

Greater Istanbul is growing by more than 400,000 people per year; there is no choice but to become adept at creating new towns.

Kasaba

Istanbul, Turkey

PROJECT DETAILS

Project Area: 400 acres, including federal forested lands; 300 acres development area
Client: KORAY
Year Designed: 1996

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The architecture is from eclectic building traditions, influenced over centuries from both east and west, found in and around Istanbul.



The hilltop "citadel" is home to a series of formal gardens.



The Town Center Quartier consists of a variety of mixed-use buildings surrounding a lake.



The Project

Kasaba is situated on 136 hectares (336 acres) within the newly formed municipality of Ömerli, on the Asian side of Istanbul. The 700 new homes will be built in a series of urban *quartiers*, a hilltop citadel, and hamlets surrounded by scenic agricultural and protected National Forest lands. Roads and pedestrian paths follow the property's ancient trails. Kasaba was designed jointly with CMLA of Mallemort, France on behalf of KORAY, one of the largest development / construction firms in Turkey.

The Process

The designers began with an extensive study of Anatolian settlements and regional real estate precedents, then toured comparable new resort development in the French Riviera. A seven-day charrette was then conducted in December 1996 with a final presentation to the financiers in May 1997. Follow-up work has included a Phasing Plan and Technical Plan for Phase I construction, as well as additional renderings and schematic building designs. After the design was finalized, a Turkish-English code was also produced, governing Urban, Architectural, and Street Standards. The Code describes, with diagrams and text, what is permitted and serves as a manual for the realization of the Master Plan.

Plan Components

The Plan includes a town center with a central plaza, open on one side to a long meadow view. Storefront buildings on the plaza have apartments and offices above. The plaza is anchored by the main building for the country club. The quartiers offer a mixture of house types that include large and small villas, rowhouses, and apartments. Other features include a network of pedestrian and equestrian paths, a mosque, a community garden, an equestrian center, tennis and swimming club, health club, and a school.

Status

The first phase, construction of 249 houses along with infrastructure, has been completed.