings.
2. **Grants and Subsidies**: Offer financial aid for façade restorations, seismic retrofits, and infrastructure upgrades.
3. **Development Rights Transfers**: Allow developers to transfer unused development rights to other areas as compensation for height or FAR restrictions.

Policy Instruments

- **Heritage Conservation Funds**: Establish dedicated funds to finance restoration and adaptive reuse projects.
- **Penalty Systems**: Impose fines for unauthorized alterations or neglect of protected properties.
- **Public-Private Partnerships**: Collaborate with private entities to implement large-scale urban renewal initiatives.

11. INTERVENTIONS

11.1. Block-Based Strategies

 Seismic Retrofitting:

Structural analysis is performed to determine vulnerabilities, especially in buildings with soft-story effects or weak foundations. Retrofitting measures include adding shear walls, reinforcing columns with steel or carbon fiber, and installing base isolation systems.

 Controlled Demolition:

Buildings located on active fault lines or deemed structurally unsound are demolished in a controlled manner, adhering to safety protocols. Cleared land is redeveloped according to urban design guidelines.

 Height and Density Adjustments:

Building heights are limited to historical standards (e.g., 2–4 storeys). Density regulations ensure a balanced urban fabric that respects historical contexts while addressing modern needs.

 Reorganization of Land Use:

Blocks are rezoned for compatible functions, ensuring a balance of residential, commercial, and public spaces while preserving historical layouts.

1. Structural safety analyses identified soft-story effects in mixed-use buildings between Dr. Mustafa Enver Bey Boulevard and Şehit Nevres Boulevard. Proposed interventions include building-specific assessments and structural reinforcements.
2. Blocks within the Communication Technologies Market and Hotel Zone, located between Gazi Boulevard, Fevzi Paşa Boulevard, Gazi Osman Paşa Boulevard, and Anafartalar Street, are proposed for partial demolition due to the presence of an active fault line. Remaining structures will retain their original block configuration.
3. Maximum building heights are revised to 2–3 storeys, referencing the historical skyline prior to the Great Fire of İzmir.

11.2. Street and Public Space Interventions

 Traffic Calming and Shared Streets:

Streets are redesigned using the "Woonerf" model, where pedestrians and vehicles share space. Measures like textured pavements, green barriers, and speed humps are introduced to reduce vehicle speeds.

 Urban Furniture and Lighting:

Streetscapes are enhanced with seating, modern lighting systems, and unified signage to improve aesthetics and functionality.

 Green Integration:

Vacant lots and underutilized spaces are converted into parks or green gathering areas to enhance urban ecology and provide recreational zones.

 Waterfront Revitalization:

Tall buildings blocking access to the waterfront are replaced with low-rise structures, creating visual and physical connectivity between the city and the coast.

1. Coastal buildings along the Kordon are proposed to be replaced with island-based, low-rise structures (maximum 4 storeys) integrated with green spaces.
2. The Hilton Hotel (33 storeys) is proposed for removal due to seismic risks and its negative impact on the city's silhouette. The site will be repurposed as a public green space and disaster assembly area.
3. The "Woonerf" model will be implemented on Şehit Nevres Boulevard, Gazi Osman Paşa Boulevard, and Sezer Doğan Street to create pedestrian-friendly, traffic-calmed zones.
4. Street revitalization projects on Mimar Kemalettin Street and Şehit Fethi Bey Street will include facade improvements, signage regulation, and modern urban furniture installation.

11.3. Parcel-Level Actions

 Adaptive Reuse of Heritage Buildings:

Historical structures are repurposed for modern functions, such as converting old hospitals into community hubs or schools into cultural centers, while preserving their architectural integrity.

 Removal of Incompatible Additions:

Annexes and modifications that detract from the historical value of a building are removed. Restored areas are utilized for public or cultural activities.

 Disaster-Resilient New Constructions:

New buildings on empty parcels are designed following seismic safety standards, including flexible foundation systems and energy-absorbing materials.

1. The Behçet Uz Children's Hospital will be cleared of low-quality additions and repurposed as an entrepreneurship center.
2. The Atatürk High School's annexes, which compromise the building's aesthetics, will be removed, preserving the historical structure.
3. Vacant areas at risk of speculative development are allocated for social facilities and open public spaces, ensuring spatial continuity with Kültürpark.
4. New constructions on vacant parcels will adhere to disaster-resilient design standards, including seismic-resistant materials and advanced foundation systems.

12. ARCHITECTURAL ELEMENT INTERVENTION

12.1. Façade Elements

Interventions on building facades aim to preserve and restore the visual and cultural character of the area while ensuring compatibility with the traditional urban texture.

General Strategies

1. **Rehabilitation and Facade Arrangements:**
    - Apply conservation principles to repair damaged facades, ensuring the use of traditional techniques and materials.
    - Maintain the visual consistency of streetscapes by standardizing facade designs.
2. **Design Guidelines for New Constructions:**
    - New buildings must harmonize with the area's historical context in terms of scale, material, and craftsmanship.
    - Facade elements for new constructions are informed by historical documentation, including photographs, engravings, and archival records.

3. **Reconstruction of Historic Buildings:**
    - Use historical references to replicate lost facade elements, ensuring authenticity.

 Revitalize facades along high-traffic commercial streets such as Mimar Kemalettin and Şehit Fethi Bey Streets through facade improvements and signage regulation.

 Use historical documentation to guide the reconstruction of facades on historically significant buildings.

12.2. Roofing and Drainage

Roofing and drainage systems are integral to the structural and aesthetic maintenance of buildings within the conservation area.

General Strategies

1. **Restoration Documentation:**
    - Prepare detailed floor and ceiling plans for roof structures, incorporating traditional roofing styles.
    - Analyze building material and color typologies to match original roofing elements.
2. **Infrastructure Design:**
    - Design drainage systems that avoid damage to archaeological or cultural layers.
    - Ensure roofing systems are durable, with proper water runoff solutions to prevent structural damage.
3. **Maintenance:**
    - Implement routine cleaning and maintenance services for roofs and drainage systems, addressing participant requests.

 Ensure roof and drainage systems in historical buildings, such as Atatürk High School, are restored using traditional materials and techniques.

 Design drainage systems for new developments that avoid harm to underlying cultural heritage layers.

12.3. Openings: Windows and Doors

Windows and doors significantly contribute to a building's architectural character and require careful intervention during restoration and conservation projects.

General Strategies

1. **Design Compatibility:**
    - New or restored windows and doors must align with the area's traditional architectural texture in terms of size, material, and craftsmanship.
    - Analyze parcel and building typologies to guide interventions on openings.
2. **Reconstruction of Historical Openings:**
    - Use historical documentation to accurately reproduce original designs of windows and doors.

 Restore original window and door designs in heritage buildings like the Behçet Uz Children's Hospital by referencing archival photos.

 Ensure openings in new constructions align with the historical typology of the surrounding urban fabric.

12.4. Ornamentation and Signage

Ornamentation and signage are crucial elements in preserving the aesthetic harmony and historical identity of the area.

General Strategies

1. **Signage Standards:**
    - Remove incompatible signage and establish guidelines for new signs to align with historical and aesthetic values.
    - Develop a unified signage system that prevents visual clutter.
2. **Ornamentation Repair and Conservation:**
    - Restore damaged architectural ornamentation using materials and techniques consistent with the original.
    - Reference historical examples to guide repairs and new applications.

3. **Prevention of Visual Clutter:**
    - Regulate storefront designs to prevent obtrusive displays or excessive signage.

 Remove non-historically aligned signage on commercial streets and replace it with standardized designs.

 Implement ornamentation repairs in historically significant buildings, maintaining their original aesthetic integrity.

 Prevent visual clutter in streetscapes by regulating signage and storefront displays.

13. MAJOR / MINOR REPAIR STRATEGIES

13.1. Damage Assessment Criteria

Damage assessment is a critical preliminary step in determining the extent and type of repair required. It involves analyzing both structural and aesthetic conditions, as well as the broader environmental and socio-economic impacts on heritage sites.

General Strategies

1. **Ground and Structural Evaluation:**
    - Assess ground characteristics, such as soil stability, seismic risks, and water-related vulnerabilities.
    - Evaluate the quality and condition of building stock, focusing on registered and non-registered structures.
2. **Risk Impact Analysis:**
    - Identify risks to the spatial and socio-economic fabric, including collapse risks or hazards from derelict structures.
    - Analyze the effects of environmental conditions (e.g., floods, earthquakes) on cultural properties.
3. **Condition Categorization:**
    - Categorize structures as derelict, structurally unsound, or unrestorable based on physical surveys and historical records.
    - Document instances of damage caused by incorrect restorations or modifications.
4. **Regulatory Oversight:**

- All assessments for structures posing collapse risks are conducted in coordination with the conservation board.

 Conduct detailed ground stability and building stock assessments, especially in high-risk zones like the area between Dr. Mustafa Enver Bey Boulevard and Şehit Nevres Boulevard.

 Evaluate the seismic vulnerability of key heritage sites, such as the Kordon buildings and the Hilton Hotel.

13.2. Major Structural Repairs

Major structural repairs aim to address severe damage to load-bearing systems and restore the structural integrity of buildings. These repairs prioritize historical continuity and structural safety.

General Strategies

1. **Conservation Board Approvals:**
   - All major repair actions require prior approval from the conservation board, ensuring compliance with preservation laws.
2. **Collapse Risk Mitigation:**
   - Buildings deemed at risk of collapse are evacuated and secured before any structural interventions begin.
   - Structural repairs may include adding steel braces, replacing damaged beams, or reconstructing portions of load-bearing walls.
3. **Preservation of Historical Integrity:**
   - All materials and techniques used in repairs must align with the original construction, ensuring authenticity.

 Reinforce buildings identified with soft-story effects using seismic retrofitting techniques.

 For structures like the Hilton Hotel, which pose significant risks, initiate evacuation followed by controlled demolition and site repurposing.

13.3. Minor Aesthetic/Material Repairs

Minor repairs focus on maintaining the aesthetic and material integrity of structures without significant structural modifications.

General Strategies

1. **Simple Repairs (Basit Onarım):**
    - Public institutions may carry out minor repairs on public heritage properties.
    - For unregistered buildings in archaeological zones, simple repairs are permitted with conservation board approval.
2. **Scope of Work:**
    - Repairs may include facade cleaning, plaster renewal, repainting, or fixing non-structural cracks.
    - These interventions must adhere to pre-approved guidelines regarding material, color, and typology.
3. **Participant-Requested Arrangements:**
    - General facade improvements and minor rehabilitation works, such as restoring decorative elements, fall under this category.

 Conduct facade cleaning and restoration along Mimar Kemalettin Street to improve visual cohesion.

 Perform minor roofing and drainage repairs for buildings such as the Atatürk High School to ensure functionality while preserving historical integrity.

13.4. Intervention Logics by Condition

The type of intervention is determined by the structure's condition, historical significance, and regulatory framework.

General Strategies

1. **Differentiated Interventions:**
    - **Restoration and Reconstruction:** Applied to historical structures with well-documented evidence.

- **Simple Repairs:** Focused on non-heritage structures, adhering to general zoning and conservation guidelines.

2. **Archaeological Site-Specific Actions:**
   - **1st and 2nd Degree Sites:** Strict preservation measures; no new construction allowed.
   - **3rd Degree Sites:** Allow limited and regulated interventions for adaptive reuse or modern integration.
3. **Condition-Specific Actions:**
   - Derelict, risky, or unrestorable buildings are prioritized for major structural repairs or, in extreme cases, controlled demolition.
   - For structurally sound but aesthetically degraded buildings, minor repairs suffice.

 For registered properties in severe disrepair, initiate essential repairs, ensuring compliance with conservation board approvals.

 Implement simple repairs for functional buildings in good structural condition but requiring aesthetic improvements.

 Maintain strict protection measures for 1st and 2nd Degree archaeological sites, allowing only documentation and minimal interventions as necessary.

Page No	Item No	Decision	Comments and Your Work	Critique and Revision Suggestions	Responsible Institutions	Stakeholders	Duration (Years)
719	Goal 1.4	The preservation and integration of cultural heritage within the Management Area will be ensured.	Boundary updates in the Mimar Kemalettin area were completed, focusing on expanding the historical site and revising the inventory.	Current management does not adequately address the complexity of layered heritage. Suggested revision: Enhance data collection methods using modern technologies such as GIS-based mapping to improve accuracy.	IzBB, Site Management Authority	Universities, Professional Chambers, Konak Municipality	5
729	Activity 3.3.9	Workshops for immigrant artisans will be established to provide economic opportunities.	A workshop space was created in a restored inn for artisans, contributing to the social and economic integration of the local community.	This initiative risks displacing local artisans in favor of new entrants. Suggested revision: Include participation of long-standing community members in planning and execution to avoid social displacement.	IzBB, Konak Municipality	NGOs, Local Community	3
740	Activity 1.1.1	Area boundaries will be redefined, and connections in the historical context will be established.	Connections between Mimar Kemalettin Street and the waterfront were strengthened through an urban design project, enhancing accessibility and visitor navigation.	While the design addresses physical connectivity, it neglects cultural continuity. Suggested revision: Incorporate storytelling installations along the route to link past and present cultural narratives.	Site Management Authority, IzBB	Konak Municipality, NGOs	4
757	Goal 5.1	Risky buildings will be strengthened, and disaster management planning will be implemented.	Buildings with low seismic resistance were analyzed, and restoration projects were initiated. Public safety was improved, and risky buildings were identified and secured.	Seismic assessments lack transparency and community involvement. Suggested revision: Publish seismic risk data and engage local stakeholders in prioritizing interventions for at-risk structures.	IzBB, AFAD	Konak Municipality, Local Community	5
757	Activity 5.1.5	An emergency response plan will be developed within the Management Area.	Emergency gathering points were identified in Mimar Kemalettin Area, and public awareness campaigns were conducted.	Emergency gathering areas lack adequate facilities. Suggested revision: Equip these areas with basic necessities such as water, food storage, and first-aid kits to ensure functionality during crises.	IzBB, AFAD	NGOs, Universities	3

Figure 6 Detailed Comparison of the Historic Port City Area Management Plan and the Decisions Taken

14. CASE STUDY AREAS

14.1. Former Hilton Tower Zone

This area, once dominated by the **Hilton Tower**, represents a key transitional zone between Alsancak's dense historical core and the emerging central business district. Although the high-

rise structure is no longer active, its **symbolic weight, spatial void, and strategic location** demand a new vision for reintegration.

Key strategies include:

- Introducing **low-rise, high-permeability development** that re-establishes the street grid and improves pedestrian flow.
- Proposing **mixed-use public facilities** (e.g., cultural center, urban archive) that reconnect this zone to both the coastline and historical neighborhoods.
- Utilizing the vacant land for **seismic-safe infill** with typological references to nearby historical patterns.
- Enhancing the **view corridor** toward the sea while restoring spatial continuity with adjacent zones like Kültürpark and Fevzipaşa Boulevard.

Inspired Case: Kelvin Grove Urban Village (Brisbane, Australia)

Once a disconnected military site, Kelvin Grove was transformed into a **low-rise, high-density urban village** with a strong cultural and educational identity. The project reintroduced the street grid, enhanced pedestrian permeability, and integrated public amenities like a creative arts precinct and public square.

Relevance to Alsancak:

- Reactivates underused land by reintegrating it into the city's urban fabric.
- Uses **low-rise, mixed-use typologies** with visual permeability—mirroring the former Hilton zone's need for soft infill and spatial stitching.
- Public functions anchor the new development, ensuring daily activation and symbolic value.

Figure 7 Kelvin Grove Urban Village Masterplan

14.2. Communication Market and Hotel Strip

This area includes a dense strip of low-rise commercial buildings, small-scale hotels, and informal repair shops. It reflects a **typological hybrid** of mid-20th century development and fragmented historical remnants. Despite its economic vitality, the zone suffers from poor public realm quality and structural vulnerabilities.

Strategic interventions:

- Structural rehabilitation of **high-risk buildings** through façade retrofitting and internal strengthening.
- Regulation of **signage, shopfronts, and street furniture** to improve visual coherence and accessibility.
- Introduction of **shared space treatments** in side streets, using woonerf principles to slow traffic and promote pedestrian activity.
- Gradual **adaptive reuse** of vacant upper floors for student housing, coworking spaces, or cultural functions.

Inspired Case: Jiefangbei Shared Space Strategy (Chongqing, China)

In a highly dense commercial district with mid-century building stock, the municipality introduced **shared space treatments**, redesigned shopfronts, and regulated signage to create a safer, visually coherent, and economically vibrant public realm. Upper floors were adapted for coworking and youth housing.

Relevance to Alsancak:

- Demonstrates how **design interventions at micro-scale** can revive a visually cluttered and functionally chaotic commercial corridor.
- Encourages **ground-floor activation** and reuse of vacant upper floors—directly aligned with Alsancak's hotel and repair shop zone.
- Integrates the *woonerf* approach for pedestrian-priority inner streets.

14.3. Coastal Kordon Line

The Kordon waterfront forms the visual and emotional edge of Alsancak, offering strong landscape identity and public access. However, the **interface between historic block interiors and the coastal front** remains underutilized and fragmented.

Proposals for this area include:

- Re-establishing the **visual silhouette** through **mass reduction** of overbuilt parcels and introduction of **typology-consistent low-rise blocks**.
- Creating **pedestrian linkages** from inland streets to the waterfront through public corridors and green pockets.
- Activating the ground floors with **seafront-facing cultural or civic uses** (e.g., galleries, cafes, small museums).
- Integrating Kordon into a larger **green infrastructure strategy**, connecting it with Kültürpark and Boyacı Creek corridor.

14.4. Cultural-Educational Axis (Atatürk HS – Kültürpark)

Running from **Atatürk High School** to the southern edge of **Kültürpark**, this axis is lined with significant public institutions and represents a latent cultural and educational corridor. It serves as a **threshold between formal heritage sites and everyday urban life**.

Strategic actions include:

- **Pedestrian prioritization** along the axis through traffic calming, expanded sidewalks, and integrated street furniture.
- Enhancing visibility and accessibility of **public schools and libraries** as cultural anchors.
- Activating the edge of Kültürpark with **temporary exhibitions, or outdoor classrooms** to blur the boundaries between formal park space and street life.
- Highlighting the **education-heritage link**, with potential for interpretive signage and student-led heritage initiatives.

- **Superkilen Park – Copenhagen, Denmark**

Figure 8 Superkilen Park

Superkilen Park, located in the Nørrebro district of Copenhagen, is a public space that reflects cultural diversity and innovative urban design. Designed by BIG (Bjarke Ingels Group), Topotek1, and Superflex, the park features colorful and dynamic design elements sourced from around the world. One of its most significant sustainable features is the incorporation of soft landscape elevations that function as rain gardens. These landscaped forms help to collect, direct, and filter stormwater runoff, promoting urban resilience and reducing flood risk. At the same time, they serve as sculptural elements that define the character of the space and provide multifunctional uses for the community, including play, rest, and social interaction.

- **Tel Aviv Central Promenade – Tel Aviv, Israel**

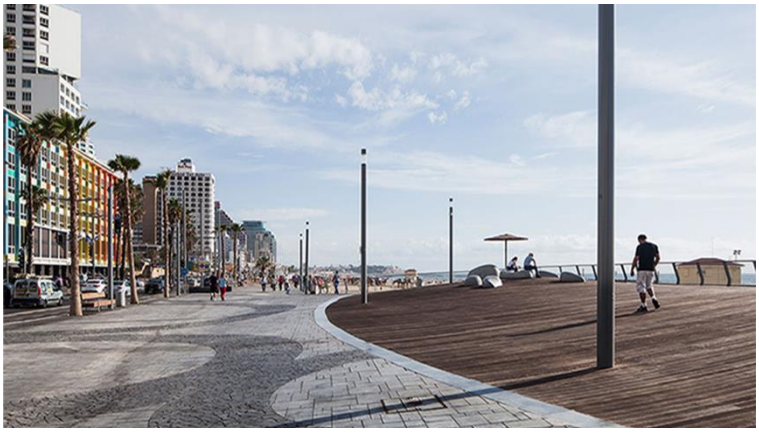


Figure 9 Tel Aviv Central Promenade

The renovation of the Central Promenade in Tel Aviv is a key example of coastal urban revitalization that enhances both environmental and social dimensions. The redesign focused on improving pedestrian flow and connectivity between inland neighborhoods and the beach. By reducing visual and physical barriers and maintaining low-rise structures, the

project promoted coastal permeability, allowing for natural ventilation and uninterrupted views. The inclusion of public plazas, shaded walkways, and seating areas also fostered a more inclusive and accessible public realm. The promenade now serves as a vibrant public spine that supports urban life while maintaining sensitivity to the surrounding ecosystem.

- **Trastevere – Rome, Italy**

Figure 10 Trastevere

Trastevere, one of Rome's oldest and most picturesque districts, underwent a series of urban interventions aimed at preserving its historic character while improving urban livability. Vehicular traffic was significantly reduced in the narrow cobblestone streets, transforming them into pedestrian-friendly environments. This shift not only reduced noise and air pollution but also revitalized public life by encouraging outdoor activities and social interaction. In parallel, many historic facades were carefully restored using traditional materials and methods, preserving the architectural integrity and unique ambiance of the area. These efforts turned Trastevere into a living example of balancing heritage preservation with contemporary urban needs.

- **Grand Prince Hotel Akasaka – Tokyo, Japan**

Figure 11 Grand Prince Hotel Akasaka

The demolition of the Grand Prince Hotel Akasaka in Tokyo was notable for its use of the advanced "Tecorep" method developed by Taisei Corporation. Rather than using conventional toppling or explosive demolition techniques, the building was deconstructed floor by floor from the top down within a protective scaffold. This method significantly minimized disruption to the surrounding area by reducing noise, dust, and vibrations—crucial in densely populated urban settings. Moreover, the system allowed for the recovery and reuse of materials and the harnessing of energy generated during

the demolition process. The project set new standards for sustainable deconstruction in high-density cities.

Carnaby Street – London, England

Carnaby Street, located in London's Soho district, is a historic street that has evolved into a vibrant urban space centered around pedestrians and creativity. Since its pedestrianization, the street has become a cultural landmark known for its boutique fashion stores, design studios, music shops, and cafés. Its car-free environment enhances the walkability of the area and supports a lively streetscape that encourages social and economic activity. Carnaby Street also serves as a hub for creative professionals, offering spaces that foster innovation and collaboration. Through careful preservation of architectural heritage and adaptive reuse, the area successfully combines historical identity with contemporary urban life.

Figure 12 Carnaby Street

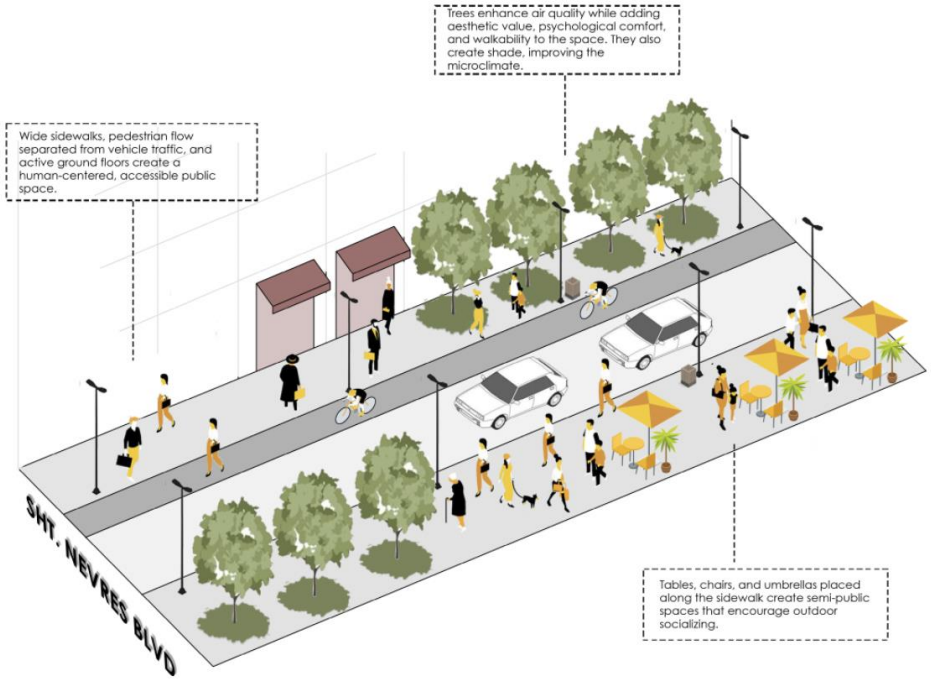


Figure 13 How it is implemented

15.1:2000 SCALE CONSERVATION PLAN

15.1. Design Process

Design Idea

Design aims to ensure spatial continuity while preserving the historical and commercial fabric. New interventions have been proposed based on the bazaar structure and circulation flows.

Design Area

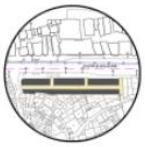
The study area encompasses a bazaar district where urban fabric is dense and various functional uses coexist.

Design Idea

The design aimed to preserve Alsancak's historic 3–4 story silhouette while introducing openings to connect city and coast. A balance between heritage and contemporary needs was targeted.

Mimar Kemalettin St.

The building blocks in the area exhibit a courtyard-oriented layout. The courtyards are generally inward-facing, with limited connectivity between them.

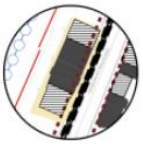


Yeni Kavaflar Bazaar

At the ground level, linear passages create a circulation pattern similar to that of an arcade. Various commercial units are located beneath the overhead cover.

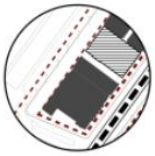
Technology Bazaar

The building blocks have been preserved. The street fabric and parcel structure largely maintain their original form.



Kordon Typology

Kordon is characterized by attached buildings, The design proposes a 3-story limit for new structures and reducing the height of existing taller buildings. This aims to preserve the silhouette and create a more balanced, human-scaled waterfront.



Kordon Openings

Kordon has few and undesigned open spaces, which weakens the city–coast connection. The design aims to improve this by creating intentional, accessible openings that strengthen public use and visual continuity.

15.2. Conservation Typologies

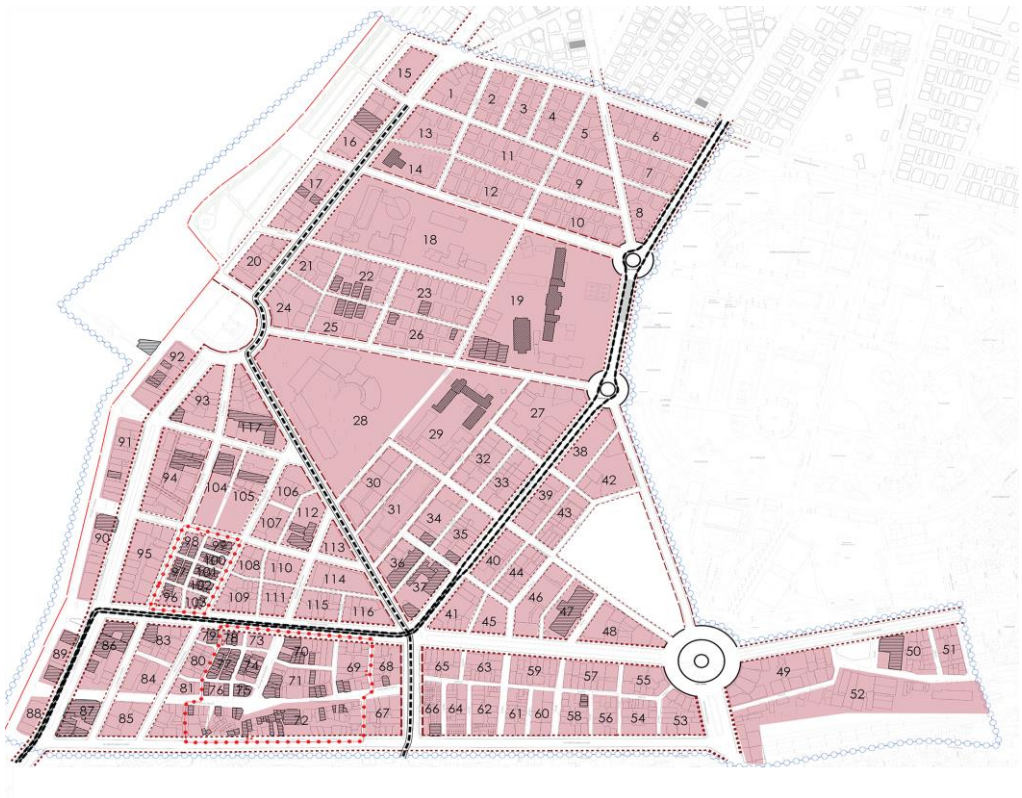


Figure 14 Typology Diagram

BLOCK NUMBER	SETBACK DISTANCE (m)		BUILDING ALIGNMENT	NUMBER OF FLOOR	FLOOR COVERAGE RATIO (TAKS)	FLOOR AREA RATIO (KAKS)
	FRONT	SIDE				
1	3.57	3.54	Detached	8	0.68	5.44
2	3.1	2.1	Detached	8	0.58	4.64
3	2.46	2.89	Detached	6	0.55	3.3
4	2	3	Detached	8	0.64	5.12
5	3	3	Detached	8	0.52	4.16
6	2	3.76	Detached	7	0.32	2.24
7	0.5	2	Detached	9	0.72	6.48
8	0	1	Attached	9	0.68	6.12
9	0.7	1.86	Detached	9	0.7	6.3
10	2.24	1.98	Detached	7	0.85	5.95
11	0	15	Detached	7	0.68	4.76
12	2.58	1.71	Detached	7	0.51	3.57
13	0	2.18	Detached	8	0.2	1.6
14	*	*	Detached	1	0.21	0.21
15	*	*	Detached	5	0.67	3.35
16	0	0	Attached	8	0.77	6.16
17	0	0	Attached	7	0.86	6.02
18	*	*	Attached	3	0.29	0.87
19	*	*	Attached	3	0.41	1.23
20	0	0	Attached	7	0.85	5.95
21	0.3	0	Detached	7	0.74	5.18
22	1	0	Detached	8	0.7	5.6
23	1.36	3.86	Detached	8	0.6	4.8
24	0	1.79	Detached	11	0.58	6.38
25	3	1	Detached	5	0.47	2.35
26	3.37	1.78	Detached	9	0.8	7.2
27	1	0	Detached	6	0.5	3
28	*	*	Attached	13	0.35	4.55
29	*	*	Attached	4	0.95	3.8
30	0	0	Attached	9	0.6	5.4
31	*	*	Attached	33	1	33

32	0	0	Attached	6	0.7	4.2
33	0	0	Attached	5	0.8	4
34	0	0	Attached	5	0.51	2.55
35	0	0	Attached	9	0.8	7.2
36	0	0	Attached	8	0.9	7.2
37	*	*	Attached	2	0.6	1.2
38	0	0	Detached	8	0.12	0.96
39	0	0	Attached	9	0.59	5.31
40	0	0	Attached	9	0.8	7.2
41	0	0	Attached	8	0.91	7.28
42	0	0	Attached	4	0.2	0.8
43	0	0	Attached	8	1.1	8.8
44	0	0	Attached	9	0.83	7.47
45	0	0	Attached	7	0.31	2.17
46	0	0	Attached	8	0.78	6.24
47	*	*	Detached	4	0.64	2.56
48	0	0	Attached	8	0.67	5.36
49	0	0	Attached	8	0.75	6
50	0	0	Attached	5	0.6	3
51	0	0	Attached	6	0.7	4.2
52	0	0	Attached	5	0.2	1
53	0	0	Attached	8	0.5	4
54	0	0	Attached	5	0.6	3
55	0	0	Attached	3	0.15	0.45
56	0	0	Attached	4	0.4	1.6
57	0	0	Attached	2	0.52	1.04
58	0	0	Attached	3	0.51	1.53
59	0	0	Attached	5	0.9	4.5
60	0	0	Attached	9	0.54	4.86
61	0	0	Attached	2	0.52	1.04
62	0	0	Attached	2	0.93	1.86
63	0	0	Attached	4	0.64	2.56
64	0	0	Attached	1	0.5	0.5
65	0	0	Attached	9	0.65	5.85

66	0	0	Attached	1	0.22	0.22
67	0	0	Attached	8	0.51	4.08
68	0	0	Attached	3	0.58	1.74
69	0	0	Attached	4	0.77	3.08
70	0	0	Attached	3	0.48	1.44
71	0	0	Attached	2	0.67	1.34
72	0	0	Attached	3	0.51	1.53
73	0	0	Attached	4	0.98	3.92
74	0	0	Attached	4	0.73	2.92
75	0	0	Attached	4	0.9	3.6
76	0	0	Attached	5	0.61	3.05
77	0	0	Attached	4	0.68	2.72
78	0	0	Attached	4	0.92	3.68
79	0	0	Attached	5	0.95	4.75
80	0	0	Attached	5	0.69	3.45
81	0	0	Attached	5	0.89	4.45
82	0	0	Attached	8	0.77	6.16
83	0	0	Attached	9	0.62	5.58
84	0	0	Attached	11	0.6	6.6
85	3.71	2.37	Attached	8	0.54	4.32
86	0	0	Attached	4	0.4	1.6
87	0	0	Attached	4	0.37	1.48
88	3.4	6.8	Detached	7	0.98	6.86
89	0	0	Attached	7	0.58	4.06
90	0	0	Attached	8	0.68	5.44
91	0	0	Attached	8	0.67	5.36
92	0	0	Attached	7	0.52	3.64
93	0	0	Attached	7	0.92	6.44
94	0	0	Attached	7	0.57	3.99
95	0	0	Attached	8	0.6	4.8
96	0	0	Attached	2	0.79	1.58
97	0	0	Attached	2	0.63	1.26
98	0	0	Attached	2	0.72	1.44
99	0	0	Attached	2	0.65	1.3

100	0	0	Attached	2	0.89	1.78
101	0	0	Attached	2	0.98	1.96
102	0	0	Attached	2	0.99	1.98
103	0	0	Attached	2	0.88	1.76
104	*	*	Detached	1	0.18	0.18
105	0	0	Attached	8	0.49	3.92
106	0	0	Attached	8	0.5	4
107	0	0	Attached	9	0.89	8.01
108	0	0	Attached	9	0.71	6.39
109	0	0	Attached	4	0.7	2.8
110	0	0	Attached	8	0.99	7.92
111	0	0	Attached	8	0.59	4.72
112	*	*	Detached	3	0.47	1.41
113	*	*	Detached	7	0.98	6.86
114	0	0	Detached	23	0.99	22.77
115	0	0	Attached	2	0.99	1.98
116	1.43	0	Attached	8	0.54	4.32

Table 2 Existing Typology Table

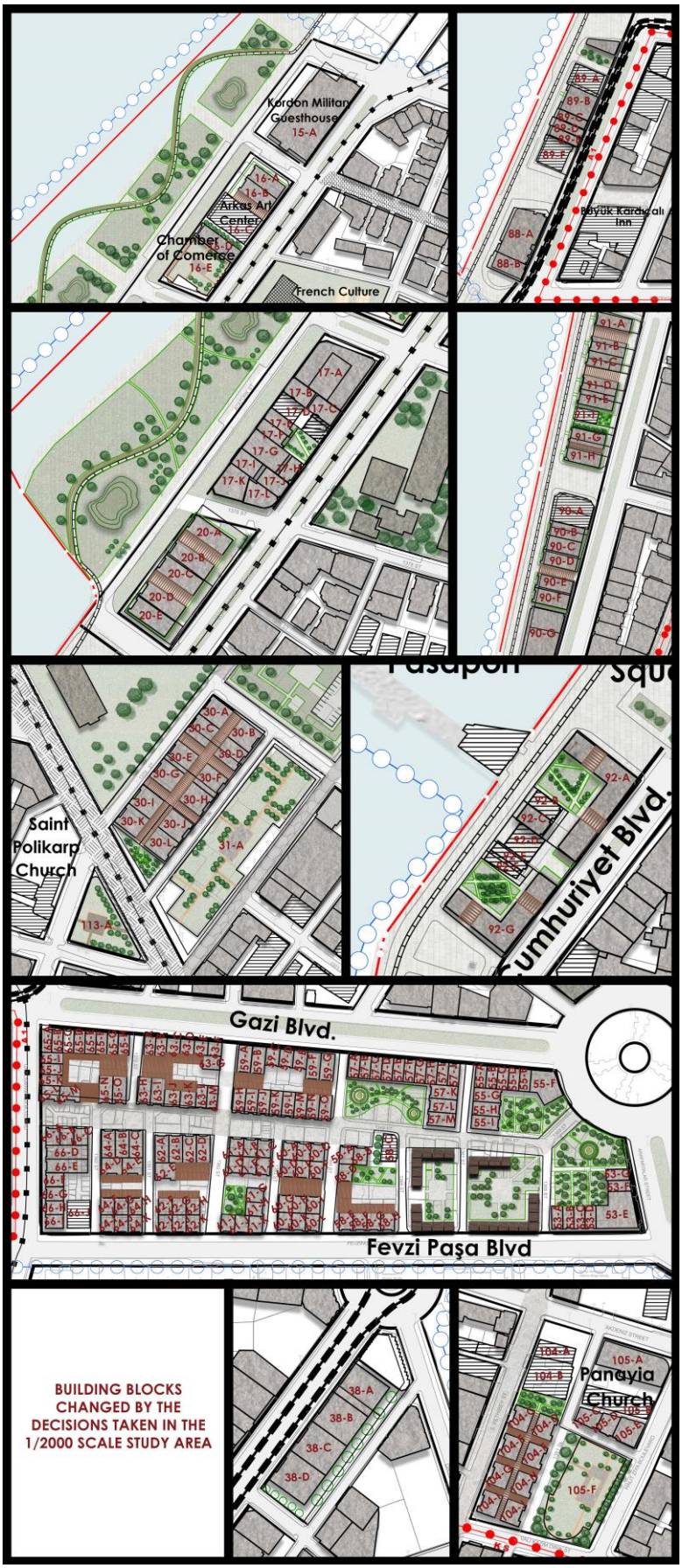


Figure 15 Proposed Building Block Design

BLOCK NUMBER	AREA OF BLOCK	BUILDING	NUMBER OF FLOOR	BUILDING FACADE (m)	BUILDING DEPTH (m)	AREA OF BUILDING (M2)	BUILDING FOOTPRINT	FLOOR COVERAGE RATIO (TAKS)	FLOOR AREA RATIO (KAKS)
15	2967,824	A	4	68,23	36,59	2766,208	2766,208	0,93	3,72
16	5699,877	A	3	12,66	30,87	381,465	3563,138	0,63	2,52
		B	3	12,66	30,87	381,465			
		C	4	25,75	38,05	983,347			
		D	3	12,66	30,87	381,465			
		E	2	42,06	37,90	1435,369			
17	5858,355	A	4	40,69	38,56	971,617	2222,408	0,38	1,52
		B	3	12,12	19,35	232,903			
		C	3	12,12	19,35	232,903			
		D	3	13,44	17,98	245,565			
		E	4	9,02	21,92	60,79			
		F	4	8,85	21,51	62,18			
		G	4	16,36	28,88	89,73			
		H	4	16,36	9,13	50,78			
		I	4	12,38	19,41	63,63			
		J	4	12,38	19,33	63,19			
		K	4	20,32	20,89	78,73			
		L	4	10,36	24,43	70,39			
20	3438,177	A	3	12,66	30,87	381,465	1907,325	0,55	1,65
		B	3	12,66	30,87	381,465			
		C	3	12,66	30,87	381,465			
		D	3	12,66	30,87	381,465			
		E	3	12,66	30,87	381,465			
30	5796,983	A	4	17,10	19,72	76,09	913,08	0,16	0,64
		B	4	17,10	19,72	76,09			
		C	4	17,10	19,72	76,09			
		D	4	17,10	19,72	76,09			
		E	4	17,10	19,72	76,09			
		F	4	17,10	19,72	76,09			
		G	4	17,10	19,72	76,09			
		H	4	17,10	19,72	76,09			
		I	4	17,10	19,72	76,09			
		J	4	17,10	19,72	76,09			
		K	4	17,10	19,72	76,09			
		L	4	17,10	19,72	76,09			
31	6534,113	A	7	144,02	39,69	5335,710	5335,710	0,82	5,74
38	3985,196	A	4	22,77	27,92	616,514	2466,056	0,62	2,48
		B	4	22,77	27,92	616,514			
		C	4	22,77	27,92	616,514			
		D	4	22,77	27,92	616,514			
53	4908,778	A	4	8,27	17,23	139,869	1538,967	0,31	1,24
		B	4	8,27	17,23	139,869			
		C	4	8,27	17,23	139,869			
		D	4	31,44	26,70	699,753			
		E	4	8,27	17,23	139,869			
		F	4	8,27	17,23	139,869			

		G	4	8,27	17,23	139,869			
55	3498,670	A	4	8,27	17,23	139,869	1566,276	0,45	1,8
		B	4	8,27	17,23	139,869			
		C	4	8,27	17,23	139,869			
		D	4	8,27	17,23	139,869			
		E	4	8,27	17,23	139,869			
		F	4	16,60	17,23	451,707			
		G	4	10,25	20,68	207,612			
		H	4	10,25	20,68	207,612			
		I	4	10,25	20,68	207,612			
57	2639,071	A	2	8,27	17,23	139,869	2021,526	0,77	1,54
		B	2	8,27	17,23	139,869			
		C	2	8,27	17,23	139,869			
		D	2	8,27	17,23	139,869			
		E	2	8,27	17,23	139,869			
		F	2	8,27	17,23	139,869			
		G	2	8,27	17,23	139,869			
		H	2	8,27	17,23	139,869			
		I	2	8,27	17,23	139,869			
		J	2	8,27	17,23	139,869			
		K	2	10,25	20,68	207,612			
		L	2	10,25	20,68	207,612			
		M	2	10,25	20,68	207,612			
58	3029,363	A	2	10.31	13.22	132,339	1156,142	0,38	0,76
		B	2	10.31	13.22	132,339			
		C	2	11,62	20,24	229,769			
		D	2	10.31	13.22	132,339			
		E	2	10.31	13.22	132,339			
		F	2	10.31	13.22	132,339			
		G	2	10.31	13.22	132,339			
		H	2	10.31	13.22	132,339			
59	3718,678	A	2	10,25	20,68	207,612	2346,417	0,63	1,26
		B	2	10,25	20,68	207,612			
		C	2	10.31	13.22	132,339			
		D	2	10.31	13.22	132,339			
		E	2	10.31	13.22	132,339			
		F	2	10,25	20,68	207,612			
		G	2	10,25	20,68	207,612			
		H	2	8,27	17,23	139,869			
		I	2	8,27	17,23	139,869			
		J	2	8,27	17,23	139,869			
		K	2	8,27	17,23	139,869			
		L	2	8,27	17,23	139,869			
		M	2	8,27	17,23	139,869			
		N	2	8,27	17,23	139,869			
		O	2	8,27	17,23	139,869			
60	2273,265	A	2	10.31	13.22	132,339	1678,428	0,74	1,48
		B	2	10.31	13.22	132,339			
		C	2	10.31	13.22	132,339			
		D	2	10.31	13.22	132,339			
		E	2	10.31	13.22	132,339			
		F	2	10.31	13.22	132,339			

		G	2	10.31	13.22	132,339			
		H	2	10.31	13.22	132,339			
		I	2	10.31	13.22	132,339			
		J	2	10.31	13.22	132,339			
		K	2	10.31	13.22	132,339			
		L	2	10.31	13.22	132,339			
61	2421,109	A	2	10.31	13.22	132,339	1538,559	0,64	1,28
		B	2	10.31	13.22	132,339			
		C	2	10.31	13.22	132,339			
		D	2	10.31	13.22	132,339			
		E	2	10.31	13.22	132,339			
		F	2	10.31	13.22	132,339			
		G	2	10.31	13.22	132,339			
		H	2	10.31	13.22	132,339			
		I	2	10.31	13.22	132,339			
		J	2	10.31	13.22	132,339			
		K	2	10.31	13.22	132,339			
62	3077,355	A	2	10,25	20,68	207,612	1859,852	0,60	1,2
		B	2	10,25	20,68	207,612			
		C	2	10,25	20,68	207,612			
		D	2	10,25	20,68	207,612			
		E	2	15,38	13,06	190,190			
		F	2	10.31	13.22	132,339			
		G	2	10.31	13.22	132,339			
		H	2	10.31	13.22	132,339			
		I	2	10.31	13.22	132,339			
		J	2	10.31	13.22	132,339			
		K	2	10.31	13.22	132,339			
63	3010,410	A	2	8,27	17,23	139,869	1901,073	0,63	1,26
		B	2	8,27	17,23	139,869			
		C	2	10.31	13.22	132,339			
		D	2	10.31	13.22	132,339			
		E	2	10.31	13.22	132,339			
		F	2	10.31	13.22	132,339			
		G	2	10.31	13.22	132,339			
		H	2	10,25	20,68	207,612			
		I	2	10,25	20,68	207,612			
		J	2	10.31	13.22	132,339			
		K	2	10.31	13.22	132,339			
		L	2	8,27	17,23	139,869			
		M	2	8,27	17,23	139,869			
64	2500,206	A	2	10,25	20,68	207,612	1842,43	0,74	1,48
		B	2	10,25	20,68	207,612			
		C	2	10,25	20,68	207,612			
		D	2	15,38	13,06	190,190			
		E	2	15,38	13,06	190,190			
		F	2	8,27	17,23	139,869			
		G	2	8,27	17,23	139,869			
		H	2	8,27	17,23	139,869			
		I	2	8,27	17,23	139,869			
		J	2	8,27	17,23	139,869			
		K	2	8,27	17,23	139,869			

65	3808,603	A	2	8,27	17,23	139,869	2287,261	0,60	1,2
		B	2	8,27	17,23	139,869			
		C	2	8,27	17,23	139,869			
		D	2	8,27	17,23	139,869			
		E	2	8,27	17,23	139,869			
		F	2	8,27	17,23	139,869			
		G	2	8,27	17,23	139,869			
		H	2	8,27	17,23	139,869			
		I	2	8,27	17,23	139,869			
		J	2	8,27	17,23	139,869			
		K	2	8,27	17,23	139,869			
		L	2	15,26	11,59	167,609			
		M	2	15,26	11,59	167,609			
		N	2	10,25	20,65	206,742			
		O	2	10,25	20,65	206,742			
66	3254,586	A	2	8,27	17,23	139,869	1964,385	0,60	1,2
		B	2	8,27	17,23	139,869			
		C	2	8,27	17,23	139,869			
		D	2	10,30	31,27	316,129			
		E	2	10,30	31,27	316,129			
		F	2	8,27	17,23	139,869			
		G	2	8,27	17,23	139,869			
		H	2	8,27	17,23	139,869			
		I	2	8,27	17,23	139,869			
		J	2	17,06	20,63	353,044			
88	2609,776	A	4	41,95	26,59	1149,596	1593,454	0,61	2,44
		B	4	15,06	30,61	443,858			
89	3134,277	A	4	18,55	26,04	487,030	2228,203	0,71	2,84
		B	3	21,59	26,48	554,454			
		C	4	8,13	26,48	217,853			
		D	4	7,21	29,25	212,114			
		E	4	8,25	26,57	219,044			
		F	4	23,28	24,49	537,708			
90	5215,576	A	3	24,60	33,12	850,532	4016,294	0,77	2,31
		B	3	12,66	30,87	381,465			
		C	3	12,66	30,87	381,465			
		D	3	12,66	30,87	381,465			
		E	3	12,66	30,87	381,465			
		F	3	12,66	30,87	381,465			
		G	3	42,29	29,5	1258,437			
91	6190,244	A	3	12,66	30,87	381,465	2888,2	0,47	1,41
		B	3	12,66	30,87	381,465			
		C	3	12,66	30,87	381,465			
		D	3	12,66	30,87	381,465			
		E	3	12,66	30,87	381,465			
		F	3	10,53	20,75	217,945			
		G	3	12,66	30,87	381,465			
		H	3	12,66	30,87	381,465			
92	5672,845	A	3	53,31	42,20	1044,947	2708,446	0,48	1,44
		B	2	9,09	16,53	143,124			
		C	2	10,43	16,53	165,767			
		D	2	14,92	16,25	243,236			

		E	3	6,18	20,78	117,886			
		F	3	6,19	19,95	113,036			
		G	3	45,65	40,90	880,450			
104	4967,042	A	2	24,73	11,86	278,577	2485,853	0,50	1
		B	2	23,37	29,88	685,756			
		C	2	15,38	13,06	190,190			
		D	2	15,38	13,06	190,190			
		E	2	15,38	13,06	190,190			
		F	2	15,38	13,06	190,190			
		G	2	15,38	13,06	190,190			
		H	2	15,38	13,06	190,190			
		I	2	15,38	13,06	190,190			
		J	2	15,38	13,06	190,190			
105	6294,791	A	8	43,5	21,13	856,104	4095,295	0,65	5,2
		B	4	13,79	46,24	579,024			
		C	4	15,15	10,49	162,889			
		D	4	11,96	11,37	159,294			
		E	7	16	17,79	274,781			
		F	4	31,98	67,45	2063,203			
113	1681,688	A	7	51,75	47,7	1576,125	1576,125	0,94	6,58

Table 3 Proposed PAR/FAR Table

15.3. Diagrams

Figure 16 Building Scale Interventions

Hilton Otel

The Hilton Hotel in Alsancak disrupts the area's horizontal skyline with its height, creating a disproportionate texture compared to its surroundings.

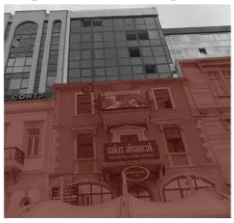
Technology Bazaar

Despite its central location, the Technology Bazaar is incompatible with its surroundings due to its irregular architecture and low spatial quality.

Vacant lots

As long as the vacant lots and unused areas in the region remain undeveloped, they pose problems for both security and planning.

Adjacent to Registered Buildings



High-rise buildings constructed next to registered buildings diminish the visibility and value of the historical fabric.

Mimar Kemalettin

Mimar Kemalettin Fashion Center is one of the few places in the area that has preserved its identity for many years.

Figure 17 Schematic Render

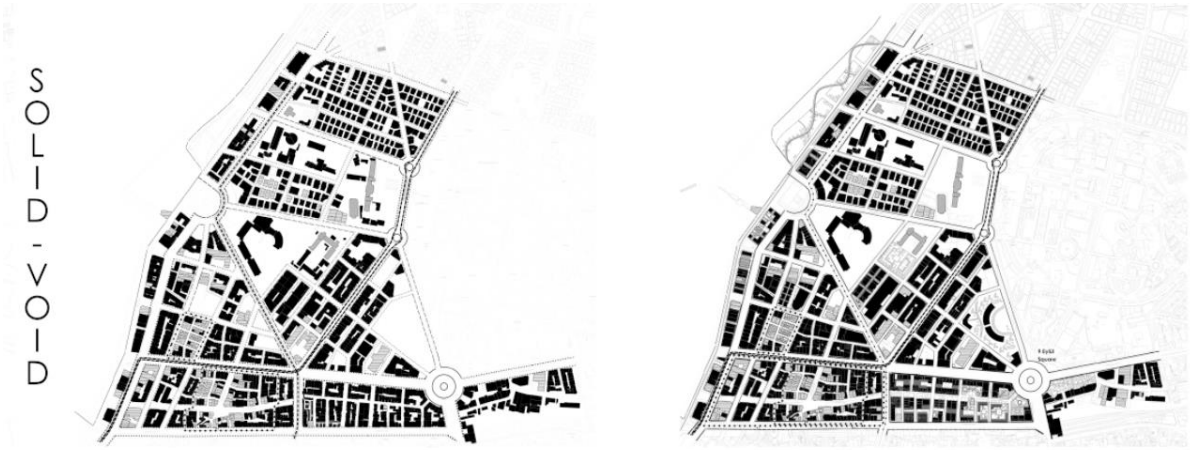


Figure 18 Solid Void Comparision

Figure 19 Land Use Comparision

Figure 20 Green Area Comparision

Figure 21 Transportation Comparision

Figure 22 Proposed Number of Storey

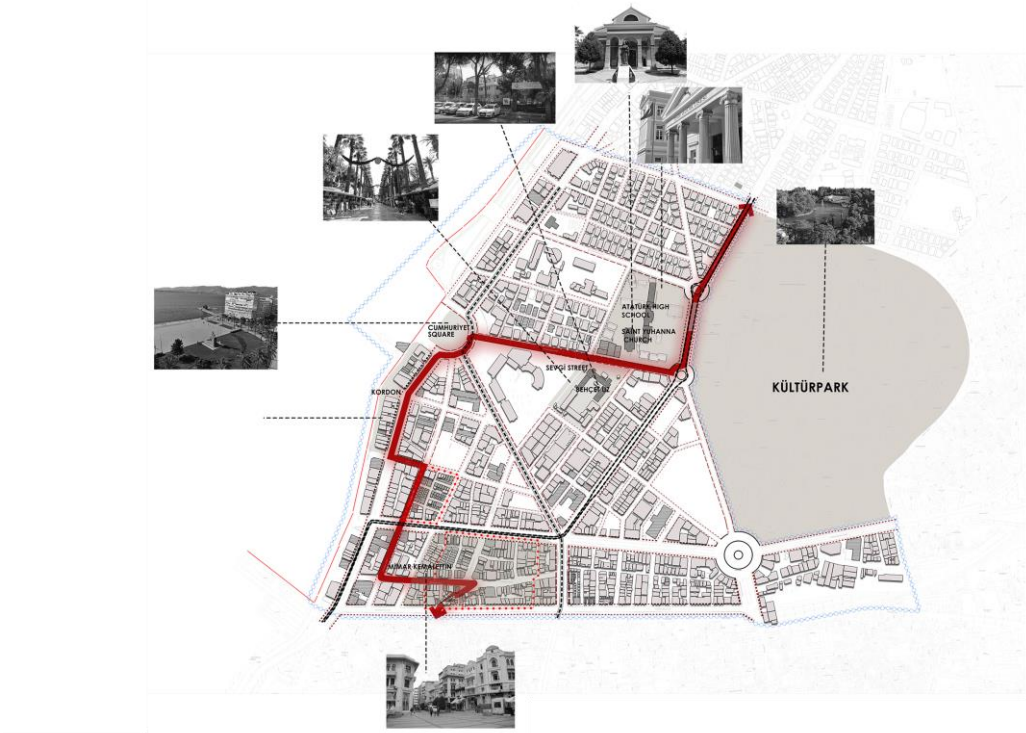
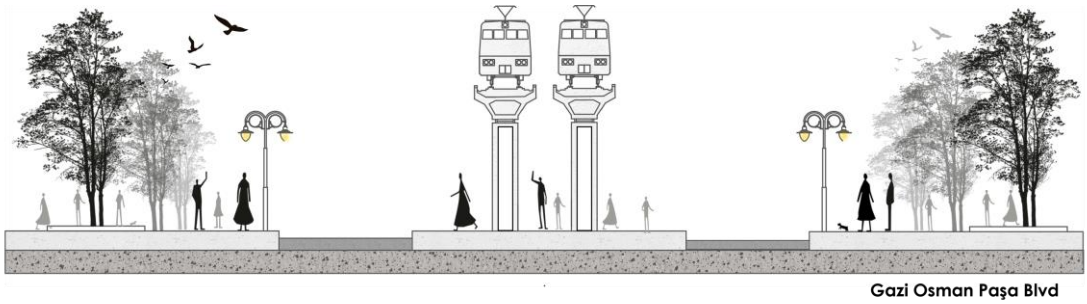


Figure 23 Culture Axis



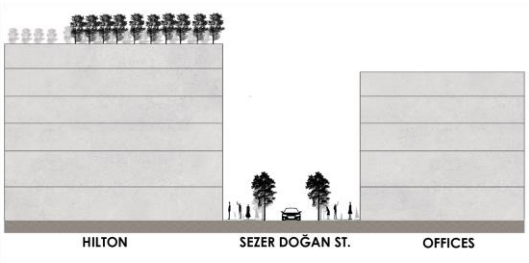


Figure 24 Siluet Changes

16. 1:500 SCALE SITE PLANS

This area was selected due to its critical location at the intersection of earthquake risk and liquefaction hazards. Therefore, it was deemed valuable to conduct a study aimed at understanding these risks and developing preventive strategies.

The main and most important strategies include eliminating construction in areas crossing fault lines and liquefaction-prone zones, converting these areas into portable structures and green spaces. Additionally, a height limit is imposed on new buildings, ensuring a maximum of two stories.

Figure 25 1:500 Scale Selected Area

16.1. Area 1

Figure 26 Ayda's Selected Area for 1/500

GREEN AREA

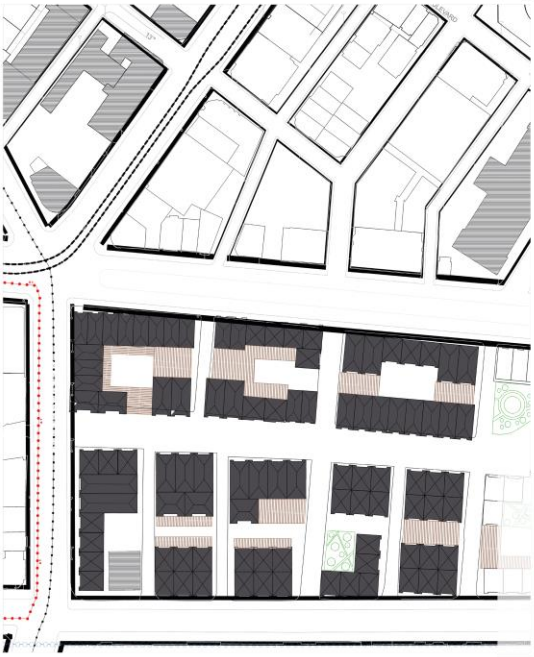
FUNCTION

Innovation labs **where fashion and innovation are brought together, a creative and innovative perspective is offered to the field, and unique value is added to the industry.**

The function of Mimar Sinan Moda Center continued with a gradual decrease here at the fashion area. The transition of this function was facilitated, and the area was designed as a kind of transition zone.

To avoid sudden disconnection from its old function and the community's habits, one part of the area continued to operate as a technology zone.

SOLID-VOID



DESIGN ELEMENTS

The courtyard surrounded by two-story commercial units creates a spacious and permeable public space that blurs the boundaries between interior and exterior, encouraging social interaction. This open configuration invites users inward, enhances the sense of orientation, and concentrates commercial vibrancy at the center

The semi-permeable canopy extending along the space protects users from sun and rain while filtering light to create a soft atmosphere. Architecturally, it both ensures cohesion and humanizes the scale of the space.

The tree-lined seating units placed along the main pedestrian axis provide natural shade while anchoring the surrounding activity. They beautifully blend everyday moments of rest, waiting, and social encounters, defining the spirit of the space.

16.2. Area 2

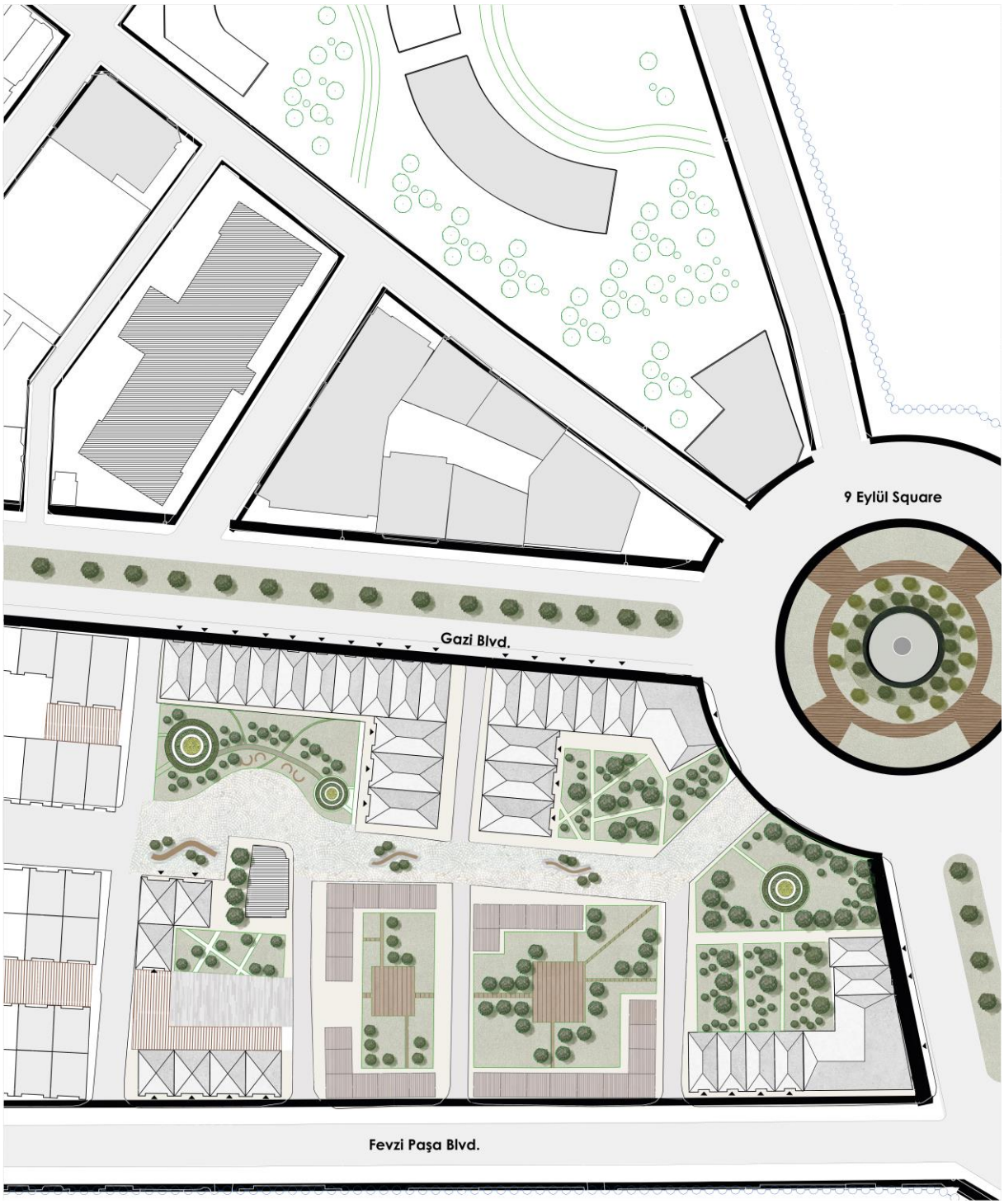


Figure 27 Beste's Selected Area for 1/500

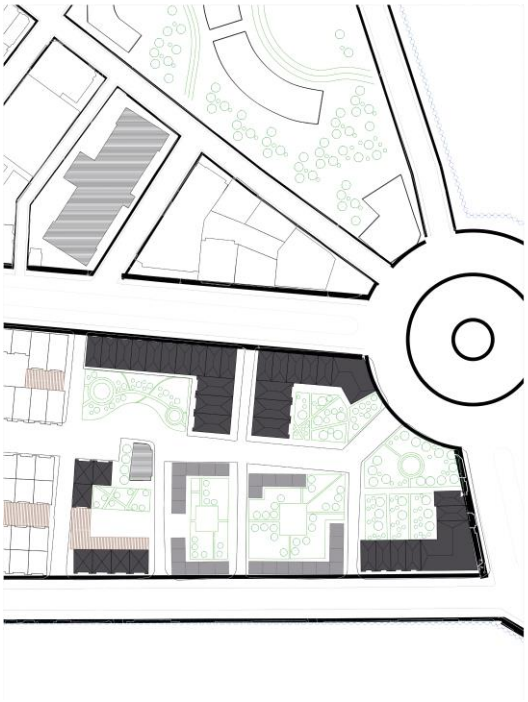
GREEN AREA

FUNCTIONAL

Due to earthquake risk in this area, buildings without foundations were placed, and a small plaza was designed as an additional takeaway point. This area is designated as a social area.

In this area, hotel functions continue to operate. The design integrates these functions smoothly with the surrounding urban fabric

SOLID-VOID



DESIGN ELEMENTS

The square with a fragmented structure; however, due to the fault line passing through the area, we left the zones intersected by the fault empty and designated them as green spaces

Small wooden commercial units provide space for local producers and artisans, creating a warm and user-friendly retail area through the use of natural materials. Their modular design allows

The open courtyard functions as a communal gathering space between the units, enriched with seating and landscape elements. It enhances spatial continuity and supports wayfinding.

17. CONCLUSION

The comprehensive conservation planning study developed for the Alsancak Historic Urban Site demonstrates a multidimensional, strategic, and interdisciplinary approach to urban heritage preservation in the face of contemporary urban challenges. Through a layered framework integrating scales from 1/10,000 to 1/500, the project articulates a coherent planning vision that bridges cultural continuity with risk reduction, adaptive reuse, and urban resilience.

This study responds to Alsancak's rich urban memory—shaped by Ottoman, Early Republican, and modern influences—by identifying both tangible and intangible heritage values and developing conservation strategies that align with the area's unique architectural typologies, social dynamics, and spatial vulnerabilities. The typological zoning and risk-based prioritization framework allow for targeted interventions, ranging from minimal preservation to full-scale rehabilitation or reconstruction, supported by in-depth field surveys, stakeholder consultations, and civil engineering assessments.

Beyond physical interventions, the proposal emphasizes governance, stakeholder engagement, and long-term management tools. These include incentive mechanisms, zoning regulations, and public-private partnership models, ensuring not only physical restoration but also sustained socio-economic vitality. Public space interventions—such as Woonerf applications, façade regulations, and green corridor continuity—are designed to reinforce cultural identity while fostering inclusivity, safety, and ecological integration.

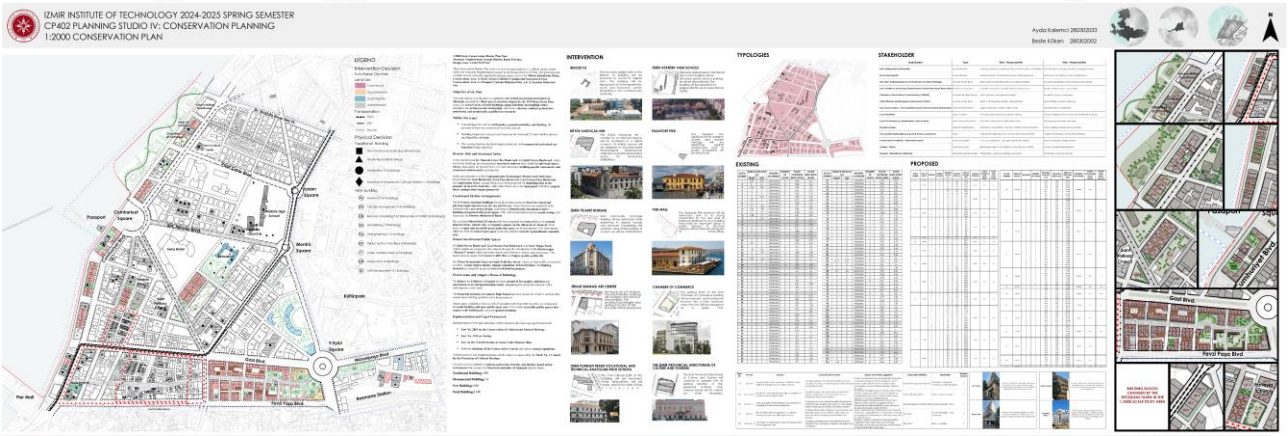
By embedding disaster mitigation strategies—such as seismic retrofitting, short column elimination, and base isolation systems—within the conservation framework, the plan elevates risk awareness and resilience to a fundamental planning priority. At the same time, urban design guidelines and incentive-based tools provide flexibility for implementation, making the plan adaptable to evolving urban pressures.

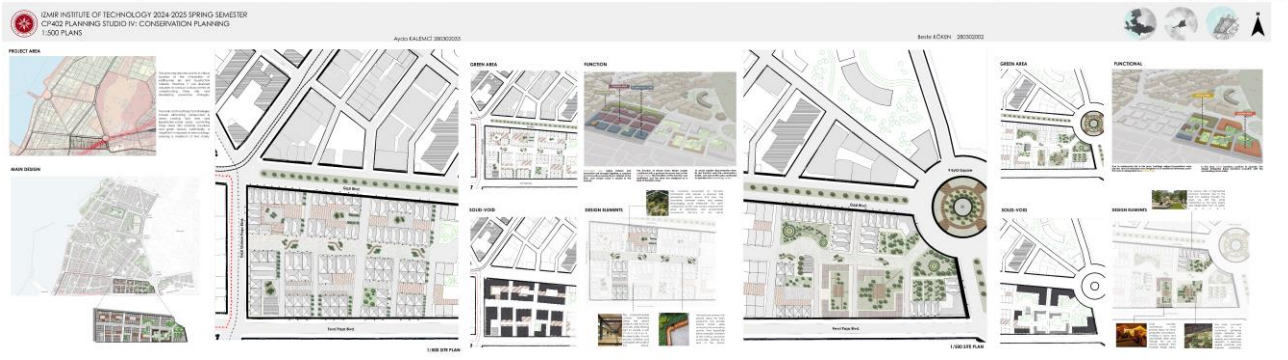
Ultimately, this work positions Alsancak not merely as a protected area but as a living cultural landscape, where historical memory is actively sustained through design, policy, and community participation. The strategic approach outlined in this plan provides a replicable model for other layered urban fabrics in Türkiye and internationally, especially in contexts where conservation must coexist with dynamic urban growth, climate adaptation, and disaster preparedness.

The study's integrated and forward-thinking methodology illustrates how heritage planning can move beyond static preservation, offering a transformative vision for urban conservation that is socially inclusive, environmentally responsive, and structurally resilient.

18. POSTERS


IZMIR INSTITUTE OF TECHNOLOGY 2024-2025 SPRING SEMESTER
CP402 PLANNING STUDIO IV: CONSERVATION PLANNING
SITE PLAN
Ayda Kalemci 280302033
Beste Köken 280302002
CURRENT
POURPOSE
CULTURE AXIS
MAIN DECISION COMPONENTS
CASES
SOLID-VOID
GREEN AREA
TRANSPORTATION
LAND USE
SITE PLAN
KULTUR
MIMAR SINAN
İSMET KAPTAN
AKDENİZ
ETİLER
NEIGBORHOOD
3D MODEL
DESIGN PROCESS
SILUET CHANGES
SILUET


IZMIR INSTITUTE OF TECHNOLOGY 2024-2025 SPRING SEMESTER
CP402 PLANNING STUDIO IV: CONSERVATION PLANNING
1:2000 CONSERVATION PLAN
Ayda Kalemci 280302033
Beste Köken 280302002
LEGEND
INTERVENTION
TYPOLOGIES
STAKEHOLDER
EXISTING
PROPOSED
Fevzi Paşa Blvd


IZMIR INSTITUTE OF TECHNOLOGY 2024-2025 SPRING SEMESTER
CP402 PLANNING STUDIO IV: CONSERVATION PLANNING
1:500 PLANS
Ayda KALEMCİ 280302033
Beste KÖKEN 280302002
PROJECT AREA
MAIN DESIGN
GREEN AREA
FUNCTION
SOLID-VOID
DESIGN ELEMENTS
1/500 SITE PLAN
Fevzi Paşa Blvd

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