

İkitelli

Istanbul, Turkey

PROJECT DETAILS

Project Area: 80 acres
Client: OYAK Konut Insaat A.S.
Year Designed: 2005

For more information, visit doverkohl.com.



View of the mixed-use neighborhood center, with formally arranged plaza and reflecting pool



View of the interior of a residential block; a shared garden is provided for residents.



Preliminary design for the neighborhood center.



The Project

In order to provide housing for its retired military personnel, the Turkish Government is commissioning the planning and construction of several thousand new housing units. Rather than follow the "tower-in-the-park" schemes that are prevalent in large swaths of suburban Istanbul, İkitelli seeks to recreate a pattern of blocks and streets based upon the fine-grained urbanism of historic Istanbul. Not only is there a mixture of housing types, but there is a range of community amenities, including retail, that allows residents to satisfy their daily needs on foot. Dover-Kohl, along with the architecture firm of Optimus Mimarlik, worked collaboratively to create the Master Plan and Development Standards for a proposal that would guide the future development of this community.

The Process

A preliminary First Phase Master Plan was created in August of 2004. In July of 2005, the design team led a nine-day charrette with OYAK Konut Insaat A.S. to extract the best elements from each of the previous plans for the site. The initial days focused on the consolidation of the site plan, massing, and architectural character of the project, while the remainder of the charrette was dedicated to architectural plans and elevations, perspective illustrations and master plan refinements. With constant feedback from the client, the design team was able to produce the First Phase Master Plan as well as detailed 1st Sub-Phase plans, along with key building designs and renderings.

Design Principles and Challenges

The community center is modeled after the pedestrian-precincts of the traditional Turkish "pazar", allowing for outdoor dining and intimate gathering spaces. Such spaces are common in the historic center of Istanbul, but rare in the suburbs. The deep ravines which cross the site presented a great challenge to the designers as the team worked to create housing types that could respond to a variety of slope conditions. While these ravines help to establish the permanent green network for the community, the centers of the blocks also provide a different sort of recreational green space. These semi-private green spaces are designed as gardens where residents could grow some of their own produce, and thereby have a source of fresh and local food. The diverse green network, along with an urban pattern that diminishes the role of the automobile, introduces a model of sustainable urbanism for the outskirts of Istanbul.

Status

The First Phase Master Plan and architectural drawings were submitted to the Client for review. The Client is further investigating additional alternatives for the design of the site.